

DRA Board Meeting Minutes

November 9, 2021

Location: ZOOM Time: 5:30 p.m.

Present: Sandra Severs (President), Doug Boyd, Michael Demakiling, Dianne Flood, Ian Sutherland, Darragh de Groot

City Council Liaison: Councillor Geoff Young

City Staff: Mike Hill

Guests: None

Regrets: Nicholas Harrington

Call to Order/Approval of Agenda/Welcome to Guests

Sandra called the meeting to order and the agenda was approved.

Councillor's Report- Geoff Young

City Budget Discussions: These are underway, with more items up for consideration than will be affordable without large tax increases. Three major items being considered are park renovations and increases to Bylaw Services and Victoria Police Department. Numerous other items are also up for consideration. The public will be consulted, with direct communication with the Mayor and Council recommended on items that are considered to be of high importance to our neighbourhood. In that regard, Council will be considering whether to approve additional funding for the DRA and North Park NA's to support the work that will be required to develop the proposed community centre at 930 Pandora. It will be important to provide a strong rationale, including details about how the funds would be utilized, to gain Council's support for approval of that funding.

Governance Review: Preliminary interviews have begun. One item that will be looked at is the role the CALUCs. Discussion about that followed, with some Board members expressing the opinion that the CALUCs should be funded by the developers and that the CALUC process, perceived to be a major cause for delay in the development process, is actually fairly speedy, with the real reason for delays being the lengthy back and forth between the City staff and the developers, and also Council adding new and different requirements, often at the last minute.

Neighbourhood Boundary Review: Councillor Young encouraged the Board to discuss the boundary with the Burnside Gorge NA based on logical planning principles, and to make our views on what is appropriate known to Council, even if that view differs from the views of the Burnside Gorge NA.

Executive Report - Sandra Severs

Report attached. Discussion focussed on the proposed new Community Centre. The volunteer project manager is being very helpful in identifying needs and objectives and keeping us on track. Subject to the tentative approval of BC Housing, the schematic design stage has been pushed out to Spring, 2022, to allow for more consultation, including a public consultation process expected to be held early in the new year.

Mike Hill joined the meeting at 6:36p.m.

Standing Committee Reports

- **Land Use Committee:** Report attached. Discussion about the Montrose project and the recent approval of substantial additional density without any requirement for seismic upgrading of the associated now-to-be heritage designated building.
- **Community Engagement Committee:** Reports attached.
- **Urban Ecology and Agriculture Committee:** Report attached.
- **Communications and Membership Committee:** Report attached. The newsletter will go out next week so if there are items they should be forwarded asap.
- **Governance Committee:**
 - Michael Demakiling's resignation as Chair of the Urban Ecology and Agriculture Committee was accepted and Michael's appointment as Chair of the Urban Livability Committee was approved.
 - A special resolution is to be prepared to amend the By-laws to permit a limited number of non-residents to be appointed as Board members, to be presented for a vote at the 2022 AGM.
- **Urban Livability Committee:** No report.

This segment of the meeting concluded at 6:45 p.m. and Councillor Young left the meeting.

Downtown Update – Mike Hill

Late Night Strategy: City staff is looking at how to make the relationship between the downtown hospitality industry and nearby residences work better, including where and how to allow co-location. This will tie in with a review of the Noise By-law and the Liquor Policy, which is expected to come to Council December 9, and the recently approved Music Strategy. Effective enforcement of the bylaws will be an important aspect of the Strategy.

External Meeting Reports

Victoria Community Association Network (VCAN): No report.

Late Night Advisory Committee (LNAC): No meetings and no report.

Greater Victoria Harbour Authority Community Liaison Committee: No meetings and no report.

DVBA Clean and Safe Committee: No meetings and no report

This segment of the meeting concluded at 7:00 p.m. and Mike Hill left the meeting.

New Business: Discussion about budget issues, with consensus being that increases to policing and by-law enforcement need to be supported and the possibility of a video to do that to be considered. The Executive were given direction to proceed to make that presentation.

Meeting adjourned at 7:10 p.m.

Next meeting: Tuesday, January 11, 2022 at 5:30 p.m.



DOWNTOWN

Welcoming City Strategy

On October 21, Council received the Welcoming City Strategy and Action Plan. The purpose of this initiative was to co-create a roadmap for a stronger, more inclusive community, and bridge the gaps between newcomers and long-time residents. A two-phased public engagement approach using the **By Us, For Us** model was conducted to enlist expertise and lived experiences of both long-term residents and newcomers to inform the recommendations.

The Action Plan includes 22 recommended actions for targeted short (1-2 years), medium (2-3 years) and long-term (3-5 years) timelines. Implementation steps are based on ease of execution, resource requirements, the need for collaborative development with community partner organizations, and necessary measures for success and subject to further refinement.

<https://pub-victoria.escribemeetings.com/filestream.ashx?DocumentId=72745>

November Community Virtual

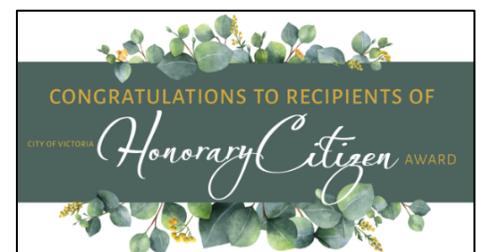
The next topic for the Community Virtuals Lunch and Learn series will be on addressing trash in the City. Every day, over 120 tonnes of materials are disposed and sent to the landfill. The Zero Waste Victoria strategy was adopted in 2020 to tackle our challenges, with a target of 50% reduction in landfill disposal by 2040. Learn more about how residents and visitors can make a difference in the City's waste reduction efforts.

Join us on Wednesday, November 17, noon – 1:30 p.m. Register for free tickets at nothingwasted.eventbrite.ca



Festival Investment Grant

The City is now accepting applications for the annual Festival Investment Grant program. The program is intended to nurture outdoor festivals and celebrations held within the city, facilitate their growth and ensure their continued success. The financial support helps organizations develop new festivals and celebrations and improve or expand existing events. A budget of \$320,000 will be made available to fund up to 25 per cent of the overall operating costs of events. For more information and to apply for the grant, visit victoria.ca/festivalgrant. The application deadline is Friday, December 31, 2021 at 4:30 p.m.



2022 City Financial Plan

On October 21, Council began its review of the City's draft Financial Plan for 2022-2026. The staff report provides a clear and concise overview of City expenditures and goals to be achieved. An equity lens modelled after the City of Toronto's Equity Responsive Budgeting (ERB) approach was applied to the 2022 Financial Plan. Four departments completed equity assessments for new or changed service and programs. Staff commented that the assessment tool was a useful way to learn and apply the four dimensions of equity (structural, procedural, distributional and intergenerational). They noted challenges in determining projects' impact on specific equity-seeking groups and suggested a closer connection to community-determined priorities and needs in the future.

