

DRA Board Meeting Minutes

May 17, 2022

Location: ZOOM

Time: 5:30 p.m.

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

DRA Neighbourhood Engagement Co-ordinator: James Davis

DRA Land Use Planning Advisor: Daniel Lake

City Council Liaison: Councillor Geoff Young

City Staff: Mike Hill (sent regrets)

Guests: Sherry Lee and Jeremy Zhao

Call to Order/ Welcome of Guests/ Approval of Agenda

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

Councillor's Report- Geoff Young – Councillor Young reported that Council has been very busy.

926/930 Pandora: The housing and community project at this location is proceeding with a number of steps still to go. It is hoped that over time the character of the area will change as steps are taken to address the challenges and issues, with the Province having indicated that it plans to spend more resources in the area and also will be addressing the issue of the “revolving door” (arrest and immediate bail release) of prolific repeat offenders, however, the number of service providers located in this block does impact the area. The issues of graffiti and cleanliness are being addressed by City staff, and the Downtown Victoria Business Association (“DVBA”) is also becoming involved in that.

Land use issues: Council is still looking at the “Missing Middle” housing issue.

Neighbourhood Boundaries: Neighbourhood Association boundary between the DRA and Burnside Gorge: Staff have not brought forward any report so Council has not moved forward on this.

The DVBA boundaries are being expanded to include additional area to the north and some limited area in James Bay.

Late Night Issues: A shortage of taxis has meant some challenges clearing the Downtown quickly.

Liquor Policy: The consultant's report on an overarching liquor policy has not been brought to Council. With the hospitality industry still in recovery phase of Covid-19, Council has generally continued to look favourably on applications. There is a recognition that in some cases the newly allowed temporary street patios, especially those using parking spaces, will need to be looked at to determine if they are still necessary and are being kept in good condition.

Downtown Update – Mike Hill — Report attached.

Follow-up from the April Minutes:

Neighbourhood Boundary Review: See Councilor Young above.

Starlight Public Amenity Contributions – See Board discussion below.

Liquor Policy and Licenses: See Councilor Young above.

Executive Report - Sandra Severs

Report attached.

City of Victoria Governance Review: The submission made to the City's consultants is now posted on the DRA's website. The primary recommendation is for a consultative process to develop formal terms of reference to support NAs in effectively representing their residents to Council and to ensure that the City is effectively supporting the NAs to do that.

Draft Neighbourhood Profile (attached): Daniel highlighted some of the key data: the population increase in our neighbourhood has been dramatic - 49% in just five years compared to 7% for the City as a whole, and rent increases even more dramatic with the median monthly rental price of a 2-bedroom apartment increasing by 79.5% in that same time. And of interest is that we have a younger population than the rest of the city, with a median age of 36.8 years, and our population density is 9,366 people per square kilometer, with a very small amount of park area. The Board agreed the Profile provides an excellent dashboard to begin to assess our neighbourhood and our needs. The need to continue this work and to ensure that all residents are represented in it will be very important, especially to present to the new council in the fall.

Standing Committee Reports

- **Urban Livability Committee:** Report Attached. Colby highlighted the System Transformation Working Group (of the Coalition to End Homelessness) intends to review what is working and what is not effective across the system in the various efforts to address homelessness, recognizing that the various different service providers have different resources and different staff skills and training, with sometimes different and sometimes the same clients. Also being looked at by the GVEH Health & Housing Committee is how to provide/support eviction prevention for Indigenous tenants, who may have specific challenges.
- **Land Use Committee:** Report attached. The list is lengthy and a lot is going on in

our neighbourhood. With Daniel now on board (part-time), this should position the LUC to be better able to address the most pressing issues.

- **Community Engagement Committee:** Report attached. The upcoming June 12 “Music on the Green” was highlighted and Board members were encouraged to come out to support it. The upcoming civic election was discussed, with a plan to offer two events similar to what was done last election, and the importance of engaging all residents and how to accommodate all potential candidates were highlighted and will be considered.
- **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. The topic of building the Board strength was deferred to the latter part of the meeting.
- **Urban Ecology and Agriculture Committee:** No report attached.

External Meeting Reports

Victoria Community Association Network (VCAN): Report attached. Sandra advised that the meeting with Minister Eby to discuss the issues raised by some of the Victoria Neighbourhood Associations about concerns Real Estate Investment Trusts (REITs) are buying and then demolishing older rental units, causing a shortage of affordable housing, had been postponed to early June. (For more details on this issue, see the letter to the Minister posted on the DRA website.)

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

Greater Victoria Harbour Authority Community Liaison Committee: No meetings and no report.

