

MINUTES (APPROVED):
VICTORIA WEST COMMUNITY ASSOCIATION
DIRECTORS' MEETING
DATE: FEBRUARY 25, 2014
TIME: 7:00 PM
PLACE: VWCC – GYM

PRESENT:

Diane Carr, President
 Nan Judd, Vice-president & Governance Committee
 Mike Medland, Treasurer
 Bernie Gaudet, Land Use Committee (LUC)
 Audrey Whittall, Harbour Committee
 Robin Rombs, Liaison for Food Security Collective
 Simeon Goa, Communications Committee
 Dar Purewall, Special Events Committee
 Kate Longpre, VWCC Manager
 Jack Meredith, Secretary

REGRETS:

Mark Fournier, VWCC Committee

AGENDA ITEM – INFORMATION - ACTIONS:	WHO	WHEN	ST.
1. Meeting called to order by DC at 7:06 pm			
2. Approval of agenda a. Motion by RR to approve agenda with the addition of an item for Building Resilient Neighbourhoods; Approved.			
3. Approval of previous minutes a. Motion by NJ to approve minutes, of the January 28, 2014 meeting. Carried			
4. Business arising from minutes a. None.			
5. President's report – Diane Carr a. Brief update of current initiatives. i. Robin Rombs has become the Board Liaison to the Food Security Collective which leaves the Safety & Transportation Committee without a chair. ii. Vic West has been included in "This Old House" magazine. iii. DC & AW attended an media announcement at Point Hope Shipyards land transfers between the City and the Province that resulted in Point Hope Shipyard purchasing the property adjacent to Harbour Road iv. Motion by RR to accept the President's report.			

Carried.			
<p>4. Treasurer’s Report – Mike Medland</p> <ul style="list-style-type: none"> a. MM reported that he updated the November & December financials due to a typographical error and will be included in the approved minutes for January meeting. b. January 2014 financial reports were presented by MM. c. Motion by MM to accept the January 2014 financials as circulated to the Board and distributed at the meeting (see attached): Carried. <p>5. Secretary’s Report – Jack Meredith</p> <ul style="list-style-type: none"> a. New VWCA member applications from residents of Vic West: Motion by JM: “to accept into VWCA membership applications from the following Vic West residents: <ul style="list-style-type: none"> • Ashley DeForge of Henry Street Carried. b. VWCA “Membership Welcome” letter to be sent to Ashley DeForge 	JM	140315	
<p>6. Community Centre Committee – Kate Longpre</p> <ul style="list-style-type: none"> a. Spring & Summer program guide has been mailed out to all Vic West residents. b. User survey has been completed. Results to come soon. c. City of Victoria has replaced the folding door to the Fireplace room. d. VWCA is sponsoring two meetings a month for Vancouver Island Pride Society. 			
<p>7. Land Use Committee (LUC) Report – Bernie Gaudet</p> <ul style="list-style-type: none"> a. The February LUC meeting had a big turnout for the Bayview Place the Edge development presentations. <ul style="list-style-type: none"> i. Bayview involved a rezoning and amendment of the design guidelines. There were no major objections. Some concerns about parking. ii. The Wing Phase 2 involved a presentation of the development with an extra story added (8 to 9 stories) and a requested relaxation of parking requirements. 			
<p>8. Community Events – Dar Purewall</p> <ul style="list-style-type: none"> a. Vic West Fest is being planned for May 10th. 			
<p>9. Food Security – Robin Rombs</p> <ul style="list-style-type: none"> a. Nothing to report. 			
<p>10. Harbour Committee Report – Audrey Whittall</p> <ul style="list-style-type: none"> a. Mega marina – WAM and Bob Evans have sold their interest in the marina. b. Derelict boats still a concern. c. (written report attached). 			

