

# **DRA Board Meeting Minutes**

## **July 14, 2020**

**Location: ZOOM**

**Time: 5:30 p.m.**

**Present:** Nicholas Harrington (chair), Doug Boyd, Dianne Flood, Ruth Annis, Ian Sutherland, Sandra Severs

**City Council Liaison:** Councillor Charlayne Thornton-Joe

**City Staff:** Mike Hill

**Regrets:** Paul Gandall, Dale Dearing, Mathew Yee

### **Call to Order/Approval of Agenda**

The meeting was called to order by Vice-President Nicholas Harrington.

### **Councillor's Report- Charlayne Thornton-Joe**

**Humboldt liquor license-** The application is going to Council without any change in the numbers. There is some concern about the noise impact on the residents of Humboldt Valley but Council feels that most of the noise is coming from other establishments in the area.

**Cannibis application-** See the Downtown Update for further details. Councillor Thornton-Joe voted against approval of the application having been the author of an earlier motion requiring 400 m distance between establishments.

**CALUC Process-** Council has been in conversation about the CALUC process and the advantages/disadvantages of the public engagement process being moved to on-line rather than in person. Ian raised the specific concern about who will be responsible for the costs of conducting the public meetings, if voluntary, as there is a significant cost associated with holding them (mailing etc.). He was concerned that the new voluntary process did not call on the developers to pay the costs.

**Action: Charlayne will gather further information from City staff about this.**

**Covid-19 –** Council. Has been focused on supporting the restart of business in the Downtown. On Government Street the block between View and Fort has been blocked off to enable restaurants to expand into sidewalk cafes. This decision is created some challenges for other businesses on the block who rely on front door delivery services. Some pop-up entertainment is being programmed for Government Street to increase pedestrian traffic in the area.

**Homelessness –** A large portion of Council's time continues to be spent on the issue of homelessness especially the issue of camping in places like Beacon Hill Park and Centennial Square. The decrease in drop in access and the need for social distancing in the shelter system has pushed more people onto the street. Our Place has opened their courtyard recently to decrease the number of people congregating on Pandora Street. Council is seeking an injunction to move campers out of ecologically sensitive areas of Beacon Hill Park. Some areas of Centennial Square have been blocked off to prevent camping. The Harbour is now open. Charlayne has met with the new CEO of Our Place, Julian Daly. Charlayne has also met with representatives of Island Health and asked for more money to be spent on mental health/addictions services. Board concern was expressed about safety of Downtown residents

Board concern was expressed about the Maritime Museum moving out of the Downtown. Charlayne shared the Board's concern but pointed out that the Museum was unable to find a suitable Downtown location and municipal monies were limited because of other challenges.

#### **Questions on Downtown Update – Mike Hill**

**Website** -The neighbourhood descriptions are being updated on the City's website. Mike is looking for feedback about the writeup as well as photos that could be shared.

**Action: Mike will send the write up to Doug for review. Doug will help locate photos that appropriately represent the Downtown.**

**Broad Street** -Broad Street will close July 15<sup>th</sup> in order to animate the block. Pagliacci's will be creating a patio setting on the street. Live music will occur daily between 3-5 p.m.

**Great Neighbourhood Grants** -Dianne asked for a list of residents who had made application to the program so that the DRA can connect and support

**Action: Mike will forward that list to Dianne.**

**Downtown Update** - Some of the links were not working when Board members received the pdf.

**Action: Mike will resend the report.**

#### **Business Arising from the Minutes**

##### **1) Land Use Committee (LUC)**

Letter re. CALUC changes

**Update: Letter was sent.**

##### **2)Urban Livability Committee (ULC)**

Concerns expressed by resident about light pollution from Hudson Place Two

**Update: Sandra responded to the concern of the resident. Further advocacy to be considered given that no bylaw exists on this subject.**

Concerns have been expressed by a resident of the Downtown about the noise generated by construction.

**Update: Mike provided a summary of the City's practices and procedures re. noise pollution for the Board. Staff will do further work on this document before it is circulated to the membership of the DRA via the website.**

Camping in Centennial Square

**Update: This issue will be revisited once the COVID-19 pandemic is over and issues around housing have been dealt with by BC Housing and the City.**

##### **3)Urban Ecology and Agriculture Committee (UEC)**

The Board discussed the current garden waiver signed by participants and agreed that it should be re-examined in light of COVID-19.

