

DRA Board Meeting Minutes

July 13, 2021

Location: ZOOM

Time: 5:30 p.m.

Present: Sandra Severs (President), Doug Boyd, Michael Demakiling, Dianne Flood, Paul Gandall, Ian Sutherland

City Council Liaison: Councillor Geoff Young

City Staff: Mike Hill

Regrets: Nicholas Harrington

Guests: Trevor Premak

Call to Order/Approval of Agenda/Welcome to Guests

Sandra welcomed Trevor and called the meeting to order.

The agenda was approved, with moving Land Use up so Ian could leave for a Land use meeting at 6:30.

Councillor's Report- Geoff Young

Downtown Activities: Councillor Young advised that the Downtown business activity seemed to be picking up and the City would be considering extending the outdoor seating, which might have some implications for nearby residents if liquor licenses are extended, plus accessibility might be an issue for some.

Also incidents of disorderly conduct seemed to be on the increase, with problems related to the release of arrested persons on conditions. The Province may need to become involved given the Crown and the courts' roles in that process.

Land use applications: With both the Starlight and the Gold Rush buildings (Northern Junk) projects coming to Council, the DRA may want to be strategic in making submissions on the developers' role and participation in regard to the proposed public amenities and how those amenities would be operated, and also with regard to council's interest in a \$350,000 contribution by Starlight to public art. Ian expressed concerns about the limited return to the public for the very high value of the requested additional density. Sandra and Ian will work on a response to the staff report on Starlight.

Downtown Update – Mike Hill

Report attached.

Neighbourhood Boundary Review: Board members again expressed concerns about the consultation process, and inquired about the availability of data that was not included in the City's report on the consultation.

Government Street Refresh: Mike confirmed that the design is still at the concept stage and will be developed in more detail as the project progresses. Ian is representing the DRA on the working group.

Bastion Square: Mike advised that Bastion Square is undergoing a refresh with murals being painted and the Province has hired a consultant to look at the old courthouse building.

Business Arising from the June Minutes: None

President's Report - Sandra Severs

Report attached.

Boundary review: Discussion about the various proposed additions to the Downtown-Harris Green neighbourhood, with various opinions expressed, with the consensus being that alignment with the Downtown Core Area Plan made good sense. Sandra and Ian will continue to follow up on this issue.

Mike Hill and Ian Sutherland both left the meeting at 6:30 p.m. to attend other meetings.

Standing Committee Reports

- **Urban Ecology and Agriculture Committee:** Report attached.
Michael reported the joint DRA and the YSG “Blossom Your Pride” was very successful and thanked Darragh for her work on the event. Michael very eloquently reported on the various emails and comments he has received about the need for additional green space and the very positive impact green space has on mental health, especially for apartment/condo dwellers, and the importance of a second community garden to meet those needs. Michael was encouraged to bring that information before Council. Darragh offered to assist in bringing some statistical analysis to the presentation.
- **Communications and Membership Committee:** Report attached.
Doug reported the new website would go-live in the next day or so. This is the culmination of a lot of hard work by Doug and others.
- **Land Use Committee:** Report attached. The Gold Rush (Northern Junk) project is going to public hearing on July 29. A heritage consultant, well-versed in the National Guidelines and Standards for Heritage Buildings— which are incorporated in the OCP— is expected to give an opinion that the application does not comply with those Standards meaning that an OCP amendment should be necessary. A similar opinion is also anticipated regarding the Duck Building.
- **Governance Committee:** Report attached.
- **Community Engagement Committee:** Report attached. New information is that an e-trike is not the best option, but an e-bike, which would be less expensive, will serve the objectives better. Additional on-going expenses related to storage were discussed with various options (ideally storage in the locked city compound) to be pursued. The Board approved the additional expenditure of up to \$2,500, at the Executive’s discretion, if necessary to bring this project to fruition. The Board also approved the expenditure of up to \$2,000 for on-going events, at the Executive’s discretion. This includes the \$365 already expended on the Blossom Your Pride event.
- **Urban Livability Committee:** No report.

External Meeting Reports

Victoria Community Association Network (VCAN): No report.

