

251014 JBNA Zoom Meeting

2025 OCP and Workshop Updates

The meeting began with a land acknowledgement from Chair, Trevor Moat, and an announcement that the applicants for 430 Powell Street have decided not to present their CALUC, choosing instead to apply under the new OCP guidelines. The group then discussed the ABCD Community Workshop, with JBNA announcing sponsorship for one member to attend the Monday, October 20th session at City Hall. The main agenda item was noted as a presentation on Disaster Response Planning with City of Victoria's Doug Clarke. The conversation ended with Councillor Matt Dell's introduction, noting he was ready to address questions about the newly ratified OCP.

James Bay Development and Updates

This section covered several key updates and discussions. Councillor Dell provided information on the start of residential leaf pickup in James Bay, the city's festival grant stream, and changes in policing under the new Chief Fiona Wilson. He also addressed concerns about the Helijet repair pad project, noting that the Greater Victoria Harbor Authority has fast-tracked the timeline and reduced disruptions. The official community plan (OCP) was approved, though there were questions about properties like Montreal and Quebec that may not require public hearings. Councillor Dell mentioned that the city is facing budget constraints and will need to explore cost-cutting measures.

Victoria Housing and Development Concerns

This portion of the meeting focused on housing affordability and development concerns in Victoria. Councillor Dell discussed the city's OCP (Official Community Plan) and efforts to incentivize affordable housing, while acknowledging public concerns about overdevelopment.

A community member raised concerns about liaison representation, overdevelopment and affordability in James Bay, prompting Councillor Dell to discuss the diverse perspectives heard during the OCP process.

Another member raised concerns about a specific development proposal in her neighborhood, which Councillor Dell agreed to follow up on. Trevor announced that community comments would continue after a presentation on disaster response planning by Doug Clarke.

Earthquake and Tsunami Preparedness

Doug Clarke with the City of Victoria presented on earthquake and tsunami preparedness in Victoria, emphasizing the importance of the "Drop, Cover, Hold On" response method and the need to reduce injuries by lowering one's center of gravity during shaking. The group also

discussed the city's earthquake early warning system and emergency alert capabilities. He discussed the Cascadia Subduction Zone as the region's major earthquake threat, with the last known rupture occurring in the 1700s, and highlighted the city's tsunami hazard zones, particularly in James Bay. Doug also covered preparedness measures including creating a grab-and-go bag, maintaining a week's supply of medications, and storing 28 liters of water per person, while encouraging community connections and participation in upcoming Resilience Hubs workshops in James Bay.

James Bay Emergency Preparedness Concerns

Questions focused on emergency preparedness and response concerns in James Bay, particularly regarding water supply vulnerabilities and fire safety in high-density wood-frame buildings. A community member raised significant concerns about the lack of emergency response planning, particularly for potential fires after earthquakes, highlighting the inadequate water pressure and limited fire fighting capacity. Doug acknowledged these concerns as identified risks but directed the individual to contact Tanya Seal-Jones, the city's emergency program coordinator, for more detailed information. The discussion also covered the city's capacity to respond to emergencies, with another neighbour expressing concerns about the safety of vulnerable seniors in the area, leading the Chair to request that these concerns be escalated to higher city officials.

OCP Implementation and Zoning Concerns

The meeting then shifted back to concerns about the new Official Community Plan (OCP) and its implementation. A community member raised questions about how the new zoning rules differ from the old ones and sought clarity on how to understand the changes affecting existing properties. Councillor Dell explained that setbacks and design guidelines are significant constraints on development, limiting buildings to three stories on most lots.

One member expressed concern about the sudden proposal for a large development change on Quebec Street, questioning the process and the timing of the changes. Another community member and Trevor raised issues about the need for transparency in zoning changes and the potential for variances to undermine the new rules. The group discussed the lack of clear communication about changes to the downtown core area plan and the need for better consultation and documentation of such changes. One member highlighted the importance of clearly marking significant map changes, while also raising questions about parking availability in residential areas.

