

DRA Board Meeting Minutes

May 11, 2021

Location: ZOOM

Time: 5:30 p.m.

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

City Council Liaison: Councillor Geoff Young

City Staff: Mike Hill

Regrets: Dale Dearing, Paul Gandall, Nicholas Harrington

Guests: None

Call to Order/Approval of Agenda/Welcome to Guests

The President called the meeting to order and the agenda was approved

Councillor's Report- Geoff Young

BC Housing: Several new housing projects have been announced, including one on Meares Street. Geoff is concerned that BC Housing seems to have concluded that the City has agreed to forego the zoning process for these new projects. Geoff doesn't agree that is entirely accurate and is looking to follow up on that. And as to any agreement to not put more social housing projects into the Burnside Gorge, including the area of Rock Bay that may become part of the Downtown-Harris Green neighbourhood, Geoff understood that agreement is between the Province and Burnside Gorge, not the City and Burnside Gorge.

Neighbourhood Boundary Review: Geoff said the review has been initiated by Council to bring some rationality to the boundaries and to reflect, at least in some cases, various issues raised by residents over the years. Council does not have any undisclosed reasons for initiating the review and it will be the same pot of money, just allocated slightly differently. He said, to date, residents affected by the proposed changes to the Fernwood boundaries have been the most vocal. Geoff said if the DRA and its members have any issues or concerns about the boundary changes, it was important to express them not just in the review process but also directly to Council. He indicated that heartfelt, rational letters can often have a significant impact on councillors, unlike form letters which carry less weight.

Liquor Licenses: Geoff responded to concerns expressed about the number of applications for new and increased seating in licensed premises. He said Council was generally supportive, trying to increase the vibrancy of the downtown entertainment

district. Geoff was unable to say why Council had not adopted a Liquor Policy to guide these applications. He acknowledged that sometimes there can be conflicts with nearby residents, but said those often sort themselves out as affected residents either move away from the noise or grow accustomed to it and accept it. Concerns were expressed to Geoff that noise issues drove out residents and turned some buildings into AirBnB's, and that complaints about noise issues were "silent" now because of the reduced hours due to the PHO's Covid restrictions. This may change once things got back to normal, so caution should be exercised because once the seating and hours are increased, there is no going back.

Ian thanked Geoff for his support on the Gold Rush (Northern Junk) application.

Downtown Update – Mike Hill

Report attached.

BC Housing: Mike understood a Joint Community Advisory Committee is to be established to address any concerns about the Meares Street development and would include area residents. A public information meeting is scheduled for the week of May 17.

Neighbourhood Boundary Review: Mike confirmed that the Neighbourhood Associations will be given the results of the survey being conducted and time to respond to it before the report goes to Council. Much of the area proposed to be added to the Downtown Harris Green neighbourhood is within the Downtown Core Area Plan (DCAP), so it makes good sense to include it as DCAP is our neighbourhood planning document. Mike also indicated that businesses in the Burnside Gorge neighbourhood had been working on creating a local Business Improvement Association (BIA) for Rock Bay. It is unclear what the relationship would be between the DVBA and this new entity if the boundaries change.

Place Making Lunch and Learn: Mike invited Board members to attend the Wednesday May 19 session.

Business Arising from the April Minutes: None

President's Report - Sandra Severs

Report attached.

Sandra advised that a contract for neighbourhood engagement services has been signed with Darragh De Groot, who comes with a strong background in community engagement and will start May 25. The Executive will work with Committee chairs orient Darragh to the DRA and our future plans.

Standing Committee Reports

- **Urban Ecology and Agriculture Committee:** Report attached.
Michael will let Board members know of the dates for the upcoming YSG Seed

Library events and agreed to ensure DRA postcards were distributed at the time, to try to build awareness of and membership in the DRA. Doug will make available some DRA t-shirts for the volunteers to wear at the events and to use as giveaway items to participants.

- **Communications and Membership Committee:** Report attached.
Doug encouraged all Board members to send him newsletter items by Friday.
- **Governance Committee:** Report attached
The revised policies were adopted and will be posted on the DRA webpage.
- **Land Use Committee:** Report attached
- **Community Engagement Committee:** No report
- **Urban Livability Committee:** Report attached

External Meeting Reports

Victoria Community Association Network (VCAN): The neighbourhood boundaries re-alignment process is still being discussed by VCAN.

