

DRA Board Meeting Minutes

January 14, 2020

Location: Crystal Gardens, 713 Douglas Street
Time: 5:00 p.m.

Present: Paul Gandall (chair), Doug Boyd, Dale Dearing, Dianne Flood, Mathew Yee, Ian Sutherland, Sandra Severs

City Council Liaison: Councillor Charlayne Thornton-Joe

City Staff: Mike Hill

Regrets: Ruth Annis, Nicholas Harrington

DRA Members: Courtenay Skipsey

Guests: Philip Bellefontaine, Anna Babicz, City of Victoria staff, Transportation

Call to Order/Approval of Agenda

Paul Gandall called the meeting to order and the agenda, as circulated, was approved.

Welcoming and Introduction of Newcomers/Visitors

Philip Bellefontaine and Anna Babicz, City of Victoria staff were introduced as was Courtenay Skipsey, a downtown resident. Dale Dearing, incoming chair of the Community Engagement Committee, was welcomed to his first meeting. The Board acknowledged the contribution of Suzanne Dubé, past chair of the CEC, who has moved to Port Alberni.

Presentation of the concept design for the Johnson Street Bridgehead aka Triangle Island

Design drawings were presented for the work to be completed this summer on Triangle Island, the green space which will mark the entry from the downtown onto the Johnson Street bridge. The Commerce Canoe, which was previously situated in Bastion Square, will be relocated to the space. A welcoming pole, carved by local Indigenous carvers, will replace the Commerce Canoe in the square. Ian reminded the Board and City staff that the Commerce Canoe had been paid for by Bastion Square owners and requested that if there are leftover funds from the development of Triangle Island that consideration might be given to channelling those funds to the BSRA for further enhancement of Bastion Square.

Councillor's Report: Charlayne Thornton-Joe

Mayor and Council continue to be focused on budget discussions including high-level conversations on climate change and housing. Other conversations include decisions around art funding for the downtown, the Heritage Trust building incentive program, bylaw enforcement and police budgets and for neighbourhood associations who do not have access to dedicated space. Charlayne is engaged in continued advocacy for public washrooms and for increasing green space in our neighbourhood.

Ian expressed desire that the Heritage Trust building incentive program not be used to support the transition of heritage buildings to condo developments where the key architectural elements of the interior of the buildings are lost. He expressed his strong support for the funds

to be used to support small property owners seeking ways to maintain the historic character of their buildings.

A reduced rate on tickets for the Royals game on Saturday night has been arranged for VCAN members.

Action: Sandra will attend on behalf of the DRA.

Questions on Downtown Update: Mike Hill

Report attached to minutes.

Response to the VCAN Workshop “Working Smarter Together” which was held at City Hall on November 16/19 was very positive. Presentations were made by folk from Toronto, Seattle and Edmonton. A second summit on the subject of engagement will be held in late February. Information about the event will be available soon.

The Local Champions training project is full.

Action: Mike will check if there are people, among those who have signed up, who are residents of Downtown-Harris Green who could be approached to join the DRA.

Work is being done on the City of Victoria website with better links to neighbourhoods being planned.

Action: The CEC will work with Mike to write a descriptive blurb about our neighbourhood.

Business Arising from the Minutes

All business taken care of.

New Business

Motion: To appoint Dale Dearing to the Board as chair of the Community Engagement Committee (CEC)

Moved: Paul Gandall

Seconded: Mathew Yee

CARRIED

Discussion of the NPNA/DRA/Hillside Quadra proposed staffing budget request

The draft letter was revised with input from the DRA and sent to Council for consideration this Friday.

Action: Paul will send a copy of the updated letter to Board members

Action: Dianne and Dale will attend Friday’s Council meeting to respond, if needed, to questions.

Questions on Standing Committee Reports

1) Land Use Committee (LUC)

The LUC is concerned that the changes for the Duck Building on Broad Street do not conform to the Heritage guidelines for Old Town. The committee is also looking to create a checklist re. requests for liquor licensing approval. Balancing the need to create an economically vibrant downtown core with the needs of residents is challenging.

New development proposals – The committee has decided that CALUC meetings should not be held until after a first review by City staff of development projects. It is hoped that this will decrease the amount of work needed for assessment by volunteers.

The Board discussed the value of meeting with the new Director of Planning to talk about the future of the Downtown-Harris Green neighbourhood and the needs of residents.

Action: Charlayne will approach the Director to set up a meeting.

