

# Meeting Minutes: James Bay Community Association General Meeting

Date: April 10, 2024, 7:00 PM

## Attendees:

- Board Members: Trevor Moat (Host), Linda Carlson, Bob Vander Steen, Tim Van Alstine, Trevor Woodland, Keira Jackson
- Councillor Jeremy Caradonna
- Special Guest: Micheal Moody, MJM Architect Inc.
- JBNA Members

## Agenda:

- Greetings and Land Acknowledgement
  - Recycling Event Announcement
  - James Bay Plant Swap Announcement
- Councillor Caradonna
- 600 Dallas Rd. CALUC: Michael Moody, MJM Architect Inc
- Community Discussion

## 1. Opening Remarks

- **Territorial Acknowledgement:** Acknowledged meeting on traditional territories of the Lekwungen-speaking peoples.
- **Board Announcements:**
  - o Welcome to the new Board, elected during the April AGM:
    - President: Trevor Moat
    - Vice President: Linda Carlson
    - Treasurer: Trevor Woodland
    - Directors at Large: Keira Jackson, Kirk Buhne
    - Past President: Tim Van Alstine
  - o **Acknowledgment of Service:** The Board extends a heartfelt thank you to Wayne Shillington for his years of dedicated service as Treasurer.

## 2. Councillor Updates

- **Irving Park Discussion:** Councillor Caradonna plans to put forward a motion to end sheltering in Irving Park. Hopefully, the ban will be in effect by August if it passes. He reiterated his intention to ensure people currently sheltering in Irving Park have a place to go before closing the park. The decision not to close Irving earlier was due to inadequate conditions for relocation.
- **Council Pay Issue:** Council decided to pause the decision on council pay adjustments after public feedback. An independent task force will review the matter and make recommendations.
- **Michigan Square Development:** Update provided on Michigan Square, with completion expected in June 2024, adding 97 affordable BC Housing units.
- **Hermann's Jazz Club Acquisition:** The city purchased Hermann's to preserve a music venue and create a revenue-generating asset. Plans include maintaining the existing music venue and adding a food service on the second floor.

- **Horse Carriages Debate:** Renewal of horse carriage licenses debated amidst protests. The licenses were eventually renewed, reflecting the community's mixed feelings about animal rights and city heritage.
- **Short-term Rentals:** Discussion on the impact of provincial legislation allowing non-principal short-term rentals. Councillor Caradonna supported prioritizing housing over short-term rental investments.

### Community Feedback

- **Performance Space Concerns:** A member expressed support to retain upstairs as well as Hermann's for performance spaces, noting the condition of the building had deteriorated.
- **Support for Cultural Icons:** Another member inquired about the city's potential support for the Conservatory of Music, similar to Hermann's due to safety concerns and financial struggles caused by nearby encampments.
- **OCP:** Questions were asked about the development of the OCP survey. The JBNA's complaint letter was acknowledged.

### Responses

- **City Support for Conservatory of Music:** Councillor Caradonna confirmed ongoing discussions to support the Conservatory, including possible financial aid for security enhancements like fencing.
- **Official Community Plan (OCP) Update:** The survey on the OCP will close in September. Detailed responses to technical questions posed in the JBNA letter are pending from city planning staff.
- **Overview of OCP Survey and Goals:** Councillor Caradonna discussed the purpose of the OCP survey, which is to gather data for city staff to use in their recommendations for future council considerations. The survey is designed to understand public priorities and is not a referendum on density or zoning options.
- **Housing Targets and Strategies:** The Councillor emphasized the need to meet the federal and provincial housing targets, which mandate the addition of 34,500 new housing units in Victoria by 2049. Currently there are 55,000 housing units in the City. The target is in response to both anticipated population growth and existing housing shortages.
- **Zoning Proposals:** Three zoning approaches were outlined:
  - Option 1: Preserve current density in residential areas, with higher density in urban villages.
  - Option 2: Allow six stories citywide by right, aiming to uniform building heights similar to cities like Bordeaux or Paris.
  - Option 3 (Councillor Caradonna's proposal): Pre-zone most of the city for four stories, with six stories in urban villages and higher density around large town centers.
- These approaches aim to distribute density more equitably across the city.

### Community Feedback on OCP

- A community member expressed concern about adherence to setbacks in zoning proposals, highlighting local issues with current developments.
- Another member critiqued the citywide planning approach for potentially overlooking unique neighborhood characteristics. Suggested a more neighborhood-focused planning method and called for a balance in attention between existing residents and prospective newcomers.

- Several community members expressed dissatisfaction with the survey, suggesting it might have a bias or lead to predetermined outcomes. Concerns were raised about the clarity and implications of survey questions, particularly those related to potential building heights and housing density.
- Councillor Caradonna assured the JBNA that he would seek answers to the questions asked and pass on feedback and concerns to staff.

