

# DRA Board Meeting Minutes

January 11, 2022

Location: ZOOM

Time: 5:30 p.m.

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

**Absent:** Nicholas Harrington

**City Council Liaison:** Councillor Geoff Young

**City Staff:** Mike Hill

## **Guests:**

DRA members: Colby Young, Jordan Royer

Others: Heather Murphy, Neighbourhood Solidarity with Unhoused Neighbours

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

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

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

**City Budget Discussions:** These are still underway and are going slowly. To-date Council has approved a number of new initiatives, with more items still up for consideration including Bylaw Services and Victoria Police Department and the DRA's funding (which will likely be considered later on Friday afternoon or soon after that). The goal of limiting tax increases to inflation plus 1% will be very difficult to meet. If all the outstanding items are approved, it will mean a tax increase of about 7%. The best source for details is Appendix A to the January 10 budget report.

While the new full time employees (FTE's) requested (37 this year) can be discerned from the budget details, the changes in FTEs, by department and/or year over year, is not information that is readily available, so it is not easy to track those changes.

**Liquor Policy and Licenses:** On December 9, 2021 Council has approved a liquor policy with a number of items still to be followed up, including the role of the Late Night Advisory Committee. Ian and Sandra, as the DRA members of the LNAC will follow up on what that might mean.

Council has recently approved number of applications for extended hours but for some restricted their late night hours to slightly earlier than was requested. Street patios on

public sidewalks are leased to tenants under agreements and so are likely subject to any restrictions that the City council decides to impose (we will be receiving some more information on this subject).

**Neighbourhood Boundary Review:** A public hearing is being held on January 27 to address the possible adjustment of the Fairfield/Downtown Neighbourhood boundaries and the DRA is encouraged to attend and make its views known. Written or video comments can be submitted, or to register to speak at the hearing contact: publichearings@victoria.ca by 2:00pm on the 27th. Ian agreed to make a submission on behalf of the DRA.

Councillor Young thanked the Board for its letter on the boundary adjustment with the Burnside Gorge NA, which will come up for further discussion by Council at a later date.

**Other:** The re-development of the former Century Plaza Hotel (which was poised for re-development before being burned down a few years ago) is now under very preliminary discussion (between proponents and staff) with the possibility of that site being developed as a hotel and training facility involving participation by some local indigenous groups. It is possible that an increase in height and density will be requested.

A number of other large developments are coming forward – the former Ingraham Hotel being one.

#### **Downtown Update – Mike Hill**

Report attached.

Mike highlighted a number of items in his report, including the Community Virtual - Neighbourhood Led Action Plan – a guide for making improvements to your neighbourhood to be held on February 16 from noon to 1:30pm. The Executive agreed that one or more of them would attend.

#### **Follow-up from the November Minutes:**

Neighbourhood Boundary Review: This has been dealt addressed by a letter to Council - see Executive report

Public Amenity Contributions – Starlight Developments submission to council - the Executive will meet with the LUC to draft a submission. Dianne noted that this has some urgency as Starlight held a “neighbours meeting” in December, and they are expecting to move forward very soon.

#### **Executive Report - Sandra Severs**

Report attached.

Discussion included the City’s change of focus for 930 Pandora, and the inability of both City and provincial officials to describe what or how the “complex care” needed by many

of the homeless would look like.

The Board approved extending Darragh's contract as Neighbourhood Engagement Coordinator to the end of March, 2022 and to extend her hours from 20 to 28 per week, using current funds available in general revenue. If our funding request is approved by the City, a contract review will be done and a request for a new contract will be brought to the Board.

### **Standing Committee Reports**

- **Urban Livability Committee:** Three sub-committees have been formed. See the report for a greater description of the sub-committees and their various roles and proposed activities. The intent is to prepare a fulsome plan for presentation to the Board and to the AGM. Doug advised that a current LUC member had done a lot of work on the noise bylaw issues and Ian agreed to connect Michael with that member to gain the benefit of that work.
- **Land Use Committee:** Report attached. The list is lengthy, and lots is going on. Of special note is the Council's approval of the Telus building.
- **Community Engagement Committee:** Report attached. The follow up workshop on homelessness, "How does it feel?", will be held on February 14.
- **Communications and Membership Committee:** Report attached. The newsletter will go out next week so if there are items they should be forwarded asap. Cody and Jason were invited to provide a brief bio as a "Welcome to the DRA/Meet our Committee Members" feature.
- **Governance Committee:** Report attached. The special resolution is being prepared to amend the By-laws to permit a limited number of non-residents to be appointed as Board members, to be presented at the 2022 AGM. Work on a meaningful indigenous land acknowledgement, not just the words, but what that actually means in terms of the DRA goals, objectives and work will be undertaken at the strategic planning meeting, anticipated to be undertaken after the AGM. Dianne will be attending an upcoming Volunteer Victoria workshop on building Board Diversity.
- **Urban Ecology and Agriculture Committee:** No report attached. Michael was asked to encourage YSG steering committee members to consider standing for the Board at the AGM and in that regard to advise them of the proposal to amend the DRA by-laws to permit non-resident Board members.

