

Hillside-Quadra Neighbourhood Action Committee Meeting
Via Zoom
December 14, 2020 7 pm

Next meeting: Via Zoom
Monday
January 18 2021

Agenda

1 . Welcome and Introductions, territorial acknowledgement (Barb)

There were 23 in attendance. The land acknowledgment was read.

2 . Approval of Agenda (Jon)

The agenda was approved without any objections.

3 . Approval of Previous Meeting Minutes (Jon)

The minutes of September, October and November 2020 were approved without any objections.

4 . Noise from ventilation at The Summit care facility-Michael Barnes Senior Manager, Capital Regional Hospital District (CRHD) (Jon)

Michael Barnes from the CRD and CRHD, which owns the Summit building which is leased to VIHA, reported. Michael acknowledged that the sound from the Summit air handling units was an annoyance for many of us. The CRD/CRHD has already had a number of meetings with members of the neighbourhood and VIHA. Mechanical engineers have assessed the performance and done some adjustments. Michael noted that the measured dB was below the City of Victoria noise bylaw though the testing was not at the higher temperatures. An acoustic engineer has done some tonal adjustments to reduce the issue. The manufacturer was asked to provide options for addition measures. They recently responded with a noise attenuation kit that could be purchased and installed. The CRHD is seeking funding to install the kit.

A resident who was involved in bringing the issue to CRD/CRHD attention indicated that Michael's summary was fine, though she heard the noise again that morning.

Another resident noted that the noise worsens as the temperature rises, so is there a mechanism for a more rapid correction by CRHD. We do not want another summer of noise. Michael hoped the installation would address it, and could send someone out to do additional testing if the noise re-occurred. It typically takes a few weeks for testing to occur.

A NAC member recalled that when the Summit was being designed residents were

assured there would be no noise issue as was the case in the Carey Rd situation. We were told about new baffling to direct the noise upwards. What does the kit do and what other amelioration strategies are there? Michael indicated that there is baffling as part of the initial design. Michael has been working with the manufacturer. Their suggestions were already done, though they did offer additional baffling. The thought is that the bearings cause the noise, so the sound attenuation kit should cover that noise up. The resident continues to hear it at night, when there is less ambient noise; it sounds like a loud fan such as for ventilation, which they assume is not the bearings? Michael assumes the kit would address the bearings and the other sounds.

Another resident at Graham and Kings Rd area also hears a noise at night. Is it usual for sound to travel such a long distance? The other comment is that the City of Victoria noise bylaw has a noise dB rating, as well as language that regardless of the dB an annoying noise is still to be addressed. Michael felt these air handling units are generally quieter than those 10 years ago. The experience of the noise may depend on the environment around a resident – such as a mountain. Michael indicated that the Summit is exempt from the City of Victoria bylaw.

A resident at the top of Summit finds the noise is so bad that headphones are required to sleep. It is bad during the day and closing the windows does not affect it. It may be that the sound is bouncing off the reservoir.

Another resident indicated that we expect the CRD to go above and beyond what is necessary for the bylaws. The zoning and history of this site precluded our voices. Many in the NE direction are impacted as the chillers point that way. Would redirecting it away from residential areas help? Michael indicated that redirecting the air handling units is not possible though placing a wall or other option might be possible. We intend to continue to go above and beyond the noise bylaw requirement exception. Residences of the Evergreen Terrace are also getting some sound. Care should be taken that any installation does not worsen their situation. Again the statement that prior to building we were assured by the CRD/CRHD that we would not have noise concerns, yet we do.

Another resident reported that they spoke with the architect and mechanical engineer at the end of August. We are upwind and uphill and Environment Canada advised that the prevailing winds are from the west from March to October 15th and that the wind can change the frequency and tone, which cannot be measured by a dB reader. Did the specifications consider wind-driven noise? I suspect they did not. The issues are largely tone and frequency and wind-driven. Michael indicated that was the reason for the tonal adjustment and the intention of the kit to be installed. The resident indicated there are about 30 articles regarding how to address wind-driven noise. The acoustic engineer never responded to her September call. Michael welcomed that information.

A resident asked what the venue was for the request for funding and if public our

support would help. Michael indicated it was a public hospital and housing meeting. Support is welcome though Michael feels enough concern has already been conveyed to the directors.

Ben Isitt indicated that a delegation might be helpful to raise the issues and impact for the non-City of Victoria board member. Ben stated that the meeting would be held on Wednesday, January 13, at 1 PM. Participation will be online for the public. You may register to address the Regional Hospital District Meeting before Monday, January 11th at 4 PM. The agenda is published the Friday before at 3 PM. You will be asked what agenda item and what in brief you wish to say.

<https://www.crd.bc.ca/about/board-committees/addressing-the-board>

The Chair asked Michael when would be a good time for him to come back regarding the installation. Sounds like March would be about 8 weeks after approval.