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

New Business: None

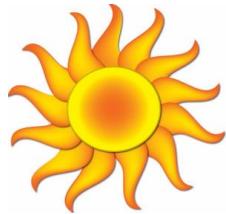
This segment of the meeting concluded at 7:00 p.m. and Councillor Young left the meeting.

Planning and Discussion – Board members only

Proposed New Community Centre: Sandra advised meetings have been held with the City, BC Housing and North Park Neighbourhood Association (NPNA) regarding the City's recently announced plans for the construction of a community centre for the North Park and Downtown neighbourhoods, with social housing and a daycare, on the 900 block of Pandora. The Board approved a working committee comprised of Sandra, Paul and Darragh to address governance issues with NPNA, with the goal of an MOU for creation of a non-profit to operate the building, with balanced representation from both NPNA and DRA. Once that is in place, further work will be required on a consultation process and design, with the goal of broad based input with residents.

Meeting adjourned at 7:30 p.m.

Next meeting: Tuesday, August 10, 2021 at 5:30 p.m.



July 2021 Update

Downtown

In Your Neighbourhood

Welcoming City Strategy

Building on public input during the first round of engagement, the community now has the opportunity to provide feedback on potential ideas for the Welcoming City Strategy in an online survey. The online survey organizes potential ideas for the Strategy into seven categories aligned with the Welcoming Standard, which include: Government Leadership, Equitable Access, Civic Engagement, Connected Communities, Education, Economic Development and Safe Communities.



The community is invited to provide feedback on ideas that will inform the actions in the Welcoming City Strategy by completing an online survey **by July 11**. <https://engage.victoria.ca/help-make-victoria-a-welcoming-city>

Budget Planning

At their July 8 Committee meeting, Council will receive a report from Mayor Helps proposing that Council dedicate time at the meeting to revisit its Strategic Plan and identify top priorities for implementation in 2020. The report acknowledges that there is not sufficient time in the current Council's term to fulfill all its objectives and that it would be preferable to consider top priorities early in the budget planning process.



<https://pub-victoria.escribemeetings.com/Meeting.aspx?Id=35fefbbde150-404e-95c9-064fb4ba3271&Agenda=Agenda&lang=English&Item=18&Tab=attachments>

Maritime Museum Moving

The Maritime Museum of British Columbia is moving to a new interim home beside the Victoria Conference Centre, while the museum continues its drive to secure a permanent home on the waterfront in downtown Victoria. Beginning in August, the museum will open in a 3,000-square-foot City-owned store frontage on Douglas Street that will include public gallery space for exhibits, programming, events, research and administration.

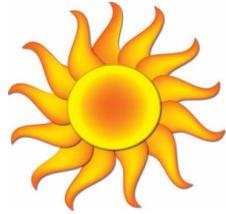


The museum's final day at their current Nootka Court location will be July 17. The current exhibit, "The SS Valencia, a Theatre of Horror" runs until closing and then will reopen in the new location in August once move-in is complete. More information about re-opening plans will be announced in the coming weeks. For more information about the Maritime Museum of BC, visit mmbc.bc.ca

Honorary Citizens

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





July 2021 Update

Downtown

Do you know someone who makes our community a better place? Nominate them for the City's Honorary Citizen Award, which celebrates those who have performed outstanding personal achievements and service for the betterment of our community.

Nominees must demonstrate outstanding contributions in one or more categories including arts and culture, business, environment, heritage, health and sports. Ten recipients will be selected for the award. Nomination packages must be submitted by 11:59 p.m. on Sunday, July 25, 2021. For more information, go to: <https://www.victoria.ca/EN/main/city/honorary-citizen-award.html>

Government Street Refresh

The community is invited to help shape the *Government Street Refresh* design concept to ensure this street continues to be a vibrant, historic and animated public space for the next 50 years. Until July 11, the public can fill out a short online survey and submit their written ideas, illustrations, images and videos online on how to make



Government Street one of the best streets in Canada at engage.victoria.ca.