Late Night Advisory Committee (LNAC): No report (The Committee has been suspended indefinitely due to the impact of Covid-19 on reducing late night activities.)

New Business:

Tea Party to celebrate Asian Heritage Month Tea: Dianne noted the Board approval to apply for a MGN grant and to hold the event, given at the April Board meeting, had not been reflected in those Board meeting minutes, and that approval was again confirmed by the Board members. She reported the event will be held Wednesday May 26. Advertising was delayed due to technical difficulties in making the promotion code available at Silk Road Tea but Silk Road Tea was confident that the event did not need much lead time in order to be a success.

This segment of the meeting concluded at 6:40 p.m. and Councillor Young and Mike Hill left the meeting.

Planning and Discussion – Board members only

Proposed neighbourhood boundary changes: Sandra and Ian reported on various discussions with others and with representatives of the other neighbourhood associations affected by the proposed changes to our boundaries. After some discussion and debate among the Board, agreement was reached on the approach to be taken, with an ad hoc committee to be formed to work on a plan on how best to ensure appropriate funding comes with the additional responsibilities, especially with regard to land use issues.

Meeting adjourned at 7:30 p.m.

Next meeting: Tuesday, June 8, 2021 at 5:30 p.m., by Zoom.

In Your Neighbourhood

My Great Neighbourhood Grants

The neighbourhood grant program is open for applications. The City provides up to \$5,000 in matching funds for placemaking and community recovery projects and up to \$1,000 for activities. There is significant interest in the program this year and prospective applicants are encouraged to apply soon. City staff are available to help residents through this process.

For more information go to <https://www.victoria.ca/EN/main/residents/neighbourhoods/my-great-neighbourhood-grant-program.html>

Meares Street Supportive Housing

One of four new supportive housing facilities will be located on the south side of Meares Street near Cook Street. Construction of the modular units housing 50 residents will begin next winter. A Community Advisory Committee, including neighbourhood representatives, will be established to ensure the successful integration of the housing projects into the community.

Information sessions on the site will be held on May 19 from 2:30 to 4:00 and on May 20 from 5:30 to 7:00. You can register for these sessions and find more information about the Meares Street facility and BC Housing's current initiatives at: <https://letstalkhousingbc.ca/victoria-meares>.

Community Virtuals

The final lunch and learn session before a summer recess will focus on the City's new Placemaking Toolkit. The new toolkit will be a resource guide to support community initiatives that create engaging public places and improve the quality of life in neighbourhoods. Join our panel of experts to discuss all things placemaking at this free discussion on Wednesday, May 19, noon – 1:30 p.m. To register or view video recordings of previous sessions on art, gardening and emergency preparedness, visit <https://engage.victoria.ca/community-virtuals>.

Build Back Victoria

Build Back Victoria is a program initiated by the City to provide businesses and other organizations access to public space. COVID 19 measures limited congregation in closed spaces and the program's intent was to provide open space that would support business viability. A recent staff report to Council on the program to date indicated its success and made recommendations for further development of the program through to the fall of 2021. To read the report, go to: <https://pub-victoria.escribemeetings.com/filestream.aspx?DocumentId=66662>.

the program to date
Camping status as of
May 5, 2021

Neighbourhood Boundaries

May 2021 Update

Downtown

The public survey on neighbourhood boundary changes launches on Monday, May 10 and will be open for four weeks. Residents can go to the City's Have Your Say webpage to complete the survey. Respondents will select each boundary question and indicate to what degree they agree or disagree on a sliding scale. More information is being posted onto the site to provide context and answer frequently asked questions.

<https://engage.victoria.ca/neighbourhood-boundaries>

Downtown Core Area Plan

The draft Design Guidelines for the Downtown Core Area Plan are now complete and a public survey closed on Friday May 7. "The Downtown Core Area Plan provides land use, physical development, transportation and mobility, vitality, and sustainability policies and actions for the neighbourhoods that fall within the Downtown Core Area. It is intended both to guide and influence the physical, social, environmental, and economic conditions of the area, and to ensure a sustainable and balanced approach to growth over the next 30 years" (City website).

The Design Guidelines are intended to provide clear direction to property developer constructing or renovating buildings within the area. For more information go to

<https://engage.victoria.ca/downtown-core-area-plan-design-guidelines>.

