

DRA Board Meeting Minutes

March 8, 2022

Location: ZOOM

Time: 5:30 p.m.

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

Regrets: Nicholas Harrington

City Council Liaison: Councillor Geoff Young

City Staff: Mike Hill

Guests: DRA members Elizabeth Kidd, Trevor Premack, and Terry Simms

Invited Presenter: Todd Kalyniuk, Capital Bikes, joined the meeting at 6:15 p.m.

Call to Order/ Welcome of Guests/ Approval of Agenda

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

Councillor's Report- Geoff Young

Councillor Young advised the Board of:

- the construction of a public washroom on Broughton, just off Douglas. Locating this type of facility can be difficult, due to perceptions of problems, but the Langley facility has operated generally without issues. Much of the cost of about \$400,000 is due to the issues related to utility connections.
- a councillor sponsored motion coming to Council this week, to request staff prepare a report on the possible allocation of funds in the 2023 budget for a dog off leash park in the east end of the Harris Green (on Pandora, east of Cook, which is located in Fernwood), together with potential off leash parks identified in other areas of the city.

Other issues discussed were:

- the proposed development of the Capital Iron site, which is part in Burnside Gorge and part in Downtown-Harris Green, and the impact of the lower height buildings on the harbour side portion and the amount of public space on the density and the resulting height of the towers to be constructed on the balance of the site. Questions were raised about the appropriateness of the proposed exclusion of the proposed Art Gallery site from the density calculation, and also

about the impact of this development on the re-alignment of the neighbourhood boundaries that is currently before council.

- the City's preparedness to deal with the announced intention of occupation of the City by an anti-vax/anti-mask truck convoy. Council has made the noise by-law stronger to limit the impacts on downtown residents. VicPD approaching this as operational issue to address within its mandate, and in recognition of resourcing issues.

Downtown Update – Mike Hill — Report attached. Mike highlighted a number of items in his report, including:

- The upcoming community virtual on the 2022 My Great Neighbourhood Grants
- City staff is gathering information to assist Council on the Burnside Gorge-Downtown Harris Green boundary review.

Follow-up from the February Minutes:

- Neighbourhood Boundary Review: See Downtown Update above.
- Public Amenity Contributions – Starlight Developments: This still needs to be worked on by the Executive and the LUC.
- Liquor Policy and Licenses: Ian and Sandra, as the DRA members of the LNAC will continue to follow up on this as required.

Executive Report - Sandra Severs: Report attached. Sandra highlighted that the two contract positions, the Neighbourhood Engagement Coordinator and the Land use Planning Advisor, have been posted and circulated to numerous and various places, and will close on March 21, with interviews and selection to follow as soon as possible after that.

Sandra advised of Councilor Thornton-Joe's invitation to visit the newly opened Chinese Canadian Museum—Fan Tan Alley Exhibit. This was referred to the Community Engagement Committee to arrange for members to attend at a date convenient to Councilor Thornton-Joe, potentially as part of a celebration of Asian Heritage Month.

Treasurer's Report – Doug Boyd: Report attached. The Board accepted the report for presentation at the AGM.

Standing Committee Reports

- **Urban Livability Committee:** Report Attached.
- **Land Use Committee:** Report attached.
- **Community Engagement Committee:** Report attached.
- **Communications and Membership Committee:** Report attached. The newsletter will go out mid-month so if there are items they should be forwarded asap.
- **Governance Committee:** Report attached. A question was raised whether the

proposed special resolution to amend the By-laws (to permit a limited number of non-residents to be appointed as Board members) needed to be amended to address a potential inconsistency due to definitions in the By-laws. The Committee will review the definitions in the By-laws and, if considered necessary, will bring an amendment forward from the floor of the AGM.

- **Urban Ecology and Agriculture Committee:** No report attached.

Mike Hill left the meeting at 6:30 p.m.

External Meeting Reports:

Victoria Community Association Network (VCAN): Nothing to report.

Late Night Advisory Committee (LNAC): Report attached.

Greater Victoria Harbour Authority Community Liaison Committee: Nothing to report.

DVBA Clean and Safe Committee: No report.

