

DRA Board Meeting Minutes

November 12, 2019

Location: The Dock, 300-722 Cormorant St., Victoria
Time: 5:30 p.m.

Present: Paul Gandall (chair), Nicholas Harrington, Doug Boyd, Ruth Annis, Suzanne Dubé, Dianne Flood, Ian Sutherland, Sandra Severs

City Council Liaison: Councillor Charlayne Thornton-Joe

City Staff: Mike Hill

Guests: Charles Davie, Pam Lloyd – City of Victoria staff

Regrets: Mathew Yee, Renée Layberry (DRA member)

Call to Order/Approval of Agenda

Paul Gandall called the meeting to order and the agenda, as circulated, was approved with the addition of the Budget Review Committee under New Business.

Presentation re. All Ages and Abilities (AAA) bike infrastructure improvements

Charles and Pam presented the preliminary plans for Government Street.

Ian reminded City Staff that the OCP commits the City to extending the pedestrian mall walkway north on Government Street to Chatham Street. That project has been waiting for attention for the past fifteen years. This project should not take precedence over the other nor impact it negatively.

The Board offered suggestions for improvements to the plan including a crosswalk at Herald Street and Government Street and rerouting on Store/Wharf Streets.

Action: Charles will send the Board a summary of what City staff heard in their conversation with the DRA Board.

Councillor's Report: Charlayne Thornton-Joe

Mayor and Council are currently focused on budget discussions. The police budget will be presented later this week. Charlayne has made requests for funding of public washrooms including asking that money deemed too small an amount last year to complete a washroom on Douglas Street near the Strath be matched in this year's budget. Charlayne is also looking for budget money for public washrooms on Pandora.

Conversations with City staff about putting public art on the electrical kiosks in also underway.

There will be a Town Hall on November 21st to discuss the budget.

A by-election is planned for February to replace Laurel Collins on City Council.

Charlayne proposed the following motion on the subject of community amenities for Council to consider in the 2020 budget:

“That Council consider as part of the 2020 Budget discussions the allocation of some new assessed revenue for parks and greenspace acquisition and amenities in neighbourhoods where development is occurring.”

Douglas Street improvements - Because of major underground work needing to be done on Douglas Street, improvements in the streetscape will not happen until those underground infrastructure upgrades have been made.

Questions on Downtown Update: Mike Hill

Report attached to minutes.

An update on the Johnson Street bridge completion will be coming before Council on Thursday.

The Liquor Control Board presentation will take place tomorrow morning.

The VCAN summit takes place on Saturday morning. A decision was made by VCAN to make this for VCAN members instead of neighbourhoods although members of residents associations are invited to attend. The conversation will focus on how other cities relate to their neighbourhoods.

A report on equity will be coming to Council in January.

Action: Mike will send the link to the equity report to the Board.

Business Arising from the Minutes

Community Amenities- Charlayne had reported back on this item in her Councillor’s report.

Mailbox – Given the small amount of mail received for committees other than Land Use, the Board decided to maintain the present arrangement.

Communications Policy- Conversation on this item is postponed until February 2020.

Land Use- The summary document which compares Vancouver and Victoria’s OCP and land use planning processes is proving to be more complicated than anticipated. It will be created at a later date.

Communications/Membership Committee (CMC)- The address has been updated. Paul and Mike checked with the Dock about swipe cards for Board members. That is not possible. The cell phone numbers of the Board members will be sent separately from the minutes to Board members.

AGM- This conversation will be reported on in the CMC report.

Truth and Reconciliation- Volunteer names have been received.

Urban Ecology/Urban Agriculture Committee – Nicholas has not had an opportunity to follow up with Synergy Enterprises and FED.

New Business

Building Space- Concerns have been expressed about the limitations of access to the space at the Dock and whether there are better options for the DRA in other locations. Paul has checked with KWENCH on Store Street about whether we could rent space in that facility. There was discussion about the security issues at City Hall which resulted in the DRA being moved to the Dock and whether in fact, the DRA could return to the space at City Hall.

Action: Charlayne will check with City Hall about moving back to that meeting space.

Action: Paul will continue to gather information about the possible KWENCH option.

Budget Review Committee- Doug asked for two or three people to volunteer to participate in a review of the City's budget document now posted on the City website. Responses to the proposed budget need to be submitted by mid-December.

