



**Number of On-Line Survey Participants: 67** (not all participants answered every question)

**1. Build out of South Block**

Results: 67 responded

Very Satisfied	Satisfied	Neutral	Dissatisfied	Very Dissatisfied
14	28	18	5	2
21%	42%	27%	8%	3%

**2. 4-5 Heritage Houses are to be relocated. Most of the houses are currently not in their original locations and require extensive restoration. How important is the sitting of the houses?** 67 responded

Possible Locations	Preferred	Acceptable	Not desired	Neutral
South Block	12	19	12	24
Q lot	9	22	12	24
Other lots J Bay	18	14	9	26

**3. Neighbourhood Amenities...Which type do you think is needed on South Block and which would you use?** 66 responded

Amenity/facility	Important	Not Important	Neutral	Would you use?	
				yes	%
Retail (shopping restaurants)	26	17	23	41	62%
Services (hairdressing/professional)	12	21	33	20	30%
Public spaces (in/outdoor courtyard)	56	3	7	56	85%
Pathways (Michigan to Superior)	53	4	9	50	76%
View corridors	47	9	10		
Social Health services	21	18	27	17	26%
Daycare	19	19	28	3	5%
Recreation – Fitness Centres	23	18	25	23	35%
Library	24	22	20	30	45%
JB Place – Multi Use facility (socials, meetings, performance events)	39	10	17	36	55%

**4. The build-out of South Block provides an opportunity for the public servants who will be working in the Legislative Precinct to become more integrated with the James Bay community. 54 responded (Note: Not all comments are included.)**

**44 respondents saw integration as a benefit**

- This is vitally important, and indeed one of the most exciting and beneficial elements of the whole project. I believe that all three of the housing component, the amenity package (if designed right), and the retail/services enhancements can play a role in this.
- Public servants living/working in James Bay is likely a win-win for local businesses, and the environment.
- Having worked at the legislature and in the Douglas Building I would say yes this would be a benefit, both in terms of life on the street and in terms of making businesses viable. I think the opportunity is to bring some life to the backside of the legislature. It should be done by making the project multi-use through retail and services and maybe a condo component. The office component will provide enough customers to make the retail viable. The retail will bring the community to the location. It should have great pedestrian presence.
- Consider it a benefit - the housing component would be key.
- Well paid permanent jobs that employ people with families would be an excellent addition to the neighbourhood. If the people who work in these offices had the opportunity to live, shop, recreate near by that would just be icing on the cake.
- Yes. Good medium density housing would be an asset. We have several friends and colleagues who would like to re-locate to James Bay if the right housing became available.
- They might use more services in James Bay (groceries, gas, drug store, restaurants) because of the convenience.
- Living, working and shopping in one walkable neighbourhood is very desirable
- It would definitely be an asset but not as a smoke screen for increased density for an area that already has one of the largest densities in Victoria and during the summer encounters extreme congestion & safety issues
- Through all. One of the bigger ways would be to encourage meetings (or at least a space to offer meetings) between residents and public servants so that the JB community can work towards improving the sagging infrastructure in JB as a whole, specifically sidewalks, transportation and sewers
- Yes. Public servants are likely to be (on average) more community oriented than the average person. They have good, stable jobs and are likely to invest in the community where they live. James Bay relies too much on elderly residents. While they're a lovely addition to the community, they--by definition--are not putting down roots in the community for the long run.
- I live in James Bay and already work in South Block. There are quite a few of us who work in 548 Michigan and live in James Bay and the surrounding area. We're already integrated. To keep us integrated, I would recommend that the BC government ensure that people who currently work at 548 Michigan and other affected buildings be moved back into the new buildings on the site when they are completed.
- Daycare and parking will provide a more useful addition to the legislative area, and directly support the needs of workers there.
- I think this will be a fantastic opportunity for medical and dental services in our community to expand, since public servants could just nip over from their office (without driving) to go to a doctor or dentist. But given that it takes a month to get an appointment at the JB Clinic, I'm not at all optimistic that they can take advantage of this opportunity. Hopefully lots of new doctors and dentists will see the possibilities. Housing & restaurants are possible, but in my view long shots. I think that medical and dental services are the way to go.
- Its good for everyone .. Traffic is the key, so lots of parking will be necessary.
- It would be a benefit for local businesses but contribute to traffic congestion. Five corners is already a very dangerous intersection. Lights would be needed.
- Yes it is a benefit - employees should be encouraged to live in the area, so they can walk or bike to work to cut down on road traffic. It's good that the parking will be underground, but if everyone drives into work, there will be traffic jams in the area.
- I think that housing and services targeted at civil servants makes sense as a way to diversify the demographics of James Bay in a positive way. I think the only thing that the public employees would be interested in is perhaps a bank and lunch (Coffee) services.
- Offer employees one year free membership in JBNA. Include employees in special events notices. Provide opportunities for "corporate" volunteering - e.g. participating in a spring cleanup blitz of the neighborhood or hosting and serving a lunch at the seniors centre etc.
- It would be done through all in the list. Many people want to move to James Bay but if you are not a handy-man you might not want a heritage style house and condos are not the best for families.
- James Bay has too high a proportion of rentals and affordable housing. We need the provincial civil

