

James Bay Neighbourhood Association: Monthly Meeting Minutes

Date: Wednesday, Jun 10, 2024

Time: 7:00 PM to 9:30 PM

Location: Virtual Meeting via ZOOM

Attendees:

- **Board Members:** Trevor Moat (Chair), Linda Carlson, Bob Vander Steen, Tim Van Alstine, Trevor Woodland, Keira Jackson, Kirk Buhne
- **Special Guests:** Marc Cittone (City of Victoria Senior Planner), Councilor Jeremy Caradona
- JBNA members

Agenda:

1. **Greetings & Announcements**
2. **Councillor Jeremy Caradona**
3. **Marc Cittone:** OCP Meeting in a Box
4. **Community Comments**

1. Opening Remarks

Acknowledgement of the traditional territory of the Ləkʷəŋən-speaking peoples. Introduction of key speakers: Mark Cittone (Senior Planner, City of Victoria) and Councillor Caradonna.

Announcements:

- James Bay Recycling event on the third Saturday of the month. This month, you can bring your empty inkjet cartridges and squishy styrofoam (the type that doesn't snap when it breaks).
- Open House by the Gardening Committee on July 7th.
- Ongoing James Bay Neighbour Association survey.

- Petition from a resident to address the ongoing state of the gas station on Menzies.

2. Councillor Updates

Councillor Jeremy Caradonna provided updates on various city matters and ongoing projects, including the following topics:

- **Transit Loop Relocation:** Proposal to relocate the transit loop from the west side of the legislature to Douglas Street, north of Belleville. This includes a potential closure of Douglas Street between Superior and Belleville Streets. Community input is crucial.
- **308 Menzies Gas Station:** Ongoing renovation delays at the gas station on Menzies and Michigan Streets continue to frustrate residents. Efforts are being made to expedite progress.
- **Irving Park:** Sheltering in Irving Park is set to end by August 1st. Progress is being made in relocating individuals. The aim is to improve safety and livability.
- **Cruise Ship Environmental Impact:** Concerns over cruise ship emissions and discharge are being addressed. Efforts include potentially barring discharge in all BC waters and developing a Coastal Marine Strategy.
- **Crystal Pool Redevelopment:** The preferred option is to rebuild at Central Park North, the least expensive and quickest option, requiring temporary closure of aquatic facilities. Estimated cost: \$209 million, with \$30 million already saved. An amendment will propose adding a second option for uninterrupted service during construction.

Q&A Session with Councillor Caradonna:

- A community member expressed concerns about increasing street disorder related to drug use, specifically mentioning a recent incident involving public drug use near a park.
 - Caradonna acknowledged the increase in street disorder and emphasized the focus on moving away from sheltering in parks and corralling people into safe places for drug use, noting that public drug use is now illegal.
- Another member asked for clarification on the proposed relocation of the transit hub and its timeline, as well as potential changes to traffic patterns and impacts on James Bay. She also brought up concerns about potential bike lane additions on Blanchard and Quadra Streets, which could further complicate traffic flow.

- Caradonna will investigate these potential changes and their implications, noting that he was unaware of specific plans for Quadra Street.
- A member asked for clarification on the timeline for relocating the transit hub and potential impacts on traffic and development.
 - Caradonna acknowledged these concerns and emphasized the need for clarity and thorough consideration of any potential changes with the Transit Oriented Area (TOA).

3. Official Community Plan (OCP) Discussion

Presentation by Marc Cittone:

Marc Cittone presented an overview of the Official Community Plan (OCP) update, emphasizing the importance of community engagement and feedback.

The presentation was delivered via video, which can be watched here:

<https://www.youtube.com/watch?v=bnqrl16xkM>

The presentation highlighted key areas such as housing density, heritage conservation, and sustainable development.

Key Points Discussed:

1. Housing Needs and Vacancy Rates:

- Victoria has experienced low vacancy rates, contributing to the housing crisis. Factors include lack of purpose-built rental housing since the 1980s and high demand.
- The city aims to create diverse housing options, including market and non-market solutions.

2. Population Projections:

- The population projection is approximately 0.4% annual growth, aligning with recent trends.

3. Housing Types and Zoning:

- The OCP envisions a mix of housing types within blocks, from single detached homes to six-story buildings, considering lot sizes and locations for rental or affordable housing.

4. Provincial Requirements:

- The province mandates communities to complete a housing needs assessment and plan for 20 years of housing capacity. The OCP options aim to meet these targets incrementally.

5. **Affordability and Rental Housing:**

- Victoria faces significant affordability issues, with recent reports indicating zero potentially vacant one-bedroom homes affordable for individuals earning \$42,000 annually.
- The city is exploring zoning exclusively for rental housing and utilizing incentives to encourage non-market housing.

6. **Heritage Conservation:**

- The city plans to revamp and expand its heritage program, considering new building code challenges and opportunities for Heritage Conservation Areas.
- Maintaining heritage while accommodating new development is a key focus.