Action: Doug will put a call out for volunteers in the upcoming newsletter.

Action: Ian will check with Wendy whether she would be interested in participating.

Action: Mike will work with Doug on the review process.

Questions on Standing Committee Reports

1) Land Use Committee (LUC)

The conversation was moved in the agenda to the *in camera* session.

2) Urban Livability Committee (ULC)

Report attached.

Doug asked whether issues re. noise were still going to be part of the mandate of the ULC. Paul responded that the noise bylaws will be reviewed in 2020 and the ULC will be offering a response when the review happens. Charlayne referenced the challenge of noise in heritage buildings where windows are single pane glass. Concern about vehicles beeping as they reverse becomes more challenging when those vehicles are commercial rather than city owned.

Charlayne also highlighted a debate coming up at City Hall this week that was not highlighted in the ULC report. The Pandora Street fence on the 844 Johnson Street property exceeds bylaw height restrictions for front yard fencing. The Pandora side of the property is deemed to be the front yard because the width of the property is wider on Pandora than it is on the Johnson Street side. This is the case, despite the fact that there is no public access on the Pandora side. Council is debating whether BC Housing should be required to remove the existing non-conforming fencing and put up fencing within the bylaws. Charlayne informed the Board that although BC Housing put the fence up in contravention of the bylaw, the broader fence bylaws need review. Her position is that the fence that is currently in place provides safety for residents of the Johnson Street community and does not create a "fortress-like" appearance to properties on Pandora Street.

Action: The ULC will write a letter in support of leaving the fence as it currently stands.

3) Urban Ecology/Urban Agriculture Committee (UEC)

Nicholas reported that the work at the Community Garden continues. Some funds from the City are unspent and will be returned.

4) Communications/Membership Committee (CMC)

Report attached.

The Board discussed the cost for the holiday event at the Lido and agreed to the rate of \$25/person for everyone who attends.

An additional suggestion for a guest speaker at the AGM was the incoming Director of Planning whose name will be announced in the next week or so.

5) Community Development Committee (CDC)

Report attached.

Motion: To change the name of the Community Development Committee to the Community Engagement Committee (CEC) to better reflect its current work.

Moved: Suzanne Dubé

Seconded: Doug Boyd

CARRIED

The committee will be meeting on Saturday to finalize the draft postcard which was circulated to the Board by email. The Board suggested a change of the word "visionaries" to "creatives."

The CEC will print an initial five hundred postcards.

External Meeting Reports

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

The VCAN Summit meeting will be held on Saturday, November 16th, 9-1 p.m. at City Hall. Nicholas, Paul and Ian will attempt to attend the meeting on behalf of the DRA.

Action: Ian will follow up a previous letter sent to Council by VCAN which did not receive any response.

2) Late Night Advisory Committee (LNAC)

Mike reminded the board of the liquor licensing meeting being held tomorrow. Doug and Paul will be going.

The Board moved to an *in camera* session to discuss land use issues.

Meeting adjourned at 8:00 p.m.

Next Board meeting – January 14, 2020

Motions circulated by email October 13, 2019:

Motion: To accept the October 8th Board meeting minutes as circulated by email.

Moved: Sandra Severs

Seconded: Doug Boyd

CARRIED

OCTOBER 14, 2019

Motion: To approve the application of the Urban Livability Committee to the Great Neighbourhood Grant process.

Moved: Sandra Severs

Seconded: Ruth Annis

CARRIED



In Your Neighbourhood

2020 City Budget

On October 17, Council received a [report](#) introducing the City's draft 2020-2024 Financial Plan. Share your feedback at a Budget Town Hall and e-Town Hall on November 21 and fill out an online survey starting November 4.

Accessibility

Council received a [staff report](#) on November 7 asking Council to endorse completion of a draft Accessibility Framework for the City. A consultant worked with the City's Accessibility Working Group to complete the comprehensive document over the last year.

Point Ellice Bridge Reopens

The [Point Ellice Bridge](#) recently reopened to traffic. The project remains on schedule and the final upgrades will continue at the bridge site throughout November until completion. During November, the closure to eastbound traffic will still be necessary during evening periods Sunday – Thursday from 7pm – 5am, except for Friday/Saturday evenings when it will remain open.

