

DRA Board Meeting Minutes

August 10, 2021

Location: ZOOM

Time: 5:30 p.m.

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

City Council Liaison: Councillor Geoff Young

City Staff: Mike Hill

Regrets: Nicholas Harrington

Guests: None

Call to Order/Approval of Agenda/Welcome to Guests

Sandra called the meeting to order and the agenda was approved, with the change to move up the Land Use Committee and Community Engagement Committee reports so Ian and Dianne could leave early for other commitments.

Councillor's Report- Geoff Young

Downtown Activities: Councillor Young advised that Council would be taking its annual break and “standing down” until September.

The Mayor met with the Downtown business community and the report is the mood is upbeat, with people coming back downtown and commercial activity picking up, but concerns were expressed over the failure to re-open the port to the Black Ball ferry and the cruise ships.

Geoff acknowledged there was likely some dissatisfaction with recent council decisions on zoning, made despite the views expressed by downtown residents and the DRA, but said that city staff and the consultant hired by the City say that rental units require more density to be profitable and the Council has a philosophical view on providing more rentals. Ian suggested the reason the costs were high is because of the additional density that keeps being allowed, which drives up the land prices.

Geoff suggested the DRA's efforts might be better placed to accept the additional density but focus on the amenity contributions and how and where more parks might be located – in the harbour front or in the area where the new population growth is occurring. He acknowledged a problem with locating parks downtown is the high cost of the land.

Geoff also acknowledged the Ships Point re-development is not moving forward at any pace. He thought that was because too many agencies were involved and everyone was trying to include all the good ideas proposed but that meant high costs which means slow progress.

Ian noted that the DRA had been encouraging City planning staff not to force amalgamations of orphan parcels as these orphan parcels make ideal pocket parks, in

part because their orphan status means they are not high value and therefore more available.

Ian also asked about the progress on the revisions to the Downtown Core Area Plan (DCAP), given how out-of-date it is and the serious flaws. Geoff advised that Council has been making a lot of requests and demands of staff and staff is not always able to get to everything.

Geoff was also asked about the increase in closing off with gates and locks the supposed -to-be public pass-throughs in a number of locations, with concern that the failure by the City to enforce the access agreements would mean the potential loss of public rights and the detrimental effect, especially on those with disabilities, in easy access to transit and otherwise. Geoff advised that unfortunately some of the agreements were not as clearly worded as they might have been and also the problems with vandalism and graffiti.

Downtown Update – Mike Hill

Report attached.

Street Patio Policy: City Staff is looking at guidelines on how to move forward and how that might evolve in terms of the City's Build Back Victoria strategy. Questions were also asked about how this might impact on the public realm and what amenity contributions might be being considered, given the significant additional value businesses would be obtaining. Support for the patios, and the additional vibrancy downtown, was also expressed, with the thought being that business owners needed the opportunity, and perhaps at no additional cost to them at this time.

Royal Athletic Park: Is now open for programming. Questions were asked about the nature of the relationship between the professional sports team (the Harbour Cats) and the City and the impacts that might have on broader public access.

Government Street Refresh: The design process is underway and a workshop for City staff is being held. Ian is representing the DRA on the working group.

Place-Making Toolkit: is on on-line and has some good ideas.

Participatory Budgeting Process: Place-making is the theme. 13 applications had been received for the \$50,000 in funding and will be put to the public for voting. Mike agreed to advise us of applications that may have implications for/application to the Downtown-Harris Green neighbourhood.

Neighbourhood Boundary Review: Mike requested input into how the City can best support neighbourhood associations.

Business Arising from the July Minutes: None

President's Report - Sandra Severs

Report attached.

Boundary review: A letter setting out the DRA's position has been sent to the City. As requested by Mike Hill, the Executive will look to supplement that letter with ideas on how the City can better support neighbourhood associations.

Standing Committee Reports

- **Land Use Committee:** Report attached. The Gold Rush (Northern Junk) project went to public hearing on July 29 and was approved by Council, despite opposition from various persons, including the DRA and its heritage consultant who gave an opinion that the application does not comply with the National Guidelines and Standards for Heritage Buildings which are incorporated in the the Official Community Plan. The City's failure to honour the OCP is discouraging, with significant concerns about the ability to continue to maintain the historical nature of the Old Town. The Duck Building project will be next and the outlook is not good.
Ian left the meeting after giving his report.
- **Community Engagement Committee:** Report attached.
The E-Bike and trailer have been purchased at a cost within the grant funding and are being temporarily stored at Doug Boyd's. A permanent storage solution is needed, and options will be followed up with, ideally, space in the City's secure bike locker.
The Board approved the expenditure of up to \$3,000 this calendar year, at the Executive's discretion, for Darragh to attend various events and other opportunities to use the bike where possible to promote the DRA.
Dianne left the meeting at 6:45 p.m.
- **Urban Ecology and Agriculture Committee:** Report attached. A meeting has been set up for August with City staff to talk about the next steps in the proposal for a second garden.
- **Communications and Membership Committee:** Report attached. The newsletter will go out at the end of this week so if there are items they should be forwarded asap.
- **Governance Committee:** Report attached.
- **Urban Livability Committee:** No report.

