

## Hillside - Quadra Neighbourhood Action Committee Meeting

1 May 2017

Meeting starts at 7 p.m.

901 Kings Road (enter by the glass door on the left)

### Draft Minutes

1. **Welcome and Introductions. 11 community members. 2 guests (Josh and Daryl Kube) and City of Victoria staff—Gary Pemberton neighbourhood coordinator and Michael Angrove, planner responsible for Hillside Quadra and cannabis rezonings.**

2. **Approval of Agenda (Chair)**

3. **Review and approval of April 2017 meeting minutes (Chair)**

4. **Invited guests**

- **2655/2657 Fifth Street.** Preliminary Informal meeting with proponent Josh Kube. An opportunity to learn more and provide feedback on this proposal for a 12 unit, 5 story rental apartment building. Currently this property has two houses—the first built in 1954 and moved from Quadra to Fifth Street in 1972, and the second built in 1992 to the rear of the first property. Currently the building houses 4 units rented to students.

The developer is proposing to build 2 BR units (with den) to accommodate families. There would be office space (422 ft<sup>2</sup>) and parking on the bottom floor—the developer envisions a small daycare for families in the building.

Each floor would be 4000 ft<sup>2</sup> and the individual units between 850-950 ft<sup>2</sup> with 9' ceilings. Parking would include 14 spaces, a ratio of .9-1 per unit (requiring a variance). The proponent would mitigate with car share spaces and also provide electrical outlets for electric cars. The basement would contain secured parking, storage space, lockers and a bike lock up.

There would be a request for several variances for setbacks on the lane and at the front of the building (3m)—please note that Pacific Paint immediately to the north of this property is built right to the sidewalk.

Questions and comments from attendees:

- would the units (or at least some of them) be “affordable” and would the developer be willing to commit to this?
- glad for larger-size units
- could there be more green space?
- will the existing houses be demolished? Will there be an effort to reclaim the housing materials?
- please check the FSR (floor space ratio) since this seems to be more dense than allowed in the current zoning (urban residential)
- the childcare space might be too small given current CRD guidelines which require two rooms—an activity room and a sleeping room—as well as washroom facilities.

- **Michael Angrove, City of Victoria, cannabis planner and new planner for Hillside-Quadra.**
  - Outlined the cannabis retail policy (which is similar to the liquor store policy) adopted by council in February 2017
  - Applicants are reminded that cannabis retail remains an illegal activity.
  - Staff considers if retail is appropriate in the proposed location
  - The 200 m limit between permitted cannabis retail outlets is from lot line to lot line.
  - The cannabis retail zoning stays with the property.
  - Under new federal guidelines the province will decide how to regulate cannabis retail.
  - Questions from residents about potential concentration of cannabis retail outlets in one area.

## 5. Update action items from previous meetings

- Provide update on scheduled work related to Summit Park Management Plan (Gary P.) From Leigh Campbell Manager, Parks Planning, Design and Development--Parks, Recreation & Facilities. The items remaining on the implementation of the Summit Park Management Plan include two park connection pathways – one linking to Arthur Lane on the west side of the Park and the second to McNair on the east side of the park - and an internal woodchip pathway to the NW corner of the park to a scenic overlook. In regards to the playground, the recommendation in the management plan is to maintain the playground's current location and size and to upgrade the equipment according to the parks replacement schedule for playgrounds. These remaining items will be considered as part of the annual budget development process for 2018 and 2019.

Work completed over recent years includes new stairs at Blackwood Street on the north side of the park at the end of 2014 and two new sets of stairs and pathway improvements around the reservoir by the CRD last year. Our Natural Areas team is continuing to do habitat management and restoration work for the Garry oak ecosystem within the park.

**ACTION:**NAC to send letter to Thomas Soulliere, director of Parks, Recreation and Facilities in support of allocating funds from both capital and operating for these improvements and maintenance.

- Response from Jacqueline Weston, Assistant Director, Transportation regarding March meeting on traffic concerns. At the current time there is no commitment to a pilot traffic calming project for the neighbourhood. Ms Weston did send a response to a Jackson Street resident committing to a traffic study for that corridor. (emails attached)
- All Wheels Bike Park for Topaz—presentation will now be May 11<sup>th</sup> to City of Victoria

## 6. City Hall Update (City of Victoria staff liaison Gary Pemberton)

- Pandora Bike Lanes opened May 1<sup>st</sup>
- Visual Victoria, the wayfinding strategy, has been adopted by council
- Playing courts city-wide need maintenance. There is a \$50,000 budget allocation and City of Victoria wants to hear input on priorities for 2017 and the next few years.
- Great Neighbourhood Grants submissions are open until June 4<sup>th</sup>. Grants include up to \$1000 for celebrations and up to \$5000 for placemaking. There is a matching component required.
- Secondary suites—removal of restrictions that limited the amount of exterior changes that could be made to a building containing a secondary suite to facilitate housing initiatives in the city.

