

# DRA Board Meeting Minutes

**September 7, 2021**

**Location: ZOOM**

**Time: 5:30 p.m.**

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

**City Council Liaison:** Councillor Geoff Young

**City Staff:** Mike Hill

**Regrets:** Paul Gandall, Nicholas Harrington, Ian Sutherland

**Guests:** None

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

Sandra called the meeting to order and the agenda was approved.

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

**Council:** Councillor Young advised that Council was back in session after the August break, with a return to the pre-Covid rule of only up to two councillors being able to attend by telephone or electronically. The pre-Covid protocol for the public to attend is not yet back in place for council meetings or public hearings. Council has not discussed the provincial vaccine passports as providing an opportunity to make public attendance a possibility.

## **Downtown Development Activities and the Developers' Amenities Contributions:**

Geoff acknowledged that development downtown is very active, citing some of the projects in the works. He specifically said that with respect to the Starlight project, as a rental project council will likely consider the "green space" being provided by the developer as in lieu of a cash contribution to the public amenities fund, so it was important for the DRA to submit detailed considerations they want council to take into account for that space so it would retain as much as possible a public nature of what would be essentially private space. He identified limitations on use and how this private space is to be operated as a useful public space as possible considerations. Those could then be reflected in the legal agreement to be imposed on and registered against title.

In response to questions, Geoff acknowledged that some of the legal agreements entered into in the past for things like public walkways as public amenities had been deficient and that had made enforcement difficult or impossible. He said he was as frustrated by that as we are.

He also said that rental properties are treated differently than condos when looking at amenity contributions, because rental properties are less profitable to the developer. He also indicated that for the financial contributions made by condo developers there is competition at the City between providing amenities to the neighbourhood and putting money into the supportive housing trust fund for low cost housing, so if the DRA wants the money to go to amenities, specific ideas on what and where should be submitted to council to support using the money for the specific items.

Also council had discussed a policy of 1% going to public art, but Geoff was not sure if that was a formal policy or not. Doug expressed concern whether the policies (rental v. condos, public art, housing fund, etc) were readily available to the public and to neighbourhood associations for effective input into the policies and how they are applied.

**930 Pandora/Downtown Community Centre:** Geoff reported he and Councillor Potts met with DRA president Sandra Severs and NPNA Executive Director Sarah Murray about the proposed development and the councillors had shared what information they had, which was limited. He said there had not yet been any detailed discussion at council and that it would be important for the neighbourhood associations to come forward with what we want and to not wait for the City to engage with us.

**Council Liaison:** When asked about feedback he had been getting from downtown residents, Geoff said he and the rest of council heard both from the DRA and from many residents and visitors about a number of issues. While the DRA typically addressed land use issues and city programs, individuals typically raised issues about drug use, mental health and the perceived dangers of and a lack of feeling safe in the downtown.

### Downtown Update – Mike Hill

**Report attached.**

**Neighbourhood Boundary Review:** Mike re-iterated the request for input into how the City can best support neighbourhood associations, with an extended time frame for those responses. He hadn't looked yet at the letter the DRA already sent to council, but undertook to do that and to advise how it might be strengthened.

**Governance Review:** This is an opportunity to look at structural relationships and for neighbourhood associations to identify any structural weaknesses so those might be addressed. An example might be the expectations on neighbourhood associations to provide input into the myriad of city programs and consultative processes without adequate resources or time to respond in a meaningful way.

**Park Rehabilitation:** Board members expressed concerns about the way the City report on the costs of the rehabilitating the parks after the Covid camps for the unhoused conflated site remediation with unrelated costs— specifically the inclusion of efforts to deal with invasive species. This was seen as totally inappropriate and unnecessary and misleading the public, and would invite yet another round of invective against the

unhoused.

**My Great Neighbourhood Grants:** Mike said a grant application was being considered for a dog park in the east of Cook Street portion of the Harris-Green Park located at Pandora Avenue. While that land is in Fernwood, he would provide the information on any progress the proponents are making if that might be something we might be interested in supporting or partnering with.