External Meeting Reports

Victoria Community Association Network (VCAN): No report. VCAN has not met because of summer schedules.

Late Night Advisory Committee (LNAC): No report. The first quarterly meeting has been held.

New Business: None

This segment of the meeting concluded at 6:50 p.m. and Councillor Young and Mike Hill left the meeting.

Planning and Discussion – Board members only

Proposed New Community Centre: Sandra advised meetings have been held with the City, BC Housing and North Park Neighbourhood Association (NPNA) regarding the City's recently announced plans for the construction of a community centre for the North Park and Downtown neighbourhoods, with social housing and a daycare, on the 900 block of Pandora. The Board approved a working committee comprised of Sandra, Paul and Darragh to address governance issues with NPNA, with the goal of an MOU for creation

of a non-profit to operate the building, with balanced representation from both NPNA and DRA. Once that is in place, further work will be required on a consultation process and design, with the goal of broad-based input from residents.

The process is currently in the schematic design phase which will continue throughout the Fall. The group has met with the project team from the City and discussed their desires for the building.

Meeting adjourned at 7:15 p.m.

Next meeting: To be confirmed

In Your Neighbourhood

Street Patio Policy

On July 8, Council considered a [Councillor resolution](#) on patio licensing and resolved to:

- Support a letter from businesses advocating for retention of the Gladstone street patios near Fernwood Road
- Direct staff to also identify processes for facilitating permanent closures of ... roadways to facilitate increased public (and...) commercial use, beginning with 1300 Block on Gladstone from Fernwood Street to Stanley Avenue as pilot program
- Direct staff to report back to update and extend the current Business Recovery from Pandemic Bylaw (#20-072) prior to October 31, 2021
- Include "Extend and optimize the 'Build Back Victoria' patio program" as a 2021 Strategic Plan action item and "Make the Build Back Victoria patio program permanent" as a 2022 Strategic Plan action item.

Canoe Restaurant Patio

Council has approved moving forward with an application for a Heritage Alteration Permit to redevelop the patio area on the west side of Canoe Brewpub. While the review is directed to the changes that would affect the heritage building and its presentation, Council also expressed concerns regarding the impacts that might occur in terms of impacts to nearby residents. There remains an opportunity for community input prior to final approval at a future Council meeting in September.

Government Street Refresh

The community survey to help shape the *Government Street Refresh* design concept is now closed. There were many ideas submitted through the survey process and these are being used to help the staff team develop specific ideas to the public for input in the fall. Look for opportunities to participate in September and October as we work to ensure this street continues to be a vibrant, historic and animated public space for the next 50 years.

Free Community Programs at Royal Athletic Park

The City is offering a variety of free programs at Royal Athletic Park throughout the month of July and August. You can join a beginners' lesson in line dancing and ballroom dancing, create a tin can succulent planter, up-cycle colourful cast-off materials into fun and useful projects and/or create a mandala from wooden clothes hangers. Space is limited so register [here](#). A list of the programs can be found [here](#)



Accessible Parking

If you have an accessible parking permit or drive someone who does, we want to hear about your experience



August 2021 Update

Downtown

using accessible parking stalls in Victoria. The City of Victoria is taking steps to develop accessible parking requirements for new developments and expand the supply of high quality public accessible parking stalls on our streets and in parkades. To help guide these changes, the City is working closely with service providers and stakeholders to inform new suggested rates and design criteria for accessible and van-accessible stalls. Learn more [here](#)

Placemaking Toolkit

Help us refine the City of Victoria's Draft Placemaking Toolkit. It gives an overview of the placemaking process, examples of placemaking in Victoria and strategies for successfully completing projects of all shapes and sizes. It also includes a catalogue of pre-approved furniture, paint and lighting to make it quicker and easier for you to take your project from idea to reality. Please let us know if the Toolkit is easy to use and if it inspires you to start a placemaking project of your own. [Complete the survey](#) and share your ideas before August 15.



Get Growing Victoria!

Neighbourhood distribution days are coming up for the Get Growing, Victoria program. Fall winter veggie seedlings and gardening materials will be distributed in the Downtown neighbourhood on Sunday August 29 from noon to 2:00pm at the Yates Street Garden. Residents facing barriers to growing their own food can collect free food seedlings and get advice on how to care for them. Please view the [Summer 2021 Neighbourhood Distribution Days Schedule](#) for more information.