New Business:

Capital Bike: Todd Kalyniuk, a volunteer member of Capital Bike — a bicycling education and advocacy society created by the merger of the former Greater Victoria Cycling Coalition and the Greater Victoria Bike to Work Society — made a presentation about the need and options for secure bike parking downtown, and their desire to partner with the DRA and any other interested organizations to achieve that goal, including identifying sites for possible secure parking. Of special interest was Todd's information about "Project 529" for registering, reporting and recovering lost and stolen bicycles, which is supported by VicPD and several other Capital Region police forces (see: <https://project529.com/garage>). The Board referred the request to partner to the Urban Liveability Committee for follow up as resources permit.

Meeting adjourned at 7:00 p.m.

Next meeting: To be held by the in-coming Board immediately after the AGM, with the regular monthly meeting dates to be set at that time.



Sister City Relations Suspended

Council has suspended its twin city relationship with Khabarovsk, Russia until the cessation of recent Russian hostilities in Ukraine and the withdrawal of Russian forces. Council also asked the Mayor to write to the Khabarovsk Mayor and city council, advising them of this decision to suspend our twin city relationship, including the rationale behind the decision, and, recognizing their history of independence and commitment to their residents, urging them to publicly declare:

- Their opposition to President Putin's invasion of the sovereign country of Ukraine, calling for an immediate end to the war
- Their support for the sovereign state and people of Ukraine
- Their commitment to using every avenue possible – including their twin city relationships – to establish peace among people and nations.

<https://pub-victoria.escribemeetings.com/Meeting.aspx?Id=38969152-bf26-4154-8702-df5c0f487c8b&Agenda=Merged&lang=English&Item=18&Tab=attachments>

Government Street Redesign

The community is invited to provide comments on the Government Street Refresh draft concept design. The design proposes two new cultural plazas with landmarks to serve as gateways to the street – a Lekwungen plaza at Humboldt and a realignment of the Pandora intersection to create a new plaza for Chinatown. Residents can participate in an online Open House on Wednesday, March 9 at noon and again at 6 p.m. Registration is not required.

You can also take part in an online survey or provide feedback in an email to engage@victoria.ca until March 20.

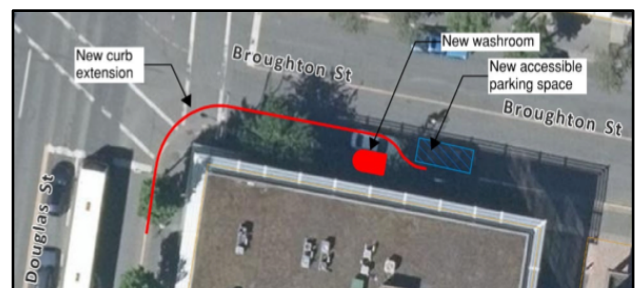
<https://engage.victoria.ca/government-street-refresh>



Downtown Sidewalk Washroom

Plans for a new sidewalk washroom will be presented to Council on March 10. The proposed washroom is of the same design as the current washroom on Langley Street and will be situated on Broughton Street east of Douglas Street. The area is considered underserved by public washrooms, especially during later hours.

<https://pub-victoria.escribemeetings.com/Meeting.aspx?Id=69a7045e-1013-4a8d-9d3b-226219edb3db&Agenda=Agenda&lang=English&Item=13&Tab=attachments>



Neighbourhood Staff Contact:

Michael Hill mhill@victoria.ca

Council Liaison:

Geoff Young gyoung@victoria.ca

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Downtown Core Area Plan

On March 3, Council approved the Downtown Core Area Plan (DCAP) 2022 Update. The DCAP was adopted in 2011 and functions as a neighbourhood plan for the Downtown and Harris Green neighbourhoods. It was determined that improvements to its building design guidelines were needed to better achieve DCAP objectives. Updates include increased building separation distances, further guidance for challenging development sites that are undersized, guidelines for high performance buildings, guidance for Inner Harbour and heritage building adjacencies, minor amendments to align dated policies with more recent policies, and improved user-friendliness.