VicPD Report

VicPD will be presenting their quarterly report to Council on May13. This will include a "community safety report card" providing an overview of the crime

statistics for Victoria and Esquimalt and comparing these to BC. You can view the report here: <https://pub-victoria.escribemeetings.com/filestream.ashx?DocumentId=67349>

Official Community Plan Update

The Official Community Plan, or OCP, is the high-level policy document that provides context and a basis for City decision-making. In recent years, the City has engaged the community to create other citywide plans that focus on other priorities. These include the Climate Leadership Plan, Go Victoria, Sustainable Mobility Strategy, the Transgender, Non-Binary and Two-Spirit + Inclusion Action Plan, Accessibility Framework and Victoria 3.0 – the City's economic action plan for recovery and resilience.

The current update to the OCP is intended on bringing several of its chapters up to date and align them with the plans identified above, as well as to better represent the community's shared values on these important topics. Have your say during this first phase of early engagement and residents can complete a survey on the initial proposed changes at engage.victoria.ca/ocp.

Sexualized Violence Prevention

CITY OF VICTORIA | Downtown
Neighbourhood Councillor: Geoff Young gyoung@victoria.ca
Neighbourhood Staff Contact: Michael Hill mhill@victoria.ca

May 2021 Update

Downtown

“Explor(ing) ways to end sexual harassment and assault in Victoria...” is an action item in Victoria City Council’s Strategic Plan. Towards that end, at Council’s May 13 Committee of the Whole meeting, Councillors Loveday and Potts will be proposing that they are appointed to join “...an industry-led working group on preventing sexualized violence and creating a culture of safety, awareness, and consent in Victoria’s hospitality industry.” It is proposed that they then “...report back to council with recommended next steps for action and advocacy, and further City of Victoria involvement in this project, as soon as the project plan is finalized.” <https://pub-victoria.escribemeetings.com/filestream.ashx?DocumentId=67397>

Liquor Licence Applications

Staff have recommended that Council approve applications from:

Swans Pub located at 510 Pandora Avenue to increase the occupant load from 171 to 282 people with no change to hours of operation which are 9:00 am to 2:00 am daily.

<https://pub-victoria.escribemeetings.com/filestream.ashx?DocumentId=67397>

Whistle Buoy Brewing Company at #63 – 560 Johnson Street for a structural change to a lounge endorsement for a manufacturing licence, to increase the interior and exterior floor areas to allow for an increase the occupant load by 55 people, with existing hours of operation from 11:00 am to 11:00 pm Monday through Wednesday and 11:00 am to 12:00 am Thursday through Sunday.

<https://pub-victoria.escribemeetings.com/filestream.ashx?DocumentId=67332>

Artemis (formerly Sweetwaters/Infiniti) located at #27 – 560 Johnson Street having hours of operation from 11:00 am to 11:00 pm Monday through Thursday, 11:00 am to 12:00 am Friday and Saturday, and 11:00 am to 10:00 pm Sunday with a total occupant load of 110 people.

<https://pub-victoria.escribemeetings.com/filestream.ashx?DocumentId=67321>

City Council Meetings

Committee of the Whole meets on May 6, 13, 20 and 27 at 9:00am with Council evening meetings on May 13 and 27 at 6:30pm.

Executive Committee Report –May 2021

Physical presence in the Downtown

We have had conversations with the Manhattan on Yates Street. Their building contains a street level space designated for community use which is currently empty. Despite some hopeful moments, our efforts to reach agreement on a reasonable price have not been successful. We have also visited KWENCH on Store Street and had a tour of their property. If our northern boundary changes, we will look at this option in more depth.

Boundary Conversation:

Ian has had conversations with representatives of Burnside-Gorge, Fernwood and Fairfield-Gonzales neighbourhood associations. Sandra, Doug and Ian were present for a conversation hosted by Fernwood to talk about the proposed boundary changes that would specifically impact Fernwood's boundaries with Oaklands, North Park and the Downtown. After some pressure by neighbourhood associations, it now appears as the city's Neighbourhood Team is interested in hearing back from neighbourhood associations. A public survey was launched May 10th and after the results have been compiled, neighbourhood associations will be provided with the results of the survey for consideration before submitting their own submissions before June 22nd. All feedback will then be submitted to Council as part of a staff report.

Hiring of the Coordinator position:

Eight applications were received for the position of Neighbourhood Engagement Coordinator. Doug, Dianne and Sandra interviewed two strong candidates. Negotiations are underway to finalize the details of the contract with a proposed start date for the contractor of May 25th.

