

JAMES BAY NEIGHBOURHOOD ASSOCIATION

MINUTES - General Meeting June 13th, 2018

1. Welcome 7:00 pm; 32 in attendance
Marg Gardiner meeting chair. Linda Carlson recorded minutes

2. Approval of Agenda:
m/s/c

3. Correspondence and Announcements:
Correspondence accepted as circulated m/s/c

Announcements –

- Capital Park Fitness Centre applications are available online;
- July agenda: Victoria Senior Planner Miko Betanzo to discuss development process;
- August agenda not confirmed: have invited Transport Canada to discuss remediation around Laurel Point;
- September agenda: tentative - CRD to discuss the forcemain on Dallas from Clover Point to Ogden Point;

4. Minutes of May 9th, 2018 general meeting:
M/S/C

5. CALUC (Community Association Land Use Committee) 205 Simcoe Street New Use

- Marley Cummings, Co-Owner, Blue Heron Montessori Pre-School
- Kayla McBride, Co-Owner, Blue Heron Montessori Pre-School

259 notices were sent by the city to those within 100 meters of 205 Simcoe St.

JBNA Development Review Committee Report:

Tim VanAlstine reported on the Development Review Committee meeting on May 28, 2018. Tim Sommers, Tim VanAlstine, Marg Gardiner, Linda Carlson met with proponents Kayla McBride and Marley Cummings, Blue Heron Montessori Pre-School

Proposal is to operate a Montessori pre-school, 8:00 to 5:00 Monday through Friday on the second floor of the James Bay Athletic Club building located at 205 Simcoe Street.

- 10 month lease with option to renew
- 16 children from 2 ½ to 5 years
- 2 full time staff
- Use of 11 on-site parking spaces
- Drop off from 8:00 to 9:00 a.m. and pick up from 3:00 to 5:00 pm
- Applying for license with Island Health (VIHA)
- For profit, licensed pre-school will be an incorporated business
- Requires change of use to existing zoning

COMMUNITY MEETING PRESENTATION:

Marley Cumming introduced the proposal noting that there will not be any changes to the building. The plan is to open in September 2018 with 8 children. Once VIHA issues a license the pre-school will provide spaces for a maximum of 16 children. There is parking on-site. The pre-school will have use of 11 parking spaces on site. Pickup and drop off times will be staggered. The proponents showed a brief video that describes the Montessori philosophy of pre-school education. With a shortfall of daycare and pre-school spaces in community Blue Heron Montessori Pre-school hopes to fill the gap.

Q/A first opportunity given to those who live within 100m of 205 Simcoe. Seeing none, open to residents of James Bay.

Q: Fisherman's Wharf resident asked if the pre-school has contacted the Montreal Street Community Garden so that the children can have benefit of the adjacent garden?

A: We have not but we definitely intend to contact them. Garden space is an experience we hope to provide for the children. (*Chair to link proponent and JBNA Garden liaison*).

Q: Do you think the building itself is suitable for small children?

A: There was pre-school in past and VIHA has approved the environment. The interior is light and bright. There are enough bathrooms for children. The location is excellent.

Q: Do you know how many children will be from James Bay?

A: We have not advertised yet, but we have gone door to door in the vicinity and had real enthusiasm. Also there is an infant daycare next door and we would hope to enhance that so that there is a seamless service for infants to school age children.

C: Resident from Montreal Street. With schools needing more space, many daycare and pre-school spaces have been lost. There is a need. I think this is an excellent service and heartily support it.

Q: Why is lease only 10 months?

A: Because we close for the summer. Our lease goes Sept to June and is renewable.

Q: What is the zoning you are applying for? Will there be changes to property?

A: We are not seeking rezoning, but only change of use as the current zoning does not identify pre-school as an approved use. We are not changing any zoning, simply adding "childcare for 16 children" to the current zoning text.

Questions from resident who is not able to attend (read by Chair):

Q: If the pre-school is allowed, will there also be all of the other events taking place on the weekend and evening in the same space?