<p>11. Communications – Simeon Goa</p> <ul style="list-style-type: none"> a. Meeting every second Wednesday of the month. EVERYONE WELCOME. b. Volunteer newsletter is being created. 			
<p>12. Governance/Vice-president – Nan Judd</p> <ul style="list-style-type: none"> a. Looking for people interested in Governance Committee. 			
<p>13. Safety & Transportation – Vacant</p> <ul style="list-style-type: none"> a. City hosted a meeting for a pilot project for major roads to be reduced to 40 kph (Bay Street; Gorge Road; Douglas Street (South of the Museum) and Richmond. 			
<p>14. Motion to approve all Committee reports by MM. Carried.</p>			
<p>15. Report from City Hall by Lisa Helps</p> <ul style="list-style-type: none"> a. Meet and greet with new City manager Thursday March 13, 2014 at 6 pm to 7 pm at City Hall. b. Shape Your Future grants and Neighbourhood Development Grants are due March 31, 2014 c. The two council “citizen” committees are being formed. The application deadline is February 26, 2014. d. A harbour visioning project is being planned for spring 2014. The scope focuses on the Wharf Street parking lots , Ships’ Point and Belleville Terminal. e. City engineers stated that the West entrance to Johnson Street bridge will remain as is until the Bridge is complete. Lisa to follow. 			
<p>16. New Business</p> <ul style="list-style-type: none"> a. Building Resilient Neighbourhoods event is happening on March 6th at the High Point Church at 7 pm. 			
<p>17. Announcements</p> <ul style="list-style-type: none"> a. Next VWCA Meetings (all at 7 pm): <ul style="list-style-type: none"> i. VWCA Executive meeting – March 4, 2014. ii. VWCA Committee of the Whole (CoW) – March 11, 2014. iii. VWCA Land Use Committee (LUC) - March 18, 2014 – Dockside Green and a Garden Suite is on the agenda iv. VWCA Board meeting - March 25, 2014. 			
<p>18. Presentation & Announcements from public</p> <ul style="list-style-type: none"> a. Question re: whether a letter has been sent to the City regarding their presentation at the January LUC regarding the Transportation Plans for Skinner Street. Concerns about the plan not meeting the long range Vic West Transportation Plan. 			
<p>19. Meeting termination:</p> <ul style="list-style-type: none"> a. Moved by NJ to adjourn at 7:52 pm; carried 			

Victoria West Community Association
- Financial Report for January 2014

	General Fund	Centre	Other Funds	Total
Assets				
Cash	14,295.27	72,503.91	8,558.18	95,357.36
Accounts Receivable		1,643.21	-	1,643.21
Undeposited Funds		4,090.11	-	4,090.11
Furniture and Equipment		19,083.39	-	19,083.39
Program Equipment	728.18	9,420.58	-	10,148.76
Accumulated Depreciation		(4,500.00)		(4,500.00)
			-	
Total Assets	<u>15,023.45</u>	<u>102,241.20</u>	<u>8,558.18</u>	<u>125,822.83</u>
Liabilities				
Accounts Payable	-	4,517.86	-	4,517.86
GST/HST Payable		969.02	-	969.02
Payroll Deductions Payable		1,247.86	-	1,247.86
Program Instructor Payable		16,799.75	-	16,799.75
Key Deposits		270.00	-	270.00
Unearned Grants		-	-	-
Unearned Revenue		893.52	-	893.52
Garden memberships			500.00	500.00
Total Liabilities	<u>-</u>	<u>24,698.01</u>	<u>500.00</u>	<u>25,198.01</u>
Restricted Assets	728.18	25,514.61	8,058.18	34,300.97
Unrestricted Assets	14,295.27	52,028.58		66,323.85
Net Assets	<u>15,023.45</u>	<u>77,543.19</u>	<u>8,058.18</u>	<u>100,624.82</u>

