

**Hillside - Quadra Neighbourhood Action Group Meeting  
6 June 2016 at 7 p.m.  
901 Kings Road (enter by the glass door on the left)**

## **Agenda**

### **1. Welcome and Introductions**

The meeting was attended by 12 community members as well as representatives from Quadra Community Center and the Neighbourhood Action Committee.

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

The Chair approved the agenda.

### **3. Approval of May 2016 Meeting Minutes (Chair)**

Meeting participants approved the draft minutes.

### **4. Presentation on the Summit at Quadra Village and Q&A (Charles Kierulf) – 45 minutes**

- Planning process currently focusing on exterior of building and how it fits with surroundings
- Needs of residents inform building design and interior plans
- Proposing ~95 stalls in underground parking; no surface parking; City requires 64 spaces
- Proposal to locate adult day program facilities in NE corner of building, with exterior access
- Services for the residents (e.g., salon) will be on first floor near front lobby 'town square' area
- External equipment on roof (e.g. compressors, chillers, heat pumps) will be enclosed to reduce noise; design minimizes visibility from street
- Double-X form of building means landscaping along Hillside is broken into two sections
- Building is four stories high
- Seeking variety in external finishes
- Central courtyard brings light into building
- Loading bay is off the laneway to east of building
- Landscaping includes an east-west path across the site and behind the building
- Side of building facing Dowler Road is entirely residential
- Have applied for an excavation permit; groundbreaking ceremony is 23 June; contractor will decide how to access site during construction
- Will continue to engage with community with respect to landscaping and neighbourhood use of site; 'will take as much time as needed to develop appropriate ideas together'; ultimately Island Health (as long term tenant for building) must support ideas in order for them to proceed; if zoning doesn't require community amenities, budget can't be set aside for these amenities; alternatives include other sources of funding, sweat equity; need to work with community on resourcing
- City of Victoria will design traffic flow along Hillside e.g. left turn from Hillside to building entrance
- Design will discourage service vehicles from exiting or entering via laneway onto Kings; loading bay area will accommodate large and small trucks that typically serve VIHA facilities
- Plan retains existing trees on the site.
- Secure bicycle parking for staff will be at south of building; other bike parking near entrance
- Design package will likely be available online around the end of June

### **5. Microhousing pilot – (Marc Cittone, City of Victoria, Community Planning)**

- [Note this discussion focused on density bonuses and amenity funds rather than microhousing.]
- **Density bonus:** under LGA a project is given more density than zoning allows; Official Community Plan (OCP) enables certain density; bonus density may be in the zoning code with specific rules
- **Amenity contribution:** looking for public amenities to offset impacts of growth on community

- What amenities does each community want? Affordable housing an example; non-market housing, restricted in rent or sale price for those unable to afford market price; also small units
- City used bonus density for a while; inconsistent application; eventually created formal system for downtown; OCP adopted concept of 'amenity contribution' for neighbourhoods being redeveloped
- Council direction to conduct study; currently ask developer to calculate value of land before and after rezoning, provide city with 75%; unpredictable results so moved to \$5 proposal
- Sites eligible for bonus density: urban villages, downtown; most sites can't be redeveloped right now (not affordable); no new development in Hillside Quadra (HQ) at density allowed; new development can support about \$5 per square foot of bonus density; proposing total amount to be set aside for neighbourhood improvements to be identified through the Local Area Plan (LAP) process; involves modest amounts of money
- HQ LAP and OCP allow six stories; City spot zoning has enabled higher buildings, but requires OCP amendment e.g. ten stories on Speed Street; 17 stories on Cook Street
- Q: If no redevelopment in a neighbourhood, will there be any money for neighbourhood amenities?  
A: Can fund amenities through other budgets e.g. parks; regular City budget supports maintenance of existing amenities; bonus density amenity fund supports new amenities
- Council can choose whether or not to ask a developer for an amenity contribution
- If City purchases land and upzones, City can decide whether to set up amenity fund for the neighbourhood
- Seeking amenity contributions primarily where market rate strata property is being developed; would not seek where rental housing is being developed that will be operated by a non-profit
- Province encourages City to look at amenity contribution based on floor space of building
- Density bonus comes after rezoning approved; rezoning must, by provincial law, be approved by Council; CALUC process required
- Q: How does \$5 per square foot compare to other cities? A: Similar
- Value of a site depends what is on it; compare with value of site to developer, based on current zoning; compare to redevelopment based on OCP zones; still found most sites worth more in current form; some sites are worth more
- For three years City plans to apply the \$5 rate; then revisit and revise if appropriate; Council wants density bonus to be more predictable; \$5 represents today's market
- Approval in principle from Council (14 April 2016) for a proposed policy that sets fixed rate of \$5 per square foot; identify base zoning; exempt industrial buildings, rental housing;
- HQ wants density bonus related to development in HQ to go to HQ, not into a general fund that supports affordable/social housing
- Action: HQNAC will send letter to Council supporting recommendation that density bonus for HQ be reinvested in HQ amenities; deadline is 13 June 2016
- Limited potential (except downtown) for amenity fund to support affordable housing in current market conditions

