



SJNA Meeting

Tuesday November 1st @ 7:00 pm
On-Line Zoom Meeting

1. Update from City Staff
2. Update from Charlayne Thornton Joe
3. Update from Matt Dell
4. Update from SJNA Coordinator
5. Election of new SJNA President
6. Appointment of VCAN Rep
7. Greening committee update
8. CALUC update
9. Open Discussion

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.

Congratulations, Matt

Matt Dell has been the President of the South Jubilee Neighbourhood Association for the past 4 years. He has helped to keep things ticking in the neighbourhood and we appreciate all the work he has done.

He's moving on to bigger challenges after winning a seat on Victoria City Council with an impressive 13,899 votes. Congratulations, Matt and good luck.

Next Neighbourhood Recycle
Saturday, Nov 12th 10am—noon
Bank Street School parking lot
(Bank Street + Leighton).

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

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

Only WHITE styrofoam containers/meat trays are accepted. Containers should be clean but are okay if stained. Coloured ones are, unfortunately, garbage .

Payment is by donation.

1905-1907 Fort St and 1923-1929 Davie St Pre-application Meeting



Davie Street View

THERE IS A VERY LARGE NEW DEVELOPMENT IN THE WORKS FOR THE CORNER OF DAVIE AND FORT:

This is a 6 storey , 80 unit condo development. There will be an opportunity for the community to see the designs and ask questions on **Wednesday , November 23** at **7pm to 9pm via Zoom**. Links to the [project drawings and letter to council](#) and the [Zoom meeting](#) link are available from our website <https://southjubilee.ca> under the "What's New" heading on the right side bar. They will also be available from our social media accounts.

This proposed project will be different from previous developments in that it will extend into Davie St and not be restrained to the OCP arterial road zoning of Fort St which does allow 6 storey buildings. As such it is setting a precedent for development in the neighbourhood and should receive due consideration by us all.

Please try your best to attend. The developer, Three Shores, a Vancouver company, will be submitting their project to the City shortly and it will be listed on Victoria's Development Tracker website.

There will also be the opportunity through the Development Tracker to submit feedback regarding the planned project. There is a limited time window to do so and we encourage you to engage in this process. While you are at the Development Tracker site please take the time to read the "letter to council" included with the plans as it will provide details not shown on the plans. ~Gail Anthony

Signing Off

For the past umpteen years I've been looking after getting out our newsletter, emails about neighbourhood events and issues and updating the website. The hiring of our new Neighbourhood Engagement Coordinator Selina Pieczonka (more on Selina on page 2) seemed a perfect opportunity to pass these duties on. I'll still be in the neighbourhood, wandering the streets, pulled by two dogs so maybe I'll see you there. ~Liz Hoar

Redfern Greening Project Update

Redfern Park Commons Garden created by the Greening Committee of the South Jubilee Neighbourhood Association is underway! We started work on Sept 8th, protecting the existing trees and putting up our safety fencing. After our main contractor prepped the site, many wonderful neighbourhood volunteers took the lead to remove sod along the fence line and sensitive areas near trees, place road base and edge the pathways. We hope to start native and pollinator garden planting over the next few weeks.

We are indebted to our awesome neighbourhood volunteers who have already donated 15hrs of time. A huge shout out to the Jawl Family who have committed to donating much needed construction materials, GT Mann Contracting for our seating stones, Grayscale Developments (GDI) for consultations and to the City of Victoria for the many grants over the course of this project.

If you would like to get involved or if you have any questions about the community garden, please contact the South Jubilee Neighbourhood Association's Garden Committee at redfernparkcommons@gmail.com

~Kathleen Laird of the SJNA Greening Committee

Welcome Selina

We have recently hired a Neighbourhood Engagement Coordinator to support SJNA in increasing its outreach and connection with the residents and businesses of South Jubilee. As we head into a new year (and with a new city council), we look forward to more opportunities for conversations and celebrations and making a positive impact in the South Jubilee community.

Selina Pieczonka has joined SJNA in a part-time capacity - you can meet her virtually at SJNA board meetings or in-person at an upcoming community gathering. Selina is a creativity- and culture-focused communications professional with over 10 years experience working with non-profits in the arts, health, and wellness sectors. She considers herself a Greater Victoria local after nearly 12 years living in various neighbourhoods, after she moved from the Comox Valley to study art history at the University of Victoria (Fun fact: her first apartment lease was in South Jubilee.). She is passionate about community building and collaboration and advocates for intergenerational health and wellness, as well as access to the arts as an organizer, patron, and volunteer.

If you'd like to get in touch with Selina, please email engage@southjubilee.ca or send her a message over on social media. We invite you to reach out if you'd like to organize a neighbourhood meet-and-greet, discuss your ideas to support the community, or simply to share something wonderful about your neighbourhood and the people who live in South Jubilee.

A Case for Solar

If you have walked past 1625 Davie Street recently you may have noticed that we have recently installed 14 solar panels on our roof. We have had several passersby ask questions. "Was it worthwhile?", we have been asked? We believe the answer to be a resounding "Yes" on two counts one financial and the other environmental. In the

two months commencing August 9th. We have generated approximately 1,000 Kw. of electricity (valued at least at \$100 based on Hydro's current rate schedule). We anticipate this will translate to approximately \$600 over a full year.

"What are the capital costs and what are the returns on that investment?", we are also asked. Our net investment after grants from the Federal Greener Homes program will be about \$9,000. The return on that investment is almost 7%. (perhaps even more if Hydro rates increase which is almost a given) significantly more than that offered by any bank and it's not subject to income tax! What a deal! To cap it all, if your investment horizon is, say 5 years at the end of that term your bank will return your initial investment which will have lost value due to inflation whereas your panels will most probably be worth more simply because of inflation.

What happens if you don't have the \$9,000 available to invest? You can borrow it interest free from another program offered by the Federal Greener Homes program through CMHC! If that is not enough you can also join the BCHydro program that offers a credit of \$50 if you reduce your hydro usage by 10% over one year!

One caveat if you need to replace your roof you will incur additional costs to remove and re-install your panels. So wait if your roof is nearing the end of its life. Another is that you really have to have a predominately south facing pitched roof to make the most of the sun's rays.

In conclusion installing a solar installation may be a very good investment for you and will surely be a small step towards a greener future for us all. ~Peter Emmings

CALUC Update

Hi Neighbours

There are no new active projects in South Jubilee at the moment but the status of existing projects is as follows:

1693-1699 Fort St went to Committee of the Whole and was approved pending a few small details.

1514 - 1520 Foul Bay Ave: 8 townhome project with the City for approval of 3rd iteration of plans (back to the original plan that had very positive community feedback)

1905 Lee: small lot subdivision with new house with City for final review

1921-1935 Ashgrove St.: Milliken Developments on behalf of Amica Jubilee House is proposing a six storey, 88 unit rental seniors housing on Ashgrove St. (this is a North Jubilee project but is adjacent to our common border of Fort St). It will be linked to the under-construction long term/extended care facility at Richmond and Fort.

This project is in a residential neighbourhood and requires major rezoning outside of the current OCP or the City proposed Missing Middle Housing Initiative. Please go to the Development Tracker, North Jubilee neighbourhood to see the plans. Comments via the Development Tracker are closed but can still be sent to :

mayorandcouncil@victoria.ca ~Gail Anthony