<https://pub-victoria.escribemeetings.com/filestream.ashx?DocumentId=72750>



Neighbourhood Staff Contact:

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Council Liaison:

Geoff Young gyoung@victoria.ca

The City of Victoria is located on the homelands of the Songhees and Esquimalt people



DOWNTOWN

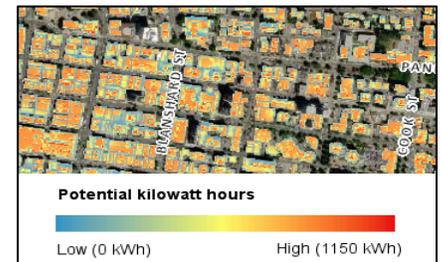
City Building Blocks

Join our Community Planning staff and Mayor Helps in the new City Building Blocks lunch and learn series. The next session will be "Affordable Housing and Co-location" (November 10 from 11:30am -12:30pm). Go here for more information and to register:

www.victoria.ca/EN/meta/news/news-archives/2021-news/you-re-invited-city-building-blocks-lunch-learns.html

Solar Power Assessment Tool

Check out the new tool for assessing the solar power potential of your house. The tool is easy to use and provides you with a quick analysis of your roof's power generation and answers fundamental questions about how this could serve your energy needs. <https://solarrooftop.victoria.ca/prod/public/>



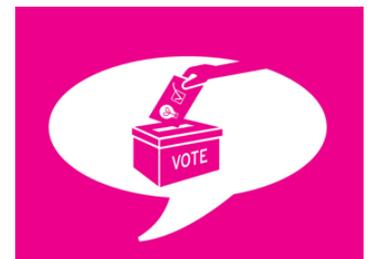
Build Back Victoria Update

On October 14, Council adopted recommendations for the Build Back Victoria program whereby businesses struggling under COVID 19 measures are provided with opportunities to access public space. These included that new applications connected to a liquor license only be considered until October 31, 2021 and that all *existing* Build Back Victoria permit holders be rolled over until October 31, 2022. Staff were also directed to incorporate lessons learned from Build Back Victoria.

Vote Now for Participatory Budget Projects!

Help proponents by supporting their ideas for community projects. The projects that receive the most votes will be awarded funding. The theme for Participatory Budgeting projects in 2021 is Neighbourhood spaces with a total of \$50,000 of funding available. Eight projects have made it to the community voting stage. Now it's up to the community to decide which ones should be funded. Voting ends on November 19th.

<https://engage.victoria.ca/pb>



Governance Review

The consultant undertaking Council's Strategic Plan action item for Undertaking a Governance Review is beginning the first phase of the project. This will be to determine the scope of the Governance Review. It will consist of interviews with Mayor and Council, a group interview with senior staff, and a focus group(s) of representatives ~30 stakeholder groups. This includes senior centres, CALUCs and VCAN.

Council approved MNP's proposed selection criteria for the public stakeholder group with some additions to the list of organizations. This stakeholder engagement is solely for the purposes of determining the scope; additional consultation will be undertaken as part of the second phase. The intention is to determine specific representatives for the focus group, convene the group and prepare the final project charter for Council by the end of December.



Neighbourhood Staff Contact:

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Council Liaison:

Geoff Young gyoung@victoria.ca



DOWNTOWN

Victoria Music Strategy

On November 9, Council approved adoption of the Victoria Music Strategy and allocated one-time funding of \$75,000 to fund first year implementation action items. These include music in public spaces such as the continuation of Build Back Victoria programming on Government Street, key transit and tourism locations, and increased programming at the Cameron Bandshell and Centennial Square. The City will also host a Music Symposium for networking, education and capacity building workshops.

An Economic Impact Assessment was conducted to measure the economic output of the music sector. In 2017, the music ecosystem was attributed to creating 3,630 direct jobs in Victoria contributing \$223.61 million (GDP) with a direct output of \$463.21 million to the local economy. The key takeaways from the music strategy engagement included the need for greater and more affordable access to mid-sized venues for performance and rehearsal space, and to create more spaces for underrepresented voices.



Victoria Music Strategy

Find more information in the agenda for Council’s November 4 Committee meeting.

<https://pub-victoria.escribemeetings.com/Meeting.aspx?Id=070a581c-de34-41b4-a544-cf24da7d4648&Agenda=Merged&lang=English&Item=14&Tab=attachments>

WHAT’S UP AT COUNCIL

	Committee of the Whole (COTW) 9:00 a.m.	Council Meeting 6:30 p.m.
	November 4, 18 & 25	November 4 & 25



Neighbourhood Staff Contact:
Michael Hill mhill@victoria.ca

Council Liaison:
Geoff Young gyoung@victoria.ca

Executive Committee Report –November 2021

Physical presence in the Downtown:

Most of this past month has been focused on dealing with next steps following the receipt of our letter to Mayor and Council. Meetings were held at City Hall with Mayor Helps, City Manager Jenkyns, Council Liaisons Young and Potts and senior staff. We expressed our concerns about the timing of the schematic design phase, the lack of consultation with the Downtown and North Park neighbourhoods, the absence of the equity lens as a tool in decision-making and the fact that the two neighbourhood associations were the recipients of a trickle of information but not active decision-makers in this process.

As a result of multiple conversations, a number of changes have occurred:

- the governance structure of the project has been reworked so that we are now a key part of the project team and meet with City staff weekly.
- A request has been made to BC Housing to change the project timeline to ensure proper consultation can occur before creating the functional program for the schematic design phase
- We have set out timelines and content for a process of public engagement so that we can talk to residents of both neighbourhoods and stakeholders around the project and get information and feedback for the schematic design phase of the project.
- We continue to talk about how the equity lens will be used in the consultation process and are pushing for involvement by the team
- We have requested funding support to add Darragh to the team for the engagement process

Together with the City's Engagement team we will be producing rough drafts of the engagement material over the next month. All material proposed will be vetted by both the neighbourhood associations and City staff so that we agree about the messaging to the public. A mailout to postal codes in both neighbourhoods will provide people with background information and let them know how to access opportunities to look at plans and provide feedback. We will be doing two in-person town halls as well as a virtual one. We are also planning to set up focus groups with key stakeholders and of course, there will be opportunities to engage through social media, the City's website and our websites.



We have received a drawing of the floor plate for the centre – 18,500 square feet of space on one level. The bottom of the picture is the Pandora side, the top faces onto Mason Street. Entrances for housing are on the left. Columns are fixed but the flow through between Mason and Pandora is open for design. In the above, the proposed childcare space is on the Mason Street side with an outdoor play area facing the street. We have asked City staff to discuss with BC Housing the possibility of moving the childcare outdoor space to the roof of the room now proposed as a gym so that we are able to manage the concerns of the neighbourhoods around safety. The gym space is currently 5100 sq.feet with a 19 foot ceiling height.

We are receiving strong staff support from *pm-volunteers*. Mark Mortimer is providing us with excellent direction and content and has been an incredible asset. Thanks to Councillor Young for his attendance at the meetings with the Mayor, City Manager and senior staff.

Letters:

Letters have been sent this month expressing support of an increase in the police budget to deal with issues of safety in the Downtown core. A letter was also sent on behalf of a resident to Councillor Young expressing concern about the lack of enforcement by Bylaw staff on excessive noise made by street-based musicians.

2021 NOV Project List for Board Meeting

DRA Land Use Committee

04 NOV 2021

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

LUC: Current

1. Municipal Alcohol Policy – Reported by staff on 01 Nov 2021 during the 2022 Draft Financial Plan sessions that the Municipal Alcohol Policy would be presented to Council on 09 Dec 2021.
2. 836 Yates, Yates Centre – Coronet Ventures – Application for a DP with Variance + Heritage Alteration Permit with Variance to install a new fence and gate. Went to HAPL 13 Apr 2021. LUC letter sent on 20 May 2021. Status: Revised plans submitted 30 June 2021 and under Staff Review.