Participatory Budgeting

13 submissions have been received and are now going through a review and revision process before presentation to the community for voting in September. The community-based Participatory Budgeting Steering Committee sought proposals for projects of several cost thresholds to enhance and enrich neighbourhood spaces throughout Victoria with a total fund of \$50,000 available. Participatory Budgeting gives the entire community the opportunity to vote on how to invest a portion of the City budget in projects that matter to the people who live here. You can learn about Participatory Budgeting at www.victoria.ca/EN/main/residents/city-grants/participatory-budgeting.html.

Council Meetings

Committee of the Whole met on August 5th. There are no further meetings until September 2nd.

Executive Committee Report –August 2021

Physical presence in the Downtown:

The working group has met twice since the July Board meeting. The group consists of Paul, Darragh and Sandra from the DRA and Sarah Murray, Katie Fillion and Sean Kahil from the North Park Neighbourhood Association. Much of the work at this stage is gathering resources, identifying areas that will require work and consulting with other organizations. We are exploring the neighbourhood house model and will be setting up site visits to community centres like Burnside-Gorge, Hillside-Quadra, Fernwood NRG and Fairfield to look at their physical plants and access programming and budget information.

In addition, Ian and Sandra met with Harold Stanley (Land Use) and Eleni Gibson (Planning consultant) from NPNA to take a look at the property under development and talk about the process from a land use perspective.

An initial design meeting held between representatives of North Park and the DRA and City staff. The schematic design phase is projected to continue through the Fall before detailed design work begins in January 2022. The projected opening date for the building is late in the Fall of 2025. The project will be built by Victoria-based DHKarchitects.

Boundary Conversation:

A letter was submitted to the City by the August 4th deadline stating the DRA's position on the proposed boundary changes.

**2021 AUG Project List for Board Meeting
DRA Land Use Committee
05 AUG 2021**

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

LUC: Current

1. 1312 Broad, Duck Block – UVic Properties/Chard – Rezoning, Development Permit and Heritage Alteration for 6-storey, 135-unit hotel with ground floor commercial with 3.95:1 FSR, providing 18 parking stalls (34 required) and 36 bike parking (26 required). Includes an OCP amendment for a very significant increase in density offside of the Official Community Plan maximum densities for Old Town and best practices of Heritage Conservation. Note: Staff has relieved the applicant of the requirement for an OCP amendment for this application. Applicant submitted revised bubbled plans that were posted to Development Tracker 5 Feb 2020. Revisions appear to provide minor changes in response to City Planning feedback but not broader concerns put forward by the community. New CALUC letter submitted 4 Feb 2020. On Thurs 06 Feb 2020, Committee of the Whole voted to send this project to Public Hearing. Status: [Update requested at Council 05 Aug 2021: no changes have been made to the plans since CotW Mar 2020. Approved at Council 05 Aug 2021 to proceed and anticipated to go to Public Hearing on 09 Sept 2021.](#)
2. 1030 Fort – Jawl Properties – Proposal for a 6-storey market rental project with commercial / retail premises at grade. The applicant represents that the proposal will be below the OCP thresholds for density and height for the location in question. Online Community Meeting provisionally set for 01 Sept 2021 at 5:30 pm TBC. More information is expected in advance of the meeting.
3. 768 Yates – Cenote – Change of hours of liquor service for a food primary licence. Proposed hours of licensed service are from 11:00 am to 1:00 am Sunday to Thursday, and 11:00 am to 2:00 am Friday and Saturday with a total occupant load of 110 people. Current Hours are from 11:00 am to 12:00 am Sunday to Thursday, and 11:00 am to 1:00 am Friday and Saturday with a total occupant load of 110 people. Deadline: 20 Aug 2021
4. 1314 Wharf St, Northern Junk – Reliance Properties – Rezoning for the redevelopment of existing heritage buildings to include 47-unit market residential rental with ground floor commercial, mixed use addition, concurrent Heritage Alteration with 3.36:1 FSR. CALUC letter submitted 10 Sept 2019. On 11 June 2020 CotW referred the application back to staff with the direction that the application adhere more to the Heritage and Old Town Guidelines. Revised Plans posted 19 Apr 2021. Status: [New DRA LUC letter submitted 25 July 2021. Status: Public Hearing on 29 July 2021 concluded and deliberations continued on 05 Aug 2021. Approved 5-4.](#)
5. 611 Chatham St – Nicola Wealth Real Estate – Development Permit with Variances for proposed 5-floor, 274-unit market rental residential with ground floor commercial on 1.5 acres over 9 lots facing Chatham, Herald and Government Sts. Variance for height requested from 15m to 21.07m for Herald St and 16.18m for Chatham with a density of 3.0:1. LUC members met with David Fawley and Guadalupe Font of Denciti Devt Corp on 12 Aug 2020 to discuss the project. LUC letter submitted to City on 30 Nov 2020. Went to ADP on 27 Jan 2021. Panelists voiced a number of concerns and resulted in the approval of the motion to support with consideration of 10 items listed. Went to Heritage Advisory Design Panel on 09 Feb 2021 and panelists also had similar concerns regarding a number of aspects of the proposal. Approved at CotW on 03 Jun 2021 with