Other questions focused on the OCP's impact regarding housing affordability, heritage protection, and representation. A community member raised issues about James Bay residents feeling ignored, citing examples like the Change.org petition with 2,300 signatures and concerns about development not meeting regulations. Matt Dell, the councillor, defended the OCP's approach to balancing housing needs, noting its heritage protections and incentives for affordable housing, while acknowledging that some residents feel left out. The discussion highlighted tensions between affordable housing needs and development pressures, with

concerns raised about foreign investors and developer influence. A community member brought up pending heritage applications in James Bay that have been delayed, prompting Councillor Dell to commit to following up with staff about prioritizing these while also supporting a citywide heritage review.

Zoom Chat:

00:29:24 Linda Carlson: I am interested.

00:29:34 JBNA: Are you interested in becoming more involved with your neighbourhood? Here's an opportunity to enhance your skills, contribute to and support some JBNA activities. You'll join other James Bayers, and your registration will be paid by the JBNA. This offer is available to one resident of James Bay only. If you are interested, please contact jbna@jbna.org by Tues, Oct 14.

Date: Monday, October 20, 9 a.m.-4 p.m.

Location: Victoria City Hall, Antechamber

Price: Single: \$199 | Group (3 or more): \$149 per person

Includes: Light snack and lunch

00:29:38 JBNA: Reacted to "I am interested." with ❤️

00:30:10 JBNA: We'll take names and then message you all later to discuss your goals/availability and then decide as a board who to send! PLEASE provide your email.

00:32:25 Brad & Christine: For Councillor Dell - would you mind passing on to those that plan the leaf clean up that it would be ideal to close one side of the street to parking at a time - it would help seniors and those with disabilities with moving cars.

00:40:20 Halli MacNab: What is the other (1 of 2) projects you can report on, besides Montreal and Quebec??

00:45:20 Katharine Ferguson: Councilor Dell, I'm surprised you mentioned Spot Prawn as a festival that the City supported. The City did exactly the opposite. You voted against it, so Finest at Sea had to hold it in their parking lots as opposed to park across the street. Where people went and ate anyway. FAS had many community organizations on board to set up in the park across the street. The City wouldn't even support road safety plans. So please don't use it as an example that the City supports.

I don't work there, but support them because of their sustainable fishing practices and they fund many community organizations.

00:49:48 Kirk Buhne: The vacancy chain does not work in James Bay. Retirees from out of town move in and our elderly people who are being displaced will be left homeless. The vacancy chain argument ignores those displaced in our neighbourhood who have lived here for their whole lives. We have affordable housing already and you and the OCP is demolishing it. How will affordable housing be kept for our residents while the OCP gentrifies our neighbourhood?

00:50:32 Beth Dixon: Reacted to "The vacancy chain do..." with 🙌

00:50:51 Katharine Ferguson: Reacted to "The vacancy chain do..." with 👍

00:53:06 Kevin Youck: Reacted to "The vacancy chain do..." with 👍

00:56:22 eddy bradley: eddy and kelly were not able to join until now

00:56:33 eddy bradley: it said that the host refused us

00:57:20 Ingrid Holm: Reacted to "The vacancy chain do..." with 🙌

00:57:51 Doug Clarke: Prepare yourself book - prepareyourself-workbook-2024pdf

Grab and Go - Grab & Go Bag Essentials-Letter-FINAL

Tsunami mapping - Capital Region Tsunami Information Portal - ExB

Alertable app - Subscribe to Vic-Alert | City of Victoria

01:01:55 Diana Scheffler: Screen is not updating to match speaker's narrative

01:06:45 Laurie Abel: Replying to "Prepare yourself boo..."

Have these items changed in a material way since last year's course?

01:23:16 eddy bradley: Sorry to join late. Troubles with logging in today. I and many of us in James Bay would like Matt Dell to explain in detail the Community Consultation Process where the Local Government Act prohibits holding public meetings. The OCP regarding the Montreal/Quebec/Kingston site approves 36m. The Geric proposal exceeds this. The OCP was meant to discontinue the constant need for variances to be in front of council. Now, is council accepting consideration of this over-sized proposal via a variance? The very thing that was to be discouraged? Is this the councillors...group of 5... still lusting for the 1 million dollar kick back? All without valuable public input from the immediate community and James Bay at large. It is very confusing for us as the maps in the OCP contradict each other.