DVBA Clean and Safe Committee: Colby reported that they are working on graffiti removal and also the DVBA and the City Public Works was looking at where there needs to be more garbage cans downtown.

900 Pandora Working Group: Report attached.

Councillor Young, James and our guests left the meeting at 6:40 p.m.

Board Discussion/New Business:

Proposed Developments at 900 Yates and 1045 Yates (Starlight Investments):

Several Board members attended the May 5 “Walk and Talk” presented by the developer, reporting that little seems to have changed from the plans presented some time ago to the CALUC. The event indicates the significant resources the developer has and is putting to influencing public opinion and Council’s decision.

The Board agreed that this development, with over 1,500 units and an anticipated additional population of 2,200 in our immediate neighbourhood, will be by far the largest development in Victoria and given its impact on our already limited amenities and what appears to be minimal developer contributions, we need to ensure the

public has balanced information. Daniel was asked to start work on drafting some informational material that can provide a balance to the developer's, including the liveability of the development, its impact on the local area including substantial increased traffic on View Street, the limitations posed by the privately owned "public space", and what the appropriate amenity contribution ought to be.

Daniel left the meeting at 7:05 p.m.

Building the Board Capacity: The Board members discussed that given the increasing workload on the Board, with there being only seven current Board members where the Constitution and Bylaws permit up to 13 Board members, actions to increase current Board strength and capacity would be very desirable. The Board members explored pathways to building Board strength mid-term, and discussed what if any limits ought to be considered in doing that. The Board agreed the Bylaws provide sufficient flexibility to allow for additional Board members to be appointed to fill the vacant positions, but that any such appointments should only be for a term to expire at the next AGM so that the appointees might then stand for election for a full term, and provided that any such appointments be limited in number to ensure that the number of Board members elected at an AGM would always be in a substantial majority. Here, with seven Board members, we would have room for up to three additional Board members to be appointed. All provisions of the Constitution and Bylaws, including eligibility and voting would apply to any persons who might be considered and appointed as Board members.

Meeting adjourned at 7:30 p.m.

Next meeting: Tuesday, June 21, 2022 at 5:30 p.m. by ZOOM.



DOWNTOWN

Pandora Avenue Community Facilities

May 5, Council approved the design objectives for the community facilities incorporated into the development at 926 Pandora Avenue. The “functional program” provides “...opportunities to achieve the various objectives for community use and aligns with the design parameters established for the overall development. The main floor space, consisting of approximately 1,626 square meters (17,500 square feet) includes capacity for a 36-person childcare operation, along with six small to medium size multipurpose rooms, a large multi-purpose room, a kitchen facility, administration space, and an outdoor program area. The facility design is intended to ensure the spaces are flexible and adaptable to meet community needs over the long term.”

<https://pub-victoria.escribemeetings.com/Meeting.aspx?Id=fa871a02-81d5-42b1-94b8-4ad3b2a666ec&Agenda=Merged&lang=English&Item=11&Tab=attachments>



Missing Middle Housing

On May 12, Council approved advancing a staff report recommendation on Missing Middle housing to public hearing. The report proposes zoning to allow infill housing and a related bonus density scheme to support mobility and urban forest objectives. It also provided for staff delegation of approval for infill housing that does not require zoning variances and meets related design guidelines. Council directed staff to schedule a public open house prior to the hearing to allow residents to get a better understanding of the proposed changes.

<https://pub-victoria.escribemeetings.com/Meeting.aspx?Id=fa871a02-81d5-42b1-94b8-4ad3b2a666ec&Agenda=Merged&lang=English&Item=13&Tab=attachments>

Reconciliation Dialogues

The first of three sessions on the City’s reconciliation discussions will be resumed in May. This session is on urban Indigenous people living in Lekwungen territory who are not people of the Lekwungen lands. Yet as Indigenous people in Canada, they are often displaced from their own homelands through the process of colonization, including the sixties scoop and other colonial practices. This Dialogue will share stories that highlight the experiences of urban Indigenous people living in Lekwungen territory and the diversity of Indigenous experience. There will also be live musical performances. The session will be held Monday, May 30 from 6 p.m. – 8:30 p.m. (Doors open at 5:30 p.m.) at the Victoria Conference Centre, Carson Hall.

Dialogue #5 – Guests of Lekwungen: Urban Indigenous Experiences in Canada



Reducing Single Use Items

On April 21, Council adopted several resolutions to reduce single-use items and encourage the use of reusable products by requiring that businesses. The initiative would require provincial approval and be introduced in phases.



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Council Liaison:

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Ultimately, businesses would be required to charge a \$0.25 fee for any single-use takeout cup or container with exemptions for free drinks and drink vouchers, hospitals and community care facilities, and charitable food services.