- amendments. Should expect some refinements before going to Public Comment. New revised plans under Staff Review as of 16 Jul 2021. Status: [On 05 Aug 2021 Housing Agreement approved and ready to proceed to Opportunity for Public Comment at Council.](#)
6. 1205 Quadra/911 Yates – Starlight – Rezoning and OCP Amendment for two sites on the south side of Yates between Quadra & Cook: 1.35 hectare full 900-block Yates and the 0.63 hectare eastern half of the 1000-block Yates, 1045 Yates. FSR 6.0. Proposal includes: 5-storey podium with 28, 29 and 32 storey towers with a 6:1 FSR. Advisory Design Panel declined to support on 13 Jan 2021. ADP comments and concerns include: More consideration of materiality and richness and variation in the towers. Repetitive nature and sameness of towers-looks like Vancouver. Breaking up of podium. Horizontal ‘sameness’. Variety in podium height. Providing access to ‘public’ space amenity. The question was posed, ‘Tell me what is beautiful about this proposal. What will Victorians love about it? Revised plans posted 10 Mar 2021. Staff Review of Revised Plans complete and With Applicant 20 May 2021. Public Comment was open 25 May – 25 Jun 2021. Status: [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. On 05 Aug 2021 approved at Council by 5-4 to proceed to Council for Bylaw Introduction.](#)
 7. 440 Swift – CRAFT Beer Market – Heritage Alteration Permit with Variances application to make exterior alterations to the heritage-designated building at 440-450 Swift Street (formerly Canoe). Proposed changes to the property include enlarged window openings, construction of a new enclosed patio structure, a 1-storey addition and landscaping changes. Application went to HAPL on 11 May 2021. Similar concerns as DRA LUC and City Staff were raised. Revised plan posted 08 June 2021. Staff review of plans 10 June 2021. LUC letter submitted 30 June 2021 based on new plans. Status: [Approved at CotW on 22 July 2021 to go to Council with request for more info to address concerns. Approved at Council with new information from the applicant on 05 Aug 2021.](#)
 8. 568 Yates – Jima Cannabis – Rezoning application to allow for the use of Storefront Cannabis Retailer and remove the use of Storefront Cannabis Retailer at 546 Yates. New DRA LUC letter sent 25 May 2021. Status: [Approved at Public Hearing on 29 July 2021.](#)
 9. 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. Pre-submission meeting with CALUC members took place on 19 May 2021. Pre-Application (alternate CALUC) online meeting took place on 13 July 2021. Status: [Application Received and under Review by City on 28 July 2021.](#)
 10. 845 Johnson – 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.](#) This application has implications on the mid-block walkway that was previously approved by Council as part of the original application for this site.

11. [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 application contact listed as Stephane Laroye \(unless the property has been sold, it stands to reason that the applicant is Chris Lefevre\). 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.](#)
12. 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.](#)
13. 1124 Vancouver – J. Gordon Enterprises – Revised plans submitted 18 Mar 2021. Overview: 6-storey with 1 level U/G parking, 163 units, 3.57 FSR, 45 parking spots, 188 bike spots with no ground floor commercial. This project no longer includes affordable housing. History: After two CALUC meetings, a number of substantial issues and concerns remain unresolved and the information provided to the public has been incomplete and in some cases incorrect. Two CALUC letters sent 23 Jan 2020. Project was reviewed and declined by Advisory Design Panel on 26 Feb 2020. Status: The applicant provided a letter with comprehensive information not addressed during previous CALUC meetings and responds to ADP and Planning Staff feedback. The letter is posted for public review on the Devt Tracker. Alternative CALUC process for public comment closed 30 May 2021. Status: Staff Review of Revised Plans complete and Application is With Applicant 08 July 2021.
14. Neighbourhood Boundaries – The board composed a letter of response regarding each proposed boundary change.
15. 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.
16. 836 Yates, Yates Centre – Coronet Ventures – Application for a Development Permit with Variance + Heritage Alteration Permit with Variance to install a new fence and gate. Note: this application will effectively remove a section of the mid-block walkway that was presented as part of the application for Chard's development at 848 Yates St. Went to Heritage Advisory Panel on 13 Apr 2021. LUC letter sent on 20 May 2021. Status: Revised plans submitted 30 June 2021 and under Staff Review.
17. 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.
18. 767 Douglas, Apex Site – Telus w Aryze – Rezoning for an OCP amendment for density as well as a Rezoning for density and a Development Permit with Variances for height and setbacks. Proposal for a 12-storey (53.21m) office building with ground floor commercial with an FSR of 5.2, 116 compliant parking stalls + 10 non-compliant (205 required) & 142

bike parking spots (126 req). CALUC letter dated 26 Feb 2021 submitted to City and Applicant. Approved on 01 Apr 2021 to move to Public Hearing. Applicant has not communicated in any substantial way with the DRA LUC since the pre-application site meeting 04 Aug 2020.