### 3. CALUC Hearing: 600 Dallas

- **Developer Background and Commitment:** Michael Moody introduced the property owner, David Peddle, highlighting his commitment to social and environmental outcomes and desire to create affordable, sustainable housing. Mr. Peddle's background includes service in the RCF and a degree in electrical engineering. His father currently resides on the property.
- **Current Site Description:** The site at 600 Dallas Road currently houses a side-by-side duplex. It is described as an "orphan site" due to its unique position at the end of Government Street and adjacent to 25 Government Street, a 4 storey condo.
- **Planning and Design Strategy:** The development team conducted thorough research, considering the James Bay Neighborhood Plan and broader city plans. The project aims to provide various housing types, emphasize family housing, and ensure visual harmony with existing buildings.
- **Development Details:** The proposed building includes 15 units, with parking at grade to minimize excavation and disruption. It features a mix of one-bedroom and two-bedroom units, with designated amenity spaces and garden plots. The intention is to work with BC Housing to establish some affordable units. The design incorporates sustainable practices like a green roof, photovoltaic panels, and the use of durable materials.
- **Building Design and Materials:** The design includes cedar paneling, stucco or fiber cement Board cladding, and strategic setbacks to reduce the visual impact of the building's height. Each unit will have a balcony, and the top floor setbacks further reduce the building's mass.
- **Environmental Features:** The project emphasizes sustainability with features such as low-flush toilets, local materials, and a significant solar panel array. The building aims to be relevant for the next century, reflecting the owner's commitment to environmental sustainability.
- In response to community concerns about view blockages and the building's scale, visual simulations were provided to demonstrate the impact on neighboring properties, especially concerning views and light access.

### Questions and Discussion

- An immediate neighbour expressed strong opposition to the development, fearing negative impacts on her garden. She questioned the motives behind the development, highlighting a personal attachment to the neighborhood's current character.
- A member raised concerns about the appropriateness of the building's height and the sufficiency of provided parking, especially considering the target demographic of 55+ who may still rely on cars.
- A resident inquired about the potential street address for the building and highlighted the lack of available street parking on Government Street.
- Another questioned the rationale behind recommendations for fewer parking spaces and a taller building profile.

- A resident voiced apprehensions about the six-story height setting a new and unwelcome precedent for the neighborhood.
- Another resident criticized the project's limited setbacks, suggesting they exploited the neighboring property's compliance to create a misleading sense of space around the development.
- Concerns were also raised about traffic and pedestrian safety, reduced greenspace and tree coverage as well as diminished sunlight for neighbouring properties.

#### **Developer Responses:**

- Michael Moody attempted to reassure the immediate neighbours by noting minimal excavation impacts due to the design choice, which avoids deep foundations that could affect neighboring properties.
- He explained that initial plans were modified following city guidance to increase the number of storeys and reduce parking in favor of more housing units.
- The architect acknowledged the concerns about parking and noted that the final address would likely reflect the building's physical orientation, that being 600 Dallas Road, with details to be finalized during the permitting process.
- He also addressed the setback concerns by showing comparisons with other area buildings using a visual aid, arguing that the development was in line with emerging city norms. He reiterated the project's commitment to integrating sustainable practices and providing some degree of affordable housing, dependent on negotiations with BC Housing.

#### **4. Community Comments**

- **Community Feedback on OCP Letter:** A member praised the JBNA's well-crafted letter sent to the city regarding the OCP and inquired about next steps. The discussion highlighted the need for continued engagement with city staff and a proactive approach to community concerns regarding the OCP.
- Members discussed the necessity of broadening outreach beyond digital platforms to include more traditional methods like community newsletters and face-to-face meetings, especially to engage older residents who might not use digital communication tools.
- There was a strong call from community members for the neighborhood association to not wait for city responses but to actively gather community input and amplify their concerns through various platforms, including social media and local publications. Suggestions were made to utilize local gatherings like the Friday Forum at the New Horizons to discuss the OCP and other pressing community issues, ensuring that all demographic groups within the community are reached and engaged.

#### **Closing Remarks:**

- The meeting concluded with thanks to all participants and presenters.

---

Zoom Chat Log:

19:11:16 From Soressa Gardner to Everyone:

Thank you Jeremy for putting this motion forward for Irving and Vic West Parks.

19:11:22 From Deb Hull to Everyone:

Jeremy, thank you for putting this forward.

19:11:28 From JBNA to Everyone:

Reacted to "Thank you Jeremy for..." with 👍

19:11:31 From JBNA to Everyone:

Reacted to "Jeremy, thank you fo..." with 👍

19:11:33 From Kevin Youck to Everyone:

Reacted to "Thank you Jeremy for..." with 👍

19:11:41 From Kevin Youck to Everyone:

Reacted to "Jeremy, thank you fo..." with 👍

19:11:43 From Agnes Vollmeier to Everyone:

Reacted to "Jeremy, thank you fo..." with 👍

19:11:46 From Agnes Vollmeier to Everyone:

Reacted to "Thank you Jeremy for..." with 👍

19:12:06 From Steve Manojlovic to Everyone:

Reacted to "Jeremy, thank you fo..." with 👍

19:12:08 From Steve Manojlovic to Everyone:

Reacted to "Thank you Jeremy for..." with 👍

19:12:38 From Becky Vander Steen to Everyone:

Reacted to "Thank you Jeremy for..." with 👍

19:12:40 From Dennis Bolen to Everyone:

Reacted to "Thank you Jeremy for..." with 👍

19:13:01 From Graham Hawkins to Everyone:

Reacted to "Jeremy, thank you fo..." with 👍

19:13:16 From Laurie Abel to Everyone:

Thank you, Jeremy. This is meaningful to my household as my mother who is 102 has stopped going near there.

