

Hillside-Quadra Neighbourhood Action Committee Meeting

Via Zoom

Monday September 13, 2021 7 pm

Attendees: Tim Kindrat (architect), Bruno Zilli (proponent)

QVCC Staff: 2

DBAC Board: 1

NAC Exec: 1

Community: 7

Minutes: Darragh De Groot

1. Welcome and Introductions, territorial acknowledgement

- Call to order – 7:04PM

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

2. Approval of Agenda

- Revision: Addition of 4B. 1352 Finlayson Ave.
Information Presentation - Bruno Zilli

3. Approval of Previous Meeting Minutes

- Minutes approved as circulated.

4. Presentations

a. 1212 Vista Heights Informal Presentation – Tim Kindrat (Architect)

Proposal to re-zone the property from a single-family dwelling to a two-family dwelling, to allow two families to own property rather than rent.

Design Components: Building is divided by front and back. Reduction of the mass of the building by stepping back the houses. Parking is provided in the front. Building material chosen have low fire risk. Both units have patios. One unit is a one-bedroom, with mobility accessible entrance. Second rear dwelling is a 3-bedroom unit.

Question and comments: Questions regarding the trees on the property. An arbourist report was assessed for the property. Two rear trees will not be affected. Two neighboring cherry trees may have the roots system affected and we are currently in consultation about. COV Tree at the front of the property may have to be removed and should any tree be removed they will be replanted. Questions and Clarification of the different of elevation and width to the current building.

b. 1352 Finlayson Ave. Information Presentation - Bruno Zilli

Proposal to rezone from a single-family swelling to a duplex. Motivation is to develop more affordable housing and meet the needs of the community for additional housing.

Design Components: Duplex with a secondary suite. Current development is 1 meter below the road, the design will include a height variance to allow for a two story building (two stories above ground level) and meet the level of the street. Minimal impact on trees and roots system, there is no plan to remove any trees and we will not build in the rear of the property that has trees with significant roots system. Additional parking will be part of the proposal.

Next step for community meetings – Formal CALUC (John Munn).

5. Election of NAC Executive for 2021-22

- a. New Exec: Keith Davis, Adnan Duale, Jenny Fraser, Jon Munn – Pass Names along to DBAC – Move (Barb) Second (Lorraine)
- b. Volunteers positions always available to help with NAC initiatives.

6. Community Updates:

When can we meet in person? – must meet public health orders. Option to arrange NAC meetings in the gym. This would require a covid-19 health and safety plan, the requirement to check vaccine passports at the meeting, and to facilitate a meeting in the gym properly, may require a sound system.

1025 King Update Request: Questions regarding the current status of the

proposed development at 1025 Kings by Aryze Developments. Resident concerned that the recently built adjacent Aryze building development does not meet the required number of secure bike spots as promised for the number of units and the large reduction in required car parking spots negotiated by the developer with the City of Victoria. QVCC supplied a letter in support for the planned amenities in the adjacent park promised by Aryze (behind former VISA building). Current development plans would require approx. 71 secure bike storage spots.

ACTION – NAC to draft letter to City/Council and have it approved by DBAC.

Alter Arts Collective – Started Lease of the QVCC bottom floor. Lots of art equipment and creating portable art stations. Exciting to have arts presence in the community!

QVCC Gym Lease - 3 Month Extension of the Gym Lease.

7. DBAC AGM: Monday, September 27, 2021 at 6PM.

Free memberships by emailing info@quadravillagecc.com

8. Motion To Adjourn - 8:08