Summary of Community Questions and Answers:

- How will the city prevent neglected properties and slum conditions during the transition to higher density housing?
 - **Marc Cittone:** The city has a standards of maintenance bylaw to address substandard housing conditions. The economics of Victoria's housing market make it less likely for properties to be neglected for long periods.
- The standards of maintenance bylaw is not effective. What can be done to improve enforcement?
 - **Marc Cittone:** Enforcement challenges are acknowledged, but the city continuously works on improving these standards and their enforcement.
- How will the city address parking availability and infrastructure adequacy with increased density?
 - **Marc Cittone:** Parking and infrastructure are critical considerations in planning, and the city aims to balance density with adequate amenities and services.
- How will the city preserve heritage homes while ensuring affordability in new developments?
 - **Marc Cittone:** The city will use heritage conservation tools and zoning to protect heritage homes while promoting affordable housing through incentives and partnerships with non-profits.
- James Bay already has significant development pressure. How will the OCP address this imbalance?
 - **Marc Cittone:** The OCP aims to distribute density more equitably across the city to avoid overburdening specific neighborhoods like James Bay.
- Are there incentives for homeowners to preserve and convert heritage properties?

- **Marc Cittone:** The city is exploring various incentives and supports for homeowners to preserve heritage properties and convert them into multi-family units.
- How do provincial housing targets influence the OCP?
 - **Marc Cittone:** The OCP must align with provincial mandates to provide sufficient housing over the next 20 years, requiring a balanced approach to density and heritage preservation.
- How is the city committed to creating rental and non-market housing?
 - **Marc's Cittone:** The city has the ability to zone for rental and non-market housing and highlighted ongoing efforts to support affordable housing through various tools and incentives. We need a comprehensive approach to meet housing needs.
- What are the environmental implications of proposed developments, particularly the potential loss of green spaces and impacts on local ecosystems?
 - **Marc Cittone:** The city is committed to sustainable development practices and will ensure that new projects include green infrastructure and protect local ecosystems.

Further Discussion re OCP:

Marc Cittone acknowledged the complexity of balancing new development with heritage preservation and neighborhood character. He emphasized the City's commitment to creating diverse housing options and addressing affordability through various initiatives and zoning changes.

The aim is to ensure the compatibility of new housing forms with existing neighborhoods. Marc Cittone encouraged community members to continue participating in discussions and provide feedback on proposed changes. There are further public engagement opportunities. People can also submit ideas to ocp@victoria.ca

Appreciation was expressed for Marc Cittone's participation.

4. Community Comments

Trevor outlined JBNA's efforts to engage with the city on the Official Community Plan (OCP) and encouraged residents to share their opinions with city council. He expressed frustration with the city's limited engagement with neighborhood associations.

- A community member asked what the JBNA plans to do and suggested that the JBNA develop a strategy to educate the community about the OCP and facilitate broader engagement.
 - **Trevor's Moat:** There has been ongoing efforts to increase community engagement. There is only so much we can do when the City does not want to consult neighbourhood associations.
- The creator of the Menzies St. gas station petition explained her cause and asked for community support.

Closing Remarks:

The meeting concluded with expressions of gratitude to Marc for his participation and a commitment to continue engaging the community on important issues. The board encouraged residents to stay informed and actively participate in discussions affecting James Bay.

Zoom Chat Log:

00:17:48 Trevor Moat: Here is the link to the JBNA survey: <https://jbna.org/survey/>

00:18:41 Brad & Christine: Move the transit area hub to the new innovation area by capital iron

00:18:52 Trevor Moat: Here is the letter JBNA wrote to the City regarding the Transit-Oriented Development Area:
<https://drive.google.com/drive/folders/1OZKtn39HqEfPKgeT-p-9gfsikBMT2XIX>

00:19:01 Beth Dixon: Reacted to "Move the transit are..." with 👍

00:19:10 Dennis Bolen: Reacted to "Move the transit are..." with 👍

00:19:34 Trevor Moat: Here is the link to the petition regarding the gas station at Menzies/Michigan:
https://www.change.org/p/time-to-complete-the-unfinished-gas-station-at-308-menzies-in-james-bay?source_location=search

00:20:08 Pat Nichols: Do we now yet the one lane left open will be northbound or southbound?

00:20:47 Joan and Colin O'Connor: apparently southbound

00:21:38 Dennis Bolen: The proposal to close one lane of egress from James Bay shows a gross lack of understanding about how crowded the streets of James Bay can become. As it is, when there is a demonstration, parade or emergency that blocks one of the entrance/exits, the traffic on either side stops.

00:22:15 Soressa Gardner: Reacted to "The proposal to clos..." with 👍

00:23:07 Ingrid Holm: Reacted to "The proposal to clos..." with 👍

00:24:01 Graham Hawkins: Reacted to "The proposal to clos..." with 👍

00:24:39 Brad & Christine: Reacted to "The proposal to clos..." with 👍

00:24:49 Graham Hawkins: Reacted to "Move the transit are..." with 👍

00:26:27 Dennis Bolen: Replying to "apparently southboun..."