Central Library Renewal

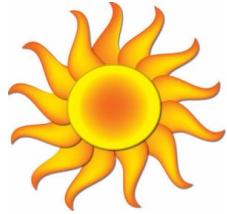
Council has approved a proposed project plan for a Central Library Feasibility Study. The first step toward redevelopment of the Central Library will be to complete the feasibility study to evaluate the library operation's functional requirements and the technical and financial implications of redeveloping the existing site or a new location. An output of the study will be an assessment of the options and relative value of each. Upon completion, staff will report to Council and confirm direction on the preferred redevelopment methodology.
<https://pub-victoria.escribemeetings.com/filestream.ashx?DocumentId=68977>

Participatory Budgeting

A second online information session for prospective applicants for Participatory Budgeting grants will be held on **Saturday July 10 from 10am to noon**. You can also view the June 24 session online. The community-based Participatory Budgeting Steering Committee is seeking proposals for \$50,000 to be invested for projects that enhance and enrich neighbourhood spaces throughout Victoria. Participatory Budgeting gives the entire community the opportunity to vote on how to invest a portion of the City budget in projects that matter to the people who live here. You can learn about Participatory Budgeting at www.victoria.ca/EN/main/residents/city-grants/participatory-budgeting.html.

Council Meetings

Committee of the Whole meets on July 8, 15, 22 and 29 at 9:00am with Council evening meetings on July 15 and 29 at 6:30pm.



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Downtown

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

Executive Committee Report –June 2021

Physical presence in the Downtown:

Ian and Sandra met with Bill Eisenhauer (Engagement) and Nav Sidhu (Assistant Director of Parks and Rec), in preparation for the public announcement that the property purchased by the City at 925-930 Pandora is being designed to create 220 units of housing (170 units for low-medium income and 50 units of supportive) and a community centre to serve the neighbourhoods of North Park and Downtown-Harris Green. A further meeting with BC Housing has taken place, the contents of which were reported earlier in the month.

Further conversations have happened between Sandra, Sarah Murray and Nav Sidhu to answer questions about the process. The first issue to be resolved deals with governance: Should the city operate this community centre and the neighbourhood associations be members of an advisory committee? Given that it is in North Park, should NPNA operate the centre with the DRA a renter in their space and pushing for our own Community Centre? Should North Park and the DRA work together to create and jointly operate this entity? **It is the recommendation of Sandra and Sarah Murray that a joint entity be created and operated by the DRA and North Park Neighbourhood Association.**

The First steps process moving forward:

1. **Approval** from the Board that we will work with North Park to create a jointly run community centre.
2. Meeting of a **working group** to begin the process of setting up a governance structure (MOU between the DRA and North Park, choosing of a name for registration under the Society Act, the drafting of a constitution and bylaws, registration of new society)
3. Creation of a **design working group** to work with the architect
4. Creation of an **engagement working group** to plan communication and engagement strategies with the neighbourhood so that we can keep them informed and provide opportunities for engagement in the project as it begins

Where we are: A **working group** consisting of representatives from the DRA (Sandra, Paul and Darragh) and NPNA will meet for next Wednesday night.

Office Space: Sarah Murray, Executive Director of NPNA, has offered to share the community space at the Bosa building on Vancouver and Pandora with the DRA. Darragh will be able to use this space on Mondays and Fridays.

Boundary Conversation:

The on-line survey results from the City's engagement process have now been released and are included with the information package for the board meeting. The DRA is invited to respond to the survey information and the proposed boundary changes. **The deadline for a response is July 16th.** According to information received from Mike Hill: "Please note these survey results will not dictate the decisions on the boundary changes, rather they will simply provide Council with a summary of residents' responses to the poll questions. We will be compiling all the engagement responses (including comments and emails) into a report for Council's consideration in September." VCAN has sent a letter to Council, on behalf of all neighbourhood associations, raising concerns about the engagement process and asking for more time and information to engage more fully with residents on this question. The neighbourhood

associations agreed that the process lacked information about the reasons for the decisions nor did it deal with the implications of boundary changes to land use decision-making.

**** VCAN letter**

****Results of City Poll on Boundaries**

Letters sent:

A letter has been submitted on behalf of the DRA to the Capital Daily and the Times Colonist in response to Caradonna's questioning of the role of neighbourhood associations. While Caradonna's article focused on Fernwood, there were comments made about land use that needed clarification.

