

DRA Board Meeting Minutes

March 9, 2021

Location: ZOOM

Time: 5:30 p.m.

Present: Sandra Severs (chair), Doug Boyd, Dale Dearing, Michael Demakiling, Dianne Flood, Nicholas Harrington, Ian Sutherland

City Council Liaison: Councillor Geoff Young

City Staff: Mike Hill

Regrets: Paul Gandall

Guest: Zeta Lay

Call to Order/Approval of Agenda/Welcome to Guests

The President called the meeting to order, the agenda was approved and Zeta Lay was welcomed as a guest.

Councillor's Report- Geoff Young

Current issues: Camping in parks continues to dominate Council's agenda, with the need to provide housing and the impacts of Covid 19 on the downtown businesses also being of primary concerns.

The CALUC process: Recognizing the value of CALUC hearings, Council is now providing for other types of hearings until in-person hearings can be resumed. The structure and role of the CALUC's is of on-going interest, and how they might differ from neighbourhood to neighbourhood, with the DRA's CALUC recognized as being highly effective. Mention was made of how in the past James Bay developed its own community plan, which was seen as highly impactful on how the then-council approached planning issues in that neighbourhood.

Funding for staff coordinators: Council has approved funding for part-time staff coordinators for those neighbourhood associations without community centres (and for James Bay Neighbourhood Association, given its particular circumstances), subject to proposals to be approved by the City Manager. With funding will come higher expectations for greater accountability, which maybe a concern with respect to independence.

Downtown Update – Mike Hill

Report attached.

Proposed Neighbourhood Boundary Changes: Council has directed staff to consider all

the implications and to seek public views, with the Neighbourhood Associations being consulted. To do that effectively, the deadline for reporting to Council has been extended to September, 2021. Population will be a factor and staff will be cognizant of the continuing growth in the Downtown-Harris Green neighbourhood.

Business Arising from the February Minutes: None

President's Report - Sandra Severs

Report attached.

Action: Sandra will send out an email to see who is interested in a walking review of the proposed new Downtown-Harris Green neighbourhood boundaries.

Standing Committee Reports

- **Urban Ecology and Agriculture Committee:** Report attached.
Action: The City is going to renew the license for the Yates Street Garden, so it will be sent to Sandra for execution on behalf of the DRA.
- **Communications and Membership Committee:** Report attached.
Doug advised that he intends to send out the newsletter on Friday, so any items for inclusion should be sent to him by Thursday.

- **Governance Committee:** Report attached

Moved by Doug Boyd, seconded by Dianne Flood, the following description for the Governance Committee be adopted:

"The Governance Committee supports the Board and its Committees in furthering the DRA's mission and goals. It develops, reviews and supports the DRA's policy framework, including its Bylaws and Strategic Plans, so that the Board, Directors and Committees can operate effectively. It is also responsible to develop key policies to help define and govern the way the Board, the Directors and the Committees function, and for the supervision of and reporting relationship with any staff. The Committee welcomes and encourages diversity and inclusion in the Board and Committee structures and operations.

The Governance Committee is comprised of the Board Executive (the President, Vice-President, Secretary and Treasurer), the past-President, and a Board Director who acts as Committee Chair."

Motion Passed.

Discussion of the role and activities of the paid staff coordinator deferred to Planning and Discussion later in the meeting.

- **Land Use Committee:** Report attached
Applications for increased seating for licensed establishments seem to be on a substantial increase, without the promised Liquor Policy being in place to guide

staff and Council in assessing them. Concerns were expressed about the need to balance the support to downtown businesses with the need to keep downtown a livable residential area. Apparently Council gives greater weight to concerns expressed by immediate neighbours, many of which are currently AirBnB's (who don't raise objections) but may be soon converting to full-time residences. And given the current difficulties faced by the downtown entertainment district, Council does not want to defer these liquor applications pending the Liquor Policy being finalized, which some applicants may be taking advantage of.

- **Community Engagement Committee:** No report
Work on the re-design of the website is continuing.
- **Urban Livability Committee:** No report

External Meeting Reports

Victoria Community Association Network (VCAN)

Neighbourhood boundaries re-alignment process and the CALUC process were both issues discussed by the VCAN. Concerns about both of these processes have now been addressed by Council.

Late Night Advisory Committee (LNAC)

This Committee has been suspended indefinitely due one impact of Covid-19 being no late night activities. The dedicated police resources have been re-allocated, and use of the portable urinals has been discontinued.

This segment of the meeting concluded at 6:30 p.m. and Councillor Young, Mike Hill and Zeta Lay left the meeting.