The \$6.1 million project includes repairs to the concrete deck, rust protection of the steel, resurfacing the bridge deck, and stripping and painting the steel on the underside of the bridge. The City appreciates the public's patience during the remaining weeks as we complete this important maintenance to ensure the Point Ellice Bridge will continue operating for decades to come.

Municipal By-election

On November 7, Council received a [staff report](#) indicating the resignation of Councillor Laurel Collins and that staff are now reviewing plans to conduct a by-election in the coming months.

Approaches to Equity

On October 17, Council received a [report](#) with background information and a [presentation](#) on equity and community wellness approaches in other jurisdictions, key equity lens definitions and considerations, and seek direction on a desired approach and outcomes for the City of Victoria through workshop format.

Council directed staff to:

1. Report back in early 2020 with a summary of Council input, as well as a plan to further the equity lens discussions with equity seeking groups and the community as a whole in early 2020.
2. Bring forward financial costs associated with development and implementation of an equity lens as part of the 2020 Financial Plan.
3. (Refer) the [report from Councillor Dubow](#) along with the other feedback from Council to staff to inform the report back as noted in #1.



November 2019 Update Downtown



Crystal Pool

On October 17, Council participated in a [workshop](#) (including a [presentation](#)) to confirm details that will inform the approach to implementing the next phase of work on the Crystal Pool and Wellness Centre replacement project and ensure the future project plan is aligned with Council's expectations. Council added a provision that the pool project includes consideration of a possible neighbourhood library branch.

My Great Neighbourhood Grants

The fall application intake for neighbourhood grants is now closed. Thirty-four applications in total were received including six applications for projects in the Downtown neighbourhood.. Neighbourhood staff will be taking the report to Committee of the Whole for November 28 for approval.

Renters Advisory Committee

On October 17, Council approved a [report](#) with the revised Renters' Advisory Committee's Terms of Reference and Work Plan for Council's consideration.

Council Meetings

Committee of the Whole meets on November [7](#), 14, 21 and 28 at 9am. Council meets on November 14 and 28 beginning at 6:30pm. Residents can watch recordings of the meetings [here](#).

Community Development Committee (CDC)

November 2019

Chair: Suzanne Dubé

CDC Members: Renee Layberry, Pat Chapman, Fred Shean, Denise Nicholl, Rosamond Neville, Dale Dearing

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

Idea for Board to Consider: Renaming CDC to CEC. Community Engagement Committee. Does this reflect better what the committee is doing? Does it matter? I look forward to a quick discussion and decision on this question at the meeting.

Activities Since Last Meeting:

The Belize Cargo Trike has been ordered and will arrive in the new year. We are planning to have the Trike Crew ready to operate by April 2020 when the nicer weather arrives. We will need to pay for the Bike and arrange for storage as soon as it arrives (January time frame).

Volunteer Victoria has agreed (we have signed MOU) to undertake the volunteer training for the Trike Crew and within our budget of \$1000. We will work with them to develop content for the training session and volunteer orientation manual/materials.

The DRA CDC postcard is nearly completed. The CDC committee meets on November 16th to finalize the design and copy. Latest Draft Attached. Comments welcome.

Our committee will now shift gears and use the postcard content and design to develop the web landing page for the Community Development Committee. This will be a crucial resource since the Trike Crew will be driving new members to the landing page for ideas about how to get engaged and how to take action on their community development project ideas.

We continue to make phone calls to current DRA members to gauge interest in getting more involved. Rosa Neville is now helping me with the calls, so we are making slow but steady progress. DRA members are responding very positively to our calls. So far, I've talked to 8 people who are willing to get more involved and volunteer some time. Most are interested in working with the Trike Crew. I'm inviting those that seem the most interested to come check out future CDC meetings. I've also received one enthusiastic inquiry from a 4th year UVIC student who saw our posting on the Volunteer Victoria portal. We are pleased that there is such a high level of interest to get more involved within our current membership base. This is good news for the capacity of the DRA to grow to the next level of organizational development.

The Volunteer Appreciation Breakfast on Nov 13th at Villages is fully subscribed with 15 attendees.

The Downtown Victoria Business Association Light Maze Event is not offering a booth to the DRA this year (perhaps next year). At this point they have asked that interested DRA members sign up through their website to become volunteers for the event. At our CDC meeting on Nov 16th, we will discuss whether this event should still be a focus for our time and efforts. It no longer sounds like an opportunity for promoting the DRA. Although, we should promote the volunteer opportunity and the event to DRA members.