### **External Meeting Reports**

**Victoria Community Association Network (VCAN):** See Executive report.

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

**Greater Victoria Harbour Authority Community Liaison Committee:** See report.

**DVBA Clean and Safe Committee:** One meeting was held but Darragh was unable to attend. Things are still in a start up stage.

### **Other:**

Heather Murphy, Neighbourhood Solidarity with Unhoused Neighbours (NSUN), was invited to share information with the Board about NSUN and its activities. NSUN was formed during Covid in response to the sheltering in parks and is an outreach by neighbours looking to connect with those sheltering in the parks and develop relationships and to assist in meeting needs for food and other supports. The goal is for each neighbourhood to have a group building relationships with those sheltering within their neighbourhood, and for the neighbourhood groups to meet informally and share ideas and information.

This segment of the meeting concluded at 6:40 p.m. and Councillor Young left the meeting, with Mike Hill leaving at 6:30 p.m. to attend another NA meeting.

**Adjourned to 6:50 p.m.**

### **New Business:**

**Conestoga Huts:** Matt Dell and Krista Loughton attended and made a presentation about a new citizen-driven initiative, based on work out of Eugene, Oregon, to build small, moveable, secure and warm shelters where an otherwise homeless person could stay warm and keep themselves and their belongings safe. The costs to build these shelters are significantly less than the cost of tiny homes and they can be built with volunteer labour. \$15,000 has already been raised and that should permit 3 shelters being built – one already has been built and has been designated to a homeless person and a site for it has been found. The second will be a “show home” situated on a major artery to give housed persons a chance to look at it and engage in the project.

The huts don't have any electricity, plumbing or heating and are intended to be situated on private lands (personal or organizations like churches), with hopefully the landowner agreeing to supplement those (and other) needs, or the person continuing to use the public amenities they currently use. The huts are intended to be a stop gap measure, and not to replace or reduce the demands for proper housing.

Matt and Krista were looking for the DRA to provide support in principle to the project, and if possible to identify landowners who might be agreeable to locating a hut on their property.

The Board will consider the presentation and advise Matt and Krista.

Meeting adjourned at 7:30 p.m.

**Next meeting: Tuesday, February 8, 2022 at 5:30 p.m.**



## DOWNTOWN



### Crystal Pool

Due to the new restrictions issued by the Provincial Health Officer, the fitness centre and fitness classes have been cancelled until January 18th. The pool remains open but now requires proof of vaccination for everyone 12 and older and that everyone over 5 years old wear a mask in common areas. The Kids Winter Break program will continue to the extended date of Friday, January 7.

<https://www.victoria.ca/EN/main/residents/facilities/crystal-pool.html>

### Liquor Licence Applications

On January 6, Council received four liquor licence application reports for locations within the downtown. All resolutions form recommendations to the Liquor and Cannabis Regulation Branch.

- **JR Slims** (FP, 178 seats) – request to extend closing time to 2:00am from current 12:00am seven days a week (maintains 38 patio seats. Council approved 1:00am closing Thursday-Saturday, otherwise 12:00am. Patio to close no later than midnight.
- **Vicious Poodle** (FP, 157 seats) – request for a new licence with closing time of 2:00am seven days a week and 17 patio seats. Approved.
- **Toptable** (FP, 177 seats) – request for new licence with patron participation endorsement, 38 patio seats, and closing time of 2:00am seven days a week. Council approved 1:00am closing and 12:00am patio closing daily.
- **Victoria Regent Hotel** (LP) – request for minibar licensing in guest rooms. Approved.

<https://pub-victoria.escribemeetings.com/Meeting.aspx?Id=b1d448ee-f03a-4362-9957-d98ea67bdbae&Agenda=Agenda&lang=English&Item=15&Tab=attachments>

### Streets and Traffic Bylaw Amendment

On January 6, Council approved an amendment (#11) to the Streets and Traffic Bylaw that enables the direction of Engineering and Public Works to regulate traffic types on sections of streets to support the prioritization of pedestrian traffic. The change was intended to accommodate changes in use introduced through the City's COVID response program that allowed non-vehicle use of streets. This may provide more flexibility in neighbourhoods where residents desire design options to increase pedestrianization and street traffic conditions are appropriate.

<https://pub-victoria.escribemeetings.com/Meeting.aspx?Id=445e4484-7f30-46d0-b65b-3751d8aacb78&Agenda=Agenda&lang=English&Item=18&Tab=attachments>



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#### Council Liaison:

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**DOWNTOWN**

**Neighbourhood Boundaries Public Hearing**

A non-statutory public hearing is scheduled for Thursday, January 27, 2022 at 6:30pm. This will be the final opportunity for residents to provide input on two proposed neighbourhood boundary changes and a land use decision before Council considers them for adoption. You can submit your written or video comments, or register to speak at the hearing by contacting [publichearings@victoria.ca](mailto:publichearings@victoria.ca) by 2:00pm on the day of the hearing.