## 7. Community Check-In - an opportunity to share ideas and concerns (All)

- There has been increased dumping of garbage. Yvonne would like to organize a neighbourhood garage sale for 2018.
- Sheltering has been noted in Summit Park where it is not permitted due to the park's ecologically

sensitivity. Bylaw can be contacted if residents notice sheltering.

- NAC will have a community booth at Quadra Village Day.

## 8. Land Use Update (Janis L.)

- **2835-2865 Quadra (Quadra Villa), now noted as 2780 Fifth Street and 2813 Quadra Street** on the CoV Development Tracker. Revisions have been made to plans—one block now fronts on Quadra Street. The block closest to the house on Fifth Street has been set back further and height reduced.  
**ACTION:** Jenny F will contact the proponent to see if they want to have another community meeting.
- **3031 Jackson Street** rezoning for ten townhouses goes to Committee of the Whole May 4<sup>th</sup> with a staff recommendation to forward.
- **1025 -1075 Tolmie—a proposal for 7 small lots and a panhandle lot (with variances).** These properties were rezoned to RJ Zoning in July 2014. The development permit expired but the upzoning remains and small lots are permitted in this zone. Up until now, there had been no variances required with the original (June 2016) plans. However, staff recommended some changes, including shifting the siting of the houses (from the June plans) to allow for shared driveways (and to lessen impact on a large neighbouring sequoia) and there are now variances required.
- **2714 Quadra Street** rezoning for cannabis retail—this property is less than 200m from the SJ Willis property. The proponent has withdrawn the application.
- **2650 Quadra Street** rezoning for cannabis retail—staff recommending decline since the property is less than 200m from SJ Willis field
- **2639 Quadra Street** rezoning for cannabis retail—back to applicant with revisions

## 9. Community news, business news (All)

**Reminder:** Support the Downtown Blanshard Advisory Committee by becoming a member

**Next NAC meeting:** June 5 2017 at 7:00 p.m., 901 Kings Rd.

To join the **Hillside Quadra email list** and receive weekly updates contact [nag@quadravillagecc.com](mailto:nag@quadravillagecc.com).

Contact the Hillside Quadra Neighbourhood Action Committee at [nag@quadravillagecc.com](mailto:nag@quadravillagecc.com).

**From:** Jacqueline Weston [mailto:jweston@victoria.ca]

**Sent:** April-18-17 7:45 AM

**Subject: Hillside-Quadra Neighbourhood Action Committee Meeting 6 Mar2017 - Notes on Traffic/Transportation Concerns**

Thank you for inviting me to the Hillside-Quadra Neighbourhood Action Committee Meeting on March 6, 2017 to discuss traffic/transportation concerns. The notes from the meeting are provided below along with a copy of my presentation. I would appreciate it if you could confirm that the notes capture the comments heard at the meeting or if there are any other comments/concerns. We look forward to working with the committee in developing a transportation plan for Hillside-Quadra as part of the Local Area Planning process in 2018. Best Regards, Jacqueline