Planning and Discussion – Board members only

The Board discussed the need for more focussed strategic planning and action in order to gain traction and momentum for identified goals. A Planning and Discussion sessions will form part of each Board meeting on a go-forward basis to continue to work toward a more focussed approach to identify and achieve specific outcomes.

The Board discussed the role and activities of the paid staff coordinator and directed the Governance Committee to proceed to make an application for the City Manager's approval of funding on substantially the basis set out in the Governance report, reflecting as the Committee considers desirable any advice Mike Hill may be able to give. If the funding application is approved, the Governance Committee may move forward with advertising for the position, using the North Park job description from last year as a guide.

Meeting adjourned at 7:10 p.m.

Next meeting: Tuesday, April 13, 2021 at 5:30 p.m., by Zoom.



February 2021 Update

Downtown

In Your Neighbourhood

Community Virtuals

The City is continuing with the [Community Virtuals](#) presentation series in 2021. The next event will be exploring opportunities for Victorians to get involved in gardens and growing. You can find more information and register at victoria.ca/neighbourhoods.

Neighbourhood Coordinator Grant

Council has approved \$20,000 in funding to support coordinators for neighbourhood associations without community centres. This includes the North Park, Downtown, Jubilee, Rockland and James Bay neighbourhood associations. The coordinators will help the organizations achieve goals for engaging residents, leading projects and organizational administration. Associations will submit their initial plans for the funding and reports at the end of the year to help Council determine the success of the funding to inform consideration for similar future funding.

Camping in Parks

At their March 11 Council meeting (following Committee of the Whole), Council will consider a [staff report](#) recommending that Council move forward as planned with reverting to Bylaw restrictions that preclude camping at parks during the daytime. Council had determined this direction to take effect on March 31, 2021 given that indoor spaces were in place for all campers by that time. Indications are that that this will be the case, though staff are recommending retention of measures for camping that area intended to manage COVID 19 risk. Council will also consider a recommendation that Centennial Square and Central Park are prohibited for camping as of March 31, 2021.

Emergency Housing

In response to the recent weather events affecting unhoused people in City parks, Council is asking staff to determine the implications of adding 2021 Strategic Plan actions to *“work with partner agencies and parameters outlined in the existing City of Victoria Emergency Plan to establish an effective emergency shelter function for unhoused persons, including activating municipally-owned property to provide emergency shelter and other emergency social services to meet community needs in the event of emergencies.”*

MY GREAT Neighbourhood
COMMUNITY VIRTUALS

Get Connected, Get Inspired, Get Funded
Looking for inspiration to make your neighbourhood even better?
Join us for a free lunch and learn this spring!

Growing in the City Wednesday, March 17, noon – 1:30 p.m. Planting season will soon be here! Join City staff and community gardening practitioners to explore the many opportunities and resident-focused programs for gardening available to Victorians.	Neighbours Helping Neighbours in Community Preparedness Wednesday, April 21, noon – 1:30 p.m. Did you know your neighbours are often your first responders in an emergency? Preparing with your neighbours will help you respond and recover from emergencies. Join us for a session where we'll talk about why connecting with neighbours is important, learn about some great projects already happening in the City, and provide some resources to get started.
Placemaking Toolkit Wednesday, May 19, noon – 1:30 p.m. Ever thought about improving your neighbourhood with a physical legacy? Join us in learning about how to enhance and create new public spaces as our panel of experts discuss all things placemaking, including the City's new toolkit for residents.	
Already have an idea to improve your neighbourhood? Apply for a My Great Neighbourhood Grant of up to \$5,000 for a project and \$1,000 for an activity.	

February 2021 Update

Downtown

Council also passed a resolution for the City to “...Indicate to the Province its support for the inclusion in the modernized Emergency Program Act to take into consideration the needs of vulnerable populations in the event of an emergency.”

CALUC Process Change

In response to COVID 19, Council modified the process for gathering community feedback for rezoning and variance applications in July, 2020. The modified process provided that residents within the notification area could go onto the Development Tracker on the City website to review application materials and submit comments. On February 11, Council approved a motion “...to require applicants to post development application signs on site and to be available for a virtual community meeting where the CALUC is able and desires to host a virtual meeting in conjunction with the pre-application community consultation process that is in place during the COVID 19 pandemic.”

Great Neighbourhood Grant Program Reopens for Applications on April 1

It's time to consider projects that
you may be interested in leading!