A letter was also sent to Mayor and Council supporting NPNA's request for a grant to pay for the costs of using Royal Athletic Park for programming during the summer months.

900 Block Pandora/DSP Committee: Sandra is monitoring the minutes of both committees at this moment.

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

The ZOOM presentation of film-maker Krista Loughlin's film *Us and Them* has been postponed until September owing to difficulty in arranging participants for the panel discussion.

Urban Ecology and Agriculture Committee Report

July 2021

Introduction

The Yates Street Community Garden (YSCG) has hosted two events. The Pollinator-Week event celebrated and educated the community about the importance of pollinators in an urban setting. The second event, Blossom Your Pride, celebrated the diversity of residents in the Downtown Community.

Updates

The Pollinator-Week Event

Pollinators are a vital part of ensuring the vitality of urban green space in the city. At the YSCG, Pollinator posters were hung along the front fence, showcasing the diversity of pollinators that thrive in green spaces in the Downtown Area. The garden also hosted an open house where residents could come and visit the garden and see pollinators in action. Dr. Lora Morandin of Pollinator Partnership Canada was available to greet residents. Dr. Morandin shared her expertise and research on pollinators.

Blossom Your Pride

To celebrate Pride week in Victoria, the Victoria Downtown Residents Association (DRA) and the YSCG held a joint event. The residents of Downtown Victoria/Harris Green and other neighbourhoods were invited to come and create their colourful pride bouquet. The guests were also treated with a pride cupcake. The event was a success and received positive feedback. A huge thank-you to Darragh De Groot, the DRA's Engagement Coordinator, for helping to plan, organize, and implement the event!

Second Community Garden Proposal Update

One of the goals of the Urban Ecology and Agriculture committee is to propose a second community garden. Michael has received numerous emails from gardeners and residents supporting a second community garden and more access to community gardens. The emails spoke about the challenges residents face with lacking gardening space in rental units due to no balconies. Other emails were heartfelt where some spoke about how gardening in a community space helped residents deal with some mental challenges, particularly during the pandemic.

Michael and his partner conducted a walk-through through the city. During the walk-through, two potential sites have been identified. Darragh De Groot has created a folder for the proposal

for the community garden. Michael will add files to the folder as he continues to conduct further research and reach out to gardening experts.

Michael met with Janet Strauss, Louise Klassen, and Laura Fraser to discuss how the YSCG started and the challenges and successes of opening up Downtown Victoria's first community garden.

Michael will continue to meet with expert gardeners to give their input on how community gardens can contribute to the community. Michael has met with Ariel Reyes Antuan, who launched Palenke greens initiative. The project offers tools to garden just about anywhere using a burlap sack to help tackle food security, particularly amongst racialized individuals. Michael will be meeting with Dr. Lora Morandin to give her expertise on the vitality of pollinators in the two possible sites to propose a second community garden.

Conclusion

The two events held at the garden have proven the versatility that a community garden can contribute to the community. It became a source of information for residents to learn about the importance of pollinators. It became a space where residents came together to celebrate pride week. Also, the committee has been learning in the past few months that green space is important and a challenge to access to Downtown residents. In particular, green space that is accessible to all residents. Therefore, the work to propose a second community garden is vital to support the needs of the Downtown residents.

Communications and Membership Committee Report – July 2021

Update on Committee activities:

- **Newsletter:**
 - The June newsletter was issued on June 16. Statistics from Mail Chimp indicate that it was opened by 35% of subscribers, lower than our average of 46.7%. The item most frequently clicked on was the Call to Action re the proposed Starlight Development.
 - We intend to put together a newsletter in mid-July and welcome contributions from Board members.
 - The newsletter is in process of a redesign thanks to the creative talents of Darragh. When the new website is launched more updates will be made to coordinate the newsletter with the look and feel of the new website.
- **Blossom Your Pride Event**
 - An email invite was sent to subscribers on June 22 to promote our Blossom Your Pride event at the Yates Street Community Garden and a reminder was sent on July 2. Open rates were 45.7%/41.8% respectively.
- **Web site**
 - The design of the new website is essentially complete and we are in process of having the victoriadra.ca domain transferred to the new site. We hope to have this completed by the time of the Board meeting on July 13 or shortly thereafter.
 - Once the transfer has been completed, we will be promoting the new site via our newsletter and social media.
- **Social Media - Instagram**
 - Darragh is in process of creating an Instagram account for the DRA. In future, we will be posting on Instagram, as well as Facebook and Twitter.
- **Other**
 - 4 new members and 1 renewal since the last report.