The hearing will specifically focus on the following motions:

- Joining a portion of the Jubilee neighbourhood to the Oaklands neighbourhood
- Joining a portion of the Fairfield neighbourhood to Downtown

For more information, visit: [Victoria.ca/publichearings](http://Victoria.ca/publichearings).

**2022 City Financial Plan**

Council received community input on the Financial Plan at their meeting on December 9, 2021. Further discussions of the budget will be broadcast online and have been scheduled for January 10, 14, 17 and 24 from 9:00am to 4:00pm. To view the draft Financial Plan and for further information on the budget preparation process, please visit the City website.

<https://www.victoria.ca/EN/main/city/city-budget.html>

Projects by Neighbourhood	Budget
<b>Downtown:</b>	
Central library branch feasibility study	\$ 200,000
New community space planning at 930 Pandora (serving Downtown and North Park)	TBD – budget available is \$2,432,000
New public washroom construction	\$1,260,000
New playground site analysis	\$1,300,000
Government Street Central Pedestrian Priority Project (seating, landscaping, artwork etc.) planning and design	Part of \$3,500,000
Mural at Johnson Street Bridge Underpass	\$20,000
Government Street North parklet (related to Bicycle Master Plan Implementation)	\$40,000
Government and Fisgard road mural (related to Bicycle Master Plan Implementation)	\$18,000

**Community Virtuals**

Meet us online for the upcoming Community Virtuals lunch and learn series. All sessions are on Wednesdays from noon to 1:30pm.

- Neighbourhood Led Action Plan – a guide for making improvements to your neighbourhood (February 16)
- My Great Neighbourhood Grants – learn more about the grant program as we launch the 2022 program in April (March 16)
- Neighbourhood Traffic Calming – find out how the City considers traffic calming and opportunities for community involvement (April 20)

Registration is free at [victoria.ca/communityvirtuals](http://victoria.ca/communityvirtuals)

**Participatory Budget Awards**

The community has spoken! The theme for this year was “neighbourhood spaces” with over 1,300 residents registering their votes. Winners of the 2021 community voting process were:

- Waddington Alley Mural - \$6,500
- Outdoor Community Hub at Docks Green - \$2,500



**Neighbourhood Staff Contact:**

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**DOWNTOWN**

- BIPOC Artist Billboard in Old Town - \$5,000
- Curbside Colour (street murals) - \$15,750
- Pop-Up Documentaries - \$20,000
- (Movie) Picture Nights in Oakland - \$4,830

Many thanks to the volunteer steering committee for all their work shepherding the process along.

<https://www.victoria.ca/EN/meta/news/news-archives/2021-news/community-votes-are-in-top-six-neighbour-spaces-projects-to-receive-54-000.html>

**WHAT'S UP AT COUNCIL?**

<b>Special Committee of the Whole</b>  9:00am to 4:00pm	<b>Committee of the Whole (COTW) 9:00 am</b>  <b>Council 1:00pm</b>	<b>Council Meeting 6:30 pm</b>
January 10, 14, 17, 24	January 6, 13, 20, 27	January 13, 27



**Neighbourhood Staff Contact:**  
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## **Executive Committee Report –January 2022**

### **930 Pandora:**

Following the meeting held on November 29<sup>th</sup> between the boards of North Park Neighbourhood Association (NPNA) and the DRA, a letter was received from Mayor Helps outlining a new direction for the property at 930 Pandora. She wrote:

*I'm writing on behalf of Council to thank you and members of the DRA and NPNA for your engagement to date on the potential for a community centre at 930 Pandora Avenue to be co-operated by the Downtown Residents Association and the North Park Neighbourhood Association. Council received an update on the project today in a closed meeting with respect to the real estate and intergovernmental aspects of the project.*

*At that meeting, Council gave direction to staff to bring back for Council's consideration plans for the ground floor of 930 Pandora that makes room for some or all of: community use space, a gymnasium, a community kitchen, childcare, and space to achieve some of the aims in the Create Victoria Arts and Culture Master Plan. Council is proceeding directly with this approach in order to ensure that the potential for 220 new units of much-needed housing – with significant provincial government funding preliminarily committed – moves forward for public consideration through a rezoning process as quickly as possible.*

*An operator or operators for the community use space, the childcare, and the arts and culture space will be determined later in the process.*

In response both associations sent letters to Council reiterating our position that 930 Pandora was not an appropriate site for a community centre for the two neighbourhoods given the challenges of the 900 Block and the lack of clarity on the part of the City and Province about how the needs of the block would be addressed.

An email was received from Mayor Helps expressing Council's ongoing commitment to finding an appropriate site for a community centre for the Downtown neighbourhood.

### **Physical space**

- Space is now being rented at the Dock, for \$483/month, on a month-to-month basis, which allows us the use of a desk for Darragh, the Boardroom and storage for assets including the e-bike. The Boardroom may be large enough for our AGM, if it is held in person, which is dependent on the PHO's Covid orders.
- The City is giving us the use of its "Neighbourhood Hub" space at the Crystal Gardens, every Thursday from noon to 8 P.M. The intent is that Darragh, as the Neighbourhood Engagement Co-ordinator, will use the space as a street level walk-in and for programming space, with committee and other meetings also being held there as possible.

