

MINUTES - General Meeting November 8th, 2017

1. Welcome 7 pm, 38 in attendance

Marg Gardiner: meeting chair, Laura Neil recorded minutes

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

Note:

3. Correspondence and Announcements:

Correspondence accepted as circulated m/s/c

Announcements:

- Kurt Cehak – Kurt passed away on October 5th while visiting relatives in Switzerland on his way to Austria. Kurt was 92 yrs. Stacy Jensen and Tim VanAlstine shared memories of Kurt and his involvement in our community.
- Library – Greater Victoria Public Library held an open house to show drawings and floorplans. There is an opportunity to suggest names for the James Bay Library on line. Name that Library can be found on the City of Victoria website.
- Wastewater – CRD will hold an open house on November 27. Wastewater Team is on the agenda for the JBNA General Meeting on January 10, 2018 which will include Q/A. The drill for the tunnel is 90% complete.
- Schedule C Off-street Parking - City will host an open house at City Hall on November 20, from 4-7pm at City Hall to discuss proposed changes to parking regulations. City staff will be attending neighbourhood association meetings to discuss.
- JBNA Gardening Advocate secured additional trees and will plant 7 more fruit trees near Laurel Point (5 fruit & nut trees), 2 others to be determined. Planting dates are planned for sometime in early December. If anyone is interested in assisting, please contact jamesbaygardens@gmail.com.
- December 13th JBNA meeting will be held at the New Horizons at 234 Menzies Street.

4. Minutes of October 11th, 2017, meeting: m/s/c

5. James Bay and City of Victoria Planning:

James Bay within City of Victoria Plans, Robert Battallas, Community Planning

Robert Battallas, Senior Planner for the CoV, offered an overview of community planning.

The Official Community Plan (OCP) was developed in 2012 and is a requirement of the *Local Government Act*. The OCP is a regulatory plan adopted by bylaw and addresses a broad range of topics related to land use management, growth and transportation. It is based on a 30 year growth management concept.

The CoV is in the process of updating all neighbourhood plans (Local Area Plans) which may result in an update to the OCP. The LAPs provide an attention to details of what communities want for their neighbourhoods. Details guide the planning process.

Proposed developments (rezoning) may require amendments to the OCP for matters such as Land Use Designation. OCP amendments may also be required to implement policy direction from new neighbourhoods local area plans (eg changes to land use designations, density or building height). OCP Amendments require public consultation, a public hearing, and final decision by Council.

Other current city initiatives

- Short Term Rentals: No longer a permitted use (Sept 21 Council Decision); regulatory framework introduced to public at open house Oct 30; revised framework to be presented to Council Nov 23 along with implementation schedule.
- Further info available at Victoria.ca/shorttermrentals

Off Street Parking Regs (Schedule C)

The City was able to access data from ICBC to determine existing vehicle ownership in the City. There are differences in ownership among condo stratas, purpose built rentals, and low income housing. Housing that is less than 400 sq ft tend not to have car ownership. All of the data has been considered in developing the revisions to Schedule C.

- Public open house to present completed drafted regs at City Hall Nov 20; proposed bylaw to Council for 1st and 2nd reading Dec 14; public hearing in early 2018.
- Further info available at Victoria.ca/zoningparking

Local Area Plan Updates

Local area plans were previously called neighbourhood plans. JBNA will organize visioning meetings among residents of JB prior to the start of the LAP to hear the views of the community. Once the LAP is underway, there will be many opportunities for residents to be heard.

- New plans for Fairfield, Gonzales and Vic West (Underway – year 1)
- Fernwood, Jubilee, North Park Rockland and Fort St Corridor (year 2)
- James Bay, Hillside, Quadra, Oakland (year 3)

Further info available at victoria.ca/neighbourhoodplans

Q&A

Q: how long did it take for Burnside/Gorge LAP to be done?

A: 1½ years

Q: How was it determined that JB has a large urban village?

A: We look at transportation systems and proximity to central core, not the building types or geographical size. JB urban village encompasses 5 corners to Capital Park. The CoV has identified 8 urban villages throughout the City which is where 40 % of the anticipated growth will occur over the next 30 years. JB's growth identified is in the JB village area.

C from Chair: According to Stats Can, James Bay saw approximately 750 additional residents since 2011. There are another 400+ projected with the development at Capital Park and conversion of Harbour Towers to rental. That means we will see more than 1000 additional residents before our LAP is started.

Q: Is there parking data on current buildings available?

A: on the website

Q: if info I'm looking for isn't available will I be able to access it directly from City hall?

A: yes

C: short term rentals have been creating an issue for off street parking.

A: 1 stall per residential home – STR are not the only factor affecting off street parking. You need to look at density, teenage kids in families, more than one vehicle in the family etc.

Q: Has the City adjusted the vehicle registration data to take other information such as Air BnB parking into account?