Submitted by
Doug Boyd
Chair, Communications and Membership Committee

2021 JULY Project List for Board Meeting

DRA Land Use Committee

07 JULY 2021

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

LUC: Current

1. 1312 Broad, Duck Block – UVic Properties/Chard – Rezoning, Development Permit and Heritage Alteration for 6-storey, 135-unit hotel with ground floor commercial with 3.95:1 FSR, providing 18 parking stalls (34 required) and 36 bike parking (26 required). Includes an OCP amendment for a very significant increase in density offside of the Official Community Plan maximum densities for Old Town and best practices of Heritage Conservation. Note: Staff has relieved the applicant of the requirement for an OCP amendment for this application. Applicant submitted revised bubbled plans that were posted to Development Tracker 5 Feb 2020. Revisions appear to provide minor changes in response to City Planning feedback but not broader concerns put forward by community. New CALUC letter submitted 4 Feb 2020. On Thurs 06 Feb 2020, Committee of the Whole voted to send this project to Public Hearing. Status: Anticipated to go to Public Hearing on 09 Sept 2021.
2. 1314 Wharf St, Northern Junk – Reliance Properties – Rezoning for the redevelopment of existing heritage buildings to include 47-unit market residential rental with ground floor commercial, mixed use addition, concurrent Heritage Alteration with 3.36:1 FSR. CALUC letter submitted 10 Sept 2019. On 11 June 2020 CotW referred the application back to staff with the direction that the application adhere more to the Heritage and Old Town Guidelines. Revised Plans posted 19 Apr 2021. Approved for Public Hearing by Council on 13 May 2021. Status: Anticipated to go to Public Hearing on 29 July 2021 but no notice has been received from the City.
3. 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. FSR 6.0. 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? Public Comment was open 25 May – 25 Jun 2021. Status: Application going Committee of the Whole on Thurs 15 Jul 2021.
4. Neighbourhood Boundaries – CoV online survey closed 18 June 2021. Relevant results were provided to NAs. Results “will not dictate the decisions on the boundary changes, rather they will simply provide Council with a summary of residents’ responses to the poll questions.”

Council also asked staff to “work with NAs & report back on options for supporting them in outreaching & serving parts of their neighbourhood that are currently under-represented by their current function and services.” – For the Board not Land Use

Deadline for NAs to provide letters on these questions is 03 Aug 2021
to engage@victoria.ca.

5. 1205 Blanshard – Jawl Properties with D’Ambrosio – Pre-submission meeting with CALUC members took place on 19 May 2021. Proposal 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. Status: Pre-Application (alternate CALUC) online meeting scheduled for 13 July 2021 at 6:30-8:00 pm. Plans are available on the Development Tracker. Opportunity to submit comment ends 25 July 2021 (date determined by staff). Join Zoom Meeting <https://us02web.zoom.us/j/85094281977?pwd=RFNPUFVXUjBQeXFNNFMSek1IMFMxZz09>
6. 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. 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 demoed as of July 2021.
7. 440 Swift – CRAFT Beer Market – Heritage Alteration Permit with Variances application to make exterior alterations to the heritage-designated building at 440-450 Swift Street (formerly Canoe). Proposed changes to the property include enlarged window openings, construction of a new enclosed patio structure, a 1-storey addition and landscaping changes. Application went to Heritage Advisory Panel on 11 May 2021. Similar concerns as DRA LUC and City Staff were raised. Revised plan posted 08 June 2021. Staff review of plans 10 June 2021. LUC letter submitted 30 June 2021 based on new plans.
8. 836 Yates, Yates Centre – Coronet Ventures – Application for a Development Permit with Variance + Heritage Alteration Permit with Variance to install a new fence and gate. Note: this application will effectively remove a section of the mid-block walkway that was presented as part of the application for Chard’s development at 848 Yates St. Went to Heritage Advisory Panel on 13 Apr 2021. LUC letter sent on 20 May 2021. Status: Revised plans submitted 30 June 2021 and under Staff Review.
9. 767 Douglas, Apex Site – Telus w Aryze – Rezoning for 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 (53.21m) office building with ground floor commercial with an FSR of 5.2, 116 compliant parking stalls + 10 non-compliant (205 required) & 142 bike parking spots (126 req). 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.

