

**Hillside - Quadra Neighbourhood Action Committee Meeting
4 December 2017**

Minutes (draft)

1. Welcome and Introductions

In attendance: 19 community members plus City of Victoria staff and development proponents.

2. Approval of Agenda (Chair)

3. Approval of Previous Meeting Minutes (Chair)

4. Preliminary meeting #2 re 2566-2570-2580 Fifth Street (Luke Mari, Purdey Group)

Ryan Goodman, ARYZE, a project partner with the Purdey Group, attended to present the 2nd design concept. Back to front townhouses (800 ft²) have been added at ground level on Fifth Street. Two bedroom units (on the corners) have been added as well as some bachelor units (exact numbers not available yet as the design is still in the preliminary phase). The total number of units will be in the range of 51-53 units with a proposed 29 parking spaces, a .57 ratio which is less than required under the Schedule C currently being developed by City of Victoria staff. The proponents are prepared to work with a housing provider (ie: Pacifica Housing) to offer affordable units.

Comments from the community included:

- Concerns about the modernity of the façade being out-of-place with the houses on Fifth. In contrast, other community members indicated they liked the modern look.
- A desire to keep the amenity contribution in the neighbourhood
- Questions about the reduction in parking. (Ryan Goodman remarks that Devon Properties notes that their apartment buildings have a 60% occupancy of current parking.)
- A request to have at least some of the larger units as affordable housing
- Spread the affordable units throughout the building
- Compliments on the massing
- Questions about the south wall of the building facing the Vancouver Island School of Art; is the south wall blank? Recommendation to 'activate' it.
- If activating the south wall of the building with a mural, it does not need to be perpetual, could be renewed every 5-10 years. Concern that a mural and balconies might not be enough.
- Recommendation that the proponent look at the CRD Housing complex on Fifth Street for an example of a design that fits into the neighbourhood.
- Will Devon Properties contract out building management? Some concerns expressed.

5. City Hall Update Councillor Isitt

Councillor Isitt has proposed an inclusionary zoning policy that would see any development over 4 units mandated to provide a portion of affordable units irrespective of neighbourhood or neighbourhood plan. Staff has been directed to come back with a report in Q1 2018 (March most likely).

General discussion as to what constitutes affordability. There is a CMHC (Canada Mortgage and Housing Corporation) definition—30% gross income. City of Victoria council has been focused on 3rd and 4th quintile (i.e., the lowest income) and Councillor Isitt believes they need to focus on 1st and 2nd quintile (i.e., typically working people).

6. Summit Park Management Plan implementation update (Leigh Campbell, City of Victoria Parks Department)

- A management plan was developed in 2011 and adopted in early 2012.
- Summit Park playground will be improved. Engagement will be in April and May with a goal of construction this summer.
- There were 29 recommendations in the Summit Park Management Plan—20 have been completed, 4 are covered in the 2018 Parks plan and 5 remain to be completed in the coming years—decommissioning some of the pathways; improving the McNair path; Summit-Blackwood; pathway on south side from the park to the reservoir; northwest view point on to the rock.
- There are still a few trail access points identified in the plan that need to be completed.
- There is a supplemental budget request from the Parks Department for more people on the natural areas team.
- An assessment is being done this year on all the parks.

Comments/Questions from the community:

- Who is using the park currently? (This will be part of the engagement)
- Is the school district being consulted? (Yes)
- Will there be natural play areas? (There are natural play areas in all the parks currently and these concepts allow for them)
- Leave the rock area as a natural play area.
- Will the playground be in its current location (Yes)
- Consider metal stairs that “float” above the landscape—e.g., Matson Lands in Esquimalt
- Councillor Isitt notes there is considerable encroachment of private properties into Summit Park and wonders if NAC would like to comment on this to the Parks Department. **ACTION: letter to City of Victoria from NAC**

7. Topaz Park Plan update: design options (Alia Johnson City of Victoria Parks Department)

For more details see:

<http://www.victoria.ca/EN/main/residents/parks/improvements/topaz-park.html>

This is the 2nd phase of engagement and includes a survey online as well as two community meetings—one at the Quadra Village Community Centre dinner December 14th and an open house January 20th at the École Quadra Gym. Invitations are being mass mailed for the January 20th open house.

A 3rd engagement phase is scheduled once the survey and community meeting input has been compiled.

There are two big ideas in the two draft concepts:

- Enlarge the artificial turf field 20 m in each direction to allow for 2 soccer fields and a baseball diamond. Trees bordering the field would be removed.
- Repurpose the sand based field (closest to Topaz Avenue) that is currently used for baseball and soccer.

Both concepts include a fenced leash-optional area, more internal and external pathways, an all-wheels park and a pump track (bikes).

Comments from the community:

- Current lighting on the soccer field is very bright at night
- Is the disc golf option compatible with other uses (Yes)
- What is the surface of the pump track? (Asphalt)
- There is no mid-size baseball field in the City of Victoria currently—hampers the development of Little League.
- Can there be a larger natural play area?

8. City of Victoria Update, Neighbourhood Co-ordinator Gary Pemberton

Has been tasked to come out and discuss the budget. The proposed 2018 Financial Plan includes \$225M for operating and \$30M for capital. \$150,000 for neighbourhoods relates to wayfinding improvements. There has been discussion on the 2018 Financial Plan since October and the final budget “asks” will be on the agenda in March.

Is there interest in community led planning that would establish values and priorities for the next five years? This would be led by Engagement (the neighbourhoods team) and is separate from and the neighbourhood plan update process led by the planning department.

9. Land Use update (Jenny F.)

1050-1054 Hillside Avenue & 2708 Graham Street – DPV No. 00043. Proposal to consolidate the properties and add 4 townhouses at the back of the existing duplex. **ACTION: letter to CoV**

10. Neighbourhood Updates - community news, business news (All)

Reminder: Become a member of the Downtown Blanshard Advisory Committee

Next NAC meeting: 8 January 2018 at 7:00 p.m., 901 Kings Rd.

To **join the NAC email list** and receive neighbourhood updates contact nag@quadravillagecc.com.

Contact Hillside Quadra Neighbourhood Action Committee (NAC) at nag@quadravillagecc.com.