A: Once Blue Heron Montessori pre-school takes the lease, we will have use 24hours a day from Monday to Friday. There will not be weekday events at the building. James Bay Athletic Assoc will still use facility on weekends.

Q: Will the pre-school be limited to 16 children or will they eventually want to exceed that number?

A: We are applying for a license for up to 16 children. We do not have plans to exceed that.

Q: Is the pre-school going to operate 12 months of the year?

A: No, it is for 10 months a year from September to June.

6. City Climate Leadership Plan:

- Jess Dawe, Manager, Energy & Climate Action and Steve Young, Climate and Environmental Sustainability Specialist, City of Victoria.

Jess Dawe reported on the City's draft climate action plan. The City hopes to reduce greenhouse gas emissions (GHG) by 80% with 100% renewable energy by 2050. Study determined that transportation, residential buildings, and commercial buildings comprise 72% greenhouse gas emissions in the City. The City is setting out broad goals to lessen the impact of GHG. Leadership on the issue is essential. During the winter and spring City staff held

meetings, presentations and workshops and received written submissions from residents. Staff also met with subject experts and other municipalities who are already implementing climate action plans. Next steps are having staff reflect on feedback received during engagement with residents. The plan will be refined and updated based on all the information received to present to Council. City staff will then return to communities to present the revised plan and to review best strategies to achieve outcomes.

Comments and questions:

C: Old houses vs new builds will have to be taken into consideration.

Q: Transportation to and from Victoria currently relies on cars. What are plans to address that?

A: Yes, we will be working with BC Transit, for e.g., to improve infrastructure for public transit to assist people coming into City and leaving City. We also need to work with City residents and other communities to change behavior that relies on single occupancy car use. If we are going to continue to rely on cars, we have to look at charging stations available for electric cars.

Q: You provided long-term goals. Are there near-term goals?

A: The plan will be updated in 5 years. We currently report on our greenhouse gas emissions annually. We have heard a lot of feedback about the importance of near-term goals so we are taking that into consideration now.

Q: Can I confirm there are no short-term goals at this time?

A: Correct.

Q: How did you arrive at percentage for car emissions?

A: Steve Young answered. We followed standard protocols that enable cities to compare emissions. Sources of information are # of vehicles registered for Victoria (from ICBC) and how far vehicles travel annually, CRD origin of destination data and make estimates how much carbon is associated, and fuel stats from province (how much fuel has been sold).

C: I am a fan of diesel. The plan identifies need to consider economic costs. The batteries for electric cars, and the cost of hydrogen-fueled cars represents an unreasonable cost compared to overall cost of a car. Technology is so expensive if you factor in repairs. City services cannot operate on a battery. It is important to look at whole cost as some costs are simply unknown.

C: Another resident suggests electric cars are easy to maintain.

Q: Will there be regulatory changes as the plan is implemented or is it going to be aspirational?

A: The City is going to present this aspirational goal to encourage residents to work collaboratively to achieve the outcomes.

C: Having recently built a passive energy house, suggests the City contribute financial incentive toward this kind of building. I attended the engagement for the community and asked the City to list the vehicles that are scheduled for replacement and also to identify why kind of vehicle is going to replace them. More specific targets are needed to ensure success of the proposal.

I also want to mention tourists. This evening our home was filled with fumes from floatplanes. This is a problem. Our buses are not up to standards for emission control. There are old buses, not hydrogen or electric buses. The City needs to measure the impact of tourism on residents when considering the climate action plan.

Chair notes that James Bay has impacts from more transportation modes than other areas of city.

C: Current changes are taking place in the neighbourhood. For e.g. Harbour Towers is converting to rental which presumes more cars than a hotel. The climate action plan suggests installing more electrical outlets for electric vehicles and bikes. Is the city considering these issues in their development plans?

My second question is about jurisdictions. There are other adjacent municipalities. Can we share objectives and resources?

A: The City is working with CRD to look at electric vehicles and collaborating with other municipalities on issues. Not all municipalities have staff designated for role, depending on the size of the municipality; Saanich has an equivalent structure.