servants to want to live here. Housing should be a size-mix and market based. Without marble this and that the housing could be more reasonable.

**10 respondents thought integration was either not a benefit or would not occur**

- o I do not see a benefit. The government is committing to a 20yr lease - what happens after ?
- o I doubt there will be much effect other than what already happens - shopping at Thrifty's and going out for lunch break.
- o I do not see much benefit to James Bay as I see this area as not really a part of the James Bay community. It may actually take away some public servants who are currently using James Bay coffee shops and other services.
- o Seems like kind of a pointless question to me. If they live around here they'll be part of the James Bay community. If not, they'll be commuters, same as anywhere else.
- o Not a benefit. These individuals would only be here m-f, and are only here because they work here. Some of them may use a few services, but what impact would this on James Bay Village Centre.
- o In this downsizing age I don't see more gov't employees here.
- o No, don't think integration with staff important (or relevant) at all. Nor do I see much value to small businesses in James Bay.

**5. Retail/Professional Services Opportunities. Suggest retail outlets/services?**

- |   |                      |                              |                                       |                   |
|---|----------------------|------------------------------|---------------------------------------|-------------------|
| o | <b>15 mentions</b>   | Hardware store               |                                       |                   |
| o | <b>14 mentions</b>   | Restaurant/pub               |                                       |                   |
| o | <b>7 mentions</b>    | Grocery store                | Health food/natural/fresh/gluten-free |                   |
| o | <b>6 mentions</b>    | Stationary/office supply     |                                       |                   |
| o | <b>5 mentions</b>    | Bakery                       | Medical/specialist/dentist            |                   |
| o | <b>4 mentions</b>    | Clothing stores              | Dollar Store                          |                   |
| o | <b>3 mentions</b>    | Ethnic/ specialty food/drink | Hair stylist/barber                   |                   |
| o | <b>2 mentions</b>    | Coffee shop                  | Bank – CIBC/RBC                       |                   |
|   |                      | Fitness/gym                  | Bicycle                               |                   |
| o | <b>1 mention</b>     | Technology/electronics       | bookstore                             | Gift shop         |
|   |                      | Performance space            | Arts/Cultural studios                 | Second hand store |
|   |                      | Liquor                       | Household goods                       | Library           |
|   |                      | Butcher                      | Tourism store                         | Yarn store        |
| o | <b>'no' mentions</b> | 6 - well served/do not need  | 1- no burger joint/franchises         | 1- no 24hr retail |
|   |                      | 1 - coffer shops             | 1- restaurants                        |                   |