01:25:04 Katharine Ferguson: Reacted to "Sorry to join late. ..." with 👍

01:26:06 Ingrid Holm: Good question, Eddy. If there are variances requested from the new OCP, will the public be able to weigh in, and using what mechanism? Will there be public hearings if there are variances above and beyond the OCP.

01:26:21 Ingrid Holm: Reacted to "Sorry to join late. ..." with 👍

01:27:15 eddy bradley: It is very confusing for us as the maps in the OCP contradict each other. Note the Inner Harbour District map extends to Kingston Street calling this area Downtown Core Whereas the Commercial Heritage map ends at Quebec Street. This extension of Downtown Core to extend to Kingston is a new OCP item. Is it a backdoor creation to enable the Montreal tower? Seems So to us.

01:27:29 Katharine Ferguson: Replying to "Sorry to join late. ..."

Councilor Gardiner voted against the OCP and continues to say that James Bay is too dense already. I emailed and asked her if she put the motion forward to move the Transit Hub to Douglas Street, and she responded that C Dell misread her motion. She does not want Douglas Street shut down.

We can't get out of James Bay in the event of an emergency. Full stop.

01:29:17 Patricia Connor: How to you raise a hand (the icon) to be heard?

01:29:53 Gail Patterson: Well put Eddy

01:30:38 Ingrid Holm: Replying to "Sorry to join late. ..."



01:31:33 Ingrid Holm: Replying to "How to you raise a h..."

At the bottom of the screen, click on 'React'. You should see another button there that says 'Raise hand'.

01:31:46 eddy bradley: kelly would like to speak to er response please consider there is two hands raised on eddy link

01:32:13 Coralee Bell: Reacted to "Sorry to join late. ..." with 👍

01:32:57 Coralee Bell: Reacted to "👍" with 👍

01:33:51 Patricia Connor: Thank you, Kelly.

01:34:26 Doug Clarke: tsealjones@victoria.ca

01:36:53 Doug Clarke: citywide-seismic-vulnerability-assessment


01:40:20 eddy bradley: thanks i do appreciate

01:45:18 Kirk Buhne: Doug we appreciate you but want to know more. Thank you.


01:51:03 JBNA: November Wednesdays - Emergency Preparedness workshops through James Bay Community Centre


01:54:00 Ingrid Holm: Absolutely, totally agree, Corinne. Very thoughtful and researched viewpoints presented by those from James Bay.


01:54:07 Kevin Youck: The city and council has lost all credibility with discussions about respecting setbacks on prospective developments — 131-139 Menzies required 11 variances to push a large 4 story building onto small 85' deep lots and many of the variances were specific to setbacks — zero front and minimal rear and side setbacks — none of which are even close to meeting the setbacks envisioned in the new OCP.


01:54:38 Ingrid Holm: Reacted to "The city and council..." with 


01:57:07 Mariann Burka: Thank you also to JBNA for the OCP survey they did and for Trevor's presentation at the OCP public hearing. We appreciate JBNA's attempts to speak up for and save our community.

01:57:24 Kevin Youck: Reacted to "Thank you also to JB..." with 

01:58:17 Kirk Buhne: Reacted to "The city and council..." with 

01:58:20 Ingrid Holm: Reacted to "Thank you also to JB..." with 


01:58:24 Kirk Buhne: Reacted to "The city and council..." with 


02:04:49 Jonathan Keevil: 


02:04:55 eddy bradley: Matt please clarify for us why 508 Pendray is on the Commercial Heritage map


02:05:35 eddy bradley: kelly d would also like to speak as well

02:07:59 Mariann Burka: To Councillor Dell, how could it not cause you concern to have something so substantial change last minute in the OCP when this impacted a major development that was to have had a public hearing? There is definitely something very wrong with this picture!

