

DRA Board Meeting Minutes

June 21, 2022

Location: ZOOM

Time: 5:30 p.m.

Present: Sandra Severs (President), Michael Demakiling, Dianne Flood, Jordan Royer, Ian Sutherland, Colby Young

DRA Neighbourhood Engagement Co-ordinator: James Davis

DRA Land Use Planning Advisor: Daniel Lake

City Council Liaison: Councillor Geoff Young

City Staff: Mike Hill (sent regrets)

Guests: Sherry Lee

Call to Order/ Welcome of Guests/ Approval of Agenda

Sandra called the meeting to order, introductions were made, the guests were welcomed and the agenda was approved.

Resolution to Appoint new Board Members

A motion was made to appoint Sherry Lee and Jeremy Zhao as members of the Board, for the term beginning on the passage of the resolution and to expire immediately before the next Annual General Meeting of the Association: Moved by Dianne Flood and seconded by Jordan Royer. Approved unanimously. Welcome to Sherry and Jeremy!

Councillor's Report- Geoff Young

Councillor Young discussed some of the challenges faced by the 900 Pandora Block Committee and the overlap between it and the Downtown Service Providers. He also identified the concerns expressed by the DVBA about the delivery of services within the downtown. In discussion it was noted that the DVBA's report was prepared before its boundaries were expanded and so does not include the Harris Green neighbourhood in its population statistics.

Also mentioned was the recent approval by Council of changes to the neighbourhood boundaries, which resulted in an expansion of the DRA's boundary as proposed on the south, but not on the north. Whether the motion included officially dropping the reference to Harris Green as a separate neighbourhood was not absolutely clear, so follow up with Mike Hill will be undertaken.

Downtown Update – Mike Hill: Report attached.

Michael Demakiling left the meeting at 6:17 p.m.

Follow-up from the May Minutes: None required

Executive Report - Sandra Severs: Report attached.

A task force and sub-committees have been formed and work is underway on a survey of residents and preparations for the forums are being made in order to be ready for the upcoming civic election.

Councillor Young left the meeting at 6:30 p.m.

Standing Committee Reports

- **Urban Livability Committee:** Report Attached.
- **Land Use Committee:** Report attached.
- **Community Engagement Committee:** Report attached. The success of the June 12 “Music on the Green” was highlighted.
- **Communications and Membership Committee:** Report attached. The newsletter will go out mid-month so if there are items they should be forwarded asap.
- **Governance Committee:** Report attached. The two-hour Board orientation session is set for Tuesday, July 26 at theDock at 6:00 p.m. with pizza to be provided.
- **Urban Ecology and Agriculture Committee:** No report attached.

External Meeting Reports

Victoria Community Association Network (VCAN): Ian reported on the meeting requested by the “North of Fort” Neighbourhood Associations with Minister Eby about the purchase of rental stock by the Real Estate Investment Trusts and the potential negative impacts, including possible increased potential for “reno-victions” and rent increases. The meeting lasted 45 minutes, which was significantly longer than the 15 minutes allocated, with Minister Eby showing interest in the issue, but without any undertakings or promises being made. The Province is exploring options with the Federal government, which might mean changes to the income tax system.

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 report

900 Pandora Working Group: No report.

Board Discussion/New Business:

Proposed Developments at 900 Yates and 1045 Yates (Starlight Investments): With over 1,500 units and an anticipated additional population of 2,200 in our immediate neighbourhood, this will be by far the largest development in Victoria. The difference in roles between the CALUC (“non-partisan”) and the Board’s (which may take a position) was discussed. Daniel will work on preparing a submission and some media materials. Options for what might be an appropriate “ask” in exchange for the density will be considered. Ian will make inquiries about when a public hearing might be expected.

Meeting adjourned at 7:15 p.m.

Next meeting: Tuesday, July 19, 2022 at 5:30 p.m. by ZOOM.



DOWNTOWN

Missing Middle Housing

On May 12, Council approved advancing a staff report recommendation on Missing Middle housing to public hearing. The [report](#) proposes zoning to allow infill housing and a related bonus density scheme to support mobility and urban forest objectives. It also provided for staff delegation of approval for infill housing that does not require zoning variances and meets related design guidelines. Council directed staff to convene a public engagement workshop and report back to the Committee of the Whole by July 2022 with the results of that engagement, any additional public input received, and any proposed amendments to the Missing Middle program based on this input.



Equity Framework

On June 9, Council approved a staff report recommending adoption of an Equity Framework for the City. The Framework considers four dimensions of equity (structural, procedural, distributional and intergenerational) and outlines the following four pillars to focus the effort: capacity-building, relationship-building, evidence-based decision making and dismantling systemic inequities. It is intended as a high-level document that will guide specific initiatives including training for staff to ensure its objectives are integrated into City programs and initiatives. You can view the Equity Framework [here](#).

Electric Vehicle Charging

In March 2022, Council adopted a strategy for the installation of over 650 new electric vehicle charging stations over the next six years. The 2022 Financial Plan introduced a program for an investment of \$8.5 million for public EV charging stations between 2022 and 2027. A matching \$6 million in grant funding is being sought through grants from other levels of government. On [June 16](#), Council approved its commitment to fund the program and for staff to pursue multi-year funding opportunities for this initiative.



Neighborhood Boundaries Report

On June 9, Council approved staff recommendations in a follow up [report](#) on consultation regarding the modification of neighbourhood boundaries. The boundary changes include a change to the southern Downtown boundary with Fairfield where the boundary will be changed to conform with the Downtown Core Area Plan. Harris Green is also dissolved as a formally delineated neighbourhood, though it will continue to be identified as an area of the downtown. There are no changes proposed at this time for the Burnside Gorge – Downtown boundary.

Canada Day

Victoria Canada Day 2022 will be held at Ship Point on the Inner Harbour on Friday, July 1st. It will begin with a Lekwungen canoe event before family with live music and performances on the main stage starting at 4pm. Many other activities are planned during the afternoon and evening and fireworks will conclude the day. For more information, go to canadadayvictoria.ca.


Neighbourhood Staff Contact:

Michael Hill mhill@victoria.ca

Council Liaison:

Geoff Young gyoung@victoria.ca

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DOWNTOWN

Artist in Residence

The City of Victoria is looking for its next Artist in Residence. The Artist in Residence is a two-year program that gives a professional mid-career artist the opportunity to create a community engagement strategy and complete a series of projects and art-related activities that enrich the creative life of the city. The deadline to submit an Expression of Interest is July 4 at 4 p.m. For more information, go to www.victoria.ca/EN/main/residents/culture/public-art/artist-in-residence.html

Victoria's Growing Cycling Network

The city is putting the finishing touches on new All Ages and Abilities (AAA) cycling corridors on Kings Road, Haultain Street and Richardson Street, and in the Oaklands, Fernwood and North Park neighbourhoods. Protected bike lanes have also just been installed on Government Street, between Pandora Avenue and Gorge Road.



As the cycling network expands in both size and popularity, the City is partnering with the CRD this summer on the "Way to Go" campaign that features free guided community bike rides, programming and prizes for elementary schools, and educational resources. To sign up for free, guided bike rides and for tips on sharing neighbourhood bikeways and multi-use pathways, visit victoria.ca/WayToGo.

Reconciliation Dialogues

The next Victoria Reconciliation Dialogue is coming up in July. This discussion will feature members of the Songhees Nation, Esquimalt Nation and City staff who have worked together on the Government Street Refresh project to explore how to retain and celebrate the city's colonial-built heritage at the same time as recognizing and presenting Lekwungen culture and land practices.

The session will be held Monday, July 11 from 6 p.m. – 8:30 p.m. (Doors open at 5:30 p.m.) at the Victoria Conference Centre, Carson Hall. [Pre-register now.](#)



CityVibe Guide to Summer Fun

After a two-year hiatus, CityVibe is back. The guide showcases close to 40 festivals and outdoor events and more than 100 free outdoor music concerts and activities at various spots downtown including Fort Common, South Broad Street, Centennial Square, Fisherman's Wharf Park, and Cameron Bandshell in Beacon Hill Park. You'll also find listings for public markets, museums and art galleries.



COUNCIL MEETINGS

Committee of the Whole (COTW) 9:00 am, Council follows	Council Meeting 6:30 pm
June 9, 16, 23, 30	June 9, 16


Neighbourhood Staff Contact:

Michael Hill mhill@victoria.ca

Council Liaison:

Geoff Young gyoung@victoria.ca

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EXECUTIVE COMMITTEE REPORT – JUNE 2022

1. Election Preparations:

A Task Force has been established and a first meeting held. In Sandra's absence on a much-earned time off, Doug has taken the lead in organizing this.