900 Block Pandora/DSP Committee: Sandra is monitoring the minutes of both committees at this moment. The Caledonia Tiny Homes project at the RAP is under construction with a move-in date of this week. Our Place will be operating this site. BC Housing has purchased Capital City Center Hotel to use as supportive housing and Our Place will operate this site as well.

***Us and Them* film presentation:**

Film-maker Krista Loughlin has been in touch with a number of neighbourhood associations and together we have agreed to host a Zoom presentation of Krista's film on homelessness called *Us and Them*. Following the film presentation there will be a panel discussion with both housed and unhoused residents of Victoria as well as key representatives of government. Information about how to register will go on-line soon once details are firm. The anticipated date for the presentation is the middle of June.

- Seed Library Project
 - The YSCG will be building a seed library located in the front of the garden for the neighbourhood to have access to various seeds. The purpose of the seed library project is to provide seeds to residents of the neighbourhood for their own green space in their own homes.

Discussion - Goals, Objectives, and Tasks

- Promote membership to the DRA
 - At the YSCG Steering Committee meeting on Wednesday, April 22, 2021, the committee members understand the need for more memberships at the Victoria DRA. The steering committee agreed to support the DRA in two following ways:
 - Promote the Victoria DRA at the Annual General Meeting in the summer (the official date TBD)
 - The YSCG is hosting several workshops in the late spring and early summer. At those events, the steering committee and garden volunteers will promote membership to the Victoria DRA.

- Primary objective/goal – To integrate and promote nature in Downtown Victoria by promoting and developing ecological and agricultural-based programs.
 - The committee came across a TedEd YouTube video that emphasizes the importance of greenspace integration in an urban environment. The condensed video hits on several important points for the need to incorporate green space from multiple perspectives. This video is one of the many motivating factors to promote the need to integrate and encourage nature in Downtown Victoria. The link is copied and pasted below:
 - <https://youtu.be/zarll9bx6FI>

Conclusion

The YSCG is a prime example of the necessity of having an accessible, functional green space in an urban setting. With many developments occurring in Victoria, the committee feels that it is vital to promote green space in the Downtown area. All stakeholders of Downtown Victoria will need to have the opportunity to provide their input, and that includes the residents of Downtown Victoria. Projects are not possible without the collective effort of many, and as a result, the goal to promote green space in the Downtown Victoria area will require the voice of many residents. Therefore, the committee will be more engaged in promoting membership with the DRA with the many activities planned through the YSCG.

Communications and Membership Committee Report – April 2021

Update on Committee activities:

- **Newsletter:**
 - The October newsletter was issued on April 19. Statistics from Mail Chimp indicate that it was opened by 46.9% of subscribers, the same as our average of 46.8%. The items most frequently clicked on were the photos of old Victoria, neighbourhood boundaries discussion, and the Tora-Tiki liquor licence application.
 - I intend to put together a newsletter in mid-May and welcome contributions from Board members.

- **Other**
 - No new members and 1 renewal since the last report.

Submitted by
Doug Boyd
Chair, Communications and Membership Committee

GOVERNANCE COMMITTEE REPORT

May 11, 2021

The Committee is comprised of Dianne Flood, Chair, and Sandra Severs, Doug Boyd and Paul Gandall.

This report below is a follow-up to the Committee's April 13, 2021 report.

In that report, the Committee distributed to the Board five draft revised policies (Governance, Communications, Policy Making, AGM, and Succession Planning) all intended to streamline and bring greater consistency to the existing Board policy, adopted in January 2019. Board members were asked to provide any comments, suggestions or revisions they might have about the proposed revised policies.

Having received no comments, suggestions or requests for revisions, the Committee now proposes that the five draft revised policies (Governance, Communications, Policy Making, AGM, and Succession Planning) be adopted, with all suggested revisions and additions accepted.

Submitted: Dianne Flood, Committee Chair.