**Late Night Program:** The City staff is now reviving work on this, looking at a number of broad initiatives, including liquor policy, safety, residential and neighbourhood impacts, the hospitality industry and keeping the area's vitality. Some form of public consultation would be provided, but what that would look like was not determined yet. The DRA would have input through its representatives on the Late Night Advisory Group. Mike believed that the Liquor and Cannabis Regulation Branch could already set different hours of operation for patios and for inside premises, to reduce impacts from late night patios on residential neighbours. The LCRB is not required to consult local government on changes to patio size.

This segment of the meeting concluded at 6:45 p.m. and Councillor Young and Mike Hill left the meeting.

#### **Business Arising from the August Minutes:**

**Neighbourhood Boundary Review:** As noted above, a letter was sent to Council outlining some of the areas the City could assist the DRA with and has been posted on the DRA website. Mike Hill will review and advise on any ways that letter might be strengthened or expended upon.

**Submission to council on public amenity contributions – Starlight and Gold Rush Developments –** The Executive will look for input from the LUC prior to making that submission, and the additional information provided by Councillor Young at this meeting will be helpful in crafting that submission.

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

Report attached. Discussion focussed on the proposed new Community Centre. Sandra advised she and Sarah Murray of North Park Neighbourhood Association have attended a number of other facilities here and in Vancouver to get a better and wider sense of opportunities and possibilities for the types of services to be provided and how the facility might operate. Because information from the City has been limited and knowing that timelines in the Fall will be strict and determined by BC Housing, Sandra and Sarah are looking to see if we can engage a volunteer project manager to help identify our needs and objectives and to keep us on track for timely input.

#### **Standing Committee Reports**

- **Land Use Committee:** Report attached.
- **Community Engagement Committee:** Report attached.  
Storage of the E-Bike and trailer were discussed, with Darragh to follow up with

Michael and the YSG about a dedicated storage bin/shed at the garden that can be used for the bike and trailer and also other DRA assets like the table.

Darragh highlighted the good progress being made on the Street Comedy Night.

- **Urban Ecology and Agriculture Committee:** Report attached. Michael and Darragh were congratulated for the successful seedling event at the YSG in August.
- **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:** No report.
- **Urban Livability Committee:** No report.

#### **External Meeting Reports**

**Victoria Community Association Network (VCAN):** No report.

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

**New Business:** None

Meeting adjourned at 7:15 p.m.

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

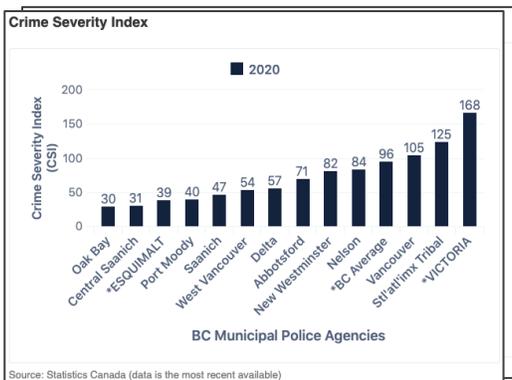


# September 2021 Update Downtown

## In Your Neighbourhood

### VicPD Second Quarter Report

Victoria Police presented their second quarter report to Council on September 2. The report provided a number of charts indicating trends in police-related services.



- Social order** – call types include disturbance, man down, unwanted person, etc.
- Violence** – call types include assault, sexual assault, robbery, etc.
- Property** – call types include break and enters, theft from vehicles, theft of vehicles, etc.
- Traffic** – call types include collision response, impaired driving and other traffic offences.
- Assist** – call types include requests to assist BC Emergency Health Services paramedics, Parole, other police departments, etc.
- Other** – calls are those which do not fit into the categories above.