1. Resident's Survey - Finalization of Questions

- Sub-group to work on this will be **Daniel, Doug, Sherry**, with assistance from **Michael**
- Timeline is completion by July 7 and send to Board for approval (We anticipate that will happen quickly).
- Those who are not in this sub-group are asked to review the draft document that Daniel created and make suggestions. Some felt that it was possibly too long and too technical. We agreed on the importance of including questions pertaining to the DRA policies, such as compliance with the OCP/DCAP, the DRA liquor policy, and the need for parks and green space. We also are cognizant that the survey results will be used to assist in framing questions for Candidates for the upcoming election and also for input to the DRA's strategic plan in regards to communicating our expectations clearly to the new Council.
- **Daniel** agreed to post the draft survey on Google docs to make it accessible for review and for adding comments.
- Daniel, Sherry and Doug met on June 15 to review the questions. Daniel has just sent a revised draft survey based on our review. The sub-group will review again, and on approval, will send to the Board for their approval. No other Board members or other Task Force members responded to our request to review the document and make suggestions. The revised document is shorter than the first draft.

2. Resident's Survey - Distribution of Survey

- Sub-group to work on this will be **James, Colby, Dianne**, with assistance from **Michael**
- Timeline is completion and compilation and analysis of results by August 15. This will allow time for input into the questionnaire for Candidates that need to be ready to send by September 8 (the day that nominations close).
- We will promote via our newsletter, website, and social media. We also agreed to consider bulk mail - estimated approximate cost for this is \$1000. This is based on sending a postcard via bulk mail to select postal codes or FSAs, as NPNA did for their survey. We also agreed to look into postering via Metropol, in hope that they are still offering posting at no cost to community organization.
- We agreed to have a postcard printed for use in bulk mail and to have available at locations where the downtown community gathers. Estimated budget for design and printing is \$1000.
- **Dianne** has contacted Denise, who designed our current DRA postcard, and she is available to do the work in the needed time period. **James** will be asked to work with Denise on this.
- Postcard and posters will have a QR code to link to the survey.
- Survey will be via Survey Monkey or Google Forms. **James** will advise us on this.

- We will print copies of the survey and have them available in various locations so that those without access to computers can complete. We would have the locations listed on the postcard.
 - **Colby** will investigate options for including the unhoused in the survey with input from organizations such as Our Place. One suggestion was to have a session (or sessions) at the YSCG where people can drop by to complete the survey. **Michael** will check with the YSCG Steering Committee for approval to use the Garden on Sunday August 7 for this. We can also consider a session at the Neighbour Hub.
3. **Candidate Questions - we did not form a sub-group as of yet to develop the questions.**
4. **Organization and Promotion of Elections Events - Mayoral Forum is booked for Sept 25 at Vic Theatre / Candidates Forum is booked for the Atrium on Yates on Sept 26**
- We did not form a sub-group for this yet but **James** will take the lead and ask for volunteers to assist as needed

Another task force meeting will be held soon. Volunteers are welcome. Contact Doug Boyd.

Meeting with Grace Lore, MLA for Victoria

Dianne attended the May 24 meeting hosted by Victoria MLA Grace Lore for those Victoria Neighbourhood Associations in which BC Housing is constructing various assisted and supported housing projects. Other attendees included representatives from Fernwood (both Fernwood NRG and FCA), Fairfield-Gonzales, North Park Neighbourhood Associations and VCAN, with other guests representing the Coalition to End Homelessness, Greater Victoria Placemaking Networking, Aryze Developments (one of the leads in establishing the Tiny Towns site in North Park), and Mayor Helps and Victoria MP Laurel Collins. (Vic West and Burnside Gorge were invited, but not able to or did not attend.)

The purpose of the meeting was to talk about place-making and building connection and community for residents of those new BC Housing projects and to explore potential opportunities for the Province to provide supports within and/or to those neighbourhoods to assist in the successful integration of the anticipated new residents within the neighbourhoods.

A broad range of ideas and suggestions were discussed, with MLA Lore committing to on-going discussions. She also welcomed the DRA to reach out to her with any issues, ideas, thoughts and concerns, related to these projects or other matters.

Urban Livability Committee Report
Victoria Downtown Residents Association
June 21, 2022

Introduction

In June, the Urban Livability Committee focused on public safety and acknowledged the growing diversity of its residents, particularly those that belong to the 2SLGBTQIA+ community. The sub-committee supporting the unhoused provided an update for a June 22

nd event called Drivers of Homelessness: Findings for Action. The sub-committee to enhance the livability of the residents of the Downtown Victoria community focused on public safety by attending and providing a summarized report of the Clean & Safe committee meeting. A summary of the report that was published by the Victoria Downtown Business Association (DVBA) and a survey report released by the Victoria Police Department (VicPD) are also included in this report. Lastly, the committee has summarized insightful information from the recent 2021 census and how that data illustrates the increasing diversity of the residents in the Downtown Victoria community.

Report and Updates

Sub-Committee: Supporting the Unhoused - Updates

Drivers of Homelessness: Findings for Action, June 22

Join local, provincial, and national experts on housing and homelessness to discuss "Drivers of Homelessness: Findings for Action," - a new report authored by the Community Social Planning Council of Greater Victoria (CSPC) and funded by SPARC-BC.

Speakers at this event will include

- **Esther de Vos**, Executive Director of Research for B.C. Housing;
- **Erin Dej**, Assistant Professor at Wilfred Laurier University and researcher with the Canadian Observatory on Homelessness;
- **Emily Rogers**, Director of Operations at Together Against Poverty Society;
- And others.

"Drivers of Homelessness" answers key questions to solving the ongoing housing and homelessness crisis in Greater Victoria by addressing questions such as

- What are the most important structural and systemic factors that contribute to homelessness?
- How can we prevent homelessness by addressing these structural and systemic factors?
- How does early intervention fit into a broader homelessness prevention framework?

This event will include launching a SPARC BC-funded report that examines the drivers of homelessness in Greater Victoria through the analysis of CSPC's homelessness prevention program. The report will inform evidence-based conversations in the public and the media and support local policymakers in preventing and ending homelessness in our region.

Sub-Committee: Enhancing Livability for Current and Future Residents - Updates

Public Safety

This month, both the Victoria Police Department and the Downtown Victoria Business Association have released the results of community surveys. Each survey revealed public opinions on the safety of Downtown Victoria from the perspective of business owners and community members. The results of the surveys and the minutes of the City's quarterly Safe &

Clean Committee meeting have been summarized below.

Victoria Clean & Safe Committee Meeting, May 17, 2022

The current City of Victoria Council Strategic Plan is a call for the formation of a Downtown Clean and Safe Committee. The Downtown Victoria Business Association (DVBA) was identified as the lead partner in this action to meet and identify current challenges; provide Council data as to what is currently happening Downtown; provide guidance and solutions for Council to act on to deal with identified issues and make Downtown clean and safe and welcoming for all.

In the previous quarter, several items were identified as areas of focus for the committee:

- **Campers in doorways/loitering/panhandling/sitting on sidewalks:**
 - The DVBA and City to work on promoting the Connect Victoria app to our businesses to improve reporting of issues such as garbage, graffiti etc.
 - The Capital Six building has become a somewhat attractive public spot for loitering, alcohol and drug consumption. This occupies significant security time for the building owner.
 - Jawl property and the DVBA will gather data on the number of interactions between private security and issues on/near downtown businesses. This data can add to the scope of available information about what is happening Downtown and where any 'hot spots' might be.

- **For-profit licensed charitable canvassers:**

Bylaw and the Business Hub to review current regulations and guidelines. All agreed this activity detracts from our business district. If thought prudent, Councillor Young to seek advice from the City Solicitor on the non-renewal of their business licenses.

- **Graffiti:**

Graffiti has been an ongoing concern in the community, impacting businesses and the visual appeal of Downtown Victoria. Interdisciplinary actions are being taken between local law enforcement agencies, the DVBA, and public works to address the issue. Committee members urge the community to use the Connect Victoria app to report graffiti.

- **Determine if more garbage cans are needed on any core area streets**

Public works would like to hear from the community about any areas within our neighbourhood that would benefit from additional garbage cans. If you have a location in mind, please reach out to Public Works at 250.361.0400

Downtown Victoria Business Association Report, June 2022

DVBA's Third Annual Report on Downtown reflects local businesses' experiences, challenges aspects of the public narrative, shines a light on the impacts of the pandemic, and highlights areas of concern from the business perspective, using quantitative data gained from surveying the owners, operators, and managers of the businesses that comprise downtown Victoria. Safety and security have been recurring themes for challenges facing downtown. To better understand the issue, this year's survey dedicated a question to this topic.

When asked what the top three safety and security-related issues impacting downtown vitality, respondents answered:

1. "Homelessness, mental health, addictions and open drug use" (87.95%)
2. "PERCEPTION of downtown as unsafe" (49.84%)
3. "Vandalism and theft" (45.93%)

Interestingly, "ACTUAL safety and security downtown" was 4th on the list, named by 39.74% of respondents.

