



SJNA Meeting—AGM

Tuesday Sept 6 @ 7:00 pm
On-Line Zoom Meeting

1. Update from City Council
2. Update from City Liaison
3. Report from Treasury
4. Community Coordinator—Tasks, Hiring
5. November meeting - physical location?
6. Redfern Greening Project Update
7. CALUC Update
8. CALUC—Short presentation on Fort + Davie proposal by Three Shore Developments
9. Parkfest Planning 2023
10. Do the Loop Fundraiser
11. Open Chat

If you would like to attend, the Zoom link will be posted soon on our website <https://southjubilee.ca/> under “Next SJNA Meeting” and on our social media accounts.

2022 SJNA Survey Results

The SJNA conducted a survey of residents during late March through the end of April. This was advertised in the March newsletter and on the website, and via flyers dropped off at all the apartment buildings. The survey provided valuable feedback for the neighbourhood association board, and its various committees, with some clear direction provided in a few key areas. **You can read the [survey final report](#) on the SJNA website under ‘What’s New’, with results of the 30 questions.**

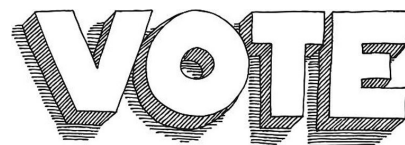
Some of the key findings were:

- The printed newsletter and the website are the top methods for residents to stay informed
- Priorities given for the board and committees to work on are Bank Street and Sundance Schools future, traffic calming, and addition of bike lanes
- 83% are definitely or maybe considering an electric vehicle for their next vehicle, and broad support for improved EV charging facilities
- Adding safe cycling lanes and infrastructure has broad support. This was a contentious issue several years back before any of the bike lanes had been built, but support for more bike lanes now at 72%, though only a slim majority hope to have one on Oak Bay Ave
- A significant majority support more duplexes, triplexes and garden suite type development, as

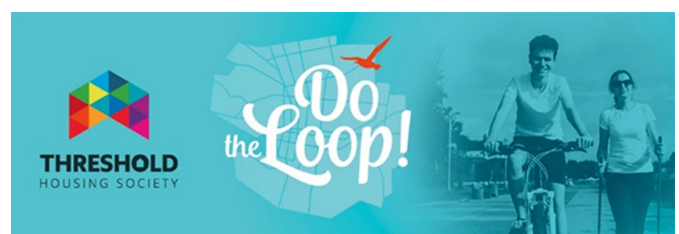
long as it is done with neighbourhood input. The survey was done before the detailed proposal came to council that would achieve this with city-wide change to zoning, meaning neighbourhoods would not have much say.

- A majority of respondents are concerned that traffic speeds down their street, and that their street gets used as a cut-through by non-residents.

-Murray Gudmundson



Victoria residents, along with the rest of the province, go to the polls on **Oct 15, 2022**. We will be voting for our city council, school trustees and CRD directors. We are losing many of our current council members and the mayor. This promises to be a very important election that could change the flavour of municipal governance in Victoria. If you have time, attend a candidates debate and hear what they have to say then make sure you vote.



Last year **Threshold Housing Society** had its first 25km walk/run/bike **Do the Loop** fundraiser. They raised \$28,217 in donations which allowed them to expand to 51 units of safe youth housing in greater Victoria.

This year **Do the Loop** is back and money donated will help fund an in-house counsellor. \$25 provides youth with access to an in-house counselling session. The JAYMAC II Fund will match donations up to a total of \$20,000.

Do the Loop runs from Sept 18th to Sept 26th so you don't have complete your 25 km walk/run/ride all in one day. You can break it up over a number of days. Participants are encouraged to fundraise donations of \$25 for 25km with all event proceeds going directly to the Threshold Housing Society. To register or donate go to www.thresholdhousing.ca/dotheloop/

Redfern Greening Project Update

The SJNA Greening Committee is excited to share the news that we will be starting our Redfern Park Commons project on September 6th, and hope to complete the installation, including structures, by June 2023.

In addition to planning, scheduling, liaising with the city and fund raising, we are working on a volunteer plan for those who have expressed interest along with any new volunteers who wish to help with the installation and fund raising.

In September, we will install construction fencing, mark out pathways, protect existing trees and prep the site for seating areas. If you would like to volunteer with us or if you are a local business who would like to contribute to this project please contact us at: redfernparkcommons@gmail.com.

~ Erin, Kathleen, Marc—SJNA Greening Committee

CALUC Update

1693-1699 Fort St: This Aryze development had its COTW (Committee of the Whole) presentation to City Council on Aug. 4. The project was approved with a few caveats. a) Right of first refusal for any existing tenants for a unit at their existing rent level plus RTA increases (sorry, don't know what that means....probably allowed annual rent increases as per ongoing tenants). b) Applicant completes a Land Lift Analysis to determine community amenity contributions (Rental developments are exempt from this if the granted variances requested fall within existing guidelines. This project is taller and denser than requested zoning would allow but only by a marginal amount so they likely will not have to contribute.)

Legal agreements regarding a) rental in perpetuity, b) one accessible 2-bdrm unit, c) 4 affordable units based on Victoria Housing Strategy (earning 20% below median Victoria income of \$53,126 per year), etc.

Public hearing to take place at very end of this year or beginning of next.

1905 Lee St: Applicant was asked to redesign and re-petition neighbours. No response from applicant as of Aug 23/22.

New Projects:

No projects have been officially submitted for community consultation or to City planning as of Aug. 23. However, two major projects are in preliminary discussion stages.

Davie and Fort: Three Shores Developments from Vancouver is working towards a combination 6-storey condo plus townhouses development at the southeast corner of Davie and Fort. The SJLUC has

had a very early-stages Zoom meeting with them and have asked them to make a short presentation at our Sept 6th community meeting. This is very early in the process so is an excellent time for us to have input. Look for notices of future official CALUC meetings too. We'll keep you updated.

1921-1935 Ashgrove and 1900-1912 Fort St:

This is in North Jubilee but fronts onto Fort St and is such a large project we should pay attention too. The developer, James Milliken, of the Amica Senior Care home at Richmond and Fort, is looking to demolish the homes on Ashgrove north of Fort to build a 6-storey, 88 unit independent living senior complex. North Jubilee has had their initial CALUC meeting for this project.

From Jean Johnson, NJLUC:

"The CALUC meeting was well-attended and only one attendee supported the proposal...same results are appearing on the development tracker. The architect is to let NJNA know the finished height for Phase 2, as this was one of the questions at the meeting."

The Development Tracker [Archived](#) files provide a link for voicing your opinion and plans for this project are available in the Documents section. <https://www.victoria.ca/EN/main/residents/planning-development/development-tracker.html>

-Gail Anthony, CALUC co-chair

Thanks to the City

Many thanks to the City of Victoria for their wonderful Get Growing program. We gave away several thousand plants in our two Get Growing events, met lots of novice and experienced gardeners from both Jubilee neighbourhoods whose enthusiasm for gardening was inspiring. Hope we get to do it again next year.

Next Neighbourhood Recycle

Saturday, Sept 10th 10am—noon
Bank Street School parking lot
(Bank Street + Leighton).

Go to <https://southjubilee.ca/recycling> for updated list of accepted materials.

Make sure your plastic is CLEAN. Dirty plastic can't be recycled.

Only WHITE styrofoam containers/meat trays accepted. Containers should be clean but are okay if stained. Coloured ones are unfortunately garbage unless you are going to the recycling area of Hartland Dump where they do take coloured styrofoam and net bags.

Payment is by donation.