### City Support for Neighbourhoods

As part of Council’s resolutions relating to neighbourhood boundaries, Council "...request(ed) staff to work with neighbourhood associations and report back on options for supporting them in *outreaching and serving parts of their neighbourhood that are currently under-represented by their current function and services.* It’s

City staff’s understanding that Council is looking for actions that can be undertaken quickly, rather than embarking on a deep dive into this subject. With this in mind, staff would like input from each neighbourhood association in terms of specific ways that the City can help support you in better *reaching out to and serving your neighbourhoods.* For example, one idea that has been mentioned is promotion of neighbourhood associations on the City website or through annual tax notices.

The City would like submissions from neighbourhood association boards by the end of September. South Jubilee is organized a meeting for Thursday September 9th from 5-6pm for those who are interested in sharing thoughts and ideas.

### September Community Virtual

Graffiti is an expensive form of vandalism that is difficult to manage. It detracts from the appearance and image of the city for both residents and visitors. In this session you will learn about the City’s VTAG (Victoria Together Against Graffiti) program that includes participation from residents, property owners and business owners. We will look at the creative ways graffiti is being removed in neighbourhoods and how you can get involved. Join us Wednesday, September 15, noon – 1:30pm. Register through our website [here](#).

### Community Gardens

CITY OF VICTORIA | Downtown  
Neighbourhood Councillor: Geoff Young [gyoung@victoria.ca](mailto:gyoung@victoria.ca)  
Neighbourhood Staff Contact: Michael Hill [mhill@victoria.ca](mailto:mhill@victoria.ca)



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On August 5, staff reported back to Council on options for increasing cultivation of food and pollinator plants on municipal land. The [report](#) notes that progress is being made and made suggestions for increase the Get Growing seedling distribution program, provide start-up funding for the Food Tree Stewardship program, and to revise the Volunteer Coordinator grant program to a garden-based application process.

Food Systems Target Areas	2019 Benchmark	2021 Status	2022 Target
Neighborhoods with a community garden	77%	85%	85%
Neighborhoods with allotment gardens	38%	54%	75%
Number of allotment plots in the City	230	290	460
Neighborhoods with community food trees	31%	61%	100%

Council approved the reports recommendations for consideration in the 2022 budget also directed staff to: "... report back as part of the 2022 budget on the resource requirements for enhanced city-led support for the design, installation and operations of Food Forests and allotment gardens on City land including options for the enhanced planting and stewardship of food- bearing trees in the City-managed urban forest."

### Parks Rehabilitation

On September 9, Council will receive a [report](#) on addressing impacts to parks incurred through encampments of homeless individuals. The study of damage identified 140 sites in 10 parks requiring remediation and estimates it will take four years to complete the work. A budget of \$535,000 is being requested to begin undertaking this work in 2022. There are no parks in the Downtown neighbourhood identified for remediation.

### Community Board Member Wanted

The City of Victoria is seeking a volunteer to serve as a representative on the Victoria and Esquimalt Police Board. The goal is help the Police Board reflect community demographics with qualified people who have shown they can act in the public's interest.

The Police Board performs four main governance functions:

- It is the employer of police department staff and is responsible for negotiating the collective agreement with the police union
- In consultation with the Chief Constable, it sets priorities, goals and objectives for the police department
- It prepares and submits a provisional budget for Council approval
- It has authority for police service and policy complaints.

**Now Recruiting:  
Victoria and Esquimalt  
Police Board**

Board members attend monthly meetings and are required to read background materials and meeting minutes. Candidates must reside in the City of Victoria and the minimum term is one year. Applications must be



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received by Monday, September 27, 2021. Learn more here: <https://www.victoria.ca/EN/meta/news/news-archives/2021-news/now-recruiting-victoria-and-esquimalt-police-board.html>

### **Yard Waste Is In!**

Starting September 13, residents receiving curbside waste collection can add yard waste to their green bin. Hooray! The City will continue to offer the Helping Hands Program to households that require assistance moving their bins to and from the curb. And yard and garden waste drop-off service will also continue to be available at the Public Works Yard (417 Garbally Road) from 7am to 2pm on Saturdays.

