

**James Bay Neighbourhood Association  
General Monthly Meeting  
February 12, 2025  
7:00 pm via ZOOM**

- 1. Trevor Moat in Chair**
- 2. Councillor Dell**
- 3. CALUC: 600-602 Dallas Road. Michael Moody presenting (MJM Architects)**
- 4. Community Comments**

### **1. Opening Remarks: New Liaison & Scheduling Change**

Matt Dell, the new Council liaison for James Bay, joined the meeting and introduced himself to the James Bay Neighborhood Association. Trevor Moat, serving as Chair, acknowledged they are meeting on the traditional territories of the Lekwungen-speaking people. The Chair also announced that future general meetings will shift from the second Wednesday to the second Tuesday of each month, starting March 11th, to accommodate Councillor Dell's schedule.

The February 12, 2025 meeting had about 60-70 participants.

### **2. City Councillor Updates: Budget and Official Community Plan (OCP)**

Councillor Matt Dell provided an update on current city issues. He mentioned that the budget process is the main focus, with staff proposing cuts to reduce the tax increase from 12.7% to a lower percentage. The Crystal Pool referendum was approved, which will require further budget adjustments. The Official Community Plan (OCP) is set to be publicly released next week, marking a shift from neighbourhood plans to a unified city plan. Councillor Dell also discussed the need for density distribution across the city, suggesting that other areas should become more like James Bay to alleviate pressure on our neighbourhood. He emphasized his willingness to represent community views to the council and keep the James Bay Neighborhood Association informed about relevant developments.

#### **Councillor Q&A**

In response to a resident's concerns about individualized approaches to city planning, Councillor Dell clarified that while every neighbourhood would have unique designs based on factors like transit access, there wouldn't be blanket approaches. He also addressed this individual's views on neighbourhood associations, expressing his support for local input. The conversation ended with a discussion about the length of the current OCP, with the Councillor highlighting its prescriptive nature.

The Councillor acknowledged the concerns raised by a member about overdevelopment in James Bay, given its already dense population and access challenges. Councillor Dell agreed to bring these concerns back to the Council and suggested exploring the possibility of building a community center in James Bay. He also mentioned the need for a large-scale rezoning in other areas of the City to distribute development more evenly. The conversation discussed the challenges of following the current Official Community Plan (OCP) and the upcoming opportunity to address these issues in the new OCP. Councillor Dell emphasized the City's efforts to build housing across neighbourhoods to address the housing crisis while acknowledging the potential imbalance in James Bay's development.

Councillor Dell addressed additional questions about the OCP process and expressed frustration with the current situation where multiple outdated policies conflict with each other and with modern needs, making it difficult for the Council to make decisions. He hopes the new OCP will provide a clear, realistic vision that aligns with housing needs and provincial targets. Two JBNA Board members emphasized the importance of adhering to the OCP once it's established.

The conversation also included the Crystal Pool project, with the Councillor's assurance that new project management practices will prevent issues like those experienced with the Johnson Street Bridge.

### **3. Community Association Land Use Committee (CALUC) presentation: Revised 600-602 Dallas Road Development**

Michael Moody presented an updated proposal for the redevelopment of 600-602 Dallas Road. The new design addressed previous concerns by reducing the building from six to four stories, matching the height of the existing building at 25 Government Street. The revised plan includes nine units with a floor space ratio of 1.34, underground parking, and sustainability features such as green roofs and photovoltaic panels. The design incorporates landscaping elements, including planters and a living wall, to enhance the building's appearance and minimize its impact on neighbouring properties.

#### **Building Project Proposal Q&A**

The Chair led a discussion concerning a proposed building project, with Michael Moody presenting the details. Mr. Moody identified significant improvements regarding the issue of shadowing and that reducing the building from 15 units to 9 units would decrease the number of cars. He also discussed the building's height and parking arrangements.

Two members expressed their approval of the proposed changes, while immediate neighbours raised concerns about the potential visual interference with the viewscape of the condo building. Mr. Moody addressed these concerns, mentioning that the building's balconies would not interfere significantly with views.