**Comments (examples)**

- o A restaurant with quiet outdoor seating
- o I actually think some kind of clothing store would be good, but I don't know what kind. There's no where in James Bay to buy clothes - except for the used clothing place by Thriftys. Actually I do know. A shoe store.
- o There is no retail service along that area; inviting business participation would be more meaningful than public wish list. Business people would know better what services could operate profitably.
- o We could use another super market, not necessarily the suburban model... think UrbanFare in Yaletown. A lot of people walk here. The summer farmer's market is a corner stone of the community. Maybe there is a way to incorporate that.
- o The sorts of restaurants I would most likely patronize would be ethnic or vegetarian friendly. I would also be likely to patronize specialty food stores, or a new grocery.
- o There are no "fast food" restaurants In James Bay.
- o Dentistry, legal, economic and accounting services, etc.
- o MEC type of store
- o Greens store (like Chinese green stores on Vancouver streets please
- o We need more casual pubs where residents can be comfortable hanging out. As well, if there were more venues for eating and listening to live music (not rock), visitors and tourists would have more options.
- o Higher-end retail shops and restaurants - like the Atrium downtown would be my example!
- o I'd like to see some medical offices that might replace the two dismal clinics we've got now. If some specialists could be attracted to the area so much the better.

## 6. Comments

### COMMENTS General comments and comments relating to Q1 and Q2

- I am all for the re-development of this area BUT it is very important that the community be kept informed and treated with respect. Consideration for residents regarding sale of these properties and the construction schedule, so as not to cause too much disturbance to those living/working in James Bay.
- The removal of parking in the downtown area is an issue. In the last few years, many downtown parking lots have been replaced with condos. This plan will remove more open parking. .... This plan is likely to increase on street parking in much of James Bay.
- My biggest concern is how the city will accommodate the increase in traffic. I recommend primary motor vehicle access by office workers be off of Superior, and that the site incorporate a internal loop road with adequate short term parking and pick-up-and-drop-off for taxis. If you don't do that, we'll have cars circling Michigan Street, competing with clients of the clinic at Michigan and Parry, and parking in front of driveways. I've lived near office buildings before, and that's what happens when residential streets are allowed to become spillover parking lots. I'd also like to see pedestrian crossings improved, and traffic calming. Parking on both sides of Michigan street is helpful in that respect. Don't get rid of that. If you want to follow up with me about any of this, my name is xxxxx and my email is [xxxx@gmail.com](mailto:xxxx@gmail.com)
- I again advocate for affordable housing. This is public land being sold. The public should benefit from the sale.
- The Michigan street community allotment garden provides 25 to 30 families with vegetables and fruit. Produce is also donated to various groups who deliver it to needy people. The gardeners meet regularly to tend their plots and beautify the neighborhood in the process. Tourists and locals walk through the garden just to enjoy the quiet, to take pictures and discuss what is growing there. One artist creates lovely paintings from the flowers growing in the community garden. A sense of community has already been established via the garden. It is needed in James Bay. I hope it remains.
- There is little opportunity for artists / artisans in James Bay. Not only to display but for work/live spaces. It would be good for James Bay to be the lead in this area. With arts and culture the vitality of our community diminishes to be nothing other than place that buy and sell product. Affordable spaces for artists of all mediums (painters, potters, writers, etc) do not exist in Victoria. Also where do visitors get to interact with local artists? The causeway art does not represent the variety and depth of art that is available in Victoria. Venues for free public performance/display and gathering just does not exist in this city. Look to other cities for wonderful models of this. James Bay and the City will only benefit from these kinds of initiatives. Thank you!
- There was no mention of some of the other important aspects of the development, e.g. saving the trees along Michigan, restoring and preserving the heritage houses, parking arrangements and traffic flows, etc.
- Thanks for the opportunity
- Thank you for asking Fairfield to contribute.
- I would like to see much taller buildings and higher density than the current plan proposes. Extra-wide sidewalks, public spaces, and green spaces are needed. - Public transit hubs (bus tops) should be incorporated in a way that doesn't obstruct sidewalks.
- Rejoice that the sorry looking eyesore behind our legislative complex will finally be made to compliment the area.
- Q lot? Perhaps the community should get out in front of this.
- It doesn't make a difference to us.....the concern will be traffic to the area
- No mention of housing in the development? The survey seems to lead people towards certain uses or answers.
- It is exciting that this new development is coming to James Bay to replace unsightly old government buildings, neglected heritage houses and parking lots. I'm not sorry that the community garden at Michigan and Menzies will disappear (I hope) - as it distinguishes itself as a place for people (men) to urinate. Michigan Street, with its beautiful chestnut trees is quite wonderful. It is an old fashioned street-scape. I hope it can remain intact as much as possible. It isn't so important to me what is behind the trees, but rather that they be preserved.
- No additional comments other than I am excited to see the changes coming to this part of James Bay
- For the record, I currently do not live in James Bay but did live in the 400 block of Government for 20+years. Was also on Victoria APC during the Accord. Currently living in Esquimalt.
- Any development should use the best environmental technology possible, with solar panels, green roofs, etc.
- more senior housing at reasonable rents -Social housing Low income Senior
- The survey is a good one. JBNA deserves great credit for putting the survey together and taking the lead on this important and exciting development prospect for the Provincial Government, the City of Victoria, and James Bay itself. I very much look forward to hearing about the development plans of the winning bidder, and discussing these plans in an appropriate forum in the spring.
- I think it is great this area is being updated and developed.

