

Hillside-Quadra Neighbourhood Action Group Meeting
October 5 2015 @ 7 p.m.
Minutes

1. **Chair welcomed all/participants introduced themselves**
2. **Agenda approved**
3. **September 2015 meeting minutes approved**
4. **Preliminary meeting: 2740 Fifth Street (Garde Collins)**
 - Mr. Collins presented a potential development plan for this site. He noted that the Official Community Plan indicates the area along Quadra is open to more intense development; the north end of Fifth Street is already higher density; the lots south and north of 2740 are triplex and duplex respectively. In previous community meetings, neighbours called for the construction of family-friendly units on this site, onsite parking, and green space.
 - The proposed development would consist of six, two or three bedroom townhouse units in two buildings, with a driveway along the right side of the lot. Building heights would be the same at 2736 Fifth Street. Each unit would include a garage, storage, and a yard, and the site would include a visitor parking space. The overall footprint – with a floor space ratio of 0.88 – would be similar to that of adjacent lots. The design of the front elevation would be Arts & Crafts style with dormers and a pitched roof to preserve sunlight for adjacent properties. Strata units would be 840 to 1100 square feet, and sell for about \$375,000.
 - At the meeting some community members indicated that they liked the general approach. Others indicated that the proposed density was too high, and that a triplex or fourplex on the lot would be more compatible with the traditional residential nature of this block. Other concerns related to the proposed parking density (1 space per unit rather than the standard 1.4).
5. **Preliminary meeting: 1066/1070 Finlayson (Catharine van Elslande & Lissa Laing-Punnett)**
 - The proponents plan to subdivide their two adjacent, 9,000 square-foot lots, and create a third lot. The lots meet the requirements for subdivision.
 - The proponents' preferred option is to create a standard rectangular lot with a 15-metre frontage on Jackson Street. Creation of this lot would require a variance for 1070 Finlayson, to allow the rear property line to be 4.7 rather than the standard 9 feet from the existing house. Creation of this lot would therefore be subject to a public hearing and require community support.
 - The proponents' alternative option is to create a panhandle lot with a 10-metre frontage on Jackson Street. This lot would be wider at the back and more difficult to build on. It could go ahead without a public hearing and would not require community endorsement.

6. City Hall update (Ben Isitt)

- Sheltering Solutions: City staff are preparing a report that identifies options for temporary tenting or micro-housing and considers input from the public SS workshop. The report goes to Council for discussion on October 23rd with Council expected to make related decisions by the end of October. The City is hiring a housing outreach worker to get more information about who is sleeping in parks and the relationship between outdoor sheltering and mental health and addiction issues.
- Permanent Housing: Council is also calling for the construction of permanent housing and seeking endorsement from the CRD hospital board. This would include 'mental health housing' in which residents have their own apartment and 24-hour access to support staff. This plan assumes that most of the money would come from senior governments.
- 955 Hillside: the architects and other suppliers have been contracted. It is important that the community actively pursue consultation.
- Cycling Master Plan: being developed over the fall; goal is that one can bike from anywhere to anywhere in the City; public is invited to review; check on City website.
- City budget includes a new line item: \$150k for traffic calming in neighbourhoods pinned in by arterials; Councillors Isitt and Loveday are working to identify priorities and provide direction to staff on how best to use these funds. This is an opportunity for Hillside Quadra to identify traffic and transportation priorities that can be fed into the budgeting process.

Action: provide a list of neighbourhood priorities for November agenda

7. Sheltering Solutions meeting – next steps

- NAG needs to follow up on i) SS working group; and ii) promise of neighbourhood consultation once SS report generated

Action: email City staff to follow up (Janis)

8. Greenspace/Parks update

a) Summit Park paths

- CRD will be working on paths and stairs near the reservoir over the next few months

b) Summit Park cleanup

- Scheduled for November 7th, 10 to noon; meet near the south entrance

9. Land use updates

c) CALUC Chairs meeting with City Council- Notes Appended

d) 955 Hillside Avenue

- Healthy Neighbourhood WG is meeting regularly; scheduled community meeting 14 November
- RFP for architect specifies neighbourhood engagement

e) 863/865 Villance community meeting

-Scheduled for October 14 at Quadra Village Community Centre, 7 p.m.