Survey respondents were asked to identify the top three elements that would improve the downtown business environment. Respondents answered:

1. "Increased mental health and addictions treatment available in the region" (50.5%)
2. "Increased emphasis on a clean downtown including both public realm and building features such as awnings, graffiti removal, etc." (41.7%)
3. "Decentralization of shelter and social service providers in the region" (36.2%)
4. "Increased police presence in the downtown core" (34.2%)

To see the full survey results, click [HERE](#).

Victoria Police Department Community Survey, June 2022

The VicPD Community Survey, which the municipal police force started in 2014 and has been conducting annually since 2020, saw 5,000 surveys mailed to a random sample of addresses in Victoria and Esquimalt between February 15 and March 31. The survey was intended to capture the impressions, concerns, and opinions of the local community on topics such as safety, crime severity, and satisfaction. The police said 1,300 surveys were completed — a 26 percent response rate — and the results were analyzed in April and May.

Though this survey was sent to residents across their jurisdiction in Victoria and Esquimalt, the results have important ramifications for those of us who call Downtown-Harris Green home.

Below are some of the key findings of the survey:

- 82% of respondents claim overall satisfaction with VicPD's performance
- 52% insist that crime has increased in the region over the last five years
- 26% have been victims of crime in the last five years

When asked if they felt safe in Downtown Victoria or Esquimalt Plaza:

- 21% of respondents claimed they felt unsafe during the day
- 63% of respondents claimed they felt unsafe at night

When asked what their main concerns are, respondents answered:

1. Homelessness (18%)
2. Mental Health (16%)
3. Break & Entering (15%)
4. Traffick Offenses (14%)
5. Drug Possession/Open Drug Use (9%)

Lastly, when asked how to deal with these concerns, respondents answered:

1. More Patrols/ Be More Visible (21%)
2. Hire More Officers (18%)
3. More Crime Prevention (14%)
4. Talk to People (14%)

To see the full survey results, click [HERE](#)

It is clear from the survey results provided by the Victoria Police Department and the Downtown Victoria Business Association that homelessness and mental health are perceived as the largest safety concerns within our region. However, how the community would like to respond to this issue is unclear. There are calls for expanded support and more policing. It should be noted that a budget increase for VicPD was approved this year to support staffing. Additionally, the City has been working on a pilot project to see mental health calls diverted to trained front-line responders.

The Drug Poisoning Crisis – Our Other Health Emergency

In April 2016, British Columbia declared a public health emergency in response to the climbing rates of fatalities related to substance use. The increase in loss is largely associated with the increased presence of powerful synthetic opioids, such as Fentanyl, in our illicit drug supply. Whether you call it the 'overdose crisis,' 'opioid epidemic,' or 'drug poisoning crisis,' Victoria consistently ranks as one of the communities with the highest death rates due to drug poisoning.

After six years, many of us have been personally impacted by this crisis, and many of us do not see a way through it. However, this month we have seen successful and unsuccessful attempts at changing how this emergency is being addressed.

Bill C-216, Not Passed

Private member's bill C-216, by Gord Johns, NDP MP of Courtenay-Alberni, was not voted through to committee in its final reading by the house. The Controversial bill had proposed to treat substance use and addiction as health issues by decriminalizing personal drug possession, providing for record expungement, ensuring low-barrier access to safe supply, and expanding access to harm reduction, treatment and recovery services.

B.C. Decriminalization

This month, the federal Minister of Mental Health and Addictions and Associate Minister of Health announced the granting of a three-year exemption under the Controlled Drugs and Substances Act (CDSA) to remove criminal penalties for people who possess a small amount of certain illicit substances for personal use.

This exemption will be in effect from January 31, 2023, to January 31, 2026, throughout British Columbia. This exemption is not legalized. These substances remain illegal, but adults with 2.5 grams or less of the certain illicit substances for personal use will no longer be arrested, charged or have their drugs seized. Instead, police will offer information on available health and social supports and help with referrals when requested.

Many advocates have praised this as a positive step towards viewing substance use as a health issue, while others say it isn't nearly enough. One such critic is B.C.'s chief coroner, Lisa Lapointe. "I would have to say, honestly, that this guideline for non-enforcement for small amounts of substances is not going to make a significant difference in the short term," Lapointe said.

Safer Approaches to Substance Use

If you or someone you know engages in using unregulated drugs, you are at risk of drug poisoning. See Island Health's list of [overdose prevention resources](#), including safe sites, drug

testing, and useful apps.

A New Look into the number of Trans and Non-Binary Population in Canada

Perhaps you have been told by someone that something you did was not very lady-like or that

Perhaps you have been told by someone that something you did was not very lady-like or that you should man-up. Maybe you are a man who likes to bake or a woman who wants to build bird houses. In those instances, your actions, words, or thoughts did not fit in with another person's expectations of what is masculine or feminine. These expectations of what is masculine and feminine limit what people feel comfortable doing; they limit who you are or could become. Ideas surrounding gender are changing in Canada, and these changes are reflected in the latest Canadian census. The 2021 census is the first Canadian census that has included genders other than male and female (2). It is the first worldwide to include a mandatory question if a person identifies solely as trans or non-binary (3). According to the 2021 Canadian census (1), of the roughly 4.2 million British Columbians that replied, more than 18,000 identify as trans (9,910) or non-binary (8,420). That's around 0.4% of the population. Delving deeper into the data, more than 90% of non-binary people aged 15 or older in Canada live in metropolitan areas with more than 100,000 residents. The highest concentration of transgender and non-binary people can be found in Victoria (0.75%).

These changes in our collective understanding of what gender is may reflect an evolution of our societal view of being more understanding in general. People are nuanced and complex and deserve more than being put into boxes. For some people, those boxes feel like cages and transitioning to a different gender is like finding a key.

1: Table 98-10-0036-01 Broad age groups and gender: Canada, provinces and territories

2: <https://www.cbc.ca/news/canada/british-columbia/statscan-census-transgender-nonbinary-bc-1.6432721>

3: <https://www.cbc.ca/news/canada/calgary/census-data-trans-non-binary-statscan-1.6431928>

Blossom Your Pride Event – Saturday, June 25, 2022 | From 10 AM to 1 PM

June is Pride Month, and to celebrate, the Victoria Downtown Residents Association and Yates Street Community Garden will be hosting the “Blossom Your Pride” event on Saturday, June 25, 2022. Participants can make their prideful bouquet, tour the garden, and enjoy a pride-themed tasty treat.

Conclusion

The issues of homelessness, public safety, and the cleanliness of the Victoria Downtown community are undoubtedly complex. They will continue to be more complex as the population grows, bringing more diversity into the community. The increase in diversity reflects the recent 2021 census data, which gathered data on the population’s perspective on gender for the first time. The current and changing complexity of such societal issues will challenge the existing societal systems to adapt and implement dynamic programs to meet the changing needs and

demands. It will require stakeholders from society, businesses, and the government to work together on critical societal issues.

2022 JUN DRA Project List for Board Meeting

Land Use Committee

20 JUNE 2022

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

LUC: Current

1. 826 Yates St – TELUS Victoria with Gustavson Wyle Architects – Development Permit with Variance to add elevator vestibule to roof. Status: As of June 8th, application under review by City.
2. 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 market rental units with 0 vehicle parking and 317 bikes spots on R48 land and located in Fort St Heritage Corridor (using pre- fabricated components?). Proposed FSR 7.97. The applicant is not proposing to rezone away from the R48 zone but is requesting a height variance.
Status: Declined at council meeting at 26th of May, referred back to staff on June 9th.
3. 836 Yates –Heritage Alteration w Variance for approval of fence and gates, variance for height of the fence. Council declined the previous HAP w/V on 09 Dec 21. As of Mar 2022, all fencing and gates have been removed from the property. (Note: this application, in combination with any application from neighbouring 848 Yates, will effectively remove all or part of the pre-existing mid-block walkway that was presented with expansion and improvements as part of the application for Chard’s development at 848 Yates St and identified in DCAP as part of the pedestrian network.) Status: New Application Review by City 07 Mar 2022 for the HAP w/V of fence & gates, variance for height of fence. Plans posted on the Devt Tracker. DRA letter response sent May 20th.
4. 780 Blanshard/ BC Power Building – Reliance Properties – Rezoning to construct/add an 18-storey tower (proposed uses 17F residential + 1F amenity) above the existing 4-storey heritage registered building (proposed hotel use) with a total FSR 4.6. The heritage designation is proposed to be concurrent with the Rezoning and the Heritage Alteration Permit approvals. No on-site parking proposed but offered that they may have access to 25 off-site spots. The hybrid CALUC with concurrent in-person and online attendance was held on 21 March 2022 with in-person at The Parkside Hotel. The CALUC letter was submitted 27 April 2022 reflecting the community’s concerns regarding the poor quality of the in-person presentation (audio and visual deficiencies) with a request for a second properly planned and executed CALUC meeting. On 10 May 2022, Miko Betanzo, City Planner, emailed the DRA LUC and the applicant the following,

“I am writing to confirm that the community meeting held on March 21, 2022 for 780 Blanshard has satisfied the pre-application community meeting requirements, as set out in the Land-Use Procedures Bylaw (No.16-028). While the applicant has met the bylaw requirements, staff would encourage the applicant to host a follow-up meeting with the Downtown CALUC in a format that resolves the hybrid meeting shortfalls (i.e. either wholly on-line or in person). It is also advisable to host this additional meeting at the earliest time possible so that there is an opportunity to consider the community feedback early in the application process. That said, the City can

now accept an application given that the pre-application community meeting requirements have been met.”