848 Yates – Chard – Development Permit with Variance application for modifications to the through-block walkway and the terms of the Statutory Right-of-Way. A Variance to the Fence Bylaw is required to increase the height of the gates from 1.83m to 2.59m. Application Received and under Review by City 22 July 2021.

Note: we should consider that these applications will effectively remove all or part of the existing mid-block walkway that was presented with expansion and improvements as part of the application for Chard's development at 848 Yates St. Status: Both applications went to CotW on 07 Oct 2021 for joint consideration. Council decided to postpone until 02 Dec 2021 requesting that Staff work with the applicants to come to a better solution that complies with Bylaw and neighbourhood plan/goals.
3. 504 Herald, Herald St Brew Works – Mike and Lee Spence – Development Permit with Variance to construct a rooftop patio with an occupancy of 99 additional unlicensed seats (bringing total occupancy to 277 from the previously approved 178) and exterior stairs to an existing building for use as a brew pub. Note: Anticipated use is not included in this application; only construction. LUC letter sent 20 May 2020. In Oct 2020, the Opportunity for Public Comment was put on hold but that it would proceed with amendment request to Liquor License. It appears the applicant has since reversed their decision to apply for the amendment to their licence. Status: Staff Review of Revised Plans 15 Sept 2021. Scheduled to go to Council w Opportunity for Public Comment on 25 Nov 2021.
4. 1515 Douglas – Toptable Victoria – Application to extend hours of Liquor Service for a Food Primary and obtain a Patron Participation Endorsement. The applicant proposes hours of 9AM to 2AM daily with a total occupant load of 177 people, which includes a 38-person outdoor patio. The LUC will submit a letter of comment to the City.
5. 1245 Wharf St (at Yates) – JR Slims – Application to change hours of Liquor Service for a Food Primary Licence. Proposed hours of licenced service are from 10am to 2am with a total occupant load of 178 people, which includes a 38 person outdoor seating area. Current hours are from 9am to 12am daily with an occupant as above. The LUC submitted a letter with comments 05 Nov 2021.
6. 1106 Blanshard St, Montrose Winter Garden Hotel – David Fullbrook with D'Ambrosio – Rezoning for Site Specific Zone and Official Community Plan (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. DRA CALUC letter submitted 31 Jan 2021. Status: Approved at Public Hearing 04 Nov 2021.

7. 1124 Vancouver – J. Gordon Enterprises – Rezoning and Development Permit with Variance for 6-storey (19.4m) market rental apartment building with 1 level U/G parking, 162 units, 3.62 FSR, 46 parking spots (100 required), 202 bike spots (186 required) with no ground floor commercial. Alternative CALUC process for public comment closed 30 May 2021. No new CALUC letter will be provided. Approved for Public Hearing at Council 23 Sept 2021. CTJ not supportive. Status: Staff Review of Revised Plans 02 Nov 2021.
8. Reported on 01 Nov 2021 by Parks Director, Thomas Soulliere, during the 2022 Draft Financial Plan discussions that a deliverable in 2022 by the Parks Department may include the development of a new playground in the Downtown area, although no site has been identified.
9. 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. DRA priorities focused on livability shortcomings in the existing DCAP including increased tower separation, increased rear yard setbacks, limits to the number of towers per city block and minimum lot sizes for towers. Public feedback closed 07 May 2021. Final Draft and Report to Council coming November 2021.
10. 530 Chatham – Reliance Properties w D’Ambrosio – Rezoning to construct mixed use area to include light industrial, marine related uses, commercial, residential, live/work, arts & cultural uses, etc and new publicly accessible open spaces. Proposal includes buildings with 2-6F podiums and 3 towers of 10F, 13F and 17F with a density of 3.0:1. Heritage buildings will be preserved and adapted for reuse. Public Amenity Contributions include open spaces and land for a proposed new art gallery. Online & in-person CALUC meeting with Burnside Gorge and Downtown residents took place on 21 Sept 2021 with comments open until 03 Oct 2021. Status: Applications Received and under Review by City 29 Oct 2021.
11. 1205 Quadra/911 Yates – Starlight – Rezoning and OCP Amendment for two sites on the south side of Yates between Quadra & Cook: 1.35 hectare full 900-block Yates and the 0.63 hectare eastern half of the 1000-block Yates, 1045 Yates. Proposal includes: 5-storey podium with 28, 29 and 32 storey towers with a 6:1 FSR. 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? Approved by 5-4 at CotW on Thurs 15 Jul 2021 to go to Public Hearing if

the developer meets several conditions, including, but not limited to: increasing affordable units to at least 15 per cent (with at least 33 per cent during the first phase of development), increasing the number of two- and three-bedroom units, ensuring the public plaza is mostly “park-like green space,” providing five per cent accessible units and securing at least 450 sqm for childcare space. Status: Approved at CotW for Public Hearing on 28 Oct 2021.

12. Neighbourhood Boundaries – Ian met with Avery Stetski of the Burnside Gorge NA on 27 Oct 2021 to discuss the City’s proposal to change the boundaries between the two neighbourhoods.
13. 1030 Fort – Jawl Properties w Cascadia Architecture – Rezoning for a 6-storey (22.28m) market rental project with CRUs at grade and 30 residential units (20 x 1BD+den and 10 x studio) with FSR of 4:1. No onsite parking is proposed (24 req) with 56 bike parking spots (44 req). An online community meeting was held on 31 Aug 2021. Status: Application Review by City Complete and With Applicant 14 Oct 2021.
14. 579-585 Johnson St – Hartwig Industries w Studio 531 architects – Heritage Alteration Permit with Variance to construct a new mixed-use building while retaining the heritage building at 579 Johnson in 2 phases. The project proposes to amalgamate 2 sites and the existing 1F building on Johnson will be demolished. The proposal includes three buildings (new 4F on Johnson, existing 2F heritage on Johnson and new 5F behind others) with one storey below grade. Total number of residential units is 25 with a mix of 1 BD and 1 BD+den. No vehicle parking is required or proposed and 48 bike parking spots are required and proposed. Proposed density is 2.63:1. Status: Application Review by City 07 Oct 2021.
15. 767 Douglas, Apex Site – Telus w Aryze – Rezoning with an OCP amendment for density as well as a Rezoning for density and a Development Permit with Variances for height and setbacks. Proposal for a 12-storey (51.03m) office building with ground floor commercial with an FSR of 5.2:1 (previously 5.47:1), 116 compliant parking stalls + 10 non-compliant (205 required) & 100 Class 1 (87 req) + 42 Class 2 (39 req) bike parking spots and reduces a protected view of the Olympic Mts on Douglas St. CALUC letter dated 26 Feb 2021 submitted to City and Applicant. Approved on 01 Apr 2021 to move to Public Hearing. Applicant has not communicated in any substantial way with the DRA LUC since the pre-application site meeting 04 Aug 2020. Status: Staff Review of Revised Plans as of 21 Sept 2021. Approved at Council 23 Sept 2021 for Public Hearing.
16. 1900 Store – Reliance Properties w D’Ambrosio – Rezoning to construct mixed use area to include light industrial, marine related uses, commercial, residential, live/work, arts & cultural uses, etc and new publicly accessible open spaces. Proposal includes buildings with 2-6F podiums and 3 towers of 10F, 13F and 17F with a density of 3.0:1. Heritage buildings will be preserved and adapted for reuse. Public Amenity Contributions include open spaces and land for a proposed new art gallery. Online & in-person CALUC meeting with Burnside Gorge and Downtown residents took place on 21 Sept 2021 with comments open until 03 Oct 2021. Status: No plans have been posted to the Development Tracker (as of 09 Oct 2021).