<https://pub-victoria.escribemeetings.com/Meeting.aspx?Id=b580161f-6aed-4f8d-92a4-a310ac502194&Agenda=Merged&lang=English&Item=15&Tab=attachments>

Chinese Canadian Museum Victoria

The Chinese Canadian Museum and the Victoria Chinatown Museum Society have opened an exhibition space in Fan Tan Alley. The Chinatown museum will enable visitors to learn about the history and lived experiences of Victoria's Chinese community. The First Steps exhibit will focus on the starting points of Chinese Canadian settlers in Victoria, the oldest Chinatown in the country. The Gold Mountain Dream! examines the history of Chinese migrants in British Columbia during the 1850s in the search for gold.



<https://www.chinesecanadianmuseum.ca/exhibit/first-steps-gold-mountain-dream/?fbclid=IwAR2HpJZnV0kfjW373rxDfoJOJryfn0Ma377mC105WU2UTnV3ElsEfFTg6R4>

Neighbourhood Led Action Plan Guide

The City has created a guidebook to help you create your own Neighbourhood Led Action Plan. The steps outlined in this guide bring residents, business owners, schools and other community organizations together to share ideas and collectively achieve neighbourhood goals. Working on a plan together can help to identify priorities, project champions and the resources required to complete community objectives. It's another way to improve quality of life in the neighbourhood.



<https://www.victoria.ca/EN/main/residents/neighbourhoods/tools-and-resources.html>

Base and Coordinator Grant Report

On February 24, Council approved a staff report and neighbourhood associations grant reports for the Neighbourhood Base (per capita) Grant and Neighbourhood Coordinator Grant programs. The report acknowledges that neighbourhood associations continue to fulfil the objectives of the funding programs and includes a recommended policy for the two funding streams.

<https://pub-victoria.escribemeetings.com/filestream.ashx?DocumentId=77442>



Neighbourhood Staff Contact:

Michael Hill mhill@victoria.ca

Council Liaison:

Geoff Young gyoung@victoria.ca

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Community Virtuals

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

- 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.

WHAT'S UP AT COUNCIL?

Special Committee of the Whole 9:00am to 4:00pm	Committee of the Whole (COTW) 9:00 am Council 1:00pm	Council Meeting 6:30 pm
March 3, 10, 17, 24	March 3, 10, 17, 24	March 10, 24



Neighbourhood Staff Contact:

Michael Hill mhill@victoria.ca

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Executive Committee Report – March 2022

Transitions:

Work during February focused on transitions. Darragh De Groot terminated her contract as our Neighbourhood Engagement Coordinator, having accepted an offer of employment from the Art Gallery of Greater Victoria. Darragh's last day of work was February 25th.

The Executive worked closely with Darragh during the month to finalize pieces of work nearing completion, and to make sure that the Executive was set to follow up on work that had been committed to for 2022.

Contract Postings:

Contract descriptions for the Neighbourhood Engagement Coordinator and the Land Use Planning Advisor have been developed and shared widely. Closing date for applications is March 21st. We hope to have contracts in place by the end of April.

AGM:

The AGM has been set for 6:00 p.m. on March 22nd. Our intent at the moment is to hold it via ZOOM. MLA Grace Lore agreed to be the speaker at our AGM but has had to cancel. We are working on finding a replacement speaker for the event.

Land Use:

Dianne and Sandra attended an in-person Land Use Committee meeting to meet Committee members and to highlight some of the activities of the Board and the plans for 2022. Ian let his committee know that he will be resigning as Chair of the LUC after eleven years in that role. Conversations with Ian are underway to identify a replacement for Ian as Chair of that Committee.

**Victoria Downtown Residents' Association
Treasurer's Report
January 1 to December 31, 2021**

**Prepared and Presented by Doug Boyd, Treasurer
Presented at the AGM on March 22, 2022**

In accordance with the Victoria Downtown Residents' Association (DRA) Constitution, the following Report, Financial Statement and Budget have been prepared for the Annual General Meeting for the review of the Membership. The details are attached following the report.

This is the 17th reporting year for the DRA since the Society became a financial entity on November 1, 2004. Our fiscal year end is December 31.

Total revenues in 2021 were \$31,821. City of Victoria grants comprised \$31,559 of this total and memberships \$270. Revenues were significantly higher than in previous years due to the Engagement Coordinator grant and higher Base Grant due to the population increase in the Downtown.