No formal application has been submitted as of 13 May 2022. The LUC will follow up with the City and the community regarding this issue.

5. 530 Chatham – Reliance Properties w D’Ambrosio – Rezoning application to permit residential uses, retail, commercial, arts and cultural facilities, high-tech, office, assembly, studio, small-scale commercial agriculture, parks and open space, and to designate two heritage-registered buildings. An OCP amendment is required for the addition of residential uses and for height. 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. Approved at Heritage Advisory Panel on 10 May 2022.. Status: Revised plans posted to development tracker and staff review started June 17th 2022.
6. 710 Caledonia – Chard/ProvBC – Rezoning and Devt Permits to develop three buildings over a shared commercial podium that includes office, grocery store, childcare and public plaza. Burnside Gorge LUC invited DRA LUC members to attend the Zoom meeting on Mon 07 Feb 2022. Status: Revised plans submitted to City on June 15th
7. 700 Government St – HAVN Experiences Ltd/Nicholas Van Buren – Rezoning to permit personal service uses (sauna) in the Inner Harbour & Devt Permit to convert a barge into a floating sauna structure. Status: Revised plans sent to City June 3rd.
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 & 4-storey podium with 23 & 22 storey towers with a 6.18:1 FSR. Rental for 518 residential units, including mix of studio, 1, 2, 3 BRM, & TH with 7 Ground-oriented and 10 podium units with 348 onsite parking stalls & 674-bike parking. Proposal includes 484m² for Daycare.

Status: Staff Review of Revised Plans Complete and With Applicant 18 Apr 2022 but it is uncertain whether the applicant has met all the conditions laid out by Council. Currently waiting for applicant and public hearing.

9. 1205 Quadra/911 Yates – Starlight – Rezoning and OCP Amendment and Devt Permit 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 & 4-storey podium with 34, 31 and 30 storey towers with an overall FSR of 6.06 (6.18 at 1045 Yates and 6.00 at 900 Yates), 1576 new rental apartments (Studios-3BDRMs), including 27 ground-oriented units and 30 podium-level units with 1291 parking spaces, and 2125 bike parking. Proposal now includes reference to a 2109 m² “public park” “play areas” & “dog park on View St” for the 900 Yates block rather than “public plaza” with notation that “Harris Green Public Park is a privately-owned and publicly accessible space.” Daycare at 1045 Yates is proposed at 484 m². It’s presumed that the daycare will be market, not subsidized or below-market.

Advisory Design Panel declined to support on 13 Jan 2021. 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. Status: Staff Review of Revised Plans Complete and With Applicant 18 Apr 2022 but it is uncertain whether the applicant has met all the conditions laid out by Council. Currently waiting for applicant and public hearing.
10. 579-585 Johnson St – Hartwig Industries w Studio 531 architects – Heritage Alteration Permit with Variance & Devt Permit applications to construct a new mixed-use building while retaining the heritage building at 579 Johnson in 2 phases (new buildings: P1, Cameron building: P2). “The project proposes to amalgamate 2 sites.” 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. 25 residential units with a mix of 1 BD and 1 BD+den. FSR of 2.72:1. No vehicle parking is required or proposed and 49 bike parking proposed (48 required). Declined by both HAPL and ADP at their final meetings in 2021. Status: Received Revised Plans 09 Mar 2022 posted 27 Apr 2022.
 11. 1030 Fort – Jawl Properties w Cascadia Architecture – Rezoning and Devt Permit with Variance 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. Approved at ADP on 23 Feb 2022. Status: Staff has responded as of June 14th and is waiting for further information from applicant prior to proceeding to COTW.
 12. 1205 Blanshard/Capital Six – Jawl Properties with D’Ambrosio –Rezoning & Devt Permit applications for 15,792 sqm total/commercial floor area, with an FSR of 5.89:1, 44.35 m/10 storeys, 144 onsite parking stalls, 117 bike spots. Online alternate CALUC meeting took place on 13 July 2021. Revised plans posted 13 Jan 2022. CALUC letter submitted 01 Feb 2022. Approved to go to Public Hearing at CotW 03 Feb 2022. Status: Staff Review of Revised Plans 04 Apr 2022, notified by City 20 Apr for additional comments.

LUC: Ongoing and Active

1. Fairfield Gonzales LUC (on DRA border): 846 Broughton – Parc Living – Rezoning and Devt Permit to increase density and allow for a 10-storey mixed-use building. Status: Staff Review of Revised Plans 02 Mar 2022.
2. 517 Herald St – KILO Architecture/Neurotech 40 – Devt Permit to construct an enclosure at the rear north of the building. Status: With Applicant 18 Feb 2022.
3. 516 Discovery (Burnside Gorge border) – City-initiated rezoning as part of the Rock Bay Plan to rezone to the M2-I Zone. The M2-I Zone – Douglas-Blanshard Industrial District permits limited light industrial uses, high-tech, service-commercial & limited retail. The following uses are the only uses permitted: high-tech, call centre, professional services (including architects, engineers, & surveyors), retail sales of home furnishings, home supplies or sporting goods, and retail sales & offices as accessory uses incidental to, and

less FSR than, principal use. Limits on FSR of each use per building or by portion of site. Status: Only activity is City doc posted on 14 Sept 2006. Item added to follow in relation to “Innovation District” related proposals at our northern border.

4. Municipal Alcohol Policy – Staff provided update on progress on the policy with request from council on direction on several items at daytime Council 09 Dec 2021. Much time spent reviewing context and suggestions to expand the scope of the policy. Work will continue with direction given from council on all items brought from staff. No new information on this file to date.
5. City of Victoria Noise Bylaw Review – Staff report sharing staff’s preliminary review and seeking Council direction on the next steps. Staff evaluated enforcement challenges and noise-related complaints at daytime Council 09 Dec 2021. No new information on this file to date.
6. 1244 Wharf – Salient Group – Heritage Alteration Permit and Rezoning File 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.

Archived or Inactive or Cancelled

1. 1400 Quadra – Clarity Cannabis - application to obtain a provincial cannabis retail store license. Council approved previous rezoning to add use, contrary to policy, Staff recommendation and DRA LUC feedback. The property is located within 400m of other cannabis retailers. Approved by Council 12 May 2022.
2. Zoning existing City parks as parks. Why has the City not committed to this? What can our committee do to advocate for protection of these community amenities? Discussed at 06 July 2020 DRA LUC meeting.
3. Develop a draft doc outlining guidelines for Heritage Corridors as referred to in the OCP, and as relevant to Fort St, etc. Discussed at 12 Aug 2020 pre-CALUC meeting. Quinn is reviewing supporting docs.
4. Rapid Deployment of Affordable Housing – City-led initiative to consider an application to amend the Land Use Procedures Bylaw to delegate development approvals for non-market affordable housing to the Director of Sustainable Development and Community Planning in all Development Permit Areas. Additionally, Council is considering an application to amend the Zoning Regulation Bylaw and the Zoning Bylaw 2018 to establish a maximum floor space ratio for qualifying affordable housing developments. Approved at Public Hearing on 14 Apr 2022.
5. Neighbourhood Boundaries – Non-statutory public hearing at Council 27 Jan 2022. City proposal to change boundaries between Downtown and Fairfield to include DCAP plus other lands outside DCAP. DRA board and LUC sent letters not supporting change as proposed. LUC posited suggestion that only DCAP area should be considered for inclusion in Downtown but nothing else. Council amended the motion as advised by LUC and approved. Will come to Statutory Public Hearing as some changes require OCP amendments. Status: Report to Council on 17 Feb 2022.

COMMUNITY ENGAGEMENT COMMITTEE REPORT – JUNE 2022

1. Recent activities:

Understanding Trauma workshop: The workshop was held on May 25th at the Crystal Garden Neighbour Hub and 15 people attended, including at least 5 downtown residents. All of the 8 people who filled out the online feedback survey indicated that the workshop increased their understanding of complex PTSD and felt increased empathy for those experiencing complex PTSD in their community.

Go By Bike Week: James and Doug attended the Celebration Station at Centennial Square bright and early on the morning of June 2nd, with the DRA bike trailer in tow. James brought his bicycle blender and attendees were able to make their own pedal-powered fruit smoothies. The total attendance at the event (counted by Capital Bike) was 271 and we gave out smoothies to an estimated 100 people.

Music on the Green: The concert on June 12th was a great success, with over 100 people attending over the course of the event. Many attendees commented about how wonderful it was to see Harris Green Park used for a community event.

