

**South Jubilee Neighbourhood Association Community Meeting**  
**Minutes of Meeting April 2, 2025**

Meeting was called to order at 7:01pm. Co-chair Molly Sullivan welcomed guests and gave a land acknowledgement. The minutes from the February 5, 2025 meeting have been posted on the website for review and have been approved.

**Chair/Co-Chair Update – Molly Sullivan.**

- Development proposal by Aryze Developments (Amphion St and Oak Bay Ave)
  - The new Community Association Land Use Committee (CALUC) will be emailing Aryze tomorrow to arrange a CALUC meeting.
  - The Committee has received feedback through the Development Tracker, which included 34 responses.
    - The majority of responses expressed strong opposition to the current proposed development, with a primary concern being the lack of parking. This feedback will be forwarded to the city to ensure that residents' voices are represented.
  - Huge thank you to the new CALUC volunteers.
- Starting to prepare for Redfern Parkfest (August 17)
  - Anna has been gathering volunteers and musicians. If you'd like to volunteer, please email [engage@southjubilee.ca](mailto:engage@southjubilee.ca).

**Treasurer Update – Molly Sullivan.**

As we are still in search for a treasurer, Molly presented this update:

- We are still in search for a volunteer Treasurer. If you or someone you know is interested in this position, please reach out to [board@southjubilee.ca](mailto:board@southjubilee.ca).
- The Bookkeeper has completed a full financial review and is currently finalizing remaining details. This transition will support the incoming Treasurer.
  - Finances are currently in good standing.
- A full financial review will be presented at the AGM in June.
- Year-end report has been submitted to finalize the 2024 grant and initiate the 2025 grant process.

## City Neighbourhood Liaison Update – Gary Pemberton.

- The My Great Neighbourhood Grant program launched February 1st with \$146,000 in funding.
  - Thus far, 8 applications have been approved in February, totalling just over \$30,000.
  - As a reminder, grants applications are reviewed on a rolling basis at the end of every month. Funding is typically distributed to successful applicants within two weeks of each month's end.
  - The grant program will stay open until all of the funding is distributed or until the end of October.
  - The next deadline is April 30. If you have an idea for a starter initiative – focused on activity, placemaking, or community resilience – please reach out to Gary ([gpemberton@victoria.ca](mailto:gpemberton@victoria.ca)). He's available by phone, Zoom, or for in-person meetings. Early outreach is encouraged.
- Local Champions Program has received many applications.
  - This is a community-based leadership development program for Victoria residents to gain the skills, confidence and relationships to become more active and engaged in their community.
  - This takes place at the NeighbourSpace at 709-711 Douglas St.
- Summer camp registration opens April 14th through the Crystal Pool.
  - At 7:00 AM, you will be able to start registering for programs online.
  - Please note that these programs fill up fast.
- The Bike Valet has extended its downtown hours:
  - Open until 8:00 PM Monday to Thursday
  - 10:00 PM on Friday and Saturday
  - 6:00 PM on Sunday
- Business Hub hosting a Futurpreneur Business Planning Bootcamp – Tuesday, April 22nd from 9:00 AM to noon
  - This free event helps entrepreneurs set achievable goals and build a successful business plan. With Futurpreneur Canada, attendees of this interactive in-person boot camp will craft a focused approach that puts their business on a path to success. This session is for both aspiring and current business owners.

- They are limited with space so please sign up on the City of Victoria webpage: <https://www.victoria.ca/building-business/business-hub>

### **City Council Liaison Update – Marg Gardiner.**

Marg is the liaison for the South Jubilee neighbourhood.

- The Official Community Plan (OCP) will move toward bylaw drafting and a public hearing following council discussion tomorrow.
  - Numerous changes have been made to the draft.
  - Staff have proposed an incremental approach to increase density, including 6-storey buildings in priority growth areas and residential infill in other areas.
  - On March 6, a majority of Council passed a resolution requesting staff to report back on 12 specific items, which will be addressed at tomorrow's meeting.
  - Marg expressed concern regarding assumptions related to rental versus ownership housing, noting this could have implications for taxation.
  - The public hearing is expected to take place near the end of June or in July, though an official date has not yet been confirmed.
- It is still unclear how much property taxes will increase this year.
  - The initial estimate, based on city operations and police services, is a 7.78% increase. This figure does not include additional considerations such as CRD contributions, the Crystal Pool project, or any extra borrowing. Marg notes that the city is still paying debt from the Save-On Memorial Centre and Johnson Street Bridge.
  - This year, the Mayor has put forward a motion to gradually shift the tax burden away from business and industrial classes toward residential properties, over a six-year period. As a result of this adjustment, the preliminary figures show residential taxes increasing to 8.68%, while business, light industrial, and heavy industrial rates are projected to decrease to 6.74%. The shift would result in an annual increase of approximately 1-2% for residential properties over the six years. These figures are still preliminary and subject to change as this does not include the Crystal Pool project. Marg shared some preliminary information sheets to residents who attended in-person.
  - Marg shared that \$47,000 allocated to the Crystal Pool project came from internal funds, which still need to be repaid. She noted that the referendum was held to

