

Meeting Minutes: James Bay Community Association Meeting

Date: December 13, 2023

Attendees:

- Board Members (Wayne and Linda Carlson absent)
- Newly appointed members at large: Keira Jackson and Trevor Woodland
- Special Guests: Trevor Paul (Senior Project Manager, Ministry of Transportation and Infrastructure), Hayden Kowel (Manager for Stakeholder Engagement Communications)
- Number of Members in Attendance:

Absent: Councillor Jeremy Caradonna

Community Announcements:

1. **New Board Members:** Keira Jackson and Trevor Woodland appointed to assist with IT services, marketing, and website support.
2. **Councillor Caradonna's Absence:** Will review the meeting recording and respond to community comments.
3. **Recycling Saturdays:** December and January - accepting old/broken Christmas lights at James Bay Neighborhood Recycling Depot. Going on this Saturday, December 16th.
4. **Imagine Cafe:** Available for small to medium-sized holiday events, located on Eerie Street.
5. **Engagement Coordinator Position:** Reviewing applications for the posted position.

Presentation: Belleville Terminal Redevelopment Project

- **Presenter:** Trevor Paul
- **Acknowledgment:** Presented from Sooke, traditional territories of the Sooke First Nation. Project in the traditional territories of the Lekwungen-speaking peoples of the Songhees and Esquimalt Nations.

Phase 1: Construction in Steamship Building

- **Timeline:** January/February 2024 - Fall 2024
- **Details:** Temporary terminal for Clipper and US Customs and Border Protection, and modifications to the existing wharf.

Phase 2: New Belleville Terminal

- **Timeline:** RFQ launched, RFP in early 2024, construction from late 2024 to late 2027, service in 2028.
- **Details:** Demolition of existing facilities and construction of new terminal.

Construction Details:

- **Steamship Wharf Modifications:** Piling, noise expected, rotation of wharf axis for Clipper vessel.
- **Interior Renovations:** For Clipper staff and US Customs and Border Protection.
- **Passenger Processing:** Separate areas for Clipper staff, US Customs, and Canada Border Services Agency.
- **Temporary Terminal:** Closure of the causeway, tent structure for the duration of the project.

Design Concepts:

- **Phase 2 Terminal:** Concept drawings shown, not final designs.

Questions and Answers:

- Time was allocated for questions from the attendees to Trevor Paul and Hayden Kowel regarding the Belleville Terminal Redevelopment project.

Comments from Community Members:

- **Tim (Board Member)** emphasized the economic importance of the project and the need for a modern, welcoming terminal. Expressed hope for First Nations' involvement and acknowledgment in the architectural design.
- A community member expressed concerns about the architectural selection process and the importance of a design that complements the city's spirit and existing iconic structures.
- A community member inquired about potential road closures and their impact.
- A question was raised in the chat about the southwest part of the site regarding remediation.
- A question was raised about examining the site for industrial pollution and its impact on the project timeline. Trevor Paul confirmed awareness of contamination and remediation plans.
- A community member suggested looking at Oslo, Norway's waterfront redevelopment, particularly the Oslo Opera House, as an example of impactful design.

Summary:

1. **Accessibility Concerns:** Addressed by Trevor Paul, confirming accessibility in both temporary and permanent structures.
2. **Architectural Selection Process:** Discussed by Trevor Paul, explaining the competitive procurement process, design criteria, and budget considerations. Emphasis on the desire for a successful, aesthetically pleasing project.
3. **Public Involvement in Design:** Concerns raised about the design potentially being budget-driven rather than focused on creating a monumental, lasting structure. Trevor Paul reassured the desire for a beautiful, culturally respectful design.

4. **Road Closures:** Trevor Paul clarified that no road closures are anticipated in Phase One, with possible short-term closures in Phase Two, with adequate public notification.
5. **Industrial Pollution:** The site has been examined for contamination, particularly in the southwest portion. Remediation is part of the project.

Closing Remarks

- **Trevor (Host):** Thanked Trevor Paul and Hayden for their presentation and participation. He echoed the sentiment about the importance of the Belleville Terminal project for the community and the region.

