

**Hillside - Quadra Neighbourhood Action Committee Meeting  
8 January 2018**

**Minutes (draft)**

**1. Welcome and Introductions**

In attendance: 13 community members plus City of Victoria staff and 2 representatives from Cascadia Liquor.

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

**3. Approval of Previous Meeting Minutes (Chair)**

**4. Cascadia Liquor – Good Neighbour Agreement Annual Review – Ann Brydle, Manager, and Jeremy Pott, Regional Operations Manager.**

- No major events at the Quadra Village location. Very busy holiday season.
- Jeremy Pott is relatively new to Cascadia (10 months), comes from a background in hospitality.
- Cascadia continues to expand, [with their newest location in Nanoose Bay](#).

**Development Variance Permit Application:**

- DVP sought to support relocating the Quadra Village store to a new location within the same plaza.
- Planning to relocate to a larger space that was originally a BCLC location and most recently Aaron's. The new space is currently vacant.
- Current storefront location is very busy – larger space will allow for a wider range of services that are available at other Cascadia locations, including master classes and information/education sessions.
- Cascadia has partnered with Café Fantastico to provide similar information services in Quadra Village.
- An open house for the new space is planned for early February – no firm date yet.
- Cascadia is requesting letter of support from the NAC to support the application process.
- A variance is required to allow for liquor sales in a space greater than 200m<sup>2</sup>- rezoning is not required.
- The new space will provide a safer and more efficiency loading/unloading space. A formal loading bay, rather than unloading on the sidewalk, will be safer for employees and community members.
- The short term parking stalls in front of Cascadia will be relocated in front of the new location.
- The new location will offer new services, but the product offerings will not change (no single can sales).
- Plan to distribute flyers to nearby residential buildings regarding the plans and the open house.
- One resident at the meeting noted the positive impact Cascadia and their employees have on the plaza and community members visiting the plaza.
- No renovations planned other than cosmetic upgrades to interior and exterior.

**Community member questions:**

1. What about the incident log required as part of the original agreement with the community?
  - a. No increase to in-store incidents, but staff have observed that some activities have increased in the plaza (aggressive panhandling, other problematic activities)
  - b. It doesn't appear that the plaza security has changed.
  - c. The new location will increase exterior lighting to deter activities such as dumping, drug activities, etc.
2. How does Cascadia support the community?
  - a. Ben Isitt noted that charitable activities are not considered as part of development approval process.
  - b. Ice sales and bottle donations go directly to the community. For example, \$1000 to the Quadra Village Community Centre in 2017.
  - c. Staff is encouraged to volunteer for Quadra Village Day.

3. If Cascadia moves, will this open the door to second liquor store in the old location?
  - a. Only one liquor retailer is permitted in the plaza. This development will not allow for new liquor sales in the current location once Cascadia has moved.
4. Can a community notice board be included as part of the new location?
  - a. Cascadia will review options and report back.

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

- “No Dumping” sign has been installed on the VISA building.
- January 20 – Topaz Park Session at L’Ecole Quadra
- **My Great Neighbourhood Grants** have been approved for:
  - Topaz bike music fest (activity category)
  - Mural on the CDI building (place making category)
  - Wark Street Commons revitalization (place making category)
- Topaz park survey is open until January 28<sup>th</sup> online. Survey and information available on the City of Victoria website: <http://www.victoria.ca/EN/main/residents/parks/improvements/topaz-park.html>
- 2018 Budget:
  - 180k traffic management plan with a focus on Hillside-Quadra, James Bay, and Oaklands.
  - 200k for Topaz Park improvements
  - 200k Summit Park playground
  - 50k for traffic bollards replacement – Kings @ Fifth
  - Pilot @ Haultain and Kings has been bumped to next year
  - QVCC funds have been renewed.
- Questions about the delays on the crosswalk at Cook and Haultain
  - Gary responded shortly after the meeting to confirm that work will be completed in the coming weeks.
- Community member asked Gary to send thanks to public work staff for quick work on a water main repair on a Saturday night. Positive comments about the quick action on Wark Street repairs as well, based on a request submitted online: <http://www.victoria.ca/EN/meta/contact/service-request-form.html>
- Community question about traffic planning for the Summit for vehicles entering and existing from Hillside
  - Ben Isitt requested an email reminder to look into this further and report back.
- “[Speed reader](#)” electronic notice boards will be available for each neighbourhood in the coming year.

