

# DRA Board Meeting Minutes

**June 8, 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:** None

## **Call to Order/Approval of Agenda/Welcome to Guests**

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

Sandra introduced and welcomed Darragh De Groot, our new neighbourhood engagement coordinator.

## **Councillor's Report- Geoff Young**

**Strategic Grants:** Councillor Young expressed regret that the DRA grant application had not been approved. He indicated that with council's priorities being social policies and mental health, sometimes other worthy causes like the DRA and the Maritime Museum, are not given attention.

**Community Centre Report:** Councillor Young acknowledged the imbalance of the community centres in neighbourhoods, with some having none, and Fernwood having two. One of the Fernwood centres operates very autonomously, with many of the other centres under strict supervision by the City. He noted that Council was well aware that the Downtown Community Centre was utilized by Cool Aid, and use by others could negatively impact the Cool Aid programming, something the Board expressed the DRA would not want to do.

**Neighbourhood Boundary Review:** Councillor Young said the residents affected by the proposed changes to the Fernwood boundaries continue to be the most vocal. Geoff reiterated that if the DRA and its members have any issues or concerns about the boundary changes, it was important to express them, with letters often having more impact on councillors than petitions.

**Liquor Licenses:** Concerns about the City's failure to adopt the liquor policy were again expressed to Councillor Young, with concerns about the long-term impacts of approving increases in the number of establishments and the seats within them. Councillor Young reiterated that with Covid Council is concerned about the vibrancy of the downtown entertainment district and is more focussed on the recent issues of sexual assault in licensed premises.

**Statistics on Downtown Activities:** Councillor Young advised that the City had recently gathered statistics on various downtown activities and agreed to provide them to the DRA when they are publicly available.

#### **Downtown Update – Mike Hill**

**Report attached.**

**Neighbourhood Boundary Review:** Board members expressed concerns about the consultation process, and inquired about a post-review de-brief. Mike advised that a de-brief was not planned and for that to happen, a request would need to be made.

**Business Arising from the April Minutes:** None

#### **President’s Report - Sandra Severs**

**Report attached.**

Sandra advised the Executive has been meeting with Darragh to orient her and get started on some of the issues and matters in the strategic plan. Darragh advised that she was setting up some simple spreadsheets to keep track of the metrics, which are important to track our progress. The Executive and Darragh will continue those efforts and report to the Board.

#### **Standing Committee Reports**

- **Urban Ecology and Agriculture Committee:** Report attached. Michael reported that the YSG looks forward to co-hosting a Pride Week event with the DRA, scheduled tentatively for July 4. Michael and Darragh will work together on the event, including some video and still photography.
- **Communications and Membership Committee:** Report attached. Doug reported on progress on the new website with a go-live targeted for mid-summer, but additional work is required that was not covered by the original contract. The Board approved an additional amount of \$1,250 to cover that additional work.
- **Land Use Committee:** Report attached. Discussion about the Starlight development and the City’s on-going approval of OCP exceptions and the failure to obtain appropriate amenity contributions from developers. This has led to Victoria being seen as a place where developers can make high returns, with little cost. Ian and Dianne will work on a “Call to Action” piece for the newsletter and possibly an opinion piece for the TC, social media and others.
- **Governance Committee:** Report attached.
- **Community Engagement Committee:** Report attached.
- **Urban Livability Committee:** Report attached

#### **External Meeting Reports**

**Victoria Community Association Network (VCAN):** The City’s proposal to delegate re-zoning approvals for social housing to staff and eliminating public consultation is of significant concern. The lack of transparency and the failure of the elected officials to play their proper role are both major issues. The City’s rationale – time saving – could be better addressed by improving internal City review processes,

given the public consultation actually takes only a very short time in the whole process.

**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 6:45 p.m. and Councillor Young and Mike Hill left the meeting.

**Planning and Discussion – Board members only**

**Proposed neighbourhood boundary changes:** Sandra and Ian continue to work on this including how best to ensure appropriate funding comes with the additional responsibilities, especially with regard to land use issues. Concerns were re-iterated about the City's failure to follow proper consultation processes.

Meeting adjourned at 7:15 p.m.