19:13:31 From JBNA to Everyone:

Reacted to "Thank you, Jeremy. T..." with 👍

19:13:38 From Adele Haft to Everyone:

Agree. Thank you Jeremy, as our community would love our park and celebratory ground back again.

19:14:56 From Laurie Abel to Everyone:

Reacted to "Thank you, Jeremy. T..." with 👍

19:14:58 From Laurie Abel to Everyone:

Removed a 👍 reaction from "Thank you, Jeremy. T..."

19:17:18 From Billy Page to Everyone:

The park hopefully will get back to a meeting and gathering place instead of blocking off Toronto or Superior.

19:17:25 From Veronica Strong-Boag to Everyone:

Jeremy, thanks for linking sheltering to the provision of housing.

19:17:45 From Kathy Bligh to Everyone:

I asked one guy if camping was allowed. He said no but the bi-law comes by and as soon as they are gone they put their tents back.

19:18:29 From Kathy Bligh to Everyone:

"Trusted by who"

19:18:38 From Patricia Crichton to Everyone:

Thank you Elizabeth. At 7 am, there are 16 tents in Irving Park! Looking forward to it being cleared.

19:18:48 From Pamela Burdusis to Everyone:


Jeremy,

19:21:09 From Pamela Burdusis to Everyone:

Replying to "Jeremy,"

How are you going to people that don't want to be housed out of the parks?

19:21:43 From Kathy Bligh to Everyone:

Reacted to "Thank you Elizabeth..." with 

19:22:21 From Pamela Burdusis to Everyone:


Replying to "Jeremy,"

How will they be taken care of and where?


19:25:16 From Corinne Macdonald to Everyone:

I support the purchase of Herman's however, am concerned that requests from the Victoria Conservatory of Music have been ignored. The VCM has and is a very valuable part of the community and has been affected by the conditions on Pandora Ave.

19:25:30 From Kevin Youck to Everyone:

Reacted to "I support the purcha..." with 

19:25:34 From Dennis Bolen to Everyone:

Reacted to "I support the purcha..." with 

19:25:35 From Soressa Gardner to Everyone:

Yes, The Conservatory needs assistance!

19:25:41 From Kevin Youck to Everyone:

Reacted to "Yes, The Conservator..." with 

19:25:49 From Beth Dixon to Everyone:

Reacted to "I support the purc..." with 


19:27:01 From Arthur McInnis to Everyone:

Mr Chairman may I ask a question of Jeremy later as well? Thanks Arthur


19:27:04 From Harvey Koffman to Everyone:

A fence?!?!

19:27:33 From Graham Hawkins to Everyone:

Reacted to "Thank you Elizabeth..." with 

19:27:48 From Agnes Vollmeier to Everyone:

Reacted to "I support the purcha..." with 

19:28:02 From Graham Hawkins to Everyone:

Reacted to "Yes, The Conservator..." with 

19:28:53 From Trevor Moat to Everyone:

Replying to "Mr Chairman may I as..."

Arthur, yes. You can ask your question here and I will relay it on your behalf.

19:31:03 From Kathy Bligh to Everyone:

Its part of the slow drip of telling you what you can do with your property... Its part of the province coming for our property rights. Sustainable Development goals don't see personal property rights as "sustainable."

19:31:21 From Kathy Bligh to Everyone:

Agenda 2030

19:31:54 From Arthur McInnis to Everyone:

Replying to "Mr Chairman may I as..."

Sure, On Bayview if he still stands by his view that the 9 towers are out keeping with the scale and character of Victoria. 2. On the salary increase if he still stands by Council is a full time gig when the Ministry of Municipal Affairs holds out it is part-time. Thanks.

19:35:44 From Kathy Bligh to Everyone:

They are not "our goals"

19:36:27 From Pamela Burdusis to Everyone:

He is not asking us what we want.

19:36:53 From Kathy Bligh to Everyone:

No one is asking us. Its being rammed down our throats

19:38:02 From Pamela Burdusis to Everyone:

that is not democratic

19:38:20 From Kevin Youck to Everyone:

The OCP survey appears to have been written to achieve a preselected opinion. The OCP could be revised to respect neighbourhoods and direct growth/larger buildings into locations that are better suited for greater density. The idea behind the OCP should be to build a better and functional community not just create density everywhere.

19:39:00 From Pamela Burdusis to Everyone:

Agreed. How do we make that happen?

19:39:01 From Ingrid Holm to Everyone:

Reacted to "The OCP survey appea..." with 👍

19:39:09 From Beth Dixon to Everyone:

Reacted to "The OCP survey app..." with 👍

19:39:12 From Kathy Bligh to Everyone:

We are losing our way of life because people in government are pushing an agenda.

