



Number of Participants: 83 (not all participants answered every question)

1. Build out of South Block

Results: 68 responded

Very Satisfied	Satisfied	Neutral	Dissatisfied	Very Dissatisfied
12	30	14	10	2
17%	44%	20%	14%	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 siting of the houses? 76 responded

Possible Locations	Preferred	Acceptable	Not desired	Neutral
South Block or Q lot	27	16	12	10
Other suitable lots in James Bay	15	28	7	11

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

Amenity/facility	Important	Not Important	Neutral	You would use: Yes	You would use: No
Retail (shopping restaurants)	43	11	15	37	4
Services (hairdressing/professional)	27	12	25	27	5
Public spaces (in/outdoor courtyard)	66	1	8	41	2
Pathways (Michigan to Superior)	67	1	7	46	2
View corridors	62	4	7	37	6
Social Health services	34	13	25	26	15
Daycare	21	19	28	10	20
Recreation – Fitness Centres	34	12	20	20	12
Library	46	10	13	29	14
JB Place – Multi Use facility (socials, meetings, performance events)	44	7	11	27	9
Your suggestion	Hardware Store x4	Outdoor venue x2	Baby boomer housing	Local Business	Large food store
Should be kept as addition to the leg complex	Outdoor market X 3	Garden allotments	Police station	Heritage housing	Subsidized housing
Let's see what the Developer comes up with	Lots of free parking	Public park – Green space	Movie theater	Micro Apartments	Rental units
Seniors Subsidized housing	Parking	Courtyards x2	medical centre	in/outdoor restaurant	

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.