There was discussion about the proposed setback for a 4-story building in relation to the condo building next door. Mr. Moody clarified that setbacks vary by zone and typically range from 3 to 3.5 meters. A neighbour observed that their current setback is 18 feet, while the proposed setback for this proposal is 7 feet. The Proponent explained that they are requesting a variance for this setback. The group also discussed tree removal and replacement, with confirmation that four trees will be removed and seven new trees will be planted. Mr. Moody also confirmed that the proposal is compliant with the existing OCP.

Several participants thanked the Proponent for taking previous concerns into account with this revised proposal.

#### 4. Closing Remarks

As there were no Community Comments, the meeting ended with The Chair's reminder for the attendees to review the agenda for the March meeting as the General Meetings will now be held on the 2nd Tuesday of the month, effective March 11, 2025.

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#### Zoom Chat:

00:26:36 Kelly Drabit: Just so you know Matt, I voted no to the pool. But I respected your honesty

00:28:02 Heather Shon: lets not have another disaster like the bridge, remember that waste of public \$\$\$

00:28:04 Laurie Abel: I second this speaker as we've undertaken a massive fiscal spend in a period when the country may be facing a recession.

00:28:24 Pat Nichols: I think Parking has been a big problem at Crystal Pool where people were parking there who were not using the pool... What are the plans for parking?

00:28:25 Ingrid Holm: Reacted to "I second this speake..." with 

00:33:56 Laurie Abel: I second this speaker

00:34:16 Graham Hawkins: Reacted to "I second this speake..." with 

00:34:26 Graham Hawkins: Reacted to "I second this speake..." with 👍

00:34:48 Harold Stanley: The current OCP, at over 300 pages, is way too prescriptive for a "city" of 80,000 which is essentially the downtown and inner city are of a contiguous urban area of about 400,000. The OCP along with other documents like the Downtown Core Area Plan, which includes many of the adjoining neighbourhoods, means there when neighbourhood planning comes to individual neighbourhoods there's little if any

00:35:52 Ingrid Holm: Reacted to "lets not have anothe..." with 👍

00:38:05 Kelly Drabit: Will you listen to the OCP, or will you override OCP and staff recommendations ?

00:38:34 Laurie Abel: I concur with Kirk.

00:39:37 Kevin Youck: I agree as well -- James Bay has limited access and can be difficult to get in and out -- makes sense to slow development.

00:39:37 Pat Nichols: Totally agree with Kirk: the city is allowing developers to take up a very large percentage of development land with very little left for trees, etc. and allowing heights that are way beyond current allowances. Developers are getting their way time and time again.

00:39:38 Mariaann Burka: Welcome to JB. I was on the 7th floor of the Jubilee Hospital a few month ago and had difficulty finding 3 or 4 storey buildings anywhere in sight? How has this community managed to stay so low-rise when JB continues to be inundated with high development proposals? Also, before the election, you told JB residents that you would slow down development in JB until the other communities are caught up. Yet Council has approved every development that has come forward in James Bay since then? Thank you.

00:39:51 Harold Stanley: Essentially there's little wiggle room to develop policies at the neighbourhood level given how top down the planning is in Victoria.

00:39:51 Graham Hawkins: Reacted to "Totally agree with K..." with 👍

00:40:20 Ingrid Holm: Reacted to "Will you listen to t..." with 👍

00:40:57 Kevin Youck: Reacted to "Welcome to JB. I was..." with 👍

00:41:02 Kelly Drabit: Reacted to "Welcome to JB. I was..." with 👍

00:41:07 Kirk Buhne: Reacted to "Essentially there's ..." with 👍

00:41:09 Laurie Abel: Reacted to "Just so you know Mat..." with 👍

00:41:13 James Tirrul-Jones: So why can't the City just stick with its own plan and not grant and permit for building that is not within the plan? No more variances that allow more density.