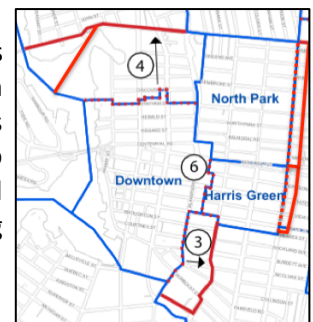
Tiny Homes

A staff [report](#) regarding an application for the required permits to accommodate the “tiny homes” temporary housing project was presented to Council on March 4, 2021. The site operator, Our Place Society provided information on the operating model for the site, including the establishment of a Community Advisory Committee that will include neighbourhood representation. Council approved the reports recommendations and a public hearing will be scheduled for Council’s evening meeting on March 18, 2021.

Neighbourhood Boundaries

On February 4, 2021 Victoria City Council held a workshop regarding proposed changes to neighbourhood boundaries. On February 25, 2021 Council provided clarification on its resolutions for follow up by staff. The date for reporting back to Council was rescheduled to September 2021 to allow for community consultation and Council also emphasized that the identified boundary changes were suggestions only and required input from residents. Staff will be engaging with residents on boundaries in coming months.

Council’s initial discussion on neighbourhood boundaries can be found on the video of the February 4, 2021 Committee of the Whole meeting from approximately 1:16 to 2:34 (78 minutes duration). The second discussion (~35 minutes) was held at the [March 4 Council meeting](#).



Connect and Prepare

Looking to strengthen neighbour connections and mutual supports to be better prepared now during the pandemic and down the road for other emergencies? Applications are now open for the next fully-virtual round of Connect & Prepare. Experts from Building Resilient Neighbourhoods and VictoriaReady will support you



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Downtown

through a series of virtual workshops designed to build community and improve emergency preparedness. You will receive helpful information, tools, materials and micro-grants to support you, as well as up to \$500 worth of shared emergency supplies. Find more information [here](#).

City Council Meetings

Committee of the Whole meets on March 4, 11, 18 and 25 at 9:00am with Council evening meetings at 6:30 on March 11 and 25.

President's report:

From time to time I will be writing a President's report to keep you up to date on DRA related matters happening outside of the mandates of our committee structure. Beyond chairing this monthly meeting and working with other members of the Executive on the week to week needs of the DRA, I will be focused on strengthening the organization by building capacity and expanding the network of relationships in the City.

Who are the people in your neighbourhood?

One of the largest challenges we face, both before and during the pandemic, is reaching people who live in the Downtown-Harris Green neighbourhood. We are a residents' association without the ability to reach the constituency we are supposed to represent. We have limited ability to do outreach at this point via Facebook and Twitter and through our monthly newsletter. We have not been able to engage in face-to-face conversation now in over a year. Construction continues and we have almost no ability to connect with newcomers to the Downtown. Population stats on the City of Victoria website are a decade old and not reflective of the growth in the neighbourhood.

In order to get a better sense of where people live, I have updated list of residential housing in the Downtown-Harris Green neighbourhood including information about number of units, rental/condo/supportive/market/non-market information, property managers. There are approximate 6900 units of housing in the neighbourhood.

Next steps: We have a plan for community engagement which will be implemented when we hire a staff person but that will still only reach a small portion of the people living here. What other ways might we also develop in order to connect? How can we drive more traffic to our website, facebook and twitter pages? Can we set a target for new subscribers to our newsletter?

Physical presence in the Downtown

I have been approached by Matthew Payne, Artistic Director of SKAM Theatre, to ask if the DRA might be interested in sharing space with a number of arts organizations who are interested in establishing a shared arts presence in the Downtown. SKAM is currently in conversation to lease 851 Johnson Street.

Next steps: We have talked about a number of possibilities for renting space, including KWENCH. We need to develop a clear, written plan of what we need and what we can afford so that we can evaluate alternatives.

Boundary Conversation:

The topic of possible boundary changes came up at the VCAN meeting last week and a letter was sent asking that neighbourhood associations be included in the development of the process of community consultation. The date for a report back to Council has been pushed forward to September.

Next steps: I have a conversation set up with Jeff Bray, DVBA, to talk about the advantages/challenges of the proposed changes. Before a process is developed by City staff, I am wondering if Board members might be interested in walking the proposed boundary additions?

Urban Ecology and Agriculture Committee Report March 2021

Introduction

Activity at the Yates Street Community Garden (YSCG) has been minimal as it is winter. However, preparation for the upcoming gardening season in the spring/summer/early fall has gone underway.