<p>Would you see this as a benefit?</p>	<p>Yes X 28 (total of 47 said yes or identified a benefit)</p> <ul style="list-style-type: none"> ○ 28 either said a benefit, or all three, or all elements would contribute ... ○ thru pathways and green space areas ○ if it happens, though perhaps unlikely if government employees are not actually living in the area, so most likely achieved thru the housing component ○ it would bring more people to the community who would then support local businesses at different times during the day ○ Great benefit. An integrated/mixed use development will add vitality to an integral link between the harbour and James Bay ○ this is a benefit; there should be more retail and commercial services available so that these workers spend more money and time in James Bay. Many do not live in the area. ○ Yes this would be a benefit. Integration of the provincial government sector with the James Bay neighbourhood and the City is important. This can happen in a variety of ways. ○ As a public servant, I would like the opportunity to work closer to home. Many of my colleagues feel similar. ○ The integration will be best served thru amenities, library, fitness centre etc. ○ It would be a benefit: probably occur thru the amenities and retail services. ○ Yes it would be great to integrate the two constituencies. ○ Well paid permanent public employees very positive as residents, esp young families <p>No X 8 (see also general comments)</p> <ul style="list-style-type: none"> ○ Many of the public servants live outside of the city or work remotely from home, so would not see this as a benefit. ○ I doubt there will be a huge benefit to the community. Most public servants own homes anyways out of James Bay. ○ NONSENSE! They will live and shop in Saanich and Langford. ○ More traffic ○ No solutions – must be imposed by developers ○ Where are these government employees coming from? Will the government buildings downtown be emptied to fill the new buildings? ○ I just don't see civil servants being integrated, period. (speaking as a former civil servant!) ○ Decentralize public servants located Langford – Western communities. Create space in suburbs, versus downtown – taxes high – land cost. ○ Superior street is a narrow SPEEDWAY TOO CROWDED ALREADY <p>Other and/or neutral X 12</p> <ul style="list-style-type: none"> ○ If the housing component were to include multigenerational citizens, not just seniors, or... it would benefit the public servants who might work there. ○ Premise is questionable. They will use food related services. ○ I've heard mention of a courthouse being included in South Block. This would cause an unacceptable increase in traffic in the area ○ Not terribly important. Best achieved thru retail/service enhancements and improved transit facilities' ○ Anything that cuts traffic is good. Net gain not loss of parking. Don't want parking issues. ○ Office buildings/concept with open space, highest best use as a share holder ○ A benefit to the employees new to the area, and not much benefit for those who already live in the area ○ James Bay Community benefits neighbourhood. Government employees and families. Visitors as well. South Block best: spiritual and cultural organizations for public functions. ○ Many live here already: have you documentation otherwise? ○ Some BC employees already live in James Bay. We have good retail outlets in James Bay already, and too many coffee shops. ○ Good connection with the rest of James Bay, maintaining JB Market, daycare onsite. ○ I think government employers already use A & B businesses in James Bay. We need more business/services – hardware, clothing, professional for residents. It's disgusting that the big owners of this xyz and Pharmasave want such high rents that they cause vacancies and keep space vacant. Maybe daycare.
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<p>Would this best be done thru the housing component of South Block?</p>	<p>Yes</p> <ul style="list-style-type: none"> ○ The housing should be family oriented and singles/couples housing. Should NOT be affordable housing. James Bay income levels are low – we need housing for public employees. ○ Beneficial yes, but very unlikely any significant number will live here. ○ 6 simply stated Yes; 4 stated All 3 are benefits ○ Yes (this would cut down on traffic if working people could walk to work) ○ Yes, housing on Michigan retail/service on Menzies - commercial on Superior. ○ Major benefit to the area ○ Yes, providing suitable housing for people working in the area is important for many reasons. NOTE: Do NOT mean low-income housing. James Bay has plenty of that now. ○ Yes, a benefit through housing, amenities and services, this area would retain its importance. ○ Good market housing would attract public servants and downtown employees. James Bay has more than its share of supportable housing, assisted living. We need to have people who can move in and support business. ○ This could probably be achieved through housing and through the amenities and retail. ○ Need housing that will entice civil servants to move to James Bay. ○ If there is housing, more employees might use it and not need cars which would be a positive. ○ Housing closer to workplace equals less commuting time and fuel used. ○ Best done by amenities and housing ○ If public servants relocate to James Bay to live, then [I] would expect they might become more integrated. If they live elsewhere in the city, not sure this would happen. ○ When looking at housing, how about multi-generational so seniors/young families are in the same developments <p>No</p> <ul style="list-style-type: none"> ○ Housing would only appeal if government hires staff again – not likely shortly ○ Retirement homes for people who walk only and no longer drive. ○ Would housing be affordable for the lower echelons? ○ Build quality rentals for the community. ○ Recommend no sale of residential properties. ○ No, most of the public servants would not live in the area ○ A housing component should include affordable housing for seniors and youth
<p>Thru the amenities and/or retail/services enhancements?</p> <p>At least 27 respondents stated best through amenities and retail services</p>	<ul style="list-style-type: none"> ○ Yes, and thru amenities and retail services. Retail will enable employees to save time by getting “jobs” (banking, hair etc) done at lunch time but need to encourage movement down Menzies towards 5-corners ○ Amenities should be ones all residents want to use and modern. ○ The amenities and their convenient location close to work will encourage workers to shop/dine during breaks and adjacent to work hours. ○ Multi-purpose amenities/facilities are important. ○ Major benefit to the area ○ Yes amenities, if selected carefully, would help integrate public employees ○ Thru family amenities ○ South Block should be directed to services and amenities for those 35 – 55 years of age ○ Need shared amenities, stores, common public space. ○ Amenities should focus on public spaces both built and unbuilt. ○ Yes, a benefit thru amenities and retail/service enhancement. However their parking area should be restricted to the underground parking planned at this time. ○ I work in the Legislative Precinct. Everyone I know uses the amenities and appreciates and loves the neighbourhood. In fact, several have moved to James Bay. I think both public servants and residents benefit from the relationship. ○ Amenities will integrate the community and the Leg Precinct. ○ Also professional services such as medical/health will be used as workers will need less time off work to have appointments. Increased numbers of workers in the area will help with the critical mass for other amenities such as recreation or public transit. ○ We need an animated space where all are welcome. ○ I guess my point is I would not plan the build out based on public servants as I see little hope that there's any interest for them to integrate with the James Bay Community