Next Steps:

- **Community Engagement:** Ongoing updates and feedback collection from the community.
 - **Contact Information:** Provided for further inquiries and updates.
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James Bay Community Comments

- **Bob (Board Member)** Discussed membership requirements for the James Bay Community Association, encouraging residents to join and outlining the process to become a voting member.
 - A community member expressed his love for James Bay, highlighting its unique character, village feel, and the importance of maintaining its distinctive charm amidst development.
 - A member raised concerns about the consultation process for the Official Community Plan (OCP), specifically regarding the Madana houses and the large Urban Village designation. She questioned the timing and impact of planned developments at 131-139 Menzies Street and the potential changes in the neighborhood before the OCP is finalized.
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Meeting Minutes: James Bay Community Association Meeting (Continued)

Community Comments and Questions (Continued)

1. **Keira Jackson (New Member at Large):** Introduced herself, expressed her love for the neighborhood, and shared links to the new James Bay neighbourhood page on Facebook and Twitter for updates.
2. **Trevor Woodland (New Board Member):** Introduced himself, shared his background as a luthier specializing in electric guitars and bass guitars, and expressed his commitment to improving James Bay.

3. A member raised concerns about Irving Park, specifically regarding the increase in camping and its impact on the community, including seniors and children. She questioned the status of designating Irving Park as non-camping and expressed concerns about safety, cleanliness, and the loss of green space.
 4. Another member followed up on earlier member's concerns about the Official Community Plan (OCP), specifically regarding the expansion of the James Bay Village area to include homes on Madana Street and Menzies Street. He requested clarification on opportunities for community input and expressed a desire for development that enhances the neighborhood without altering its character. He also mentioned the potential for creative development in the northern area towards Inner Harbour.
- **Trevor (Host):** Acknowledged the state of transition in the James Bay Village Center, particularly with the major proposal on Menzies Street across from the Thrifty's parking lot, and its potential impact on the community.
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5. One member asked about the status of the Vision James Bay project and how the community can input into the Official Community Plan (OCP). Tim responded, explaining the OCP process and emphasizing the importance of community involvement.
 6. A community expressed concerns about the colonial attitude in decision-making processes affecting James Bay, highlighting the importance of listening to the community. He raised ethical questions regarding financial contributions from developers to council members and the impact on development decisions.
 7. A community member inquired about the JBNA's official stance on the limited consultation process for the OCP and how the community can effectively participate. Tim and Trevor advised writing to city councillors individually to express concerns and emphasized the need for community mobilization during the consultation process.
- **Trevor (Host):** Acknowledged the various concerns and suggestions raised by community members, emphasizing the need for continued engagement and communication with city officials and council members.
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8. A community member expressed the need for improved and expanded communication from JBNA, suggesting regular updates on events and developments like Fernwood. She also emphasized the potential role of VCAN in mobilizing communities collectively against the city's approach to the OCP.
9. A member suggested the idea of JBNA sponsoring open houses with councillors to discuss community concerns in a more focused and constructive manner, rather than relying on chaotic town hall meetings.

Responses from JBNA Board Members

- **Trevor (Host):** Acknowledged the need for immediate community engagement once the consultation process for the OCP begins. He agreed with the suggestion of organizing focused discussions with councillors.
 - **Keira Jackson:** Discussed plans for improving JBNA communication, including an email newsletter and potentially physical paper forms in central locations. She emphasized the importance of community input in developing their strategy.
 - **Trevor Woodland:** Noted the importance of selecting the right person for the community engagement officer role and acknowledged the community's concerns about the OCP and upcoming processes.

 - **Trevor (Host):** Highlighted the experience of new board members Keira and Trevor in social media and communications, indicating their potential contributions to improving JBNA's communication strategies.
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Closing Remarks

- **Trevor (Host):** Expressed gratitude for the contributions of Katherine Pankowski in gardening and recycling initiatives, recognized by the city council. He also thanked new board members Keira and Trevor for their involvement and skills in social media and communications.
 - **Tim:** Expressed appreciation for the involvement of younger community members in the JBNA, highlighting the importance of community renewal and engagement.
 - **Meeting Conclusion:** Trevor closed the meeting, wishing everyone a happy new year and looking forward to seeing everyone in 2024.
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Note: This concludes the transcription of the video.

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