Updates

- Members of the YSCG steering committee have conducted the Accessibility assessment questionnaire. The questionnaire has been submitted to the city – the city plans on using this information to make a map of accessibility features at each community garden.
- 2021 Registration update: Registration was open for the month of February and was very busy. The current waitlist is at 86. With a large and growing waitlist, it shows demand for community gardens.
- The YSCG will be involved with the Get Growing, Victoria!, a free vegetable seedlings distribution program created by the city of Victoria. Dates have not been finalized; however, they will likely occur in the spring and early fall.
- The YSCG is looking to the continuation of diversifying the use of its garden plots. The garden is in contact with an elder to assist with a planned medicinal garden plot. The garden is also planning a small children's garden plot.
- Pollinator Partnership Boulevard Garden: The YSCG is in the process of looking into planting a boulevard garden in front of the hair salon on Yates Street.

Discussion and Conclusion

As we transition from the winter season to the spring season, the garden will see more activity. The YSCG is planning to increase its involvement with the community through various garden projects, workshops, and city programs. As the optimism for a post-pandemic world is closer to fruition, the need for community engagement and activities is essential to begin the healing process of the adverse societal effects caused by the pandemic. The YSCG hopes that the positive benefits of having a community garden and the workshops and programs it participates in will help with that healing process.

Communications and Membership Committee Report – March 2021

Update on Committee activities since last report:

- **Newsletter:**
 - o The rolling communications were sent to our members and subscribers:
 - November newsletter issued Nov 18, open rate 51.4%.
 - December newsletter issued Dec 18, open rate 50.8%.
 - January newsletter issued Jan 17, open rate 55.6%.
 - AGM invitation sent January 26, open rate 46.4%.
 - AGM reminder sent February 26, open rate 44.8%.
 - February newsletter issued Feb 19, open rate 48.5%.
 - o Statistics from Mail Chimp indicate our average open rate is 46.9% and the average open rate for similar organizations is 39.2%.
- **Other**
 - o 4 new members and 15 renewals since the last report.
 - o Various social media posts sent re newsletters, CALUC letters to Mayor and Council and other items of interest to our residents.

Submitted by
Doug Boyd
Chair, Communications and Membership Committee

GOVERNANCE COMMITTEE REPORT MARCH 2021

The Governance Committee is comprised of President (Sandra Severs), Vice-President/Treasurer (Doug Boyd) and Secretary/Committee Chair (Dianne Flood) and the Past-President, Paul Gandall.

1. Staff coordinator position:

Council has approved funding of \$20,000, subject to staff review and approval by the City Manager of a basic strategy for the use of the funds that:

- Reflects organizational goals and objectives for the year
- Is consistent with overall role and purposes of Neighbourhood Associations

In summary, the funding is to provide support for the neighbourhood associations without community centres to more effectively fulfill their roles in their geographically-defined neighbourhoods to:

- Engage with the diversity of residents in the neighbourhood to effectively understand and convey their interests to the City
- Develop community connections and neighbour capacity through events, programs and activities
- Champion initiatives to address neighbourhood needs and wants (e.g. art projects, community gardens)
- Help achieve neighbourhood objectives and actions identified in the City's Strategic Plan (see: https://www.victoria.ca/assets/City~Hall/Documents/Strategic%20Plan_Amended%20March%202020%20DIGITAL.pdf#search='strategic%20plan', especially Objectives 1, 5 and 8) and Neighbourhood Plans (see: https://www.victoria.ca/assets/Departments/Planning~Development/Community~Planning/OCP/OCP_Neighbourhood_Directions_-_Downtown.pdf)

The funding is intended to complement base funding and specifically provide for the engagement of a coordinator to complement Board functions, including but not limited to:

- Providing administrative support for meetings, finance, correspondence and Societies Act requirements
- Providing a leadership role in helping the organization plan and fulfill its objectives
- Coordinating initiatives, projects and community outreach
- Identifying and applying for grants that support the neighbourhood association and its objectives

We are to report to Council at the end of 2021 describing activities, outcomes and

actual expenditures, as well as suggestions that would inform continued City support for a policy for funding the coordinator position.

The full staff report to council can be viewed at: <https://pub-victoria.escribemeetings.com/filestream.ashx?DocumentId=64767>.

Action required: To prepare and submit a strategy for the use of the funds, for review and approval by City staff.

Board members are asked to come to the March Board meeting with their ideas, suggestions and proposals for the coordinator's role, the activities and initiatives to be undertaken, and the supervision and reporting relationship(s).