Total expenses in 2021 were \$36,898. Admin and operating expenses were the largest category at \$23,425, of which the Engagement Coordinator contact payment was the major item. The Kiosk Project, which included the e-bike, trailer and related items, totalled \$5,158. This was funded through a My Great Neighbourhood Grant of \$5,000 that we received in 2018. We also completed the development of a new website, and expenses for this item in 2021 totalled \$3,449. Events expenses totalled \$4,866. The excess of expenses over revenue was funded from cash reserves from prior years in our bank account.

For the 2022 Budget, forecasted revenue of \$88,078 consists of \$9,778 in Base Grant funding and \$78,000 in Supplemental Grant funding from the City, and \$300 in Membership Fees.

Forecasted expenses for the 2022 budget are \$91,061. Major items include \$65,000 for two contact positions, \$1500 for developing a welcome package, and \$1,500 for a community needs survey, all made possible by the Supplemental Grant. We have also budgeted \$4,000 for a strategic planning project. Other major items include \$10,000 for events and \$5,796 for desk and storage space at the Dock. As per the 2021 year, the excess of expenses over revenue will be funded from cash reserves from prior years in our bank account.

The balance in our bank account as of January 1, 2022 was \$24,100.

The Yates Street Community Garden (YSCG) has a separate bank account. While it is under the DRA umbrella, it is managed by the YSCG Steering Committee. The financial statements and budget presented in this report do not include the operations of the YSCG.

Yates Street Community Garden - to be supplied by Michael

Victoria Downtown Residents' Association
Income January 1 to December 31, 2021

Grants

City of Victoria Base Grant - initial + supplement	\$9,778.00
City of Victoria Engagement Co-ordinator Grant	\$20,000.00
City of Victoria My Great Neighbourhood grants (net amount)	\$1,772.89
	<u>\$31,550.89</u>

Other

Memberships	\$270.00
	<u>\$270.00</u>

Total Income	<u>\$31,820.89</u>
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Victoria Downtown Residents' Association
Expenses **January 1 to December 31**

Admin and Operations

Engagement Coordinator contract payment	\$21,232.50
Dock - desk space rental	\$483.00
Advertising for coordinator position	\$316.34
Zoom subscription	\$424.00
Volunteer Victoria & Volunteer Canada memberships	\$330.00
E-bike/trailer insurance	\$190.00
Dropbox subscription	\$162.82
Bank, Paypal, Eventbrite fees	\$117.16
Misc. Admin	\$169.15
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	\$23,424.97

Communications

website development + hosting	\$3,449.06
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	\$3,449.06

Bike and Trailer project

e-bike, trailer, lock purchase	\$3,434.89
trailer wrap design + printing	\$1,723.43
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	\$5,158.32

Events

Event Supplies	\$296.48
Alleyway Event	\$3,062.94
Tea party	\$272.89
How to be an Ally/Keeping it Human Workshops	\$393.77
Wicked YYJ	\$217.82
TRC Books	\$206.14
Yates Street Garden Blossom Your Pride Event	\$353.81
Bastion Square Holiday Event	\$61.80
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	\$4,865.65

Total Expenses

\$36,898.00

Victoria Downtown Residents Association - Budget 2022

Revenues

Base grant	\$9,778.00 * based on 2021 amount
Supplemental grant	\$78,000.00
Memberships	\$300.00
Total	\$88,078.00

Expenses

Contractor payments	\$65,000.00 * engagement coordinator & land use advisor
Events	\$10,500.00
Dock - desk rental	\$5,796.00 * \$483/month for 12 months
Strategic Planning	\$4,000.00 * estimate - for facilitator & media consultant
Welcome Package - design & printing	\$1,500.00
Community Needs Survey	\$1,500.00
Website, domain/email hosting	\$500.00
Advertising Expenses	\$400.00
Zoom subscription	\$240.00
Board Member Orientation & Training	\$400.00
Volunteer Victoria membership	\$180.00
Dropbox subscription	\$165.00
Bank, Paypal, Eventbrite Fees	\$150.00
BC Societies	\$90.00 * annual filing + bylaw change fee
E-Bike/Trailer insurance	\$190.00
AGM	\$250.00
Misc Admin Expenses	\$200.00
Total	\$91,061.00

* the excess of expenses over revenue will be funded from cash reserves from prior years in our bank account.