The staff report indicates that "...Victoria residents throw away over 75,000 single-use items each day. The use of single-use items throughout the community is an unsustainable activity that directly affects municipal services, compromises provincial and regional recycling and composting programs, and harms terrestrial and marine environments. Responsibility for managing single-use items and packaging is an area of shared jurisdiction between all levels of government. Both the federal and provincial governments plan to take meaningful action in the next year. This provides a clear and consistent direction that allows the City of Victoria to complement federal and provincial initiatives."

<https://pub-victoria.escribemeetings.com/Meeting.aspx?Id=b31bf234-e8c7-4efe-a04e-5feae3b18654&Agenda=Merged&lang=English&Item=11&Tab=attachments>

Inclusion and Equity Survey

Short timeline alert! We are looking for your feedback on how the City of Victoria can be more inclusive and equitable in our engagement activities. Please complete this survey by Sunday, May 15, 2022. The survey should take approximately 10-15 minutes to complete.

<https://engage.victoria.ca/all-our-voices>



Governance Review Underway

The governance review is underway, and we would like your input. Take the survey or participate in a public session (in-person or online options available) to learn about the City's current governance model and participate in a small group discussion to share your experiences and ideas for improvements. We most importantly want your opinions on transparency, accountability and how residents can participate in Council decision making.

Short timeline alert! Please go to the link below to register and complete the survey by May 13, 2022. Should the DRA wish to make a submission, there is an opportunity for organizations to make a submission which can be made beyond the survey deadline.

<https://engage.victoria.ca/governance-review>



Dogs in Parks

Council has had several requests for dog off-leash areas in parks over recent months. In response, Council has directed staff to include all the dogs in parks motions, including the motion for Brooke Street Park, Royal Athletic Park,



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and the eastern part of Harris Green at Chambers and Pandora in the Dogs in Parks strategic discussion scheduled for 2023.

Rapid Deployment of Affordable Housing

On April 14, Council approved an amendment to the Land Use Procedures Bylaw that delegates development approvals for non-market affordable housing to the Director of Sustainable Development and Community Planning in all Development Permit Areas, and an amendment to the Zoning Regulation Bylaw and the Zoning Bylaw 2018 to establish an increase in maximum floor space ratio for qualifying affordable housing developments. The bylaw amendments are intended to hasten the approval process for housing initiatives that address critical areas need in the City. Projects by non-profit, government or co-op housing organizations will no longer require rezoning or public hearings when they are consistent with the City's Official Community Plan and related design guidelines.

COUNCIL SCHEDULE

Committee of the Whole (COTW) 9:00 am	Council Meeting 6:30 pm
Council 1:00pm	
May 5, 12, 19, 26	May 12, 26

Note that you can now attend Council meetings in person.

Executive Committee Report – May 2022

Governance Consultation:

Doug, Dianne and Sandra participated in the on-line consultation on City governance conducted by MNP Consulting Services. A submission, drafted and circulated to Board members outlining our experiences as a neighbourhood association and making recommendations, was submitted to the consultant by the May 13th deadline. The submission has been posted on the DRA website.

Election Preparations:

Plans to secure space for an all-candidates and a Mayoral public event are underway. Once adequate space and dates have been secured, the Executive Committee and James will work on finalizing the process for the events. Dates toward the end of September are being explored.

Land Use Planning Advisor:

We are happy to welcome Daniel Lake to the DRA who began work with us as our Land Use Planning Advisor on April 29th. Daniel is currently a student in the School of Community and Regional Planning (SCARP) at UBC and a long time Victoria resident. Daniel has been oriented to the work of the DRA by Sandra, Ian and Jordan. Daniel will be working to support the Land Use Committee as well as helping the Executive develop research material about the neighbourhood. His work, looking at the data provided by the 2021 census data, is attached to this report.

Residents Survey:

Sandra, Doug, James and Daniel are beginning work on a residents' survey to gather information about the neighbourhood in preparation for the election debate and for public input into the shaping of the new Council's work through the 2023-2025 Strategic Planning process.

Downtown-Harris Green

Neighbourhood Profile

Comprising a significant portion of the city of Victoria's Downtown Core, the Downtown-Harris Green neighbourhood houses the city's main historic, residential, and commercial districts. Downtown-Harris Green's central location, great transit access, and unique character position the area as a desirable community to live. With a rapidly growing population and a plethora of new developments, Downtown-Harris Green is an exciting and energetic neighbourhood that acts as a commercial and social hub for the city.