Curbside yard waste collection is expected to divert close to 400 tonnes of organic material from the landfill each year and will help meet the City's zero waste and climate action goals.

### **Music Strategy Input Wanted**

The City would like your feedback (perhaps the wrong term for live music!) on enriching Victoria's music scene – We would like to hear from local musicians, music businesses and music lovers on the City's draft Music Strategy, which outlines the role of music in Victoria and a series of recommendations to grow the music sector. Please visit the City webpage for more: <https://www.victoria.ca/EN/meta/news/news-archives/2021-news/have-your-say-on-enriching-victoria-s-music-scene.html>

### **No Longer Have Gas?**

Complete a short survey about your switch from gas home heating to a heat pump in the Make the Switch study and earn \$100! City Green Solutions, BC Hydro, and municipal partners are undertaking a study to better understand the costs and benefits of heat pump installations across British Columbia and want to know more about the operating costs of heating with natural gas versus a heat pump and what homeowner motivations are for making the switch. Participants must have switched from natural gas to heating with an electric heat pump in the last three years to participate. Check out [www.citygreen.ca/make-the-switch](http://www.citygreen.ca/make-the-switch) for details and to sign-up to take the survey.

### **Council Meetings**

The last Committee of the Whole was on August 5<sup>th</sup>. September Committee of the Whole meetings are scheduled for September 2, 9 and 23, with one Council evening meeting on the September 9<sup>th</sup>.

## **Executive Committee Report –September 2021**

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

Contact with the City on the 930 Pandora project since the last Board meeting has been limited. With a staff change in the Parks and Recreation Department, requests for specific pieces of information and a schedule for Fall have not been answered. We are waiting for information about how the Schematic Design process is going to unfold. According to the information we have received this process is to be completed by December 2021.

Given the amount of information to be gathered in order to effectively respond to the Schematic Design process, Sarah Murray (NPNA) and Sandra have made site visits to Burnside-Gorge and to Fairfield-Gonzales community centres with trips to Hillside-Quadra, Fernwood NRG and Oaklands in the planning stages. Contact has also been made with two daycares to look at their facilities. Information gathered from site visits, from conversations and from research is on google drive. If you would like to read through the material gathered, please let me know.

Last week Sarah and Sandra spent a day in Vancouver visiting North Shore Neighbourhood House as well as the YWCA's Crabtree Corner (a daycare) and the Carnegie Centre in the Downtown Eastside. Preliminary conversations have been held with a governance consultant, banking institutions have been approached for funding support and we have had a discussion with Councillors Potts and Young about the project. Meetings have been set up with Julian Daly, CEO of Our Place as well as Janine Theobald of the Greater Victoria Coalition to End Homelessness.

A request for assistance has been made to pm-volunteers, a Vancouver-based organization which provides volunteer project management support to non-profits. You can find out more about them at: <http://pm-volunteers.org/> We have requested assistance for the next three months to help us through this stage. A volunteer job posting has been developed and sent to their membership.

**The Greater Victoria Harbour Authority** is developing a Community Liaison Committee to work on continuous improvement and triple-bottom line sustainability throughout its operations. Doug has agreed to sit on this committee which will meet every two months.

### **VCAN meeting:**

James Bay Neighbourhood Association (JBNA) has launched a website and a program advocating for responsible cruise tourism practices that prioritize the interests of residents, local business, and the environment of Victoria. You can find out more about **Fair Sailing** at <https://www.fair-sailing.com/>

**City Support for Neighbourhoods-** VCAN will be crafting a letter in response to the question posed to neighbourhood associations at the time of the boundary conversation. Council

requested that staff "... work with neighbourhood associations and report back on options for supporting them in outreaching and serving parts of their neighbourhood that are currently under-represented by their current function and services. A letter has already been sent on behalf of the DRA in response to this question.