Northbound

00:28:00 Ingrid Holm: What is the cost of refurbishing the existing Crystal Pool facility? And why is that not mentioned in media releases re: 'options'?

00:28:32 Joan and Colin O'Connor: the plan apparently is to put bike lanes on both sides of blanshard, cutting the car lanes there down to only one in each direction.... at the same time as ending the douglas st northbound lane!

00:29:23 Dennis Bolen: Replying to "the plan apparently ..."

Yes...the madness continues...

00:29:28 Pat Nichols: Where do the plans stand for the downtown YMCA which also has a pool?

00:29:31 Kirk Buhne: Pool construction cost of \$209 million for 92,000 people = \$2,270 per citizen of Victoria

00:32:44 Ingrid Holm: Reacted to "Pool construction co..." with 👍

00:33:18 Dennis Bolen: Absolutely true, Pricilla...decrim isn't fully done away with yet, but the new re-law will be hard for police to enforce now that it is so accepted that desperate people use drugs openly.

00:36:52 Linda Carlson: Jeremy answered my question

00:37:16 Graham Hawkins: More bike lanes are totally ridiculous (and this is from a cyclist).

00:39:59 Kevin Youck: Replying to "More bike lanes are ..."

Agreed -- and I am also a daily cycling commuter.

00:40:01 Mike Jones: Make the towers downtown 40 storeys and charge them to pay for a pool

00:40:30 Mike Jones: DCC and affordability

00:46:13 Kevin Bertles: I thought authority was granted to cities from the province via the community charter?

00:46:27 Dennis Bolen: Replying to "More bike lanes are ..."

Fellow biker, too...we're well served as it is. No need for more.

00:47:57 Dennis Bolen: Reacted to "More bike lanes are ..." with 👍

00:51:18 Kevin Youck: Seems to make sense to ask council and the city to make every attempt to expedite the move of the Transit hub from the Legislature to Douglas to mitigate the potential for development/overdevelopment in James Bay as Provincial legislation allows for larger building size and height (with zero parking requirements) to be allowed within proximity of transit hubs. If a 2 way -- north/south -- entrance is opened on Blanchard for James Bay access, James Bay residents do not effectively lose anything with the change to a one way access on Douglas -- its basically just a switch from one street to the other similar to what currently exists.

00:51:59 Graham Hawkins: Reacted to "Seems to make sense ..." with 👍

00:52:01 Deb Hull: Reacted to "Seems to make sense ..." with 👍

00:53:39 Dennis Bolen: Replying to "Seems to make sense ..."

That is if they can solve the potential snarl created by a southbound Blanchard feed at the intersection of Douglas & Superior.

00:56:56 Brad & Christine: We need housing that either allows people to purchase and build equity for the future or co-op housing that allows people to keep more money in their savings. We need less housing that provides dividends for investors or long term profits for business.

00:57:25 Kevin Youck: Replying to "We need housing that..."

Completely agree!

00:57:25 Deb Hull: Reacted to "We need housing that..." with 👍

00:57:29 Kevin Youck: Reacted to "We need housing that..." with 👍

00:58:12 Dennis Bolen: Reacted to "We need housing that..." with 👍

00:58:30 Agnes Vollmeier: Reacted to "Seems to make sense ..." with 👍

00:58:39 Graham Hawkins: Reacted to "We need housing that..." with 👍

01:01:53 Halli MacNab: We could stop now and discuss.

01:03:00 Stephen Ison: Reacted to "More bike lanes are ..." with 👍

01:03:07 Deb Hull: It's really hard to stay engaged (and I am interested) when the person speaking in the video is reading text and doesn't have very much variance in intonation. I guess it's too late to change the video, but for future thought.

01:03:14 Stephen Ison: Reacted to "Fellow biker, too...we..." with 👍

01:03:33 Kirk Buhne: Reacted to "Seems to make sense ..." with 👍

01:03:49 Marc Cittance: Thanks for the feedback. I am happy to pause for questions as the hosts would like, or go through the presentation. We can also add questions to the chat if desired.

01:03:57 Mariann Burka: This is too much too fast. Would be better to discuss this in segments.

01:03:58 Kirk Buhne: Reacted to "We need housing that..." with 👍

01:04:43 Stephen Ison: Replying to "Seems to make sense ..."

? confused by the point above. It took me 30 minutes of spewing hydrocarbons to go through downtown tonight... we lose a lane and things are the same??

01:06:55 Kirk Buhne: Replying to "We need housing that..."

The proposal seeks to increase "secure" rental housing, but it would be better to allow for people to have ownership as well. There are models like coops that allow people to have ownership stakes. Handing ownership of the homes of the cities to REITs is not ideal. Note that developers plan for 50 year building lifespans and this is not a recipe

01:06:56 Soressa Gardner: Reacted to "We need housing that..." with 👍

01:07:02 Deb Hull: In 1981 the vacancy rate was 0.4% I think 😊

01:07:09 Kirk Buhne: Replying to "We need housing that..."

for a successful city.