2) Urban Livability Committee (ULC)

Concerns about the impacts of homelessness continue to be expressed. No further action by Council has taken place regarding the loss of low-income housing at the Fairfield Hotel. Pacifica Housing is committed to rehousing all individuals currently in residence there.

The grant application for the workshop on respectful interacting with marginalized people has been approved by the city.

3) Urban Ecology/Urban Agriculture Committee (UEC)

Nicholas was not able to be present at the meeting.

4) Communications/Membership Committee (CMC)

Report attached.

Plans are underway for the AGM. The Director of Planning will be approached as a potential speaker at the event.

5) Community Engagement Committee (CEC)

Reports attached.

Dale reported that drafts of the handbook and policies/procedures manual are underway.

Action: Board members will review and send feedback.

External Meeting Reports

1) Victoria Community Association Network (VCAN) Ian/Paul

No further report.

2) Late Night Advisory Committee (LNAC)

While the LNAC has not met, staff continue to work on this topic.

Meeting adjourned at 7:10 p.m.

Next Board meeting –February 11, 2020



In Your Neighbourhood

Crystal Pool

On January 9th, Council considered a [staff report](#) and opted to pursue the facility design already developed for the pool at either the current site or at 940 Caledonia (Royal Athletic Park parking lot). A community meeting is to be held once the sites have been evaluated and one has been selected. The results will then be reported to Council in order to confirm next steps to secure funding for the project. An alternative option was to initiate a feasibility study for the design and location of a new pool including \$725,000 to fund the study and a [Project Advisory Group](#) to provide advice and recommendation with regards to project options.

Newcomers and Reconciliation

This third conversation in the series will focus on what reconciliation with Indigenous Peoples means to newcomers to Canada and will ask participants to consider their own responsibilities around reconciliation. The session will be held at Crystal Garden (713 Douglas Street) on Monday January 20 at 6:00pm and will be guided by Carey Newman and Victoria City Councillor Sharmarke Dubow. Each conversation is webcast and will be available online for future viewing. To learn more and register for the event, please go to the [City webpage](#).



Equity Lens

Council will be presented with a [staff report](#) outlining options for advancing an equity lens for the City at its January 16 committee meeting. The report provides options for resourcing the development of an equity framework based on [Council feedback](#) provided at their October workshop on the topic and community input. In order to make progress relatively quickly, staff recommend contracting a consultant to support the process in 2020.

Councillor Election

On January 16, Council will receive a [staff report](#) proposing personnel appointments and budget (\$170,000) for conducting a by-election to fill the vacant Council position. The proposed date for the election is Saturday April 4, 2020.

Kwench Liquor Licence

On January 16, Council will consider a [staff report](#) recommending approval of a liquor primary licence for Kwench Culture Club (shared workspace) at 2031 Store Street. The proposed occupancy is 265 people and hours of operation from 9:00am to 11:00pm.

Participatory Budgeting Citizens' Group

Interested in helping your community decide how to invest a portion of the City's budget? The City of Victoria is seeking 15 volunteers to serve on the 2020 Participatory Budgeting Steering Committee.



The Inter-Cultural Association of Greater Victoria will host this year's Participatory Budgeting Steering Committee, which will focus on empowering the community to allocate up to \$50,000 in funding for projects that benefit newcomers in the City of Victoria. The Committee develops and oversees the community-led budgeting process to engage and work with community members to develop ideas and proposals.

Drop in to learn more at a "Meet and Greet Information Session," Thursday, Jan. 30 from 4:30 p.m. – 6 p.m. hosted at the ICA Inter-Cultural Association, 930 Balmoral Road. Applications are available at victoria.ca/pbvic and can be submitted until Friday, February 7.

VCAN Workshop

On November 16, the City hosted a workshop on directions for relationships between neighbourhoods and the City. The *Working Smarter Together* workshop included presentations from Toronto, Seattle and Edmonton, each providing examples of approaches to working effectively with neighbourhoods. Observations and suggestions from table discussions were recorded and shared with neighbourhood associations. This information will be used in determining next steps and the approach for an upcoming neighbourhood summit in February.

Local Champions

Local Champions is a new community-based leadership development program for Victoria residents to gain foundational skills, confidence and build relationships to become more active and engaged in their community. The inaugural intake for the program is now full and will kick off with a weekend intensive workshop in early February. After completing the program in May, participants will then become the first group of Local Champions alumni. Click [here](#) for more information on the program.