10. Neighbourhood updates (community news, business news)

f) Summit Avenue sidewalk construction

-Construction is underway

g) Quadra Village banners

- Quadra Village Banners: new banners will include coast Salish language and go up in spring.

h) Evergreen Terrace playground

- Has been removed and will be replaced with allotment gardens for the residents

11. Upcoming meetings

i) Victoria Council: October 13 & 27, 7:00 p.m.

j) Police Board: October 20, 5:00 p.m.

k) DBAC Board: October 21, 5:30 p.m.

l) NAG: November 2, 7:00 p.m.

- add Microhousing Victoria to agenda & invite DBAC Board

- Chair: John H.; Minute taker: Janis L.

12. Reminder: become a member of NAG

13. Meeting close

CALUC Chairs meeting with City Council- Notes

- Mayor and Council and heads of City departments met with the CALUC chairs on October 1st to discuss the CALUC process, liaison between the City and neighbourhood land use associations, and the Local Area Planning process. [*The following expands on the brief verbal report provided at the NAG meeting.*]
- Community representatives indicated the following aspects of the process are working well: staff support to and liaison with neighbourhood associations; hosting informal meeting prior to formal community meeting; City mailing of community meeting notices; the existence of a standard CALUC process; the existence of the Development Tracker
- Areas identified for improvement include:
 - o Inclusion of the community meeting notice, letter from CALUC Chair to City; City response to developers on the Development Tracker; also enable ability to send email to CALUC Chairs from the DT; need for more context e.g. provide plain language description of proposed

development; include improved flow chart of CALUC process and more information about the process;

- 'different clocks' for community volunteers and developers; CALUC process is slow from a developer's perspective; could it be speeded up in exchange for more community benefits?
 - need for City staff to let neighbourhoods know what initial advice City provides to developers;
 - need for more standardization between communities (not all agreed);
 - desire for City and developers to meet early with community together on large and potentially controversial projects;
 - more information about land use and possibly training to support community volunteers
 - concern about delegation of variance requests and other types of applications to City staff and desire of CALUC chairs to be able to request a CALUC process for some such applications;
 - lack of communication with community groups about changes to development permit areas;
 - clarity regarding the definition of 'strategic locations' where six story development would be allowed within large urban villages (OCP page 39);
 - confirmation that it is not the role of community associations to resolve differences between the community and developers;
 - need for plainer language in the community meeting notice; these should clarify what is and isn't up for decision; form could differ for small, medium, large projects;
 - provision of development plans on 11X17 paper and in readable font, more legible photocopying;
 - provision of map to CALUC chairs of homes that receive notices of a community meeting;
 - need for a larger mailout area when a development affects two neighbourhoods;
 - at present neighbourhood associations and individuals pay to maintain websites and online presence; can the City pay for sites etc?
 - perception that Policy & Land Use Committee is inconsistent in how it considers community input; PLUC doesn't always address key points; lack of clarity about when community input influences decision; what type of information from the community is relevant and not relevant
 - City must not continue to suggest that sending a letter to the CALUC chair is equivalent to the CALUC process
- Both James Bay and Rockland have created a form for developers to fill out prior to the community meeting; CALUC chairs identified the potential value of a standard form.
 - The meeting provided CALUC Chairs with an opportunity to ask questions about Local Area Planning; City staff provided the following information:
 - LAPs add detail and colour to the OCP; LAP is a visioning process;

- LAP steering committees will include a representative from the neighbourhood association, and will also include representation from other groups;
- Staff will develop planning principles and other tools, and share with neighbourhoods
- LAPs will help community communicate what it wants to developers;
- Process will recognize and build on existing neighbourhood plans;
- LAPs should include ecosystem services, energy efficiency, greenways and reflect the evolution of the development planning process.