### **Letters sent:**

- **Funding** – In addition to our year-end report to City staff on how we utilized the new 2021 Neighbourhood Engagement Coordinator funding and our base grant funding and how we proposed to use that funding in 2022, a letter was sent to Mayor and Council requesting that they not only approve continuing that funding but also approve the additional operating funding that was initially proposed by Council. Council is expected to consider our funding requests in their budget discussions this coming week.
- **Boundaries** – As requested by the Mayor and Council, a letter was submitted advising that Burnside-Gorge Neighbourhood Association had declined our invitation to engage in conversation about the location of the boundary and expressing our opinion that the Downtown Neighbourhood should include the Arts and Innovation District and, if the DVBA boundaries were expanded to closer to Bay Street, similarly expanding the DRA boundaries is also supportable.
- **Canadian Pacific Lawn Bowling & Croquet Club** – A letter was written to the New Horizon for Seniors Program in support of the CPLBCC's grant funding application for an funds for an irrigation upgrade to its Bowling Green. The Bowling Green provides one of the very few opportunities for social and physical engagement available to residents of our neighbourhood, especially for those residents who are seniors.

#### **Other Submissions to Council**

As approved by the Board, Doug made a video presentation to Council in its December budget deliberations, supporting the requested budget increases for policing and by-law enforcement.

#### **Meeting with Victoria MLA Grace Lore:**

At the invitation of the MLA, Sandra had a telephone meeting with Grace Lore to talk about the issues of concern to residents of the Downtown. Given that the conversation about the future of 930 Pandora was ongoing at the time of the conversation, Sandra asked Lore about the government's intentions for "complex care" in that neighbourhood. MLA Lore was unable to give a satisfactory definition of "complex care" and how it would work.

#### **VCAN:**

The November meeting of VCAN included a question-and-answer period with Mayor Helps. Again, Sandra raised the question of "complex care". Mayor Helps did not have a clear answer about how "complex care" would impact the misery on the 900 block of Pandora.

#### **AGM:**

The Executive is in the early stages of planning the 2022 AGM, which will take place in March. The AGM will probably be by ZOOM this year unless there are significant changes to the Public Health orders.

#### **Neighbourhood Engagement Coordinator position:**

Our contract with Darragh ended December 31,2021. While we wait for confirmation of the funding for 2022, we would like to extend Darragh's contract to March 31, 2022 and increase her hours from 20 hours/week to 28 hours/week. Due to the reduced activities in 2021 due to Covid, we have sufficient funds available to do that.

**Urban Livability Committee Report**  
Victoria Downtown Residents Association  
January 11, 2022

**Introduction**

The Urban Livability Committee is excited to start the year with Colby Young and Jordan Royer as the committee's two new volunteers. With the two new volunteers, the committee has established its vision, mission, strategy, and three main goals/objectives.

The committee has also established three sub-committees and participated in meetings with other groups related to urban livability matters.

## **Updates**

### **Two New Volunteers**

#### Colby Young

Colby Young currently leads a provincial harm reduction program for the construction industry through Vancouver Island Construction Association (VICA). Before the VICA, Colby was employed by the Victoria Cool Aid Society, overseeing operations and programs at their Downtown Community Centre. As a volunteer member of the Urban Livability Committee, Colby aims to reduce stigma and support downtown Victoria members, both housed and unhoused. Colby has been elected to lead the sub-committee for supporting the unhoused.

#### Jordan Royer

Jordan Royer is currently the development manager at Omicron. This organization provides full development, design and construction services in areas such as architecture, interior design, engineering, and construction. Jordan has been elected to lead the sub-committee to support activities for current and future residents of Downtown Victoria. Jordan is excited to lead the sub-committee and will share with the group his experience and connections within his professional network to support the residents of Downtown Victoria.

### **Urban Livability Committee Meetings**

The committee has begun meeting every month on the first Thursday of each month. The committee has established three sub-committees: Sub-committee to support the unhoused, sub-committee to enhance the livability of current and future residents of Downtown Victoria Residents, and sub-committee to promote green space. The committee has begun to establish its annual plan, which will be delivered to the board for approval at the next Annual General Meeting (AGM).

#### Recruitment of Urban Livability Committee Volunteers

The committee will be actively seeking volunteers to join the committee.

### **Neighbourhood Solidarity with Unhoused Neighbours (NSUN)**

Since October of 2021, the Urban Livability Committee has participated in the bi-weekly meetings. NSUN is a group who provides care and advocacy for the unhoused by

taking the lead from the unhoused and working collaboratively with neighbourhoods and other organizations focused on assisting the unhoused.

### CASA/Conestoga Hut

Two members of the NSUN, are working on a CASA/Conestoga Hut project. The project arose from observing somebody living in a doorway downtown for 9 months, and from there took into action what they could do to address this problem quickly. The benefits of the hut are that they are lockable and for people's belongings, and a dry place to sleep. The group is looking to build 3 huts in the next couple of weeks, and the group is looking for places to place the huts. They are looking for volunteers to help with the build.