2021 MAY Project List for Board Meeting

DRA Land Use Committee

08 MAY 2021

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

LUC: Current

1. 1124 Vancouver – J. Gordon Enterprises – Revised plans submitted 18 Mar 2021. Overview: 6-storey with 1 level U/G parking, 163 units, 3.57 FSR, 45 parking spots, 188 bike spots with no ground floor commercial. This project no longer includes affordable housing. History: After two CALUC meetings, a number of substantial issues and concerns remain unresolved and the information provided to the public has been incomplete and in some cases incorrect. Two CALUC letters sent 23 Jan 2020. Reviewed and declined by ADP on 26 Feb 2020. Status: The applicant has provided a letter with comprehensive information not addressed during previous CALUC meetings and responding to ADP and Planning Staff feedback. The letter is posted for public review on the Devt Tracker. Alternative CALUC process for public comment closes 30 May 2021.
2. 440 Swift – Heritage Alteration Permit with Variances application to make exterior alterations to the heritage designated building at 440-450 Swift Street (formerly Canoe). Proposed changes to the property include enlarged window openings, construction of a new enclosed patio structure, a 1-storey addition and landscaping changes. Application Received and Under Review by City as of 19 April 2021 and schedule for HAPL on 11 May 2021. Comments requested by 16 May 2021.
3. 836 Yates, Yates Centre – Coronet Ventures – Application for a DP with Variance + Heritage Alteration Permit with Variance to install a new fence and gate. Was scheduled for review by HAPL 09 Mar 2021 but was postponed. Note: we should consider that this application will effectively remove the mid-block walkway that was presented as part of the application for Chard's development at 848 Yates St. Status: DPV under Review by City 01 Apr 2021 + HAPV Application Review by City as of 16 Mar 2021. Comments requested by CoV by 16 May 2021.
4. #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. Letter generally supporting submitted to City 01 Apr 2021. Status: Scheduled for CotW 13 May 2021.
5. #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." Letter of general support sent 19 April 2021. Status: Scheduled for CotW 13 May 2021.
6. 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. Status: Scheduled for CotW 13 May 2021.

7. 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 and 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. Revised plans posted to the Devt Tracker 12 Mar 2021. Staff Report Prepared 22 Apr 2021. No new LUC letter will be submitted at this time. Status: Scheduled for CotW 13 May 2021.
8. 714 Cormorant Street/Fairfield Block – Tora Tiki – Application for a NEW Liquor Primary Licence having hours of licenced service from 12 pm to 1 am daily with a total occupant load of 60 people. Letter outlining a number of concerns submitted to the City 30 Mar 2021. Status: Approved at CotW on 06 May 2021.
9. 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. On 11 June 2020 CotW referred the application back to staff with the direction that the application adheres more to the heritage and old town guidelines. Revised Plans posted 19 Apr 2021. Status: Approved to proceed to Public Hearing at CotW on 06 May 2021. PH expected to be scheduled in about a month.
10. 937 View St – Nelson Investments w/ de Hoog & Kierulf – Development Permit with Variance to build an 19-storey (over the 10 storey permitted) 60.2 m (over the 30m permitted), 266 studio and 1 BR unit market rental tower with zero vehicle parking and 317 bikes spots on R48 land and located in Fort St Heritage Corridor. Proposed FSR 7.97. The applicant is not proposing to rezone away from the R48 zone but is requesting a height variance. Several setback variances are sought which negatively effect livability. Setbacks have been increased but not yet assessed by the DRA LUC. LUC Letter sent 2 Feb 2020 based on 2019 plan. Went to ADP on 24 Feb 2021. Did not support and noted several design issues. Status: New plans posted on 06 May 2021 and under Staff Review.
11. 767 Douglas, Apex Site – Telus w Aryze –proposal for a 12-storey (53.21m) office building with ground floor commercial with an FSR of XXX (previously 5.47:1), XXX parking stalls (221 required) & XXX Class 1 (95 req) + XX Class 2 (41 req) bike parking spots. 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. CALUC letter dated 26 Feb 2021 submitted to City and Applicant. Approved on 01 Apr 2021 to move to Public Hearing. Status: Staff Review of Revised Plans as of 07 May 2021. Plans not loading on Devt Tracker on 08 May 2021 for project details.
12. DCAP Review – City Staff-led stakeholder engagement process. Ian has outlined many of the DRA LUC concerns regarding gaps and priorities. Draft DCAP Design Guidelines April 2021 circulated by staff on 13 April 2021. Feedback “will inform further refinements to the draft Design Guidelines before they are presented to Council”. Public feedback closed 07 May 2021. Report to Council scheduled “Summer 2021”.

