

SOUTH JUBILEE NEIGHBOURHOOD ASSOCIATION (SJNA) 2022 RESIDENT SURVEY

The survey was open to SJNA residents from March 24 to April 30 and was circulated through the newsletter, social media and email blasts. An attempt was also made to reach residents in multi-family buildings, via posters delivered to all apartment buildings, in order to get a broad response across the different types of dwellings in our community. Out of approximately 1200 residents, 88 responses were received.

Below is a summary of the areas of primary concern and of the many comments provided.

SECTION 1 – HOW IS SJNA DOING?

Q1 - Your Neighbourhood Association. How is the South Jubilee Neighbourhood Association doing? Please let us know how the board and the various committees are doing to improve our neighbourhood. In the past year, the SJNA has focused on the important issues affecting our neighbourhood:

Out of 88 respondents, 57 (65%) either strongly agreed or agreed, and 4 strongly disagreed. The remaining responses were neutral.

Q2 - The SJNA has helped our neighbourhood feel more cohesive and welcoming:

62 (71%) either strongly agreed or agreed, and 4 people disagreed. The remaining responses were neutral.

Q3 - The SJNA has kept me informed of what's happening in our neighbourhood:

77 (89%) answered Yes, while 3 replied with No.

Q4 - How do you keep up to date on SJNA initiatives? (Since respondents could select all that apply, percentages totaled more than 100%)

ANSWER CHOICES	RESPONSES
SJNA Website	30.59%
SJNA Facebook	22.35%
SJNA Instagram	11.76%
Printed Newsletter	64.71%
Attending Meetings	25.88%
Emails sent to me	54.12%
Bulletin Boards	5.88%
Conversations with neighbours	37.65%
Total Respondents: 85	

Q5 & Q6 - My priorities for the next few years are: (Please rank your top 5 choices and provide comments)

This question elicited the largest number of individual responses. Support was pretty evenly spread among the current board's priorities, with respondents' first priorities being: Bank/Sundance School Changes primary at 36.5%, More Traffic Calming at 15.5%, Bike Lanes at 15%, City-Wide Issues at 10%, Festivals and Family Events at 8.5%, Greening Committee at 5%. By ordering priorities, it allows the Board to focus on committee assignments lead by groups of volunteers who have expressed their priorities through this survey.

38 free-text comments were entered, which mostly addressed (a) Housing / Development / Densification, (b) Traffic / Parking / Street Safety / Bike Lanes, (c) Beautification / Gathering Places / Urban Village, and (d) Communications / Renters & Strata Owners Inclusion.

Q7 - SJNA holds bi-monthly meetings that were typically held at the Bank Street School in the past. Since the onset of the pandemic, meetings have been held online. Post-pandemic, what forum do you prefer?

34 (40%) responses preferred a hybrid mix of online and in person meetings, and the other 2 options of all online or all in person meeting were evenly tied at 15 (17.5%) each.

SECTION 2 – TRANSPORTATION

The first part of this section focused on current ownership or interest in electric vehicles, and access to charging infrastructure.

Q8 - Do you currently own an EV? 11 (12%) Yes, 77 (88%) No

Q9 - If yes, are you currently able to charge your vehicle at your residence? 12 (35%) Yes, 22 (65%) No

Q10 - If no, are you considering an EV as your next vehicle purchase? 39 (51%) Yes, 13 (17%) No, 24 (32%) Maybe

Q11 - Do you think it is important to have more public EV charging stations in our neighbourhood?

51 (60%) Yes, 9 (10%) No, 26 (30%) Not Sure

Q12 - Should the SJNA work with the city and local businesses to improve access to public EV charging stations?

56 (65%) Yes, 8 (9%) No, 22 (26%) Not Sure

This question also generated a lot of comments, some critical of anything that encourages increased car use (including EVs) while others welcome the changeover from gas to EV vehicles, and support action on this, particularly for those who do not have their own driveway.

The second part of this section sought input on people's experiences of cycling in our neighbourhood, and attitudes towards improving cycling infrastructure. This section received the highest number of comments.

Q14 - Should SJNA support more safe cycling routes around our neighbourhood?

61 (72%) Yes, 9 (12%) No, 14 (16%) Not Sure

A majority supported bicycle routes on side streets and not on major arteries, such as Oak Bay Ave.

Q15 - Do you feel cycling is safe for children and teens in our area? 27 (32%) Yes, 36 (43%) No, 21 (25%) Not Sure

Most expressed concerns about speeding traffic and the use of side streets as "cut-throughs."

Q16 - Can kids and teens cycle safely to school from South Jubilee? 19 (23%) Yes, 24 (29%) No, 39 (48%) Not Sure

Almost all comments were provided by those who answered No.

Q17 - If you are a senior, do you feel safe cycling on the routes surrounding South Jubilee?

23 (43%) Yes, 11 (20%) No, 20 (37%) Not Sure

Q18 - The city plans to build a AAA bike route (protected lanes) on Fort Street in 2023. One option for the next major route for safe cycle lanes is Oak Bay Avenue. Would you support this?