Urban Livability Committee Report

Victoria Downtown Residents Association

March 08, 2022

Updates

February Activities

There has been a limited number of activities within the Urban Livability Committee for February due to work obligations among the chair and its volunteers. The committee

hopes to resume normal activities in April and looks forward to working with the new DRA Engagement Coordinator once hired. In addition, it will focus on promoting the need for volunteers to help with Urban Livability related activities to enhance the livability of many of the residents of Downtown Victoria.

Planned Activities for the Year 2022

In February, the committee met with Darragh before leaving the DRA's Engagement Coordinator role. The meeting was scheduled to go over planned and potential activities in the next couple of months.

Urban Livability Co-Chair Transition

The Urban Livability Committee is a multi-faceted committee focusing on many important roles to enhance the livability of the diverse Downtown Victoria residents. To help with ensuring that the essential activities of the Urban Livability Committee continue in the year 2022, the current Chair, Michael, approached the DRA Executive Board to allow for a co-chair for the committee. The DRA Board Executive and the Chair agreed that this would be a beneficial change for the Committee. Michael approached Colby, the current sub-committee lead, to support the unhoused community. The committee is happy to report that Colby has accepted the co-chair position of the Urban Livability. Michael and Colby will meet in the next few weeks to transition the committee to have a co-chair.

2022 MAR Project List for Board Meeting

DRA Land Use Committee

05 MAR 2022

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

LUC: Current

1. Note: we should consider that these applications, combined, will effectively remove all or part of the pre-existing mid-block walkway that was presented with expansion and improvements as part of the application for Chard's development at 848 Yates St and identified in DCAP as part of the pedestrian network.
 - a. 836 Yates – Heritage Alteration w Variance for approval of fence and gates, variance for height of the fence. New Application Received on 04 Mar 2022 for the HAV but no plans posted on the Devt Tracker to date. Council declined the previous HAV on 09 Dec 21.
 - b. 848 Yates – Chard – Development Permit with Variance application for modifications to the through-block walkway and the terms of the Statutory Right-of-Way. A Variance to the Fence Bylaw is required to increase the height of the gates from 1.83m to 2.59m. Application Received and under Review by City 22 July 2021. With the understanding that there was new information from applicant it was referred to 03 Feb 2022 daytime Council meeting. Status: The application was not included on the 03 Feb 2022 agenda.
2. DRA LUC held the first in-person PHO compliant LUC members meeting on Mon 21 Feb 2022 at 5pm. Introductions of new members, ongoing devt projects, board hiring support person for LUC due to ongoing volume of work, announcement that Ian Sutherland will resign from the DRA Board at the AGM in Mar 2022 but will remain as a LUC member and assist with the transition, so a new LUC Chair will need to be recruited.
3. 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) with a total FSR 4.6. No on-site parking proposed but offered that they may have access to 25 off-site spots. The project was not well received by members on a number of project aspects. The applicant was also 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 will be a hybrid meeting with concurrent in-person and online attendance. In-person at The Parkside Hotel Urban Ballroom at 6pm 21 March 2022. We will be following the PHO that is current on the date. At this time, for in-person attendance, masks are required and vaccine passports will be checked at the door prior to entry.
4. 1030 Fort – Jawl Properties w Cascadia Architecture – Rezoning and Devt Permit with Variance for a 6-storey (22.28m) market rental project with CRUs at grade and 30 residential units (20 x 1BD+den and 10 x studio) with FSR of 4:1. No onsite parking is proposed (24 req) with 56 bike parking spots (44 req). An online community meeting was held on 31 Aug 2021. Status: Staff Review of Revised Plans 03 Dec 2021. Revised plans posted to Devt Tracker 09 Feb 2022. Approved at ADP on 23 Feb 2022. 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.

5. 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 was expected in November 2021. Status: Report to Council on 17 Feb 2022. LUC letter submitted 16 Feb 2022.
6. Neighbourhood Boundaries – Non-statutory public hearing at Council 27 Jan 2022. City proposal to change boundaries between Downtown and Fairfield to include DCAP plus other lands outside DCAP. DRA board and LUC sent letters not supporting change as proposed. LUC posited suggestion that only DCAP area should be considered for inclusion in Downtown but nothing else. Council amended the motion as advised by LUC and approved. Will come to Statutory Public Hearing as some changes require OCP amendments. Status: Report to Council on 17 Feb 2022.
7. 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. Staff Review of Revised Plans 16 Feb 2022 but no new plans posted to Devt Tracker to date.
8. 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. Staff Review of Revised Plans 16 Feb 2022 but no new plans posted to Devt Tracker to date.