Some of the activities and initiatives might include:

- locating a community meeting space/"home" for the DRA
- green space/park initiatives
- a second community garden
- building diversity on our Board and on our committees
- welcoming newcomers, with a focus on immigrants
- support to committees, especially Land Use
- exploring alternative funding sources

2. Committee description:

Unlike other DRA committees, the Governance Committee does not have a formal description of its role and activities. To remedy that gap, the Committee proposes the following description be adopted:

"The Governance Committee supports the Board and its Committees in furthering the DRA's mission and goals. It develops, reviews and supports the DRA's policy framework, including its Bylaws and Strategic Plans, so that the Board, Directors and Committees can operate effectively. It is also responsible to develop key policies to help define and govern the way the Board, the Directors and the Committees function, and for the supervision of and reporting relationship with any staff. The Committee welcomes and encourages diversity and inclusion in the Board and Committee structures and operations. The Governance Committee is comprised of the Board Executive (the President, Vice-President, Secretary and Treasurer), the past-President, and a Board Director who acts as Committee Chair."

Action required: A Board motion to approve the Committee description.

3. 2021 strategic grant application for a pilot outreach program

The application and all supporting documentation have now been submitted for a grant for a pilot outreach program. The success of the application should be

known in April or early May, 2021. In anticipation of some level of success, initial contact have been made with the non-profit Building Resilient Neighbourhoods which is interested in supporting out-reach activities in multi-unit buildings.

Action required: No action is required at this time.

4. 2020 Base Grant Funding Annual Report

The report has been filed with the City, as required as a condition of the funding. A copy will be retained in Dropbox.

Action Required: No action is required at this time.

5. Annual membership fee review

The bylaws require the Board to determine the membership fee annually.

Action required: Recommendations will be presented to the Board at a subsequent Board meeting.

2021 MAR Project List for Board Meeting

DRA Land Use Committee

06 MAR 2021

City of Victoria Development Tracker: <https://tender.victoria.ca/webapps/ourcity/prosperso/search.aspx>

Blue font=new content

LUC: Current

1. 749-767 Douglas, Apex Site – Telus w Aryze –proposal for a twelve-storey (53.21m) office building with ground floor commercial with an FSR of 5.47:1. Rezoning for an OCP amendment for density as well as a Rezoning for density and a Development Permit with Variances for height and setbacks. In accordance with the City’s alternate CALUC process during the provincial PHO, no in-person or virtual CALUC meeting has been held for this project. Instead, the community was asked to provide feedback on the Telus Ocean proposal based on documents posted to the Development Tracker. Revised plans submitted and under staff review 04 Dec 2020. Status: CALUC letter dated 26 Feb 2021 submitted to City and Applicant. Going to CotW 11 Mar 2021.
2. #27-560 Johnson – Application for a NEW Liquor Primary at Market Square for Artemis Whisky Bar with licensed service 11am-11pm Mon-Thurs, 11am-12am Fri & Sat and 11am-10pm Sun with a total occupant load of 110 people. The CRU faces onto Store St. “Request for patio to be considered in summer if in compliance with the regulations.”
3. 777 Broughton – Development Variance Permit application to install signage in Old Town. Status: Application Submitted and under Review by City 01 Mar 2021.
4. 510 Pandora Ave – UVic /Swans Pub– Notice of application to Liquor and Cannabis Regulation Branch for a structural change to a liquor primary licence to increase the occupant load from 171 to 282 people with no adjustment to the existing hours of 9:00 am – 2:00 am daily. CALUC letter submitted 19 Jan 21. Went to CotW on 18 Feb 2021 but postponed until 18 Mar 2021.
5. 975 Pandora (1468 Vancouver), Seventh Adventist Church – Townline – Rezoning and BP for 121 residential rental units in 4-storey podium and 15-storey tower at 5.46:1 FSR with ground floor commercial. Vehicle parking at 118 meets requirements as bike parking exceeds requirements at 240. There are also 125 storage lockers. CALUC letter submitted Mar 2019 based on 2018 submission. Project went to ADP 25 Nov 2020. Status: Second set of revised plans posted to the Devt Tracker. Staff Review of Revised Plans as of 18 Feb 2021.
6. #63-560 Johnson Street – Whistle Buoy Brewery – Application for structural change to a Manufacturers Licence with existing hours of licensed service from 11am to 11pm Monday to Wednesday and 11am to 12am Thursday to Sunday. Change is for increased occupancy of 55 people total (36 on the exterior patio and 19 in the interior space) taking the existing occupant load of 112 people to a total of 167 people with no change in hours. Notice received by email on 10 Feb 21 but mail out notice not yet arrived. Request for comment by 19 Mar 2021.
7. 714 Cormorant Street/Fairfield Block – Tora Tiki: Application for a NEW Liquor Primary Licence having hours of licenced service from 12 pm to 2 am daily with a total occupant load of 60 people. Email notice received by email on 05 Feb 2021 with request for comment by 14 Mar 2021. Status: Notice will be circulated to CALUC members for

comment and letter will be submitted on the basis of that input and policy.