02:08:21 Ingrid Holm: Reacted to "To Councillor Dell, ..." with 

02:08:25 Kevin Youck: Reacted to "To Councillor Dell, ..." with 

02:09:13 Cynthia Cosulich: Reacted to "To Councillor Dell, ..." with 

02:10:34 Katharine Ferguson: Reacted to "To Councillor Dell, ..." with 

02:14:11 Janette Ryan: Wonder how Dell know what the "silent:" ones are saying?

02:17:36 eddy bradley: Thank you Kirk. We in James Bay are chronically ignored.

02:18:05 Kevin Youck: A large group of residents came out and donated their time and comments in the City's Places and Spaces events, yet the comments of the neighbourhood have largely been ignored by City Staff and City Council. The City came in with a vision and an agenda and largely ignored comments and pushed their pre-conceived agenda into the new OCP

02:18:36 Beth Dixon: Councillor Dell, the question that you have not answered in my opinion is how do you as our liaison, specific to our JBNA represent our concerns to City Council?

02:19:02 eddy bradley: We in James Bay do not agree with you that you have found a balance.

02:19:35 Katharine Ferguson: You keep going on about how nice you're living meanwhile you're voting to destroy ours. You may have missed the last vote on the OCP, but you've voted in favour of it previously. You shouldn't be speaking on our behalf because you don't support us.

02:19:51 Monika Kurc: What Kirk is saying will be the future of many older people in James Bay.

02:20:06 Laurie Abel: Replying to "To Councillor Dell, ..."

Can someone post a link to the map showing the change to Quebec, Superior, etc.?


02:20:12 Patricia Crichton: Reacted to "The city and council..." with 👍

02:20:44 eddy bradley: Bravo Arthur. Where was Matt for the OCP vote????

02:20:48 Kevin Youck: I hate to keep bringing up 131 -139 Menzies, but this development demonstrates the issue the OCP and our Council has now empowered between prospective new home owners and speculative developers. These 3 properties were sold to the developer for well over 1M\$ from what the 3 properties sold for only 1 yr earlier (2019/2020), and still 5 yrs later 1M\$+ over the current BC assessment value of these 3 properties === all of these homes could have been affordable entry level homes. So how can a young family compete against the deep pockets of a profit driven developer? The new OCP may create more housing, but it actually harms affordability. These homes on Menzies could have been good affordable homes for capable trades people looking to afford a first home.

02:20:55 Trevor Moat: Replying to "To Councillor Dell, ..."

These are available in the Downtown Core Area Plans. I can send them to you by email if you wish.

02:21:23 Ingrid Holm: Reacted to "A large group of res..." with 


02:21:34 Katharine Ferguson: Exactly Arthur. Councillor Gardiner should be our representative. She has been saying for ages that we are too dense.


The figures are there that say we have more densification than we should.


02:21:55 Ingrid Holm: Reacted to "What Kirk is saying ..." with 

02:22:02 Laurie Abel: Replying to "To Councillor Dell, ..."

@Trevor Moat yes please

02:22:07 Kirk Buhne: Reacted to "Wonder how Dell know..." with 

02:22:16 Kirk Buhne: Reacted to "Thank you Kirk. We i..." with 

02:22:29 Kirk Buhne: Reacted to "A large group of res..." with 

02:22:47 Kirk Buhne: Reacted to "Councillor Dell, the..." with 

02:22:50 Trevor Moat: Replying to "To Councillor Dell, ..."

Please send email to me via jbna@jbna.org, so I have your email address.

02:22:52 eddy bradley: again kelly d would like to talk on eddy screen

02:23:54 Kirk Buhne: Reacted to "I hate to keep bring..." with 

02:26:15 Laurie Abel: Replying to "To Councillor Dell, ..."

Emailed. Thank you.

02:26:39 Kirk Buhne: We will see abandoned lots and buildings all over James Bay due to the over the top rezoning. We need good neighbour policies and need to keep existing housing.