5 . Updates on Local Area Planning/Villages and Corridors Process (Jon)

There were online workshops in September and October around urban design issues for selected sites in the Quadra Village. We were expecting a questionnaire to be released in November and closing in January. There was also a promise of a flyer delivered to all residents. It has not yet started.

The studies the City provided funds for the Quadra Village Community Centre to find, which were an Equity Analysis and a Land Use Study, are both in the draft stages. They will be posted on the NAC portion of the qvcc.ca website which is under the Get Involved dropdown menu.

An attendee indicated the survey was posted a few days ago. Link is [here](#).

Kelly and the DBAC Board Chair made a presentation asking for an extension of the time to engage with our neighbourhood and receive feedback.

https://engage.victoria.ca/fernwood-north-park-hillside-quadra?tool=survey_tool#tool_tab

Kelly is seeking to accumulate video or words to convey what we would like to see for the next 40 years of the Quadra Village. Tik Toks are welcome.

A resident expressed that the City does not seem to accept that we are in an extreme time of impact.

Ben Isitt noted that Hillside Quadra was bumped to last in line from next in line after Burnside Gorge. We are an underdog neighbourhood so the fast-tracking of the planning process is part of that. We need to take the time to do this properly. Council will need to consider the sequencing of these once-in-a-generation plans. There is tension we need to contend with if we want a Neighbourhood Plan rather than just a corridor plan.

6 . Comfort Inn Update (Rowena)

The Comfort Inn was renamed Muncy Place. The committee is to address community concerns. There are good news stories which are not what you tend to see in the newspapers. So there is a request to share the stories. Due to the fire at Capital City the displaced have now filled the considerable number of empty rooms at Muncy Place, which is now full. Many of the reports of issues come from nearby businesses. The tarp out front is to offer harm reduction services to non-Muncy Place residents, such as those camping in the parks. They intend to redirect them elsewhere, though could not clarify what resources or where they would be redirected to. Burnside Gorge issues are generally from other hotels along the strip and not so much Muncy Place. The recent stabbing was very impactful to their neighbourhood and does not appear to be linked to Muncy Place.

7 . Victoria Community Association Network Update (Jon and Rowena)

VCAN is a network of all the Neighbourhood Associations. The City had changed the CALUC process to be completely online with optional neighbourhood meetings which we have found difficult. Jon sent comments about our experiences and wishes for that process.

Rowena noted that another attempt was made to get a letter to encourage the CRD to use the Oak Bay Lodge for those over 50 who are camping in the parks. A number of Neighbourhood Associations did not choose to join in the letter though Burnside Gorge and North Park joined us in the letter. Recent news is that the lodge will be demolished so we might use it until then.

8 . Missing Middle Housing status

No update

9 . Updates from Council Liaison Ben Isitt/ Neighbourhood Coordinator Gary Pemberton

Gary gave a brief update, with the link for the upcoming budget town hall January 13th.
<https://www.victoria.ca/EN/meta/news/news-archives/2020-news/your-city-budget-have-your-say.html>

The City's new Community Virtuals Program from the Neighbourhoods Team has a series of lunch opportunities. The next is on the topic of community engagement. They are free and you can register by EventBrite.

<https://www.victoria.ca/EN/main/residents/neighbourhoods/community-virtuals.html>

The next offering will be January 20th and the topic will be How to Engage Your Community as we look at how the City goes about their engagement initiatives.

Ben noted the municipal by-election took place on Saturday and Stephen Andrew will be joining Council in January. Council delayed appoints to boards and neighbourhood associations until after the election. Ben is slated to move to another neighborhood, though is happy to continue in our neighbourhood. We will see what council decides. Feel free to continue to reach out to Ben even if he does not continue as our council

representative.

Fencing has come down in Topaz Park and the school board plans to use SJ Willis for subsequent upgrades to high schools, so the future of it is unclear.

Ben has spoken with Kelly of the QVCC about extending the lease of the gym at 950 Kings.

Cycling improvements continue at Bay and Graham/Vancouver. The repaved section of Blackwood has some traffic calming design at the Basil intersection.

The future amenities for the south Topaz Park such as all-wheels (bike and skate) park area were undertaken by RFP, which was unsuccessful. This will be revisited this summer with a \$4 or 4.5 million budget. Replacement of the north area artificial turf is also upcoming. There should be a full-sized field and a smaller training field. A letter should be sent to council in January to ensure that community priorities for Topaz Park are in the next budget. A letter from NAC and QVCC to Mayor and Council by the end of January would be ideal.

A resident noted that the exercise equipment stations, part of a circuit, were removed for camping. Is it coming back? Gary will look into it.

Meeting adjourned at 8:35 PM

We would like to acknowledge that we are on the unceded traditional territory of the Coast Salish Peoples and we would like to thank the Lkwungen (Songhees) and Kwsepsum (Esquimalt) Nations for sharing their land on which we work, live, learn and play