

**Hillside - Quadra Neighbourhood Action Group
November 2, 2015 at 7:00 PM
Draft Minutes**

- 1. John H chaired the meeting and welcomed 10 community members**
- 2. Approval of Agenda**
- 3. Approval of October 2015 Meeting Minutes**
- 4. Development Proposal Presentation. The Residences at Quadra Village (formerly Quadra Villa) 2835-2855 Quadra Street. New project proposal by Eric Barker.**

The existing buildings (64 rental units) on the property were renovated in 2012-2013. As a result of the restructuring of the former owners (League Assets) the property was sold to Primex Investments in 2014. The un-developed portion of the property (the parking lot) has been the subject of a number of proposals for re-development over the past 3 years.

Eric Barker, the architect, presented plans at this informal preliminary meeting.

The current proposal is for 24 **rental** units, (of 345-630 ft²) in two 3-storey buildings with exterior stairways and balconies; there are 18 2BR and 6 1 BR walk-up units. All units have washers/dryers. None are planned to have rents based on income. The lot will not be subdivided.

No interior access road is planned (this was a feature of previous proposals) and the current green space between the existing rental buildings is to be retained.

Access to the current parking lot is off Quadra Street but for the new proposal the City of Victoria transportation department would prefer Fifth Street although they do have some discretion with the new Highway Access Bylaw amendment, particularly because this block of Fifth Street is part of the proposed new bike network. On-site parking would be retained for approximately 50 vehicles in the parking lot and 10 vehicles in interior stalls (4 off Topaz and 6 off Fifth) and some mitigation measures are to be considered (car-share shares and bike parking).

Next steps for this property would be a formal community meeting under the CALUC process.

Community members present asked questions about green space for the proposal, alternatives to asphalt surfaces, affordable units, and retaining access via Quadra Street.

5. City Hall Update – Ben Isitt

- Rob Woodland, former director of Legislative Services is no longer with the City of Victoria.
- The Action Plan for Housing, Supports and City Services will be presented in November.
- The Mayor's Task Force on Housing Affordability has been released with 26 recommendations. <http://www.victoria.ca/assets/City~Hall/Committees/Other~Committees/Recommendation%20Report%20to%20Council%20DRAFT.pdf>
One of these recommendations is the creation of inclusionary zoning which would mandate affordable housing in new developments for the 2nd income quartile (\$19,000-\$32,000 annually)
- #Biketoria
Summit held November 1st with Neighbourhood Salons afterwards. Hillside-Quadra NAG has applied to host one of the Salons.
There will be improvements to the Haultain-Blackwood-Kings corridor

- Budget 2016 is currently in preliminary discussions and council is honing in on capital projects
- Local Area Plan (LAP) for Hillside-Quadra will be in the last group in 2018-2019. Ben voted against the motion to place Hillside-Quadra in the last grouping. The city manager has indicated that traffic safety improvements don't need to wait for the LAP. Ben advises to write a letter to Fraser Work, the new director of engineering, with concerns about traffic safety, and then he will try to arrange a meeting.
Rowena L to draft letter.
- Tennis Courts in Topaz Park—these could be part of the budget items (improvements) to Topaz Park as part of the 2016 budget. Residents are encouraged to weigh-in during budget deliberations.
- Abbotsford (Supreme Court) decision on camping in parks. In light of this decision (which allows camping in parks from 7pm to 9am), Ben is drafting a motion for council to review the City's bylaw constitutionality—are amendments necessary to align city camping hours with Abbotsford's?

6. Transportation Priorities

Rowena L has been the lead on these initiatives. In 2012 a petition with 600 names requested a pedestrian controlled light at Graham and Hillside. Crosswalk improvements were made but there is still no light. Two rounds of speed enforcement (on Hillside) have ensued and purported responsibility has shuttled back and forth from the city (engineering) to VicPD.

In 2013 a transportation survey was conducted highlighting problem areas which were then grouped.

Currently the top 5 traffic priorities chosen for focus in 2016 are:

1. A pedestrian (and bicycle) activated light at the Graham St. Hillside crosswalk
2. Keeping traffic on Hillside Ave when developing 955 Hillside "The Summit" rather than the alleyway and Kings Road by using discretion allowed in the Highway Access Bylaw Act
3. L'Ecole Quadra Elementary 30 Km/h School Zone on Quadra Street
4. Traffic calming to deal with cut through traffic
5. Speed on Hillside Ave

Some of these issues can perhaps be addressed through the Highway Access Bylaw amendment and might be shared with the Victoria Community Association Network (VCAN).

Ben will arrange a meeting between HQ-NAG, DBAC and the Director of Engineering.

The crosswalk at Finlayson and Yew has been added to the traffic priorities list for the next review.

7. Land Use Updates

a) Local Area Planning Proposed Schedule.

HQ-NAG (**Jenny F**) will write letter regarding Hillside-Quadra's position in the LAP process, since originally, there was mention that this neighbourhood would be next after Burnside-Gorge. Now, it is slated for LAP review in 2018.

b) 955 Hillside The Summit at Quadra Village.

There is a Neighbourhood Ideas meeting organized by the Healthy Neighbourhood Working Group on Saturday November 14th

8. Report From Downtown Blanshard Advisory Committee (the society that runs the Quadra Village Community Centre) – Leni Hoover

HQ-NAG will ask for letters of support from DBAC for the LAP letter and the letter concerning transportation priorities.

Harley Gordon is a new board member. Harley has been active in the past year on the Quadra Village Day Committee; he also volunteers at a regular drop-in activity night for youth at the CDI gym.

9. **Sheltering Solutions**

- a. September Meeting
- b. Mayor's Task Force On Housing Availability
- c. Action Plan on Housing, Supports and Services

There should be updates on the above initiatives in November.

10. **Greenspace/Parks Update**

- a. Summit Park clean up – November 8, 10-noon

11. **Neighbourhood Updates (community news, business news)**

- a. Neighbourhood Small Grants Update—there have been 16 grants approved and 2 pending through this process. Grants are provided through funding from the Victoria Foundation. This is a pilot project in Victoria. The Small Grants program was created by the Vancouver Foundation in 1999.

12. **Upcoming Meetings**

- a. Victoria Council: November 12 & 26, 7:00
- b. Police Board: November 17, 5:00
- c. DBAC board meeting: October 21, 5:30.
- d. **NAG: December 7, 7:00**. Chair Laura T; Minute Taker—John H

13. **Reminders:** Becoming a member of the DBAC

14. **Close of meeting**

To join our email list and receive neighbourhood updates contact nag@quadravillagecc.com
To contact the Hillside Quadra Neighbourhood Action Group send an email to nag@quadravillagecc.com