**Next meeting: Tuesday, July 13, 2021 at 5:30 p.m.**

## **Executive Committee Report –June 2021**

### **Community Engagement Committee**

With the resignation of Dale Dearing as Chair of the Community Engagement Committee, the Executive has responded by picking up the work under that portfolio. Dianne has taken over as Chair of the committee until further capacity has been built in the committee and on the Board. Doug is working with Emily, the website designer, to finish up the revised website.

### **Physical presence in the Downtown**

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

**Update: No further movement on this issue.**

### **Boundary Conversation:**

The deadline for responding to the City's on-line survey has been extended to June 18<sup>th</sup> following which, results are to be sent to the Neighbourhood Associations for review and response. A review of current on-line comments on the City's Engage page shows that the major concerns around the proposed boundary changes have to do with the proposals to alter the boundaries of Fernwood, North Park and Oaklands. There is some concern that the proposed extension of the boundary of the Downtown to include the land to Bay Street will change the terms of the agreement with BC Housing and Burnside-Gorge to not increase the amount of supportive housing in the neighbourhood. A further comment expressed concern that the work to create a BIA in the industrial area south of Bay Street might be lost.

### **Hiring of the Coordinator position:**

Darragh de Groot, our Neighbourhood Engagement Coordinator, began work on May 25<sup>th</sup> and much of the work of the Executive has been focused on orienting Darragh and setting goals for the length of the contract.

**900 Block Pandora/DSP Committee:** Sandra is monitoring the minutes of both committees at this moment. Residents have moved into the Caledonia Tiny Homes project at RAP. A mural has been painted on the outside of the shipping containers improving the look of the community. Between March and mid-May, 229 individuals were moved from parks/camps into Our Place Society, Cool Aid and Pacifica housing/shelters sites. 10-12 organizations supported the move (transportation, packing, etc.). BC Housing has made a commitment to not reduce resources. As the Arena and the Travelodge will be closing this year, a team is working on supporting folks staying there to find alternate shelter/housing resources.

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

The ZOOM presentation of film-maker Krista Loughlin's film *Us and Them* is in its final stages of planning. We expect a date to be set this week once the final details have been confirmed.

## **Urban Ecology and Agriculture Committee Report June 2021**

### Introduction

It has been a busy month for the Yates Street Community Garden (YSCG), as many gardeners have been busy tending to their garden. The YSCG hosted its first event of the year as a distribution site for the Get Growing, Victoria! We had the opportunity to connect with many residents in the Downtown area and other neighbourhoods within the Greater Victoria area.

### Updates - YSCG

- Get Growing! Victoria Event - May 30, 2021
  - The Victoria Downtown Residents Association (DRA) had a table at the event to show support for the event and have the opportunity to connect with the residents. In addition, we held a draw for a gift certificate. We had a total of 21 ballots from the event.
  - Among our conversations with the residents, we have found out the following:
    - Many of the new residents we met recently moved to Victoria during the pandemic from other provinces, particularly from Ontario.
    - Those that came from other neighbourhoods did not realize there was a community garden in Downtown Victoria. They were pleasantly surprised and are happy that there is space dedicated to a public green space.
    - We received positive feedback from those that attended, knowing that there is a DRA to represent the residents in the Downtown area.
  - As part of the committee's efforts to gather information about current and future events, the committee is working with the DRA's Engagement coordinator. For more information, please see the Appendix section. Note, this is a starting point. There is some information that was missed at the event and will be entered at a later date.
- Next event: Pollinator Week (June 21-27)
  - YSCG will be celebrating Pollinator Week this month at the garden, June 21 – 27. Lora from Pollinator Partnership and the Youth team have been busy making posters and brochures that will educate the community on the importance of pollinators and providing pollinator habitat. In addition, the group will be planting a pollinator garden this month on the boulevard beside the garden, just outside of Gallery hair salon on Yates Street. To celebrate, YSCG will be having an open garden event the weekend of June 26 – 27. The Pollinator Partnership youth team will be there, and we plan to have some pollinator education material, plants to give away, and activities to participate in. Community members are welcome to stop by the garden, check out the apiary and learn about pollinators.