**Request for Approval from the Board:** The Committee would like to ask the DRA board for Approval to reach out to its members for volunteers to help build the CASA Conestoga Huts.

### **Conclusion**

As the committee continues to grow, it is excited to look forward in the Year 2022 and participate and engage in activities that will enhance the livability of the Downtown Residents for all community members, including the unhoused.

## 2022 JAN Project List for Board Meeting

### DRA Land Use Committee

07 JAN 2022

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

#### LUC: Current

1. 975 Pandora (1468 Vancouver), Seventh Adventist Church – Townline – Rezoning and BP for 121 residential rental units in 4-storey podium and 15-storey (73.05m) + mechanical tower at 5.47:1 FSR with ground floor commercial. Vehicle parking at 116 meets requirements & at 301 bike parking exceeds requirements of 157. There are also 53 storage lockers. CALUC letter submitted Mar 2019 based on 2018 submission. Project went to ADP 25 Nov 2020. No new LUC letter will be submitted at this time. Approved for Public Hearing by Council 20 May 2021. Status: Revised Plans Submitted 24 Nov 2021. Going to Council for Public Comment (Hearing) 13 Jan 2021.
2. 1124 Vancouver – J. Gordon Enterprises – Rezoning and Development Permit with Variance for 6-storey (19.4m) market rental apartment building with 1 level U/G parking, 162 units, 3.62 FSR, 46 parking spots (100 required), 202 bike spots (186 required) with ground floor townhouses (no GF commercial). Alternative CALUC process for public comment closed 30 May 2021. No new CALUC letter will be provided. Approved for Public Hearing at Council 23 Sept 2021. Status: Staff Review of Revised Plans 17 Dec 2021. Application going to daytime Council for 1<sup>st</sup> & 2<sup>nd</sup> (& 3<sup>rd</sup>) readings on 13 Jan 2022 in advance of going to Public Hearing.
3. 700 Government – Greater Victoria Harbour Authority – Heritage Alteration Permit to remove the Captain Cook statue plinth in the inner harbour. Scheduled for Heritage Advisory Panel 11 Jan 2022.
4. 1245 Wharf St (at Yates) – JR Slims – Application to change hours of Liquor Service for a Food Primary Licence. Proposed hours of licenced service are from 10am to 2am with a total occupant load of 178 people which includes a 38 person outdoor seating area. Current hours are from 9am to 12am daily with an occupant as above. The LUC submitted a letter with comments 05 Nov 2021. Approved at CotW on 06 Jan 2022: Open till 1am Thurs, Fri & Sat, closing at midnight every other night with patio closed by midnight every night as currently permitted.
5. 726 Johnson St – The Vicious Poodle – Application for a new Liquor Primary licence having hours of operation from 9am to 2am daily with a total occupant load of 140 people that includes a 17-person patio. LUC submitted a letter with comments 27 Sept 2021. Approved by consent at CotW on 06 Jan 2022.
6. 1515 Douglas – Toptable Victoria – Application to extend hours of Liquor Service for a Food Primary and obtain a Patron Participation Endorsement. (Patron Participation must end by midnight as per Province.) The applicant proposes hours of 9AM to 2AM daily with a total occupant load of 177 people which includes a 38-person outdoor patio. LUC letter submitted to City 10 Nov 2021. Approved at CotW on 06 Jan 2022: 9am to 1am daily for the interior space and 9am to 12am daily for the exterior patio with occupant load of 177 people including a 38 person outdoor patio and a patron participation entertainment endorsement.