- **Wark Street** sidewalk barriers (tree and hydro poles) to be added to City's budget
- **Prior Street** is a very busy road with speeding issues
- **Jackson Street** width encourages speeding/safety issues (50 to 70 km/h) and there is shortcutting on Jackson between Cook and Finlayson; residents would like to add speed humps on Jackson north of Finlayson and reduce the speed limit to 30 km/h (there are already two speed humps on Jackson south of Finlayson)
- **Quadra Street** has 5 new developments and there is not enough parking
- **Cook/Haultain** will have crosswalk upgrades completed in 2017, including installation of push-button pedestrian activated traffic signals.
- **Vancouver Street** traffic volume and speeding is a lot worse since the last survey was done in 2013 (speeds of 60 km/h)
- **Kings/Blanshard** – Consider future connection of Kings at Blanshard
- **Linwood Avenue** – New development is taking out 29 units and replacing with 90 plus units with no extra parking planned
- **Graham Street 2500 block** Bay Street to Kings Street has a lot of cut through traffic and residents are very concerned (many people wanted to come to the meeting but couldn't attend – wanted their concerns known); there is a day care centre on the street; residents strongly support installation of speed humps for traffic calming as soon as possible on this street and they are willing to contribute financially; residents want to stop shortcutting and keep this road for local residential use only
- **Graham/Bay** crosswalk is very unsafe because it is dark; cars don't notice it and don't stop; there have been several near misses
- **Vista Heights** speed humps are working
- Traffic studies need to be done at the right time of week/day/season (previously studies done over weekend in August which didn't give accurate indication of traffic patterns)
- Residents are willing to volunteer to collect data
- **Hillside/Blanshard** pedestrian signal timing too short; elderly residents of The Wellesley on Blanshard can't make it across the intersection in time
- **Finlayson/Quadra** need to check phasing of lights (hard to turn)
- **Kings/Graham** – Traffic speeding an issue; unsafe for cycling; consider a roundabout at this intersection for traffic calming; cars parked on Kings are having their side view mirrors knocked off
- **Hillside Avenue** speeding is an issue; have never seen VicPD presence
- **Hillside/Cook, Bay/Cook, Hillside/Doncaster** – Phasing of pedestrian signals confusing (pedestrian signals start their countdown, but if you press the button, then the light goes green again)
- **Tolmie/Rutledge** – speeding issues on Tolmie; visibility is poor due to hill, hard to turn left onto Tolmie from Rutledge
- **Quadra Street** – Speeding issues on this street, residents would like to slow traffic down

Jacqueline Weston, M.A.Sc., P.Eng., PMP  
Assistant Director - Transportation  
Engineering and Public Works

**From:** Jacqueline Weston [mailto:jweston@victoria.ca]  
**Sent:** May-01-17 7:33 AM  
**To:** clutterqueen@shaw.ca  
**Cc:** Alec Johnston <ajohnston@victoria.ca>; Michael Angrove <mangrove@victoria.ca>; Richard Adam <RAdam@victoria.ca>; Janis La Couvée <lacouvee@shaw.ca>; Gary Pemberton <GPemberton@victoria.ca>  
**Subject:** Letter from Ms. Barbara McDonell at 3159-B Jackson Street

Dear Ms. McDonell,

Thank you for the letter that you gave me on March 6, 2017 at the Hillside-Quadra Neighbourhood Action Committee Meeting regarding speeding and shortcutting on Jackson Street and traffic and parking issues associated with several new and proposed developments in your neighbourhood. We appreciate you taking the time to write and providing us with your comments and concerns.

As you mention in your letter, there continues to be new development and increased density in your neighbourhood and throughout the region. This growth is consistent with the broad objectives contained within the Official Community Plan (OCP). By 2041 this plan states at least 20,000 new residents and the associated housing growth be shared across the City. The OCP also indicates that all neighbourhoods will contain a range of housing types suitable to people with a mix of incomes, living in a variety of household types. Many of the projects listed in your letter are fulfilling these broad objectives.

We appreciate your concerns about the potential for the developments listed in your letter generating new automobile trips. Although some new automobile trips may be attributable to the increased number of housing units, in general, neighbourhoods with greater density generate fewer and shorter motor vehicle trips than less densely populated areas due to the closer proximity of amenities. The data for Victoria over the past several decades does show this trend. Although the population of Victoria has been growing over the past several decades, motor vehicle volumes have actually been steadily decreasing over this time period.

However, notwithstanding the general trend, there are speeding and shortcutting issues on specific streets that need to be addressed. As you have indicated, there may be a speeding and shortcutting issue on Jackson Street. As a result of your concerns your street will be evaluated over the next few months. This evaluation will help determine and quantify the extent of this problem so that we may develop appropriate mitigating measures for the Hillside-Quadra transportation plan as part of the 2018 Local Area Plan process. If you have any questions about the evaluation of traffic on Jackson Street, please contact Richard Adam, Traffic Operations Supervisor at 250-361-0326.

The City of Victoria does review development applications to determine consistency with parking requirements. In instances where an application does not comply with parking standards, a formal process requiring Council approval is followed and the public may provide feedback to Council as part of that process. The development sites that you referenced that are located within the City of Victoria, do at this point, appear to comply with the parking standards set out in the Zoning Regulation Bylaw. If you have any further comments or questions related to 3031 Jackson or 1075 Tolmie please contact the File Manager, Alec Johnson at 250 361 0487 or the Area Planner, Michael Angrove at 250 361 0285.

If you have any further questions or comments please feel free to contact me again. We look forward to sharing the results of our speed and volume study on Jackson Street in the coming months.

Best Regards,

Jacqueline