LUC: Ongoing and Active

1. 1205 Blanshard (1221 Blanshard/812 View) – Jawl Properties with D’Ambrosio – Rezoning application for 15,792 sqm total/commercial floor area, with an FSR of 5.89:1,

48.9 m/10 storeys, 144 onsite parking stalls, 117 bike spots. Online alternate CALUC meeting took place on 13 July 2021. Status: Application Review by City Complete and with Applicant on 20 Aug 2021.

2. 975 Pandora (1468 Vancouver), Seventh Adventist Church – Townline – Rezoning and Building Permit for 121 residential rental units in 4-storey podium and 15-storey (73.05m) + mechanical tower at 5.47:1 FSR with ground floor commercial. Vehicle parking at 117 meets requirement & at 301 bike parking exceeds requirement of 157. There are also 53 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. Approved for Public Hearing by Council 20 May 2021. Status: Revised Plans Submitted 19 Aug 2021.
3. Chatham St/533 Chatham/530 Herald/532 Herald - Development Permit application for a new commercial building. No plans posted online. No information re developer but unless the property has been sold, it stands to reason that the applicant is Chris Lefevre. These properties were originally approved for the residential building referred to as Iron Works 2. Posted on the Devt Tracker 25 Jun 2021 and Application Review by City as of 20 July 2021.
4. 539 Fisgard St – Salient Group - Heritage Alteration Permit for interior and exterior upgrades and renovations for 3 amalgamated buildings facing Fisgard (Lee Mong Kow Bldg, Sheam & Low Bldg) and Fan Tan Alley (Sing Lee Bldg) and includes the back patio. Scope of work includes many components. Status: Revised plans posted and Staff Review of Revised Plans as of 14 Jul 2021.
5. 700 Douglas, Bus Depot – Bosa with James KM Cheng – Rezoning to construct long-term rental with ground floor commercial. Staff review of revised plans completed 4 Oct 2019 and remains With Applicant. A CALUC meeting has yet to take place for this project. There is a Land Use Covenant on property but it's not clear what obligations are included. Will need to follow up with staff/applicant as this project proceeds. Status: Bus Depot building has been demolished as of July 2021.
6. 1244 Wharf – Salient Group – Heritage Alteration Permit for exterior alterations (changes to existing windows and addition of new windows, changes to entrance door locations, building material changes, and an addition of a new rear balcony). Concurrent Rezoning File: REZ00739 concluded with approval to add hotel use. Status: Review of Revised Plans 24 June 2021.
7. 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.
8. 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.

9. 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. On 14 Nov 2019 CotW approved that subject to the amendment of the Master Devt Agreement to allow for a temporary surface parking lot after giving notice and allowing for public comment at Council meeting to permit TUP (expires in 2 years of date of resolution). Applicant also to consider working with staff to use site for temporary modular housing. Status: In May 2021 the building on the site was demolished and the property is now fenced off. No other applications or notices have been filed or sent regarding the future of this lot.
10. 777 Broughton – Development Variance Permit application to install signage in Old Town. Status: Application Submitted and under Review by City 01 Mar 2021.
11. 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 if project proceeds.
12. 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.
13. 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.

14. 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: Review by City Complete and With Applicant 27 Mar 2020.
15. 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.”

COMMUNITY ENGAGEMENT COMMITTEE REPORT - NOVEMBER, 2021

1. TRIKE PROJECT

Trailer Wrap: The newsletter and social media were used to put the choice of the two designs to the membership to vote on. A clear choice of one option was indicated and the selected wrap will be ordered and the trike and trailer will soon be ready to use.

2. EVENTS:

- **Alleyway Comedy Night:** See the attached report.
- **Wicked Victoria:** See the attached report.
- **No other events are planned for 2021.**
- **2022 Events:** The Committee will be doing some strategic planning early in the new year to develop a plan for engagement events in 2022. Possibilities include a follow-up to the 2021 Keeping It Human Community Workshop and the How to be an Ally workshop, plus celebrations of the various “heritage” months (Black History, Asian Heritage, etc.) If anyone has other suggestions or want to participate in the planning, please contact Darragh (engage@victoriadra.ca) and/or Dianne at cec@victoriadra.ca.

3. WELCOME PACKAGE FOR NEW RESIDENTS:

DRA promotional materials are being developed to welcome and connect with new residents to the downtown. When the materials are in a final draft stage they will be circulated to the Board for review and comments. First distribution will be to residents of newly constructed buildings, with subsequent reach out to all new residents as they can be identified.



**VICTORIA
DOWNTOWN
RESIDENTS
ASSOCIATION**

Project Debrief

Alleyway Comedy Night

Overview

The Alleyway Comedy Night was a great event for the Downtown neighbourhood and community recovery and resiliency. The event was the first of its kind in Downtown Victoria, featuring an outdoor comedy show and a night market in Bastion Square Market, all in the alleyway and spaces around Bastion Square (Commercial Alley, American Alley, Boomerang Square/Plaza Franco). The Market was the first market opportunity for Bastion Square Market vendors in over 2 years, with 17 vendors in attendance. Additionally, the event supported and promoted local artists including 9 comedic performers and 3 art displays by individual artists and art organizations.

The event also celebrated the revitalization of the Commercial Alley, which has been re-paved, has new lighting and new artwork. The evening helped showcase the potential of the space and added vibrancy to the area. The Victoria Downtown Residents' Association provided a new and innovative event for Downtown residents, celebrating life in the core. The event also helped to increase awareness of the VDRA with increases in VDRA website views and social media following.

Project Plan

Who	The Downtown Residents' Association, La Societe Francophone de Victoria, Bastion Square Revitalization Association
What	<p>The Victoria Downtown Residents' Association (DRA), The Bastion Square Revitalization Association (BSRA), and La Societe Francophone de Victoria (SFVictoria) are joining together to host a night of laughter, creating Victoria's first Street Comedy Night. The Street Comedy Night will be a celebration of the revitalization of Commercial Alley (to be completed by October).</p> <p>It will encourage downtown residents to shop and visit downtown through free programming, and it will support the recovery and resiliency of local artists and the Bastion Square Market (Victoria-based comedians, artists, musicians, and Bastion Square Market vendors). Bastion Square will host a night market with up to 15 market vendors, Commercial Alley will be the stage for the comedic acts (over 7 comedians) and provide space for street art demonstrations, and SFVictoria in Boomerang Square will independently host musical acts in Plaza Franco. The public will be encouraged to visit Bastion Square and the Bastion Square market, engage with downtown Victoria residents, and celebrate and support Victoria-based artists and vendors.</p>
Where	Commercial Alley, Bastion Square, American Alley, Boomerang Square (Plaza Franco)
When	Thursday, October 14 th , 7:00 PM – 10:00 PM



VICTORIA
DOWNTOWN
RESIDENTS
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Project Debrief

Alleyway Comedy Night

Project Details

Project Goals & learning Objectives

1. Connect & engage Downtown Residents
2. Celebrate the revitalization of Commercial Alley and Boomerang Square
3. Support community recovery and resiliency; Support local (Comedians, Musicians, Artists & Vendors)
4. Celebrate life in the Downtown

Target Audience – Who will be engaged, How will they be engaged

1. **Downtown Residents** – DRA Newsletter, DRA Social (Twitter, Facebook, Instagram), Media Release, Community Posters.
2. **City of Victoria Residents** – Media Release, Community Posters.