00:41:17 Kirk Buhne: Reacted to "Welcome to JB. I was..." with 👍

00:41:23 Laurie Abel: Reacted to "lets not have anothe..." with 👍

00:41:45 Kirk Buhne: Reacted to "Will you listen to t..." with 👍

00:41:55 Kelly Drabit: Reacted to "So why can't the Cit..." with 🙌

00:41:59 Kevin Youck: Reacted to "So why can't the Cit..." with 🙌

00:42:24 Pat Nichols: Reacted to "So why can't the Cit..." with 👍

00:42:27 Kirk Buhne: Reacted to "I second this speake..." with 👍

00:42:33 Kirk Buhne: Reacted to "lets not have anothe..." with 👍

00:42:49 Kirk Buhne: Reacted to "So why can't the Cit..." with 👍

00:42:52 Ingrid Holm: Reacted to "I agree as well -- J..." with 👍

00:43:01 Graham Hawkins: Reacted to "So why can't the Cit..." with 👍

00:43:08 Ingrid Holm: Reacted to "Totally agree with K..." with 👍

00:43:10 Laurie Abel: Reacted to "The current OCP, at ..." with 👍  
00:43:21 Soressa Gardner: Reacted to "So why can't the Cit..." with 👍  
00:43:27 Ingrid Holm: Reacted to "Welcome to JB. I was..." with 🙌  
00:43:36 Laurie Abel: Reacted to "I agree as well -- J..." with 👍  
00:43:46 Kevin Youck: Seems that it is more of an affordability issue, than it is a lack of housing issue -- seems that housing is available if a person can afford the prices.  
00:44:06 Kate Ferguson: Reacted to "Seems that it is mor..." with 👍  
00:44:06 Pat Nichols: Reacted to "Seems that it is mor..." with 👍  
00:44:17 Ingrid Holm: Replying to "Essentially there's ..."

And that's by design.

00:44:32 Ingrid Holm: Reacted to "So why can't the Cit..." with 🙌  
00:45:35 Heather Shon: Reacted to "I agree as well -- J..." with 👍  
00:45:39 Ingrid Holm: Excellent points, Marianne....I remember those election promises too, by several/many....  
00:45:46 Heather Shon: Reacted to "Totally agree with K..." with 👍  
00:45:49 Kevin Youck: Reacted to "Excellent points, Ma..." with 👍  
00:45:51 Heather Shon: Reacted to "Welcome to JB. I was..." with 👍  
00:46:16 Heather Shon: Reacted to "So why can't the Cit..." with 👍  
00:47:33 Harold Stanley: The OCP should essentially be the vision, goals and objectives for the City as a whole over a 20 to 25 year period. After it's adoption policies at the neighbourhood level need to be developed to meet this vision, goals and objectives. Unfortunately Victoria' OCP is way too prescriptive so that there's little to do and implement at the LAP level.  
00:48:07 Heather Shon: agree with Kirk and Gord show your hands JB  
00:48:35 Kelly Drabit: This council of 5 are approving luxury condos, that no working class professionals can afford, that are against the new emerging OCP guidelines.  
00:48:40 Ingrid Holm: Reacted to "The OCP should essen..." with 🙌  
00:48:45 Ingrid Holm: Reacted to "agree with Kirk and ..." with 👍  
00:49:09 Kirk Buhne: I agree with Tim. Why should we pay for a new Crystal Pool when it is so hard to get there from James Bay? Why is Council going above and beyond and breaking the rules to make James Bay more dense while continuing to shut off access to James Bay. If James Bay gets density dumped on it and Council approves every proposal, James Bay needs more services, even a pool of our own(!), and more access.  
00:49:33 Coralee Bell: Reacted to "I agree with Tim. Wh..." with 👍  
00:49:39 Graham Hawkins: Reacted to "I agree with Tim. Wh..." with 👍  
00:49:57 Heather Shon: i CAN SEE ANOTHER BRIDGE COMING WITH THE POOL FOR SURE  
00:50:37 Heather Shon: WHAT?  
00:51:46 Kelly Drabit: Yes I voted no to the pool but the referendum is binding - there is nothing we can do about it  
00:52:08 Laurie Abel: Reacted to "Totally agree with K..." with 👍  
00:52:39 Laurie Abel: Reacted to "Welcome to JB. I was..." with 👍  
00:53:16 Laurie Abel: Reacted to "So why can't the Cit..." with 🙌