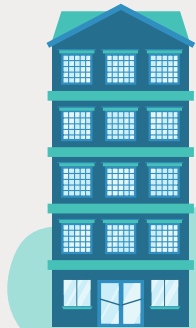
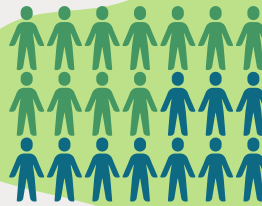
Population

The Downtown-Harris Green Neighbourhood has experienced significant population growth in recent history.

The Downtown-Harris Green neighbourhood has grown from a population of 5,595 in 2016 to 8,344 in 2021, an increase of 49%. For comparison, since 2016, the City of Victoria's population as a whole has grown 7.1%.

The area also hosts one of the youngest neighbourhood populations in the city, with a median age of 36.8 years.

Downtown-Harris Green is the densest neighbourhood in the city of Victoria, with a population density of 9,366 people per square kilometer.



Housing

Downtown-Harris Green has 5,405 occupied private dwellings, with an average household size of 1.5. Of all dwelling types apartments make up the vast majority at 5,400 units, with duplexes being the only other housing type.

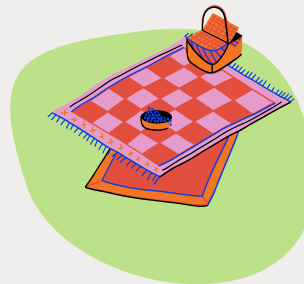
Since 2016, the cost of renting in the Downtown-Harris Green neighbourhood has skyrocketed. From 2016-2021 the median monthly rental price of a 2-bedroom apartment has increased by 79.5%.

Parks

The Downtown-Harris Green neighbourhood contains Reeson, Cridge, and Harris Green park.

Urban parks are an important part of our neighbourhood. Beyond being aesthetically pleasing parcels of greenspace, parks lead to a myriad of benefits; these range from increased community cohesion, to positive physical and mental health outcomes.

Despite the clear benefits of parks, a lack of new park space and a rapidly growing population are eroding the benefits that parks provide on a per capita basis. Since 2016, acres of parkland per 1,000 persons has decreased from 0.26 acres to 0.17 acres (down 34%). In 1965, across the city as a whole, there were 5.2 acres of parkland per 1000 persons.



Looking Forward

While the Downtown-Harris Green neighbourhood is an attractive and desirable place that many Victorians call home, rental costs are increasing significantly and public amenities are not keeping pace with population growth resulting in fewer benefits for residents over time. The Downtown-Harris Green neighbourhood accounts for a disproportionate amount of density and population growth in the city of Victoria, and it is imperative as we look to the future of the neighbourhood that new public amenities are implemented to ensure continued livability and a high quality of life for residents.

Summary Statistics

Population Change (2016-2021)

	Population (2016)	Population (2021)	Total Increase	% Change
Downtown-Harris Green	5,595	8,344	2,749	49%
City of Victoria	85,792	91,867	6,075	7.1%

Median & Average Age

	Median Age (2021)	Average Age (2021)
Downtown-Harris Green	36.8	41.4
City of Victoria	42.8	45.2

Age Groupings as a % of Total Population (2021)

	0-14	15-64	65+
Downtown-Harris Green	4.1%	81.2%	14.7%
City of Victoria	9.2%	68%	23%

Median Monthly Rental Price (2016-2021)

	Median 2016 Rental Price (2bdrm)	Median 2021 Rental Price (2bdrm)	Total Increase	% Change
Downtown-Harris Green	\$1,100	\$1,975	\$875	79.5%

Population Density

	Density (Persons per Square Kilometer) 2021
Downtown-Harris Green	9366
City of Victoria	4722

References

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- Twohig-Bennett, C., & Jones, A. (2018). The health benefits of the great outdoors: A systematic review and meta-analysis of greenspace exposure and health outcomes. Environmental Research, 166, 628-637. <https://doi.org/10.1016/j.envres.2018.06.030>

Urban Livability Committee Report
Victoria Downtown Residents Association
May 17, 2022

Introduction

In April, the Urban Livability Co-Chairs, Colby and Michael, began to participate and represent the DRA in some organized group meetings that tackle the issues surrounding our unhoused community members and members receiving assistance with housing. In April, Colby attended the Greater Victoria Coalition to End Homelessness meeting and reported to the committee with some key takeaways.