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

19. 975 Pandora (1468 Vancouver), Seventh Adventist Church – Townline – Rezoning and Building Permit for 121 residential rental units in 4-storey podium and 15-storey tower at 5.46:1 FSR with ground floor commercial. Vehicle parking at 118 meets requirements and bike parking exceeds requirements at 240. There are also 125 storage lockers. CALUC letter submitted Mar 2019 based on 2018 submission. Project went to ADP 25 Nov 2020. Revised plans posted to the Devt Tracker 12 Mar 2021. Staff Report Prepared 22 Apr 2021. No new LUC letter will be submitted at this time. Status: Approved for Public Hearing by Council 20 May 2021.
20. 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.
21. DCAP Review – City Staff-led stakeholder engagement process. Ian has outlined many of the DRA LUC concerns regarding gaps and priorities. Draft DCAP Design Guidelines April 2021 circulated by staff on 13 April 2021. Feedback “will inform further refinements to the draft Design Guidelines before they are presented to Council”. Public feedback closed 07 May 2021. Report to Council scheduled “Summer 2021”.
22. 1045 Yates St, Harris Chrysler (Phase 1) – Starlight – Development Permit with Variance concurrent with a Rezoning Application related to area of 4.9 acres over two sites. Proposal includes: 5-storey podium with 19 & 21 storey towers with a 6:1 FSR. Rental for 510 residential units, including 6 (3BDRM) townhouses and 436 onsite parking stalls & 654-bike parking. Advisory Design Panel declined to support on 13 Jan 2021. ADP comments and concerns include: More consideration of materiality and richness and variation in the towers. Repetitive nature and sameness of towers - looks like Vancouver. Breaking up of podium. Horizontal ‘sameness’. Variety in podium height. Providing access to ‘public’ space amenity. The question was posed, “Tell me what is beautiful about this proposal? What will Victorians love about it?” A major concern was expressed that the panel was expected to vet the proposal against an attached ‘Design Manual’ that has been prepared by the applicant. ADP had not previously reviewed the manual nor had it been endorsed by Council. The Panel made a statement to the effect that they

were not considering the manual and not vetting the application in relation to it. Revised plans submitted as of 11 Mar 2021. Status: To be scheduled for CotW.

LUC: Ongoing and Active

1. 1620 Blanshard, Gateway Green – Tri-Eagle & Jawl Residential – Temporary Use Permit to demolish the two-storey commercial building and provide 62 surface parking spaces. Staff recommendation to decline the TUP. On 14 Nov 2019 CotW approved that subject to the amendment of the Master Devt Agreement to allow for a temporary surface parking lot after giving notice and allowing for public comment at Council meeting to permit TUP (expires in 2 years of date of resolution). Applicant also to consider working with staff to use site for temporary modular housing. Status: In May 2021 the building on the site was demolished and the property is now fenced off. No other applications or notices have been filed or sent regarding the future of this lot.
2. 1106 Blanshard St, Montrose Winter Garden Hotel – David Fullbrook with D'Ambrosio – Site Specific Zone and OCP amendment for Core Business area density. Proposal is to develop NW corner of Blanshard and Fort. Project proposes 20-storey tower Airbnb-style hotel. Density requested 6.16:1 FSR from 3.0:1 and requested height of 65.5m from 43.0m. The density calculation for this application is unconventional in that it will include the separate adjacent property to the north, The Montrose Building, which will be designated heritage but not seismically upgraded. The Montrose will be maintained with residential above small Commercial Retail Units (which are being renovated as vacancies arise). CALUC meeting held on 29 Jan 2020 at the Christ Church Cathedral Chapter Room. Revised plans submitted by the applicant and zoom meeting for CALUC members took place on 12 Nov 2020. Went to Advisory Design Panel on 13 Jan 2021. Went to Heritage Advisory Design Panel for the sole intention of reviewing application for recommendation for Heritage Designation for the Montrose Building on 09 Feb 2021. Panelists raised many concerns regarding the approach offered by the application. DRA CALUC letter submitted 31 Jan 2021. New Letter to Council posted on Devt Tracker 26 Jan 2021. Status: Staff Review of Revised Plans concluded 01 Apr 2021 and approved at CotW on 01 Apr 2021 to proceed to Public Hearing.
3. 777 Broughton – Development Variance Permit application to install signage in Old Town. Status: Application Submitted and under Review by City 01 Mar 2021.
4. 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.