00:53:20 Laurie Abel: Reacted to "So why can't the Cit..." with 👍  
00:53:22 Mariaann Burka: Thank you for your response. If Council has shown no desire to level the playing field for JB by slowing down developments now, I do not see how the OCP will achieve that. Also, if Council is willing to overrule the OCP now, what assurance do we have that it would not overrule it once it is updated? The fact is that JB is attractive to developers because it is a desirable neighbourhood and there is greater opportunity for profit here than in outer neighbourhoods. JB will continue to get pressure for increased density and Council will continue to get pressure to allow more development. We will need more assurances than promises that OCP will take care of it all. Thanks for listening.  
00:53:31 Laurie Abel: Reacted to "Seems that it is mor..." with 👍  
00:53:57 Ingrid Holm: Reacted to "Thank you for your r..." with 👍  
00:53:59 Kirk Buhne: Reacted to "Thank you for your r..." with 👍  
00:54:02 Graham Hawkins: Reacted to "Thank you for your r..." with 👍  
00:54:05 Laurie Abel: Reacted to "Essentially there's ..." with 👍  
00:54:07 Laurie Abel: Reacted to "And that's by design..." with 👍  
00:54:14 Corinne Macdonald: Reacted to "Thank you for your r..." with 👍  
00:54:19 Laurie Abel: Reacted to "Excellent points, Ma..." with 👍  
00:54:23 Ingrid Holm: Reacted to "I think Parking has ..." with 👍  
00:54:41 Heather Shon: Replying to "Thank you for your r..."

i don't trust city hall or politicians

00:54:41 Laurie Abel: Reacted to "The OCP should essen..." with 👍  
00:54:46 Laurie Abel: Reacted to "agree with Kirk and ..." with 👍  
00:54:55 Laurie Abel: Reacted to "This council of 5 ar..." with 👍  
00:55:11 Ingrid Holm: Reacted to "i don't trust city h..." with 🙄  
00:55:16 Laurie Abel: Reacted to "I agree with Tim. Wh..." with 👍  
01:00:51 Laurie Abel: Replying to "Yes I voted no to th..."

It's ridiculous that 9,115 out of 73,409 (12.4%) committed COV to a material debt load when 6,410 (8.7%) said no. I believe the threshold level for approval should be higher, say 40%.

Fiscal hawk (aka CA)

01:01:11 Kevin Youck: Reacted to "Thank you for your r..." with 👍  
01:03:43 Coralee Bell: Reacted to "This council of 5 ar..." with 👍  
01:05:25 Laurie Abel: Reacted to "Thank you for your r..." with 👍  
01:06:08 Laurie Abel: Reacted to "Yes I voted no to th..." with 😊  
01:09:40 Ingrid Holm: What is the square footage of this lot?  
01:10:15 Heather Shon: the crosswalk is not marked  
01:10:32 Heather Shon: there is no overhead lights no 3 way stop  
01:10:47 Adrian Feregotto: what is the overall above ground height please? Could not read on the drawings?  
01:10:51 Heather Shon: it does not have that  
01:11:25 Catherine Moran: Where are the subsidized housing units? What is on the roof? It's still higher than 25 Government

01:12:01 Kirk Buhne: It is refreshing to have a developer who listens to the neighbourhood and addresses its concerns. I welcome the fact that there are family sized units with up to 3 bedrooms.

01:12:35 Brad & Christine: Reacted to "It is refreshing to ..." with 👍

01:12:37 JBNA: Reacted to "It is refreshing to ..." with 👍

01:12:37 Catherine Moran: Is it all rentals? What are the proposed rents?

01:12:37 Corinne Macdonald: Reacted to "It is refreshing to ..." with 👍

01:12:49 Kevin Youck: Reacted to "It is refreshing to ..." with 👍

01:13:01 Deidre Matheson: I agree with Deb H. Excellent comments.

01:13:36 Coralee Bell: Reacted to "It is refreshing to ..." with 👍

01:14:36 Gord Persson: I like this proposal. It is nice to see some imaginative architecture that fits well in the neighborhood.

01:15:04 Heather Shon: Its Heather. 576 Dallas Road. I am concerned that there will be damage to my garden. Michael, who can I notify of the damage and how will I be compensated? I have regular bi-weekly gardening, that I pay an enormous amount of money to care for expense mature garden. Its beautiful and I don't want it destroyed. We know the noise and dust and debris will surely affect these wonderful species. What undertakings are you offering? Have you seen my garden and if not, when are you available to come by and look?