02:27:38 Mariann Burka: What we need is a ward system where elected councillors represent a community of electors and are accountable to them. Our current system makes it far too easy to hide behind the cloak of representing everyone and be accountable to no one.

02:27:47 Katharine Ferguson: Reacted to "What we need is a wa..." with 👍

02:27:51 Kevin Youck: Reacted to "What we need is a wa..." with 👍

02:28:39 Sonya Smoley: Reacted to "What we need is a wa..." with 👍

02:29:24 Ingrid Holm: Reacted to "What we need is a wa..." with 👍

02:29:45 Kirk Buhne: Reacted to "What we need is a wa..." with 👍

02:32:14 Kirk Buhne: James Bay is not South Jubilee. New places her are not for locals.

New buildings will be bought by REITS which are faceless corporate entities which care not for our city nor our neighbourhood. By changing our densities we will lose local ownership of Victoria

02:34:02 Ingrid Holm: The UDI (Urban Development Institute) is embedded in the City of Victoria at a staff level, they're 'in' on meetings where OCPs get designed. (and many other municipalities). They are an advocacy organization for developers. They are helping cities write their new OCPs.

02:35:08 Laurie Abel: Reacted to "The UDI (Urban Devel..." with 👍

02:35:10 Kirk Buhne: Reacted to "The UDI (Urban Devel..." with 👍

02:35:59 eddy bradley: Geric will sell it to another developer that will have deeper pockets. Having city approve the development process gives extra value to the site.

02:36:13 Laurie Abel: Replying to "The UDI (Urban Devel..."

Interesting. Can we do anything about this?

02:38:00 eddy bradley: Do you know that the Geric site on Montreal is actually owned by off shore investors? Geric is a tiny shareholder. This profit will go elsewhere. It will not stay in Victoria. Not even in BC.

02:38:18 Ingrid Holm: Replying to "The UDI (Urban Devel..."

I think just shedding light on it. Marg Gardiner had a council motion not that long ago about listing the UDI as an advocacy group. I forget the exact term, not advocacy.....the vote failed. No surprise.

02:39:10 Ingrid Holm: Replying to "The UDI (Urban Devel..."

There are numerous articles about the role of the UDI in Canada's planning governance.

02:39:58 Mariann Burka: You may be listening, but it is clearly selective hearing.

02:40:18 Kirk Buhne: "Strong Heritage Protection". Wha about HCAs which were ready to go. Medana St. Is on most horse tours, pedicab tours... and was all done. Yet you threw us under the bus.

Matt talks about the housing insecure but the OCP is making people housing insecure while building for the wealthy from outside our city,

02:40:33 Laurie Abel: Reacted to "I think just sheddin..." with 👍

02:40:36 Laurie Abel: Reacted to "There are numerous a..." with 👍

02:41:31 Katharine Ferguson: Reacted to ""Strong Heritage Pro..." with 👍

02:41:38 Katharine Ferguson: Reacted to "You may be listening..." with 👍

02:42:23 Ingrid Holm: Replying to "The UDI (Urban Devel..."

<https://crdwatch.ca/index-of-articles-regarding-lobby-events-and-other-meetings-between-government-and-lobbyists/>

02:42:47 Kirk Buhne: The James Bay HCA areas are all ready to go. There is no good reason to delay by talking about "city Wide" concerns

02:42:59 Ingrid Holm: Replying to "The UDI (Urban Devel..."

<https://crdwatch.ca>

02:43:55 Ingrid Holm: Replying to "The UDI (Urban Devel..."

Lobbyist register....that's the word I was thinking of. (Not advocacy)

02:44:25 eddy bradley: hi jbna - can i email a screen shot to what happened when i tried to rejoin this zoom as it said i was removed by the host - just to see if it was on my end or a glitch with jbna

02:44:41 eddy bradley: thanks matt we do appreciate you

02:44:42 Ingrid Holm: Thank you Trevor & Jbna

02:44:43 Gail Patterson: I still do Not feel HB residents are being Heard!!! We have enough density and I worry emergency vehicles we not be able to access us in the event of a Disaster!!