

**Hillside - Quadra Neighbourhood Action Committee Meeting
5 February 2018**

Draft Minutes

1. **Welcome and Introductions (14 in community members in attendance + 2 presenters + Counc. Ben Isitt and Gary Pemberton from the City)**
2. **Approval of Agenda (Chair)**
Nadia – MLA Rob Fleming’s constituency office
Jennifer Ferris – update on community banners
3. **Approval of Previous Meeting Minutes (Chair)**
- Comments approved
4. **Preliminary meetings:**

2582 Vancouver Street development proposal

- Information package circulated with 3 proposed development options, including leaving the house as is.
- Proponents and his wife interested in purchasing property
- Currently used as an “informal duplex”
- Looking to increase use of the property
- Traditional residential in the OCP
- Tonight is just an opportunity to explore ideas.
- Option 1 – formalize duplex and add rental suite into detached garage
 - Not clear what zoning process required
 - Q: is the purchase complete?
 - Accepted offer but not complete
 - Q: The proposal appears to have one more unit than permitted in the zoning and in the proposed garden suite zoning.
 - Proponent asked city about this and it wasn’t 100% clear on all options – seeking more input.
 - Q: What is involved in “formalizing” the existing, unpermitted suites?
 - This would involve working with city to resolve unpermitted work
- Option 2: Rezone to R1S – two small lots with two buildings.
 - Q: would this mean returning the large house to SFD?
 - City has suggested this isn’t possible given site and building limitations.
- Options 3: Proposed 4-plex and rezone to Traditional Residential Multiple Dwelling District
 - This would retain the “traditional residential style”
 - Some question about if this is actually consistent with traditional residential
 - Proponent suggests that within 200m of urban residential increased density may be considered
 - Questions about coverage – proponent believes the proposal is within the acceptable limits
 - Proponent is not planning to sell all units. Likely live in one, rent one, and sell the remaining two units.
 - Surface parking only for townhouse –suggestion from community member that improved design for parking is possible
 - Q: Is the basement included in floor area?

- yes, in the townhouse proposal (15'x31' for each unit)
- Proponent thanked everyone for the feedback.

2708 Graham Street development proposal

- Andrew (owner)
- Property is zone R3-2 Multiple Dwelling District Seeking development permit with variance, technically no meeting required
- Want to talk to neighbourhood about recently resubmitted plans
- Currently owns building next door at 1050 Hillside, recently sold (1044 Hillside)
- Looking to address the comments in the LUC letter
- Density – the design is 3 storeys and within allowable density of 0.9:1.0
- Q: Why are two buildings permitted on this site – isn't this an issue?
 - No rezoning required. Two lots to be consolidated (one lot facing Graham to be consolidated with existing duplex building at the Northwest corner of Hillside and Graham)
- Original plan was to build an addition on the back of the Hillside duplex and the city encouraged (through variance) two buildings rather than one due to proposed driveway on north side
- Neighbour on North side is amenable to proposed plans
- While this is only one additional building, this is going from 3 units on the proposed consolidated lots to a total of 6
- Second issue related to the number of variances
 - Buildings per lot
 - Site coverage – seeking 40% and zoning allows 30% - old definition of enclosed parking worked, but not the new. Current plan is considered “unenclosed”, although for all intents and purposes it is
 - Parking – 6 stalls for 6 units. Proposed Schedule C compliant ☺
 - Setbacks – existing duplex already has a non-conforming setback (East is 2.4m rather than 7.5m – on Graham) and this line will be continued. North is conforming. West is 4.51m and conforms with updated plans.
 - Rear of the existing building on Hillside may have rear stairs converted to usable decks adjacent to the drive for the proposed building on Graham
 - Parking requirements make it difficult to provide additional greenspace due to the drive aisles, because of the east-west entrances
 - Request for more details on how the parking would function – excellent diagram and description provided at the meeting by the proponent
 - Discussion about possibly confusing definition from City on “enclosed parking” because the drive is open
 - Other concern is open site spacing – addressed by decks on all units and landscaping plans. End unit to have access to grass and patio - 15'x15' patio for each unit
 - Overall height is within OCP
 - Original goal was to provide basement space in each suite with driveways from street – current design dictated by restriction to single crossing of the boulevard
 - Strata ownership, but all units owned and rented by owner (limitation of financing requirements). Not prepared to sign a housing agreement, due to financing limitations.
 - Each unit is roughly 15' wide.
 - Doorway on the north side is connected to the northernmost unit of the proposed building
 - 2 bed + den in three southern units, 3 bed + den (north unit)