Climate Champions Program

Council has amended the Strategic Plan and providing \$50,000 in funding to "Create a Climate Champions Program." The Climate Champions program will create and facilitate a network of Champions in order to share ideas, undertake partnerships, and encourage fun and innovative action to reduce the community's greenhouse gas emissions. The focus of the program is on action, mobilization and behavior change in line with the largest emissions sources in the City's Climate Leadership Plan.



Calling All Musicians and Community Programmers

The City is updating its rosters of local musicians and community programmers for outdoor summer concerts, events and activities at Centennial Square and Beacon Hill. To be considered for these rosters, local musicians and community programmers are invited to apply online and provide links to samples of their work by Wednesday, **January 15, 2020**. Preference will be given to those based in the Capital Region. For details visit victoria.ca/artsandculture.



Free Youth Bus Passes

Youth 18 years of age and younger residing in the municipality of Victoria are eligible a free monthly transit pass from the City of Victoria. Passes are available for pick up Monday through Friday from 8:00am – 4:30pm from the Public Service Centre at City Hall. For details visit our [Transit](#) webpage.

Youth Transit Passes
Now Available At City Hall



City Council Meetings

Committee of the Whole meets on January [9](#), [16](#), 23 and 30 at 9:00am. Council meets on January [9](#) and 30 beginning at 6:30pm.

Council will also meet on [January 14](#) to further develop the [2020 Financial Plan](#).

You can also find out more about Council meetings by:

- Watching recordings of the meetings [here](#)
- Tuning into [bi-weekly videos](#) for what's coming up for discussion at City Council
- Reviewing the decisions made at Council on our [Council Highlights](#) page
- Finding out how Councillors voted on the City [Council Meeting Dashboard](#)

**2020 JAN DRA Board Meeting
Land Use Committee**

LUC: Current

1. 45 Bastion Square, Wind Cries Mary – Cottage Hospitality – Application for permanent change to a food primary license to adjust hours from 9:00 am to 12:00 am daily to 9:00 am to 2:00 am daily with no change to the existing occupant load. Letter will be sent.
2. 1820 Government St – January Gin Joint & Eatery – New Application for a Food Primary Licence with a Patron Participation Entertainment Endorsement having hours of business from 9:00 am to 12:00 am Sunday to Wednesday and 9:00 am to 1:00 am Thursday to Saturday with an occupant load of 67 people. Letter will be sent.
3. Duck Block – UVic Properties/Chard – Rezoning, Development Permit and Heritage Alteration for 6-storey hotel with ground floor commercial with FSR 4.39. Includes an OCP amendment for a very significant increase in density in violation of Old Town Design Guidelines and best practices of Heritage Conservation. CALUC letter submitted 30 July 2019. Application reviewed and discussed at Council meeting on 28 Nov 2019. Referred to CotW inviting Acting Chair of Heritage Advisory Panel to address Council's questions re heritage aspects and requesting applicant to address concerns re demolition of affordable housing units in Canada Hotel before Council decides whether or not to send it to Public Hearing. Note: Staff has relieved the applicant of the requirement for an OCP amendment for this application. Status: Application Review by City since 12 Jun 2019.
4. 1124 Vancouver – J. Gordon Enterprises – Second CALUC held 6 Nov 2019. Changes from previous iteration: increased density (3.39 FSR), 18 more rental units, bigger variance for parking. Applicant still maintains the project will provide affordable housing but can't yet outline how it will be incorporated. Staff has since clarified that none of the units will be affordable and that the parking variance will be even greater than presented. May need another CALUC meeting. CALUC letter to be sent. Status: With Applicant 2 Jan 2010.
5. 900-block Yates (Market On Yates & Harris Green Village) between Quadra to Vancouver and Yates to View, as well as the eastern half of the 1000-block Yates (mid-block to Cook) - Starlight Investments. CALUC meeting took place on 3 Dec 2019 at Ambrosia Centre on Fisgard. Starlight has 4.9 acres over two sites. The project includes R-48 zoned property. Early plans and concepts are for between 1200 and 1500 rental residential units in five towers ranging in height from 15 to 25 storeys, 100,000 sqft of commercial space, and a 0.5 acre public area which may be partially green space and the rest hard surface over two levels. Starlight proposes that this will be a multi-phase and multi-year project, which will allow existing anchor tenants to remain in the complex. There were a broad range of concerns and comments from the community. This meeting was the longest CALUC to date (just over 2.5 hrs) but the plans brought to the public are still in their early stages and we anticipate that with further refinement and revisions, another CALUC will be required for this project. CALUC letter to be sent.
6. Blanshard Block – David Fullbrook with D'Ambrosio – Met with representatives who plan to develop NW corner of Blanshard and Fort. Project proposes unique tower design for modern low-staff hotel catering to tech industry/millennials. The remainder of the block, including The Montrose Building will be maintained with residential and small

CRUs (which are being renovated as vacancies arise). **CALUC meeting will be held on Wed 29 Jan at 6:30 pm at the Christ Church Cathedral Chapter Room.** City planner Miko Betanzo will attend on behalf of the City.

