



James Bay Neighbourhood Association

jbna@jbna.org
Victoria, B.C., Canada

www.jbna.org

January 18th, 2022

Mayor and Council,
City of Victoria

Dear Mayor Helps and Councillors,

Re: CALUC – 50 Douglas (Amica Douglas House)

The 50 Douglas proposal was considered at the January 12th, 2022, JBNA ZOOM Discussion Forum. 93 people participated. The City distributed notices to addresses within 200m of the property.

Representing the proponent, Milliken Development Corporation, were Don Milliken, Chair, Kate Milliken Binns, President, James Milliken, Director of Development, and Rob Whetter, DHK Architects. Meetings and events preceded the CALUC community discussion.

Consultation meetings and events:

Pre-meetings were held with JBNA development Review Committee members. Marg Gardiner, Trevor Moat and Tim VanAlstine to discuss the proposal.

September 16, 2021- An introductory meeting was held at Fisherman’s Wharf Park. The need for consultation with those who live on the direct neighbouring streets and the clientele of Amica was emphasised.

October 18, 2021- A review meeting with plans was held.

November 22/23, 2021- The proponent held two Open House events. Due to the need for social distancing and a very large space, Milliken Developments booked Edelweiss for the events. The proponent arranged for notices of the Open House events to be delivered to about 300 homes. JBNA assisted by tweeting the notice and identifying the project in widely circulated news-bulletins. There were very few residents (15) who attended the Open House events.

The proponent’s ZOOM presentation was brief. Although the slides were complete, residents who participated found the verbal presentation light on detail. Following the presentation, meeting participants were given the opportunity to ask questions or provide comments. Residents spoke about the proposal and several wrote questions in the ZOOM “chat”. Forwarded to Mayor and Council as separate documents are: Meeting Chat, and Excerpt of Minutes.

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As evident upon reading the Minutes Excerpt and the 50 Douglas Edited Chat, the proposed redevelopment was opposed as presented by a majority of those present at the January 12 CALUC Community Meeting.

While a few residents recognised the need for assisted living and memory care facilities, there was overwhelming objection to the redevelopment of Amica Douglas House. Questions and discussion centred on deviations from the James Bay Neighbourhood Plan and the City Official Community Plan, and compatibility (or incompatibility) with the Battery Street Heritage Conservation Area.

The proposal is to replace the 1960s structure with an eight-storey complex, while retaining the heritage house on Battery (The heritage home interior may be improved as- is or restructured to have 4 suites).

The requested zoning change would be from R3-2 with FSR of 1.6 to site-specific CD with FSR 3.4 and from a 6 storey (22m) height to a 8 storey (37m) complex. Reduced setbacks would result in 5.7m front, 7.2m rear and 6m sideline setbacks.

JBNA has also been copied on correspondence sent directly to Mayor and Council regarding this proposal, both before and after the CALUC Community Meeting.

We believe that given the overall community feedback, that the CALUC community consultation obligations have now been met.

For your consideration,



President, JBNA
Marg Gardiner

Cc: Don Milliken, Kate Milliken Binns, and James Milliken
Chelsea Medd, CoV Planner
John O'Reilly, CoV Heritage Planner.

Attach:

Meeting Chat
Excerpt of Minutes