We'd like to give a shout out to the Friends of Music, who provided the fun and engaging opening act, and to Ann Vriend, whose magnificent vocals and thoughtful lyrics entertained the crowd, and also a big thank you to our financial sponsors, the City of Victoria and Island Savings, and the DRA members and volunteers and those others who helped to set up and take down and who also provided the peddle power for the event.

2. Upcoming events:

Blossom Your Pride: We will be hosting this event for the second consecutive year at the YSCG on Saturday, June 25th. Folks who drop in between 10 am and 1 pm will be able to make their own Pride bouquet and enjoy a rainbow sprinkle Pride donut from Empire Donuts on View St.

Music by the Shore: The second concert in our summer series is scheduled for Thursday, July 14th from 6 to 7:30 pm in Reeson Park. It will feature performances by Sara Rose (a folk musician who is a Downtown resident) and Sofia Sol (a multilingual singer-songwriter). We also hope to host a third concert sometime in August, likely in Cridge Park. DRA board members are encouraged to attend.

Victoria Bicycle Music Festival: The DRA will be partnering with the People-Powered Projects Society to bring the annual Bicycle Music Festival to the Downtown neighbourhood for the first time. The event will kick off in Harris Green Park at 1 pm on Sunday, August 7th and will move over to Central Park later in the afternoon.

Election events: The mayoral debate is scheduled for Sunday, September 25th

at the Vic Theatre. The tentative time for this event is 2 to 5 pm. The all-candidates forum is scheduled for Monday, September 26th from 7 to 9 pm at The Atrium (Yates and Blanshard).

3. Welcome Package For New Residents:

DRA promotional materials to welcome and connect with new residents to the downtown are still in the developmental stage. James will be turning his attention to this project in the coming weeks. When the materials are in a final draft stage they will be circulated to the Board for review and comments. First distribution is planned be to residents of newly constructed buildings, with subsequent reach out to all new residents as they can be identified. Volunteers interested in working on this project can contact the Committee chair.

Submitted by:
Dianne Flood
Committee Chair

Communications and Membership Committee Report – June 2022

Update on Committee activities:

- **Newsletter / Other Communications to Members:**
 - o The May newsletter was issued on May 19. Statistics from Mail Chimp indicate that it was opened by a 42.2% of subscribers, lower than our average of 47.1%. The items most frequently clicked on were the Share Your Voice question, the Development Tracker link, and registration for Music on the Green. We intend to put together a newsletter by June 23 and welcome contributions from Board members.
 - o A poster for the Music on the Green event was sent to our condo contact list on May 18. **Note that we only have 30 contacts on our list and we would appreciate any suggestions by Board Member for adding more contacts to the list.**
 - o A reminder for our Music on the Green event was sent on June 6. It was opened by 52.2% of subscribers.
- **Web site**
 - o We continue to add posts to the News page and add events to the Events page of our new website.
 - o 304 site sessions over the past month (up 52% from the previous month)
- **Social Media**
 - o The number of posts over the past month, and the current number of followers are:
 - Facebook - 23 posts, 910 followers
 - Instagram - 6 posts, 453 followers
 - Twitter - 5 tweets, 1139 followers
- **Other**
 - o **4** new members since the last report
 - o **8** new newsletter subscribers since the last report

Submitted by
Doug Boyd
Chair, Communications and Membership Committee

GOVERNANCE COMMITTEE REPORT

June 2022

1. **Building Board Diversity:** A Resolution is going to be proposed to appoint two new Board members, Sherry Lee and Jeremy Zhao, for terms to end at the next AGM. Short Biographies are attached.

Appendix 1: Proposed Resolution

Appendix 2: Biographies of the proposed new Board members

2. **Board orientation:** A two-hour orientation meeting is proposed to be held, on an evening date to be set during the week of July 25. Proposed location is theDock. All Board members are invited, not just new members.

Appendix 3: Draft Agenda

3. Monthly Board Meeting Procedures — Land

acknowledgement: The Committee wants to add a land acknowledgement to the monthly meeting 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.

4. **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 the Committee Chair know.

Submitted by
Dianne Flood
Governance Committee Chair

Appendix 1: Proposed Resolution

Appendix 2: Biographies of proposed new Board members

Appendix 3: Draft Agenda for Board Orientation

APPENDIX 1

PROPOSED RESOLUTION

Resolution:

Whereas the Victoria Downtown Residents Association's Constitution and Bylaws provide that the maximum of number of Directors is thirteen;

And whereas currently there are only seven Directors so that several vacancies exist on the Board;

And whereas the Constitution and Bylaws provide that any vacancy occurring among the Directors may be filled by the Board by appointment from among the Voting Members of the Association, for the remainder of the term of the vacancy created;

And whereas the workload of the Board is becoming more demanding and the appointment of additional Directors is desirable;

And whereas the persons named below have expressed interest in and have agreed to be appointed as a Director of the Board, on the terms and conditions set out below;

BE IT RESOLVED that the following persons be appointed as members of the Board, for a term to begin on the passage of this resolution and to expire immediately before the next Annual General Meeting of the Association:

Sherry Lee
Jeremy Zhao

Moved by: Dianne Flood
Seconded by: Doug Boyd

Date:

APPENDIX 2

BIOGRAPHIES

Sherry Lee

Sherry is a senior policy analyst and a resident of Downtown Victoria since 2019. She grew up in the BC Lower Mainland and had worked in various capacities in the healthcare and biotechnology sectors. Sherry brings analytical and project management experiences and looks forward to opportunities to work with the DRA Board and Committees to plan and deliver projects that make Downtown Victoria a more cohesive, engaged, and safe neighbourhood for its residents and visitors.

Jeremy Zhao

Jeremy is a chemical engineer by profession and is active in the various technical groups within his profession. He has been a part of various community groups in Calgary over the past decade, including being the logistics lead for the citizen engagement grassroots group CivicCamp, advocacy lead for the Engineers Without Borders Calgary Professional Chapter, being on the steering committee for Basic Income Calgary and being involved with Fair Trade Calgary as part of that EWB role, and has some experience developing policy. He is also an active podcast host, with the most recent endeavour as a co-host for the Ward Zero podcast discussing local and urban issues about his former hometown of Calgary.

DRA BOARD MEMBER ORIENTATION AGENDA

- 1. Introductions and welcome** – Board President
- 2. Legal Framework** – Governance Committee Chair/Secretary
 - a. Constitution Act
 - b. Local Government Act
 - c. Societies Act
 - d. DRA Constitution and Bylaws
 - e. DRA Structure – Board and Committees
 - f. DRA formal policies
 - g. DRA informal policies
- 3. Financial** – Treasurer
 - a. Fiscal year
 - b. Funding - sources and timing
 - i. per capita grant funding
 - ii. My Great Neighbourhood grants
 - iii. Other
 - c. Review of prior year financial statements
 - d. On-going financial commitments
 - e. Signing authority and safeguards
 - f. Insurance, including directors insurance
- 4. Key relationships and Strategic plans** - President
 - a. Relationship with
 - i. the City
 - ii. DRA contractors
 - iii. Yates Street Garden
 - iv. VCAN
 - v. External Committees
 - vi. DVBA
 - vii. Others
 - b. Current year strategic plan – Content and status
- 5. Other**
- 6. Closing Comments**

From: Ian Sutherland <iangsutherland@gmail.com>

Subject: Re: Meeting with David Eby

Date: June 17, 2022 at 2:01:27 PM EDT

To: Sandra Severs <sandrasevers60@gmail.com>

Hi Sandra,

The meeting went well and lasted far longer than the 15 minutes allotted. North Park took point and presented the concerns outlined on the attached slide show. Minister Eby's lengthy response was basically a reiteration of everything they are bringing forward to increase housing for the 100,000 folks that apparently migrated to BC during the pandemic. These policies have all been outlined in the press and included addressing housing supply by pushing for immediate municipal approvals for OCP compliant projects. He lauded Lisa Help's Missing Middle Initiative (despite its obvious flaws of promoting renovations and gentrification of what is now the most affordable existing housing stock). He reiterated the success of the foreign buyers tax to decrease demand and said the government is also looking at funding mechanisms to assist non-profits and Co-op housing.

Very smooth response to the NA's concern's (no commitment to the REIT issue but confirmation they were looking at it with the Feds from a tax loophole basis) and the Minister appeared genuinely concerned about the issues presented. Everyone was impressed with the amount of time the minister committed to listening.