## **2021 SEPT Project List for Board Meeting**

### **DRA Land Use Committee**

#### **01 SEPT 2021**

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

#### **LUC: Current**

1. 531 Yates – Application for a Patron Participation Entertainment Endorsement for a Food Primary Licence. Existing hours of licenced service are 9AM-2AM Mon to Sat and 9AM to 12AM Sun with an occupant load of 130 people includes a 14-person patio. Activities associated with Patron Participation must end by midnight if approved. Response from LUC 01 Oct 2021.
2. 611 Chatham St – Nicola Wealth Real Estate – Development Permit with Variances for proposed 5-floor, 278-unit market rental residential with 85 parking spots & 148 bike spots 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. 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: Scheduled for Public Comment 09 Sept 2021.
3. 715 Yates – Haunted Manor: Mini-Golf & Ping Pong Lounge – Application for a new liquor primary licence having hours of licensed service from 11 am to 11 pm daily with a total occupant load of 50 people. Deadline for comment 17 Sept 2021. Response from LUC 03 Sept 2021.
4. 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 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 confirming that no changes have been made to the plans since CotW Mar 2020. Approved at Council 05 Aug 2021 to proceed and was anticipated to go to Public Hearing on 09 Sept 2021 but has been delayed to an technical omission in the motion.
5. 1030 Fort – Jawl Properties w Cascadia Architecture – 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. Plans posted to Devt Tracker 05 Aug 2021. Online Community Meeting was held on 31 Aug 2021.

6. 767 Douglas, Apex Site – Telus w Aryze – Rezoning with an OCP amendment for density as well as a Rezoning for density and a Development Permit with Variances for height and setbacks. Proposal for a 12-storey (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. There will be an update report to council for Telus on 09 Sept 2021 and the project may proceed to Public Hearing either late October or sometime in November.

7. 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. Letter sent 23 Aug 2021.
8. 1205 Blanshard (1221 Blanshard/812 View) – Jawl Properties with D’Ambrosio – Rezoning application for 15,792 sqm total/commercial floor area, with an FSR of 5.89:1, 48.9 m/10 storeys, 144 onsite parking stalls, 117 bike spots. Online alternate CALUC meeting took place on 13 July 2021. Status: Application Review by City Complete and with Applicant on 20 Aug 2021.
9. 975 Pandora (1468 Vancouver), Seventh Adventist Church – Townline – Rezoning and Building Permit for 121 residential rental units in 4-storey podium and 15-storey (73.05m) + mechanical tower at 5.47:1 FSR with ground floor commercial. Vehicle parking at 117 meets requirement & at 301 bike parking exceeds requirement of 157. There are also 53 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. Approved for Public Hearing by Council 20 May 2021. Status: Revised Plans Submitted 19 Aug 2021.
10. 1124 Vancouver – J. Gordon Enterprises – Development Permit with Variance for 6-storey rental apartment building with 1 level U/G parking, 163 units, 3.57 FSR, 45 parking spots, 188 bike spots with no ground floor commercial. This project no longer includes affordable housing. History: After two CALUC meetings, a number of substantial issues and concerns remain unresolved and the information provided to the public has been incomplete and in some cases incorrect. Two CALUC letters sent 23 Jan 2020. Reviewed and declined by ADP on 26 Feb 2020. The applicant provided a letter with comprehensive information not addressed during previous CALUC meetings and responding 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 as of 16 Aug 2021. No new CALUC letter will be provided. Anticipated to go to CotW soon as per Staff.

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

1. 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.
2. 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.
3. 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.
4. 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.
5. 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.