A new notice dated 4 June 2021 sent to residents in the area regarding 2 OCP amendments “by changing the urban place designation from Inner Harbour/Legislative to Core Business and to reduce the view corridor on Douglas St to facilitate this development. The proposal is for a density 5.2:1 FSR, a building height of 51.53m (not including rooftop mechanical) and reduces a protected view of the Olympic Mountains on Douglas St”. Feedback to City Planner was open until 5 Jul 2021 to be shared with only with the Applicant and not the DRA LUC. Status: Staff Review of Revised Plans as of 17 Jun 2021.
10. 568 Yates – Jima Cannabis – Rezoning application to allow for the use of Storefront Cannabis Retailer and remove the use of Storefront Cannabis Retailer at 546 Yates. New

DRA LUC letter sent 25 May 2021. Approved to go to Public Hearing by CotW on 27 May 2021.

11. 611 Chatham St – Nicola Wealth Real Estate – Development Permit with Variances for proposed 5-floor, 274-unit market rental residential with ground floor commercial on 1.5 acres over 9 lots facing Chatham, Herald and Government Sts. Variance for height requested from 15m to 21.07m for Herald St and 16.18m for Chatham with a density of 3.0:1. LUC members met with David Fawley and Guadalupe Font of Denciti Devt Corp on 12 Aug 2020 to discuss the project. LUC letter submitted to City on 30 Nov 2020. Went to ADP on 27 Jan 2021. Panelists voiced a number of concerns and resulted in the approval of the motion to support with consideration of 10 items listed. Went to Heritage Advisory Design Panel on 09 Feb 2021 and panelists also had similar concerns regarding a number of aspects of the proposal. Revised Plans Received on 14 May 2021 and under Staff Review 18 May 2021. Status: Approved at CotW on 03 Jun 2021 with amendments. Should expect some refinements to plans before going to Public Comment.
12. 1124 Vancouver – J. Gordon Enterprises – Revised plans submitted 18 Mar 2021. Overview: 6-storey with 1 level U/G parking, 163 units, 3.57 FSR, 45 parking spots, 188 bike spots with no ground floor commercial. This project no longer includes affordable housing. History: After two CALUC meetings, a number of substantial issues and concerns remain unresolved and the information provided to the public has been incomplete and in some cases incorrect. Two CALUC letters sent 23 Jan 2020. Project was reviewed and declined by Advisory Design Panel on 26 Feb 2020. Status: The applicant provided a letter with comprehensive information not addressed during previous CALUC meetings and responds to ADP and Planning Staff feedback. The letter is posted for public review on the Devt Tracker. Alternative CALUC process for public comment closed 30 May 2021.
13. 975 Pandora (1468 Vancouver), Seventh Adventist Church – Townline – Rezoning and Building Permit for 121 residential rental units in 4-storey podium and 15-storey tower at 5.46:1 FSR with ground floor commercial. Vehicle parking at 118 meets requirements and bike parking exceeds requirements at 240. There are also 125 storage lockers. CALUC letter submitted Mar 2019 based on 2018 submission. Project went to ADP 25 Nov 2020. Revised plans posted to the Devt Tracker 12 Mar 2021. Staff Report Prepared 22 Apr 2021. No new LUC letter will be submitted at this time. Status: Approved for Public Hearing by Council 20 May 2021.
14. 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.
15. DCAP Review – City Staff-led stakeholder engagement process. Ian has outlined many of the DRA LUC concerns regarding gaps and priorities. Draft DCAP Design Guidelines April 2021 circulated by staff on 13 April 2021. Feedback “will inform further refinements to

the draft Design Guidelines before they are presented to Council". Public feedback closed 07 May 2021. Report to Council scheduled "Summer 2021".