01:07:31 Soressa Gardner: Reacted to "for a successful cit..." with 👍

01:07:54 Graham Hawkins: Reacted to "for a successful cit..." with 👍

01:08:04 Kevin Youck: Replying to "Seems to make sense ..."

We currently have one lane out of James Bay (north) on Blanchard and a north/south on Douglas, so with this change it results in a trade to one lane north on Douglas and then a North/south on Blanchard.

01:08:45 Pat Nichols: In this plan I have not heard mention of providing new subsidized housing for seniors and others who cannot keep up with increased costs of rent and other products.

01:09:25 Brad & Christine: As far as density for Victoria, could we not project goals of density as a percentage and then decide where in Victoria density is needed neighbourhood by neighbourhood? James Bay is one of the most dense

neighbourhoods in Canada. I'm sure there is a sweet spot and we are likely all ready there in Victoria - a balance of all sorts of housing, social, senior, SFH with suites, low rise, high rise. We have it all - it would be great to have a balance throughout the city and give James Bay a chance to keep the diversity we have.

01:09:53 Kevin Youck: Replying to "Seems to make sense ..."

Just have to ensure that new bike lanes on Douglas don't create a mess and add extra congestion.

01:09:55 Graham Hawkins: Reacted to "As far as density fo..." with 👍

01:10:03 Soressa Gardner: Reacted to "As far as density fo..." with 👍

01:10:33 Kevin Youck: Reacted to "As far as density fo..." with 👍

01:10:40 heather: There is no healthcare. No doctors.

01:10:40 Beth Dixon: Replying to "In this plan I have ..."

@Pat Nichols I agree, and feel this is a segment that needs to be truly addressed. Simple example: rental units and mobility accessibility....

01:14:52 Kirk Buhne: The issue with "secure" rental construction is provincial regulations which make it unprofitable to own and keep rental buildings for the long term if rents cannot keep up with costs or inflation. We need rental models from the province that help tenants and allow landlords to maintain buildings that last longer than 50 years. City zoning for rentals and dictating ownership of buildings may not be a good thing when disposable buildings are the built; e.g. Village Green a 50 year building recently demolished in James Bay. Disposable buildings are not 'green'.

01:15:51 Kevin Youck: Seems that the city is failing to consider the idea of amalgamation that has overwhelmingly been supported by residents of Victoria and Saanich --- Victoria is only a small part of the CRD -- what we really require is a complete and comprehensive CRD plan. What is currently being proposed is a very aggressive plan for a very limited area of land constrained by the ocean -- Greater Victoria needs to collectively develop and share a long term plan.

01:15:57 Joan and Colin O'Connor: Reacted to "As far as density fo..." with 👍

01:16:18 Kirk Buhne: Reacted to "Seems that the city ..." with 👍

- 01:16:41 Graham Hawkins: Reacted to "Seems that the city ..." with 👍
- 01:17:01 heather: Reacted to "Seems that the city ..." with 👍
- 01:18:27 Beth Dixon: Reacted to "Seems that the city ..." with 👍
- 01:18:39 Don Gibson: Reacted to "Seems that the city ..." with 👍
- 01:19:13 Kevin Youck: Reacted to "for a successful cit..." with 👍
- 01:20:04 Joan and Colin O'Connor: Reacted to "Seems that the city ..." with 👍
- 01:20:22 Kirk Buhne: If the OCP acknowledged the possibility of a rail corridor, some of the population growth might be decentralized such that Victoria need not grow so much. People more and more work remotely and just need occasional transport from other Island communities to the Victoria core. With this relatively new concept of remote work, the growth projections may be way off. If this is the case we should phase growth to areas that are undeveloped, like the Douglas corridor.
- 01:20:43 JBNA: Reacted to "Seems that the city ..." with 👍
- 01:21:02 heather: The OCP is an ultra complex mechanism impossible for a reasonably intelligent person to comprehend which will permit the City to go ahead and do whatever they want.
- 01:21:19 Stephen Ison: I understood Marianne's question differently, and haven't heard an answer...
- The survey leads one to believe our city has no choice about the two proposed density choices because they are mandated by the Provincial Gov., however I've read more than once that this is not the case, that the city of victoria has only presented density choices that exceed what the Pros Gov mandates... which is it?
- 01:21:40 Graham Hawkins: Reacted to "If the OCP acknowled..." with 👍
- 01:21:45 Dennis Bolen: Reacted to "for a successful cit..." with 👍
- 01:21:54 Ingrid Holm: Reacted to "I understood Mariann..." with 👍
- 01:21:59 Stephen Ison: Replying to "The OCP is an ultra ..."

lol

- 01:21:59 heather: Reacted to "I understood Mariann..." with 👍
- 01:22:30 Kirk Buhne: Reacted to "I understood Mariann..." with 👍
- 01:22:31 Graham Hawkins: Reacted to "The OCP is an ultra ..." with 👍
- 01:22:56 Agnes Vollmeier: Reacted to "If the OCP acknowledged..." with 👍
- 01:23:16 heather: Reacted to "The OCP is an ultra ..." with 👍
- 01:23:48 Dennis Bolen: Reacted to "As far as density fo..." with 👍
- 01:24:28 Dennis Bolen: Reacted to "Seems that the city ..." with 👍
- 01:24:53 Dennis Bolen: Reacted to "If the OCP acknowledged..." with 👍

01:25:59 Pat Nichols: Speaking of trees: there are 2 huge, mature trees at the Niagara Street edge of the current Amica property, at the bus stop by Douglas Street. I believe the plan is to chop them down if the new Amica building goes forward which is not a climate friendly plan. Mature trees mitigate the heat of our summers with weeks of drought.