7. 1234 Wharf St – Victoria Regent Hotel – New Liquor Primary Licence for the purpose of providing in-room minibar service at the Victoria Regent Hotel with no restrictions on hours of licenced liquor service and no occupant load assigned to this application. A letter of general support was submitted to the City 24 Nov 2021. Approved by consent at CotW on 06 Jan 2022.
8. Note: Approval of these applications 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 the Chard development at 848 Yates St and identified in DCAP as part of the pedestrian network.
  - a. 836 Yates, Yates Centre – Coronet Ventures – Application for a DP with Variance + Heritage Alteration Permit with Variance to install a new fence and gate. Went to HAPL 13 Apr 2021. LUC letter sent on 20 May 2021. Status: Revised plans submitted 30 June 2021 and under Staff Review. Status: Heritage Alteration Permit with Variance declined by Council 09 Dec 2021.
  - b. 845 Yates – Chard – Development Permit with Variance application for modifications to the through-block walkway and the terms of the Statutory Right-of-Way. A Variance to the Fence Bylaw is required to increase the height of the gates from 1.83m to 2.59m. Application Received and under Review by City 22 July 2021. Status: New information from applicant. Referred to 03 Feb 2022 daytime Council meeting.
9. 531 Yates St – Sonora Bar & Grill Mexican Fusion – The City emailed a second notice regarding this operation on 23 Nov 2021. The first application in Sept 2021 was for Public Participation Entertainment for food primary licence with licenced hours of service from 9AM-2AM Mon-Sat and 9AM-12AM Sun with an occupant load of 130 people including a 14-person patio. The DRA LUC submitted a letter of response. The second application is for a NEW Liquor Primary Licence with service from 9AM-2AM daily with the same occupancy. The DRA LUC will submit a second letter to the City prior to it advancing to CotW.
10. 767 Douglas, Apex Site – Telus w Aryze – Rezoning with an OCP amendment for density as well as a Rezoning for density and a Development Permit with Variances for height and setbacks. Proposal for a 12-storey (51.03m) office building with ground floor commercial with an FSR of 5.2:1, 116 compliant parking stalls + 10 non-compliant (205 required) & 100 Class 1 (87 req) + 42 Class 2 (39 req) bike parking spots and reduces a protected view of the Olympic Mts on Douglas St. CALUC letter dated 26 Feb 2021 submitted to City and Applicant. Applicant has not communicated in any substantial way with the DRA LUC since the pre-application site meeting 04 Aug 2020. Status: Public Hearing concluded on 09 Dec 2021. Approved at Special Daytime Council 16 Dec 2021.
11. 780 Blanshard/ BC Electric Building – Reliance Properties – Reliance purchased the heritage art deco building from Robin Kimpton in 2019 for \$14.6m. Pre-CALUC meeting via Zoom on 15 Dec 2021. Reliance proposes to add an 18-storey tower (17F residential + 1F amenity) above the existing 4-storey heritage building (hotel use) with a total FSR 4.6. No on-site parking proposed. The applicant was reminded to limit their presentation to 20 min (30 max) at the CALUC meeting as they spent 45 min during this meeting devoted to preamble. The CALUC meeting will also be in person/hybrid with an online option.

12. 1310-1312 Douglas – Delegated Heritage Alteration Permit – Reviewed by Heritage Advisory Panel on 14 Dec 2021. Request to install an accordion style gate across one of the recessed entryways in response to issues related to social issues/folks sleeping in the alcove, etc. The owner’s representative indicated that the current tenant, concerned for their safety, etc., had indicated that they would move if a solution was not found. The panel referenced the guidelines for fencing, gates, etc. and expressed concerns about the role that these types of interventions play in creating the impression that the downtown is a gated fortress. Staff were asked to continue to work with the applicant in developing a solution that would be in compliance with the guidelines.
13. 579-585 Johnson St – Hartwig Industries w Studio 531 architects – Heritage Alteration Permit with Variance (previously DPwV) 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 47 bike parking proposed (48 required). Proposed density is 2.63:1. Revised Plans submitted 12 Dec 2021. Status: Application Review by City 08 Dec 2021. Declined by both HAPL and ADP at their final meetings in 2021.
14. 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.
15. 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.
16. 1030 Fort – Jawl Properties w Cascadia Architecture – Rezoning for a 6-storey (22.28m) market rental project with CRUs at grade and 30 residential units (20 x 1BD+den and 10 x studio) with FSR of 4:1. No onsite parking is proposed (24 req) with 56 bike parking spots (44 req). An online community meeting was held on 31 Aug 2021. Status: Staff Review of Revised Plans 03 Dec 2021.
17. 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. 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. Status: Property is for sale as of Dec 2021.
18. 768 Yates – Cenote – Application for a Permanent Change to Hours of Liquor Service for a Food Primary Licence for hours of licenced service from 11AM-1AM Sun to Thurs and 11AM-2AM Fri & Sat with a total occupant load of 110 people. The application seeks to add one hour of licenced service per day with no change in occupancy. The DRA LUC submitted a letter of general support on 23 Aug 2021. Status: Approved by consent at the CotW 02 Dec 2021.

19. 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. Status: Application Review by City Complete and With Applicant 01 Dec 2021.

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

1. Reported on 01 Nov 2021 by Parks Director, Thomas Soulliere, during the 2022 Draft Financial Plan discussions that a deliverable in 2022 by the Parks Department may include the development of a new playground in the Downtown area, although no site has been identified.
2. DCAP Review – City Staff-led stakeholder engagement process. Ian has outlined many of the DRA LUC concerns regarding gaps and priorities. Draft DCAP Design Guidelines April 2021 circulated by staff on 13 April 2021. DRA priorities focused on livability shortcomings in the existing DCAP including increased tower separation, increased rear yard setbacks, limits to the number of towers per city block and minimum lot sizes for towers. Public feedback closed 07 May 2021. Final Draft and Report to Council coming November 2021.
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. Proposal includes: 5-storey podium with 28, 29 and 32 storey towers with a 6:1 FSR. Advisory Design Panel declined to support on 13 Jan 2021. ADP comments and concerns include: More consideration of materiality and richness and variation in the towers. Repetitive nature and sameness of towers-looks like Vancouver. Breaking up of podium. Horizontal ‘sameness’. Variety in podium height. Providing access to ‘public’ space amenity. The question was posed, ‘Tell me what is beautiful about this proposal. What will Victorians love about it? Approved by 5-4 at CotW on Thurs 15 Jul 2021 to go to Public Hearing if the developer meets several conditions, including, but not limited to: increasing affordable units to at least 15 per cent (with at least 33 per cent during the first phase of development), increasing the number of two- and three-bedroom units, ensuring the public plaza is mostly “park-like green space,” providing five per cent accessible units and securing at least 450 sqm for childcare space. Status: Approved at CotW for Public Hearing on 28 Oct 2021.
4. 1900 Store – Reliance Properties w D’Ambrosio – Rezoning to construct mixed use area to include light industrial, marine related uses, commercial, residential, live/work, arts & cultural uses, etc and new publicly accessible open spaces. Proposal includes buildings with 2-6F podiums and 3 towers of 10F, 13F and 17F with a density of 3.0:1. Heritage buildings will be preserved and adapted for reuse. Public Amenity Contributions include open spaces and land for a proposed new art gallery. Online & in-person CALUC meeting with Burnside Gorge and Downtown residents took place on 21 Sept 2021 with