9. 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 11 Jan 2022. Approved at Public Hearing on 10 Feb 2021.
10. 1221 Blanshard/Capital Six – Jawl Properties with D’Ambrosio –Rezoning & Devt Permit applications for 15,792 sqm total/commercial floor area, with an FSR of 5.89:1, 48.9 m/10 storeys, 144 onsite parking stalls, 117 bike spots. Online alternate CALUC meeting took place on 13 July 2021. Status: Staff Review of Revised Plans 10 Nov 2021. Revised plans posted 13 Jan 2022. CALUC letter submitted 01 Feb 2022. Approved to go to Public Hearing at CotW 03 Feb 2022.
11. 710 Caledonia – Chard/ProvBC - Burnside Gorge LUC has invited DRA LUC members to attend the Zoom meeting on Mon 07 Feb 2022 at 5:30pm.

BC Housing Link: <https://letstalkhousingbc.ca/victoria-1961-douglas>

<https://www.timescolonist.com/local-news/big-project-pitched-for-whitespot-site-on-douglas-lower-cost-housing-in-towers-offices-grocery-restaurant-shops-large-public-plaza-4935251>

LUC: Ongoing and Active

1. 1900 Douglas - Citrus and Cane – Change of Hours of Liquor Service for a Liquor Primary Licence to extend licenced service on Sunday from 12pm to 2am with no change in occupant load of 120 ppl. Current hours are from 12pm-2am Mon to Sat and 11am to 12am Sun. LUC letter submitted 01 Feb 2022.
2. 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. Approved at CotW on 27 Jan 2022.
3. Rapid Deployment of Affordable Housing – Approved to go to Public Hearing on 27 Jan 2022.
4. 517 Herald – (No applicant listed) – Devt Permit application to construct a fenced enclosure at the rear north of the building. No plans posted. Status: Application Review by City 27 Jan 2022.
5. 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. A second LUC letter submitted 14 Jan 2022.

6. 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. Approved at Council on 13 Jan 2022.
7. 516 Discovery (Burnside Gorge border) – City-initiated rezoning as part of the Rock Bay Plan to rezone to the M2-I Zone. The M2-I Zone – Douglas-Blanshard Industrial District permits limited light industrial uses, high-tech, service-commercial & limited retail. The following uses are the only uses permitted: high-tech, call centre, professional services (including architects, engineers, & surveyors), retail sales of home furnishings, home supplies or sporting goods, and retail sales & offices as accessory uses incidental to, and less FSR than, principal use. Limits on FSR of each use per building or by portion of site. Status: Only activity is City doc posted on 14 Sept 2006. Item added to follow in relation to “Innovation District” related proposals at our northern border.
8. 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: Revised plans posted under Staff Review 11 Jan 2022.
9. 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.
10. 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.

11. 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.
12. 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.
13. 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.
14. 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.
15. 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.
16. 1900 Store – Reliance Properties w D’Ambrosio – Rezoning to construct mixed use area to include light industrial, marine related uses, commercial, residential, live/work, arts & cultural uses, etc and new publicly accessible open spaces. Proposal includes buildings with 2-6F podiums and 3 towers of 10F, 13F and 17F with a density of 3.0:1. Heritage buildings will be preserved and adapted for reuse. Public Amenity Contributions include open spaces and land for a proposed new art gallery. Online & in-person CALUC meeting with Burnside Gorge and Downtown residents took place on 21 Sept 2021 with comments open until 03 Oct 2021. Status: No plans have been posted to the Development Tracker (as of 09 Oct 2021).
17. 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.

18. 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.
19. 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.
20. 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.
21. 777 Broughton – Development Variance Permit application to install signage in Old Town. Status: Application Submitted and under Review by City 01 Mar 2021.
22. 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.
23. 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.
24. 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.