7. 1620 Blanshard (Gateway Green) – Tri-Eagle & Jawl Residential – Temporary Use Permit to demolish the two-storey commercial building and provide 62 surface parking spaces. Letter submitted 10 Oct 2019. At CotW on 14 Nov 2019, Staff recommendation was to decline the TUP and Council did not seem enthused by the proposed use for parking. Council approved the TUP but requested that the applicant work with Staff to explore the temporary use of the site for modular housing as opposed to parking. According to staff, it's expected that either the applicant will either work with the City re modular housing prior to going to Council, or this project won't proceed. Or the applicant can start again with another use. There will be another public notice circulated (for any TUP use) before it goes to Public Hearing. Status: Report Preparation by Planner since 14 Nov 2019.
8. 937 View St – Nelson Investments w de Hoog & Kierulf – Development Permit with Variance to build a 15-storey 255 rental units with parking for 17 vehicles and 172 bikes on R48 land and located in Fort St Heritage Corridor using pre-fabricated components. Proposed FSR 7.27. Applicant is not proposing to rezone away from R-48 zone. Status: City Provided Comments to Applicant 4 Nov 2019 and is With Applicant. (Next steps Staff report and CotW.)
9. 700 Douglas (Bus Depot) – Bosa with James KM Cheng – Rezoning to construct long-term rental with ground floor commercial. Plans submitted 7 Jun 2017 but application has been idle until recently. Staff review of revised plans completed 4 Oct 2019. No recent contact from the developer re CALUC meeting. Status: With Applicant since 4 Oct 2019.

LUC: Ongoing and Active

1. 1150 Cook St (Pluto's) – Dan Robbins & Fraser McColl – Development Permit with Variance. Dominant response was that it's an attractive project but it's over the 10-storey height limit that defines the density for the R-48 zone and the proposed density (8.98 FSR) is significantly above the OCP Maximums. Pluto's has had lease extended to Mar 2021. Letter to be sent. Status: Application with Applicant since 26 Nov 2019.
2. 1010 Fort St – Abstract Developments – Rezoning for the development of a 12-storey building with ground floor commercial and 55 residential above with 7 vehicle parking and 97 bike parking spots. Proposed FSR 5.37. The CALUC letter submitted 1 Oct 2019. Revised plans filed 9 Oct 2019. Advisory Design Panel reviewed application on 23 Oct 2019. Status: With Applicant since 23 Oct 2019. Next step: Committee of the Whole.
3. Northern Junk – Reliance Properties – Rezoning for the redevelopment of existing heritage buildings and a residential with ground floor commercial, mixed use addition, concurrent Heritage Alteration with FSR 3.39. CALUC Letter submitted 10 Sept 2019. Status: Staff Review of Revised Plans since 22 Oct 2019.
4. 1700 Blanshard (Hudson Place Two) – Townline – Development Permit w Variance for a 23-storey 245-unit rental building w 6-storey podium w ground floor commercial. Variance for building massing setback at the upper storeys Blanshard and Fisgard Street

and surface parking. Proposed FSR 7.47. Revised plans submitted 7 Nov 2019. Status: Staff Review of Revised Plans.

5. 506 Herald (Herald St Brew Works) – Mike and Lee Spence – Development Permit with Variance: Applicant seeking a permit to construct a rooftop patio with an occupancy of 99 additional liquor primary seats; bringing total occupancy to 275 from the previously approved 178. Letter to be sent if application proceeds. Status: Report Preparation by Planner since 13 Nov 2019.
6. 975 Pandora (Seventh Adventist Church) – Townline – Rezoning and BP for 166 residential rental units in 8-storey podium and 16-storey tower at 5.50 FSR with ground floor commercial. Vehicle parking at 133 exceeds requirements as does bike parking at 229. No retention of church building. CALUC letter submitted Mar 2018. Status: With Applicant since 11 Jan 2019.