6. 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.
7. 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.
8. 937 View St – Nelson Investments w/ de Hoog & Kierulf – Development Permit with Variance to build an 19-storey (over the 10 storey permitted) 60.2 m (over the 30m permitted), 266 studio and 1 BR unit market rental tower with zero vehicle parking and 317 bikes spots on R48 land and located in Fort St Heritage Corridor. Proposed FSR 7.97. The applicant is not proposing to rezone away from the R48 zone but is requesting a height variance. Several setback variances are sought which negatively effect livability. Setbacks have been increased but not yet assessed by the DRA LUC. LUC Letter sent 2 Feb 2020 based on 2019 plan. Went to ADP on 24 Feb 2021. Did not support and noted several design issues. Status: New plans posted on 06 May 2021 and under Staff Review.
9. 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”.
10. 1045 Yates St, Harris Chrysler (Phase 1) – Starlight – Development Permit with Variance concurrent with a Rezoning Application related to area of 4.9 acres over two sites. Proposal includes: 5-storey podium with 19 & 21 storey towers with a 6:1 FSR. Rental for 510 residential units, including 6 (3BDRM) townhouses and 436 onsite parking stalls & 654-bike parking. Advisory Design Panel declined to support on 13 Jan 2021. ADP comments and concerns include: More consideration of materiality and richness and variation in the towers. Repetitive nature and sameness of towers - looks like Vancouver. Breaking up of podium. Horizontal ‘sameness’. Variety in podium height. Providing access to ‘public’ space amenity. The question was posed, “Tell me what is beautiful about this proposal? What will Victorians love about it?” A major concern was expressed that the panel was expected to vet the proposal against an attached ‘Design Manual’ that has been prepared by the applicant. ADP had not previously reviewed the manual nor had it been endorsed by Council. The Panel made a statement to the effect that they were not considering the manual and not vetting the application in relation to it. Revised plans submitted as of 11 Mar 2021. Status: To be scheduled for CotW.
11. 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.

12. 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.
13. 777 Broughton – Development Variance Permit application to install signage in Old Town. Status: Application Submitted and under Review by City 01 Mar 2021.
14. 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.
15. 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.
16. 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.

17. 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.
18. 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.
19. 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.
20. 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 –SEPTEMBER, 2021

### TRIKE PROJECT

**Trailer Wrap:** Committee member Denise Nicholls is working on two possible designs for the wrap for the trailer and we are proposing to use the newsletter and social media to put the choice of the two designs to the membership to vote on, as a way to engage with the membership. It may take until November to get the wrap finalized.

**Insurance:** Insured with Pedal Power Insurance for full value of bike with \$250 deductible. Policy issued August 13. Annual cost \$190. Insurance policy has been added to Dropbox.

**Storage:** We still need to find a secure storage area. Right now Doug has arranged for temporary storage at his condo building but **a permanent storage solution is needed.**

### EVENTS:

DRA events are planned for the Fall, 2021 – Mark your calendars now!

- **How to be an Ally?** 21 people have signed up for this Wednesday **September 20** Zoom program delivered by Gordy Bear on how as individuals and as a community we can undertake and support reconciliation with Victoria's indigenous community.
- **Comedy Night:** Darragh is working hard on making all the necessary arrangements for this event celebrating the re-fresh of Commercial Alley in Bastion Square on Thursday **October 14**. The city permit is in the works for the comedy stage and related area, and the comedians and artists are being lined up. The Francophone Society of Victoria will be seeking a permit for a beer garden and music stage. The Bastion Square Revitalization Association will be arranging the vendors' market but we may need to assist in that and **we suggest a monetary contribution of \$100 to \$200** so they can hire someone to do that. Grant funding opportunities are being pursued, with the goal that partners and grants will supply some of the anticipated \$2,500 costs.
- **Speakers nights:** Darragh is still exploring potential venues and we are hopeful to be able to confirm a series of at least three speakers on topics of interest to downtown residents starting in November, at anticipated cost of \$400 for each presentation.

### **Other Proposed 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.

- **Walks and Talks:** Possibilities include Government Street Refresh, “10 best things about Victoria”, Chinatown, and others such as Black History month, etc.