5. 504 Herald, Herald St Brew Works – Mike and Lee Spence – Development Permit with Variance: Applicant seeking a permit to construct a rooftop patio with an occupancy of 99 additional liquor primary seats; bringing total occupancy to 277 from the previously approved 178. Anticipated use is not included in this application; only construction. Letter sent 20 May 2020. Status: Proceed to Council for Public Comment as of 21 May 2020. The Opportunity for Public Comment has been put on hold and will proceed with amendment request to Liquor License as of 16 Oct 2020.
6. 579-585 Johnson St – Hartwig Industries w Studio 531 architects – BP with Variance. Two different massing studies have been presented and both exceed the 15m maximum height permitted by the zone so applicant would seek a variance. Site meeting with CALUC took place on 10 Nov 2020. Project went to Heritage Advisory Panel 08 Dec 2020 to discuss two different massing proposals in addition to a Zoom meeting with City, Applicant and DRA reps on 02 Dec 2020 to review and discuss proposals. Many concerns were voiced regarding the approaches being offered and how they do/do not conform with Old Town guidelines and policies.
7. 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.
8. 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.
9. 777 Herald, Hudson Place One – Townline – Development Variance Permit for a height variance from the previously approved plans. Note: This project was granted a 3m height variance in 2018. Construction of this building is nearing completion. Status: Application Received and Review by City 20 Feb 2020.
10. On 04 Jul 2019 at Committee of the Whole, Council unanimously passed the recommendation “That Council consider as part of the 2020 budget discussions the allocation of some new assessed revenue for parks and green space acquisition and amenities in neighbourhoods where development is occurring.”
11. List of Community Amenities needed for Downtown Harris Green. Results from 2014 Town Hall Meeting were substantiated by comments on Social Media in 2020 outreach. Many other challenges and issues identified that were not related to amenities but have been noted. Will continue to collect and compile.

COMMUNITY ENGAGEMENT COMMITTEE REPORT – August, 2021

Trike project – The e-bike and trailer have been purchased! The bike is a Milano Plus from Cit-E-Cycle. And the trailer is a very snappy Wike Vending trailer (you can see a version at: <https://wicycle.com/products/bike-trailers/street-vending-bike-trailer>.) A wrap for the trailer, with DRA logo and other graphics is being designed and will be purchased and applied. And the costs are all within the grant funds, so no extra amount is needed from general revenue. A big thank you to Darragh for her very diligent work on completing this project.

Next steps:

1. **Insurance:** We plan to insure the bike and trailer under a bike policy offered through Cycling BC. They offer coverage for an annual premium of \$130 - \$250, also with a \$1000 deductible. We will need to confirm if they will cover the trailer, and also any limitations of coverage at the activities that we will be attending.
2. **Storage:** We find a secure storage area. Right now Doug has arranged for temporary storage at his condo building but **a permanent storage solution is needed ASAP.**
3. **Getting out there and using it:** We need to start using the bike and trailer to raise DRA awareness and to engage with folks. Darragh's time payable under the NEC funds is already fully committed to various projects. **Request: the Board to approve the use of funds from general revenue, up to \$2,500, to pay Darragh at her current rate (\$25/hour) to attend events and other activities between now and December 31, 2021, as the Executive may approve or direct, to raise awareness of the DRA and to engage folks in the DRA.**

DRA Events: A number of DRA events are planned for the Fall, 2021 – Mark your calendars now!

- **How to be an Ally?** A program on how as individuals and as a community we can undertake and support reconciliation with Victoria's indigenous community. It will be delivered by Gordy Bear, an experienced and recommended Indigenous presenter, by Zoom on Wednesday September 20, in the evening. The event will be offered for free on EventBrite, with unlimited attendance. DRA costs will be for the presenter and for promotion, anticipated to be no more than \$300.
- **Comedy Night:** A city permit is being sought for an evening of fun and entertainment, celebrating the re-refresh of Commercial Alley in Bastion Square, on Thursday October 14. It will be presented in collaboration with Bastion Square Revitalization Association and the Francophone Society of Victoria and will feature a number of comedians (featuring diversity), artists, a night market (limited to 15 or so vendors of a diversity of wares)

and possibly some live music. The Francophone Society will host a bar. Costs will be for the sound system, comedians and for artists and promotional material, anticipated to be approximately \$2,500. Grant funding opportunities are being pursued, with the goal that partners and grants will supply half of those costs.