01:30:08 Stephen Ison: Reacted to "I understood Mariann..." with 👍

01:31:39 Ingrid Holm: Reacted to "Seems that the city ..." with 👍

01:32:39 heather: Way to go Trevor. Thank you.

01:32:47 Kevin Youck: Registering your home as a Heritage property is nice, but the Heritage Conservation Area allows the preservation of neighbourhoods -- no just a house by house preservation. It needs to be stressed that Heritage Conservation Areas do not stop development, they just require new development to respect the existing neighbourhood -- seems that there are huge areas of James Bay that deserve this protection.

01:32:52 Ingrid Holm: Reacted to "Way to go Trevor. T..." with 👍

01:32:54 Kevin Youck: Reacted to "Way to go Trevor. T..." with 👍

01:32:54 Kirk Buhne: Every time there is talk of heritage the city conversation shifts to talking about non-colonial heritage, but the built heritage of James Bay is colonial. Why zone to tear down these old houses which are tourism draws? Give us confirmation that there will be James Bay heritage protection.

- 01:33:00 Leith Leslie: Reacted to "Way to go Trevor. T..." with 👍
- 01:33:18 Dennis Bolen: Reacted to "Registering your hom..." with 👍
- 01:33:19 Graham Hawkins: I totally agree with Trevor's points. Thank you Trevor!
- 01:33:20 Jeremy Caradonna: Hi all. I'm battling a headache that Advil isn't solving. I'm going to sign off and watch the remainder of the video later this week. I'll check in with staff on the questions I was asked earlier.
- 01:33:38 Pat Nichols: Reacted to "Way to go Trevor. T..." with 👍
- 01:33:41 Dennis Bolen: Reacted to "Every time there is ..." with 👍
- 01:33:50 Stephen Ison: Please explain equitable approach to development?
- 01:33:52 Ingrid Holm: Reacted to "Every time there is ..." with 👍
- 01:33:53 Graham Hawkins: Reacted to "Every time there is ..." with 👍
- 01:36:04 heather: Reacted to "Please explain equit..." with 😊
- 01:37:02 Joan and Colin O'Connor: Reacted to "Registering your hom..." with 👍
- 01:37:02 heather: Replying to "Please explain equit..."

It means that they can do whatever they want.

01:37:37 Deb Hull: My second point/question was whether the City could not zone for non-market rental housing, particularly in James Bay. Market forces are what got us in this mess. Leaving it to market forces to guide us into the future won't achieve affordable housing for people who live here and work here (as opposed to people with a lot of money and/or investors).

01:37:47 Kirk Buhne: How will you protect against investors/developers buying and then assembling land such that they let heritage homes to fall into disrepair for decades as they wait to buy adjacent homes, or await further rezonings. For example, see the current state of 139 Menzies, a boarded up formerly beautifully designed 1888 heritage home. How will the OCP protect neighbourhoods from this destruction such that one house per block is derelict or a slum for years?

- 01:38:18 Jo Scott: Reacted to "Registering your h..." with 👍
- 01:40:26 heather: Reacted to "Way to go Trevor. T..." with 👍

01:41:12 Marc Cittone: I'm also noting that we have not addressed this question, and am happy to turn to it: "My second point/question was whether the City could not zone for non-market rental housing, particularly in James Bay."

01:41:37 Brad & Christine: I think the city needs to do a team building workshop, rent a few buses and drive up to Port Hardy. How many staff and council have experienced how large Vancouver Island is? Victoria is connected to so much space, we don't need to expand in a vacuum ... we don't need to carry the burden of such massive growth without exploring collaborative options beyond the self-imposed boundaries.

01:42:06 Kirk Buhne: Reacted to "I think the city nee..." with 👍

01:42:13 Graham Hawkins: Reacted to "I think the city nee..." with 👍

01:43:48 Kevin Youck: Seems that in 10 to 20+ years down the road, with amalgamation on the horizon, we will then be looking at entirely different city composed of Victoria, Saanich, Esquimalt and Oak Bay -- so if the OCP needs to be updated every 5 to 10 yrs, why is the current Victoria OCP so aggressive towards greater density when the future should be pushing and projecting development for the entire Greater Victoria.

01:43:58 Mariann Burka: I concur with Deb. Building more market-priced housing will not help with the greatest need which is for non-market housing. The City needs to develop a solid strategy for non-market and not leave it up to developers who will always choose market-priced because it is more profitable.