Project Partners

1. Bastion Square Revitalization Association (BSRA)
2. La Societe Francophone de Victoria (SFVictoria)

Budget

VDRA planned budget for this project was \$1500,00. The VDRA received a City of Victoria “My Great Neighbourhood Grant” to help fund this community recovery and revitalization event, contributing \$1500.00. Project partners additionally contributed financially, including the BSRA who contributed funding towards a Market Coordinator and the semi-permanent art installation, as well as SFVictoria who contributed towards beer garden administration costs and musician honourariums.

Budget	Actual
Artist Honourairums (8 Comedians + 3 Street Artist)	\$1,325.00
Equipment Rentals (sound equipment & equipment rentals)	\$997.88
Marketing (Boosting, Printing Costs)	\$126.03
Event Noise Permit	\$50.00
Misc. (décor, lights, event supplies, parking, volunteer appreciation)	\$387.98
COV My Great Neighbourhood Grant	-\$1,500.00
TOTAL VDRA Budget outcomes	\$1386.89

Project Debrief

Alleyway Comedy Night

Project Key Performance Measures - Targets & Actuals

Performance Measure	Target	Actual	Details
Attendance Numbers	200	240	(163 counted at 7:30PM & 158 counted at 8:30)
Plaza Franco Attendance	NA	138	(98 counted the 1 st hour & 40 counted the 2 nd hour)
Number of Community Partners	2	2	BSRA, SFVictoria,
Number of Comedians	7	9	Emily Woods, Dan Duvall, Carilynn Nicholson, Shane Priestly, Patricia Masur, Jeff Cornassel, James Boyle MJ Bourque, & surprise set by Erin Hanley
Number of Artists/Artist Organizations	3	3	Scott Gillies, Tanya Bub, SUPPLY Victoria (Plus Gallery panels by Evan Locke & New Mural by Collin Elder)
Number of Market Vendors	15	17	
Media Mentions	1	2	Full "The Upside" CHEK News coverage over 2 hours with a VDRA interview and Times Colonist article
Social Media Engagement	NA	262	In over 15 social media posts there were 261 post likes.
Website Views	NA	446	The Alleyway Comedy Night Blog Page received a total of 446 Page Views and increased traffic to the VDRA website. 91% of website views in October were from new visitors.
Event Volunteers	NA	11	



Project Debrief

Alleyway Comedy Night

Project Debrief

What was a great success?

- **Commercial Alley Location** – One of the widest alleyways in Downtown Victoria, Commercial Alley, with new artwork (Mural & Gallery Panels), cobblestone walkway, and vibrant lighting made for a beautiful, exciting, and cozy event location. The revitalization of the alleyway and space vibrancy was a highlight of the event for attendees.
- **Event Turn Out** – The target attendance was met despite unfavourable weather conditions.
- **Market Vendors** – The Market Vendors were excited to be back in Bastion Square following the two-year interruption due to Covid-19. They were very happy about a night market experience and looked forward to trying more events like this in the future.
- **Comedians** – Many of the comedians approached the team following the event to thank us for setting up the evening. The alleyway made for a great setting, despite outdoor comedy events usually being a difficult space to engage comedy audiences. The majority of acts were well received and it was an engaging way to get the community involved in local comedy. Additionally, the comedy lineup featured half female comics, helping to support diversity in comedy.
- **Art Displays** – There were 3 art displays by local artists, each added vibrancy to the space and showcased the potential of Bastion Square & Commercial Alley. Attendees responded positively to the art displays and were able to engage & interact with the art, by making their own bottle flowers to add to the semi-permanent art installation or by getting a picture with the 3D Chalk Art. Art Sculptures on display with vibrant lighting was also a great attraction for attendees.
- **Marketing** – Marketing was successful through community postering and online advertisement boosting. Marketing materials were distributed 30 days before the event. There were two media mentions, including an article in the Times Colonist and featured on “The Upside” by CHEK News, with over 6 features and interviews over the 2-hour coverage.
- **Beer Garden / Live Music** – SFVictoria Plaza Franco & Beer Garden was a fantastic space for attendees to relax and socialize. Attendees complimented and enjoyed the music guests and as an interlude between comedy performances.
- **Community Engagement** – Attendees were enthusiastic and engaged with many of the aspects of the event from the comedy to market vendors and art displays to music performance. Many individuals stayed for the entire duration of the event to listen to all comedic acts and explore all displays. This event contributed to VDRA awareness in the community.

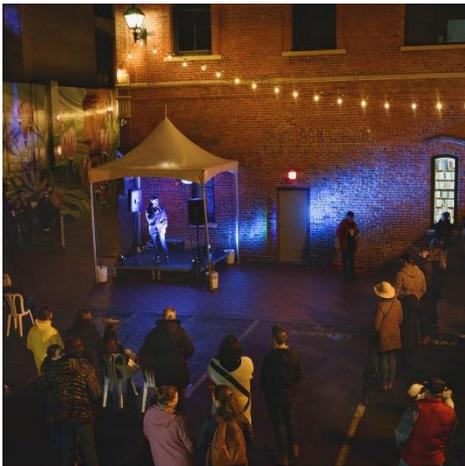
Project Debrief

Alleyway Comedy Night

Suggested Improvements for Next Time?

- **Another Event** – There is a lot of excitement from the Market Vendors, Comedy artists, and event partners to organize another engaging evening event in the future, utilizing Bastion Square, Commercial Alley, American Alley & Boomerang Square/Plaza Franco. Specifically, events of this nature in the evening/night, taking advantage of creating space vibrancy through lighting.
- **Event Date/Time** – Many expressed interests in an event of this nature during the warmer time of years such as in spring or summer. the event would also do well on a weekend night rather than a weekday.
- **Exposure to walking traffic** – Due to the new patios in the upper portions of Bastion Square (Between Government St. and Langley St.) there were no activities or displays set up on the block. This hindered the event visibility and the ability to attract traffic from the busy Government Street.

Event Pictures





**VICTORIA
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Event & Programming Debrief

Wicked Victoria Booth

Event Overview

Wicked Victoria was a great event for the VDRA to celebrate life in the core, increase community awareness and engage downtown residents. The VDRA booth was the most engaging and popular booth at the event, providing unique activities that benefited visitors. This 2021 the event fell on a day with unfavourable weather conditions, and, yet, the VDRA saw a fantastic turnout. In general 164 people engaged in the VDRA activities (children's activity or photo booth) and VDRA volunteers interacted with an estimated number of 240 people.

