

**Hillside - Quadra Neighbourhood Action Group Meeting  
12 September 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 10 community members including representatives from Quadra Village Community Center and the Neighbourhood Action Committee.

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

The agenda was approved as presented.

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

Meeting participants approved the draft minutes.

### **4. Presentation by Thomas Soulliere, Director of Parks, Recreation & Facilities re: Topaz Park Planning/Topaz Park Tennis Courts**

After the HQ-NAC meeting with the community in May, a survey (with 4 options for the tennis court space) was developed and circulated. Over 100 responses were received with no clear consensus as to an optimal use (with the two marginally preferred options being an outdoor natural play area and bocce courts). Parks staff received considerable feedback regarding the tennis courts with many people asking for them to remain until a further plan could be developed for the park. To this end, Mr. Soulliere is bringing a report to Committee of the Whole (CoTW) on September 22<sup>nd</sup> that will recommend council: 1) ***Direct staff to work with the community to develop a Park Improvement Plan for Topaz Park, to be completed by December 2017, and 2) Direct staff to complete the removal of the broken asphalt surface and fencing where the tennis courts previously existed.***

Community members present expressed concern that if the tennis courts are removed, they will not be returned quickly—the community would lose an asset—and asked Mr. Soulliere to suggest in his report to council that they remain until a Park Improvement Plan can be implemented (with the necessary budget for replacement tennis courts). They also expressed concerns about increased sheltering in the park if the area is grassed in.

### **5. City Hall Update (City of Victoria staff liaison Gary Pemberton)**

- The City of Victoria (CoV) has created neighbourhood hot sheets with issues
- My Great Neighbourhoods Grants have been allocated
- The Growing in the City bylaw went to council September 8<sup>th</sup>—people will be able to sell their home-grown food production and build a small stand to do so (without a development permit)—a business license is needed.
- CoV will consider the Cannabis Related Business Regulation Bylaw at their meeting September 22<sup>nd</sup>. A rezoning process will need to be implemented (slated to be in place in late 2016/early 2017).
- Visual Victoria (Public Realm improvements for downtown and wayfinding for the city) has begun. There is a public meeting September 20<sup>th</sup>. There will also be pop-ups and a survey.
- The Arts and Culture Master Plan (Create Victoria) process is underway and an advisory board has been named. In January the CoV will launch a range of engagement opportunities.

- A Crystal Pool feasibility study was completed. Top priorities identified were: retention of the 50 m pool, construction of a family change room and improved fitness facility.
- New heritage conservation zones have been created and can be incorporated into updated Local Area Plans. A green demolition bylaw is being proposed. 50 properties have been added to the heritage registry.

#### **6. Status of Land Use Development Proposals (Janis L.)**

A well-attended community meeting under the CALUC (Community Association Land Use Committee) process was held for two developments: 2648 Graham and 2835-2865 Quadra/2780-2782 Fifth (Quadra Villa). Jenny F. will write letters to council summarizing the meetings. Community members can also write their own letters.

- 2648 Graham—a proposal to add 14 units of rental housing to an existing 43 unit apartment building. Community members expressed concerns about the parking variance required (50 proposed spots versus 75 required under the current zoning) and also wanted to know if the existing building would be updated.
- 2835-2865 Quadra/2780-2782 Fifth (Quadra Villa). Presently there are 64 units of rental housing. In addition to redeveloping the parking lot, the owner has purchased an additional lot at 2780-2782 Fifth Street and has presented a renewed application that would increase the previous proposal from 24 units in 2 buildings to 33 units in 3 buildings. A parking variance is required—currently the zoning requires 126 parking spaces for the total 97 units; the owner is proposing 80—64 in the parking lot and 16 in “pods” at the perimeter of the development (replacing existing green space). One of the 3 buildings would front onto Fifth Street and all entrance/exit from the property would be off Quadra. Secure bike parking would be provided for all tenants and the new buildings would also have storage on each floor. The garbage area has been moved to accommodate concerns voiced by residents of the condominium building to the south (at an earlier meeting). Community members expressed concerns about the level of parking variance requested, the loss of green space to parking, the size of the units (400-600 ft<sup>2</sup>) which would not provide for families, and requested that some units be set aside for affordable housing. There was a request to sign a covenant guaranteeing rental. Residents on Fifth Street requested a shade study. There are concerns about encroachment into the single-family residential zone on Fifth if the duplex lot is redeveloped as multi-family.

#### **7. Victoria Community Association Network (VCAN) update**

The next VCAN meeting is September 20<sup>th</sup>. Barbara W will attend.

#### **8. Report from Downtown Blanshard Advisory Committee (DBAC) (Lenny H.)**

The next DBAC meeting is September 28<sup>th</sup> and the AGM is October 19<sup>th</sup>. All community members are welcome.

#### **9. Greenspace/Parks updates**

The Friends of Summit Park (FoSP) held an invasive species cleanup on September 10<sup>th</sup>. The main volunteer will be away for a few months. Further cleanups are planned for the new year.

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

- Hydro Poles on Hillside Avenue were painted on September 11<sup>th</sup>. Funds were provided through the Neighbourhood Small Grants program (funded by the Victoria Foundation in partnership with the Quadra Village Community Centre).

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

**12. Review of Action Items**

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

**14. Close of meeting: Next NAC meeting: 3 October 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).