- Celebrating Pride Month
  - To celebrate the diversity of residents in the downtown area, the YSCG will be celebrating Pride. Michael will be consulting with the YSCG Steering Committee on how they would like to approach Pride. Some ideas include making a permanent mark in the garden (for example, a rainbow painting in the garden - like the painted rainbow crosswalk in Downtown Victoria) and decorating the garden with an invitation to DRA and garden members to come to visit the garden (open house style) during the Victoria Pride Week (June 28 - July 04).
- Seed library project
  - The YSCG will be installing a seed library at the front of the garden that will provide downtown residents with the opportunity to collect and distribute a variety of seeds. By saving and sharing, we protect and promote diversity in the downtown area and surrounding neighbourhood.

### Discussion.

- DRA - Physical Presence
  - A conversation that started at one of the YSCG committee meetings about the popularity of "office pods." One of the YSCG steering committee members suggested having an "office pod" built at the YSCG to have a physical presence for the DRA. Some of the preliminary ideas for the use of the "office pod" include a space for DRA meetings, space to engage with residents, and local community events. Michael can do further research and can approach West Coast Container Homes, a local company in the Fernwood neighbourhood, for information gathering, as a first step.
- Urban Ecology and Agriculture Committee Goals
  - The committee chair and the Engagement Coordinator have met and developed strategic goals and objectives. The committee's goals and objectives will be included in the next report (July) in the appendix section.

### Conclusion

As the number of covid-19 cases decreases on Vancouver Island, there is a greater sense of enthusiasm in reconnecting with others in the community. We have seen that same enthusiasm in the garden, motivating the YSCG to be more involved with the community through events and workshops. There is a lot to look forward to in the next few months as we approach the summer, and the committee is committed to ensuring that the DRA continues to promote nature in Downtown Victoria.

## Appendix

### Event Overview

<b>Who</b>	Yates Street Community Garden & The City of Victoria "Get Growing, Victoria!" Project
<b>What</b>	<p>Yates Street Community Garden is one of several locations that will distribute food seedlings to residents.</p> <p>Get Growing Victoria! Provides food seedlings and garden materials to citizens in need, including people disproportionately impacted by the ongoing pandemic. The seedlings are grown in the City's nursery in Beacon Hill Park and distributed in partnership with community organizations.</p>
<b>Where</b>	Yates Street Community Garden
<b>When</b>	Sunday, May 30, 9:00 AM – 2:00, pre-registration with the City of Victoria.

### Project Details

#### Project Goals

1. (Briefly Identify 3 primary goals of the project – this helps to ensure that when you are participating in a project, it aligns with the organizations general goals)

## Key Performance Measures – Evaluation Methods of Success

- Attendance Numbers (list here what goals this measure indicates)
- Number of plants distributed.
- Number of newsletter Signups
- Number of Community Partners

## Project Targets & Justifications

Performance Measure	Target	Actual	Details
Attendance Number	NA		
Number of plants distributed	NA		
Number of newsletters sign up	NA	<b>21</b>	
Number of Volunteers	NA		
Number of Community Partners	NA	<b>3</b>	(Yates Street Garden, City of Victoria, DRA)

## What was Successful?

- The Organization of the event in tandem between the City of Victoria & the Yates Street Garden.
- The layout and flow of the space, in adherences to Covid-19 Goals.
- The number of volunteers there to assist & distribute seedlings.
- Many appeared happy and thankful for the seedlings. They were excited to get their gardens started and to grow their food source.
- The compost available to citizens was as successful and as appreciated as the seedlings themselves. Many brought numerous large buckets to fill with compost to use in their homes.
- Free seeds! People appreciated the extra seeds and the extra giveaway, especially loving lavender seeds, flower seeds.
- Weekend distribution – there were not many organizations that offered a weekend date for the pickup of seedlings. However, one person thanked the Organization for hosting on the weekend.



- Favourite plants were tomatoes! Less interested in the squash and the Char.
- Many families and friends came to the event together to pick up seedlings and compost. (Including children).

### **Suggested Improvements for next event.**

- Yates Street Garden or DRA Tables Cloths and stand-up banner
- Engagement for children or families – A colouring sheet to take home.
- A photo wall to get a picture with your plant.
- Music for placemaking

## **Communications and Membership Committee Report – May 2021**

Update on Committee activities:

- **Newsletter:**
  - The May newsletter was issued on May 16. Statistics from Mail Chimp indicate that it was opened by 44.7% of subscribers, lower than average of 46.8%. The items most frequently clicked on were the photos of old Victoria, and the neighbourhood boundaries map.
  - I intend to put together a newsletter in mid-June and welcome contributions from Board members.
  