19:40:00 From Deborah Robinson to Everyone:

Reacted to "The OCP survey appea..." with 🙌

19:42:39 From Francine Bohn to Everyone:

Reacted to "The OCP survey app..." with 👍

19:43:43 From Graham Hawkins to Everyone:

Reacted to "The OCP survey appea..." with 👍

19:43:47 From Pamela Burdusis to Everyone:

thank you Mariann

19:43:59 From Graham Hawkins to Everyone:  
Reacted to "thank you Mariann" with 👍

19:44:07 From Graham Hawkins to Everyone:  
Reacted to "We are losing our wa..." with 👍

19:44:47 From Beth Dixon to Everyone:  
Reacted to "thank you Mariann" with 👍

19:44:48 From Francine Bohn to Everyone:  
well said Mariann

19:45:00 From Kevin Youck to Everyone:  
Reacted to "well said Mariann" with 👍

19:45:31 From Ingrid Holm to Everyone:  
Reacted to "well said Mariann" with 👍

19:47:11 From Trevor Moat to Everyone:  
Replying to "Mr Chairman may I as..."

Arthur, due to lack of time, would you please put those questions to COuncilor Caradonna in email? I can provide you with his address if you need it. Sorry - thanks.

19:49:26 From Arthur McInnis to Everyone:  
Replying to "Mr Chairman may I as..."

Sure, I can do that. The problem is his replies are meaningless as his actions contradict them. He needs his feet held to the fire in public. His replies are disingenuous as you can hear with his replies viz the OCP survey now.

19:49:31 From Agnes Vollmeier to Everyone:  
Reacted to "thank you Mariann" with 👍

19:50:26 From Pamela Burdusis to Everyone:  
predetermined outcomes

19:50:41 From Graham Hawkins to Everyone:  
I will say it the way it is, and from someone who has been professionally involved in data and surveys for many years: the City's OCP survey is completely biased.

19:51:57 From Ingrid Holm to Everyone:  
I started the OCP survey and gave up after the first few questions. It was so biased and gave no flexibility in what you could choose. It was a master class in how not to engage with the public in a fair and open way, and leading to a predetermined result. Which do you prefer, 4 or 6 storeys, everywhere? This is magnitudes more of a radical proposition than the Missing Middle Housing Initiative which saw a lot of pushback in the Public Hearing. Could Councillor Caradonna comment as to why Council and the City appears to NOT being open to hear what your residents actually hope to see for their city? There has been an awful lot of neighbourhood-building for generations here; people truly care about where they live; hence the passion. Isn't that a wonderful thing?

19:52:02 From Arthur McInnis to Everyone:  
Replying to "Mr Chairman may I as..."

I would add though that I am delighted of the comments from your JBNA members.

19:52:39 From Graham Hawkins to Everyone:  
Reacted to "I started the OCP su..." with 👍

19:53:00 From Graham Hawkins to Everyone:  
Reacted to "predetermined outcom..." with 👍

19:53:01 From Kevin Youck to Everyone:  
Reacted to "I started the OCP su..." with 👍

19:53:52 From Deb Hull to Everyone:  
Well said, Priscilla. Vancouver has been building for over 20 years and it's not more affordable.

19:54:01 From Graham Hawkins to Everyone:  
Well said Priscilla!

19:54:35 From Graham Hawkins to Everyone:  
We are nearly at our "natural carrying capacity" now.

19:55:05 From Francine Bohn to Everyone:  
Reacted to "Well said, Priscil..." with 👍

19:55:18 From Pamela Burdusis to Everyone:  
good Priscilla! What about the infrastructure/hospitals, etc to handle all this growth?

19:55:32 From Francine Bohn to Everyone:  
Reacted to "good Priscilla! W..." with 👍

19:55:38 From Francine Bohn to Everyone:  
Removed a 👍 from "good Priscilla! W..."

19:56:32 From Elizabeth Kozak to Everyone:  
Sorry but I have to leave the meeting as I had a medical procedure today and now have to rest. Elizabeth

19:57:26 From Deborah Robinson to Everyone:  
Replying to "Mr Chairman may I as..."  
I am hearing the only thing that matters to the Council is to meet this mandate, regardless of what neighbourhood disappears or what the people of Victoria want.  
Can homes not be built outside of the city centre and historic neighbourhoods? There is a lot of empty land!

19:58:08 From Graham Hawkins to Everyone:  
Reacted to "I am hearing the onl..." with 👍

19:58:29 From Beth Dixon to Everyone:  
Reacted to "I am hearing the o..." with 👍

19:58:32 From Francine Bohn to Everyone:  
Reacted to "good Priscilla! W..." with 👍

19:59:03 From Kevin Youck to Everyone:  
Reacted to "I am hearing the onl..." with 👍

20:02:11 From Jan Price to Everyone:  
My question is how many units are we getting with the Airbnb rule changes. I know many buildings were purpose built for those in Vic West?

20:02:52 From Graham Hawkins to Everyone:  
Don't vote for the provincial NDP in the next election (this is coming from someone who voted for them for years).

20:03:11 From Deborah Robinson to Everyone:  
Reacted to "Don't vote for the p..." with 🙄

20:04:09 From Coralee Bell to Everyone:  
I strongly agree with you, Graham.

