



**RJH Neighbourhood Committee**

**Meeting Notes June 29, 2010**

**7:00 pm Wilson Block #111**

In attendance:

Jean Johnson	North Jubilee NA	JJ
Kathrynn Foster	North Jubilee NA	KF
Janice Stewart	North Jubilee NA	JS
Caleb Horn	Camosun CA	CH
Ian Graeme	Friends of Bowker Creek Soc.	IG
Chris Coleman	City of Victoria	CC
Grant Hollett	VIHA	GH
Tom Moore	Stantec	TM
<i>Brenda McBain, CitySpaces Consulting Ltd. facilitator</i>		<i>BMB</i>

Regrets:

Tom Sellgren	South Jubilee NA	TS
Liz Hoar	South Jubilee NA	LH
David Leadbetter	VIHA	DL
Keith Davidoff	BC Ambulance Service	KD
Grant Brilz	BC Ambulance Service	GB
Kevin King	City of Victoria	KK

**Business**

**Action By**

**1 Agenda**

Review and discussion of the draft Master Campus Plan for the RJH site was the only agenda item.

TM introduced the draft plan, pointing out that the Proposed Zoning Criteria (section 6, page 40) is the only section that attendees will not have seen before. This is the proposed zoning that will be presented to city staff who will review it and may request changes. City Staff did not want to comment until the RJH Neighbourhood Committee had the opportunity to review.

TM stated that the plan's principles, developed in June 2009 have been adjusted and added to. There is room for further adjustment before

creating the executive summary.

KF requested that they be able to see the document that goes to Council. TM responded that this is a public document, so the public will be able to view any changes that are made.

KF wanted to know why the document is being rushed to the City. TM reminded that no new building permits will be issued until the MCP is approved. GH said that the Lee St. bridge is an urgency that cannot be addressed without a building permit.

TM noted that the EMP and the Saanich lands are not part of the rezoning application. These lands are part of the MCP, but not part of the rezoning. The entire campus is included in the MCP.

CH suggested rewording the document to make that very clear.

The document was discussed on a section by section basis.

KF expressed concern about the term "living document" – that VIHA can make changes at any time. She suggested adding "emerging concerns of the neighbourhood" as one of the reasons that the Plan can be adjusted. (final paragraph in 1.2). She is concerned that changes can be made without any input from the stakeholders and suggested adding "to be reviewed by VIHA and stakeholders on a 5 year basis".

She further suggested adding the following to the Goals and Objectives of the plan:

- Be responsive to emerging neighbourhood concerns

IG suggested that some strong goal statements be included. The first 4 bullets are not goals. These goal statements might include things like respecting the natural environment to create a healthy campus and reducing the need for parking. He suggested that the MCP may need a Vision Statement.

City of Victoria and District of Saanich should be added to the list of stakeholders in 1.6.

KF suggested that 1.3.1.1 include that the PCC is a place for community meeting space and reference the MDA requirement

IG suggested that the Neighbourhood Transportation Plans be referenced. TM stated that section 1.3 may be moved to an appendix.

KF expressed concern about connections between this plan and the Mayor's Task Force on Homelessness.

CC noted that the correct name of the report (page 10 – Strategic Context) is "Mayor's Task Force on Breaking the Cycle of Mental Illness, Addictions and Homelessness". The RJH campus plays a role in addressing mental health and addictions.

IG stated that the District of Saanich OCP has more up-to-date policies than the Shelbourne Local Area Plan and that could inform the direction of the RJH Master Plan.

IG stated that several bus routes are missing from page 13 including the #15 to UVic and the #10.

JJ would like to see a plan for usability of the green space and an

overall landscape plan.

It was pointed out that 3.7 was not a useful visual in its current form. Walking time can vary widely depending on the age and mobility of the walker. These are estimated walking times for whom? Noise levels and light spillage may be better standards to measure.

IG suggested changes to 4.2 Natural Environment principles regarding Garry Oak trees to read:

- Preserve the Garry Oak meadow
- Promote re-establishment of native plant species including Garry Oak meadows

IG requested that "where feasible" be removed from 4.2 following the principle related to the Bowker Creek Watershed to read:

- Follow recommendations for protection of Bowker Creek watershed as described in the "Bowker Creek Watershed Management Plan".

TM noted that traffic consultants will be updating the TDM plan as part of the rezoning. It was suggested that the principle in the Vehicle Parking Strategy be reworded as follows:

- Achieve the goal of linking green spaces through the location of parking

Re: section 5:

JS suggested that pedestrian linkages E to W be shown.

KF noted that the N/S connection through the heritage courtyard needs to be shown. TM stated that VIHA is not willing to connect these dots feeling that they will lose flexibility in planning.

CC noted that the focus on the heritage courtyard is on it as a "healing place".

KF noted that there needs to be a reference to wayfinding to the indoor public space (community meeting room).

Re: Section 6

JS and JJ wanted to know if the creation of one zone would protect the green area at Fort and Richmond. They suggested that there might need to be 2 zones in order to protect this area in perpetuity.

IG would like to see a "no build" commitment on the NE corner of the site. Need to ensure protection of Bowker Creek.

CH would like Saanich staff to review the plan and proposed zoning as well since there may be a parallel process to review and approve the MCP and the rezoning in Victoria.

TM is expecting commentary from Saanich staff.

KF suggested that if buildings connected above the ground level then open and green space could be preserved.

IG noted that the plan identifies 2 heliports. He asked about the future use of the existing heliport. KF stated that it should be green space.

KF stated that the 10 story height requested in the rezoning proposal cannot stand alone; It needs a direct linkage to the MCP principles.

**2      Meeting adjourned**

Appreciation expressed by committee members for opportunities for input into the MCP.

*These notes will remain as a draft until reviewed and approved at a meeting of the RJH Neighbourhood Committee*

Prepared by: Brenda McBain, CitySpaces Consulting Ltd.