- **Tea Party**
  - An email invite was sent to subscribers on May 13 to promote our Tea Party event and a reminder was sent on May 26. Open rates were 46.5%/36.9% respectively.
  
- **Web site**
  - The Executive decided to transfer the project to develop a new website to the CMC, given the changes in the CEC and its workload on other projects. I have been communicating regularly with Emily Armstrong of Starling Memory Creative, who the DRA retained for this project, to advance this project, with an intended completion within a 1-2 month time frame.
  - Some major work remains, including migrating LUC letters to Mayor and Council from the existing to the new site. I am therefore requesting an additional budget of \$1250 to fund completion in a timely manner. The website project cannot be completed within the original budget due primarily to unforeseen issues with migrating existing website content to the new website.
  
- **Other**
  - 3 new members and 1 renewal since the last report.

Submitted by  
Doug Boyd  
Chair, Communications and Membership Committee

## 2021 JUNE Project List for Board Meeting

### DRA Land Use Committee

04 JUNE 2021

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

#### LUC: Current

1. 1205 Quadra – 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 27, 28, 28 and 32 storey towers with a 6:1 FSR. Revised plans posted 10 Mar 2021. Status: Staff Review of Revised Plans 10 Mar 2021. The opportunity for Public Comment is open on the Development Tracker from 25 May – 25 Jun 2021.
2. 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 (applicant's reps from Van) 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.
3. 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.
4. 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 5.2:1 (previously 5.47:1), 116 compliant parking stalls + 10 non-compliant (205 required) & 100 Class 1 (87 req) + 42 Class 2 (39 req) bike parking spots. CALUC letter dated 26 Feb 2021 submitted to City and Applicant. Approved on 01 Apr 2021 to move to Public Hearing. Status: Staff Review of Revised Plans as of 01 Jun 2021. Only minor changes made to latest version. The applicant has not been in contact with the DRA LUC in any substantial way since the pre-application site meeting 04 Aug 2020.
5. 1124 Vancouver – J. Gordon Enterprises – Revised plans submitted 18 Mar 2021. Overview: 6-storey with 1 level U/G parking, 163 units, 3.57 FSR, 45 parking spots, 188 bike spots with no ground floor commercial. This project no longer includes affordable

- housing. History: After two CALUC meetings, a number of substantial issues and concerns remain unresolved and the information provided to the public has been incomplete and in some cases incorrect. Two CALUC letters sent 23 Jan 2020. Reviewed and declined by ADP on 26 Feb 2020. Status: The applicant 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.
6. 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. Status: Application Review by City completed and With Applicant 09 Apr 2021. Notified 07 May 2021 that application was filed with no deadline for comment. No notice sent from the City re going to CotW. Letter sent 25 May 2021. Approved to go to Public Hearing by CotW on 27 May 2021.
  7. 1244 Wharf St, McQuade’s Building – Robert Fung & Cascadia Architects. Rezoning application to allow for hotel use. No additional storeys being requested. Heritage designated building. Will apply for Tax Incentive Program (TIP). Includes substantial rehabilitation of the site through the preservation, rehabilitation and restoration of exterior and extensive reno of interior. Letter submitted to City on 28 Sept 2020. Staff Review of Revised Plans completed 04 Jan 2021 and Application Review by City completed 08 Mar 2021. Status: Approved at Public Hearing 27 May 2021.
  8. 836 Yates, Yates Centre – Coronet Ventures – Application for a DP with Variance + Heritage Alteration Permit with Variance to install a new fence and gate. Was scheduled for review by HAPL 09 Mar 2021 but was postponed. Note: we should consider that this application will effectively remove the mid-block walkway that was presented as part of the application for Chard’s development at 848 Yates St. Status: DPV under Review by City 01 Apr 2021 + HAPV Application Review by City as of 16 Mar 2021. Letter sent on 20 May 2021.
  9. 1150 Douglas – Seed & Stone – Input on a provincial licence application for a cannabis retail store at 1150 Douglas St. Another letter echoing the concerns we raised at the Rezoning was sent 20 April 2021. Status: Approved at CotW 20 May 2021.
  10. #63-560 Johnson Street – Whistle Buoy Brewery – Application for structural change to a Manufacturers Licence with existing hours of licensed service from 11am to 11pm Monday to Wednesday and 11am to 12am Thursday to Sunday. Change is for increased occupancy of 55 people total (36 on the exterior patio and 19 in the interior space) taking the existing occupant load of 112 people to a total of 167 people with no change in hours. Letter generally supporting submitted to City 01 Apr 2021. Status: Status: Approved by Council 20 May 2021.
  11. #27-560 Johnson – Application for a NEW Liquor Primary at Market Square for Artemis Whisky Bar with licensed service 11am-11pm Mon-Thurs, 11am-12am Fri & Sat and 11am-10pm Sun with a total occupant load of 110 people. The CRU faces onto Store St. “Request for patio to be considered in summer if in compliance with the regulations.” Letter of general support sent 19 April 2021. Status: Approved by Council 20 May 2021.
  12. 510 Pandora Ave – UVic /Swans Pub– Notice of application to Liquor and Cannabis Regulation Branch for a structural change to a liquor primary licence to increase the occupant load from 171 to 282 people with no adjustment to the existing hours of 9:00