Sub-Committee: Supporting the Unhoused - Updates

Greater Victoria Coalition to End Homelessness

Greater Victoria Coalition to End Homelessness (GVEH) – System Transformation Working Group, April 28th, 2022

The purpose of the System Transformation Working Group is to transform the systems of the homelessness sector and housing providers by effectively supporting the implementation of the Community Plan to End Homelessness in the Capital Region. In this month's meeting, recommendations for the GVEH Health & Housing Committee regarding eviction prevention for Indigenous clients were presented. Additionally, a retrospective on the GVEH Peer Housing Support Program and updates from the Existence Project were discussed.

The next meeting, scheduled for May 26th, will discuss the UN Declaration on the Rights of Indigenous Peoples (UNDRIP) and the City of Victoria Reconciliation Dialogue.

GVEH Health & Housing Committee – Preventing Eviction of Indigenous Clients

The recommendations were:

- To ensure that Housing Service providers and staff receive training in decolonial practice to serve their Indigenous clients better.
- To provide ongoing and specific anti-racist education that occurs in the workplace for all folks who work with Indigenous folks at their sites/agencies.
- Utilize the Indigenous Outreach Workers (IOW) network to provide support and de-escalation for Indigenous clients who may be presenting disruptive behavior.
- Supplemental information on how to implement these interventions was provided.

GVEH's Peer Housing Support Program - Travelodge Retrospective:

The GVEH's Peer Housing Support program provided a retrospective on the process of supporting tenants of the Travelodge, a location leased by BC Housing in April 2020, to house many unhoused community members as they transition out of the site. The retrospective provided insights into the work of 5 peers as they supported 34 tenants in the moving process since March 2021. The Program was guided by three themes: Support for all stages of the move, individual peer-centered support, and building community connections. Those who moved cited greater wellness, dignity, trust, and self-determination when provided peer support.

The Existence Project – “What We Need”

Lastly, Parker Johnson, the Program Manager for the [Existence Project](#), shared a new conversational series presented by the Existence Project called “*What We Need*”. This series is for those providing frontline services to highlight the challenging aspects of navigating and delivering frontline services. The goal is to create broader networks of solidarity between outreach workers and people with lived experience. Themes include experiencing burnout, accessing & providing frontline supports, why this work is essential, redefining community care, and reflecting on needs.

A pilot session was held on May 5th. Tentative dates include:

June 9th: 3pm-4:30pm

July 14th: 3pm-4:30pm

August 11th: 3pm-4:30pm

Please RSVP for each session by emailing parker@theexistenceproject.ca.

Additional Community Resources:

Parker also shared two additional community resources of which he has been instrumental in developing:

[This Is Table Talk](#): a community, resource, and point of connection for self-identifying people of colour. The events take place in public places (co-working or event spaces). The goal of these gatherings is for folks to network and share lived experiences.

[Special Bird Service](#): a collective of nature-centred community building initiatives for Brown, Black, Asian, Latino, Indigenous, First Nations and Métis populations of the Salish Coast.

Conclusion

The meeting report provided by Colby emphasizes the importance of education and training as an integral tool in tackling the issues of homelessness. Another critical component of combating the problems of homelessness is engaging in open listening and open discussion about social change, mainly through storytelling. A practical tool that The Existence Project has done exceptionally well. The Urban Livability Committee will continue to participate and engage with groups that focus on various Urban Livability issues.

The committee continues to look forward to updating and sharing a variety of resources that support the quality of life and environment of the residents of Downtown Victoria.

2022 MAY Project List for Board Meeting

DRA Land Use Committee

13 MAY 2022

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

LUC: Current

1. 836 Yates – Heritage Alteration w Variance for approval of fence and gates, variance for height of the fence. Council declined the previous HAP w/V on 09 Dec 21. As of Mar 2022, all fencing and gates have been removed from the property. (Note: this application 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.) Status: New Application Review by City 07 Mar 2022 for the HAP w/V of fence & gates, variance for height of fence. Plans posted on the Devt Tracker. New letter will be sent by deadline 20 May 2022.
2. 1400 Quadra – Clarity Cannabis - application to obtain a provincial cannabis retail store license. Council approved previous rezoning to add use, contrary to policy, Staff recommendation and DRA LUC feedback. The property is located within 400m of other cannabis retailers. Approved by Council 12 May 2022.
3. 780 Blanshard/ BC Power Building – Reliance Properties – Rezoning to construct/add an 18-storey tower (proposed uses 17F residential + 1F amenity) above the existing 4-storey heritage registered building (proposed hotel use) with a total FSR 4.6. The heritage designation is proposed to be concurrent with the Rezoning and the Heritage Alteration Permit approvals. Despite zoning bylaw requirements for at least 85 vehicles no on-site parking proposed. The applicant offered that they may have access to 25 off-site spots within a 5 minute walk from the site. The hybrid CALUC with concurrent in-person and online attendance was held on 21 March 2022 with in-person at The Parkside Hotel. The CALUC letter was submitted 27 April 2022 reflecting the community's concerns regarding the poor quality of the in-person presentation (audio and visual deficiencies) with a request for a second properly planned and executed CALUC meeting. On 10 May 2022, Miko Betanzo, City Planner, emailed the DRA LUC and the applicant the following,