8. 937 View St – Nelson Investments w/ de Hoog & Kierulf – Development Permit with Variance to build a 18-storey (from 15-storey or 45m to 54m) 267 (from 253) market rental units with parking for 0 (from 15) vehicles and 307 (from 172) bikes on R48 land and located in Fort St Heritage Corridor using pre-fabricated components. Proposed FSR 7.95 (from 7.27). Several setback variances are sought which negatively effect livability. Applicant is not proposing to rezone away from R-48 zone. Key messages from City staff report regarding previous plan: “still have major concerns with the overall massing, form and character of the proposed building. Although the initial 2017 submission still had challenges, the design had a few more consistencies with the design guidelines. The applicant was provided with a copy of the staff review based on the February 2017 submission for ease of reference.

- Increase separation distances on east and south property lines.
- Reduce the impact of shading on the public realm.
- Provide a radical redesign of the form and character of the building.

Staff do not feel like the application sufficiently meets the design guidelines to warrant a review by the ADP. If the applicant chooses to move ahead without any significant changes, staff will take the application forward to COTW with a recommendation for refusal. However, staff commended the applicant in the submission of a market rental proposal that would contribute towards the City's housing targets. The proponent would prefer to move to ADP with a positive recommendation from Planning staff and is actively working towards support from all departments.” LUC Letter sent 2 Feb 2020 based on 2019 plan. Status: Went to ADP on 24 Feb 2021. Did not support and noted several design issues.

9. 504 Herald, Herald St Brew Works – Mike and Lee Spence – Change to Lounge Endorsement for a Manufacturing Licence for 99-seat patio with hours of operation of 9am to midnight Sun-Thurs and 9am to 1:00 am Fri and Sat. Status: City Notice seeks input by 14 Oct 2020. Fourth letter re this project submitted 25 Sept 2020. Went to CotW on 11 Feb 2021. Hours amended to 9am to 10pm seven days a week. Motion amended to restrict amplified music on the patio and creation of a Good Neighbour Agreement.
10. 1106 Blanshard St, Montrose Winter Garden Hotel – David Fullbrook with D'Ambrosio – Site Specific Zone and OCP amendment for Core Business area density. Plan to develop NW corner of Blanshard and Fort. Project proposes tower design for low staff (Airbnb) style hotel. Density requested 6.39:1 from 3.0:1 allowed and requested height of 65.93 m from 43.0m allowed. The remainder of the block, The Montrose Building, will be designated heritage and maintained with residential and small CRUs (which are being renovated as vacancies arise). CALUC meeting held on Wed 29 Jan at 6:30 pm at the Christ Church Cathedral Chapter Room. Zoom meeting with CALUC members took place on 12 Nov 2020 to present revised plans. Staff Review of Revised Plans as of 20 Nov 2020. DRA CALUC letter submitted 31 Jan 2021. Status: Went to Advisory Design Panel on 13 Jan 2021. Went to Heritage Advisory Design Panel for the sole intention of reviewing application for recommendation for Heritage Designation for the Montrose Building on 09 Feb 2021. Panelists raised many concerns regarding the approach offered by the application.
11. 611 Chatham St – Nicola Wealth Real Estate – Development Permit with Variances. LUC members met with David Fawley and Guadalupe Font of Denciti Devt Corp (applicant's

reps from Van) on 12 Aug 2020 to discuss the project. Applicant proposes 5-floor 274-unit market rental residential with ground floor commercial on 1.5 acres over 9 lots facing Chatham, Herald and Government Sts. Variance for height requested from 15m to 17.34 m for Herald and 15.81m for Chatham. Status: Application Review by City Complete and now With Applicant. Went to ADP on 27 Jan 2021. Panelists voiced a number of concerns and resulted in the approval of the motion to support with consideration of 10 items listed. Went to Heritage Advisory Design Panel on 09 Feb 2021 and panelists also had similar concerns regarding a number of aspects of the proposal.