- am – 2:00 am daily. CALUC letter submitted 19 Jan 21. Status: Status: Approved by Council 20 May 2021.
13. 975 Pandora (1468 Vancouver), Seventh Adventist Church – Townline – Rezoning and BP for 121 residential rental units in 4-storey podium and 15-storey tower at 5.46:1 FSR with ground floor commercial. Vehicle parking at 118 meets requirements and bike parking exceeds requirements at 240. There are also 125 storage lockers. CALUC letter submitted Mar 2019 based on 2018 submission. Project went to ADP 25 Nov 2020. Revised plans posted to the Devt Tracker 12 Mar 2021. Staff Report Prepared 22 Apr 2021. No new LUC letter will be submitted at this time. Status: Approved for Public Hearing by Council 20 May 2021.
  14. 1221 Blanshard (Capital 6) – Jawl Properties with D’Ambrosio – Pre-submission meeting with CALUC members took place on 19 May 2021.
  15. 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 Received and Under Review by City as of 19 April 2021 and went to HAPL on 11 May 2021. Staff expects plan revisions based on feedback from HAPL and Staff. DRA LUC will wait for new plans to comment.
  16. 1314 Wharf St, Northern Junk – Reliance Properties – Rezoning for the redevelopment of existing heritage buildings and a residential with ground floor commercial, mixed use addition, concurrent Heritage Alteration with FSR 3.36. CALUC Letter submitted 10 Sept 2019. On 11 June 2020 CotW referred the application back to staff with the direction that the application adheres more to the heritage and old town guidelines. Revised Plans posted 19 Apr 2021. Status: Status: Approved for Public Hearing by Council on 13 May 2021. PH expected to be scheduled in about a month.
  17. 714 Cormorant Street/Fairfield Block – Tora Tiki – Application for a NEW Liquor Primary Licence having hours of licenced service from 12 pm to 1 am daily with a total occupant load of 60 people. Letter outlining a number of concerns submitted to the City 30 Mar 2021. Status: Approved at CotW on 06 May 2021.
  18. 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.
  19. 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”.

20. 1150 Cook St, Pluto's – Dan Robbins & Fraser McColl – Development Permit with Variance for a 16-storey (47.57m) market rental building with an FSR of 7.78:1 which is over the 10-storey (30m) limit for R-48 zone and above 6:1 density in OCP. The proposal is for 129 residential units above ground floor commercial space, 41 parking spots, and 143 bike spots. LUC letter submitted 16 Sept 2020 based on previous plans as little has changed in the revisions. Resent letter to Mayor & Council on 06 Apr 2021 as not included in staff report. Status: Approved by Council at Statutory Hearing 08 Apr 2021.
21. 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.
22. 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.
23. 777 Broughton – Development Variance Permit application to install signage in Old Town. Status: Application Submitted and under Review by City 01 Mar 2021.