Program Details

Who	Greater Victoria Festivals Society Annual Event Organizer & VDRA Booth
What	VDRA Booth at the 7 th Annual Wicked Victoria Street Festival. The VDRA booth This year will feature a children's activity and a photobooth for a dog costume contest, to engage with downtown residents. The children's activity will have children stick their hands inside a pumpkin to find the correct shapes that match the activity sheet to reveal the secret password. The photobooth will be made up of pumpkins and straw bales, and be an opportunity for families, friends and individuals to take social media worthy pictures.
Where	Government Street from Yates St. top Broughton St.
When	Sunday, October 24 th from 12:00 PM to 4:00 PM

Project Goals & Learning Objectives

1. Engage with Downtown Residents
2. Provide a service/activity for the event.

Budget

Projected Budget \$160.00

Actual Budget

Straw Bales & Pumpkins – \$64.83

Event Supplies/Décor - \$25.21

Printing – 13.70

Candy & Dog Treats – \$50.60

Parking - \$28.00

Total Actual Budget \$182.32

Event & Programming Debrief

Wicked Victoria Booth

Key Performance Measures – Measures of Success

Performance Measure	Actual	Details
# of Interactions	240	People who participated in the activities or engaged in conversation with VDRA Volunteers.
# of People Engaged	164	People who took pictures at our booth or played the provided children's Game
# of People use Photo Booth	84	
# of New Newsletter/Members	3	

Project Debrief

What was Successful?

- **Community Awareness & Engagement** – The VDRA booth was the most engaging and most popular booth at the event, providing unique activities that benefited visitors. VDRA volunteers were able to converse with many of those who passed by to increase VDRA community awareness.
- **Photo Booth** – people loved being able to get their photographs taken at an event, especially when it is a picturesque setting. It is also a great way to divert people to our online forms after an event.
- **Children's Game** – The kids loved being able to get their hands dirty with the pumpkins and it was an innovative activity that got their interest. Overall it worked for multiple ages.
- **Straw Bales & Pumpkins** – Bales & pumpkins were an easy way to make a photo booth area. The biggest obstacle was the transportation of the bales and what to do with the bales after the event. (This year we were approached by residents that wished to use it in their garden space and they took the Bale home in a truck).

What were some obstacles?

- **Dog Costume Contest** – Not a lot of Dogs were dressed up at the event. It may run better as an online photo contest or with more advertisements before the event.

Suggested Improvements for next event

- Continue to provide a photobooth for families, friends, and dogs!
- Drop the dog costume contest unless additional marketing is provided before the event.
- Get a professional photographer for the event (another local group has hosted a dog costume contest and advertised the professional photographer to gain attendance).
- Request that our station be closer to the event stage – especially if trying to host the dog costume contest. Sell to event organizers that we are providing a service/activity for the event.

Event & Programming Debrief

Wicked Victoria Booth

Event Pictures



Communications and Membership Committee Report – November 2021

Update on Committee activities:

- **Newsletter / Other Communications to Members:**
 - The September newsletter was issued on October 22. Statistics from Mail Chimp indicate that it was opened by a disappointing 35.9% of subscribers, lower than our average of 46.6%. The items most frequently clicked on were the article on future development the Capital Iron lands and the Alleyway Comedy Event photos. We intend to put together a newsletter next week and welcome contributions from Board members.
 - An event reminder for the Alleyway Event was sent on October 15. It was opened by 47.3% of subscribers.

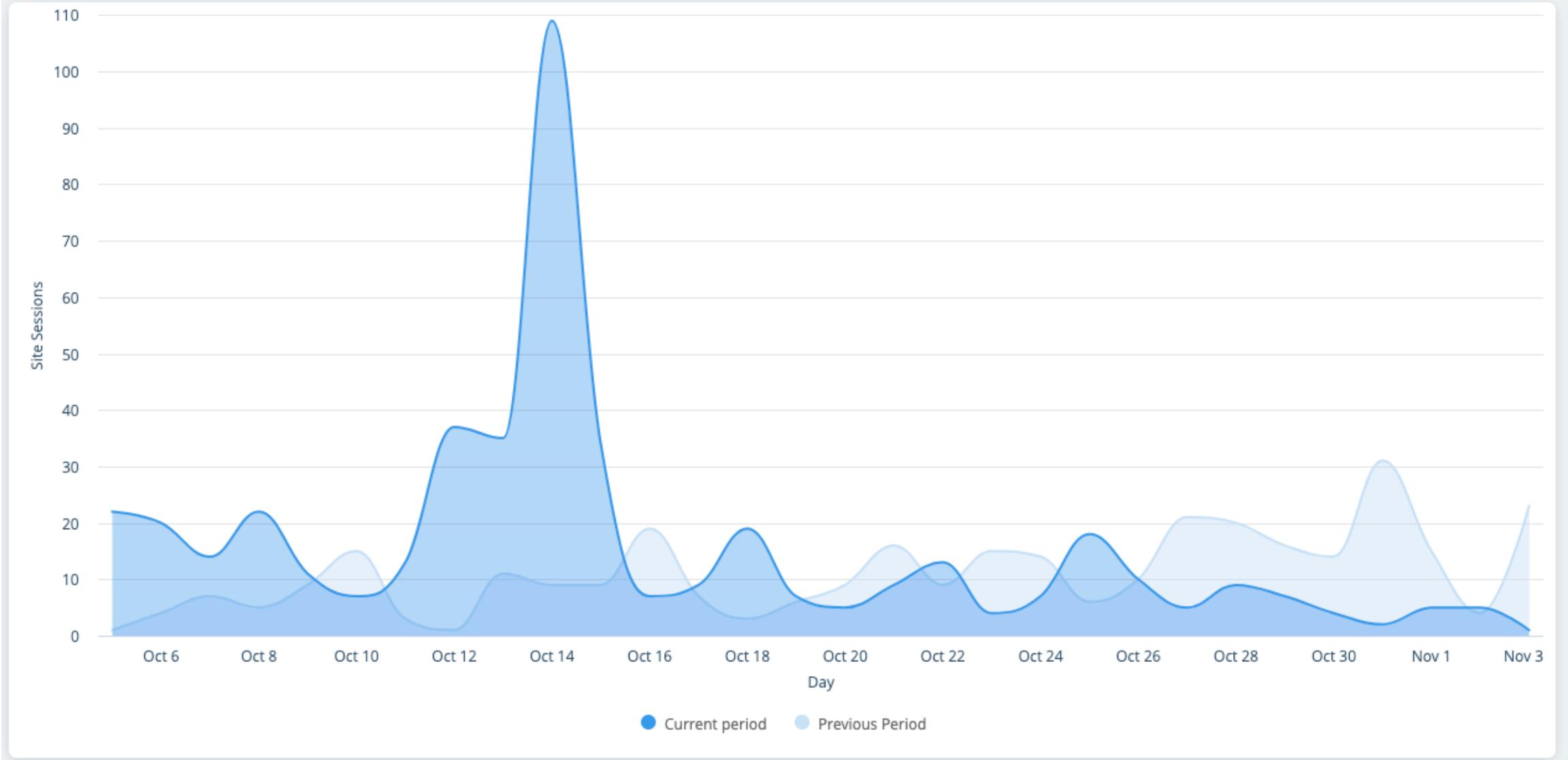
- **Web site**
 - We continue to add posts to the News page and add events to the Events page of our new website.