"I am writing to confirm that the community meeting held on March 21, 2022 for 780 Blanshard has satisfied the pre-application community meeting requirements, as set out in the Land-Use Procedures Bylaw (No.16-028). While the applicant has met the bylaw requirements, staff would encourage the applicant to host a follow-up meeting with the Downtown CALUC in a format that resolves the hybrid meeting shortfalls (i.e. either wholly on-line or in person). It is also advisable to host this additional meeting at the earliest time possible so that there is an opportunity to consider the community feedback early in the application process. That said, the City can now accept an application given that the pre-application community meeting requirements have been met."

No formal application has been submitted as of 13 May 2022. The LUC will follow up with the City and the community regarding this issue.

4. 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. CALUC meeting with Burnside Gorge and Downtown residents took place on 21 Sept 2021. Application Review by City Complete and With Applicant 01 Dec 2021. Conservation Plans for 1824, 1900, and 1910 Store St posted to Development Tracker 28 Apr 2022. Status: Approved at Heritage Advisory Panel on 10 May 2022.
5. 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. LUC Letter sent 2 Feb 2020 based on 2019 plan. Went to ADP on 24 Feb 2021. ADP did not support and noted several design issues. Status: Report Preparation by Planner Complete 09 May 2022 and to be scheduled to go to Committee of the Whole.
6. 710 Caledonia – Chard/BC Housing – Rezoning and Devt Permits with Variances with an OCP amendment to increase the density by 23.6% over OCP maximum and construct three residential towers ranging in heights from 16 to 21 storeys over a shared commercial podium that includes office, grocery store, childcare and public plaza. Burnside Gorge LUC invited DRA LUC members to attend the Zoom meeting on Mon 07 Feb 2022. Status: Application Review by City complete and With Applicant 03 May 2022.
7. 1045 Yates St, Harris Chrysler (Phase 1) – Starlight – Development Permit with Variance concurrent with a Rezoning Application and OCP amendment related to area of 4.9 acres over two sites. Proposal includes: 5 & 4-storey podium with 23 & 22 storey towers with a 6.18:1 FSR which is 12.4% above OCP maximum density. Rental for 518 residential units, including mix of studio, 1, 2, 3 BRM, & TH with 7 ground-oriented and 10 podium units with 348 onsite parking stalls & 674-bike parking. Proposal includes 484m² space for Daycare. Advisory Design Panel declined to support on 13 Jan 2021. Status: Staff Review of Revised Plans Complete and With Applicant 28 Apr 2022 but it is uncertain whether the applicant has met all the conditions laid out by Council.
8. 1205 Quadra/911 Yates – Starlight – Rezoning and OCP Amendment and Devt Permit 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 & 4-storey podium with 34, 31 and 30 storey towers with an overall FSR of 6.06 (6.18 at 1045 Yates and 6.00 at 900 Yates) which is 10.2% above OCP maximum density, 1576 new rental apartments (Studios-3BDRMs), including 27 ground-oriented units and 30 podium-level units with 1291 parking spaces, and 2125 bike parking. Proposal now includes reference to a 2109 m² “public park” “play areas” & “dog park on View St” for the 900 Yates block rather than “public plaza” with notation that “Harris Green Public Park is a privately-owned and publicly accessible space.” Daycare at 1045

Yates is proposed at 484 m². It's presumed that the daycare will be market, not subsidized or below-market.

Advisory Design Panel declined to support on 13 Jan 2021. 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. Approved at CotW for Public Hearing on 28 Oct 2021. Status: Staff Review of Revised Plans Complete and With Applicant 28 Apr 2022 but it is uncertain whether the applicant has met all the conditions laid out by Council.