5. Retail/Professional Services Opportunities. (what retail outlets/services would you suggest)

- | | | | |
|---|----------------------|---------------------------------|---|
| ○ | 28 mentions | Hardware store | |
| ○ | 16 mentions | Restaurants | |
| ○ | 12 mentions | Bakery | |
| ○ | 6 mentions | Bicycle (incl repair) | Grocery (large) |
| | | Medical/Physio/Health | Office/Copier/Computer |
| | | Recreation Centre | Library |
| ○ | 4 mentions | Community multi-use | Household goods/gifts |
| | | Deli-butcher | Coffee/Tim Hortons (2) |
| ○ | 3 mentions | Book store | Hair Stylist |
| | | Bank | Hiking/sports goods |
| | | Clothing | Professional services/consulting |
| ○ | 2 mentions | Pharmacy | Small shops like Cook Street or Oak Bay |
| | | Fruit/veggie/rganic/whole foods | Community garden & Community market (all-year) |
| ○ | 1 mention | Postal | Video store |
| | | Up-market stores | Seniors table tennis |
| | | Mobility scooter store | Movie theatre |
| | | Care home | Subsidised senior housing |
| | | Art supplies | Dog groomer/vet |
| | | Garden centre | Senior centre |
| | | Spa | Music store |
| | | Second hand | Gourmet food |
| | | Chocolate shop | Quality fast food |
| | | Family amenity | Public space – lectures, readings, performances |
| ○ | 'no' mentions | 4- No retail needed | 2- No tourist store |
| | | 2- No fast food/chains | 3- No coffee/Tim Hortons |
| | | 1- No big box | |

Comments (examples)

- If the area becomes like Cook Street Village, that would be an improvement – but bare in mind the ridiculous number of empty stores in downtown Victoria – this is a serious problem and steps must be taken to ensure James Bay doesn't contribute to the over development of retails space that won't be used. Note the Thrifty building, with all its empty spaces.
- Specific retail and services that would help to achieve the vision described above and be important and well used additions to the community are: boutique bakery, bicycle shop (workers who are cyclists would leave bikes off for maintenance during the day), walk in clinic, primary care centre with family physicians plus physiotherapists and others.
- Courtyards and parks should be on the outside of the development rather than interior /part of the development.
- Delicatessen, like Chow Chow, Chirellis, etc, and/or butcher (think of public employees being able to pick up and take home dinner)
- Not sure what the demand is
- Experience shows that mixing retails with residential is not advisable i.e STRATHCONA
- Typical cross-section of services, the streetscape should be active after work library, coffee shop, restaurant; multi-use facility would ensure a non-sterile area. Market forces will ultimately decide the nature of the services.
- Local/neighbourhood/local company retail
- European Village type of service
- Medium size Staples style office supplies and services outlet; legal and consulting services of direct use to government sector and the public
- I suggest that good building spaces be provided and the market will decide on tenants
- The community gardens and James Bay Market are an integral part of the neighbourhood. I would like to see space allocated for these.
- The James Bay Community Market and the community gardens are important to our community. We Don't need more shops or retail.
- Victoria has a coffee culture - get local (not chain) restaurant/coffee
- Please consider amenities for families
- Meeting rooms and practise space for community