- **Social Media**
 - We continue to actively post on social media and thanks to Darragh, the number of posts have increased significantly. The number of posts over the past month, and the current number of followers are:
 - Facebook - 27 posts, 850 followers (up 25 from last month), 501 post engagements (up 16% vs. previous month)
 - Instagram - 15 posts, 291 followers (up 45 from last month)
 - Twitter - 11 tweets, 1107 followers (up 9 from last month), 3139 Tweet impressions (up 81% vs. previous month)

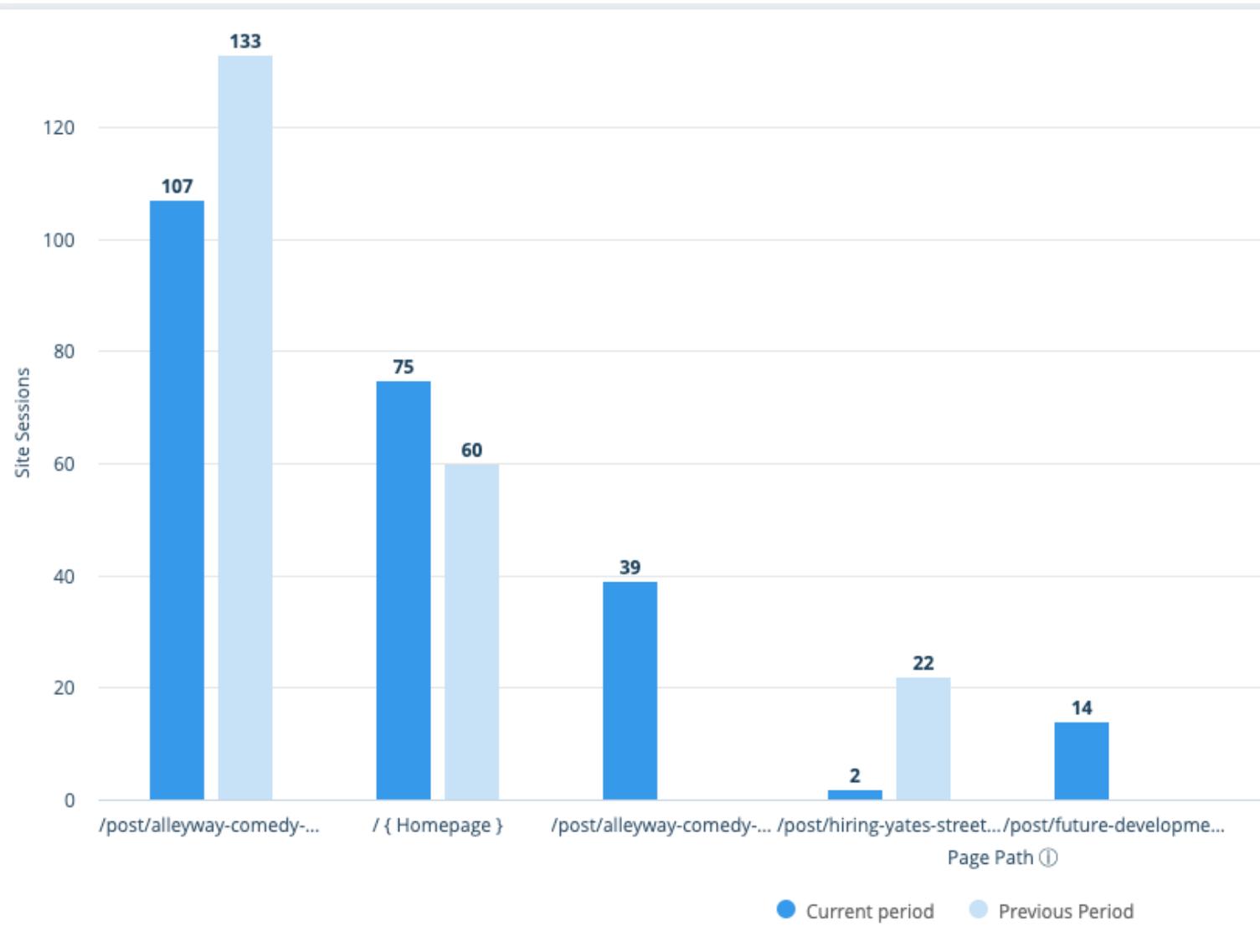
- **Other**
 - **6** new members since the last report.

Submitted by
Doug Boyd
Chair, Communications and Membership Committee

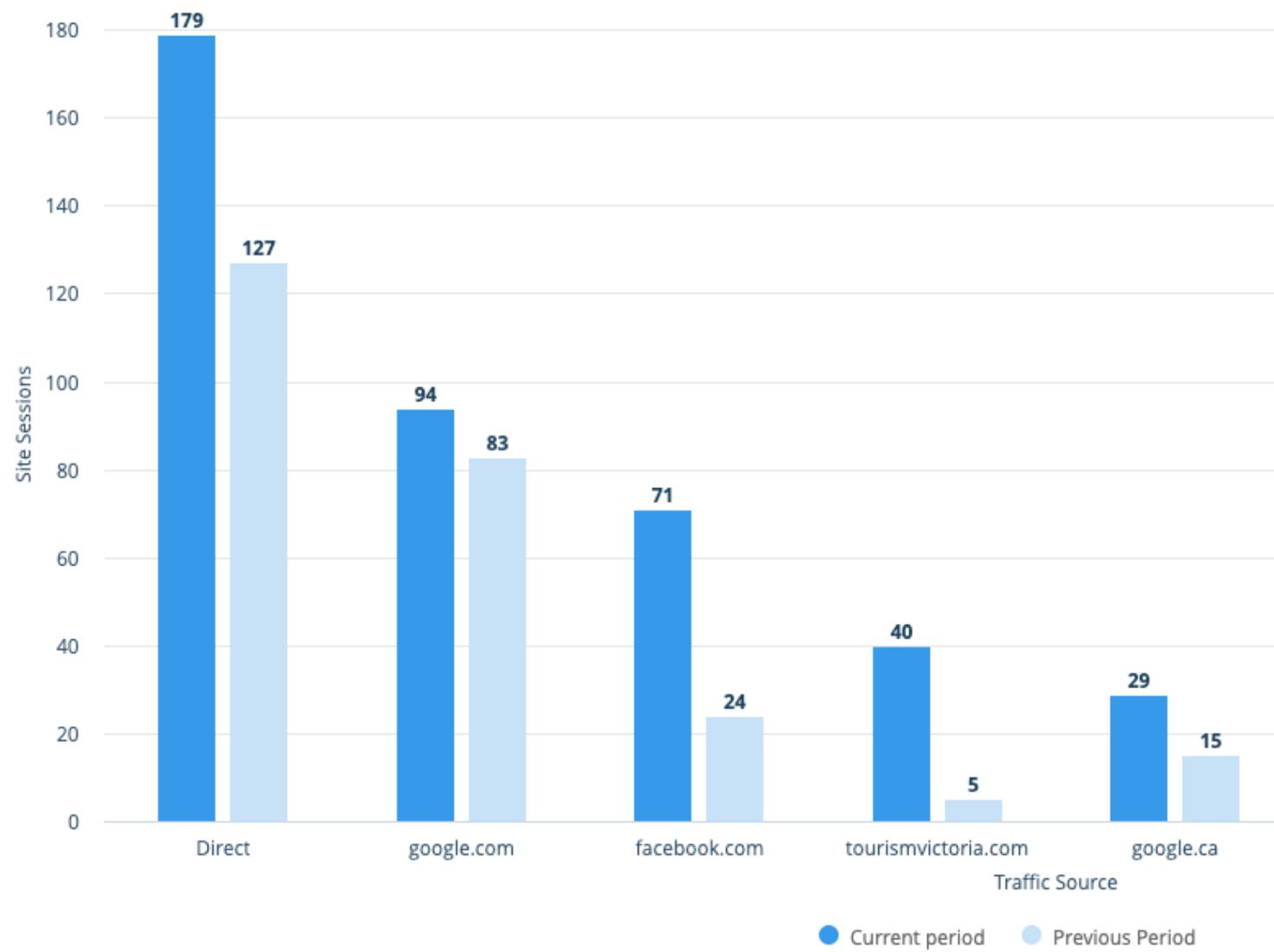
Here are some charts re website visits. It certainly shows a peak of 110 site sessions around the time of our Alleyway event. (Scroll down to the next page)



