JAMES BAY NEIGHBOURHOOD ASSOCIATION

October 12th, 2022, 7:00 pm, JBNA Discussion Forum

Agenda (with estimated time planned for each item):

1) **Welcome, Announcements and Updates (5 minutes)**

2) **CALUC Meeting: 410 Heather (15-20 minutes)**
   - **Roya Darvish – Low Hammond Rowe Architects**

3) **Belleville Terminal (30 minutes)**
   BC Ministry of Transport and Infrastructure:
   - **Trevor Paul - Senior Project Manager, Stakeholder Communications**
   - **Lesley Ballman - Executive Director - Major Projects Procurement**
   - **Jason Willow - Project Coordinator - Major Projects Procurement**

4) **CALUC Meeting: 475 Kingston (60 minutes)**
   - **Shaun McIntyre – Merrick Architecture (Principal)**
   - **Carole Rossell – Small & Rossell Landscape Architects**

5) **If time permits, there will be an opportunity for participants to raise other items for discussion.**

JAMES BAY NEIGHBOURHOOD ASSOCIATION

Minutes

1) Welcome, Announcements and Updates (5 minutes)

- 42 people in attendance
- Meeting starts at 7:05pm
- September 15: Recycle Saturday

2) CALUC Meeting: 410 Heather (15-20 minutes)

- **Roya Darvish – Low Hammond Rowe Architects**

Presentation slides: Roya Darvish; owner Heather Frankson was present.

RD: Existing R2 zoning does not provide minimum lot size for construction. Hence, we are seeking to rezone to R1-S2 small lot development.
Variances will be required for front and rear setbacks as lot is only 56' deep.
Neighbour feedback was solicited and incorporated into the proposed design.
Floorplan is 3BR, 2.5 bathroom over a basement and two above-grade floors.

Emma Hutchinson – 584 Toronto Street. I wholeheartedly support this application. We need more housing right now. I am fine with the setbacks – 100% behind the proposal.
Lindsay Cerilli – 414 Heather Street, directly to the North. We appreciate that the house has been moved, but the variance to the front setback means the driveway is right next to our windows. I am concerned about carbon monoxide coming in the windows. I also have concerns about privacy. There is a large holly tree in the NW corner of the property that we would want kept.
RD: We hear your concerns about parking. We propose to place a yew hedge between the driveway and your property. We could provide a fence if you wish. It is an open parking area; people should not be idling for very long. The holly tree needs to be removed according to the arborist report.
Dave Cerilli – if the plans were approved, are further changes permitted?
TM: No – the application is for rezoning and development permit. A builder will be required to build what is shown unless further variances are requested.
Kieran Lal – I am fully in support. We need more housing. I appreciate that the owner and developer listened and incorporated neighbour feedback.
Greg Gilbertson – We live at 411 Powell, and abut the rear lot line. The lot is very overgrown right now. We have issues with branches hanging over our lot line. We would like that cleared up soon. Will blasting be required to provide a basement?
RD: We don't know whether we will encounter rock. We will retain a geotechnical engineer and obtain soil samples.
HF: I will speak with a landscape person and address the concerns with the existing foliage.
Joel Schaefer – 418 Heather Street. Have the residents across Heather Street been consulted? If the proposal is approved, how does construction happen without disrupting the street?
HF: They will have received the notice from the City.

RD: Street and construction management will be the responsibility of the contractor. I agree it is a narrow street.
Debbie Knifton – 409 Heather, across the street. I am happy with the proposal generally. I appreciate the recent changes to the plan, which helps maintain privacy between our buildings. Regarding height – how does it compare to neighbours?
RD: It will be similar in height. The peak of our roof is in fact below the 7.6m height limit; we are well within the zoning requirements for height, and lower than most of the houses on the street.

Excerpts from the meeting Chat line:

From Emma Hutchinson to Everyone 07:35 PM
I'm *guessing* that blasting won't be required. They don't need to go particularly deep.
From Emma Hutchinson to Everyone 07:43 PM
Thanks JBNA.
From Heather Frankson to Everyone 07:43 PM
Thank you everyone.
From Kieran Lal to Everyone 07:43 PM
Thank-you for the 410 heather st presentation
From Joel Schaefer to Everyone 07:44 PM
Thank you for the information and the opportunity to ask questions.

