

JAMES BAY NEIGHBOURHOOD ASSOCIATION

MINUTES - General Meeting April 12th, 2017

1. Welcome 7:10 pm; 90 in attendance

Marg Gardiner: meeting chair Laura Neil recorded minutes

2. Approval of Agenda as distributed: m/s/c

3. Correspondence and Announcements:

Correspondence accepted as circulated m/s/c

Announcements:

2017-2018 JBNA Board members are: Marg Gardiner, President; Linda Carlson, Vice-President, Laura Neil, Secretary; Wayne Shillington, Treasurer; Bob VanderVeen, Director (Membership); and Tim VanAlstine, Director.

The date for JBNA All-Candidates meeting for Provincial Election has been set: May 1.

4. Minutes of March 8th, 2017, meeting:

Resident wished to discuss the Superior development form previous month. She was told any further comment should go to the city Planner. JBNA has submitted report. m/s/c as distributed

5. LIVE on Douglas:

Marg Gardiner introduced the project. Greg Damant and Peter Johannknecht of Cascadia Architects presented the vision developed by their team which suggested a more open South Park, distinct entrances to Beacon Hill Park, a slightly narrowed Douglas Street to accommodate more active transportation uses, including a pathway along the west-side of Beacon Hill park, and a showplace Mile Zero. With more defined crossing routes from James Bay residences and the tourism district to Beacon Hill Park, the park would be more "within James Bay". Ken Kelly provided concluding remarks. The vision will be posted on the JBNA web-site (www.jbna.org)

Thank you to financial supporters: City of Victoria, Royal BC Museum, DVBA, James Bay Pharmasave, Il Terrazzo Restaurant, BlackBall Ferry Line, BriMar Consultants, and private donors.

C – congrats – fabulous – however doesn't like North entry design – wants a first nations design – what about cycling opportunities – but congrats.

C - Friends of Beacon Hill park weren't invited – North entry design is over a plant species – doesn't like south design and concern about bank at south end

A – The comment is from a Fairfield resident. Participant numbers were restricted due to finance constraints. Fairfield had been invited to partner in the project, but declined.

C – basically likes idea doesn't like idea of narrowing of street – more congestion with cruise buses .

6. CALUC: Community Meeting Development Proposal Embassy Inn 520 Menzies

Peter de Hoog, de Hoog Architects, John Clisby, General Manager Embassy Inn

Development Review Committee (DRC) Meeting: Embassy Inn 520 Menzies, presented by Tim

There have been 3 DRC meetings with the proponents regarding the rebuild of the north part of the Embassy Inn complex; the current north structure has been closed for a few years. The first meeting was held on November 14, 2016. The major issue was height of 8 storeys. The same concern was expressed by City staff .

February 6, 2017 was the review of the current proposal. JBNA DRC Committee members Tim VanAlstine, Wayne Shillington, Trevor Moat, and Tim Sommer met with Robert Northcott, John Clisby and one of their architects to review the proposed project. The proposal is for a 5-floors of wood framed hotel rooms on top of a concrete main floor and 1 level of underground parking. The underground parking will provide 115 stalls. 41 surface parking stalls result in a total of 156 parking stalls, which is within the City's zoning requirement. Mitigation strategies are planned to minimize the view of HVAC units and elevator penthouse.

On 14 March, Tim Van Alstine, Marg Gardiner, and Wayne Shillington met with Peter de Hoog, Architect, Robert Northcott and John Clisby to discuss the changes to the proposal. A shadow study has been completed for winter and summer solstices and the spring/fall equinoxes. The studies indicate some shadowing on adjacent properties north of the development site, on Quebec Street. With 79 new rooms, including a few one-bedroom suites, and 70 existing rooms in the south building, the hotel's new capacity will be 149 rooms.

Elevation drawings are now completed and confirm the 6 storey height is within zoning. A proposed density ratio of 2.12 is higher than the existing transient residential zoning of 1.2 but lower than the OCP standard of 4. A variance from existing zoning density is requested.

Community Meeting presentation:

Peter de Hoog . . .

139 underground stalls for new hotel – and existing surface parking will be 152. Will have meeting rooms in new hotel, fitness room and enclosed underground pool, existing hotel will have lobby renovated. Meetings of more long stay clients, with suite (kitchenettes) vs short term 2-3 day holiday clients. Building height 21 meters (5 storeys). Existing hotel will be updated over time as well – revitalization of brick surface.

Q/A with near-by residents who are within the 100 meter notification area (none).

Q/A with residents who outside the 100 meter notification area.

Q: Quebec St resident – thinks corner can stand some upgrading – likes aspect of retaining some heritage with the wall segment – appears to be maintaining good sight lines for Quebec St – lots of construction in last year, suggest own space be used for equipment/bins rather than being off-loaded on Quebec St.