- **Speakers nights:** A venue is being confirmed for a series of three speakers on topics of interest to downtown residents, to be held in November. DRA costs will be for the presenters and for promotion, anticipated to be \$400 for each presentation.

Promotional material:

A foldup table has been purchased and is being stored at the YSG.

We still have a good supply of tee shirts and postcards, a banner and some poster boards, all available for events.

Other branded items like a tablecloth will be purchased.

Other Activities:

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

Urban Ecology and Agriculture Committee Report

Victoria Downtown Residents Association
August 10, 2021

Introduction

With the summer now midway through, the Yates Street Community Garden (YSCG) has seen plenty of activity. The sunflowers have begun to blossom, and many of the fruits in the garden are ready to harvest. The month of July was also a month of engagement, where the committee learned more about the needs of residents relating to understanding the importance of nature in the city. The committee has begun to allocate its resources to propose a second community garden for the Downtown Victoria neighbourhood from the engagement.

Updates

Yates Street Community Garden

Seed library

The seed library project is underway. The seed library will provide seeds and educate and spread awareness on the importance of seed saving. The seed library will also engage the community to share and save their seeds.

Upcoming Events

Get Growing, Victoria! Fall Seedling Distribution and Palenke Greens Workshop: The YSCG will be teaming up with the City of Victoria as a distribution site for getting Growing, Victoria!. The distribution date for the YSCG will be on Sunday, August 29, 2021, from 10 am - 2 pm. The YSCG is also excited to partner with Ariel from Iye Creative to host a Palenke Green Workshop at the garden. Palenke greens are small vertical gardens made from burlap coffee sacks. These small gardens are perfect for balcony gardens or those with limited garden space. The workshop will be held on the same day as the Get Growing, Victoria! Fall Seedling Distribution event at 2 pm. For more information about the Palenke greens method, visit:

<https://www.iyeherstories.com/tiny-palenke-greens>

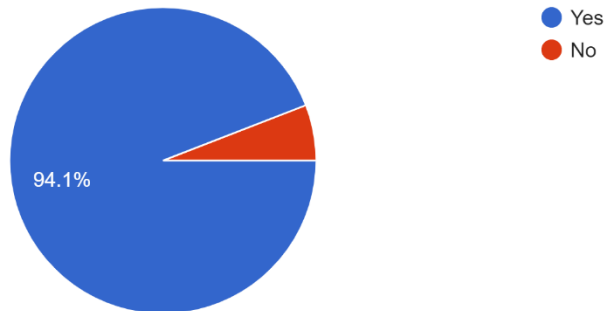
Annual Members Meeting: The garden will be hosting its Annual Members Meeting this year on Sunday, September 26, 2021, at 2 pm.

Urban Ecology & Agriculture Survey

With the help of the DRA Engagement Coordinator, Darragh De Groot, the Urban Ecology and Agriculture Committee released a survey to the Downtown Victoria Residents Association members through its newsletter. From the survey, we received 17 responses as of August 07, 2021, and the following data:

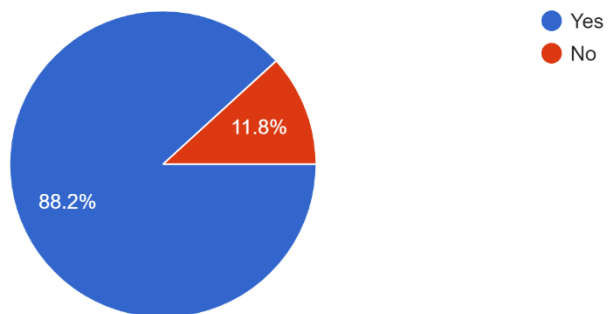
Would you like to see more greenspace in the Victoria Downtown or Harris-Green Neighborhoods?

17 responses



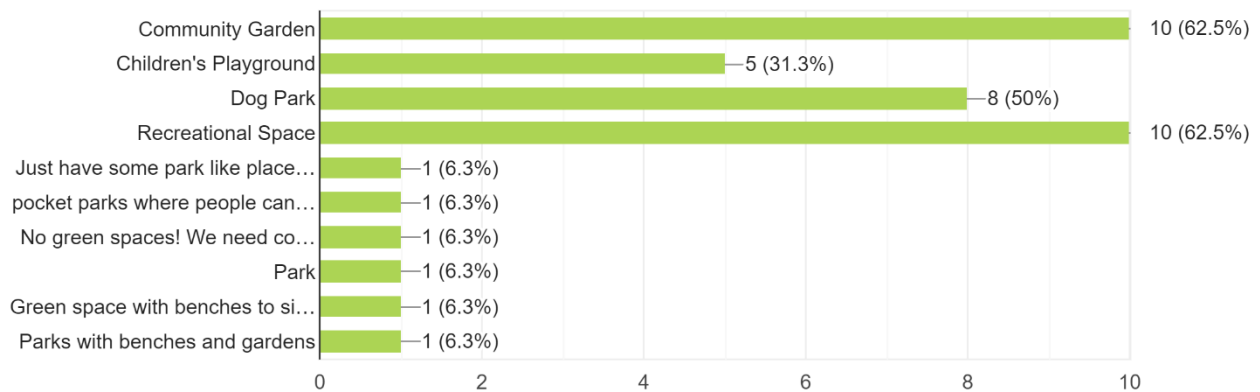
Would you like to see a new community garden within the Downtown and Harris-Green Neighbourhoods?