12. 1045 Yates St, Harris Chrysler (Phase 1) – Starlight – Development Permit with Variance concurrent with a Rezoning Application related to area of 4.9 acres over two sites. Proposal includes: 5-storey podium with 19 & 21 storey towers with a 6:1 FSR. Rental for 510 residential units, including 6 (3BDRM) townhouses and 436 onsite parking stalls & 654-bike parking. Advisory Design Panel declined to support on 13 Jan 2021. ADP comments and concerns include: More consideration of materiality and richness and variation in the towers. Repetitive nature and sameness of towers - looks like Vancouver. Breaking up of podium. Horizontal ‘sameness’. Variety in podium height. Providing access to ‘public’ space amenity. The question was posed, “Tell me what is beautiful about this proposal? What will Victorians love about it?” A major concern was expressed that the panel was expected to vet the proposal against an attached ‘Design Manual’ that has been prepared by the applicant. ADP had not previously reviewed the manual nor had it been endorsed by Council. The Panel made a statement to the effect that they were not considering the manual and not vetting the application in relation to it. Status: Staff Review of revised plans complete and With Applicant as of 25 Jan 2021.
13. 1205 Quadra – Starlight – Rezoning and OCP Amendment for two sites on the south side of Yates btwn Quadra & Cook: 1.35 hectare full 900-block Yates and the 0.63 hectare eastern half of the 1000-block Yates, 1045 Yates. FSR 6.0. Status: Staff Review of revised plans complete and With Applicant as of 25 Jan 2021.
14. 1314 Wharf St, 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 3.36. CALUC Letter submitted 10 Sept 2019. Went to CotW on 11 June 2020. Council referred the application back to staff with the direction that the application adheres more to the heritage and old town guidelines. Revised Plans Posted 10 Aug 2020. Revised Plans posted 18 Jan 2021. Status: Staff review of revised plans as of 18 Jan 2021. CALUC to revisit project if it proceeds without another round of revisions.
15. 550 Pandora – Chinese Freemasons Housing Society & M’akola Devt Services with architect Alan Lowe - Rezoning with an OCP Amendment (OCP Amendment not listed on the Devt Tracker) for a 5-storey, 36-unit affordable-housing rental apartment building with 2 ground-floor commercial retail units. Proposed 3.62 FSR above 3.0 permitted with height of 16.17m above 15m permitted. Proposal includes 44 Class 1 bike spots required but not the 6 Class 2. Creation of affordable housing units will be funded by BC Housing but operated by Chinese Freemasons Housing Society. Status: Staff Review of Revised Plans 11 Sept 2020. Pre-CALUC meeting held on 15 Oct 2020. CALUC letter to be written and sent. The 30-day opportunity for pubic comment opened on Devt Tracker on 07 Dec 2020. City notifications were not sent out in a timely manner to meet the deadline, so they sent out a revised notice and the deadline for public comment was extended to 22

Jan 2021. A member of the public started a petition against this proposal on 14 Jan 21 and has garnered +2300 signatures and counting. Status: Staff Review complete and now With Applicant as of 15 Jan 2021. CALUC letter to be written and sent.

16. 1150 Douglas, Bay Centre – Liquor Distribution Branch – Rezoning Application to permit the use of a Storefront Cannabis Retailer for commercial space along Fort St. DRA LUC letter sent 19 Oct 2020 supporting Staff recommendation to decline due to proximity rules. Status: Approved by Council at Public Hearing 14 Jan 2021.
17. 901 Gordon St – Vikram Sachdeva in partnership with the Songhees Nation – Rezoning Application to permit the use of a Storefront Cannabis Retailer. Applicant notes that 901 Gordon Street is within 150 m from a school and 350 m from another Cannabis store. DRA LUC letter sent 19 Oct 2020 supporting Staff recommendation to decline due to proximity rules. DRA LUC letter sent 19 Oct 2020 supporting Staff rec to decline. Status: Approved by Council at Public Hearing 14 Jan 2021.
18. 1150 Cook St, Pluto's – Dan Robbins & Fraser McColl – Development Permit with Variance for a 16-storey/47.57m (over the 10-storey/30m max) market rental building with an FSR of 7.78:1. The proposal is for 129 residential units above ground floor commercial space, 41 parking spots, 143 bike spots. Pluto's has had lease extended to Mar 2021. Presented at ADP on 22 July 2020. Revised plans posted to Devt Tracker 06 Nov 2020. Most recent LUC letter submitted 16 Sept 2020 based on previous plans. At Committee of the Whole on 26 Nov 2020 the project was referred back for staff review to address a number of items including a point-by-point response to the DRA concerns. Status: Revised plans posted to Devt Tracker 02 Feb 2021. Will be reviewed by the LUC for responses to concerns raised about the project.
19. 1244 Wharf St, Yates Block – Robert Fung & Cascadia Architects. Heritage Alteration with Variance application for exterior alterations (changes to existing windows and addition of new windows, changes to entrance door locations, building material changes, and an addition of a new rear balcony). Proposed renos include creation of 22 residential units on the upper two levels with related storage uses below Wharf St, reno of the existing commercial retail units at the Wharf St level, and the creation of new harbour facing commercial retail units at the lower two levels. Well received by Heritage Advisory Panel. Concurrent Rezoning file: REZ No.00739. Status: Staff Review of Revised Plans as of 20 Nov 2020.
20. 579-585 Johnson St – Hartwig Industries w Studio 531 architects – BP with Variance. Two different massing studies have been presented and both exceed the 15m maximum height permitted by the zone so applicant would seek a variance. Site meeting with CALUC took place on 10 Nov 2020. Project went to Heritage Advisory Panel 08 Dec 2020 to discuss two different massing proposals in addition to a Zoom meeting with City, Applicant and DRA reps on 02 Dec 2020 to review and discuss proposals. Many concerns were voiced regarding the approaches being offered and how they do/do not conform with Old Town guidelines and policies.
21. 535 Yates – Five Star Permits – Development Variance Permit application to vary the sign bylaw. The Sign By-Law for Old Town prohibits signage about the sill of the second storey of buildings. The intent is to avoid a proliferation of signs on the facades of historic buildings. 30-day notice period for comment ended 04 Nov 2020. Letter submitted 23 Oct 2020. Declined unanimously at CotW 27 Nov 2020.