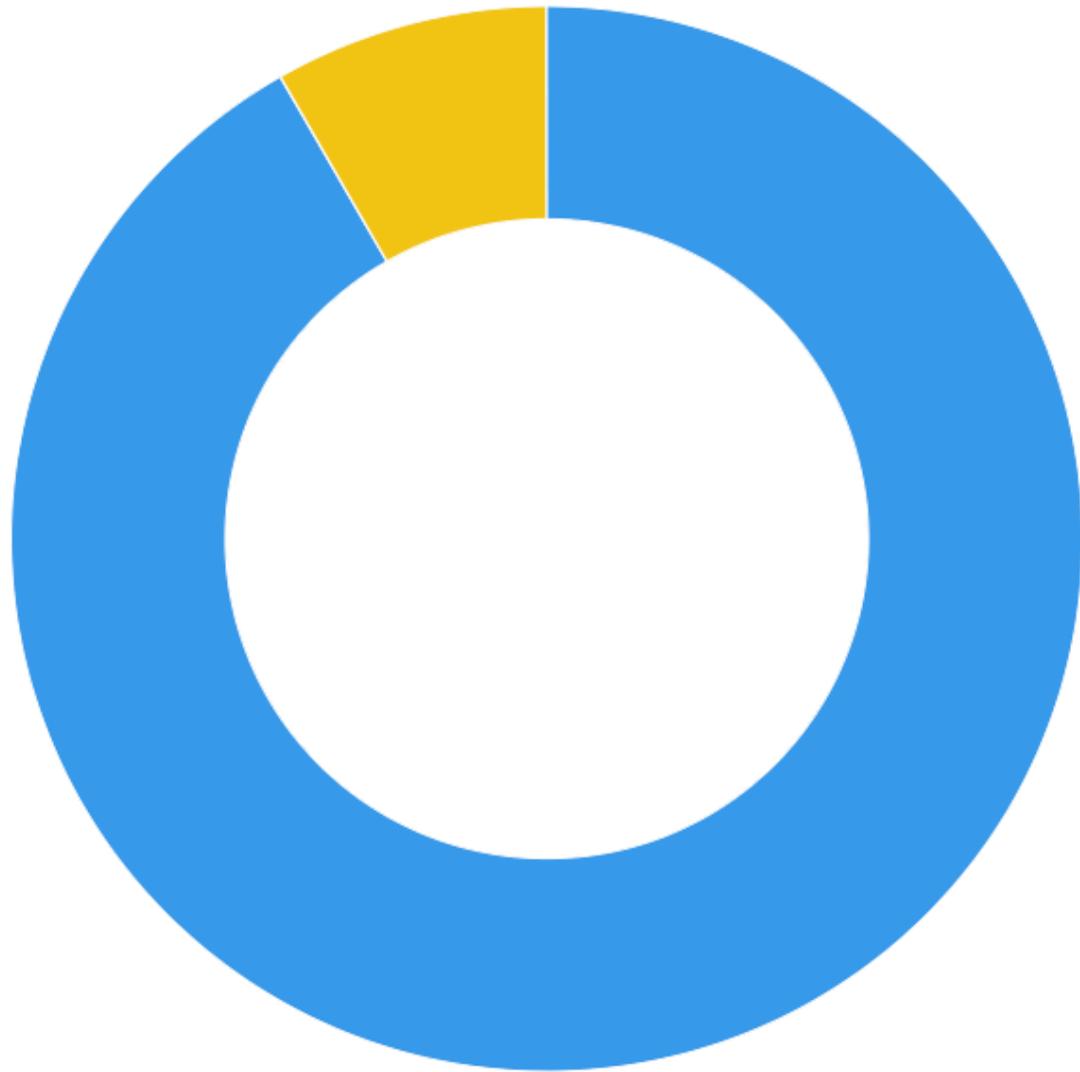
This one shows traffic by entry page - over the time period October 13 - 26, which encompassed the Alleyway and Wicket Victoria events. The Homepage entry visits would to some extent reflect those who visited the site as a result of the postcard.



Here is a chart showing top traffic sources over the past month, which is also interesting. Direct would include those visiting based on entering the URL in the postcard, plus those clicking on the links from our newsletter.



Finally, new vs. returning visitors over the past month. The high % of new visitors is very encouraging.



● New visitors 91.71%
● Returning visitors 8.29%



GOVERNANCE COMMITTEE REPORT

November 2021

1. Committee Chairs – Urbanlivability and Urban Ecology and Agriculture: Due to his recent appointment as the YSG co-ordinator, Michael Demakiling resigned as Chair of the Urban Ecology and Agriculture Committee. The Governance Committee accepted that resignation and asked Michael, who has agreed, to assume the role of chair of the Urbanlivability Committee. **Board approval of that appointment is requested.**

2. Proposal to Amend the Bylaws to Limit the Restriction on Board Members Residency: The difficulty in recruiting new Board members has highlighted the current residency requirement (set out in our bylaws) as a barrier. While residency is an important aspect to Board membership, some non-residents — often those who live close to on our borders — have on occasion expressed an interest in joining the Board, only to find out they are not able to due to the residency requirement.

Proposal: A special resolution be presented at the AGM to amend the DRA Bylaws to permit a limited number or percentage of non-residents to be elected as Board members. That number or percentage would be less than a majority. The exact number or percentage to be proposed is to be discussed and determined by the Board in advance of the AGM.

3. 2022 AGM: Planning is starting. A date in early March is being considered. To attract a broader turn out, a dynamic guest speaker or presentation is proposed. Board members are asked to give consideration to who/what that might be and give their ideas to Darragh or Dianne.

4. Monthly Board Meeting Procedures — Land acknowledgement: The Committee wants to add a land acknowledgement to the agenda, and want to make it meaningful and more than simply pro forma. If you have any suggestions or thoughts on this, please send them to the committee chair. **Still being worked on.**

5. **Building Board Diversity:** Outreach efforts with Cool Aid to identify residents who may be interested in joining our Board and/or becoming DRA members are still continuing. Board members are asked to identify any possible organizations or groups, or any potential Board members, that that we can reach out to.
6. **Board orientation protocol and package:** Developing a package is still in the very beginning stage of that work.
7. **Grant funding opportunities:** Darragh is monitoring possible grant funding opportunities. If Board members are aware of any grant possibilities, or have projects they want to pursue if grant funding is available, they are asked to let Dianne and Darragh know.