17 responses



What type of green spaces would you like to see in the Downtown/Harris-Green Neighborhoods?

16 responses



Discussion

With a sample size of $n = 17$, a valid and reliable inference can't be delegated from the survey data. However, it can give some insight into what is important about green spaces to some Downtown Victoria/Harris Green residents and nearby neighbourhoods. The survey indicated the need for more green space in the Victoria Downtown or Harris-Green neighbourhoods. Nearly all the respondents wanted to see a new community garden. The top two green spaces the respondents would like to see are a community garden recreational space. The data aligns with the emails sent to the committee from residents about the need for more green space and the growing waitlist for the YSCG.

Second Community Garden Proposal Update

The Urban Ecology and Agriculture Committee has identified a possible site for a second community garden in Downtown Victoria. The Urban Ecology and Agriculture Committee will be meeting with Alex Harden and Virginie Lavallée-Picard, Food Systems Coordinators with the City of Victoria, to discuss the second community garden proposal.

Conclusion

The Urban Ecology and Agriculture Committee has engaged with residents from the Downtown Victoria and Harris Green neighbourhoods. We are learning from residents that they are undoubtedly noticing the rapid change occurring in the City of Victoria. As more people move to live and work in the City of Victoria, the committee believes it is important that urban green space development be aligned appropriately at the same pace as the various residential and commercial development plans. As indicated by the World Health Organization, brief report, "Many urban areas face increasing pressure from expanding populations, limited resources and growing impacts of climate change. These challenges must be addressed for cities to provide

healthy and sustainable living environments. Green spaces and other nature-based solutions offer innovative approaches to increase the quality of urban settings, enhance local resilience and promote lifestyles, improving both the health and the well-being of urban residents" (World Health Organization, 2017, para. 1-2).

References

World Health Organization. 2017. *Urban green spaces: a brief for action*. https://www.euro.who.int/__data/assets/pdf_file/0010/342289/Urban-Green-Spaces_EN_WHO_web3.pdf

Communications and Membership Committee Report – August 2021

Update on Committee activities:

- **Newsletter:**
 - The July newsletter was issued on July 20. Statistics from Mail Chimp indicate that it was opened by 39.1% of subscribers, lower than our average of 46.7%. The items most frequently clicked on were the introduction of our new website, the Urban Ecology and Agriculture survey, and the Neighbourhood Boundaries survey results.
 - We intend to put together a newsletter in mid-August and welcome contributions from Board members.

- **Web site**
 - The new website was launched on July 14. We have received several very positive comments from those who have visited the site. I encourage all Board members to visit the site. Suggestions for adding additional content are very welcome.
 - We have promoted the new site via our newsletter and social media.

- **Social Media - Instagram**
 - Darragh has finished the creation of an Instagram account for the DRA and has started to add content. See <https://www.instagram.com/victoriadowntownresidents/> We welcome your feedback and suggestions.

- **Other**
 - 1 new member and 1 renewal since the last report.

Submitted by
Doug Boyd
Chair, Communications and Membership Committee

GOVERNANCE COMMITTEE REPORT

August, 2021

1. **Building Board Diversity:** Outreach efforts with Cool Aid to identify residents who may be interested in joining our Board and/or becoming DRA members are still continuing. The next step, planned for early fall, will be an opportunity for residents who may be interested to meet with the Executive and any available Board members at an informal information session, to introduce ourselves, what the DRA is about and what Board membership would mean. The intent is to ease any concerns or reluctance to join our organization due to any concerns the Cool Aid residents may have to take on this responsibility.

It was decided that the DRA's own planned workshops with the Existence project will meet the need to raise awareness at the Board level and the Face2Face team of the Coalition to End Homelessness has been advised of that.

Discussion with the Threshold Society to identify potential youth members have been re-initiated, but much will depend on the neighbourhood boundaries.

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

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

3. **Grant funding opportunities:** Darragh is monitoring possible grant funding opportunities. If Board members are aware of any grant possibilities, or have projects they want to pursue if grant funding is available, they are asked to let Dianne and Darragh know.

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