6. Comments

COMMENTS

- This redevelopment is long overdue. The back of the legislative does not look how one would expect a provincial capital city to look. The acres of blacktopped parking is outdated.
- I don't think James Bay is a very united community – not like Vic West or Fernwood. We need focussed community events to bring together our diverse residents. James Bay Day is lacklustre.
- I would put a “flexible” multi-user multi-use space as highest priority. I)amenity. Something that is not dedicated to one user group. A place all and any residents feel welcome.
- The buildings should make us proud to be living in Victoria. The development should “anchor” civil service employment and employees to James Bay and Victoria.
- Although only the South Block is being developed at this time, a Government commitment must be made regarding Q lot. Government or any other future owner must be required to maintain the Victoria Accord principles when that lot is eventually developed in the future.
- The Accord should be renewed and enhanced
- Very concerned that the final product looks good – to stand the test of time
- Once construction starts, try and complete it in a timely manner
- Thank you for the opportunity of having input
- Also note the number of businesses that have moved out of the downtown recently. Haute Cuisine, Muffets & Louisa, Dig This, Something More and many others all moved to more favourable locations such as Sidney! And nothing seems to be done about it!
- With all the empty commercial/retail space in downtown Victoria – why build more retail space to sit empty?
- Concerned about losing my view of Inner Harbour and Leg Buildings and increased traffic congestion.
- Another major concern is the potential for light pollution. The view of the Legislature from the front at night is a Victoria treasure appreciated by local and visitors alike.
- One of my main concerns is the continuation of the community garden
- More height equates to more green space
- OK, This is “pie in the sky” but the 5 corners to be effective public space require the roads and parking realigned to go underground!!!
- Keep all buildings for South and Q lot
- I feel this is not the right decision to sell South Block
- Diagonal public path and enhancement of public open space is highest use of this land
- Contrary to Ms. Gardner's enthusiastic endorsement of this proposed development, it needs to be monitored every step of the way. The BC Government has already ignored the Accord when it suited. The 5 heritage buildings must get city designation before contracts are let.
- My main concern is with the 5 heritage houses to be moved, and hopefully restored to their original state. Ideally they should not be squished together on Kingston. They must be heritage designated by the City before moving or altering to preserve them. We do not trust developers to treat them well.
- Heritage houses on Michigan.
- I think James Bay could/should handle or accept one facility for vulnerable people – make it a model. Examples homeless shelter or short term housing, women's shelter, workshop/site for adults with disabilities – why? To keep the vulnerable among us in site of the centre.
- 3 stories or less because sight lines for legislature, more pedestrian friendly, keeps historical character
- Leave the two homes on Michigan where they are!!!
- It would be unacceptable to move the 5 houses on South block to proposed subdivision on Q lot. They would be marooned in an area devoid of any single family structures to say nothing of cost to move through intersection. Q lot subdivision suitable for higher density housing as is consistent with other commercial and residential buildings in the area.
- We want a heritage house border on Michigan to face other Heritage Homes.
- Those “Heritage Houses” are not quality houses and it is a complete waste of money to disassemble and move to another location
- With the aging population there is a greater need for subsidized housing for families and seniors. There will only be more empty commercial spaces with this current plan.
- James Bay has so many seniors that additional senior housing is obviously not needed – i.e. there is enough.
- To attract civil servants and higher income and property taxes, James Bay needs young/middle aged residents. Build for new people. We should not encourage more subsidy – James Bay has more than its share already.
- Keep it local – no huge skyscrapers – a nice mix of new and old.
- This area is an important part of the legislative complex and should be treated as dignified attractive addition to the Capital of BC
- The plan ensures the provincial taxpayer: a) Will get a reduced value for the land as this is not highest and best use b) will pay very much higher than market rent for offices and parking.

James Bay Neighbourhood Association
 Legislative Precinct Renewal Survey Summary - December 31, 2013

- Parking
- A teen centre above a Legion, seems inappropriate
- I think the design of build is important. It should work well with the character of residential area and legislature.
- Happy to see things change. Happy to see civil servants in pleasant work environment.
- Contact me about potential daycare, I am president of infant daycare that wants to expand.
- I would like lighting along the pathway by the harbour, (multi-generational housing) around Laurel Point, also crosswalks are needed to Fisherman's Park at St. Lawrence/Erie and Erie/Dallas and at Superior Street.
- Laurel Point lighting (path along harbour)
- Cross walks to Fisherman's Park
- Garden Centre – currently there isn't one!!
- James Bay has no off leash places for dogs. MacDonald Park could be opened to dogs early in the morning (6-9am) and evenings perhaps if no games are happening (6 or 7 to 10pm)
- It's easier if you (planners) post a plan and ask for feedback – and give a phone number.

Age Statistics: 78 responded (those <46 yrs of age were greatly under-represented at 8% vs 43%)

Under 18	18 – 30	31-45	46-60	61-75	75 plus
0	2	4	31	32	9

What Street do you lived on: 83 responded (30 streets; 27 JB)

Menzies x 5	Government x 5	Dallas x 7	Avalon x1	Toronto x 8	Douglas x 2
Superior x 6	St. Charles x 1	Michigan x 8	Kingston x 4	Ontario x 2	Heather x 3
Quebec x 5	Simcoe x 1	Parry St x 2	Vancouver x 1	Powell x 3	Pendray x 1
Belleville x 2	Erie x 1	Clarence x 2	Montreal x 3	St. Andrews x1	Lewis x 1
Ladysmith x 2	San Jose x 1	Dock x 1	Carberry Gdn	Berwick x 2	Pilot x 1

How many years have you lived in James Bay: 71 responded

0.5 yr x 1	1 yr x 6	1.5 yr x 1	2 yr x 3	3 yr x 4	4 yr x 3
5 yr x 7	6 yr x 4	7 yr x 4	8 yr x 2	9 yr x 1	10 yr x 3
10.5 yr x 1	11 yr x 2	12 yr x 3	13 yr x 2	14 yr x 2	15 yr x 4
16 yr x 1	17 yr x 1	18 yr x 1	20 yr x 4	21 yr x 1	23 yr x 2
25 yr x 2	28 yr x 2	29 yr x 1	38 yr x 1	40 yr x 2	