9. 700 Government St – HAVN Experiences Ltd/Nicholas Van Buren – Rezoning to permit personal service uses (sauna) in the Inner Harbour & Devt Permit to convert a barge into a floating sauna structure. Status: Application Review by City Complete and With Applicant 06 Apr 2022.
10. 579-585 Johnson St – Hartwig Industries w Studio 531 architects – Heritage Alteration Permit with Variance & Devt Permit applications 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 49 bike parking proposed (48 required). Declined by both HAPL and ADP at their final meetings in 2021. Status: Staff Review of Revised Plans 20 Apr 2022.
11. 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 parking spots are required by the zoning bylaw) with 56 bike parking spots (44 req). An online community meeting was held on 31 Aug 2021. Status: Revised plans posted & under Staff Review 25 Apr 2022.
12. 1205 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, 44.35 m/10 storeys, 144 onsite parking stalls, 117 bike spots. Online alternate CALUC meeting took place on 13 July 2021. Revised plans posted 13 Jan 2022. CALUC letter submitted 01 Feb 2022. Approved to go to Public Hearing at CotW 03 Feb 2022. Status: Staff Staff Review of Revised Plans 04 Apr 2022, LUC notified by City 20 Apr for opportunity to provide additional comments.
13. Fairfield Gonzales LUC (on DRA border): 846 Broughton – Parc Living – Rezoning and Devt Permit to increase density and allow for a 10-storey mixed-use building. Status: Staff Review of Revised Plans 02 Mar 2022.

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. 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: After a long hiatus, a rep for Tri-Eagle met with the LUC Chairs to meet & discuss future of this property/project.

2. 517 Herald St – KILO Architecture/Neurotech 40 – Devt Permit to construct an enclosure at the rear north of the building. Status: With Applicant 18 Feb 2022.
3. 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.
4. 516 Discovery (Burnside Gorge/DRA 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.
5. 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. No new information on this file to date.
6. 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. No new information on this file to date.
7. 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.
8. 1244 Wharf – Salient Group – Heritage Alteration Permit for exterior alterations (changes to existing windows and addition of new windows, changes to entrance door locations, building material changes, and an addition of a new rear balcony). Concurrent Rezoning File: REZ00739 concluded with approval to add hotel use. Status: Review of Revised Plans 24 June 2021.

Archived or Inactive or Cancelled

1. 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. This application no longer appears anywhere (neither Active or Archived) on the Devt Tracker (Noted on 13 May 2022.)

2. 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. CANCELLED: As noted on 13 May 2022, application cancelled by request of applicant 25 Jan 2022. No date or information provided.
3. 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. CANCELLED: As noted on 13 May 2022, application cancelled by request of applicant 25 Jan 2022.
4. 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. ARCHIVED: As noted on 13 May 2022, this application is no longer posted on the Active files of the Development Tracker.
5. 777 Broughton – Development Variance Permit application to install signage in Old Town. Status: Application Submitted and under Review by City 01 Mar 2021. ARCHIVED: As noted on 13 May 2022, this application is no longer posted on the Active files of the Development Tracker.
6. 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. ARCHIVED: As noted on 13 May 2022, this application is no longer posted on the Active files of the Development Tracker.

7. 777 Herald, Townline – Hudson Place One - Development Variance Permit for a height variance from the previously approved plans. Note: This project was granted a 3m height variance in 2018, for a total height of 75m. Construction of this building is nearing completion. Status: Review by City Complete and With Applicant 27 Mar 2020. ARCHIVED: As noted on 13 May 2022, this application is no longer posted on the Active files of the Development Tracker.
8. On 04 Jul 2019 at Committee of the Whole, Council unanimously passed the recommendation “That Council consider as part of the 2020 budget discussions the allocation of some new assessed revenue for parks and green space acquisition and amenities in neighbourhoods where development is occurring.

COMMUNITY ENGAGEMENT COMMITTEE REPORT – MAY 2022

1. Recent activities:

“Art for Dogs and the People Who Love Them”: I was invited to this SPCA fundraiser event at the Gage Gallery in Bastion Square and to speak to attendees about the DRA. I noted the increasing number of dogs in our Downtown neighbourhood and the lack of amenities for both them and their owners. I identified the up-coming civic election as a good opportunity to talk to candidates about the lack of green space in the Downtown and also about keeping the promised Dogs in Parks Strategy a priority. Postcards were distributed and attendees were invited to sign up for our website on-line. The representatives from the BC SPCA expressed interest in partnering with us on future activities to promote the interests of Downtown dog owners.

Committee meeting: The recent Committee meeting at the Neighbourhood Hub had a very poor turnout. James and I will be brainstorming on how to engage with members in order to develop the support we need to be successful in our engagement activities. If you know anyone who may be interested in participating, please encourage them to contact me.

2. Upcoming activities:

Music on the Green: We have a fun “pedal-powered” music event planned for Sunday, June 12 between 3 to 5 at Harris Green Park, featuring Ann Vriend. Her recent album, "Everybody Matters" is informed and influenced by Edmonton's McCauley neighbourhood, where there is a high concentration of people suffering from extreme forms of trauma and abuse, often resulting in addiction, mental illness, stigmatization, neglect, and further abuse. Her vintage, rootsy, soul style will be a good match for our event. James was successful in obtaining grant funding from the City of Victoria's MGN program and from Island Savings for the event. Board members are encouraged to attend and to spread the word to their friends and neighbours.