**Update: Nicholas will send the waiver back to Paul for review (Outstanding).**

##### **4) Community Engagement Committee (CEC)**

Mike advised that any problems fulfilling current DRA grant requirements due to the Covid-19 may allow those monies to be re-directed.

**Update: See the summary of the discussion under the CEC report below.**

#### **Questions on Standing Committee Reports**

**1) Land Use Committee (LUC)**

Report attached.

**Starlight-** Concern was expressed about the Starlight proposal in Harris Green. The two projects are being presented as a single project/single application to Council even though the development takes place on two separate pieces of property covering two city blocks. The proposed density is higher than the OCP maximum. If the proposal is presented as one project it will be difficult to adequately assess the full implications of these builds.

**TELUS –** ARYZE has been hired to do the public consultation for this project although they do not have experience in this type of construction. The project is shooting for densities over the OCP maximum.

**1010 Fort** -The project has been resuscitated with a six storey condominium being proposed for Antique Row.

**Community Amenities Fund** -Ian has not received any information about the amounts collected and distributed.

**Action: Charlayne will seek information about the Fund covering the last ten years.**

Ian expressed interest in some portion of the taxes collected from the TELUS project to be designated to the Community Amenity Fund.

**Cridge Park-** It is Ian's understanding that Cridge Park is not designated as a municipal park.

**Action: Charlayne will follow up and determine its status.**

**Urban Livability Committee (ULC)**

Report attached. No further questions.

**Urban Ecology and Agriculture Committee (UEC)**

Nicholas reported that the Garden successfully distributed the City seedlings. In additions, the Garden provided heirloom tomato plants for distribution to residents. Updated COVID-19 signage has been received from the City and attached to the Garden. The signage project attached to the Truth and Reconciliation project will be turned over to the Garden Committee for implementation.

**2) Communications/Membership Committee (CMC)**

Report attached. No further questions.

**3) Community Engagement Committee (CEC)**

In Dale's absence, the Board discussed the CEC report and Dale's request for permission to seek a quote from Starling Memory Designs for the development of a new WIX website. The Board discussed the wisdom of diverting money from the Trike Project to website development. Questions were raised about whether there was still a future for the Trike Project when COVID-19 restrictions were lifted and whether additional grant money could be applied for that would enable the CEC to complete both projects. Mike assured the Board that:

- 1) It was possible to divert money from the Trike Project to website development
- 2) In order to do that, a letter would need to be sent from the CEC to Mike outlining the impact of COVID-19 and the need for a change in focus
- 3) It would be possible to apply for further monies in order to complete

both projects

The Board expressed concern about their lack of knowledge of the WIX platform. Previous experience of website development on unfamiliar platforms made some members of the Board cautious about moving forward without further exploration.

**Next steps-** The Board agreed that it would be worthwhile to get further information about both the WIX platform and a quote re. costs to rebuild the website. Once information is gathered, the Board will be able to make a decision about grant money reallocation. The CEC is also asked to continue with research into the Trike Project in the hopes that, by the summer of 2021, social distancing measures will have lessened and planned community engagement processes will restart.

**Action: Dale is asked to provide the Board with information about the WIX platform and to approach Starling Memory Designs for a quote on website redevelopment.**

#### **Feasibility of contracting for part-time admin/outreach services - Paul**

Discussion was postponed until the September meeting.

#### **External Meeting Reports**

##### **1) Victoria Community Association Network (VCAN) Paul**

There has been a request to the DRA to consider providing administration of the insurance policy covering the six community associations which do not have property. Fairfield currently provides this service.

**Action: The conversation is deferred until the September Board meeting.**

##### **2) Late Night Advisory Committee (LNAC)**

Nothing additional to report.

#### **New Business**

**Chinese Museum** – The Chinese community has been working on a fundraising proposal for a Chinese museum commemorating the history of Canada's oldest Chinatown. A pop-up museum will be launched with an opening ceremony on July 24<sup>th</sup>.