C: I strongly support this initiative. I am looking at electric vehicles in my strata and there is no resource available to help with the process. City should consider these as part of development plans. Council should identify concrete changes and the next elected Council should report on what they have achieved over the next four years.

Q: We always talk about cars and reducing carbon. What about cleaning of the air with our trees? How are we encouraging more growth of the trees that clean our air?

A: The focus has been on transportation, but the section of the plan on adaptation does address the impact of climate on our urban forest and what kind of trees we should be planting. The city has an inventory of trees, including tree counts and species counts, age and condition. Anticipating climate changes City looking at species that will be successful in different conditions. Urban forest is aging and it is important to be planting trees now, which is what Parks Dept is working on. Hoping to foster engagement with private sector/homeowner about role of trees in shade etc.

Chair asks if urban forest plan approved by Council?

A: yes.

Chair: notes that city staff are now encouraging pavement/concrete in new construction rather than permeable surfaces, which has been a JBNA priority. This is concerning.

A: Staff agrees that natural processes for drainage should be considered in new developments.

C: Regional transportation - CRD is not creating a regional authority. City goals have to be integrated into regional approach from CRD. Need coordination with other municipalities.

A: City staff agrees there is a need to work collaboratively.

Q: Composting is inconsistent throughout CRD. Why are we not using our green bins to compost garden waste as well as food composting? Other municipalities do so. This is a "here and now" issue that we should be able to resolve. With regard to tourism, we should not allow these old polluting vehicles on our streets blowing these carbon particles in the faces of people on the street. Addressing this is achievable.

A: We will look at a sustainable waste management strategy this year.

Q: Why don't city bylaw staff impose penalties on buses that are emitting pollution?

A: Sustainable mobility action will be coming back to city for comment.

Chair: notes there is no recycling that exists in James Bay for fluorescent lights etc.

Q: What about storm water management. We conserve water in the summer but there should be incentive to retain rain water. Are we using the best filters of storm water – is it grass or plants? What trees are best for outcome to filter air? Information should be available.

A: Educating the public about what kind of greenery to plant for the best outcome is important.

C: Suggest that marine emissions be included in the city's calculations of greenhouse gas emissions. Not sourced locally, but certainly is an issue for the city.

A: Staff heard that during engagement process. We need to work with those providers and work with them to coordinate strategies. We are measuring external sources for data, but they are not as reliable data we have for CRD. GVHA is aware of gap in measuring and City staff believe they will start to measure emissions.

C: Emissions are easy to measure and GVHA could do so without difficulty.

Q: Is the City's initiative to restrict single use plastic bags part of the goal of low carbon waste systems?

A: The decision to cease use of single-use plastic bags predated the climate action plan.

Councillor Lucas: Reports that the Retail Council of Canada is suing the city for launching the ban on single use plastic bags, citing unfairness to downtown retail outlets compared to those in adjacent municipalities.

Councillor Lucas also commented, with regard to composting, councilors receive numerous emails councilors about rats because of composts that are not appropriately managed.

Downtown businesses also have to compost now and there is an invasion of rats in the downtown core because of composting.

Staff notes there is complexity to these issues. We need to educate, starting with our children.

7. Community Announcements/Concerns

- Member objected to meeting because he did not receive announcement of meeting by mail.
- A resident expressed concern that the James Bay Councillor liaison voted in favour of rezoning on 71-75 Montreal St. Resident is concerned that decision will open flood gates for excessive development and is inconsistent with James Bay Neighbourhood Plan.

Councillor Lucas responded that she is not a representative of James Bay, but comes to JBNA meetings to listen and take back comments and concerns to Council. Councillors are elected by all citizens of Victoria and are obliged to vote on issues in the best interests of the City.

Councillors no longer have the word "advocate" in their defined liaison role description. We do not have a ward system. With every James Bay development before Council, Councillor Lucas will reiterate what she has heard from the community but votes in what she believes is in the interests of the city.

JBNA plans to host an all candidates forum prior to the October municipal election so that residents can speak to candidates.

8. Adjournment 8:50 pm