#### **LUC: Ongoing and Active**

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

2. 550 Pandora – Chinese Freemasons Housing Society & M’akola Devt Services with architect Alan Lowe – Rezoning with an OCP Amendment (OCP Amendment not listed on the Devt Tracker) for a 5-storey, 36-unit affordable-housing rental apartment building with 2 ground-floor commercial retail units. Proposed 3.62 FSR above 3.0 permitted with height of 16.17m above 15m permitted. Proposal includes 44 Class 1 bike spots required but not the 6 Class 2. Creation of affordable housing units will be funded by BC Housing but operated by Chinese Freemasons Housing Society. Status: Staff Review of Revised Plans 11 Sept 2020. Pre-CALUC meeting held on 15 Oct 2020. CALUC letter to be written and sent. The 30-day opportunity for public comment opened on Devt Tracker on 07 Dec 2020. City notifications were not sent out in a timely manner to meet the deadline, so they sent out a revised notice and the deadline for public comment was extended to 22 Jan 2021. A member of the public started a petition against this proposal on 14 Jan 21 and has garnered +2300 signatures and counting. Status: Staff Review complete and now With Applicant as of 15 Jan 2021. CALUC letter to be written and sent.
3. 504 Herald, Herald St Brew Works – Mike and Lee Spence – Development Permit with Variance: Applicant seeking a permit to construct a rooftop patio with an occupancy of 99 additional liquor primary seats; bringing total occupancy to 277 from the previously approved 178. Anticipated use is not included in this application; only construction. Letter sent 20 May 2020. Status: Proceed to Council for Public Comment as of 21 May 2020. The Opportunity for Public Comment has been put on hold and will proceed with amendment request to Liquor License as of 16 Oct 2020.
4. 579-585 Johnson St – Hartwig Industries w Studio 531 architects – BP with Variance. Two different massing studies have been presented and both exceed the 15m maximum height permitted by the zone so applicant would seek a variance. Site meeting with CALUC took place on 10 Nov 2020. Project went to Heritage Advisory Panel 08 Dec 2020 to discuss two different massing proposals in addition to a Zoom meeting with City, Applicant and DRA reps on 02 Dec 2020 to review and discuss proposals. Many concerns were voiced regarding the approaches being offered and how they do/do not conform with Old Town guidelines and policies.
5. 535 Yates – Five Star Permits – Development Variance Permit application to vary the sign bylaw. The Sign By-Law for Old Town prohibits signage about the sill of the second storey of buildings. The intent is to avoid a proliferation of signs on the facades of historic buildings. 30-day notice period for comment ended 04 Nov 2020. Letter submitted 23 Oct 2020. Declined unanimously at CotW 27 Nov 2020.
6. 1010 Fort St – Abstract Developments – Rezoning for the development of a 13-storey building with ground floor commercial and 55 residential above with 7 vehicle parking and 97 bike parking spots. Proposed FSR 5.37. CALUC letter submitted 1 Oct 2019. Status: Council on 2 July 2020. Referred back to staff to work with the applicant for possible 6-storey condo that complies with city requirements (heritage, planning, etc) with request from Council to pay the \$250k to affordable housing fund (a commitment made re Bellewood Park project) before 31 Dec 2020 deadline.
7. 777 Herald, Hudson Place One – Townline – Development Variance Permit for a height variance from the previously approved plans. Note: This project was granted a 3m height variance in 2018. Construction of this building is nearing completion. Status: Application Received and Review by City 20 Feb 2020.

8. 1312 Broad, Duck Block – UVic Properties/Chard – Rezoning, Development Permit and Heritage Alteration for 6-storey 139-unit hotel with ground floor commercial with FSR 4.0 (from 4.39). Includes an OCP amendment for a very significant increase in density offside of the Official Community Plan maximum densities for Old Town and best practices of Heritage Conservation. Status: On Thurs 06 Feb 2020, CotW voted to send this project to Public Hearing.
9. 700 Douglas, Bus Depot – Bosa with James KM Cheng – Rezoning to construct long-term rental with ground floor commercial. Status: With Applicant since 4 Oct 2019.
10. On 04 Jul 2019 at Committee of the Whole, Council unanimously passed the recommendation “That Council consider as part of the 2020 budget discussions the allocation of some new assessed revenue for parks and green space acquisition and amenities in neighbourhoods where development is occurring.”
11. List of Community Amenities needed for Downtown Harris Green. Results from 2014 Town Hall Meeting were substantiated by comments on Social Media in 2020 outreach. Many other challenges and issues identified that were not related to amenities but have been noted. Will continue to collect and compile.



