

1. Welcome and Introductions

Attendance: 13 people; four NAC executive members, Kelly Greenwall of the Quadra Village Community Centre and Hillside Quadra residents.

2. Approval of Agenda (Chair)

Approved as circulated with additions to item 10. Updates to include boulevard taxes and Neighbourhood Small Grants

3. Approval of Previous Meeting Minutes (Chair)

Approved as circulated with minor edits.

4. 1025 Kings Aryze Development proposal

Luke Mari made a brief presentation for Aryze Developments Inc.

The rationale is to increase the density in the Quadra urban village beyond the requirements of the existing zone within the parameters described in the Official Community Plan. The existing 15-unit apartment building is four storeys high and in fair condition. The density in floor space ratio (FSR) or units per hectare were not given, but the zone maximum was stated as 1.6 FSR.

The proposed 55-unit apartment building is six storeys high with an approximately 1200 sq ft commercial restaurant space on the ground floor at a density of 2.5 FSR. The intent is for the building to be 100% rental and include some affordable housing, according to the City of Victoria definition, e.g. a studio would be \$1000, a 1-bedroom would be about \$1350 per month rent, a 2 bedroom \$1800. The preliminary unit mix would be approximately 30% each of studio, 40% 1-bedroom and 30% 2-bedroom. A single access for all units is planned. Live-work apartments with townhouse style ground access could be an alternative option to the commercial space. The developer may include a roof top shared deck that is set back and not visible from the street. Raised beds for planting vegetables could be included. Vehicle parking for 26 spaces is located under-building at-grade with an adjacent bicycle parking facility. The exact parking ratios for residents, visitors, restaurant use and loading were not calculated. The spaces per residential unit would average under 0.5.

Options for existing tenants are:

1. Buy out lease
2. Move into adjacent building to the South currently under construction using a subsidy program
3. Moving plus compensation

So far there has been a preliminary mail drop to existing tenants.

The Building Code energy performance is proposed as step 4, the highest in the code for this building type. Design for this type of performance results in a box-like structure with fewer or smaller windows.

Concern was expressed about commercial use along Kings, with issues such as litter and access.

It was noted that a local area plan process is on hold.

5. Topaz Park Homeless Camp.

Homeless people inhabiting shelters and other locations were forced to relocate outdoors due to COVID-19 physical distancing ordered by the Medical Health Officer in March. The City of Victoria and non-profit agencies helped locate some of these people at the Topaz Park with no communication with park neighbours or neighbourhood representatives. Two community zoom meetings (April 9 and 29, 2020) initiated by the North Park Neighbourhood Association and Quadra Village Community Centre and the HQ NAC have been hosted so far to confirm who is making decisions about the site, how information would be communicated, how people would be moved to shelter, who would manage the camp site and who would remediate the park. A spike in area crime has been noted by the Victoria Police Department (VicPD). **A summary of contacts and issues is attached to the minutes.**

Kelly cited the BC Housing website (<https://www.bchousing.org/news/decampment-update>) which indicated that about 90 campers have been relocated in Victoria as of May 3, 2020. The update did not indicate how many of the about 200 campers at Topaz Park have been housed or matched with local hotel rooms. Communication to community has been poor from agencies assisting in the move. Remediation of the park is the responsibility of BC Housing. Bike skills park, pickle ball courts, dog park and skate park have reportedly been 'shelved' by the city.

It was noted fencing has been erected around the camp and may be gradually enclosed as campers are moved. Hazmat trucks were seen at the site, possibly for remediation purposes.

Concern was raised that play areas for local children and families have been sacrificed. A question was raised regarding how the situation can be corrected for families in our neighbourhood.

It was suggested that NAC and residents write letter and make a future delegation to Council regarding enhancements and repair of Topaz. The budget is expected to be revisited in August, so that is one time to address Topaz Park clean up and the delayed improvements.

6. LAP/Villages and Corridors Reboot

Seek to send some type of official communication from North Park/Fernwood and Quadra Hillside to restart and relaunch in Fall rather than just unpausing. Key events did not take place due to covid. Working Group did not really get going as planned. \$10k grant to Hillside-Quadra to support our involvement in the LAP was signed off on about a month into the pandemic. Consultant is working on an equity analysis and a visualization for the neighborhood in being worked on. An analysis of the public lands in Hillside-Quadra, current zoning, SWOT analysis.

7. Missing Middle Housing
Missing Middle refers to housing forms with more units than single family and less than apartment buildings. The city has a group you can join to be engaged about missing middle planning.
8. CALUC Process during Covid 19 Changes - what part of process do people value?
Jon attended a meeting with City of Victoria Rob Bateman and various CALUC's and Urban Development Institute. One idea is to have the CALUC meeting after the proponent has applied. Another was to have CALUC meetings online.
9. Updates from Council Liaison Ben Isitt/ Neighbourhood Coordinator Gary Pemberton
Neither were able to attend. Alex talked about neighbourhood Small Grants program of the Victoria Foundation. They are expanding the areas open to apply and having a rolling application cycle so there is no deadline for applications. Grants are still up to \$500. Projects must comply with the social distancing guidelines. Honourarium is now up to \$350. Feel free to email Alex for more information:
nsgproject@quadrivillagecc.com or see <https://neighbourhoodsmallgrants.ca/our-grants/neighbourhood-small-grants/>
10. Information was shared about a staff report on the Boulevard Tax.
11. Community Experience of Covid 19 Check in. The community centre is distributing food 5 days per week so good baseline for food.
Stress has accumulated and hit a higher level in this last week. An apartment building has developed a new sense of community, checking in on seniors and mobility challenged.

Meeting adjourned at 9:32 PM.

Note: September change of NAC meeting date to 3rd Monday of the Month