- comments open until 03 Oct 2021. Status: No plans have been posted to the Development Tracker (as of 09 Oct 2021). 1205 Blanshard (1221 Blanshard/812 View) – Jawl Properties with D’Ambrosio –Rezoning application for 15,792 sqm total/commercial floor area, with an FSR of 5.89:1, 48.9 m/10 storeys, 144 onsite parking stalls, 117 bike spots. Online alternate CALUC meeting took place on 13 July 2021. Status: Application Review by City Complete and with Applicant on 20 Aug 2021.
5. Chatham St/533 Chatham/530 Herald/532 Herald - Development Permit application for a new commercial building. No plans posted online. No information re developer but unless the property has been sold, it stands to reason that the applicant is Chris Lefevre. These properties were originally approved for the residential building referred to as Iron Works 2. Posted on the Devt Tracker 25 Jun 2021 and Application Review by City as of 20 July 2021.
  6. 539 Fisgard St – Salient Group - Heritage Alteration Permit for interior and exterior upgrades and renovations for 3 amalgamated buildings facing Fisgard (Lee Mong Kow Bldg, Sheam & Low Bldg) and Fan Tan Alley (Sing Lee Bldg) and includes the back patio. Scope of work includes many components. Status: Revised plans posted and Staff Review of Revised Plans as of 14 Jul 2021.
  7. 700 Douglas, Bus Depot – Bosa with James KM Cheng – Rezoning to construct long-term rental with ground floor commercial. Staff review of revised plans completed 4 Oct 2019 and remains With Applicant. A CALUC meeting has yet to take place for this project. There is a Land Use Covenant on property but it’s not clear what obligations are included. Will need to follow up with staff/applicant as this project proceeds. Status: Bus Depot building has been demolished as of July 2021.
  8. 1244 Wharf – Salient Group – Heritage Alteration Permit for exterior alterations (changes to existing windows and addition of new windows, changes to entrance door locations, building material changes, and an addition of a new rear balcony). Concurrent Rezoning File: REZ00739 concluded with approval to add hotel use. Status: Review of Revised Plans 24 June 2021.
  9. 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.
  10. 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.

11. 777 Broughton – Development Variance Permit application to install signage in Old Town. Status: Application Submitted and under Review by City 01 Mar 2021.
12. 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.
13. 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.
14. 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.
15. 777 Herald, Hudson Place One – Townline – Development Variance Permit for a height variance from the previously approved plans. Note: This project was granted a 3m height variance in 2018. Construction of this building is nearing completion. Status: Review by City Complete and With Applicant 27 Mar 2020.
16. On 04 Jul 2019 at Committee of the Whole, Council unanimously passed the recommendation "That Council consider as part of the 2020 budget discussions the allocation of some new assessed revenue for parks and green space acquisition and amenities in neighbourhoods where development is occurring."

## **COMMUNITY ENGAGEMENT COMMITTEE REPORT – JANUARY 2022**

### **1. TRIKE PROJECT**

The wrap has been printed and affixed to the trailer and it looks great.

The bike is being stored at the Dock, as part of our space rental agreement, and the trailer is still at the NPNA storage container as it is challenging to get it into the Dock space. An alternative for the trailer storage is being explored. Additionally, a small glitch in attaching the trailer to the bike is being resolved.

As soon as the Public Health Officer permits significant public in-person activities, the bike and trailer should be ready to use. If anyone has an event they want to use the bike to promote the DRA, contact Darragh ([engage@victoriadra.ca](mailto:engage@victoriadra.ca)) and/or Dianne at [cec@victoriadra.ca](mailto:cec@victoriadra.ca).

A report will be filed with the City, reporting on this grant funding.