5. Community Check-In - an opportunity for everyone to share ideas and concerns (All)

- One member from McNair present to voice issues related to trail access to Summit park from McNair
 - Neighbours have been doing some unofficial landscaping to create an unofficial path
 - City also cut some brush, which has encouraged the use of the path by others
 - Some neighbours have started pushing to have increased paths in the park
 - Concerns about overnight camping and using the McNair path for access, providing unique access to hidden spaces in the park
 - Vandalism issues (tire slashing) in December
 - Recent suspicious person spotted looking in cars, seems to have run away through the informal path on McNair
 - Would like to have the city close McNair access and limit unintended activities, and to protect the wildlife
 - Ben Isitt has been notified of the issues
 - Some residents are upset about the path being held up and have also communicated with Isitt
 - Drug use issues
 - Notified of a Feb 17 volunteer clean-up in the park.

6. City Hall Update (Councillor Ben Isitt (delayed) & City of Victoria staff liaison Gary Pemberton)

Gary requested the concerned citizen's contact info to address

Budget

- Participatory budgeting awarded
- Our place - 25k
- Bee Apiary - 11.5k
- Others...
- Expressed thanks from city for all involved
- Not clear this will be part of future budgeting processes

Clean Cart program looking to expand and get more consistency to keep up with some of the graffiti and other issues

- Interested in seniors or volunteers, or homeless looking for jobs
- Suggested Gary speak with the neighbourhood association

Community projects and services

- Engagement on playground within the next month - they would like to come to the March meeting.
- Crystal Pool engagement Tuesday Feb 27 - stay tuned for more details.
- Janis thought there was a March 16th event on the city Twitter - Gary to follow up.
- Vic Alerts signed up over 50,000 individuals after the recent tsunami alert
- Leaf pickup continues to be delayed
 - Concerns raised about the fairness of the process and why neighbourhoods are no longer rotated
 - We were promised 2 pickup dates and many have yet to see 1 pickup!
 - Many seniors are struggling to stay on top of this
 - Also kills the grass
 - Leighton - manual scraping of gutters - why don't we get that?
 - Request to find out if all neighbourhoods have been delayed and always last, or is it just Hillside-Quadra. Gary to follow-up

Ben Isitt

- Budget approved
- Summit Park engagement (Feb-Mar online and date in March)
- Topaz park plan to council within the month
 - Suggestion from Janis that input has been overwhelming and a report to council may be delayed

7. Current land use proposals - questions and comments (Jenny F.)

(see attached summary at the end of minutes)

At a recent discussion about relocating the Cascadia liquor to a larger location, there was a question about if the variance goes with the property or the business. Janis has heard a variance would stay with the property, and if Cascadia were to leave public support might be in question.

Other community member concerned that the Cascadia relocation is returning to previous situation that was problematic. Are the operating conditions placed on Cascadia also tied to the property, limiting the potential negative consequences? Cascadia has been a good partner but future operators might not abide by the good neighbourhood agreement committed to by Cascadia.

Janis has proposed preparing a background of the history of the development.

Some interest in tracking down community input at the time Cascadia was first added to make sure we don't forget the input provided then with this new proposal.

Ben Isitt says council will mostly consider what is said now by the community.

Forward item to Feb exec meeting and March meeting.

Concerns raised about very unsafe conditions in the past before this development.

