

**Hillside - Quadra Neighbourhood Action Committee Meeting**  
**November 6, 2017**  
**Meeting starts at 7 p.m.**  
**901 Kings Road (enter by the glass door on the left)**

**Minutes (draft)**

**1. Welcome and Introductions .**

**29 community members, proponents, CoV staff, neighbourhood co-ordinator Gray Pemberton and council liaison Ben Isitt.**

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

**3. Review and approval of September 11th meeting minutes (as revised) and October 2<sup>nd</sup> meeting minutes (Chair).**

**4. Preliminary meetings for proposed developments in Hillside Quadra**

- a. 2566, 2570, and 2580 Fifth Street for a 50 unit rental apartment building. Proponent Luke Mari, Purdey Group

Mr Mari introduced his company and Aryze Developments (their partner in this project), spoke to their community involvement and values. Indicated this is an early proposal which may change with input from the community.

In the Urban Residential designation, the FSR (floor space ratio) is 2.0. Could build up to 6 storey. Is proposing 52 market rental units in two buildings (the building fronting Fifth Street—3 storeys and the building closer to Quadra Street—4 storeys). All units would be 1BR at 45 m<sup>2</sup>. Parking is 29 stalls under the building, hidden from the street, a .55 ratio. There would also be bike parking. Site coverage is 55% and the rear set back is 4 m. Would commit to a 15 year housing agreement for rental.

Residents expressed concerns about size of units (requesting that 2 and 3BR units be incorporated into the design), affordability, lack of green space, gentrification and height in context with the adjacent Vancouver Island School of Art property (suggesting the building be stepped down).

Residents expressed support for fewer parking spaces and asked about traffic management options in the proposal (such as car share)

Proponent stated possibility of providing subsidized housing and working with not-for-profit if higher density were allowed (ex: one extra storey of subsidized housing). Also commented on developing a trust fund for traffic demand management.

- b. 1249 Finlayson—small lot rezoning. For the proponent, Evan Peterson, Barefoot Planning.

Conversion of a R1B lot to 2 small lots. Take the existing house 1249 Finlayson and rotate it to face Finlayson (it currently fronts on Highview). Use the current rear portion of the lot

for the new lot and small house which would be 3 storey and 2200 ft<sup>2</sup>. The driveways would be off Highview.

Has spoken with many of the neighbours. **NOTE: as per the small lot zoning bylaw, for a small lot rezoning to proceed a proponent must have approval from 75% of the immediate neighbours.**

There is a daycare on Highview adjacent to the property. The garage is being removed in order to rotate the house and several large trees (including a Garry Oak) will be removed.

Variations requested include the front setback on Highview, the existing house and between the two lots.

Question from resident regarding size of yards—there will be a substantial yard on the existing house and a smaller yard on the new house to preserve a buffer with the daycare.

Next step: a formal CALUC meeting.

**5. Topaz Park Improvement Plan. City of Victoria staff presenting update on process.**

Alia Johnson provided an update on the engagement and planning process. They will bring the 2 design concepts back to the December 4<sup>th</sup> meeting after which there will be a six week period of engagement and feedback.

To date they have engaged with 1000+ residents—it was a very successful process with a community open house, stakeholder meetings, booths at the Highland Games and Quadra Village Day, a youth drop-in at Caffè Fantastico and an online survey.

Considerations include concepts that will best serve the community and the region. Existing amenities will be improved. Some considerations for the new concepts included: disc golf, pickle ball, bike trick park, tennis courts and a skateboard park.

Dogs off-leash need to be considered—what is working with the current arrangement and what needs to be modified.

In spring 2018 the natural areas team will assess all the natural areas. Are there programs that can be incorporated—eg: walking paths, activities that have low impact.

Residents commented on: ensuring connections between the natural areas, providing areas for unstructured, creative play and separating off-leash dogs from playgrounds.

**6. Crystal Pool Update. City of Victoria staff. Questions from the community.**

Thomas Souliere provided an update on the process. The feasibility study of February 2017 concluded that a new facility was the best option. It will be tucked into Central Park (and constructed while the existing facility continues to operate).

The concept for the design was refined at 23 events with the public and stakeholders. The current design is conceptual only. The budget is \$63M. A tender is out for the project management and design (a decision to be made in November/December. The City of Victoria is seeking funding from both federal and provincial governments. If the project is “shovel-ready” there is a better chance of securing funding. A referendum may not be necessary.

Residents commented on the loss of trees, loss of green space, working with the Y, ensuring there are free activities for residents in Central Park, lack of childcare at the facility.

Mr Souliere replied that there is to be a Central Park Improvement Plan developed in 2018/2019. They are currently working with the Steve Nash Foundation (who provided funds for the well-used basketball court) on amenities for the future park, and ways to accommodate users during construction.

The City of Victoria is not looking at the Crystal Pool as a space for childcare. Their role currently is facilitator in bringing interested parties together to find childcare spaces.

The new pool is designed to be fun and inclusive for all ages, all abilities.

Mr Souliere commits to coming back to the community in early spring with further information.

**7. City Hall Update (Councillor Ben Isitt & City of Victoria Neighbourhood Co-ordinator Gary Pemberton)**

- The draft financial planning process is underway. Improvements for 2018 in Hillside-Quadra include a replacement of the diverter at Fifth/Kings. A Budget Town Hall is planned for November 30<sup>th</sup> and a survey will be online.
- Changes to the Parks Regulation Bylaw mean that parks can be temporarily closed and will limit sheltering in parks.
- City of Victoria is considering a bylaw to ban the use of single use plastic bags.

**8. Community Check-in – an opportunity to share ideas and concerns (All)**

- Comments on expediting implementation of the Haultain Kings cycling corridor and the connection at Fifth and Finlayson.
- LED implementation—a resident has questions.
- Quadra PAC is installing a community garden.

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

**Next NAC meeting:** December 4, 2017 at 6:30 p.m., (holiday social followed by meeting)  
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).