01:16:17 Harold Stanley: Reacted to "I like this propos..." with 👍

01:16:39 Catherine Moran: It's higher than the condo...of course it will impact the view.

01:16:52 Harold Stanley: Reacted to "And that's by des..." with 👍

01:17:01 Laurie Abel: Reacted to "It is refreshing to ..." with 👍

01:18:43 David Hill: Generally, does this project meet our needs and desires in terms of housing development? The level of detail in this discussion is pretty deep.

01:18:50 Catherine Moran: 3 space deficit for parking?

01:18:55 Astra Lund-Phillips: Reacted to "Generally, does this..." with 👍

01:19:29 Laurie Abel: Replying to "Its Heather. 576 Da..."

Generally these projects can not start without an arborist reporting on what trees and vegetation need protecting. Then you will have to keep an eye out because you love your garden more than any stranger will.

01:24:42 Kirk Buhne: Replying to "Generally, does this..."

This proposal seems more responsive than most of the other proposals that we see, which moreover get approved by Council. I am against over density but this proposal seems relatively polite

01:26:14 Laurie Abel: Reacted to "This proposal seems ..." with 👍

01:26:55 David Hill: Replying to "Generally, does this..."

This is a great looking proposal.

01:27:09 Heather Shon: thanks Michael i look forward to meeting with you this Saturday.

01:27:54 Soressa Gardner: Reacted to "This proposal seems ..." with 👍

01:29:18 Mitchel Kuzniar: I appreciate the additional apartment on the ground level rather extra parking

01:30:12 Mariaann Burka: Sorry if I missed this. I think we should always know if we are losing any trees. How many existing trees are there on the property now, where are they and how many will be removed? How old are they?

01:30:16 Astra Lund-Phillips: Reacted to "I appreciate the add..." with 👍

01:31:14 Heather Shon: That was my point. I saved the trees at 576 and brought them back to health and worried about what this construction will do and I know what it will do. Kill them.

01:31:25 Soressa Gardner: I'd also like to say thank you for all the adjustments you have thus far based on community feedback. It is truly refreshing and appreciated. I hope you can come to a reasonable agreement with Heather with regards to her garden.

01:31:59 Heather Shon: Replying to "I'd also like to say..."

thanks soressa for your support

01:32:25 Adrian Feregotto: Reacted to "I'd also like to say..." with 🙌

01:33:16 Laurie Abel: Reacted to "I'd also like to say..." with 🙌

01:33:28 Graham Hawkins: Reacted to "I'd also like to say..." with 👍

01:35:43 Linda Carlson: Reacted to "It is refreshing to ..." with 👍

01:35:45 Halli MacNab: I want to echo the positive feedback. I very much appreciate something I haven't seen before - the REDUCTION from 6 stories to 4, and the INCREASE of parking stalls.

01:36:14 David Hill: Great question, Kelly

01:36:16 Kevin Youck: Reacted to "I'd also like to say..." with 👍

01:36:34 Mariaann Burka: I am adding my thank you for listening to the community and lowering the number of storeys.

01:36:40 David Hill: Thank you, Michael

01:37:11 Coralee Bell: Reacted to "I want to echo the p..." with 👍

01:37:31 Soressa Gardner: Reacted to "I want to echo the p..." with ❤️

01:38:13 Ingrid Holm: With the reduced setbacks that most new developments are proposing, there will never be an opportunity to plant any trees because there just isn't the space for the root ball and proper growth. If you have a 0.7 meter setback, right up against a fence or a retaining wall, and all of that will need to be used for a paved walkway and access for an emergency gurney or firefighters, there would barely be room for a potted plant, let alone a potentially mature tree or shrub.

01:38:26 David Hill: Thank you, Trevor

01:38:53 Deidre Matheson: I'm pleased with the proposal at 600 Dallas.

01:38:57 sandra allin: Thank you so much

01:38:59 Heather Shon: thanks trevor

01:38:59 Pat Nichols: Thank you!

01:39:04 J Ryan: thanks a lot!

01:39:05 Ingrid Holm: Thank you