## GOVERNANCE COMMITTEE REPORT

June, 2021

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

1. **The revised policies:** The new policies (Governance, Communications, Policy Making, AGM, and Succession Planning) are now all posted on the DRA website, under the Constitution and Bylaws.

2. **Building Board Diversity:** Preliminary outreach has been made with Cool Aid and the Threshold Society (which serves youth) about whether they might be able to identify residents who may be interested in joining our Board. Both organizations' contacts were very interested in the possibility and further discussions will be held. One challenge may be whether any of the Threshold Society buildings are within the existing or potential new DRA boundaries. Dianne will continue to explore these and other opportunities and also to develop an orientation protocol and package.

## COMMUNITY ENGAGEMENT COMMITTEE REPORT - JUNE, 2021

With Dale resigning as Committee Chair due to work pressures, at the Board Executive's request, Dianne Flood has assumed the role as Chair.

Committee members are now Dianne, Doug Boyd, Denise Nichols and Allan Price. Pat Chapman has stepped back from the Committee for the time being, due to other demands on her time. Darragh will be a key resource to the Committee. One committee meeting was held in June. Dianne, Doug, Denise, Allan and Darragh attended.

### Updates:

- **Website refresh project** – Given the change in the chair and this committee's workload, at the Executive's request and with the Committee's approval, the responsibility for this project is being moved to the Communications and Membership Committee, which is chaired by Doug. Doug will take over the lead on the project from Dale and will keep the CEC updated on progress. Doug indicated that some additional work is needed to get all the necessary information transferred, with a "go live" target date of mid-summer. Dianne thanked the committee members for their very good work and input into this project.
- **Trike project** – Discussions with the bike store disclosed that supply is still very much an issue. The Committee discussed the long-outstanding time for this grant and the need to move forward in a timely way, whether an e-bike is really necessary given purchase and maintenance costs, whether another alternative for a pop-up information stand might be an interim option, and whether some of this grant might be allocated instead to the website update. Dianne and Darragh will follow up on possible alternative options.
- **Promotional material:** Doug has a good supply of tee shirts and postcards, which are available for events. Whether the DRA still or already has any other promotional material - banners, tablecloths, etc., Doug will follow up with Nicholas who may have some of those items.
- **Strategic grant application:** The City will be deciding on funding on June 10. Dianne will keep the Board and the Committee updated on the success of the DRA's application.

### Events:

- **Asian Heritage Month Celebration Tea Party** – Held on May 26, the event featured excellent presentations by Daniela Cubelic, Tea Master of Silk Road Tea on the Chinese tea drinking ceremony, and Charlayne Thorton Joe on the hidden treasures of Chinatown. Attendance was not as high as hoped, with 11 DRA members taking advantage of the discounted attendance fee, and four others attending without the discount, for a total of 15 attendees. Daniela put in a lot of time in helping to plan the event, and arranging for the tea to be distributed by and for payments to be made

through Silk Road Tea. As a token of appreciation, gift certificates from two downtown merchants have been presented to her (Umbrellatorium and Rooks and Roses) and to thank Charlayne for her contribution, a donation is being made to the Victoria Chinese Museum Society. Dianne will complete the MGN grant funding report to the City.

- **Pride Week June 28 to July 4:** A DRA Pride event will be held at the YSG on July 4 in collaboration with the Urban Ecology Committee, and in compliance with Public Health Orders. All Board and Committee members are encouraged to attend, wearing their DRA shirts and if anyone needs a tee shirt, to contact Doug. Also, a photo event is going to be held in advance of that date, for submission to the Victoria Pride Week organization on the 4<sup>th</sup>. Darragh will be coordinating these events with further details to follow.
- **Other possible upcoming events:** The Committee will look to partner with others (DVBA, the Jazz Society, the Blues Society, Pacific Opera, Shakespeare in the Park, Maritime Museum, etc.) and possibly “piggy-backing” on events, with a pop-up booth and/or “roving ambassadors” wearing DRA tee shirts and handing out DRA postcards. Dianne and Darragh will continue to pursue these opportunities.

#### **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 extension of the bike path Walk:** to follow up on this as a possibility, similar to the Vancouver Street bike path walk.

Urban Livability Committee Report  
(June 2021)

Meetings: None

Scheduled Meetings: None

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Areas of Interest:

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

Strategic Goals:

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

Specific tasks:

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

Notes:

This committee is not currently active.