Victoria West Community Association
- Financial Report for January 2014

	Draft Budget		General Fund	Other Funds	Total
	General	Other	YTD	YTD	YTD
Revenue					
Grant	4,240.00		4,240.00	-	4,240.00
Centre Grants and Operations			-	-	66,089.03
Shape Your Future Grant			-		-
Interest	100.00		5.51	21.02	26.53
Corn Roast	500.00		-	-	-
Donations		200.00	-	67.30	67.30
Garden Revenue			-	35.00	35.00
Swim Fest Revenue & Donations				-	-
Vic West Fest Revenue	1,000.00		-	-	-
Total Revenue	5,840.00	200.00	4,245.51	123.32	70,457.86
Expense					
AGM/Land Use Cttee	300.00		236.23	-	236.23
Annual Report/Bylaws	50.00		25.00	-	25.00
Website hosting	100.00		-	-	-
Board insurance	1,100.00		-	-	-
Postage/member notices	300.00		-	-	-
Garden Expenses			-	-	-
Misc Exp	100.00		149.26	-	149.26
Newsletter	720.00		-	-	-
Approved Projects:			-	-	-
Vic West Fest	600.00		-	-	-
Swim Fest				-	-
McCaskill Mural			-	-	-
Corn Roast	400.00		-	-	-
Co-host events with centre	1,000.00		-	-	-
Project insurance	600.00		-	-	-
Community centre			-	-	54,816.18
Community Dinners		200.00	-	-	-
Unallocated Funds	570.00		-	-	-
Total Expense	5,840.00	200.00	410.49	-	55,226.67
Excess	-	-	3,835.02	123.32	15,231.19

Victoria West Community Association
- Financial Report for January 2014

Centre

	<u>2013 YTD</u>	<u>Budget</u>	<u>YTD</u>	<u>% budget YTD</u>	<u>Current</u>
Revenue					
Centre Grant	12,974.50	77,849.00	12,974.50	16.7%	-
Matching Grant	-		-		-
Other Revenue	-		9,275.00		4,500.00
Capital Budget	-	2,500.00	-	0.0%	-
VWCA General Fund Transfer	-	1,720.00	-	0.0%	-
Program Revenue	17,777.86	93,000.00	22,811.28	24.5%	13,954.51
Centre Room Rental Revenue	12,001.23	55,000.00	20,098.99	36.5%	7,227.44
Interest	45.28		214.26		66.27
Donations	67.44		715.00		10.00
Total Revenue	<u>42,866.31</u>	<u>230,069.00</u>	<u>66,089.03</u>	<u>28.7%</u>	<u>25,758.22</u>
Expense					
Community centre					
Payroll	19,865.72	90,737.00	26,310.29	29.0%	5,943.80
Program costs	12,594.99	67,800.00	16,003.86	23.6%	9,375.39
Promotions	-	4,500.00	-	0.0%	-
Telecommunications	611.37	2,800.00	676.35	24.2%	225.45
Office	381.20	4,000.00	806.79	20.2%	183.46
Program supplies	34.21		356.01		207.75
Credit Card fees	490.36	2,800.00	564.43	20.2%	356.17
Janitorial	8,949.00	38,400.00	9,600.00	25.0%	3,200.00
Maintenance	-		-		-
Insurance	-	1,800.00	-	0.0%	-
Waste disposal	388.45	2,300.00	498.45	21.7%	173.10
Depreciation	-		-		-
Misc Exp	51.00	1,000.00	-		-
Co-host events with centre	-	1,000.00	-	0.0%	-
Capital		2,500.00	-	0.0%	-
Total Expense	<u>43,366.30</u>	<u>219,637.00</u>	<u>54,816.18</u>	<u>25.0%</u>	<u>19,665.12</u>
Excess	<u>(499.99)</u>	<u>10,432.00</u>	<u>11,272.85</u>		<u>6,093.10</u>
		100%	25%		

Notes

- City grants are recognized when received or at the beginning of the fiscal period they are for, which ever is later.
- The City grant through December 2013 was received in July 2013 equal to \$6,487.25 per month
- The Next City grant will be received in March 2014.