16. 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.

LUC: Ongoing and Active

1. 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.
2. 1106 Blanshard St, Montrose Winter Garden Hotel – David Fullbrook with D'Ambrosio – Site Specific Zone and OCP amendment for Core Business area density. Proposal is to develop NW corner of Blanshard and Fort. Project proposes 20-storey tower Airbnb-style hotel. Density requested 6.16:1 FSR from 3.0:1 and requested height of 65.5m from 43.0m. The density calculation for this application is unconventional in that it will include the separate adjacent property to the north, The Montrose Building, which will be designated heritage but not seismically upgraded. The Montrose will be maintained with residential above small Commercial Retail Units (which are being renovated as vacancies arise). CALUC meeting held on 29 Jan 2020 at the Christ Church Cathedral Chapter Room. Revised plans submitted by the applicant and zoom meeting for CALUC members took place on 12 Nov 2020. Went to Advisory Design Panel on 13 Jan 2021. Went to Heritage Advisory Design Panel for the sole intention of reviewing application for recommendation for Heritage Designation for the Montrose Building on 09 Feb 2021. Panelists raised many concerns regarding the approach offered by the application. DRA CALUC letter submitted 31 Jan 2021. New Letter to Council posted on Devt Tracker 26 Jan 2021. Status: Staff Review of Revised Plans concluded 01 Apr 2021 and approved at CotW on 01 Apr 2021 to proceed to Public Hearing.

3. 539 Fisgard St – Salient Group – Heritage Alteration Permit for 3 amalgamated buildings facing Fisgard and Fan Tan Alley and includes the back patio. Scope of work includes many components proposed. Status: Application Review by City as of 11 Mar 2021.
4. 777 Broughton – Development Variance Permit application to install signage in Old Town. Status: Application Submitted and under Review by City 01 Mar 2021.
5. 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.
6. 504 Herald, Herald St Brew Works – Mike and Lee Spence – Development Permit with Variance: Applicant seeking a permit to construct a rooftop patio with an occupancy of 99 additional liquor primary seats; bringing total occupancy to 277 from the previously approved 178. Anticipated use is not included in this application; only construction. Letter sent 20 May 2020. Status: Proceed to Council for Public Comment as of 21 May 2020. The Opportunity for Public Comment has been put on hold and will proceed with amendment request to Liquor License as of 16 Oct 2020.
7. 579-585 Johnson St – Hartwig Industries w Studio 531 architects – BP with Variance. Two different massing studies have been presented and both exceed the 15m maximum height permitted by the zone so applicant would seek a variance. Site meeting with CALUC took place on 10 Nov 2020. Project went to Heritage Advisory Panel 08 Dec 2020 to discuss two different massing proposals in addition to a Zoom meeting with City, Applicant and DRA reps on 02 Dec 2020 to review and discuss proposals. Many concerns were voiced regarding the approaches being offered and how they do/do not conform with Old Town guidelines and policies.
8. 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.
9. 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.

10. 777 Herald, Hudson Place One – Townline – Development Variance Permit for a height variance from the previously approved plans. Note: This project was granted a 3m height variance in 2018. Construction of this building is nearing completion. Status: Application Received and Review by City 20 Feb 2020.
11. 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.”
12. List of Community Amenities needed for Downtown Harris Green. Results from 2014 Town Hall Meeting were substantiated by comments on Social Media in 2020 outreach. Many other challenges and issues identified that were not related to amenities but have been noted. Will continue to collect and compile.

GOVERNANCE COMMITTEE REPORT

July, 2021

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

1. Building Board Diversity: Outreach efforts with Cool Aid are continuing to identify residents who may be interested in joining our Board. The next step, planned for early fall, will be an opportunity for residents who may be interested to meet with the Executive and any available Board members at an informal information session, to introduce ourselves, what the DRA is about and what Board membership would mean. The intent is to ease any concerns or reluctance to join our organization due to any concerns the Cool Aid residents may have to take on this responsibility. At the suggestion of the Cool Aid outreach worker, we are looking to involve the Face2Face team of the Coalition to End Homelessness.