Q: Is there any rezoning required?

A: The whole project is subject to rezoning – have complied with parking requirements – has setback variances

Q: How many rooms in the building being demolished?

A: 33 rooms, all currently closed, new building will have 75. 103 room hotel since 1982. With the redevelopment of the old, essentially going from 103 to 145.

Q: Any consideration to consolidating the two buildings?

A: Not viable '80s building needs to remain open and the align of the two buildings will not work. There is not very good pedestrian access the building and redesign will allow for this and the old building doesn't allow for accessible access 1950's design didn't allow for w/c access or other ability concerns. Also new building will allow for more open space.

Q: Did property change hands?

A: No

Q Access and egress for parking?

A: Access off of Quebec and Menzies

C: Part concern height due to busyness of area – what's the benefit of those who travel Quebec St and benefit to those who live in community

A: Hotels are a benefit to James Bay and to visitors to the city – makes economic sense

C: A hotel vs AirBNB – Hotel is positive as it creates jobs in the community

Q: Not understanding why extending beyond current zoning boundary and doesn't support it.

A: Zoning change is the setback – and has minimal impact to walking spaces

C: Superior St resident – see traffic issues how will accommodate tour buses don't want anymore buses blocking JB streets

A: YYJ bus comes along Quebec St pickups clients and drops off on Menzie. Has few bus clients bigger parking along Menzie on west side for bus parking – don't tell bus drivers there is parking on Kingston – even with increase of rooms isn't looking at marketing tour bus tourists – marketing more toward independent travelers.

C: Need to take responsibility for buses parking on Superior or Kingston St.

7. Traffic Calming Pilot Project: Montreal & Oswego Streets

Jacqueline Weston, Assistant Director, City of Victoria Transportation

Why – in response to ongoing speeding complaints and to inform JB transportation plan as part of the 2018 LAP

What – traffic calming pilot project on Montreal, and Oswego from Dallas to Superior

When – May 1 to end of cruise ship season

Who – City, Vic PD, and GVHA

Hope to hear from people over the summer and will report findings back to JBNA in the fall

Traffic Calming measures:

- In-Street Signs
- Marked crosswalk on Oswego at Simcoe (south side of Simcoe)
- Speed Display Boards – 2 boards to be used smiley face boards
- Monitoring and Enforcement (GVHA remove permit to access Ogden)
- Data collection and report results

GVHA clause in taxi contracts - any taxi getting a speeding ticket can have their Ogden permit revoked.

Data collection re speed and traffic volumes will be done before, during and after cruise ship season

In-Street Sign Locations: Oswego at school zone will have 3 locations between Niagara and Simcoe, Montreal will have 4 locations from Dallas to Superior.

Q: bus at Oswego parking both sides of school doesn't know how signage will fit?

A: will review

C: thank you for presentation – will save some money – speed bump a big one – need to stop the taxi's speeding and a large speed bump will do that – 4-way stop needed at Oswego and Simcoe

A: Speed bumps is something that city is looking at - isn't planned for this project – also no 4-way stop at Oswego & Simcoe - will review data this summer – definitely on table for discussion

C: kudos to presentation – move faster - enough pilot projects - a lot of pent up frustration not just taxis, construction workers, suppliers to OP – need an overall plan.

C: Niagara St resident – Oswego and Niagara a real issue of right hand turn off Oswego onto Niagara – allow taxi only access on Niagara on to access town – speed bumps will really address

C: Superior St resident – Need to be aware concentration on street – don't want taxis to head to Superior – doesn't like speed bumps

C: Some monitoring of other streets St Lawrence – Superior

C: Montreal St resident – Police enforcement - no tickets as cabbies phone in police locations

Jacqueline Weston is happy to have residents contact her at city to raise their concerns if were unable to express them tonight.

8. Design Considerations in Seismically Active Victoria

Dr John Gunton, Geoscientist a slide presentation of earthquake considerations in Victoria

A: Will be drilling through very hard rock between JB Anglers and McLoughlin point.

Q: How would pipe be repaired if hit by 9m quake.

A: would not be a quick fix – will take several months if not years to repair – not sure why burying under seabed – why not trench 11 meters and lay pipe with cement collars – pipe could last 100 years

Q: potential damage to homes with drilling in rock

A: More annoying than damaging

Q: what is CRD saying – why won't they consider

A: says can't due to delay to get permits, believes will cost more than land-piping and will impact fish.

C: Hope the report from the zoologist who spoke at the CRD meeting is included with report to CRD.

9. Adjournment: m/s/c 9:35 pm