

In person at 950 Kings Gym

1. Welcome and introductions - We had a total of 15 attendees.
2. Approval of Agenda - The agenda was approved as circulated.
3. 3150 Somerset Duplex Proposal.

Two attendees received the Somerset notice sent out by the City of Victoria

Russ Collins and Dave Yamamoto of Zebra Design presented.

The plan is to replace the current poorly maintained duplex with two duplexes, each 3 bedroom, without any basements, with a different design for each duplex. This is intended to meet the Missing Middle goal. This will be step 4 design of the BC building code.

Questions and comments:

No objection to the proposed development, designs fit well in the neighbourhood.

The big tree – Garry Oak – biggest in the area as viewed by google - we know that tree is important to the neighbourhood ecosystem. Multiple neighbours (not all able to attend) expressed concerns about potential removal. According to an arborist no roots are within the build area.

Another attendee spoke about the nature of Garry Oaks and that disease-like symptoms may come and go, so want to ensure the tree is not wrongly assessed with cyclic poor symptoms and that both trees remain. They are wildlife trees, significant to owls and through seasons and decades. The previous structure was built between the trees, so any new development should retain these trees. The City of Victoria should ensure these Garry Oak wildlife trees are protected.

Another attendee asked why non-permeable paving was only used around the back near the trees. Presenter expressed a willingness to do permeable paving elsewhere.

Another question about the details of the fence. Presenter indicated it would be a cedar 6 feet high wood fence dropping down to 4 feet near the front.

An attendee asked how much of a variance would be needed to move the footprint of the building forward on the lot so as to move it farther away from the Garry Oak. The presenter said any variance in this regard would help, around 5 to 7 feet, and they are waiting for hear from the arborist.

Another question was whether there is a reason not to have some of the garages at the back instead of facing the street. Presenter indicated that having the garage on the first floor allows for additional

second floor space. They already chose not to have a basement because of the blasting required – there will be some blasting as it is – and placing it at the back will allow for more greenspace.

Presenter said one tree might be saved if a smaller-footprint building was built – say a single family not duplex. Attendee wanted it noted that if two single family houses were done instead of a duplex then both trees might be saved.

4. 4 Mile & Rise Cannabis Proposal for 3198 Quadra at Tolmie

Graham provided a short PowerPoint presentation and handouts. He provided a general overview of the current cannabis retail landscape. It would replace the current B&V market, is more than the 200m City of Victoria requirement away from elementary school École Quadra School, which is about 350m away.

Questions from attendees:

How far away is Cloverdale School. Answer: felt it was farther away than École Quadra School.

Size and ownership. Answer: 1600sf; they do not own the building so it would be a lease arrangement.

Based on their existing store, what is the anticipated traffic? Answer: fits and starts for traffic – steady but not super busy – though some busy times – with a quite a large demographic of ages.

Comment from nearby resident – it can be a parking zoo at the corner at peak traffic times.

Hours. Answer: 9 AM to 8 PM.

How will your store be different than the layout of the BC government cannabis stores? Answer: some BC stores display the actual flower in jars. The product can oxidize quickly so not good to display a lot. An iPad will be used for viewing information about products.

You are about as far north in Victoria as you can be – have you reached out to the community association in Saanich? Answer: not yet but we may.

5. LAP and Villages/Corridors Process Update

LAP and Villages/Corridors

Councillor Ben Isitt indicated that the process is moving forward with more engagement in our current COVID-19 environment.

A number of people expressed concerns about the lack of in-person engagement during the Pandemic/COVID-19 which has limited/restricted the usually active neighbourhood discussions that occur when a Rezoning or Development application notice is received from the City.

Also limited scope to discuss the very impactful aspects of public land use in our area yet many blue-sky ideas were encouraged about privately held properties.

Equity analysis is close to completion, and data generally backs up what we already know about our community. Lower wealth levels and higher child poverty, for example. Thus accessibility to online processes is reduced in this community. Also online does not allow the exchange of ideas that occurs in larger in-person meetings. DBAC did request an extension to the end of June to allow for larger in-person outdoor processes. There was also discussion that residential areas are not in scope and would be important for a neighbourhood plan.

It's hard to see on the website how the timelines are shifted. There is to be a more detailed survey soon. Council had told staff to proceed though it's unclear how long the process may be allowed to take.

Encourage people to sign up to talk at the Nov 26th council meeting to address this process.

Missing Middle Housing status

The Missing Middle is not officially part of the LAP process, though it was mentioned as part of it. The survey was short and required registration to complete and did not ask about rezoning at all. There is no new information on the website.

Summit Noise

Council has been directly requested to ensure the CRD/CRHD invests as required to fix the ongoing noise problem. A tonal adjustment was reportedly done, though the impact is hard to discern as it's currently below 18c and the high-pitched hum does not kick in at low temperatures.

Kings and Wark Park Parklet

The shell of a parklet is just down the street from Caffé Fantastico. The city put the shell up and we have a \$5000 grant to finish it once the rain stops. Thank you to Caffé Fantastico for letting people take their folding chairs into the parklet.

6. Ben Isitt/Gary Pemberton updates

In addition to the issues already discussed, council is getting into budgeting and the Parks Department will be presenting soon for the Topaz all-ages and bike skills improvements. Pedestrian crosswalk progressing along at Kings Street over Blanshard. Speed humps have gone in on Jackson, Graham and Topaz streets. At end of Basil near Cook the closure has been made permanent. Work continues at Vancouver/Graham intersections across Bay. Changes to parks regulation bylaw to add Summit Park to the list of those not allowing sheltering.

Question about Crystal pool – any work on planned reopening after the renovations that are going on? The replacement project is essentially on hold. It's in the budget to reopen the pool in 2021.

Question about final recommissioning of Topaz Park. Ben was not aware of the progress. The 50m bylaw prevents sheltering near SJ Willis School.

Meeting adjourned at 8:42 PM