Community Engagement Committee (CEC)

January 2020

Chair: Suzanne Dubé

CDC Members: Renee Layberry, Pat Chapman, Fred Shean, Denise Nicholl, Dale Dearing, Allan Miller, Virginia Miller

Ex officio: Doug Boyd and Dianne Flood, Co-Chairs Communications and Membership (CMC)

Activities Since Last Meeting:

This is the last report from Suzanne as the Chair of the CEC. I'm stepping down from the DRA board and the CEC and moving to Port Alberni to open a new Branch Office for Edward Jones in February 2020. I want to thank the DRA board their warm welcome of me to the DRA. I've enjoyed being involved and will miss working with this truly engaged group of talented people. My intention is to attend CEC meetings whenever possible, since I will be returning to Victoria on business at least once per month to meet with my clients in Victoria.

Dale Dearing has agreed to assume the role of Chair and continue to lead the CEC and its activities going forward. Thank you to Dale Dearing for stepping up so that the CEC can continue to make progress on these projects!

All the working documents associated with the CEC projects have been uploaded to a new Drop Box Folder so that Doug and Dale will have access to them. Doug will transition the CDC email and new CEC email to Dale.

Our committee met twice since the last DRA board meeting. We have been working on the design and content of the web pages for the Community Engagement Committee. Fred Shean has offered to redevelop the entire DRA website in WIKS. We have involved Doug in his role as Communication Chair now that the scope is to refresh the entire DRA website to be more engaging. (New website visual design mock-up attached). Any significant changes to the current language (especially the mission of the DRA) will be approved by the board before the new website goes live.

We have also been working on the volunteer handbook, job descriptions and supporting materials for recruiting and working with DRA volunteers. The first draft of this material has been edited and revised and we now have a good second draft. Dale will work with Renee to create the project specific content that Volunteer Victoria wasn't able provide in their first draft. (Draft Volunteer Materials Attached)

Rosa Neville has resigned from the CEC. But we welcomed two new members to the CEC, Allan and Virginia Miller.

The Belize Cargo Trike is still on back order. Denise Nicholl is checking on the status and will report back.

The phone calls to DRA members are no longer being made since the Chair is departing (busy with relocation activities) and Rosa is too busy to volunteer any time right now. I will send notes to Doug for updates to the membership list from the calls that were made. If anyone on the board or CEC committee is inclined, the phone calls are worth making since it is a very good way to engage people who might not otherwise realize how much we need and would value their time and talents.

The Volunteer Appreciation Breakfast on Nov 13th at Villages was excellent and was enjoyed by everyone who attended. These small events are a good way for new volunteers to get to know each other and the board members.

Our projects continue to move forward. Our timeline for having the Trike Crew, volunteer training program and new website in operation is likely May 2020, and definitely by June for Car Free Day.

The CEC members are enthusiastic and committed. This is an exceptionally talented and highly functional team of volunteers! We have fun at our meetings, things get done between meetings and we make noticeable progress every time this committee assembles. I want to say a huge THANK YOU to each of them for caring about our community and the CEC projects. And most importantly, for making leadership of this committee such a pleasure.

Community Engagement Committee

Suzanne Dube, Chair

Communications and Membership Committee Report – January 2020

Update on Committee activities:

- **Newsletter:**
 - o The November and December newsletters were issued. Statistics from Mail Chimp indicate that 53.5% of addressees opened the November and 52.8% the December newsletter. Our open rates remain very high compared to the reported industry average.
 - o Please send any items for the January newsletter to Doug, as soon as possible since we want to publish it by Friday, January 17.
 - o We are hoping that the newsletter will feature a Board or committee member each month, so if you have anyone you would like to be featured, please let Doug know. We received no interest on this item for the October or November newsletters.
- **December Social:**

Unfortunately we did not have enough people to be able to have a private party at the Lido Bistro as we had planned. Fortunately, we were able to find space at the Flying Pig, a venue where we had previously held a Get Downtown event. We had 12 people attend - 9 Board members, 2 Committee members plus Charlayne. We arranged a good selection of food and had a very enjoyable evening there. As a note, in the past couple of years we had many more Committee members attend our December socials. That was the main reason why we needed to change the venue this year.
- **AGM:**

Initial preparations are underway for the 2020 AGM. At the last Board meeting, we agreed that our first choice for guest speaker would be the new Director of Planning. Since she just started her new position on January 6, we will give her a few days to settle in to her new position before sending her the invite to be the guest speaker at our AGM. If Board members have any suggestions or comments, please send them to the Committee co-chairs as we should finalize the date over the next 2-3 weeks. Last year, our AGM was held on March 19.
- **Membership:**

In 2019, we had 23 new members register and 34 renewals. Hopefully, with the new initiatives being undertaken by the CEC, we will have better numbers this year.