# **Urban Ecology and Agriculture Committee Report**

Victoria Downtown Residents Association

September 07, 2021

## **Introduction**

With the summer winding down, the Yates Street Community Garden (YSCG) gardeners are starting to prepare their crops for the fall and winter seasons. In addition, the YSCG hosted the City of Victoria's seedling distribution event and welcomed Ariel of Iyé Creative to host a Palenke Greens workshop. The Urban Ecology and Agriculture Committee also pursues a viable proposed site for a second community garden.

## **Updates**

### **Yates Street Community Garden**

#### Get Growing, Victoria! Seedling Distribution Event

The YSCG hosted the City of Victoria's Get Growing, Victoria! seedling distribution event on August 29, 2021. Forty-three residential gardeners from Downtown Victoria and surrounding neighbourhoods came down to the garden to collect their seedlings. In addition, the city provided the gardeners with compost and mulch for their gardening needs.

#### Palenke Greens Workshop

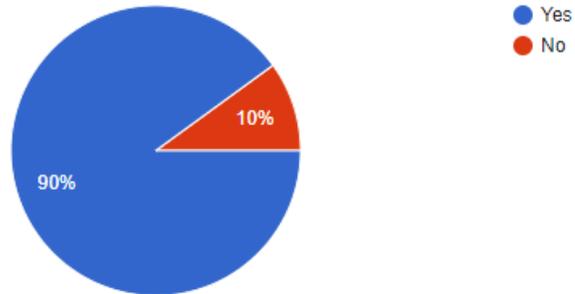
The YSCG was excited to host its first Palenke Greens workshop from Iyé Creative. Palenke Green is a method of growing crops in a burlap sack. This method of growing crops provides the opportunity for residents with limited space to grow crops at home. The simplicity and low-cost method of the Palenke Greens method is an innovative way of empowering a community to tackle food insecurity in the City of Victoria. The attendants at the workshop were taught the creative method and were able to create their own Palenke Green burlap sack at the workshop.

### **Urban Ecology & Agriculture Survey - Update**

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 last meeting on August 10, 2021, we received an additional 13 responses as of September 03, 2021. The updated results are shown below:

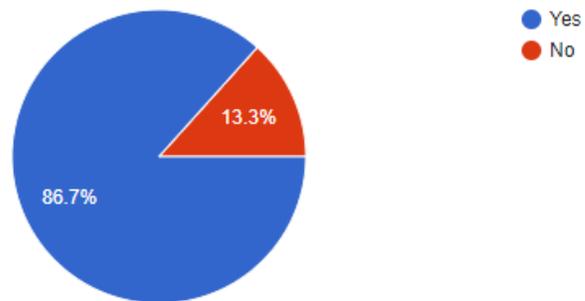
Would you like to see more greenspace in the Victoria Downtown or Harris-Green Neighborhoods?

30 responses



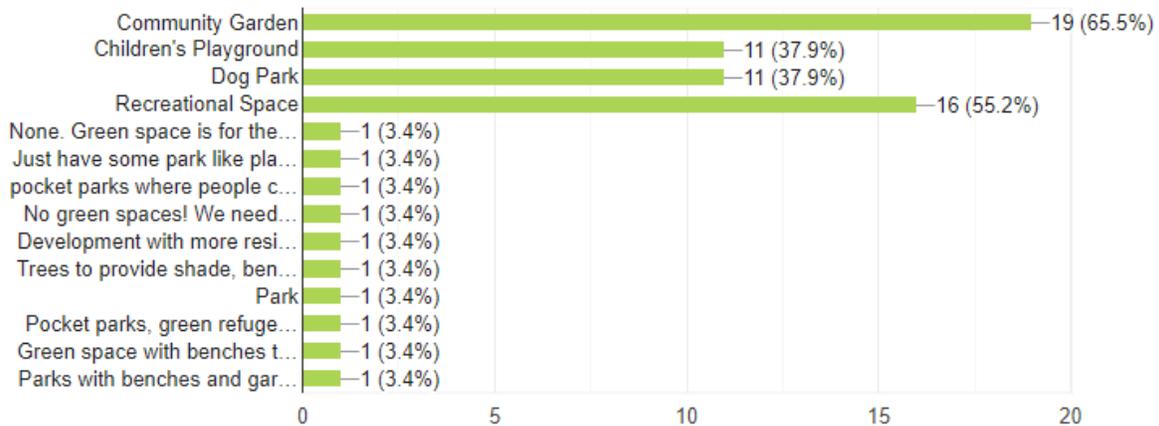
Would you like to see a new community garden within the Downtown and Harris-Green Neighbourhoods?