**Action: Board members will check their calendars to see if a representative of the DRA can attend this opening.**

**Adjournment-**The meeting was adjourned at 7:20 p.m.

**Next meeting- Tuesday, September 8, 2020, 5:30 p.m. Location TBD.**



## In Your Neighbourhood

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### Participatory Budget Ideas for Newcomers

The City's Participatory Budgeting Steering Committee is seeking proposals for the *2020 Participatory Budgeting* initiative, which will see \$50,000 invested in projects benefitting new immigrants and refugees in Victoria. Anyone with an idea for a project or activity that will enhance or enrich the lives of newcomers in the community is invited to apply online at [engage.victoria.ca/participatory-budgeting](https://engage.victoria.ca/participatory-budgeting) by 4 p.m. on July 31, 2020.

### The Humboldt Liquor Licence

On July 9, Council approved [staff recommendations](#) to support the effective subdivision on the liquor primary licence for Bartholemew's and the Doubles Oyster Bar, to create a separate licence for the latter. There are no changes in occupancy (46) or closing hours (1:00am) though, as the seats have been dormant for several years, its expected that there will be an incremental increase in activity in the area. Several Councillors indicated that the letter of support from the residents' association was a factor in providing support for the application.

### Cannabis Retailer

On July 9, Council reviewed a [staff report](#) and approved an application for a new cannabis retail zoning for 1400 Quadra Street (across from the Victoria Conservatory of Music). This includes concurrent the removal of approved (unused) Cannabis zoning across the street at 851 Johnson. It was noted that there are already four other retailers within the 400m radius required minimal distance from the proposed site.

### CALUC Process

On June 11, Council approved a [staff report](#) recommending that the CALUC review process be restructured in response to the constraints imposed by the COVID19 response. The change will establish a process whereby a proposed development is posted on the City's Development Tracker site with an invitation for public comments. Comments will be viewable by CALUCs, the developer and staff. CALUC's may opt to summarize the comments along with any other relevant information and submit this to the City.

In their discussion, Council members acknowledged the importance of in-person CALUC meetings for allowing the learning and collective evolution of opinions through discussion. They supported the continuation of CALUC meeting where CALUCs wished to continue them either online or in person where provisions to adhere to COVID restrictions could be made. Council also supported the provision that these were interim measures tied directly to the declaration and revocation of a provincial or local emergency embedded in the bylaw.

### Camping in Parks

On June 25, Council discussed a [resolution](#) from Councillor Young to remove the COVID provision allowing homeless individuals to camp in Beacon Hill and other Victoria parks. Council voted not to enforce the 7am-7pm bylaw provision requiring dismantling of shelters in locations where overnight sheltering is permitted until



advice is received from the Provincial Health Officer or Island Health Medical Officer that updates or changes the direction from the June 8th guidance from the BC Centre for Disease Control, "Responses to Homeless Encampment Health Issues in the Context of COVID-19".

Staff were directed to report back July 9 regarding access to basic needs such as clean water, hygiene, sanitation and basic services or if additional resources are required for staffing in relation to sheltering in parks.

### City Hall Reopens

You can now visit the Public Service Centre in person (via the Pandora Avenue entrance) to pay your property taxes and make other financial transactions. Hours are weekdays from 8am to 4:30pm. You are no longer required to make an appointment, however, to avoid line-ups we encourage you pay your property taxes online, use the drop box outside City Hall or pay by mail. Permits and Planning Department services remain available by appointment only.

### City Council Meetings

Committee of the Whole meets on July [2](#), [9](#), 16 and 23 at 9:00am. Council meets on July [9](#) and 23 beginning at 6:30pm. You can also watch the meetings live through a link on the agendas.

The Mayor's Facebook Live COVID-19 updates take place on Fridays at 1 p.m. on the City of Victoria Facebook page. The next update will take place on July 10.

Please find information for participating in a public hearing [here](#).