20:04:13 From Graham Hawkins to Everyone:  
It is one of the poorest surveys I've seen.

20:04:31 From Arthur McInnis to Everyone:  
Hear hear Pam. Jeremy and Council has taken this on too enthusiastically. They are not acting as our representatives. Arthur

20:04:41 From Graham Hawkins to Everyone:  
Reacted to "Hear hear Pam. Jere..." with 👍

20:05:51 From Graham Hawkins to Everyone:  
Great questions Pat! Trickle down is not working here.

20:05:58 From Kevin Youck to Everyone:  
Reacted to "Great questions Pat!..." with 👍

20:08:00 From Brad & Christine to Everyone:  
Reacted to "Hear hear Pam. Jere..." with 👍

20:08:27 From JBNA to Michael Moody(Direct Message):  
Hi Michael, I have made you a co-host so you can share your slides.

20:08:48 From Anne Wraggett to Everyone:  
BC Government News release website states City of Victoria net new housing unit target over 5 years of 4,902.

20:08:52 From Mariann Burka to Everyone:  
Concerning displacement, the City needs to keep track of the people who are displaced due to demolition of older affordable housing. There are tragic human consequences of developments like Village Green that no one talks about because these people disappear and no one takes responsibility for what has happened to them. Developers who displace them should be required provide reports on what happens to each person and be held accountable.

20:09:19 From Anne Wraggett to Everyone:  
<https://news.gov.bc.ca/releases/2023HOUS0123-001505>

20:09:31 From Graham Hawkins to Everyone:  
Removed a 👍 reaction from "Hear hear Pam. Jere..."

20:09:37 From Graham Hawkins to Everyone:  
Reacted to "Hear hear Pam. Jere..." with 👍

20:10:49 From Adele Haft to Everyone:  
Agree, Mariann, and also share the number of units that are demolished in order to create new ones.

20:12:21 From Kathy Bligh to Everyone:  
Reacted to "Don't vote for the p..." with 👍

20:13:06 From Kathy Bligh to Everyone:  
Replying to "Don't vote for the p..."

I've voted NDP for years...never again

20:14:11 From Kevin Youck to Everyone:

Removed a 👍 reaction from "I am hearing the onl..."

20:14:12 From Kevin Youck to Everyone:  
Reacted to "I am hearing the onl..." with 👍

20:14:15 From Pamela Burdusis to Everyone:  
I will not vote NDP this next time. Autocracy might be the right word

20:14:44 From Graham Hawkins to Everyone:  
Reacted to "I will not vote NDP ..." with 👍

20:14:52 From Graham Hawkins to Everyone:  
Reacted to "I've voted NDP for y..." with 👍

20:20:38 From Adrian Feregotto to Everyone:  
is it possible for you go to slide show mode to enlarge the images?

20:22:14 From Gayle Nelson to Everyone:  
Could JBNA please explain why residents within 200 m of this development have not received the public notice about this development by mail?

20:23:15 From Catherine Moran to Everyone:  
9 Parking stalls for 15 units?

20:23:24 From Trevor Moat to Everyone:  
Gayle, I was surprised by this too - my understanding is that the proposal is in line with OCP objectives, so the City deemed that only 100m notification was required as there were no OCP amendments sought.

20:23:58 From Jan Price to Everyone:  
I had the same question with exactly the same wording!!

20:24:13 From Linda Carlson to Everyone:  
Notice issue is a good question to pose to City Planning Dept.

20:24:48 From Bob Vander Steen to Everyone:  
will the building have a Government St or Dallas Rd address?

20:25:16 From Deb Hull to Everyone:  
I did a title search because I was wondering about the ownership of the duplex. The registered owner in fee simple: Pila Investments Ltd., 12 Monsella Court, Fredericton, New Brunswick.

20:25:22 From Caren Pedron to Everyone:  
"incentivized " by the city to build 6 stories?

20:26:09 From Kathy Bligh to Everyone:  
Reacted to "I did a title search..." with 👍

20:26:43 From Joanne Thibault to Everyone:  
Reacted to "I did a title search..." with 👍

20:29:08 From Bob Vander Steen to Everyone:  
There is no available street parking on Government St.

20:30:07 From Todd Glover to Everyone:  
It's wrong to appropriate the neighbour's (correct) setback as making up for your inadequate setback.

20:31:03 From Sonya Smoley to Everyone:  
As has been said with almost every new development proposal in JB, 6 stories is too high when you consider the existing homes in the vicinity.

20:31:06 From Heather Shon-Waldmann to Everyone:

I am a direct neighbour

20:31:07 From Catherine Moran to Everyone:

All units will be rented at market value except for the 1 bedroom on the main level which will be subsidized...only 1/15 affordable?

20:32:21 From Deb Hull to Everyone:

Some things I like about this project:

- It is rental
- It has two-bedroom units and one-bedroom units
- It has some parking

I oppose for the following reasons:

- The rear units will face directly into the living areas of 25 Government Street
- Set backs are minimal
- Height and lot coverage is way in excess of zoning
- Parking spots required: 17. Offered: 9. There is a severe lack of parking on

Government.