30 responses



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

29 responses



### Brief Discussion

From the larger sample size of n=30, having more green space and an additional community garden within the Downtown and Harris-Green neighbourhoods continue to be highly preferred. In addition, the top two green spaces that the respondents would like to see are a community garden and a recreational space.

### **Second Community Garden Proposal Update**

In a collaborative discussion with Downtown and Harris-Green neighbourhood residents and non-profit organizations involved with urban ecology and food security, a proposed site was presented to Alex Harned and Virginie Lavallee-Picard, Food Systems Coordinators for the City of Victoria. The proposed site was to consider converting the rooftop portion of the View Street Parkade into a multi-purpose community garden. The multi-purpose community garden would function as a place to offer additional garden plots to those on the increasing YSCG waitlist (currently at 124 as of September 03, 2021), a sectioned off high-yield garden plots to be used for urban food security programs, and a rooftop park with an educational urban green space element for the general public. Both the Food Systems Coordinators agreed the idea would be worthwhile and a first for the City of Victoria. Both Alex and Virginie consulted with the Manager of Parking Services. Although we were informed that the manager saw the merits of having a converted rooftop parkade, he could not support the idea. It was noted that the parkade is fully utilized, particularly on fall/winter windy and rainy days. Therefore, monitoring the parkade for the rest of 2021 and 2022 is the suggested next step to determine the utilization of the parkade with the consideration of the dynamic environmental and societal changes occurring with the current pandemic and the changes that are most likely to occur post-pandemic. The

committee does feel that the aggregate benefits of a blended model for an urban rooftop community garden outweigh the costs of foregone parking spaces. The committee will continue to work with Alex and Virginie on observing and collecting data on this proposed site. In the meantime, the committee will explore other short-term options to alleviate the immediate high demand for more residential urban agricultural programs.

### **Conclusion**

The Urban Ecology and Agriculture Committee has continued to engage with residents from the Downtown Victoria and Harris Green neighbourhoods in the past month. In addition, the committee has begun to reach out to learn and share knowledge with other non-profit organizations, such as Pollinator Partnership of Canada, Food-Eco District, and meetings with Iyé Creative and Red Cedar Café to be determined in September. The committee feels that engaging with residents and vital non-profit organizations is essential. The engagements will yield the collective sharing of knowledge and experience, particularly in urban ecology and agriculture. With the sharing of knowledge and experience, the committee will ensure that residents know the available resources and continue the proposal and implementation of vital urban societal projects such as a second community garden.

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

Update on Committee activities:

- **Newsletter:**
  - The August newsletter was issued on August 13. Statistics from Mail Chimp indicate that it was opened by 41.9% of subscribers, lower than our average of 46.7%. The items most frequently clicked on were the Urban Ecology and Agriculture survey, the Get Growing event, and the How to be an Ally to Indigenous Peoples and Lands event.
  - We intend to put together a newsletter this week and welcome contributions from Board members.
  
- **Web site**
  - We continue to add posts to the News page and add events to the Events page of our new website.
  
- **Social Media**
  - We continue to actively post on social media and thanks to Darragh, the number of posts on Facebook and Instagram have increased significantly.  
The number of posts over the past month, and the current number of followers are:
    - Facebook - 23 posts, 794 followers
    - Instagram - 11 posts, 177 followers
    - Twitter - 2 tweets/4 re-tweets, 1095 followers
  
- **Other**
  - no new members and 1 renewal since the last report.

Submitted by  
Doug Boyd  
Chair, Communications and Membership Committee