

Minutes of the February 16, 2021 Hillside-Quadra Neighbourhood Action Committee Meeting Start at 7 pm and conducted via Zoom

## Agenda

- 1 Welcome and Introductions, territorial acknowledgement (Lorraine)  
There were 28 in attendance, of which 5 were on the executive.
- 2 Approval of Agenda (Jon)  
Addition of request from NPNA for our support for their letter to city council regarding not allowing camping in Central Park. Kelly asked that we add a quick update re Quadra Village Days in 3a. Also, the items 4b and 4c will be reversed in order. Please alert the Chair to any questions for Ben, as he must leave at 7:30.
- 3 Approval of Previous Meeting Minutes (Jon)  
Approved as circulated.  
  
3a. Kelly gave a quick update on Quadra Village Days. They were not held in 2020 due to the pandemic. We are considering the likelihood that for 2021 any events would probably be limited, and thus donations might be harder for local sponsors to commit to, with reduced activities. We are looking at starting a committee to consider what alternatives we might have. Meetings will be on Mondays at 7 pm by Zoom. The first meeting will be on March 1<sup>st</sup>. Let Kelly Greenwell know if you wish to participate, by emailing Kelly at [info@quadravillagecc.ca](mailto:info@quadravillagecc.ca)  
  
3b. Ben will continue as our neighbourhood liaison. Feel free to reach out to him by phone or email. A question was asked about the upcoming Summit noise remediation discussion. We would like the CRD to come up with a backup plan in case the equipment they intend to install does not sufficiently address the issues. Ben invited the speaker to reach out to him directly. It will likely be hard to get the CRD to fund any additional actions.
- 4 Villages and Corridors Plan for Hillside-Quadra  
4a. Equity Analysis Report (Victoria Barr)  
Victoria went through the report Level Up provided. The report will be put under a new section on the qvcc.ca website. The report goals were to prepare an equity analysis using available data for Hillside-Quadra using an equity lens, and doing a basic inventory of services. She went through the graphics quickly to give a brief overview.

#### 4b. Public Lands Analysis (Jon Munn)

Jon went through the report he prepared regarding publicly-owned lands in the Hillside-Quadra neighbourhood. First, he summarized on a map which parcels were owned by which institutions.

#### 4c. Villages and Corridors (Marc Cittance, City of Victoria Senior Planner)

Marc gave some general information as to how current engagement relates to aspects of the Equity Analysis. The current local area plan (LAP) for Hillside-Quadra dates to 1996. The City of Victoria is focussing on four key topics: equitable growth, sustainable mobility, resilient communities, and joyful places. Approximately 20% of regional growth is projected to occur in the CoV, of which 40% is focussed on urban villages such as Quadra Village. The current process is consulting on planning and design.

This process meets our equity objectives by seeking a diverse working group to provide advice, and to look at equitable outcomes. The city is developing an equity framework. In Victoria, 60% of households rent vs 34% in the region. Marc went through a variety of statistics about CoV vs regional housing characteristics. Main growth by 2041 is predicted to be in senior households.

#### Q&A

Question about the online survey: If your ideas change since you filled it out how can you present that? Wanting to revisit the survey even if you can change it.

Marc: He did not think the system would allow for changes, so one would need to use another email address to register for the survey, and send an additional response.

Question: Since large urban villages are not equitably distributed, and are the focus of significant future growth, any plans to densify these areas might not be equitable if it is not across the entire city. A concern that the three northern neighbourhoods are being fast-tracked compared to southern ones.

Question: concern that nearby municipalities choose not to do their share.

Marc: All LAPs have supported diverse housing, though how it's done may differ. Some growth estimates have changed over the past few years, so that impacts the planning.

Question: Is there a hard ratio of parks to housing to compare different neighbourhoods?

Marc: We have these measures and they do factor into the parks master plan.

There is not, however, a formal acquisition strategy for additional parkland.

Question: A concern regarding the survey, and not being able to see the questions in advance. If one was not expecting the questions one might not have accessed the relevant data. Thus respondents did not have an opportunity to carefully consider their response. Recommend placing the survey questions on the website.

Marc indicated that the questions could be obtained by email request.

Question: Concern that Topaz Park is really a regional amenity not focussed on local/resident use. Park space is missing to the south where there are only a few bits. Hence the push to get a park area in 950 Kings.

Marc: Right now, the survey is open to the end of February. We will make an engagement summary available when completed.

Question: Is there a possibility of extending the survey to allow for additional responses given the pandemic situation?

Marc: We also used neighbourhood-specific focus groups and that really helped with the survey response rate in Fernwood and has not yet been done for Hillside-Quadra. We have already heard clearly that additional park space is wanted. There will be another engagement in the next phase.

Question about assumptions about redevelopment of Evergreen Terrace as mixed market rental.

Marc: We expect before 2041 there will be some type of change there, given current condition assessments. Specific consideration would be part of the re-zoning of the site for any future development.

Kelly has now put both reports on the QVCC website

- 5 Noise from ventilation at The Summit care facility update (Kathy and Patti)  
Kathy reported that new equipment has been purchased and it's not clear that it will fix the problem. On January 28<sup>th</sup> she spoke with Rob Fleming's office regarding the significant increase in the number of residents and the ongoing issue. The chiller was reset from 18C to 15C so we can expect the chiller will be on longer, perhaps from late April to late October.
- 6 Comfort Inn Supportive Housing Motel at 3020 Blanshard update (Rowena)  
The Comfort Inn, where many of the campers from Pandora and Topaz Park encampments were housed, has reported a calming-down for residential areas with

the ending of any small encampments and the moving of the harm reduction area to inside the building. Nearby businesses are still being impacted, however.

7 Missing Middle Housing update (tent)  
Removed

8 Draft 950 Kings update (tent)  
Removed

9 Updates from Council Liaison Ben Isitt/ Neighbourhood Coordinator Gary Pemberton  
Gary and Ben were in attendance earlier in the meeting, and Gary will provide a brief written report.

- 10 a. Pluto's restaurant is relocating to the former San Remo restaurant location.  
b. The gym lease for 950 Kings has been extended for another six months, to June 30, 2021.  
c. North Park letter: Correspondence was received from the NPNA asking if we would support them by writing to council to add Central Park to the no-camp list. NAC Executive will make a recommendation to DBAC for their meeting on February 22, 2021.  
d. An attendee wanted to have a more in-depth discussion about the very severe impacts of the supportive housing motel to nearby residents. The nearby resident was encouraged to communicate directly with NAC on a monthly basis, as members of NAC attend the Comfort Inn Supportive Housing Motel meetings.

Meeting adjourned at 9:30 pm