

Hillside - Quadra Neighbourhood Action Group Meeting Minutes

December 7, 2015 at 7:00

There was a holiday potluck 6:30-7:00 PM.

1. Welcome to All Present/Introductions/noting number of attendees

Attending: 12

2. Approval of Agenda

3. Approval of November 2015 Meeting Minutes

4. Micro Housing Victoria (MHV) – Kristina Leach and Graeme Verhulst

Requested permission to audio recording of Q&A – no objections voiced.

Presentation on the role micro housing can play in housing solutions in Victoria. One key issue is affordability. The project modifies the experiences of micro housing in Oregon to fit in Victoria in a general way as no site has been identified for development. Their website went online 4 days ago. The Board and Steering Committee members have experienced homelessness in the past or are currently homeless. Feedback suggests that potential residents want non-institutional housing. The MHV proposal includes an 8' X 12' modular bedroom unit for each resident. The units would be delivered to the site then assembled together. Massing of units is such that they can fit on residential lots, housing 8-18 depending on layout and number of bedrooms. Each residence would include bathroom and kitchen facilities. Plumbing and electrical would be grouped together for cost efficiency. The MHV goal is to have built housing on a site by September 2016. This would require that a site be identified by February 2016. These units sit lightly on the site and could be removed in 2-3 years. They could be assembled via a temporary use permit. Designs include a space on the site for a community amenity, and potential residents have expressed the desire to be part of the community in which they live. This housing is transitional with the goal that the residents eventually find better, more permanent housing.

Maximum units per site would be a triplex of units each having 4-6 residents, so 12-18 people total on a single family lot. Residents would need supports, staff and agencies and services, to transition both from the street to this type of housing and potentially from this housing to conventional housing. This is not intended for people who need a lot of support, but could be a next step for those currently in supportive housing. This would create some vacancies for other, higher need individuals.

Building cost only for 4-6 bedroom units is \$150-180k for just over 1000 square feet of space. This does not include any land costs and the housing can be moved to new sites when the use of the site changes.

MHV welcomes information about potential microhousing sites in Hillside Quadra and other parts of the City.

5. City Hall Update – Ben Isitt

Questions for Counsellor Isitt regarding microhousing: Has the city considered loosening building requirements? Answer: The city allows temporary use, but if you relax uses for the land it passes to future owners. The City could consider removing the requirement for a rezoning for a garden suite.

Meeting participants commented that late last week Capital Region Health District (CRHD) indicated they are doing a consultation next week for “The Summit” at 955 Hillside. This is very short notice – one weeks notice for a consultation in mid-December. Only approximately 300 neighbours are being sent notification. NAG agreed to send feedback to CRD/CRHD regarding the poor engagement their staff are undertaking for this major development.

Regarding the Sale of 950 Kings, School District 61 (SD61) trustees are suggesting that meaningful

commitment for ongoing community use.

Meeting participants agreed that NAG members should write two letters, one to CRHD and one to SD61, as well as a request that the Downtown Blanshard Advisory Committee (DBAC) board write a letter.

Information from Counsellor Isitt on the tent city at the Courthouse: it now appears that most, if not all, park campers have moved to the Courthouse, with no notable increase in local crime and only two letters of complaint in the 6 weeks of its existence. City Council made a motion to seek a legal opinion on revising the camping in parks bylaw.

Meeting participants noted, with respect to the Development Cost Charges rate review, that while waivers may support green building and affordable housing, they could also limit the funding for alternative green space to accompany the affordable housing.

6. Transportation Priorities

a) Update on Meeting with Director of Engineering, City of Victoria
Upcoming, have not met yet.

b) Biketoria Salon report

Biketoria is leading design of a network of all ages and abilities cycling paths in Victoria. About 70-100 people came to the December 2 Biketoria salon at Café Fantastico. NAG will ask to meet with Biketoria (via Tim Hewitt of City of Victoria) to convey that Bay Street between Dowler and Government is too narrow to add an all ages and abilities bike lane. A more suitable route would be to extend the proposed path along Kings Road all the way to Government Street, with a suitable crossing at Blanshard. There should also be a safe crossing at Fifth Street and Finlayson.

Action: Laura will contact Biketoria.

7. Land Use Updates

a) Sale of 950 Hillside - SD61 Meeting December 14th
See above.

b) 955 Kings - Community Meeting December 12th 1-3pm
See above

c) 2560 Quadra
Public hearing scheduled for December 10th.

b) 2540 Quadra
Requesting a variance to make two existing non-confirming suites legal, and to waive related parking requirements.

c) 1066/1070 Finlayson
Proponents propose to make a rectangular 3rd lot. There will be public hearing on this proposal.

d) 863/865 Villance
Currently zoned single family and has a duplex which requires some work. Proceeding to public hearing.

e) Proposal to develop townhouses in the parking lot adjacent to The Residences at Quadra Village (previously Quadra Villa) is now ready for a community meeting, likely in January.

f) 3031 Jackson Street

The proponents have developed a conceptual plan regarding subdividing this large property..

8. Report From DBAC

Cheryl reported a Saturday meeting upcoming regarding the 955 Hillside and you need to register to attend. Sale of 950 Kings on SD61 meeting December 14th.

9. Sheltering Solutions

a) Action Plan on Housing, Supports and Services-Staff Report from Sept 16th

Sheltering Solutions Workshop - Nov 19 City Governance and Planning Committee

Consultants hired to outline measurable actions the city can take. Two motions for funding, one to boost funding for storage (passed) and request to extend length of outreach worker term (failed).

10. Greenspace/Park Updates

a) Crystal Pool

Meeting of Friends of Crystal Pool regarding \$150,000 being allocated for a study. The Friends want refurbishment so feel that more consultation is not needed. NAG, North Park and Fernwood all wrote letters to council stating this, but the motion was passed.

11. Neighbourhood Updates (community news, business news)

a) Neighbourhood Small Grants Update

18 projects were approved and a number are already up and running.

b) Other Updates

None.

12. Change of Name From NAG to NAC (Neighbourhood Action Committee)

All in favour. Next step is to present to DBAC. Cheryl will take it.

13. Upcoming Meetings

a) Victoria Council: December 10, 7:00

b) Police Board: December 15, 5:00

c) DBAC board meeting: None in December

d) NAG: January 4, 7:00 . Chair: Jenny Fraser Minute Taker: TBD

14. Reminders: Becoming a member of the DBAC

15. 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