13. 1150 Douglas – Seed & Stone – Input on a provincial licence application for a cannabis retail store at 1150 Douglas St. Another letter echoing the concerns we raised at the Rezoning was sent 20 April 2021.
14. 566 Yates – Jima Cannabis – Rezoning application to allow for the use of Storefront Cannabis Retailer and remove the use of Storefront Cannabis Retailer at 546 Yates and remove the use of Storefront Cannabis Retailer from 546 Yates. Status: Application Review by City completed and With Applicant 09 Apr 2021. Notified 07 May 2021 with no deadline for comment.
15. 1150 Cook St, Pluto's – Dan Robbins & Fraser McColl – Development Permit with Variance for a 16-storey (47.57m) market rental building with an FSR of 7.78:1 which is over the 10-storey (30m) limit for R-48 zone and above 6:1 density in OCP. The proposal is for 129 residential units above ground floor commercial space, 41 parking spots, and 143 bike spots. LUC letter submitted 16 Sept 2020 based on previous plans as little has changed in the revisions. Resent letter to Mayor & Council on 06 Apr 2021 as not included in staff report. Status: Approved by Council at Statutory Hearing 08 Apr 2021.
16. 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. Status: Revised Plans Received on 24 Mar 2021 and under Staff Review 25 Mar 2021.
17. 539 Fisgard St – Salient Group - Heritage Alteration Permit for 3 amalgamated buildings facing Fisgard and Fan Tan Alley and includes the back patio. Scope of work includes many components proposed. Status: Application Review by City as of 11 Mar 2021.
18. 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. Revised plans submitted as of 11 Mar 2021. Status: To be scheduled for CotW.

19. 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. Proposal includes: 5-storey podium with 27, 28, 28 and 32 storey towers with a 6:1 FSR. Revised plans posted 10 Mar 2021. Status: Staff Review of Revised Plans 10 Mar 2021.
20. 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: Staff Review of Revised Plans completed 04 Jan 2021 and Application Review by City completed 08 Mar 2021.
21. 777 Broughton – Development Variance Permit application to install signage in Old Town. Status: Application Submitted and under Review by City 01 Mar 2021.

LUC: Ongoing and Active

1. 1106 Blanshard St, Montrose Winter Garden Hotel – David Fullbrook with D’Ambrosio – Site Specific Zone and OCP amendment for Core Business area density. Proposal is to develop NW corner of Blanshard and Fort. Project proposes 20-storey tower Airbnb-style hotel. Density requested 6.16:1 from 3.0:1 and requested height of 65.5m from 43.0m. The density calculation for this application is unconventional in that it will include the separate adjacent property to the north, The Montrose Building, which will be designated heritage but not seismically upgraded. The Montrose will be maintained with residential above small Commercial Retail Units (which are being renovated as vacancies arise). CALUC meeting held on 29 Jan 2020 at the Christ Church Cathedral Chapter Room. Revised plans submitted by the applicant and zoom meeting for CALUC members took place on 12 Nov 2020. 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. DRA CALUC letter submitted 31 Jan 2021. New Letter to Council posted on Devt Tracker 26 Jan 2021. Status: Staff Review of Revised Plans as of 20 Nov 2020.
2. 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 public 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.

3. 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. The Opportunity for Public Comment has been put on hold and will proceed with amendment request to Liquor License as of 16 Oct 2020.
4. 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.
5. 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.
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. 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.
8. 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.
9. 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.
10. 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.”

Urban Livability Committee Report
(May 2021)

Meetings: None

Scheduled Meetings: None

Areas of Interest:

- 1) Noise and Light Pollution Issues
- 2) Urban Cleanliness
- 3) Homelessness/Mental Health/Addictions
- 4) Urban Green Space
- 5) Shared Public Spaces
- 6) Transit Issues
- 7) Culture and Arts Promotion
- 8) Late Night Economy

Strategic Goals:

Primary objective/goal – Enhance residents’ satisfaction with downtown living and engage stakeholders on issues of concern to downtown residents

Specific tasks:

- 1) Given the challenges of 2020, the majority of work this year will focus on recruitment and capacity building.
 - Fall 2021
- 2) Complete 2019 “Relationships” Grant project – set up and deliver on workshop (even if it has to be on-line) and explore the potential to do a follow-up in-person event in 2022.
 - Fall 2021
- 3) Work with LUC to advocate and actively pursue timelines for Reeson Park, Ship Point, Centennial Square, Government Street pedestrian mall and the David Foster Walkway redevelopments
 - Fall 2021

Notes:

5/11/21

This committee is not currently active.

11. 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.
12. 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.