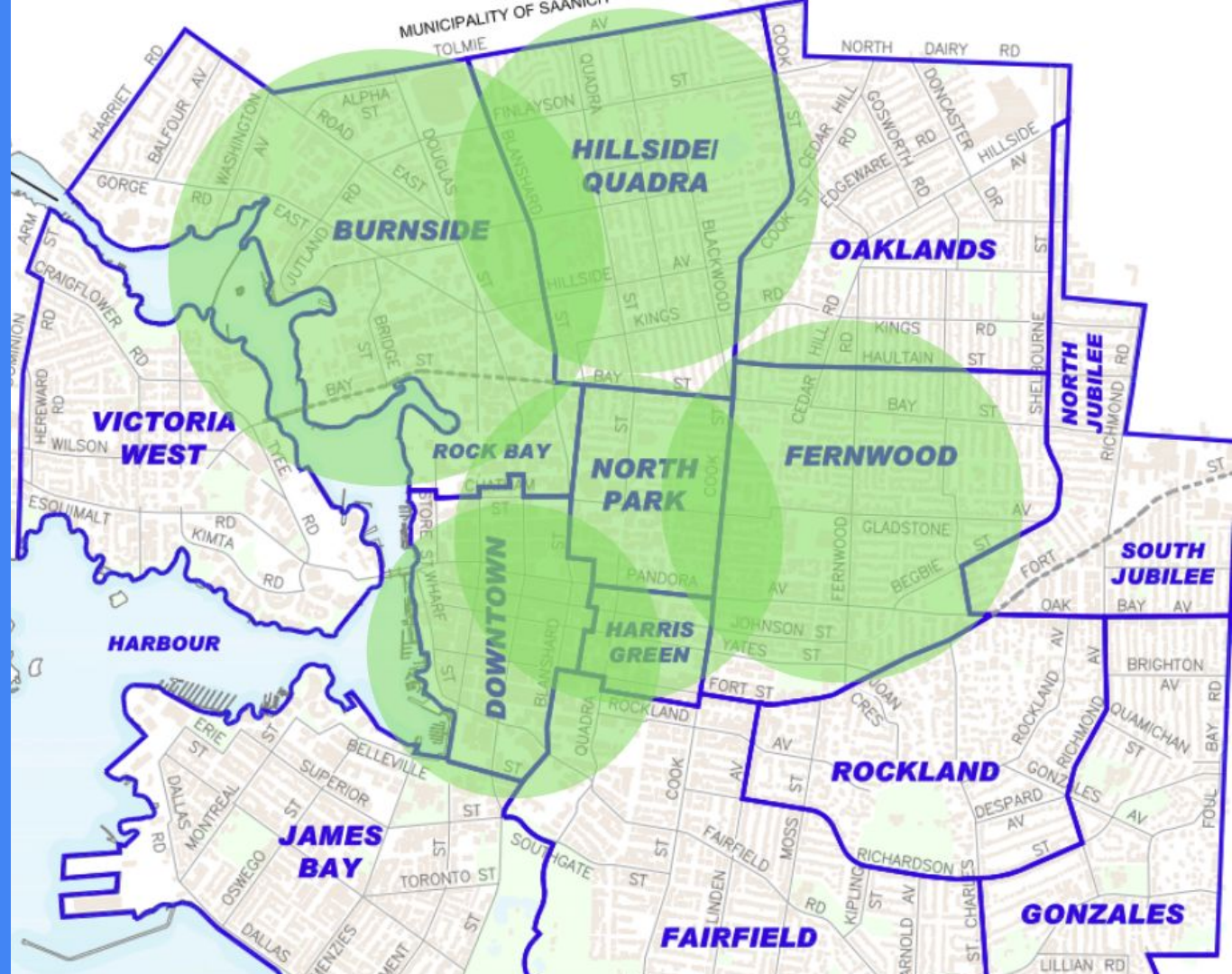
Best,

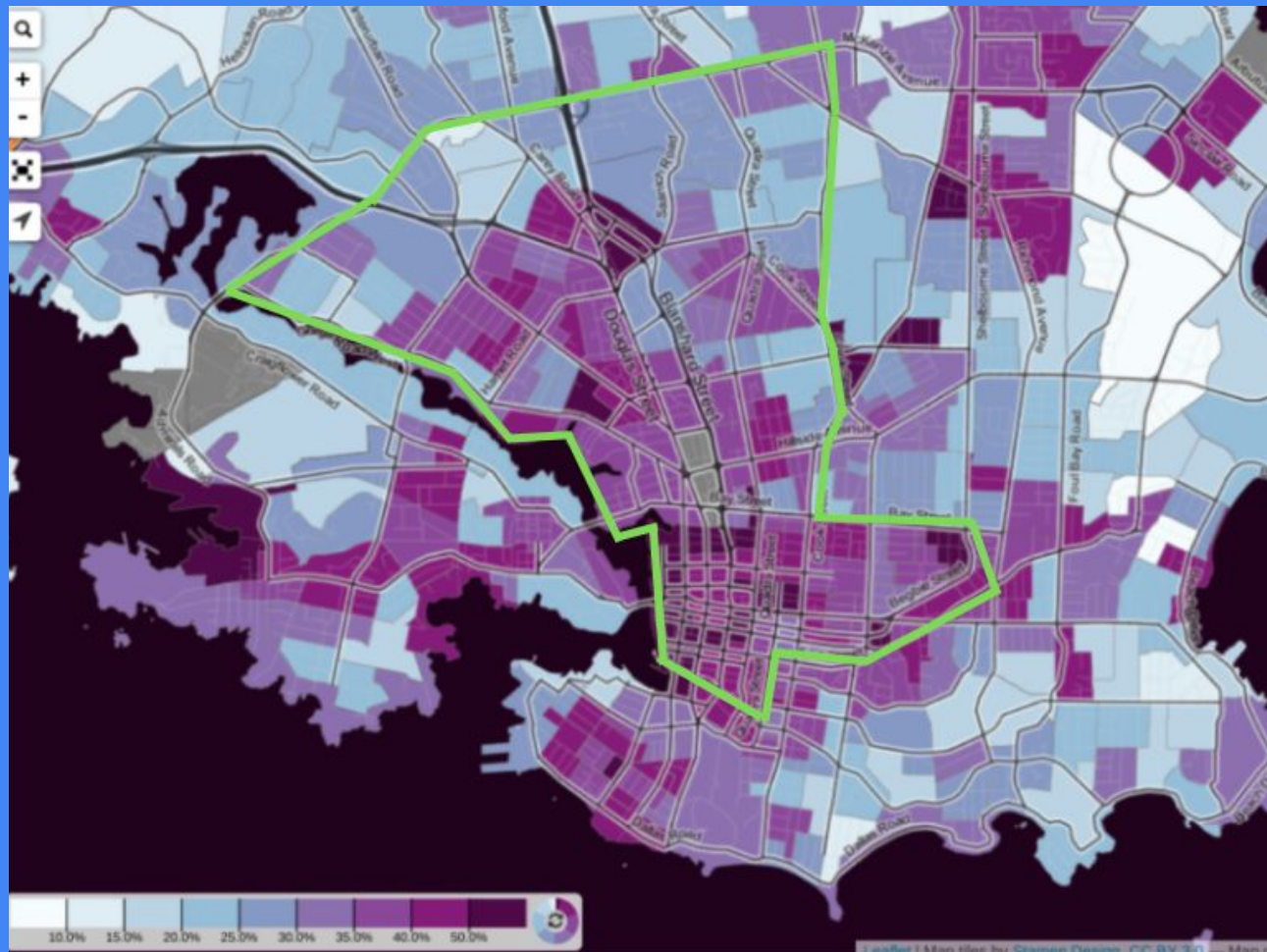
Ian

Affordable Housing & REITs

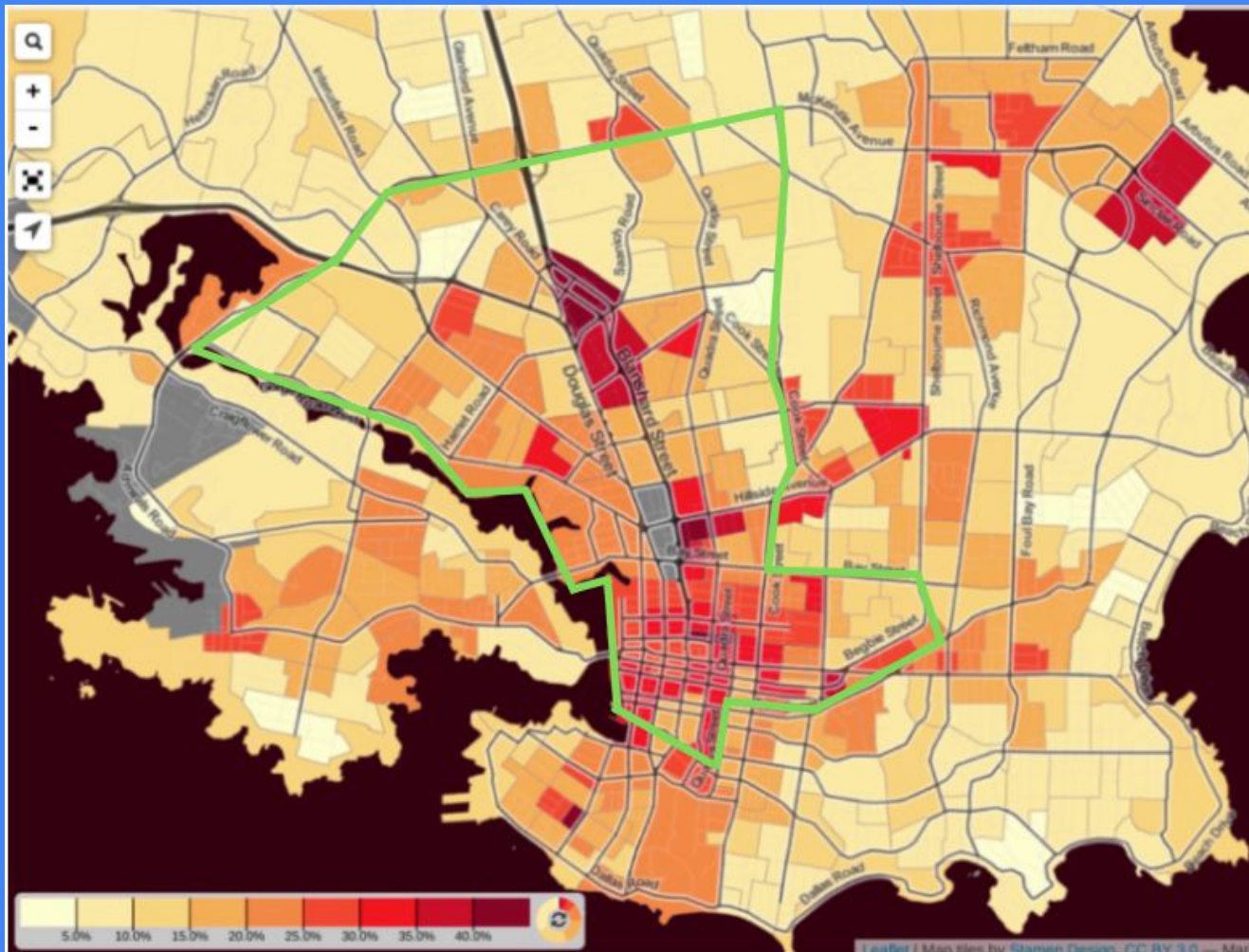
June 7, 2022

With representatives from:
Burnside Gorge,
Hillside-Quadra, Fernwood,
Downtown-Harris Green, North
Park





Percentage of City of
Victoria households in
core housing need



Percentage of City of
Victoria households
living below the Low
Income Measure

#1. Create a provincial grant program to allow existing non-profit housing providers to purchase aging rental buildings directly from private owners.



Dedicate \$500 million in capital funding for a rental housing acquisition strategy. ([source](#))

Expert Panel on the Future of Housing Supply and Affordability recommends creation of an acquisition fund to enable non-profit housing organizations to acquire currently affordable housing properties at risk of being repriced or redeveloped into more expensive units.

Local example: Cubbons Apartments,
91 units for seniors,
independently owned by
partnership group of 4
brothers



#2. Create a provincial grant program that allows existing non-profit housing providers to undergo necessary upgrades and renovations on aging rental buildings wherever demolition can be avoided.



For every provincially-assisted affordable home developed in BC between 2015 and 2019, 3 homes were lost



Acquisition is 25%-45% cheaper than building new.

COVID 19:
The beginning of the end of homelessness

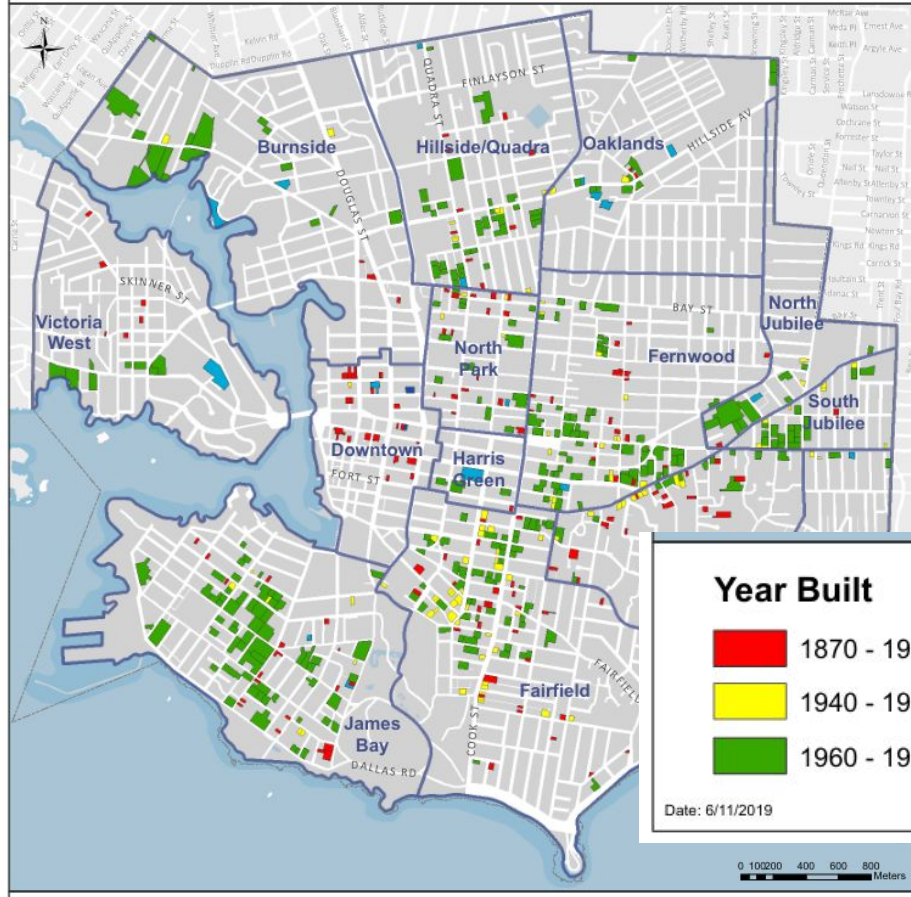
A report on the barriers and recommendations to ending homelessness in the Capital Region

Prepared by Nicole Chaland for the City of Victoria

By conservative estimates there will be 691 people experiencing homelessness in the CRD after BC Housing/CRD/City of Victoria, etc is finished building currently planned projects.