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

COMMUNITY ENGAGEMENT COMMITTEE REPORT – MARCH 2022

1. Short term contract:

With the position of Neighbourhood Engagement Coordinator currently vacant, to meet our commitment to participate at the Victoria Francophone Day in Bastion Square on Saturday, March 19, with the Executive's approval, a contract has been entered for a coordinator to assist in meeting that commitment. We will have a booth, with children's activities during the day and if possible, more adult oriented activities in the evening. A number of volunteers have already indicated they will help out, and others are welcome to come out and support us in planning and/or on the day of the event, in the booth and/or activities.

2. Recent activities:

Black History Month: In celebration, three books on black history were purchased from Monroe's and distributed to the Little Libraries located downtown.

The "How Does It Feel?" workshop, examining trauma's influence on the nervous system and brain, and how it feels, was presented on Tuesday, February 15 by a person with lived experience of homelessness. Although pre-registrations were high, actual turnout was not as high as anticipated, but the workshop was well received by those who attended. The Urban Liveability Committee is planning a follow up workshop on homelessness.

3. Upcoming activities:

Welcome to Spring: A fun and interactive workshop is planned for DRA members on April 6 at the Neighbourhood Hub, to be delivered by Supply Victoria using recycled material to make spring creations.

Asian History Month: In May, which celebrates Asian History, the YSG is planning to host of a live version of last year's virtual Tea Party.

Bloom your Pride: Conversations are underway with Victoria Pride to repeat last year's successful event, held in conjunction with the YSG, in June.

4. City of Victoria:

The City of Victoria has made available its "*Neighbourhood Led Action Plan - A Guide To Further Improve Your Neighbourhood*" which is intended to support grassroots initiatives. Dianne attended the February 16 "*Community Virtuals*" that presented and reviewed how to use the Guide. The Guide can be accessed at: <https://www.victoria.ca/EN/main/residents/neighbourhoods/tools-and-resources.html>

5. Welcome Package For New Residents:

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

Communications and Membership Committee Report – March 2022

Update on Committee activities:

- **Newsletter / Other Communications to Members:**
 - o The February newsletter was issued on February 17. 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 call for Membership renewal and the Victoria Tool Library
 - o A reminder for the How Does It Feel event at the Dock was sent on February 14 and was opened by 55% of subscribers.
 - o A bulletin for Job Postings and Call for Volunteers was sent on February 25 and was opened by 52.9% of subscribers.
 - o We intend to put together a newsletter next week and welcome contributions from Board members.
- **Web site**
 - o We continue to add posts to the News page and add events to the Events page of our new website.
 - o The latest analytics report for our site shows a 155% increase in site sessions and a 202% increase in unique visitors for the past 30 days compared to the previous 30 days. See more details below.
- **Social Media**
 - o We continue to actively post on social media
 - o The number of posts over the past month, and the current number of followers are:
 - Facebook - 30 posts, 881 followers, 642 post engagements
 - Instagram - 4 posts, 393 followers
 - Twitter - 16 tweets, 1101 followers, 3561 Tweet impressions
 - o You can help grow our social media presence by sharing our posts with your followers.
- **Other**
 - o **5 new members and 1 renewal since the last report. I ask all Board members to renew their membership before the AGM.**

Submitted by
Doug Boyd
Chair, Communications and Membership Committee

Traffic Overview

📅 Last 30 days (Feb 4 - Today)



compared to previous period (Jan 5 - Feb 3, 2022)