A: No

C: I am concerned that Council does not follow the OCP, and seems to make decisions at whim. The neighbourhood or local area plans should have a higher threshold

A: The LAP is not a bylaw document and the updating of the neighbourhood plans will provide more in-depth and detail for communities

C: Concern that comments from affected land owners and CALUC and public appear to not be taken in tandem when input provided to planner who then make their recommendation to council given that council makes their decision to approve or decline based on planners' recommendations.

A: Planners do not summarize community comments. Comments should not be filtered through City Staff. Information is provided to Council, and Council is responsible for reviewing the details.

There will be a whole new zoning bylaw created for the downtown core. The bylaw will be extended to neighbourhoods over time once updated/revised plans are completed.

A Day in the Life of a Planner, Miko Betanzo, Development Services

Miko Betanzo is a senior planner with the COV. He has a background in urban design. Formerly a civil engineer who then trained to become an architect.

Basically 3 types of planners at the city

1 - Planning Technicians – deal with technical analysis

2 - Long range planner - community planning, develops policies, community plans, OCP

3 - Development Planners (Miko is planner for James Bay) implement and interpret policies and deal with development permits and rezoning applications. The planner's focus is on growth.

Deals with Other weird things – responding to sign applications, side walk cafes, site inspections, and advisory panel design

Development planners are the link between the current zoning Technicians and the Policy planners

Q/A:

Q: Ogden Point doesn't seem to appear on your map of JB as part of the LAP.

A: There is a specific planner assigned to the OP master plan.

Q: How can there be any discussion on the OP master plan until the LAP is completed?

A: Doesn't believe the development of the OP masterplan will stray from the OCP. The community will have input.

C: The development at OP will have the most impact on JB with the development of the OP masterplan. The LAP must be completed first especially when the OP masterplan has identified that it will be seeking re-zoning for some of its land.

C: The OP masterplan is the only area of land use that doesn't appear to have any requirement to engage JB land use community by the city as to the proposed land use as other landowners are required to do. This is an extremely significant concern for JB residents. In other LAPs industrial lands were considered in LAP discussions.

6. City of Victoria Budget: Kimberley Stratford, Engagement.

Operating Budget

- Operating budget: Regular expenses that keep things running smoothly - garbage collection, maintenance of facilities. Operating budgets are set by council. Services levels are determined by council. Annual budget 274.6 million
- Capital Budget: One time purchases or upgrades, new equipment. The capital budget is determined through masterplans and other documents (parks and open spaces master plan, transportation plans, neighbour plans etc). Capital budget also considers:
 - Safety considerations (traffic calming and crosswalks)
 - Replacement costs
 - Age and condition of current city assets

- Maintenance history
- Risk assessment
- Coordination with other capital projects
- Future capacity needs

Citizens can provide input on the city's budget through consultation on various plans that inform the budget, participating in community consultation for the 2018 budget (nov/dec). For budget 2019 – neighbourhoods will have the opportunity to provide input in feb/mar 2018. Budget details and Annual Report provide good detail, and are on line at www.Victoria.ca/budget . 58% of revenue comes from property taxes, 51% of operating budget is employee salaries including VicPD.

Q: Are there sources of revenue dedicated for capital budgets ie development charges etc?

A: No, there are development charges but funds are dedicated to specific areas and are guided by legislation.

Q: Is there long term planning for capital budgets? Is there a reserve fund?

A: Yes. There is a reserve fund. 1% of total capital budget is placed in reserve. Is there sufficient funds for all the infrastructure upgrades that we need to make? No. Aging infrastructure upgrade are currently in review, but we believe technology will come through to help save money. Upgrading sewers, for e.g., used to require digging up the old pipes and replacing them. Now a tube is inserted through the old pipes, inflated and create a sealed pipe. Streets are not dug up and replaced. The cost savings are considerable.

C from Chair: A contribution from the last City General Management was an Asset Management program. About 2 years ago, for the first time, the program was created.

C: Councillor Margaret Lucas informed that the City has a 3rd party reviewed all of the facilities owned by the city, and the maintenance review of those facilities, and what needed to be done on a priority bases. It is the first comprehensive review of all City facilities.

C: Concern that the GVHA isn't paying its fair share of taxes by virtue of the number of tourists that transit JB during cruise ship season, tour buses, walk through, pedicabs, horse drawn carriages, etc. causing road wear, sidewalk wear. There is an expected increase of tourism especially with the recent trip by the Mayor to China and welcoming more tourism.

C: Amsterdam is about to implement a tax on tourism to address noise issues, and other impacts from tourism related impacts to residents.

7. Community Concerns:

Sidewalks in JB are in terrible condition. The section of sidewalk leading to the driveway for the Coho is really bad.

A: The area by the COHO is the Belleville area and is currently being upgraded.

8. Adjournment: m/s/c 8: 50 pm