- It will likely not be affordable

20:32:52 From Kathy Bligh to Everyone:

Ya Heather!

20:33:03 From Graham Hawkins to Everyone:

Reacted to "As has been said wit..." with 👍

20:33:46 From Graham Hawkins to Everyone:

Well said Heather! Go away indeed!

20:33:55 From Todd Glover to Everyone:

Reacted to "Some things I like a..." with 👍

20:34:14 From Agnes Vollmeier to Everyone:

Reacted to "Some things I like a..." with 👍

20:35:06 From Kathy Bligh to Everyone:

Older people may need carers to come in to care for them.

20:35:18 From Adrian Feregotto to Everyone:

Can you please provide how the city asked or implied that you should be 6 stories as that is not the zoning at this time?

20:35:31 From Kathy Bligh to Everyone:

Reacted to "Can you please provi..." with 👍

20:35:37 From Graham Hawkins to Everyone:

Reacted to "Some things I like a..." with 👍

20:35:46 From Gayle Nelson to Everyone:

Can we know who at the city told you to build 6 instead of 4 levels? Planner? Council member?

20:36:03 From Sonya Smoley to Everyone:

Reacted to "Can we know who at t..." with 🙌

20:36:31 From Kathy Bligh to Everyone:

Reacted to "Can we know who at t..." with 👍

20:36:34 From Caren Pedron to Everyone:

Reacted to "Can we know who at t..." with 👍

20:36:37 From Caren Pedron to Everyone:

Removed a 👍 reaction from "Can we know who at t..."

20:36:38 From Caren Pedron to Everyone:

Reacted to "Can we know who at t..." with 👍

20:36:39 From Caren Pedron to Everyone:

Removed a 👍 reaction from "Can we know who at t..."

20:36:43 From Agnes Vollmeier to Everyone:

Reacted to "Can we know who at t..." with 🙌

20:37:50 From Heather Shon-Waldmann to Everyone:

Dallas rd addresses cannot park on government street

20:37:53 From Graham Hawkins to Everyone:

Once again, what is proposed is way too tall and there us not enough parking. Vehicles are not going away any time soon: electric, hybrid, whatever, vehicles arenot leaving the future equation anywhere.

20:37:54 From Kathy Bligh to Everyone:

They want rid of our cars... 15 minute cities

20:38:12 From Kevin Youck to Everyone:

Seems bizarre that the city is encouraging a taller building and reduced parking -- this is all very counter productive to developing properties that blend into a neighbourhood -- instead the city seems to be encouraging density for densities sake.

20:38:14 From Mariann Burka to Everyone:

It is so telling that the City recommends the number of storeys to a developer to achieve more density way before the neighbourhood even hears about it. How is that an opportunity for local area planning that Caradonna assures us will continue?

20:38:48 From Becky Vander Steen to Everyone:

Reacted to "Could JBNA please ex..." with 👍

20:39:30 From Ingrid Holm to Everyone:

Reacted to "It is so telling tha..." with 👍

20:39:44 From Priscilla Tumbach to Everyone:

The same thing happened where the owner was encouraged by the city to develop a multi unit rather than renovating the old house and the duplex.

20:39:54 From Sonya Smoley to Everyone:

Thanks for that William.

20:40:10 From Priscilla Tumbach to Everyone:

Sorry happened in James Bay.

20:40:22 From Kathy Bligh to Everyone:

The city staff are all on narrative...

20:40:52 From Heather Shon-Waldmann to Everyone:

What is the \$\$ amount for affordable rent?

20:42:11 From Catherine Moran to Everyone:

Yes..who at City Hall told you to go from 4 stories to 6...and who reduced the parking to 9 stalls? I would imagine it was deemed essential to include a subsidized unit so the number of parking spaces was reduced to accomodate this requirement.

20:42:21 From Deborah Robinson to Everyone:

What price would these be?

20:45:10 From Heather Shon-Waldmann to Everyone:

Not a huge impact if you don't happen to live next door

20:46:29 From Todd Glover to Everyone:

re: setbacks- the setback may be the same as the existing building, but the existing building is not a six-storey box

20:46:54 From Kathy Bligh to Everyone:

Reacted to "re: setbacks- the se..." with 👍

20:47:02 From Kathy Bligh to Everyone:

Reacted to "Not a huge impact if..." with 👍

20:47:31 From Gayle Nelson to Everyone:

Agree the setbacks need to be in scale with the building height

20:48:10 From Todd Glover to Everyone:

Reacted to "Agree the setbacks n..." with 👍

20:48:32 From Becky Vander Steen to Everyone:

Reacted to "Agree the setbacks n..." with 👍

20:48:36 From Catherine Moran to Everyone:

The other taller buildings in the area have immense grounds surrounding them....they do not impose on other properties. Yours certainly does impose!

20:49:01 From Heather Shon-Waldmann to Everyone:

Reacted to "Not a huge impact if..." with 👍

20:49:05 From Deb Hull to Everyone:

This is why in-person meetings would be better for some.

20:49:36 From Kathy Bligh to Everyone:

Reacted to "This is why in-perso..." with 👍

20:50:40 From Graham Hawkins to Everyone:

This entire proposed development is not acceptable.