01:46:36 Graham Hawkins: Reacted to "Seems that in 10 to ..." with 👍

01:48:18 Beth Dixon: Reacted to "Seems that in 10 to ..." with 👍

01:48:32 Joan and Colin O'Connor: I'm pretty sure I heard on the news very recently that the federal government announced cross Canada money for new coop housing builds.

01:50:07 Kevin Youck: Seems that the City, Province and developers should be partnering what the establishment of Co-op Townhouse family developments that would be established as a strata-co-op to help young families get into home ownership, instead of rental.

01:50:25 Marc Cittone: Reacted to "Seems that the City,..." with 👍

01:53:03 Kirk Buhne: Marc brings up 100 block of Menzies as an example with proposals for a 4 story and a heritage conservation on the same block. But the 4 storey

proposal is on what is in the end a 70' (21m) deep lot without a proper setback of 9 to 10 m as you prescribe. Note that the 4 storey proposal would be totally out of place. So if the OCP allows for such high buildings it needs to have teeth to preserve your rules about setbacks and keep politicians from allowing out of place rezonings.

01:53:41 Kevin Youck: Reacted to "Marc brings up 100 b..." with 👍

01:53:42 heather: Reacted to "Marc brings up 100 b..." with 🙌

01:54:04 Soressa Gardner: Reacted to "Marc brings up 100 b..." with 👍

01:54:07 Graham Hawkins: Reacted to "Marc brings up 100 b..." with 👍

01:54:24 heather: Reacted to "Marc brings up 100 b..." with 👍

01:55:50 Ingrid Holm: Reacted to "Marc brings up 100 b..." with 👍

01:57:12 Kirk Buhne: Reacted to "Seems that the City,..." with 👍

01:57:21 Dennis Bolen: Reacted to "Marc brings up 100 b..." with 👍

01:57:34 Dennis Bolen: Reacted to "Seems that the City,..." with 👍

01:58:38 Dennis Bolen: Soressa is so right...land assemblies wipe out heritage areas and they'll never come back.

01:59:04 Brad & Christine: Reacted to "Soressa is so right....." with 👍

01:59:14 Kevin Youck: The proposed development on 100 Menzies is a Langford style modern building, completely out of character with the neighbourhood and the adjacent well maintained 100 year old homes -- this violates the principal of the HCA. -- And a specific example of the very shallow lots in James Bay.

01:59:18 Kevin Youck: Reacted to "Soressa is so right....." with 👍

01:59:39 Dennis Bolen: Reacted to "The proposed develop..." with 👍

02:00:12 Graham Hawkins: Reacted to "The proposed develop..." with 👍

02:01:03 Pat Nichols: Reacted to "The proposed develop..." with 👍

02:01:17 Halli MacNab: We should have a minimum on what percentage of housing is left single family home in James bay. Meaning not have the entire region multi housing six storey buildings

02:01:51 Mike Jones: Heritage designation, heritage registry will maintain that halli

02:02:10 Dennis Bolen: Reacted to "We should have a min..." with 👍

02:02:27 Mike Jones: As well as weaved in SFH among those

02:02:49 Halli MacNab: Thanks Mike. No one is talking about this.

02:03:04 Kevin Youck: Well said Pam, the houses on our street are all 100 year old well maintained homes and many feature multiple units/rental suites, these are not modern structures with a projected 50year life span.

02:03:23 Dennis Bolen: Reacted to "Well said Pam, the h..." with 👍

02:03:29 Graham Hawkins: Reacted to "Well said Pam, the h..." with 👍

02:03:53 heather: Reacted to "The proposed develop..." with 👍

02:03:55 Kirk Buhne: Market prices will always rise in Victoria, even rentals. People will keep moving here. We cannot possibly build enough so we need a mix of non market housing. I am near Seattle today renting to new tenants and I see many 30 to 35 year olds, this week, who make in excess of \$200,000 CAD a year. With remote work the market for new housing will go up and outsiders will just move in. We need to keep our existing homes and buildings, buildings that house our current residents economically.

Building all of these new 4 to 6 storey buildings is not the solution. The solution to affordable housing is coops and province owned housing for essential workers.

02:04:55 Halli MacNab: Thanks for stating the facts Trevor.

02:04:57 Kevin Youck: Well said Trevor!

02:04:58 Priscilla Tumbach: Well said, Trevor!

02:06:00 Stephen Ison: it sounds like the city costs, in addition to the long time, are a meaningful part of why developers demand so much density?

02:06:20 Soressa Gardner: Reacted to "We should have a min..." with 👍

02:06:21 Ingrid Holm: Reacted to "Well said Trevor!" with 👍

02:06:23 Kirk Buhne: Reacted to "Well said Trevor!" with 👍

02:06:25 heather: Again well said Trevor. Thank you.