- I think there's value in demographic diversification of James Bay. By that I primarily mean encouraging a younger crowd to move here. I'm always pleased to see 20 and 30 something families moving into the neighbourhood. We have a huge elderly population, and it's important to remember that the baby boom will eventually fade. When it does, we could be looking at a lot of overcapacity in housing for the elderly, which won't be good for local property values. I think youth also adds to the vibrancy of a neighbourhood.
- As best possible I believe we should maintain our heritage "feel" with heritage houses and buildings, as well as green spaces (living walls) and tree canopies.
- Well I understand that development is inevitable I have some serious concerns about the development of the two parcels. First, what is the real objective of these proposals - is it because the province needs more office space - I sincerely doubt this as I understand that the province has empty office space throughout Victoria. If it is for economic reasons - please do not try to balance the budget on the backs of the residents of James Bay - we are already have very high density and our access in and out during the summer at times becomes almost impossible. Finally what about parking - you propose to eliminate dozens of parking spots - where are those cars going to go? We have been told underground - I doubt that they will ever get built in spite of whatever promises are made - the cost of underground parking is extreme and developer will do anything they can to not build underground parking. The development of these two parcels needs a lot more thought and concrete facts - not pie in the sky theoretical ideas. You will spoil one of the best parts of Victoria.
- There is currently no hardware store, or office supply and service store in James Bay. As Q-Lot fleshes out, possibly with private sector service companies tenancing some of the office space that may be developed there, these services (legal, accounting, dentistry, etc.) will be useful to both the neighbourhood and the government sector. I envisage Q-Lot development as being quite complementary to South Block development, and it is actually a pity that both are not being contemplated simultaneously.
- Libraries are outdated - a library loan service (drop off and pick-up) area might make sense. With the web, libraries are not used as much. Not worth the space.
- I do no longer trust City Hall - they will bend over backwards to give away public land to developers for little or no amenities to our community - wait and see.
- I am concerned about the James Bay Market. I do not see where this will be accommodated and it is a vibrant and important part of the community. Its current location at Menzies and Superior also attracts tourists.
- The most important thing is keeping Michigan a peaceful residential street and integral part of James Bay, and the plan seems to acknowledge that. My main concern is the increase in traffic and parking pressure on adjoining neighbourhoods that can be expected with a tripling of office space. I'm not confident the plan accounts for that, especially when it comes to road design. Those office workers will be circling the block unless there is a loop road or something similar on the property itself.
- One comment is limited given the sole context being building height and only one option.
- I would prefer taller buildings with higher density.
- I would like to see it no higher than 4 storeys.
- I'm ok with this as far as it goes but m concerned with the specifics of the plan and the impact on exhausting community uses...gardens, and pedestrian access from Menziess/Michigan to mid block Superior. There is no reason why buildings can not accommodate these. Other concerns requiring specifics are heritage houses and trees and existing view corridors.
- Keep the legislative build-out for government uses. Sorry, I still think that today as I did back during the Accord
- The Devil, they say is in the details. Clearly, there is a better use of this space than asphalt for a parking lot. But I'd sure like to see the community garden continue and hope that there will be some real green space. This in lieu of accommodating the private automobile which we do too readily.
- We currently can view the back of the Leg from our condo. I am quite sorry we will lose that view.
- There is no allocation for existing green space .... Community garden or park area victoria is known as City of Gardens .. Let us keep a small portion of every new development GREEN!
- The build-out plan is good, but will require updating and modernizing from the detailed machinations of the Victoria Accord. Locking in various provincial government departments into new, efficient, and smart-looking offices on South Block will help glue provincial government operations into Victoria, and that will prove to be positive for both Victoria and for James Bay.
- I like the idea of mixed use building in South Block that will help to connect James Bay with downtown. I think we'd have better services near 5-corners if there wasn't the big gap between there and downtown.
- Build out looks great. But the actual buildings would likely need to be very different then the structures envisioned 20 years ago.
- Do we need more retail? Lots of empty store fronts on Menzies.
- I recently bought in this area for its quiet neighborhood and stylish old houses, which are a nice view by themselves. I'm strongly against any large scale re-development.
- 5 appears to be to high. Keep it to 4