3) Belleville Terminal (30 minutes)
BC Ministry of Transport and Infrastructure:

- **Trevor Paul - Senior Project Manager, Stakeholder Communications**
- **Lesley Ballman - Executive Director - Major Projects Procurement**
- **Jason Willow - Project Coordinator - Major Projects Procurement**

Presentation – Trevor Paul
Slides are available at the Ministry website and were presented at an open house at the Conference Centre.
Existing terminal does not meet US Customs requirements and does not meet Canada-US Land, Rail, Marine, and Air Transport Preclearance Agreement. Closure will result in major economic impact.
Designs are at conceptual stage only. Formal process for design will be launched via RFP later.
Phase 1: Construct temporary terminal in Steamship building
Phase 2: Demolish existing terminal; construct pre-clearance building; replace aging wharf and commercial goods processing facility.
Budget estimate is $220-290M.
Expecting project will result in $257M in traffic spending and 3200 jobs in 20th year of operation. The terminal conveyed 681,000 passengers last year.
Contract expected to be awarded in Fall 2023. Construction completion expected Fall 2027.
We are at the front end of a broad public engagement. We are looking for feedback, and there is an online survey open. https://www.gov.bc.ca/bellevilleterminal

Kieran Lal: Was any consideration made for customs to support air traffic?
TP: I am not sure how HarbourAir manages international passengers. This has not come up in our discussions.

Tim Van Alstine: I have been involved in three prior efforts to revamp this terminal. It really needs to be done now. The public needs to support this project – it will be a major and important contributor to the Victoria economy. We are well behind on the customs issues. It needs to be cleaned up.

No feedback from chat line.

4) CALUC Meeting: 475 Kingston (60 minutes)

- **Shaun McIntyre – Merrick Architecture (Principal)**
- **Carole Rossell – Small & Rossell Landscape Architects**

Presentation by Shaun McIntyre
On the team:
Paul Merrick – Founder
Jeff Piper – Architect
Bijon Misrani – Development Partner
Carole Rossell – Landscape Architect

Proposal is for a 7-storey, high-quality residential building. This will be a dual re-zoning and development permit process with the City. The City has been responsive and supportive thus far. Merrick Architecture developed the Victoria Precinct Guidelines, so it is fitting we are involved in this project at the residential border. The zoning allows for a 6-floor commercial building, height 22m. However, residential buildings have lower mechanical requirements, and we are able to build a 7-storey building at the same 22m height. Proposal is for 60 market-rate units. We propose to make an amenity contribution to offset the lack of affordable housing. Grade-level units will have 2-3 bedrooms to support families. The ask is to change the use of the site from Commercial Office to Residential. We are asking to increase allowable site coverage from 50 to 55%. We are preserving the allowable height, but requesting seven storeys within that height. We would exceed all requirements of Schedule C for vehicle and bicycle parking. We are required to provide 23 bike spaces; we're providing 74, for example.

Carole Rossell presented the landscape plan.

Corinne MacDonald: Are the walls along Kingston Street high enough to maintain security?
Wayne Shillington: This is a growing issue. Can you address perimeter security in general?
SM: I hear your concerns. We intend to duplicate what we did at City Place, 827 Fairfield Road. We want to maintain a friendly interface to the street.

WS: What is the future for QLot next door?
SM: It is zoned commercial, but also allowed affordable housing and other components. We are not sure what will happen here in future. The zoning was set in 1994 based on anticipated future needs.

Tim Van Alstine: This was a contentious site in 1994. It is a connection to the residential neighbourhood and thus it seems to be a suitable use.

TM: Is there an opportunity for roof top gardens?
SM: No – there will be solar panels on the roof. It will not be accessible to residents.

Pat McGuire: What is the amount you are offering to the city to address the housing amenity?

Bijon Misrani: We conform to most of the amenity policies. Our application involves a rezoning from commercial to residential; so our amenity contribution is based on the total square footage of the building with a 70% factor. We are expecting the contribution to be approximately $1.5M based on this formula.

TM: Is this the final design, or are you planning any additional changes?
SM: We expect this is very close to final. There might be minor refinements. It's 85% there in terms of design, I think.

End of discussion.

Condensed Chat Line responses:

From Callie Anderson to Everyone 08:24 PM
It is really nice to see some creativity in architecture!
From Corinne Macdonald to Everyone 08:51 PM
Very impressive project with creative architecture in keeping with the surrounding area. My comment focuses on the height of the wall and metal railing of the units along Kingston Street. I'm wondering if the total height is enough to keep out 'over night' visitors which seem to now appear in James' Bay. Our condo has needed to added metal gates and security protection within the past 3 years to keep out 'over night' visitors. It's difficult to determine the total height from the presentation diagram.
From Linda Carlson to Everyone 08:52 PM
Always happy to see housing built on a parking lot. Happy to see larger units as well.
From Trevor Moat to Everyone 08:56 PM
Is there opportunity to provide rooftop gardens or amenity spaces?
From Fred Rohani to Everyone 09:01 PM
There are solar panels on roof
From Lisa Miller to Everyone 09:07 PM
Looks good, great fit for James Bay.

5) If time permits, there will be an opportunity for participants to raise other items for discussion.

No discussion.

Following is the ZOOM Meeting linkage detail:

JBNA Discussion Forum
Scheduled: October 12th, 2022 at 7:00 PM to 9:30 PM, PST

Register in advance for this meeting:

https://bit.ly/3LiVWr0

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After registering, you will receive a confirmation email containing information about joining the meeting.