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

- **Biketoria**: proposed phase 1 implementation approved for downtown and Fairfield neighbourhood; secondary routes 'a ways off' from implementation; Gary will check whether or not approved initiatives for HQ are in Phase 1
- **Capital updates**: Gary will check status of sewer improvements along Wark Street; also potential to improve sidewalks for accessibility at same time as sewer improvements. Sanitary sewer upgrade along Fifth Street identified as capital project; Gary will look into status of crosswalks on Finlayson [note work on these started in August]
- **Heritage homes**: City will engage with neighbourhoods to identify 50 buildings for designation; will contact owners of potential candidate buildings

- **Crystal Pool:** comprehensive feasibility study underway; looking at renovation or replacement; will seek community input in the fall
- **Plan, Grow Play:** parks master plan development; road map to help city plan and manage parks; detailed timeline available soon on City website
- **Web-based survey on Topaz tennis courts, short term use options:** Parks master plan will not provide level of detail on specific park; survey will ask for options; opportunity to meet in fall to discuss; survey will be online, thus available City wide and to parks stakeholder groups; want survey to identify where people live
- **Comment on engagement:** few neighbourhood associations meet in the summer; City has two major engagement processes planned for summer, with short timelines; difficult to get community together; City continues to present short engagement timelines; Citizen engagement road map being developed for 2016; when will it be available? It would help neighbourhood associations to know ahead of time what engagement will occur and when; neighbourhood capacity limited; can't spread over so many processes a year; in 2014 there were 25 opportunities for citizen engagement city-wide; in 2015 there were 86 opportunities (from City engagement report); City is not respecting two week turnaround time
- **Microhousing proposal on Cook:** council has mandated that a community meeting take place; staff currently looking at legal issues; current use of site for parking was an amenity promised to those along Cook Street; documentation may not exist but residents may argue that City has moral or political responsibility; Doug Rhodes, Chris Coleman, Pam Madoff may remember commitment
- **My Great Neighbourhood grants:** welcome proposals; criteria now available; \$5K maximum and community must match it; community must maintain any asset; meeting participants indicated this requirement (to maintain assets) is not feasible; suggest that lifespan of proposed infrastructure (e.g. cost of asset disposal) be recognized in grant proposals; another option is for City to maintain infrastructure; grants available to non-profits; must find matching resources before make proposal; must have in place
- **Pedestrian safety:** Councillor Isitt noted the potential to use grants to increase pedestrian safety between Quadra Village Community Centre and the gym through street art (e.g. mandalas on Kings) and other measures; asked community members to contact him if interested
- Q: Can Vancouver Island School of Art grounds become a neighbourhood park? A: School board willing to part with it; City would need to agree to take on an additional asset

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

- Question: Where will bike lanes on Hillside go? Ans: City engineers will develop plan; Gary or Ben to follow up; condition of redevelopment that improve both sides of street; everything beyond phase one (see above) is conceptual at present

#### 8. Parks Master Plan Update (Janis L.)

- This item was omitted due to time constraints.

#### 9. Status of Land Use Development Proposals (Jenny F.)

- This item was omitted due to time constraints.

#### 10. Report from Downtown Blanshard Advisory Committee (DBAC) (Cheryl A.)

- Summer camp will be held in QVCC building for youth and families; fence in the alleyway behind the community centre being painted with murals; United Way neighbourhood project for kitchen in teen centre in planning phase

#### 11. Neighbourhood Updates (an opportunity for all to share community and business news)

- Party Crashers a new business; pizza/donair building and business for sale; Asian Imports building for sale

**12. Meeting recap: What worked? What was challenging? What could we do differently?**

- Item omitted due to time constraints

**13. Review of Action Items**

- Action: HQNAC will send letter to Council supporting recommendation that density bonus for HQ be reinvested in HQ amenities; deadline is 13 June 2016
- Action: contact Counsellor Isitt if interested in pedestrian safety initiatives on Kings Road.

**14. Reminder: Become a member of the Downtown Blanshard Advisory Committee**

**15. Close of meeting: Next NAC meeting: 12 September 2016 at 7:00 p.m., 901 Kings Rd.**

Join our email list and receive neighbourhood updates by contacting [nag@quadravillagecc.com](mailto:nag@quadravillagecc.com).  
Contact the Hillside Quadra Neighbourhood Action Committee at [nag@quadravillagecc.com](mailto:nag@quadravillagecc.com).