**2020 JUNE DRA**  
**Land Use Committee Report**  
**Updated 10 JULY 2020**

**LUC: Current**

1. Bicycle Master Plan – 2020 Project Designs and Network Update (Government Street North). Letter sent 30 June 2020. Status: On 09 Jul 2020, Staff assured Mayor and Council that the design plans for Govt St North bike lanes will be complementary to any future development of the Pedestrian Mall.
2. 777 Douglas St, Executive House Hotel – New Liquor Primary Application to separate and reconfigure space that is currently associated with another Liquor Primary under different operations. No added capacity, no change in hours, no outdoor seating involved. Letter of support sent 12 May 2020. Status: Approved at CotW on 09 Jul 2020.
3. 1244 Wharf St, McQuade's Building – Robert Fung & Cascadia Architects – Rezoning/text amendment to allow transient accommodation use above and below the Wharf Street frontage. No additional storeys requested on this Heritage Designated building.
4. Zoning existing City parks as parks. Many City parks are not zoned “Park” which can allow them to be sold off for commercial uses without any public consultation. What can our committee do to advocate for protection of these community amenities? Discussed at 06 July 2020 DRA LUC meeting.
5. Develop a draft doc outlining guidelines for Heritage Corridors as referred to in the OCP and as relevant to Fort St. Discussed at 06 July 2020 DRA LUC meeting. A LUC member may take a look at this effort after reviewing supporting docs.
6. 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.
7. 1400 Quadra, Clarity Cannabis – Rezoning Application to allow for a Storefront Cannabis Retailer. Letter sent 30 June 2020. CotW on 02 July 2020: Staff recommendation was to decline. CotW approved alternate motion “add storefront cannabis retailer as a permitted use at 1400 Quadra Street and remove storefront cannabis retailer as a permitted use at 851 Johnson Street. Status: Will go to public hearing.
8. 1205 Quadra – Starlight – Rezoning 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. Proposal requires an amendment to the OCP. Status: Staff Review of Revised Plans 17 Jun 2020. Why are these two non-contiguous sites being rezoned under the same application? Enquiries will be made.
9. 1045 Yates St, Harris Chrysler (Phase 1) – Starlight – Development Permit w Variance for 6-storey podium w 17 & 19 storey towers w 6.0 FSR. Current zone S-1 and proposed CD. Rental for 510 residential units (incl 6 townhomes). Parking stalls on site 460 (103 commercial/visitor and 357 residential) & 680 bike parking. Status: Application Review by

City 18 Jun 2020.

10. 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 3.39. CALUC Letter submitted 10 Sept 2019. Status: 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.

**LUC: Ongoing and Active**

1. 749-767 Douglas, Apex Site – Telus has purchased the property for the Telus Ocean project (w Aryze as community development partner) for \$8.1 m, plus up to \$1.1 m price adjustment depending on final proposal submitted and approved during rezoning process. City will contribute \$2.37 m (half of budgeted total) for environmental and geotechnical costs to remediate the site. Telus will assume all liability for this work.
2. 504 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 277 from the previously approved 178. Anticipated use is not included in this application; only construction. Letter sent 20 May 2020. Status: Proceed to Council for Public Comment as of 21 May 2020.
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. 1150 Cook St, Pluto's – Dan Robbins & Fraser McColl – Development Permit with Variance. Dominant response was that it's an attractive project but at 16 storeys (+1 from previous version), it's over the 10-storey height limit that defines the density for the R-48 zone and the proposed density (now 7.78 not 8.98 FSR) is significantly above the OCP maximums. 129 units with 41 parking spots and 157 bike parking. Pluto's has had lease extended to Mar 2021. Letter to be sent. Status: Revised plans submitted and Application Review by City as of 06 May 2020. Revised plans posted to Devt Tracker 13 May 2020.
5. 975 Pandora, Seventh Adventist Church – Townline – Rezoning and BP for 121 residential rental units ranging from studio to 5-bdrm (including pods) in 16-storey tower at 5.497 FSR with ground floor commercial. Vehicle parking at 123 with bike parking at 221; both above required. There are 119 storage lockers. No retention of church building. CALUC letter submitted Mar 2019 based on previous submission. Status: Staff Review of Revised Plans completed. With Applicant since 24 Apr 2020.
6. 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.
7. 937 View St – Nelson Investments w de Hoog & Kierulf – Development Permit with Var



iance to build a 15-storey 253 rental units with parking for 15 vehicles and 172 bikes on R48 land and located in Fort St Heritage Corridor using pre-fabricated components. Proposed FSR 7.27. Several setback variances are sought which negatively effect livability. Applicant is not proposing to rezone away from R-48 zone. Letter sent 2 Feb 2020. Status: With Applicant since 06 Mar 2020.