Rental Building Inventory By Age

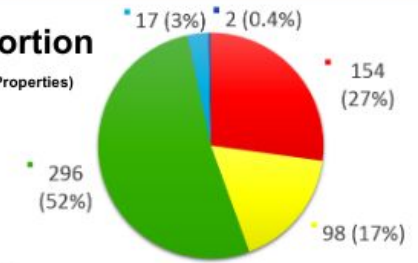
ATTACHMENT A



52% of rental buildings in Victoria were built between 1960-1979, many of which were built using the MURB federal program.

Proportion

(567 Total Properties)



#3. Introduce provincial or municipal policy that would give government and/or non-profit housing providers the right of first refusal on privately owned rental buildings coming up for sale

February 2022: Starlight raises \$130 Million to invest in Smaller Markets in BC

Starlight Western Canada Multi-Family (No. 2) Fund Raises \$130,000,000 Maximum Size Initial Public Offering with Capacity to Acquire Approximately \$425 Million of British Columbia Multi-Family Real Estate and Announces Monthly Cash Distributions



Not for distribution to U.S. newswire services or for dissemination in the United States.

Toronto, Ontario – February 22, 2022 – Starlight Western Canada Multi-Family (No. 2) Fund (the “**Fund**”) announced today that it has raised its maximum offering size and completed its initial public offering (the “**Offering**”). Pursuant to the Offering and a concurrent private placement, the Fund issued \$130,000,000 of trust units, consisting of 4,207,395 Class A Units, 5,404,905 Class B Units and 3,387,700 Class C Units of the Fund at a price of \$10.00 per Class A Unit, Class B Unit and Class C Unit (collectively, the “**Units**”). The Fund will have the capacity to acquire approximately \$425 million of British Columbia multi-family real estate.

The Fund is the first limited-term, public vehicle launched by Starlight Group Property Holdings Inc. (“**Starlight**”) to raise funds through a prospectus offering targeting Canadian multi-residential rental properties.