Bike to Work Week: On June 2, James will be at the early morning kick-off event at Centennial Square with the DRA e-bike and trailer and will be offering cyclists to make their own fruit smoothies, using a pedal-powered blender. Come down for the fun and make a smoothie.

Blossom Your Pride: Conversations are still underway with Victoria Pride to repeat last year's successful event, held in conjunction with the YSG, in June. Volunteers are needed to make this a success.

Music in the Park: Two smaller additional pedal powered music events are planned for July and August.

Election events: James is working with the Executive to plan two election events, similar to those held in 2018.

3. 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.

Submitted by:
Dianne Flood,
Committee Chair

Communications and Membership Committee Report – April 2022

Update on Committee activities:

- **Newsletter / Other Communications to Members:**
 - o The April newsletter was issued on April 22. Statistics from Mail Chimp indicate that it was opened by a 43.8% of subscribers, lower than our average of 47%. The items most frequently clicked on were the Land Use Committee bios and the Share Your Voice question. We intend to put together a newsletter by May 19 and welcome contributions from Board members.
 - o A Call To Action for the Starlight Investments Project Information Kiosk And Walking Tour On May 7 was sent on May 4. It was opened by 60.6% of subscribers.
 - o A poster for the Understanding Trauma workshop was sent to our condo contact list on April 29. **Note that we only have 30 contacts on our list and we would appreciate any suggestions by Board Member for adding more contacts to the list.**
- **Web site**
 - o We continue to add posts to the News page and add events to the Events page of our new website.
 - o 281 site sessions over the past month (up 6% from the previous month)
- **Social Media**
 - o The number of posts over the past month, and the current number of followers are:
 - Facebook - 18 posts, 903 followers
 - Instagram - 2 posts, 422 followers
 - Twitter - 9 tweets, 1135 followers
- **Other**
 - o **5** new members since the last report
 - o **4** new newsletter subscribers since the last report

Submitted by
Doug Boyd
Chair, Communications and Membership Committee

GOVERNANCE COMMITTEE REPORT

May, 2022

1. **Building Board Diversity:** A solicitation for new Board and committee members and sent to Volunteer Victoria and others has resulted in some interest being expressed by various individuals. I have communicated with all those individuals and by the time of the meeting will have met in-person with several of those who have expressed interest in joining the DRA Board or its committees. **At the upcoming Board meeting I will be bringing that information forward for review and also look to have a discussion of the pathways to adding new Board members.**
2. **City of Victoria Governance Review:** A submission was prepared and submitted to the Executive for its approval and for circulation and approval by the Board, prior to its submission by the May 13 deadline.
3. **Board orientation protocol and package:** Developing a package is still being worked on.
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.

Submitted by
Dianne Flood,
Governance Committee Chair

Report on VCAN

Victoria Community Association Network (VCAN):

Sandra and Ian attended this meeting.

The Hillside-Quadra, Burnside Gorge, Downtown-Harris Green, Fernwood and North Park ZOOM meeting scheduled with Minister Eby to talk about REITS has been rescheduled as the Minister was required to be present in the House during the original April 28th meeting time. A date in early June is being considered.

Conversation about Residential Rental Tenure Zoning was on the agenda for the April meeting with a decision being made to ask someone from the City's Planning department to attend the next meeting to provide further information.

900 block of Pandora Good Neighbour Group - May 2022

Because of scheduling conflicts, there were a small number of people in attendance. Most of the brief meeting consisted of informal discussion, primarily about the usefulness of Good Neighbour Agreement (GNA) meetings in their current form. It was noted that many who currently attend the 900 block meeting are also attendees at other meetings which are concerned about the same issues. Could this meeting be attached to other advisory committee meetings instead of being a separate meeting?

Historically, local businesses and nearby residents attended regularly but over time these attendances became less frequent as people felt their concerns were not being addressed. Some residents indicated in writing that they would no longer attend. While having opportunities to express anger and frustration at the slow pace of change on the 900 block might have some purpose, the complexity of the issues being dealt with makes change difficult. The group itself does not have work to do and does not generate action items specific to the group. Is there a purpose then in meeting?

The members in the informal discussion agreed that it is important to ensure that representatives of police, Island Health and City Council are utilized in a way that makes good use of time spent in a meeting. If this is not a good use of time, there should be conversation about how to use the time more effectively.

Submitted by Sandra Severs,
DRA representative to the Group