

South Jubilee Neighborhood Association Meeting
03 April 2018

Attending: 40 (approx.) including residents from Gonzalez and Fairfield
Guests: JAWL Developers
City Neighborhood Advisor: Kimberley Stratford
City Council Liaison: Pam Madoff
City Engineering: Brad Dellebuur
City staff: Pam Lloyd

Agenda items

1. GardenWorks Development Proposal Presentation

Welcome by Caluc rep Ben Ziegler to a 15-minute presentation by the development team, including a reminder to keep questions and responses brief keeping in mind that there will be another opportunity in future.

They have purchased the GardenWorks site. Currently there are no plans in place so this is just an introductory outline. Photos displayed and philosophy of community development shared. Will be meeting with more neighborhood (NH) participants. Likely be a residential and commercial property. They'll move forward considering whatever feedback they get and make a proposal to the City in the Fall. Restated that nothing has yet been done in terms of design. Commercial uses on main floor and residential above. Building on the corner and underground parking with access off Redfern. Setbacks are driven by height. Talking with immediate neighbors. We welcome input from those present as to what you'd like to see on this site that we could consider in our initial designs.

Resident – Do you have any idea about height of building?

Developer - They don't know; higher than 3 and likely not more than 6.

Resident – Is it practical for you to keep GardenWorks as it is and integrate them back into the building development?

Developer - Have had some discussions with them about this possibility but GardenWorks has unique space requirements.

Resident – Expressed concerned about increased flow of traffic and how that will also be impacted with parking access to your property from Redfern. Red Barn Market has already made it very busy. We have traffic calmed Leighton. Is this being considered?

City Engineering –Existing bylaws regulate where parking access is. Requirement is that you put access on quieter street. Need to make pedestrian experience better; fewer conflicts on minor street.

Developer: Getting feedback about traffic concerns is helpful and will be considered. Traffic studies will be done with traffic counts, etc.

Resident: Concern expressed about our water supply – is the City looking into this? What is our supply in a drought?

2. Crosswalk Presentation by City staff Pam Lloyd

SJNA had requested the City to install a marked crosswalk at Bouchier and Redfern. She has been observing pedestrian traffic and noticed majority are actually crossing north to go to SaveOn. Therefore City would like to propose having the crosswalk at Bouchier and Amphion instead of Redfern. Further work needs to be done and then info will be shared with neighbors. It was then clarified that SJNA requested this crosswalk in 1998 and that a great deal has changed since then. There are other traffic controls more urgently needed; for example, a crosswalk at Redfern leading to the Red Barn Market.

City Engineer: The Oak Bay corridor is being evaluated as part of the SJNA Plan.

Resident: asked if there's a mechanism to have the money that's been allocated for what we are now saying is no longer needed, stay in our NH.

City Engineer: replied that typically the \$ would go back to the City if not used for intended purpose. He expressed appreciation for the feedback and said they will reach out to more of the neighbors. If the info they get indicates the same as what residents are expressing here, he will go to Council and let them know.

3. City Rep Reports

Kimberley



2018 projects in our NH as per displayed map of South Jubilee

Local Area Plan	Pre-planning meetings to start in late autumn
Paving: Fort Street - Morrison to Belcher Paving	June-July
Raised Crosswalk: Bourchier at Redfern Park	April – community consultation
Storm Drain Replacement: Fort – Oak Bay to Belcher	April - June
Storm Drain Replacement - Redfern Park	June
Water Main Replacement: Richmond – Leighton to Coronation	May - July
Other Projects	
Leighton Street Creative Corridor (CP)	Neighbourhood Grant

Local area plan – Planning Dept work is really delayed; optimistically hoping to do some preplanning this fall and real work may begin Jan/Feb 2019. Oak Bay Corridor design study will happen concurrently. It is a separate plan because it impacts both South Jubilee and Gonzalez. The plan is to bring both NHs together to consult about the corridor.

Comments shared by City Traffic rep who explained process of responding to requests (for example for crosswalks) from residents. Speed-reader boards are being installed permanently or semi-permanently in every neighborhood in the City. They'll be sending a request for info as to where we'd like to have one.

Pam highlighted various things happening in the City like the opening of the new bridge; replacing the Fire Hall on Johnson St; and replacing Crystal Pool in Central Park. There will be open houses at Vic High to assess its further use, including complete demolition and others. This is a building of heritage and worth considering carefully which options to consider. There's an online site to check out if you can't attend one of the open

houses. There's an empty building in Bastion Square and the possibility of increasing public support for the arts. Animal control and continuing saga of chickens in the City will be coming for amendments to by-laws. Public Hearing for Truth Centre coming up on April 12th.

4. Minutes: The minutes of the 06 February 2018 meeting were approved.

5. Blast from the Past – bring this item forward to future agenda.

6. Trailer and Contents Policy – Dave shared that he and Liz are working on this.

Decided: It was agreed that they bring draft policy forward for consultation to next meeting.

7. Membership/Leighton Speed Indicator – bring these two agenda items forward to next meeting.

Decided: It was agreed to write a short paragraph for the newsletter asking for input into where residents would like the speed indicator placed. Recommendations can be brought to the next meeting and a decision made. Don offered to write a paragraph about this.

8. Open discussion

- **Street History Project:** Murray shared progress being made with regard to researching origins of the names of the streets in our neighborhood. He expressed hope to have helpers join in and resident Kathleen Laird kindly offered to assist. Some research has been done on the materials and installation for displaying the info. Potentially we could work with the City sign department or hire a professional sign-maker. Kimberley suggests getting estimates from sign shops because the City staff is limited. She also noted that all signage must be approved by the City prior to installation.

Decided: To include any relevant Indigenous history into this project and Denise offered to research this aspect with a view to seeing what can be included.

- **1900 Richmond Rd:** An invitation has been received from the North Jubilee Neighborhood Association to attend a meeting at 7pm on Apr 24 at the Royal Jubilee Hospital to hear about the proposal to demolish existing Medical Centre and parking lot.

- **Land Use Committee:** Due to one member away a great deal and another who has resigned, this committee needs members.

Decided: they will write something for the upcoming newsletter.

9. Next Meeting Date: Tuesday 05 June – Annual General Meeting. Murray noted that he will be away but offers to let his name stand as co-coordinator for the coming year.