approve the use of external funding, and as a result, the project is now significantly more expensive than originally communicated.

- There has been an update to parks available for sheltering – there is a link available to a report that can be found from the council meeting in March.
  - Marg suggested reviewing only the first 38 pages of the report, as they contain the most relevant information.
  - The report includes a list of parks designated for sheltering, though it remains unclear how this approach will be managed moving forward. The parks are only to be used if there are no shelter beds available. These designated areas also have to be a certain distance away from things like playgrounds.
  - It also outlines associated costs and introduces the new concept for camping within public spaces (including Redfern Park).
- Question from resident: A resident questioned whether council is genuinely considering public input on the OCP. She expressed concern that the survey appeared biased and noted that only 1,400 responses were received.
  - Marg: Expressed uncertainty about the overall impact of the OCP, noting that its influence may vary. She plans to ask during tomorrow's council discussion how the recommended OCP, if approved, may affect property values. They may delay or go forward to staff to prepare the bylaws for the public hearing which will be near the end of June/July.
  - Follow-up question from resident: Will it just be one single meeting for the whole city?
  - Answer: Yes. Uncertain how long the meeting will be, and uncertain how many minutes each person is permitted to speak.
- Question from resident: What is the concept behind the list of parks for sheltering?
  - Marg: Current legal decisions require that municipalities provide a space for individuals to shelter if they are unable to access a shelter bed. This legal obligation is the basis for the list of designated parks.
    - Follow-up question from resident: Given that Redfern Park is on the list of designated sheltering areas and this impacts the surrounding community, is there value in SJNA writing a letter to the city to express concerns?
    - Marg: She noted that at this time, writing a letter may not have value. However, if there is active sheltering occurring in the park, a letter may carry more weight.

## **CALUC Update – Ruan.**

Ruan is a SJNA board member and is on the CALUC.

The current ongoing development proposals in South Jubilee are listed below:

- Fort St and Davie St
  - 6-storey building with 80 units with approximately 30 units of parking.
  - Currently back to the design stage with the city as they altered some exterior plans.
  - Due to the design change, CALUC hopes to arrange another meeting once they have made some decisions.
- Bourchier St and Foul Bay Rd (also known as the Telus Building)
  - 6-storey wood-frame building, with 80 units and approximately 20 units of parking, proposed by Ledcor.
  - Currently at the design stage.
- Duchess St and Fort St
  - Although uncertain as they have not submitted design plans, possibly due to discussions within the city and the OCP regarding increased density and the potential for taller buildings, the original 5-storey concept is being reconsidered to a possible 12+ storey building.
- Amphion St and Oak Bay Ave
  - The Development Tracker was just closed for this.
  - 7-storey building that is marketed as a 6-storey building (as the first floor is 20ft tall) with no units of parking, proposed by Aryze.
    - Although there is no parking available for this building, it is proposed that there will be 1 EV-ready stall for accessible parking, and 1 EV-ready stall for delivery and maintenance vehicles.
  - There is strong opposition from the neighbourhood to this proposal based on the initial plans, with the majority of concerns around the density and the lack of parking.
  - An initial meeting was held with Aryze to discuss conceptual plans and potential designs, with the intention of organizing a public meeting to gather community feedback. However, there was a misunderstanding regarding the process, specifically, whether this meeting would count as the formal CALUC meeting.

- The SJNA CALUC has submitted a request for a second CALUC meeting, as key information was not presented during the initial meeting and there were numerous unanswered questions.
- 3 of the 4 building proposals will put over 250+ new rental units in the community.
- There were also some conversations regarding property taxes and tax transfers to residential properties.
- Question from resident: How are the development buildings funded?
  - Ruan: Most likely from banks and venture capital companies. However, these projects may not be funded through large companies.