Discussion with the Threshold Society to identify potential youth members have stalled due to the contact there being on an extended leave. I will follow up, trying to identify a new contact.

Board members are asked to identify any possible organizations or groups, or any potential Board members, that we can reach out to.

2. Board orientation protocol and package: Developing a package is still in the very beginning stage of that work.

3. 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.

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COMMUNITY ENGAGEMENT COMMITTEE REPORT - JULY, 2021

Committee members are Dianne Flood, Doug Boyd, Denise Nichols and Allan Price, supported by Darragh De Groot.

Updates:

- **Trike project – Direction from the Board is being sought whether to proceed with this project or to return the \$5,000 in MGN Grant funds to the City.** If to proceed, preliminary approval of additional funding of up to \$4,000 from DRA general revenue is being requested, with the exact amount to be confirmed when known.
Costs and supply have been major issues. Suitable **e-trikes** are very expensive – in the range of \$10,000 for the trike alone. After much searching by Darragh, a reasonably affordable cargo **e-bike** has been identified (see <https://radpowerbikes.ca/pages/radburro> and also a video of one being used as a mini-library in Burnaby BC. - <https://youtu.be/05RAkgO4jmg>), plus a suitable trailer. However, it is being re-designed so that version is not currently available and there is no official release date for the updated version. In any event, the costs of the trike and trailer with a custom “wrap” will be over the MGN Grant funding of \$5,000, plus as supply remains an issue the exact costs are still not possible to confirm. If we are to proceed, additional funding of up to \$4,000 from DRA general revenue may be required. Additionally, the Board should be aware ongoing annual maintenance and storage costs are *estimated* to be approximately \$300 and could be higher.
This grant is long outstanding and we need to move forward one way or the other – proceed or return the \$.
- **Promotional material and event costs: Board approval of expenditure of funds for promotional material and event costs of up to \$2,000 is being sought.** The Executive pre-approved the expenditure of \$365 for the Blossom Your Pride event (see report below) for flowers and cupcakes and to purchase a foldup table to use at that and future events. (The YSG have agreed to provide storage of the table in exchange for its occasional use.) We still have a good supply of tee shirts and postcards, a banner and some poster boards, all available for events. Other promotional, branded items like a tablecloth will be purchased and additional funds may be necessary for future events that may be held. The requested funds would only be expended with the approval of the Executive.
- **The City's Participatory Budgeting:** This is for 2022 project funding. Darragh attended the City workshop on this but it was decided that due to time and resource constraints (both current and future, including without knowing if we will have funding for Darragh's position next year), not to proceed with an application for funding for a project to be delivered next year.

Events:

- **Blossom Your Pride:** To celebrate Victoria Pride Week, the DRA and the YSCG held a joint event, inviting DRA members and residents of Downtown Victoria/Harris Green and other neighbourhoods to the Garden on Sunday July 4 to create colourful

Pride floral bouquets and enjoy a Pride cupcake. The event was a success with 67 persons attending and 12 new newsletter signups, and lots of positive feedback.

Darragh and Michael did a great job in planning, organizing, and implementing the event, and also a thank you to the Board members who showed up and supported it.

(See Darragh's report at: https://drive.google.com/file/d/1OCD9EmaUC4zPDv3IgSJJEnGU4Oi_cr39/view

- **Asian Heritage Month Celebration Tea Party** – The requisite report to the City for the MGN Grant funding has now been filed. As not all funds were used, a cheque for the remaining balance will be sent to the City.
- **Other possible upcoming events:** The Committee is continuing to look to partner with others on events. Darragh will continue to pursue these opportunities, including a Speakers series.

Other Activities:

- **Connecting with new residents:** The opportunity to connect with residents of newly constructed buildings through the developers of the buildings will be explored, for the possible distribution of DRA promotional materials and/or hosting “newcomer walks and talks”. Darragh will follow up with the Chair of the Land Use Committee to see about possible introductions to developers and will work with the Committee on this on a go-forward basis.
- **Possible Government Street Refresh Walk and Talk:** to follow up on this as a possibility, similar to the Vancouver Street bike path walk.