22. 1244 Wharf St, McQuade's Building – Robert Fung & Cascadia Architects. Rezoning application to allow for hotel use. No additional storeys being requested. Heritage designated building. Will apply for TIP. Includes substantial rehabilitation of the site through the preservation, rehabilitation and restoration of exterior and extensive reno of interior. Letter submitted to City on 28 Sept 2020. Status: Approved at CotW on 01 Oct 2020 and will be scheduled for Public Hearing.
23. DCAP Review – City Staff-led stakeholder engagement process. Ian has outlined many of the DRA LUC concerns regarding gaps and priorities. The process continued over Teams Meeting on 29 Sept 2020 where Staff presented Draft DCAP Design Guidelines and received initial feedback from the Technical Working Group.

LUC: Ongoing and Active

1. Develop a draft doc outlining guidelines for Heritage Corridors as referred to in the OCP, and as relevant to Fort St. Discussed at 12 Aug 2020 pre-CALUC meeting. A CALUC member is reviewing supporting docs.
2. 1010 Fort St – Abstract Developments – Rezoning for the development of a 13-storey building with ground floor commercial and 55 residential above with 7 vehicle parking and 97 bike parking spots. Proposed FSR 5.37. CALUC letter submitted 1 Oct 2019. Status: Council on 2 July 2020. Referred back to staff to work with the applicant for possible 6-storey condo that complies with city requirements (heritage, planning, etc) with request from Council to pay the \$250k to affordable housing fund (a commitment made re Bellewood Park project) before 31 Dec 2020 deadline.
3. 1124 Vancouver – J. Gordon Enterprises – Second CALUC held 06 Nov 2019 but information presented was not complete. DRA LUC will postpone any additional CALUC meetings for this project until after the applicant gets approval by the Advisory Design Panel. CALUC letters submitted for both meetings. Status: Staff Review of Revised Plans as of 14 May 2020. The DRA LUC has not been contacted regarding changes and new plans have not been posted to the Devt Tracker.
4. 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. Status: With Applicant since 21 Feb 2020. CALUC letter submitted to City 08 Mar 2020.
5. 777 Herald, Hudson Place One – Townline – Development Variance Permit for a height variance from the previously approved plans. Note: This project was granted a 3m height variance in 2018. Construction of this building is nearing completion. Status: Application Received and Review by City 20 Feb 2020.
6. 1312 Broad, Duck Block – UVic Properties/Chard – Rezoning, Development Permit and Heritage Alteration for 6-storey 139-unit hotel with ground floor commercial with FSR 4.0 (from 4.39). Includes an OCP amendment for a very significant increase in density offside of the Official Community Plan maximum densities for Old Town and best practices of Heritage Conservation. Status: On Thurs 06 Feb 2020, CotW voted to send this project to Public Hearing.
7. 700 Douglas, Bus Depot – Bosa with James KM Cheng – Rezoning to construct long-term

rental with ground floor commercial. Status: With Applicant since 4 Oct 2019.

8. On 04 Jul 2019 at Committee of the Whole, Council unanimously passed the recommendation "That Council consider as part of the 2020 budget discussions the allocation of some new assessed revenue for parks and green space acquisition and amenities in neighbourhoods where development is occurring."
9. List of Community Amenities needed for Downtown Harris Green. Results from 2014 Town Hall Meeting were substantiated by comments on Social Media in 2020 outreach. Many other challenges and issues identified that were not related to amenities but have been noted. Will continue to collect and compile.
10. 1620 Blanshard, Gateway Green – Tri-Eagle & Jawl Residential – Temporary Use Permit to demolish the two-storey commercial building and provide 62 surface parking spaces. Staff recommendation to decline the TUP. 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. 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.