My major concern with the increase in volunteers who are willing to get involved is having the right infrastructure to keep these new volunteers meaningfully engaged and ensure they have a great experience. We don't have a central database to store volunteer information or a system to coordinate training and activities. I'm working from email chains, paper lists and excel spreadsheets and the efficacy of this method is short lived. I am recommending that a priority for the DRA would be to investigate a software tool (or support to use Mail Chimp if it would be effective) for managing volunteers. If the DRA is to grow through the engagement of volunteers, managing them professionally will be critical to our success.

In conclusion, the project is moving forward slowly. Our revised timeline for having the Trike Crew in operation is April 2020. We are however very excited by the positive responses so far from DRA members to our call to action.

Community Development Committee Members

2019 NOVEMBER DRA Board Meeting Land Use Committee

LUC: Current

1. Pacific Mazda Site/Firehall Site – Jawl Residential – Rezoning (incl R-48 Zone) to increase density and add residential uses for a phased development including 4 development areas with 4 main buildings (12, 14, 15 and 17 storeys). Mixed housing, commercial and retail space, a public plaza and a new post disaster building (Fire Hall No.1) are proposed. The proposal requires an amendment to the OCP. Passed by Council at Public Hearing on 24 Oct 2019. Concerns and objections from LUC and community members re manipulation of process and violations of OCP dismissed by Staff and Council.
2. Legal challenges for R-48 Zone. To be discussed with board.
3. Official Community Plan - VCAN petition to Council outlined below. – No response from Staff or Council to date.

“That no more amendments be granted to **Section 6: Land Management and Development** (pg 33 - 50) of the OCP, without first requiring and receiving a developer-funded independent study of where and why changes are being proposed that are contrary to OCP policy. This study must be provided prior to the CALUC meeting and would form part of the public notice.

That for **ALL** potential OCP amendments, developers provide a detailed rationale that responds to all social and physical policy directions contained in the OCP. This rationale is to be specifically addressed in the first staff report prior to first reading of any OCP amendment bylaw. “

4. 1124 Vancouver – J. Gordon Enterprises – Second CALUC held 6 Nov 2019. Changes from previous iteration: increased density (3.39 FSR), 18 more units, bigger variance for parking. Applicant still maintains the project will provide affordable housing but can't yet outline how it will be incorporated. Applicant will discuss options with Staff. May need another CALUC if proposal changes substantively. Otherwise, letter to be sent. Status: Application submitted to the City 6 Nov 2019.
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 scheduled for 3 Dec 2019 at Ambrosia Centre on Fisgard. Project includes R-48 Zone. Notifications from applicant via City to be sent shortly.
6. DRA LUC Meeting on 7 Oct 2019 – met with planning staff to discuss aspects of DCAP that might be considered for revision or refinement. Problems with existing plan discussed regarding lack of adequate tower separation, existing Design Guidelines not being enforced (eg. maximum floor plate size), and encouraging staff to allow the creation of orphan lots for creation of future parks in DTHG.
7. 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).

8. 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. Status: Scheduled for Committee of the Whole 14 Nov 2019.
9. 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.)
10. 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. Letter to be sent. Status: Application submitted and Review by City since 29 Oct 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. Application was reviewed by Advisory Design Panel on 23 Oct 2019. Status: With Applicant. 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 District) – Townline – Development Permit w Variance for a 23-storey XX unit (rental?) residential building w ground floor commercial. Variance for building massing setback at the upper storeys Blanshard and Fisgard Street) and surface parking. Proposed FSR XX Status: Staff Review of Revised Plans since 10 Apr 2019.
5. 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. Status: Application Review by City since 12 Jun 2019.
6. 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: With Applicant since 29 Jan 2019.

7. 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.
8. 550 Pandora – Housing Society (name?) 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.
9. Centennial Square Refurbishment – No response from Bridget Frewer since 12 Nov 2018.
10. Ship Point

Urban Livability Committee – November 2019 report to DRA Board

1) A Great Neighbourhood grant application was submitted with support from the Victoria Coalition to End Homelessness.