20:51:08 From Catherine Moran to Everyone:

Thankyou.Dan!

20:52:13 From Kathy Bligh to Everyone:

Yes Jan! They are all on "Sustainable Development Goals"

20:52:30 From Graham Hawkins to Everyone:

Reacted to "Yes Jan! They are al..." with 😊

20:54:34 From Todd Glover to Everyone:

Jan Price's comment is bang-on: assuming that people who benefit from affordable housing have no cars is a self-serving fallacy. As she points out, many of these are folks who rely on their car to make their limited income. And in my experience, people who can't afford a house will almost certainly buy a car.

20:54:48 From Jan Price to Everyone:

Willem--you say it all with your expression!

20:55:38 From Adrian Feregotto to Everyone:

if he cares about the community/neighborhood, why did he change the proposal from 4 to 6 - that seems to contradict the "not in it for the money" comment!

20:55:45 From Heather Shon-Waldmann to Everyone:

The point being increasing the density exponentially will increase car and pedestrian congestion in an area that is already dangerous

20:56:39 From Francine Bohn to Everyone:

Reacted to "Jan Price's commen..." with 👍

20:56:39 From Priscilla Tumbach to Everyone:

I think to be fair to Mr. Moody, he was instructed somewhat by our city planning department.

20:56:50 From Todd Glover to Everyone:

I feel concerned how much the proponent says that his decisions are directed by city staff (Rob Bateman). I would hesitate to take any second-hand reporting of Rob Bateman's comments, I would want to see (or hear) from Rob himself

20:56:59 From Graham Hawkins to Everyone:

Reacted to "Jan Price's comment ..." with 👍

20:57:09 From Deb Hull to Everyone:

Reacted to "I feel concerned how..." with 👍

20:57:46 From Catherine Moran to Everyone:

\$1400 for the one bedroom on the main level only, right? That is the mandatory subsidized unit. What will the other one bedrooms rent for?

20:58:03 From Kathy Bligh to Everyone:

Reacted to "\$1400 for the one be..." with 👍

20:58:38 From Todd Glover to Everyone:

If Mr Moody was instructed by City staff, I would want to see those instructions. As an ac of good faith, I suggest Mr Moody share the City's written comments

20:58:50 From Deb Hull to Everyone:

Reacted to "If Mr Moody was inst..." with 👍

20:59:23 From Kathy Bligh to Everyone:

Good question Jan

20:59:35 From Kathy Bligh to Everyone:

Reacted to "If Mr Moody was inst..." with 👍

21:00:17 From Graham Hawkins to Everyone:

Reacted to "Good question Jan" with 👍

21:01:20 From Adele Haft to Everyone:

I don't understand what your letter says here: "The site coverage is 65% (721 ms: p.4 plans), with an open site space of 78%."

21:02:09 From edy bradley to Everyone:

Same story here in James Bay, month after month, year after year, the city pushes for (not even just "allows") unacceptable density for the site area size, and height that is inconsistent with the neighbouring buildings and current zoning. This proposal is no different. What a shame that James Bay residents/owners are willing to do this to the neighbourhood and/or is willing to sell to developers that don't care about the neighbourhood but care more

about the highest price that they can realize. Social democracy taken over by rampant capitalism by the people and authoritarianism by the city, province and feds.

21:02:41 From Soressa Gardner to Everyone:

Reacted to "Seems bizarre that t..." with 👍

21:03:00 From Graham Hawkins to Everyone:

Reacted to "Same story here in J..." with 👍

21:03:00 From Soressa Gardner to Everyone:

Reacted to "It is so telling tha..." with 👍

21:03:06 From Deb Hull to Everyone:

Reacted to "Same story here in J..." with 👍

21:03:46 From Kelly Drabit to Everyone:

Reacted to "Same story here in J..." with 👍

21:03:57 From Adele Haft to Everyone:

Is it possible to get back to your original 4-storey plan with more parking? This building, for all its many fine qualities and aspirations, is too big and too close to 25 Government.

21:04:05 From Kathy Bligh to Everyone:

Reacted to "Same story here in J..." with ❤️

21:04:14 From Brad & Christine to Everyone:

Regarding set backs, how would the situation change if the larger building that currently sits to the north and east also had the same setbacks as proposed for a future redevelopment. I believe that set backs should be respected for the equitable future of all buildings. The small house has a limited set back, but it is also a small building, as buildings are taller and larger, set backs must be designed in proportion.

21:04:31 From Francine Bohn to Everyone:

Reacted to "Is it possible to ..." with 👍

21:04:46 From Sonya Smoley to Everyone:

Reacted to "Regarding set backs,..." with 👍

21:04:57 From Soressa Gardner to Everyone:

Reacted to "Jan Price's comment ..." with 👍

21:05:01 From Darrel Woods to Everyone:

Reacted to "Same story here in J..." with 👍

21:05:04 From Beth Dixon to Everyone:

Reacted to "Regarding set back..." with 👍

21:05:22 From Kevin Youck to Everyone:

Reacted to "Is it possible to ge..." with 👍

21:05:26 From Graham Hawkins to Everyone:

There are plenty of the other places in the CRD to build this type of building but 600 Dallas is not one of them.