### **2. EVENTS:**

- December, 2021: Darragh, assisted by two new volunteers, ran a very successful and fun booth at the Bastion Square Christmas Market, engaging with about 95 attendees to make Christmas Decorations and cedar door hangers, while promoting the DRA and creating a great community vibrancy project by decorating a tree in Bastion Square.
- 2022 Events: The Committee will be doing some strategic planning early in the new year to develop a plan for engagement events in 2022. Possibilities include a follow-up to the 2021 Keeping It Human Community Workshop and the How to be an Ally Workshop, plus celebrations of the various “heritage” months (Black History, Asian Heritage, etc.), walking tours, programs on Emergency preparedness, street and graffiti clean ups, swap days, revive Beats on the Street, Board game nights, and various other activities. Plus we are already planning to participate in the SFVictoria Francophone Day in Bastion Square on Saturday, March 19, as a follow-up to our successful joint event with them at the Alleyway Comedy Night.
- If anyone has other suggestions or want to participate in the planning, please contact Darragh ([engage@victoriadra.ca](mailto:engage@victoriadra.ca)) and/or Dianne at [cec@victoriadra.ca](mailto:cec@victoriadra.ca).

### **3. WELCOME PACKAGE FOR NEW RESIDENTS:**

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

## **Communications and Membership Committee Report – January 2022**

Update on Committee activities:

- **Newsletter / Other Communications to Members:**
  - The December newsletter was issued on December 14. Statistics from Mail Chimp indicate that it was opened by 43.1% of subscribers, lower than our average of 46.6%. The items most frequently clicked on were the Existence Project Moving Day video and the How Does It Feel event at the Dock. We intend to put together a newsletter next week and welcome contributions from Board members.
  - An Holiday Wishing Tree notice re our participation in the Bastion Square Christmas Market was sent on December 1. It was opened by 51.9% of subscribers.
  
- **Web site**
  - We continue to add posts to the News page and add events to the Events page of our new website.
  
- **Social Media**
  - We continue to actively post on social media
  - The number of posts over the past month, and the current number of followers are:
    - Facebook - 27 posts, 854 followers, 50 post engagements
    - Instagram - 7 posts, 334 followers
    - Twitter - 1 tweet, 1112 followers, 617 Tweet impressions
  
- **Other**
  - **4** new members since the last report.

Submitted by  
Doug Boyd  
Chair, Communications and Membership Committee

## GOVERNANCE COMMITTEE REPORT

January, 2022

1. **2022 AGM:** Planning is underway with a date in March being considered. Covid restrictions will impact whether it will be held in person or by Zoom, with Zoom being highly likely.  
MLA Lore is going to be asked to be the guest speaker, and to focus her comments on the Province's unique responsibilities to Victoria as the capital city.  
Work is starting on a special resolution be presented at the AGM to amend the DRA Bylaws to permit a limited number or percentage of non-residents to be elected as Board members. That number or percentage will be less than a majority. The draft resolution will be presented to the Board in February, for its pre-approval.
2. **Monthly Board Meeting Procedures — Land acknowledgement:** The Committee wants to add a land acknowledgement to the agenda, and want to make it meaningful and more than simply pro forma. If you have any suggestions or thoughts on this, please send them to the committee chair. **Still being worked on.**
3. **Building Board Diversity:** No further progress on this over the Christmas season. Dianne plans to attend an upcoming Volunteer Victoria workshop on this topic. Board members are asked to identify any possible organizations or groups, or any potential Board members, that that we can reach out to.
4. **Board orientation protocol and package:** Developing a package is still in the very beginning stage of that work.
5. **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.

## Greater Victoria Harbour Authority Community Liaison Committee

Report submitted by Doug Boyd for the January 2022 Board Meeting

The DRA was invited to send one delegate to represent the association on the newly developed Greater Victoria Harbour Authority Community Liaison Committee (GVHA CLC). I volunteered to represent the DRA. Committee members include representatives from the Songhees and Esquimalt Nations, CRD, COV, Town of Esquimalt, DVBA, GVCC, Destination GV, Victoria Cruise Industry Alliance, Victoria Esquimalt Harbour Society, Western Stevedoring (the company that services the cruise ships), and two community members at large.

I attended the second CLC meeting on December 1. Through communication prior to the meeting, these priorities were identified as the focus of the CLC:

- Community Engagement
- Cruise
- Sustainability
- Transportation
- Visitor Economy

Members were asked to indicate their preference for which sub-committee they wished to serve on. I selected the Transportation sub-committee as my preference, as it would be most relevant to Downtown interests. Each committee was asked to meet individually before the next CLC meeting in order to review their objective and measure of success, make any necessary tweaks to both, and then develop a high-level action plan for the year.

The Transportation Sub-Committee met on December 29 and agreed on various priorities.

These are the items which are most pertinent to Downtown:

- Reviewing locations for the shuttle bus given the closure of Government Street
- Reviewing the network of bike infrastructure that has changed streets once used by tour buses pre-pandemic
- Advocating for smaller busses to more easily navigate the narrow streets of Old Town and Chinatown
- Advocating for electric busses

The December 1 CLC meeting also reviewed the Resident Sentiments Survey conducted by InsightsWest in summer 2021. A main conclusion of the survey was that there remains support for cruise and increased interest in actions to reduce the environmental impact. \*\*NOTE - if DRA Board members are interested in the detailed survey results, I have them in PDF format and can send.

At the CLC meeting, the newly released cruise schedule for 2022 was also discussed. The GVHA anticipates 350 calls beginning with the first ship in two years in a Canadian port on April 6.

The next CLC meeting is scheduled for February 2.