- Heritage Houses
  - Relocating heritage houses is preferable to new builds on vacant or subdivided lots.
  - Would prefer Michigan Street. Then the two that are there wouldn't even have to be moved.
  - Anywhere in the City of Victoria
  - Siting of something that has already been moved is surely a mute point
  - The siting of the houses doesn't matter.
  - Just because they are old, are they really "heritage"?
  - Siting them on Michigan means 2 don't have to be moved at all! ... The Accord sets out specific locations for each house this can and should be revisited but they must remain on the south block site.
  - Heritage houses are an important element in James Bay - be relocated in our community - ok with me if they are relocated anywhere at all - could be anywhere in BC or Washington state.
  - Concentrate on developing both areas with new developments – find more niche areas for historical homes.
  - Should be restored and preferably kept within the legislative precinct. Moving elsewhere in JB is less desirable. Don't make unmovable by fully registering them as heritage before re-locating.
  - Preservation of heritage homes is nice, but we have a lot of them in James Bay. I wouldn't force the placement of those homes on South Block if it will significantly impeded a good development plan.
  - If the houses are of historical significance they should be saved but unless there is some historical significance to their present location they should be moved to an appropriate location in James Bay.
- I'm against late night drinking establishments in the area, as it directly adjoins a residential area. Victoria already has a downtown entertainment district, and the Bent Mast is adequate for local needs.
- More affordable housing is essential. Specifically for families and seniors.
- I would like to see an expanded community garden.
- We're too close to downtown for any serious retail. It would be a good location for professional services, especially medical and dental. A good full service restaurant might be good. We don't really need a library since the main branch is fairly close and there's a small branch already at the JB project site.
- Continued space for James Bay Market to operate during summer months.
- These questions should be asked in the context of the planned redevelopment of the RBCM. There is an opportunity to build a vision of resident, commercial, small business and tourist resources that includes library, meeting rooms, local services, display/performance space etc. Planning of the south block redevelopment without considering the large amount of office and public space that is being considered with the RBCM, and pulling together as many synergies as possible between the projects (i.e. shared underground bike parking, small rooms in the south block area, large meeting rooms in the museum's big buildings) would be a shame.
- Make it lively so that the sidewalk is not rolled up in the evening like at present.
- I believe the number of gov't. workers will double or treble. Working parents need day care close to the worksite is a bonus. What are the wait lists like at the 7 current centres.
- The pathway that needs to be maintained and enhanced is the diagonal from Menzies and Michigan to mid block Superior. This connects with the path across the back of the Leg. This is where the pedestrian traffic is because it is the shortest route to town. This and further up Menzies is where the best views of the dome remain. A fitness centre focused on older adults would be a great idea. The importance of public spaces can not be overstated.
- There is a wonderful opportunity to create a small public square at the Michigan/Menzies intersection at the SW corner of south block. This would anchor the pedestrian rout. The gardens should be enhanced not removed...possibly relocated in the precinct (Kingston or Superior on Q lot? ) Any interior courtyards must have flow from street to the next...no cul de sacs.
- Daycare spaces are needed, the current daycares have long wait lists.
- It would be great if we could have a library branch in James Bay. But we already have a library at the Community Project, and are within walking distance for many (but not all) residents of the Central Branch, so although I've ticked "important" it isn't truly essential as I can get books somehow in my neighbourhood.
- I also enjoy views of the dome of the Parliament Buildings from my neighbourhood. But, as I understand it, the dome could fall at any moment, so views of something that might not be there are of limited importance to me.
- We already have a library at the Project. We have a multi-use facility at JBNH, JBCS and the project. Sr Housing would be of utmost importance in James Bay
- JB already has the New Horizons
- Yes, James Bay needs to triple the amount of health services, recreation centres and multi-use facilities. Makes a hell of a lot of common sense! What about adding a performance space in Irving Park? A historical park in the community that has long been forgotten by the JBNA. What about a water park?
- Establishing a JB Multi-Use facility is most important, while the other four important items are desirable, and probably easier to accommodate than the multi-purpose facility. Retail shops and services along the Menzies street front are also important, as is relatively dense (but height restricted) residential development along Michigan street. Government office buildings should largely have Superior street frontages and addresses.
- I think there should be affordable senior housing in this area. As this is the highest density of seniors in Canada, it is time seniors were respected and given affordable housing in their community.
- We need a place(s) where we can gather as a community. A place where all are welcome. I laugh when I see