#### 6. NAC Priorities 2018 (All)

- Strong interest in cycle paths in the community – Graham could be developed into a “all ages and abilities (AAA)” cycle path, building on the new crossing lights at Hillside.
  - Ben Isitt – this can be done without separated lanes by reducing traffic to <2000 vehicles/day and <25 km/h through traffic calming measures.
- General discussion regarding the discourse on cycling in Victoria media and City Hall.
- LED streetlights have created some new dark spots at night
  - Ben suggests contacting public works directly.
- Bus stops and shelters could use attention. Some lack seating, some are in disrepair, and some are poorly located (#4 eastbound @ Graham).
- Interest expressed to get support and information for boulevard gardens.
  - Ben suggests reaching out to “street greens” website and seeking information.
  - Possible migrate neighbourhood grants
- Request for volunteer to apply for a grant for a neighbourhood garage sale
- Traffic signal timing Hillside @ Blanchard is too short for many community members to cross safely
  - Request to invite traffic engineers to upcoming NAC meeting.
- Leaves left on boulevards for collection are killing grass
- Garbage and furniture dumping in the neighbourhood continues to be a problem in some locations, including private property (plazas and apartment buildings).
- Tolmie is becoming a thoroughfare to avoid Quadra @ Finlayson
- General concern over loss of green space in the community

- Uncertain future of VISA building
- Transportation issues for seniors and those with mobility issues are not adequately considered with current emphasis on bike lanes
  - More focus needed on transportation options that are not cars or bikes (mobility scooters, golf carts, other mobility options) as transportation planning is completed.
- Request for “bigger and better” Cascadia, crosswalks, and parks
- Suggestion to identify some parks as an option for temporary markets or other temporary commercial activities, similar to many European cities.
- Jackson/Tolmie park is underused
  - Possible community garden space? Zoo? Other options for better use?
- Concerns regarding speed limits on Quadra and BC Transit’s past interest in higher speed limit (50km/h rather than current 40 km/h) on Quadra
  - Questions about the long term plan for Quadra – wider and faster?

## 7. Land Use Update (Jenny F.)

**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.

**2639/2641 Quadra Street, AAA Dispensary,** approved as a cannabis retailer November 23, 2017.

The proposal for a Cannabis Dispensary at **3189 Quadra** was **declined** at the December 7th Committee of the Whole meeting (largely due to advocacy from the École Quadra PAC, as mentioned in the video of the CoTW meeting).

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

### upcoming

**2650 Quadra Street MeltTown** has withdrawn their rezoning application and is now applying for a Temporary Use Permit for one year. Comes to Committee of the Whole **January 11<sup>th</sup>** and the staff recommendation is to decline.

**1265 Vista Heights** is going to council on **January 11<sup>th</sup>** for an "opportunity for public comment". Request for variances to: allow roof deck, reduce front yard setback and increase parking stall area grade.

**Schedule D--Home Occupations Public Hearing January 11<sup>th</sup>.** 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.

**1249 Finlayson—CALUC Meeting January 24<sup>th</sup>.** 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.

**1301 Hillside—CALUC Meeting with Oaklands January 30<sup>th</sup>** at the Oaklands Neighbourhood House, 2629 Victor Street. A proposal to build a six-storey 45 unit rental apartment building.

**2582 Vancouver Street—Preliminary Meeting** at the **February 5<sup>th</sup> NAC Meeting.**

**2566/2570/2580 Fifth Street**—CALUC Meeting in February (TBA). A land assembly of three single family zoned lots within the urban residential zone and a rezoning to allow the building of 45 rental apartments in two buildings.

**1050/52 Hillside and 2708 Graham**—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.

**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.

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

- African supermarket opening soon! (Quadra just north of Hillside)
- Luthier who lives on Basil Ave will be taking over Old Town Strings.
- Masjid Al-Iman Mosque (Quadra @ Queens) will be marking the 1 year anniversary of the January 29, 2017 Quebec City mosque shooting on January 28<sup>th</sup> or 29<sup>th</sup>. Please contact the Masjid Al-Iman mosque for more details <http://org.thebcma.com/victoria>

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

**Next NAC meeting:** February 5<sup>th</sup> 2018 at 7:00 p.m., 901 Kings Rd.

To **join the NAC email list** and receive neighbourhood updates contact [nag@quadravillagecc.com](mailto:nag@quadravillagecc.com).

**Contact** Hillside Quadra Neighbourhood Action Committee (NAC) at [nag@quadravillagecc.com](mailto:nag@quadravillagecc.com).