8. Blanshard Block/Montrose Winter Garden Hotel – David Fullbrook with D'Ambrosio – Site Specific Zone and OCP Amendment for Core Business area density. Project proposes unique tower design for modern low-staff hotel catering to tech industry/millennials. Density requested 6.16: 1 from 3.0:1 and requested height of 65.5 m from 43.0m. The remainder of the block, The Montrose Building, will be designated heritage and maintained with residential and small CRUs. CALUC letter to be sent.
9. 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.
10. Audit of CoV Community Amenity Fund: itemized list of monies collected and spent since the start of the fund, identifying the dates and related projects, in addition to proposed future expenses with amounts and identifying the project by name.
11. 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.
12. 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.”
13. 550 Pandora – Housing Society with Alan Lowe - Rezoning for a 5-storey, 36-unit affordable-housing rental apartment building with ground-floor commercial use. Proposed FSR 3.62. Status: With Applicant since 4 Dec 2018.
14. 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.
15. Community walking tour with Director of Planning, Karen Hoese with LUC to discuss built examples, local development issues and opportunities, etc.

## **Urban Livability Committee Report -July 2020**

### **1) Black Lives Matter protests**

There have not been increases in the number of cases of COVID-19 in Victoria as a result of the protests in recent weeks.

### **2) Response to Homelessness**

Encampments remain at Centennial Square, Beacon Hill Park and other parks in the city. The Centennial Square encampment has been moved to the concrete and grassed areas next to City Hall after a fire threatened the sequoia tree. Fencing has been put up to protect the grassed area near the sequoia. Further remediation will need to be done to the grassed area near City Hall when the Centennial Square encampment is moved. Fencing remains in place along Pandora Street near Our Place and The Harbour. An injunction has been filed by City Hall to remove people from the ecologically sensitive areas in Beacon Hill Park. Council has suspended enforcement of the bylaw requirement for individuals to move their tents at 7 a.m. each day.

### **3) Construction Noise**

I have attached the City of Victoria's guidelines re. construction noise. If you have feedback on this, please forward to Mike.

### **4) Concern about light pollution from Hudson Place Two**

Having had a walk around the Hudson building on a couple of evenings after dark, it is clear to me that the complaint had to do with aesthetics and not with light pollution. There are few apartment buildings in the neighbourhood with a view of this building and the building itself is far taller than any other in the city. There does not appear to be a vantage point from which light from the top of this building could be disruptive to anyone's enjoyment of their apartment. I have written the resident back.

CEC Report -July 2020

■ **VDRA WEBSITE**

CEC committee member who was helping to develop the new WIX website has quit the committee. Seeking individuals and/or means to help us continue/complete this project. In this vein, I reached out to the creative (local) website developer (her site is [Starling Memory Designs](#)) who recently helped me create my website([Pulmonary PRO](#)); she's busy w/ lots of demand - available in September and would charge regular fees. I can & do recommend.

What I'm thinking is...the *volunteer pathway* for updating and transforming the VDRA website into the interactive engagement hub it needs to be, is not effective. Yet this is exactly the moment when an interactive website is needed which will be our primary engagement tool in this "new normal". And it will keep us abreast of the general social shift to virtual with cautious, informed(future), in-person engagements.

I reckon we need to just bite-the-bullet and get this done properly by a pro who knows how to do just that.

Items for board consideration/decision (I hope I'm using the correct procedural process & terminology):

- Request board approval, for me to ask Starling Memory Designs to provide a quote for completing phase 1(transfer current content & pages), and an additional quote for completing phase 1 & 2(phase 1, plus add helpful information & engagement elements [eg., health & wellness, community events, surveys, virtual entertainments, community hx, stories, tech tools, diversity initiatives...that align with our 3 engage themes].
- Request the board approve some funds allocated for the Trike Project be re-allocated to website development & completion (eg. \$1500-2000)

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We had 1 CEC committee meeting In June; agenda - VDRA website development.

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Best regards,

Dale  
CEC Chair

Dale Dearing, MSc RRT **RCP**  
**Training and Performance Management**

## **Communications and Membership Committee Report – July 2020**

Update on Committee activities:

- **Newsletter:**
  - The June newsletter was issued on June 14. Statistics from Mail Chimp indicate that it was opened by 51.8% of subscribers, above our average of 46.8%. The item most frequently clicked on was about the McQuade's Building at 1244 Wharf Street. I intend to put together a newsletter in July if there is sufficient content.
- **Other**
  - We gained 2 new members since the last report.
  - Completed 2019 Annual Base Grant Funding Report for submission to the City of Victoria.

Submitted by  
Doug Boyd  
Chair, Communications and Membership Committee