02:06:30 Kirk Buhne: Reacted to "Thanks for stating t..." with 👍

02:07:21 Kevin Youck: Reacted to "Thanks for stating t..." with 👍

02:07:58 Kevin Youck: Reacted to "We should have a min..." with 👍

02:08:36 Mariann Burka: Existing housing is also more affordable. Yet developers choose to demolish and replace existing housing with market-priced housing which actually makes the affordable housing situation worse. The Village Green development is a case in point where 47 units of affordable housing and two additional multi-family houses were demolished so developers could build 137 units of market-priced rentals. All existing tenants were displaced and most had to leave the community because there were not enough affordable alternatives. There need to be protections against demolishing viable existing housing.

02:09:04 Joan and Colin O'Connor: Would not an assessment of neighborhood contributions to housing to date create a reasonable foundation for going forward fairly and equitably across the city.

02:09:32 Mike Jones: They've baked in affordable units into the financial programs now for rental starting jun 17!!

02:09:38 heather: Presentation too long.

02:09:46 Mike Jones: Also code changes mandate accessibility

02:09:57 Mike Jones: Like % number units

02:10:24 Kirk Buhne: Reacted to "Existing housing is ..." with 👍

02:10:47 Kirk Buhne: Reacted to "

Would not an asses..." with 👍

02:10:53 Dennis Bolen: Fifty years ago the city let Clarence House get built...it wiped out eight city lots with Edwardian-era houses on it. A grim monolith rises twelve storeys amid our interesting, tourist-drawing houses. Does the city desire the entire area to become an urban monoscape?

02:11:09 Halli MacNab: Would rather not watch more of the video.

02:11:18 Kirk Buhne: Reacted to "Fifty years ago the ..." with 😬

02:11:21 heather: Reacted to "Would rather not wat..." with 🙄

02:11:29 Kirk Buhne: Reacted to "Would rather not wat..." with 👍

02:11:34 Dennis Bolen: Reacted to "Would rather not wat..." with 👍

02:12:10 JBNA: <https://www.youtube.com/watch?v=bnqrll16xkM>

We left off at 24:07 - Linear Parkways

02:12:14 Mike Jones: Rents went down 12% in Dallas Texas because supply was met

02:12:29 Mike Jones: To say Victoria can't meet demand is a cop out

02:12:47 Joan and Colin O'Connor: Reacted to "Marc brings up 100 b..." with 👍

02:13:02 Graham Hawkins: What is your diversity index? How do you plan to measure this target/outcome?

02:13:47 Joan and Colin O'Connor: Reacted to "The proposed develop..." with 👍

02:15:09 Joan and Colin O'Connor: Reacted to "Well said Pam, the h..." with 👍

02:15:33 Graham Hawkins: The OCP seems more like a strategic vision document and less like an action/implementation plan that we can audit/measure outcomes..

02:16:15 Trevor Moat: Replying to "To say Victoria can'..."

Dallas isn't surrounded by water. Like Calgary, Dallas can build out in every direction. Victoria can't. Also, many wealthy people want to live here. That will keep land prices high for a long time.

02:17:16 heather: Replying to "The OCP seems more l..."

That is what it is. A conceptual framework and the problem becomes how will it be implemented there are no clear metrics etc. it's a mess.

02:19:06 Brad & Christine: are we going to have a similar issue to Moss and Fairfield with overgrown empty lots with industrial fencing?

02:19:13 Dennis Bolen: Absolutely right on, Trevor. 131-139 Menzies is a disgrace.

02:22:56 Jennifer Button: Kirk is absolutely correct. The developer-owner of 131, 135, 139 Menzies has allowed those properties to deteriorate into unsightly areas. It has shown no respect for the neighbourhood. The same seems to be happening at the corner of Toronto and Parry.

02:23:16 Dennis Bolen: Reacted to "Kirk is absolutely c..." with 👍

02:23:31 Kevin Youck: Reacted to "Kirk is absolutely c..." with 👍

02:23:44 Darrel Woods: also around Fairfield MA

02:23:50 Jennifer Button: Bylaw personnel have told me that they have no tools to deal with the Menzies St, properties.

02:24:34 Dennis Bolen: Replying to "Bylaw personnel have..."

Even while squatters set them on fire. Disgraceful!

02:24:44 Kirk Buhne: Reacted to "Kirk is absolutely c..." with 👍

02:24:45 Dennis Bolen: Reacted to "Bylaw personnel have..." with 👍

02:25:11 Kirk Buhne: Reacted to "Bylaw personnel have..." with 👍

02:25:47 Kirk Buhne: Replying to "Bylaw personnel have..."

One day there were three fires.

02:25:59 Priscilla Tumbach: Destination Victoria needs to become aware of what will happen to tourism revenue in James Bay when there is nothing to look at.

02:26:01 Dennis Bolen: Reacted to "One day there were t..." with 👍

02:26:37 Dennis Bolen: Reacted to "Destination Victoria..." with 👍

02:26:41 Mike Jones: Ontario planners hail single llot micro midrise as the solution

02:27:02 heather: I think it is fair to say that we don't have sufficient evidence from tonight's presentation that the OCP instrument as presented will do any good and likely will do greater harm to James Bay.