21:05:33 From Soressa Gardner to Everyone:

Reacted to "I think to be fair t..." with 👍

21:05:46 From Kevin Youck to Everyone:

Reacted to "There are plenty of ..." with 👍

21:05:58 From Kevin Youck to Everyone:

Removed a 👍 reaction from "There are plenty of ..."

21:06:01 From Soressa Gardner to Everyone:  
Reacted to "I feel concerned how..." with 👍

21:06:15 From Kevin Youck to Everyone:  
Reacted to "There are plenty of ..." with 👍

21:06:18 From Mariann Burka to Everyone:  
Thanks to Mr. Moody for consider our questions and providing your honest responses.

21:06:29 From Kevin Youck to Everyone:  
Reacted to "Thanks to Mr. Moody ..." with 👍

21:06:39 From Sonya Smoley to Everyone:  
Reacted to "Thanks to Mr. Moody ..." with 👍

21:06:43 From Kathy Bligh to Everyone:  
Reacted to "There are plenty of ..." with 👍

21:06:44 From Beth Dixon to Everyone:  
Reacted to "Thanks to Mr. Mood..." with 👍

21:06:48 From JBNA to Everyone:  
Reacted to "Thanks to Mr. Moody ..." with 👍

21:06:51 From Priscilla Tumbach to Everyone:  
Reacted to "Thanks to Mr. Moody ..." with 👍

21:07:13 From Kathy Bligh to Everyone:  
The letter is good. Thanks for writing.

21:07:40 From Graham Hawkins to Everyone:  
Great letter - thank you!

21:07:40 From Soressa Gardner to Everyone:  
Reacted to "Is it possible to ge..." with 👍

21:08:47 From Kevin Youck to Everyone:  
Reacted to "Great letter - thank..." with 👍

21:09:08 From Kathy Bligh to Everyone:  
I would be willing to help with surveying people in the neighbourhood.

21:09:34 From Sonya Smoley to Everyone:  
Replying to "I would be willing t..."

Yes, me as well.

21:11:07 From Mariann Burka to Everyone:  
Absolutely agree with Deb. We need JBNA to take a more proactive roll in the OCP by bringing people together to discuss the impacts on our community and what e can do.

21:11:14 From Kevin Youck to Everyone:  
I agree -- no point in waiting for the city -- JBNA needs to be proactive with the displeasure of the neighbourhood in the new OCP approach -- it is naive for Jeremy to suggest that the new OCP will move developers away from James Bay and towards more development in other neighborhoods

21:11:27 From Kathy Bligh to Everyone:  
Resume in person meetings would be great. We need each other.

21:11:30 From Graham Hawkins to Everyone:  
Reacted to "I agree -- no point ..." with 👍

21:11:33 From Heather Shon-Waldmann to Everyone:  
Thanks for a great meeting

21:11:51 From Graham Hawkins to Everyone:  
Reacted to "Thanks for a great m..." with 👍

21:11:53 From Beth Dixon to Everyone:  
Thank you.

21:11:55 From Mariann Burka to Everyone:  
Congrats, trevor on being our new President.

21:11:56 From Todd Glover to Everyone:  
Thanks everyone!

21:12:00 From Priscilla Tumbach to Everyone:  
Reacted to "Thanks for a great m..." with 👍

21:12:06 From Brad & Christine to Everyone:  
thank you

21:12:12 From Ingrid Holm to Everyone:  
Thank you Trevor for always running great meetings.

21:12:17 From Kevin Youck to Everyone:  
Reacted to "Thank you Trevor fo..." with 👍

---

Agenda:

## **James Bay Neighbourhood Association**

General Monthly Meeting  
April 10, 2024  
7:00pm via ZOOM

To join the April 10, 2024 ZOOM meeting, please register in advance at <https://bit.ly/3VSEKQx>

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

### **AGENDA**

#### **1. Trevor Moat in Chair**

##### **Greetings and Announcements**

- **Recycling:** The next recycling depot is Saturday, April 20, 10-12 on the James Bay School grounds at the corner of Simcoe and Oswego Streets. The depot can now accept coloured Styrofoam as well as white.
- **James Bay Plant Swap:** The James Bay Plant Swap is coming up on

Saturday, May 4, 10-12 at Irving Park. If you started too many seeds, have spider plant babies everywhere, or are dividing perennials, bring them along and trade them for new plants. Nothing to trade? You can still pick up plants in return for a small donation to support the JBNA community gardening projects. If you have plants to pass on, but can't bring them on the day, please contact Kathryn at [jamesbaygardens@gmail.com](mailto:jamesbaygardens@gmail.com) to arrange a drop off or pick up.

## 2. **Councillor Jeremy Caradonna**

### 3. **CALUC: 600 Dallas Road**

- Michael Moody, MJM Architect Inc
- The owner of 600 Dallas Road, David Peddle, plans to construct a 6 storey multi-family unit to replace the duplex that is currently on the site.
- The proponent indicates 6 of the 15 units will be affordable rental units.



Review the Development tracker submission [here](#).

## 4. **Community Comments**