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

Nadia from MLA Rob Flemming's constituency office:

- Melissa Farrance has been promoted within the office
- Office can do advocacy work and case work, advocate for policies and services, generally try to find solutions to problems
- They also do congratulatory messages for great achievements
- 10-4 Monday – thurs. 10-3 Fridays
- They also have a website

Jennifer Ferris – community banners

- Considering new banners, based on work by a local **youth** artist and graphic designer from a photo in Summit Park
- \$2000 left over would allow for a new set of banners and some installation (\$300 per set to install/take down)
- Community centre would like to take over the banner project and find a new volunteer
- Jennifer feels like the City should take responsibility for getting banners made and negotiation of pricing.
- Banners last about 2 years before they look shabby

- In Vancouver they auction off banners after use
- City only pays for some banners
- One member would like to appreciate the work of the volunteers, approve the designs, and move forward
- Appreciation for the school banners as “the best in the city”

Reminder: Become a member of the Downtown Blanshard Advisory Committee

Next NAC meeting: 5 March 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.

LAND USE summary

2650 Quadra Street MeltTown application for a Temporary Use Permit to operate as a cannabis retail store was **declined** at the Committee of the Whole **January 11th**.

1265 Vista Heights request for variances to: allow roof deck, reduce front yard setback and increase parking stall area grade. The development permit with variances was **declined** at the council meeting on **January 11th**.

1249 Finlayson—CALUC Meeting January 24th. A small lot rezoning. Rotate the existing house which currently fronts on Highview so that it will front on Finlayson, and then to subdivide the lot to create a small lot. Next the proposal moves to Committee of the Whole (date not yet determined).

1301 Hillside—CALUC Meeting with Oaklands January 30th at the Oaklands Neighbourhood House, 2629 Victor Street. A proposal to build a six-storey 45 unit rental apartment building. This application has not yet been filed with the City of Victoria.

2582 Vancouver Street—Preliminary Meeting at the **February 5th NAC Meeting**.

1050/52 Hillside and 2708 Graham—attended February 5th NAC meeting to present plans to the community. Committee of the Whole date not yet set. This is a Development Permit with Variances (DPV). Residents can comment on the variances in writing and at the council meeting (date TBA). There is no CALUC meeting.

DPV for 4 new townhouse units to the rear of the existing duplex. The proposal requires variances for the number of buildings, site area, setbacks, site coverage and parking for vehicles and bicycle requirements.

2566/2570/2580 Fifth Street—CALUC Meeting February 28th. A land assembly of three single family zoned lots within the urban residential zone and a rezoning to allow the building of two apartment blocks with 56 units of rental housing, comprised of studio and one and two bedroom units as well as two 2 bedroom townhouses on the ground level fronting Fifth.

Schedule D--Home Occupations was approved by council at the Public Hearing January 11th. The new schedule allows for up to three home-based businesses in one location, with only one allowing customers to attend the property, and excludes cannabis businesses. This is a change from the current Schedule D which only allows one home-based business per property.

upcoming

3031 Jackson proponents have resubmitted new plans for a rezoning application for the construction of 8 townhouses. Concurrent with a development permit with variance application. Variances requested: Relaxation to the lot width from 60.00m to 53.17m. Relaxation to the separation space between blocks 1 and 2 from 7.50m to 4.90m. Relaxation to the separation space between blocks 2 and 3 from 7.50m to 7.30m. Relaxation to the distance between blocks 1 and 2 from 10.0m to 4.90m. Relaxation to the distance between blocks 2 and 3 from 10.0m to 6.68m.

2813-2887 Quadra Street and 2814-2890 and 2780/82 Fifth Street (Quadra Villa). Considered and moved forward at the Committee of the Whole (CoTW) December 14th. **A public hearing date has not yet been set.** A proposal to build 34 units of rental housing in three blocks on the existing parking lot and duplex lot.

Cascadia Liquor Development Permit with Variances to move from current location to former location of Aaron's (and an original BC Liquor Store vacated and moved to Blanshard Square (corner of Hillside and Blanshard). Application not yet filed with the City of Victoria.

Zoning Bylaw 2017 was withdrawn from the Council Agenda of December 14. It is going back to staff and then to CoTW again