COMPANY PROFILE

\$25B

AUM

\$38B+

Transaction Value

\$11B+

Invested Capital

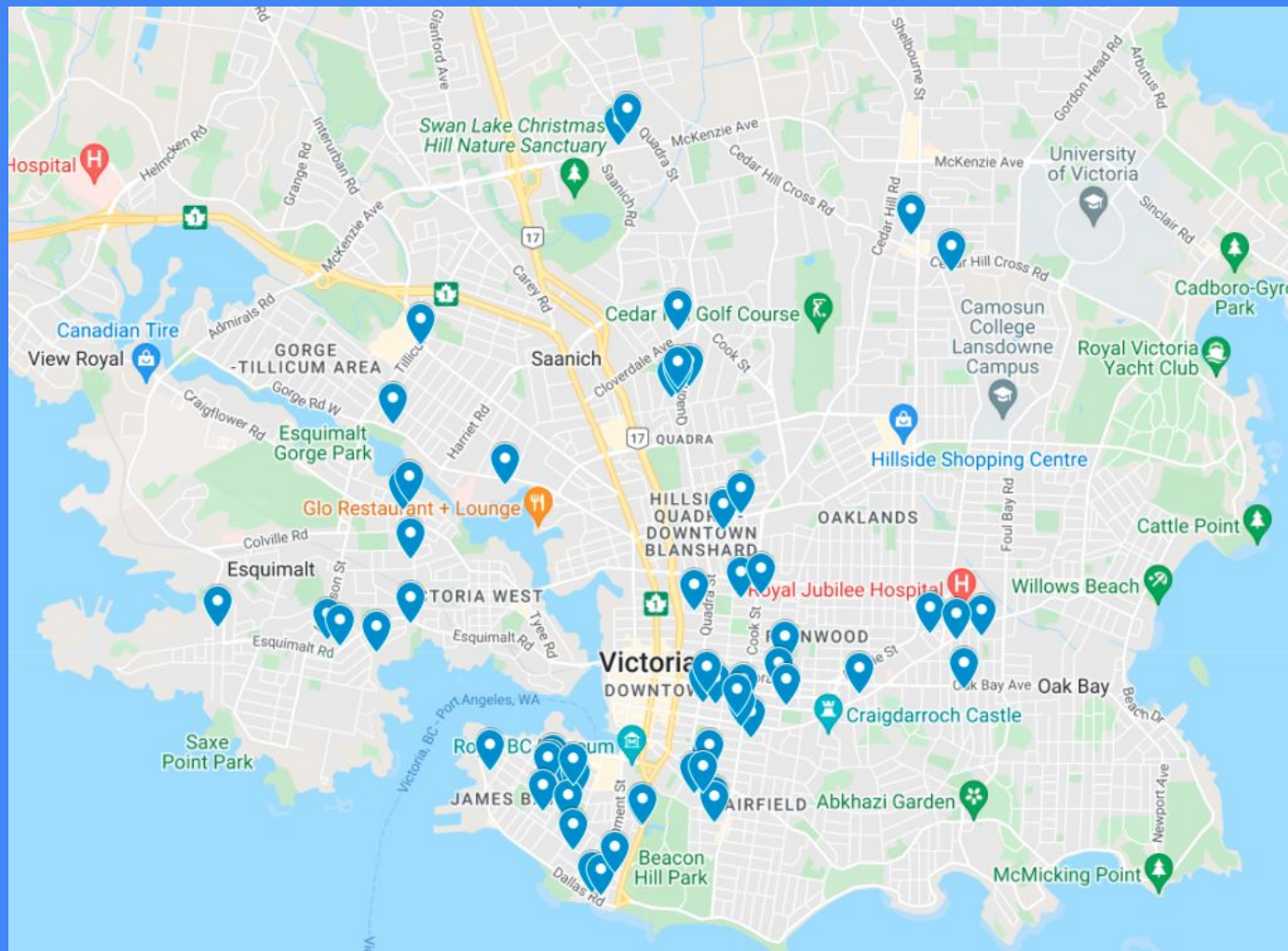
25%

Gross Returns

About Us

Starlight Investments is a leading North American Real Estate investor focused on multi-family and commercial properties. With over 360+ employees specializing in real estate and asset management we manage assets on behalf of publicly listed, institutional and private investors. Founded in 2011, Starlight has substantially grown its Canadian, U.S. Multi-Family and Commercial investment platforms.

Region	Town	Number of Buildings
Fraser Valley	Abbotsford-Mission	6
Greater Vancouver	Burnaby- New Westminster	8
	North and West Vancouver	9
	Vancouver	19
		42
Vancouver Island	Campbell River-Parksville	3
	Nanaimo	15
	Esquimalt-Langford-Saanich	8
	Brentwood Bay - <u>Saanichton</u>	2
	Victoria	36
		64
Northern BC	Dawson Creek	10
	Fort St. John	9
	Fort Nelson	22
	Prince George	3
	Taylor	2
		46
Interior	Kelowna- Vernon	4



#4. *NEW request* Use vacancy control legislation to limit the amount a landlord may increase rents in between tenants.

Rental Rates

Upon acquisition of the buildings, Starlight immediately increased rents on average 60% on vacant suites. A two bedroom on the top floor which was for rent for \$1230 was immediately increased 65% to \$1890.

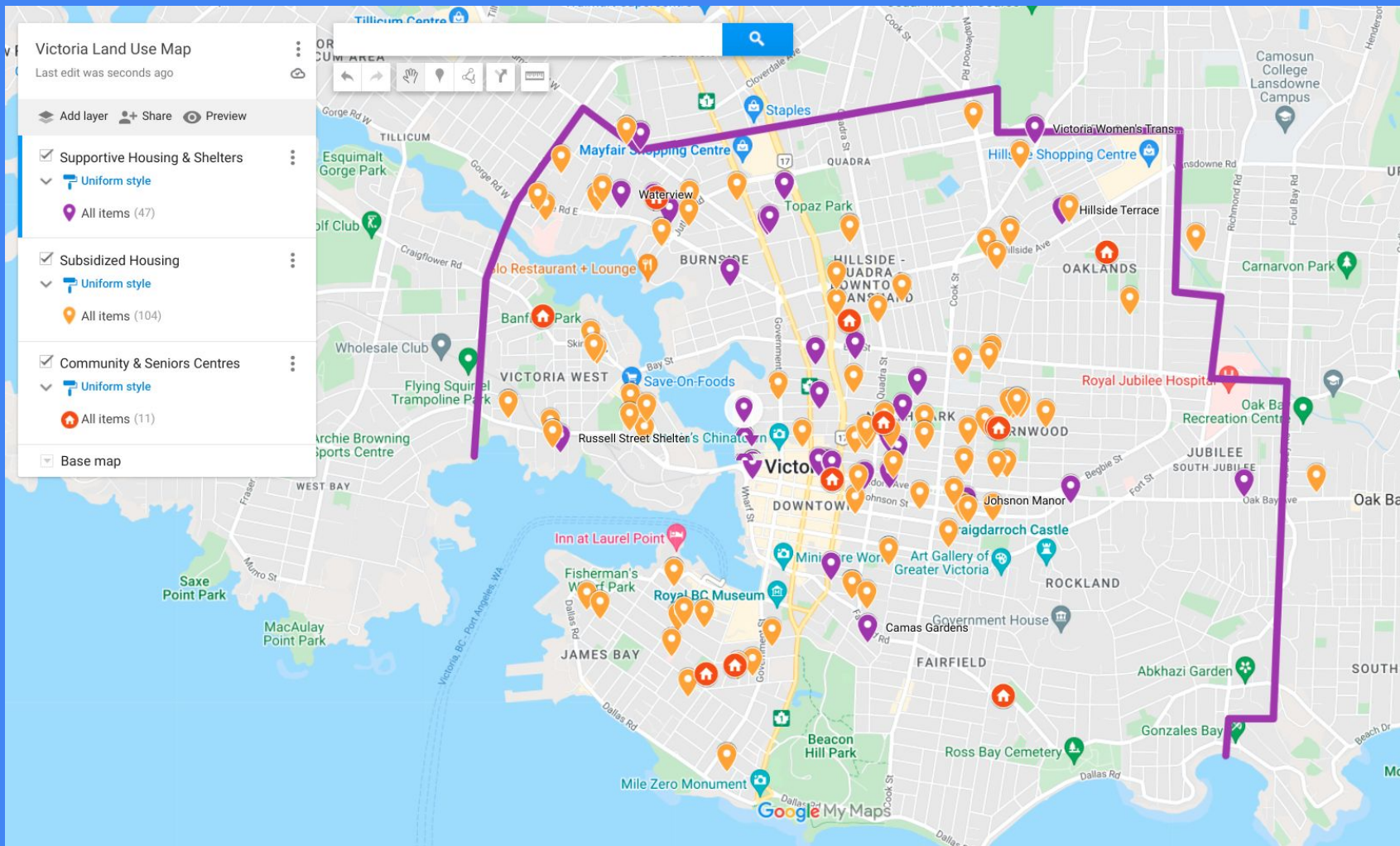
Before Starlight (2015)	Starlight Increase (2016)	Starlight (2021)
Studio \$700	Studio \$1250	Studio \$1500
1-Bedroom \$1000	1-Bedroom \$1500	1-Bedroom \$1900
2-Bedroom \$1200	2-Bedroom \$1900	2-Bedroom \$2300

15.5%
turnover

The current average rental turnover rate is 15.5% (CMHC 2022 - [source](#))

\$50,574
Average after tax
income of the
"northern
neighbourhoods"

In Victoria, households with less than \$42,000 annual income cannot affordably rent a bachelor unit ([source](#))



Questions:

- Are these recommendations already being considered?
- What can we do to help?