02:27:14 Deb Hull: Thank you for coming tonight, Mark.

02:27:40 Jennifer Button: Reacted to "Destination Victoria..." with 👍

02:27:59 Kirk Buhne: I grew up in Windsor near Detroit. Fires were everywhere. Developers like when quatters set fires as neighbouring houses burn and then they can buy them and assemble land.

02:28:03 JBNA: <https://www.youtube.com/watch?v=bnqrll16xkM> - 24:07 Linear Parkways

02:28:07 Mariann Burka: Thank you for coming. Could you return again on another occasion perhaps later in the course of the OCP process?

02:28:08 Joan and Colin O'Connor: Reacted to "Soressa is so right....." with 👍

02:28:13 Graham Hawkins: Reacted to "I think it is fair t..." with 👍

02:28:19 Kirk Buhne: Reacted to "Thank you for coming..." with 👍

02:28:29 Kevin Youck: Thank you for coming out to listen to concerns tonight Marc. We appreciate your time!

02:28:32 heather: Thank you Trevor.

02:28:44 Kevin Youck: Reacted to "Thank you for coming..." with 👍

02:28:47 Kirk Buhne: Thank you Marc. We need to PLAN.

02:28:47 heather: Reacted to "I think it is fair t..." with 👍

02:28:54 Marc Cittone: Thanks everyone

02:29:01 Priscilla Tumbach: Thank you Marc! I agree with Mariann, i.e. to come back.

02:31:19 Kevin Youck: It would be appreciated if the City could put together a short list report on the ideas that came out from the Places and Spaces Workshop this past weekend -- and perhaps the JBNA can then make this document available to our neighbourhood via their website.

02:32:48 Brad & Christine: Thank you for organizing the Deputy Police Chief for the recent meeting - I'm happy to report after a very long hard year of a drug house on Battery Street the problem individuals have been evicted. We are much relieved to have our neighbourhood back.

02:33:01 Joan and Colin O'Connor: It is horrifying to have a council that refuses to engage with long established neighborhood associations.

02:33:05 Priscilla Tumbach: The same city council (five members) that said they would not support more densification in James Bay.

02:33:16 Linda Carlson: Replying to "It is horrifying to ..."

That is wonderful.

02:34:40 JBNA: Reacted to "Thank you for organi..." with ❤️

02:34:55 Kirk Buhne: Reacted to "It is horrifying to ..." with 👍

02:34:58 Kevin Youck: Reacted to "Thank you for organi..." with 👍

02:35:04 heather: Survey is a reasonable instrument.

02:35:05 Linda Carlson: The Survey is a start for engaging residents in James Bay.

02:35:10 Joan and Colin O'Connor: Reacted to "Kirk is absolutely c..." with 👍

02:35:41 Marc Cittone: Thanks again everyone for the questions and inputs tonight. I will need to excuse myself for bedtime. Feel free to follow up with us with further questions.

02:36:23 JBNA: Reacted to "Thanks again everyon..." with ❤️

02:36:25 Kevin Youck: Replying to "Thanks again everyon..."

Thank you!

02:36:39 Joan and Colin O'Connor: Reacted to "Destination Victoria..." with 👍

02:36:41 JBNA: Replying to "Thanks again everyon..."

Thank you for joining us tonight Marc!

02:36:59 Priscilla Tumbach: I think we need to get media coverage.

02:37:17 heather: Reacted to "Thanks again everyon..." with ❤️

02:37:20 Ingrid Holm: Reacted to "It is horrifying to ..." with 👍

02:37:51 Halli MacNab: The survey goes to spam. I found it accidentally. I agree it is not in the JBNA to do it all.

02:38:19 Halli MacNab: Trevor we appreciate ALL you do. It takes a VILLAGE!

02:38:24 Soressa Gardner: Reacted to "It would be apprecia..." with ❤️

02:38:30 Joan and Colin O'Connor: Reacted to "I think it is fair t..." with 👍

02:38:42 Beth Dixon: Chair: I believe we have 700+ members in the JBNA. If each member committed to bringing 2 new members to the next session would that help? If the consensus is yes, may I propose a very focused agenda of one to two points only.

02:39:21 Priscilla Tumbach: Yeah Jen!!

02:40:45 Joan and Colin O'Connor: Reacted to "Thank you for organi..." with ❤️

02:42:51 Trevor Moat: Once again, the link to the petition:
https://www.change.org/p/time-to-complete-the-unfinished-gas-station-at-308-menzies-in-james-bay?source_location=search

02:43:08 Bob Vander Steen: <https://jbna.org/menzies-gas-station/>

02:43:10 JBNA: <https://jbna.org/menzies-gas-station/> - posted on our site

02:43:37 Priscilla Tumbach: Can JBNA send the survey out to JBNA members as they do with the notice of meetings?

02:44:29 Linda Carlson: The petition is on our JBNA Facebook page I think?

02:45:51 Deb Hull: Thank you Trevor!

02:45:53 Kevin Youck: Thank you Trevor!