- **Goal:** To run a pilot half-day workshop for residents and business employees of the Downtown providing a simplified form of non-violent crisis intervention training.
- **Purpose:** To increase the skillset and decrease the anxiety of those coming in contact with street-entrenched individuals
- To help residents and employees understand the challenges faced by people experiencing homelessness by introducing them to fellow residents of the city who have lived experience of homelessness
- To provide residents/business employees with skills and confidence to engage homeless individuals in the city in a respectful and caring manner.
- To address feelings of insecurity and fear experienced by many business employees and housed residents of the Downtown Victoria when encountering folk struggling with homelessness and/or mental health or substance use concerns.

2) Priorities for committee work include:

- Maintain current involvement on external committees like the DSP and 900 Block of Pandora
- Advocate for improved safety and community access to resources – eg. public washrooms, a safe inhalation site, increased access to storage at Our Place, increased services for youth at risk. Improvements would result in less conflict between unhoused and housed Victoria residents
- Develop and deliver Spring workshop if Great Neighbourhood grant process is successful
- Identify and advocate for increased green space in the Downtown core
- Identify and develop policy statements on issues related to urban livability

External Committee reports-

1) Downtown Service Providers meeting

Mental health services update - Island Health only provides mental health care to those diagnosed with what used to be called “Axis 1 disorders”. Axis 1 disorders include serious depression, bipolar disorder, schizophrenia and schizo-affective disorders. Those who have Axis 1 disorder must also be attached to the health system through the ACT (Assertive Community Treatment) team.

- There is a **wait list** to be seen by the ACT team.
- Seven Oaks is Victoria’s step-down tertiary mental health facility. There is a **bottle neck** in moving people out of tertiary care into housing.
- Seniors with acute mental health care and developing physical care needs are of increasing concern. There are **few seniors’ facilities** available to provide adequate care.
- Needed – **Safe Inhalation site and public washrooms** in Pandora/Johnson corridor

Shelter System -Emergency shelter beds/mats have now been opened at locations throughout the city.

Housing – There are 1000 active applications in the BC Housing system. Priority clients include those over the age of 55 and Indigenous folk.

2) 900 Block Pandora Good Neighbour meeting

No report.

3) Pandora/Johnson Street Community Working Group

Ongoing work continues focused on needle pick up and the gathering of abandoned clothing and household items. Police and bylaw continue daily patrols. Police and bylaw officers acknowledged that preventing people from congregating on Pandora is not a solution because there is no place for people to go. People are staying close to Our Place and The Harbour because of their need for community and in order to remain safe.

Communications and Membership Committee Report – November, 2019

Update on Committee activities:

- Newsletter:
 - o The October newsletter was issued. Statistics from Mail Chimp indicate that 53.7% of addressees opened the newsletter, which is our highest open rate since we restarted the newsletter.
 - o Please send any items for the November newsletter to Doug, as soon as possible since we want to publish it before November 14 to again feature the TRC Film event.
 - 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 newsletter.
- Social Media:

Renée has started to post items on social media.
- December Social:

Plans are underway for a December seasonal function, in lieu of the regular Board meeting. It will be at the Lido, Tuesday, December 17. Dianne and Doug met with Lido co-owner Steve Jackson to finalize the menu. The cost will be \$25, considerably lower than the past couple of years.. We need to have a discussion at the Board meeting regarding whether and how much of a reduction in price might be offered to Committee members. We did offer a price of \$10 to Committee volunteers, excluding Board members, last year. We did receive comments from a couple of Board members that this was not fair, considering the number of volunteer hours that Board members put in.
- AGM:

Initial preparations are underway for the 2020 AGM. We are considering inviting Laurel Collins in her role as the new MP for Victoria and considering she brings local government experience to her new role. If she is not available, then we may consider having a forum for candidates for the election of the Council member who will be replacing Laurel, as part of the 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.
- Condo Contacts:

We still struggle with this. We sent an email to the 23 contacts on our list with a link to the poster for the TRC Film event, to download, print, and post in their building. To date, only 13 opened the email and 5 clicked on the link to the poster. Any help or suggestions as to how to add to and improve our list are appreciated.
- The Chinatown Walk is postponed until Spring 2020, to date to be agreed upon with Charlayne.
- The proposal for a Great Neighbourhood Grant for a mural or street banners is on hold, and will be referred to the CDC.