Multiple concerns were raised regarding shadow impacts on neighboring homes and whether the proposed building aligns with the overall character and scale of the surrounding neighbourhood.

Residents are encouraged to stay informed about developments and to get involved with the SJNA CALUC if interested. Helping to spread the word about developments and increase awareness is also strongly encouraged.

### **Neighbourhood Engagement Update – Anna Golovkina.**

- Redfern Parkfest will be on Sunday, August 17th. If you're interested in volunteering, please reach out to [engage@southjubilee.ca](mailto:engage@southjubilee.ca). There will be many different positions and will be helpful to distribute the workload.
  - We are looking for lively musicians and bands to play for this event. If interested in performing at Parkfest, we urge you to email to [engage@southjubilee.ca](mailto:engage@southjubilee.ca) with your portfolio.
- The 2025 SJNA Survey is closing on April 15. Please fill this out at this link: <https://www.jotform.com/form/243640883043254>
- We are currently seeking volunteers who live in apartment buildings to help distribute SJNA newsletters in their building's common areas. This effort will go a long way in helping SJNA reflect the community more accurately and inclusively.

### **Garden Coordinator Update**

River is our Garden Coordinator; they were away and Erin provided the update.

- Redfern Commons Work Party on Sunday, April 6 10am-12pm.

- If you're interested in getting regular updates, please email [gardencoordinator@southjubilee.ca](mailto:gardencoordinator@southjubilee.ca).
- With help from an amazing volunteer, compost from the city has been spread across the pollinator gardens.
- Work parties will continue to be on the first Sunday of every month from 10:00 AM - 12:00 PM. This will continue until November. Pastries and refreshments will be provided.
- The community vegetable garden typically produces a lot, and volunteers often have the opportunity to take some fresh produce home with them.

### **VCAN Meeting Update – Susan Wetmore.**

There are 12 neighbourhood associations in the Victoria Community Association Network (VCAN).

- Last week there were 3 city councillors present at the VCAN meeting. VCAN has been actively encouraging councillor attendance to help improve communication between neighbourhood associations and city council.
- A lot of concerns about OCP from all neighbourhoods.
  - VCAN is preparing a submission to city council about concerns over tree covers, as the OCP does not discuss this. The majority of shade trees for the environment are on private property. It was also noted that there is currently no requirement for developers to plant trees as part of new developments.
  - VCAN has just completed a Garry Oak Mapping Project, with the majority being on private property. Garry Oak trees act as shade trees that are also homes for wildlife. The importance of including trees in new developments was emphasized, along with advocating for protection and preservation efforts to ensure a sustainable future.
- Submissions for the Garry Oak Mapping Project are still open, as VCAN is seeking additional grant funding to create a more updated and visually detailed version. Additional volunteers are needed to support this effort.
  - Please email [engage@southjubilee.ca](mailto:engage@southjubilee.ca) if interested.

### **Get Growing Update – Susan Wetmore.**

- The first seedling distribution of the year will be on Saturday May 17, starting at 11:00 AM at Redfern Park.

- Additional flats of seedlings have been ordered due to the increasing demand.
- If you're interested in volunteering, please email [engage@southjubilee.ca](mailto:engage@southjubilee.ca). With the city under pressure to reduce the budget for the Get Growing program, strong volunteer participation helps demonstrate that the seedling distribution remains in high demand and valued by the community.

### **Open Discussion**

- Question from resident: Is there any action that can be taken from SJNA regarding the OCP?
  - The date for the OCP public hearing will be published in a SJNA newsletter.

There were some conversations surrounding writing a letter to the council about the concerns about the future of the neighbourhood.

- A board member noted that the SJNA board consists of a small group, primarily homeowners, and therefore cannot claim to represent the entire neighbourhood. They acknowledged that many residents, such as those working multiple jobs, may not have the time to attend meetings or stay fully informed. As a result, some board members are hesitant to write a letter on behalf of the whole neighbourhood without broader input.
- Another board member encouraged residents to complete the SJNA survey and use the free-text section to share their thoughts on proposed developments.
- It was suggested that residents who feel strongly could collaborate to draft a letter, which others could choose to sign and support if they wish to be included, and submit to the city.

There was some conversation regarding creating another SJNA survey specifically regarding developments. The results could be shared with the city.

Meeting adjourned at 8:42pm.

**The next SJNA Community Meeting will be on Wednesday, June 4, 2024, at 7:00 PM at the Lai Brothers Lecture Theatre at the Royal Jubilee Hospital (Room S169), and additionally via Zoom.**