- the fitness centre on the list - reminds me of the proverbial New Year's eve resolutions - everyone thinks they will use such a facility but then doesn't.
- Any space that encourages and facilitates a sense of community and connection. We don't have enough of these areas (that include green space) for interpersonal needs.
  - Please focus on people who live/work near the area, higher quality and NO MORE T-shirt/burger/fast food joints for cruise ship folks like on Government Street!!
  - As Q-Lot fleshes out, possibly with private sector service companies tenating some of the office space that may be developed there, these services (legal, accounting, dentistry, etc.) will be useful to both the neighbourhood and the government sector. I envisage Q-Lot development as being quite complementary to South Block development, and it is actually a pity that both are not being contemplated simultaneously.

**Age Statistics:** 66 responded (those < 46 yrs of age were under-represented at 23% vs 43%)

Under 18	18 – 30	31-45	46-60	61-75	75 plus
0	4	11	16	29	6

**Do you live in James Bay?** Yes =50 No = 16

**What Street do you lived on:** (22 streets 50 responses)

Dallas x 5	Government x 5	Niagara x 5	Quebec x 5	Menzies x 4	Michigan x 3
Toronto x 3	Douglas x 2	Ladysmith x 2	Montreal x 2	Simcoe x 2	St. James x 2
Academy x 1	Berwick x 1	Clarence x 1	Dock x 1	Erie x 1	Medana x 1
Ontario x 1	Parry x 1	Rithet x1	St Andrews x1		

**How many years have you lived in James Bay:** (50 responses)

1 yr x 6	2 yr x 3	3 yr x 1	4 yr x 2	5 yr x 4	6 yr x 1
7 yr x 1	8 yr x 3	10 yr x 5	11 yr x 2	12 yr x 1	15 yr x 3
17 yr x 1	18 yr x 2	19 yr x 2	20 yr x 2	23 yr x 3	25 yr x 1
32 yr x 1	34 yr x 3	40 yr x 1	80 yr x 1	86 yr x 1	

**Do you work in James Bay?** (18/66 work in JB)

**How many years have you worked in James Bay:**

1 yr x 1	2 yr x 1	3 yr x 3	4 yr x 1	5 yr x 2	8 yr x 1
10 yr x 1	11 yr x 1	12 yr x 1	15 yr x 2	18 yr x 2	26 yr x 1
34 yr x 1					