Site sessions

541 ↑ 155%

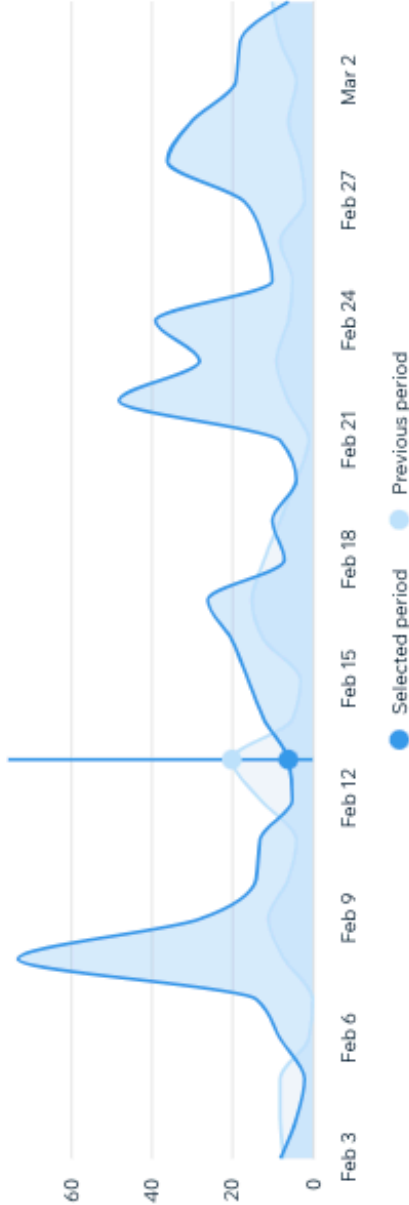
Unique visitors

414 ↑ 202%

Avg. session duration

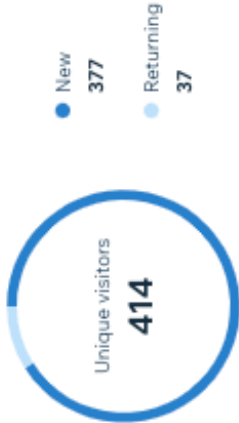
7m 35s ↑ 100%

Sessions over time



[See full report](#)

New vs returning visitors



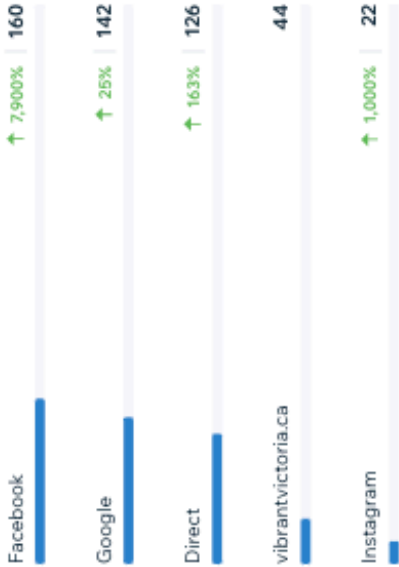
[See full report](#)

Sessions by device



[See full report](#)

Top traffic sources by sessions



[See full report](#)

Top pages by sessions



[See full report](#)

GOVERNANCE COMMITTEE REPORT

March, 2022

1. **2022 AGM:** Plans are in place for the March 22 AGM, but we were very recently advised that due to Grace Lore's office double booking her, Grace Lore will no longer attend to speak. A replacement speaker is being sought – with the Government Refresh being an option.
2. **Building Board Diversity:** A solicitation for new Board members has been sent to Volunteer Victoria for publishing in the Times Colonist plus it has been posted on the Volunteer Victoria website, sent to the Canadian Pacific Lawn Bowling Club, the Victoria Chinatown Lioness Club, Victoria High School Student Resource and to current Board members, plus posted in our newsletter. Some initial responses have been received and are being followed up. Increasing the number of Board members and diversity is a goal.
3. **Board orientation protocol and package:** Developing a package is still in works. The goal is still to have a new package ready for any new Board members elected at the 2022 AGM.
4. **Monthly Board Meeting Procedures — Land acknowledgement:** The Committee wants to add a land acknowledgement to the monthly meeting agenda, and want to make it meaningful and more than simply pro forma. If you have any suggestions or thoughts on this, please send them to the Committee chair. **Still being worked on.**
5. **Grant funding opportunities:** If Board members are aware of any grant possibilities, or have projects they want to pursue if grant funding is available, they are asked to let the Committee Chair know.

Late Night Advisory Committee – March 2022

- Late Night Task Force is active
- Lower Yates supervised taxi stand has been resumed
- Multi-agency Task Force tour took place Friday February 25
- Terms of reference for the Urinal program will be circulated and opportunities to restore program
- Sexualized Violence Prevention -additional education for bar staff being explored
- Committee comments to City staff on the proposed sidewalk washroom location at Douglas and Broughton Streets were gathered

There was a wide-ranging conversation about the terms of reference of the committee, who was missing from the committee membership and whether it is possible to move from a focus on bar night-time activity to a more wide-ranging vision of arts and culture in the downtown core.

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