39 (45%) Yes, 35 (40%) No, 13 (15%) Not Sure. Out of the 17 who commented, 16, many very specific, were not in favour of Oak Bay Bike lanes and 1 was in favour provided the impact on surrounding streets was addressed.

Q19 - How else can SJNA help make cycling safer?

45 comments were entered, with the majority focused on traffic calming and safety, while others suggested better biker and driver education, and improved traffic infrastructure.

SECTION 3 – DEVELOPMENT ISSUES

Q20 - What is your general attitude towards redevelopment in our area?

ANSWER CHOICES	RESPONSES	
I don't like to see changes, I like our neighbourhood as it is.	13.25%	11
I don't mind redevelopment if developments are sensitive & community is involved and has opportunity for feedback.	66.27%	55
I want to see more redevelopment in our area.	20.48%	17
TOTAL		83

Out of the 24 comments, many are positive towards development but with a consideration for affordable and varied options, height limits, better parking infrastructure, improved traffic flow, increased retail, and housing other than condos.

Q21 - The City is proposing a new “Missing Middle” strategy, aimed to make it easier to build alternatives to the single-family home. This includes duplexes, small multi-family dwellings and townhomes. Do you support adding “missing middle” homes in South Jubilee?

63 (72%) Yes, 10 (12%) No, 14 (16%) Not Sure. Comments are generally supportive of this kind of development for our neighbourhood, with some concerns about traffic and parking issues, improved medical services, and restrictions on building heights.

Q22 - The City of Victoria currently allows garden suites on appropriately sized yards for homes without existing secondary suites, however few, if any have been built within South Jubilee area. What do you think of garden suites? (May choose more than 1 response)

ANSWER CHOICES	RESPONSES	
I am not in favour of this type of development due to concern over density	5.88%	5
I am not in favour of this type of development due to loss of green space	11.76%	10
I support garden suites under the right conditions	48.24%	41
I think garden suites are a good idea and I'd like to see more created	47.06%	40
I have no preference on this topic	3.53%	3
Total Respondents: 85		

Out of the 16 comments, many were concerned about density and whether the infrastructure (parking, medical services, privacy) would be adequate.

Q23 - If a developer were to propose taller buildings in our neighbourhood in exchange for increased green and public space around the building, what would you think?

ANSWER CHOICES	RESPONSES	
I am very opposed to increased height even if it comes with more public amenities	32.56%	28
I would consider it depending on the design details and location	54.65%	47
I actually prefer higher buildings with more open space around them	12.79%	11
I have no preference on this topic	0.00%	0
TOTAL		86

Q24 - Do you think the City of Victoria secures sufficient public amenities with its approval of various redevelopment projects? (8 (9%) Yes, 49 (56%) No, 30 (35%) Not Sure

SECTION 4 – TRAFFIC ISSUES

The next few questions are posed to determine whether traffic calming measures should be investigated or if this is a low priority for the SJNA. Note that these “questions” were mostly posed as statements with a range of agree/disagree response options.

Q25 - *Please select the street where you reside or where your business is located:*

Most of the responses were from residents east of Richmond Road, with just a handful of responses from the residents in apartments west of Richmond, pointing to the need to connect better with residents in multi-family buildings. Amphion St. had the largest number of respondents (15), while Davie St. (12) and Lee Ave. (9) were also well represented.

Q26 - *Vehicles often speed down my street.* 37 (43%) Strongly Agree, 24 (28%) Agree, 12 (14%) Neutral, 12 (14%) Disagree, 1 (1%) Strongly Disagrees

Q27 - *A significant number of vehicles use my street as a pass through.* 43 (50%) Strongly Agree, 21 (25%) Agree, 13 (15%) Neutral, 8 (9%) Disagree, 1 (1%) Strongly Disagrees

Q28 - *Availability of parking on my street is a concern.* 32 (38%) Strongly Agree, 27 (32%) Agree, 14 (16%) Neutral, 10 (12%) Disagree, 2 (2%) Strongly Disagree

Q29 - *I would like new traffic calming measures (speed bumps, bump-outs, planter boxes) on my street.* 37 (45%) Strongly Agree, 17 (21%) Agree, 15 (18%) Neutral, 9 (12%) Disagree, 4 (4%) Strongly Disagree

22 Comments were provided, with most in favour of traffic calming measures provided that parking was not compromised. Most of the comments were specific to the respondents’ streets.

SECTION 5 - POSSIBLE AMALGAMATION OF NORTH AND SOUTH JUBILEE NEIGHBOURHOOD ASSOCIATIONS

Q30 - *The City of Victoria considers North and South Jubilee as one neighborhood (“Jubilee”) for planning purposes. Yet the neighborhood is the only one that has two resident associations. Are you in favor of amalgamating the two neighborhood associations?* 16 (18%) Yes, 31 (36%) No, 40 (46%) Maybe

Of the 73 comments provided, 16 were in favour of amalgamation, 29 were not in favour and 23 needed more information before they could decide. A majority of comments focused on (a) Different demographics with distinct concerns, (b) the need to poll residents of both associations and list the pros and cons, (c) the lack of awareness of North Jubilee boundaries, (d) uncertainty about the benefits of amalgamation, and (e) Strength of SJNA community.