Fund Balances

## Poster Sales	1.22
## Community Events	422.83
## Banners	172.74
## Rayn or Shine	957.99
## Greenways	107.05
## Community Dinners	147.42
## Banfield Commons	664.89
## Utility Box Map Wrapping Project	2,817.53
## Swim Fest	465.10
## VW Food Security	373.67
## VWUF	956.55
## Orchard	971.19
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	8,058.18

General Fund Special Balances

Corn Roast Total Surplus	766.91
McCaskill Mural	561.06

COMMUNITY CENTRE COMMITTEE REPORT

JANUARY 28TH, 2014

HEALTH AND SAFETY

- Change tables in the washrooms were replaced
- Staff are working on improving the grip of the gym floor. They will provide signage and inform users until this issue has been cleared up.

BUILDING MAINTENANCE AND IMPROVEMENTS

- The folding door replacement is moving forward.
- HVAC upgrades have moved into the design phase.

OPERATIONS

- A grant was approved for a Francophone Affairs Program.
- Manager will work with the communication committee to put the word out about City of Victoria grant opportunities
- Office space is available for VWCA.
- We will continue with our regular practice for doing police criminal record checks
- We will start paying SOCAN for 2014.

Victoria West Community Association – Land Use Committee
February 2014

Two proposed land use issues were discussed at the February 2014 Land Use Committee meeting, including a re-zoning application associated with the parcel of land known as DA-1 at Bayview Place, and a development application that includes several variances associated with phase 2 of The Wing development. Over 60 people attended the meeting, and the discussion was active.

Due to the extensive discussion associated with two developments noted above, a review of a proposed Garden Suite development at 508 Springfield Rd was tabled.

Bayview Place

- The development team, who had consulted with the community over the past few months when conceptualizing future plans for the Roundhouse building area, officially kick development application
- there are three elements to the application:
 - an Official Community Plan amendment – specifically to Roundhouse Design Guidelines
 - a zoning amendment - to support a distillery and accessory liquor retail sales
 - a development permit heritage alteration permit
- the development team is endeavouring to create a fun place to be
- presenters indicated that the language of the Design Guidelines was too “prescriptive” and required minor changes to allow for the proposed development alterations

Overall, no material changes to the overall design strategy were suggested, and the community offered no major objections to what was proposed, though the following feedback was provided by those in attendance:

- A community member provided feedback that the language was clear, rather than prescriptive, and suggested changes should be framed accordingly (i.e. the clear direction provided by the Design Guidelines were no longer relevant or in the best interest of the community/City
- expressed interest in welcoming small local area vendors to the site, rather than larger chain stores
- concern regarding the size of the adjacent towers, which have already been approved in the overall design guidelines
- concern about traffic patterns outside of space and how traffic will be managed
- a few expressions of concern about the adequacy of parking
- concern about throughway and how that will impact comfort level in the mall, with one suggestion to remove the throughway and another to maintain the throughway as an because it provides traffic options
- an interest in assuring there are adequate bike parking amenities
- a desire not to replicate uptown and an expressed interest to design the development more in the Granville Island style
- more consideration for public transit

- support to provision of a distillery and retail sales
- support to maximize and facilitate (through design) green space activities
- a concern about the potential odour that may be emitted from the brewery relatively quiet
- suggestion to provide access to local farmers
- a call to provide space for the arts such as a theatre
- concern about traffic to and from the site as the development gets built out

Phase Two of The Wing

- The development team, lead by Pacifica Housing, had come to the Land Use Committee once during the conceptualization of the development
- The proposed development is nine stories, one story more than what is permissible under the current zoning
- Pacifica Housing always considered a Phase Two for The Wing- the economics make it now viable
- upper two floors will be near market rents
- the proposed development is within zoning on site coverage
- the proposed development requires a slight increase in floor space ratio 2.37:1 (translating into 15,000 square feet of additional residential space)
- all units would have a balcony
- a variance request of 138 parking stalls is proposed for the development (i.e. a relaxation of parking requirements by 138 stalls); a parking demand study demonstrates less parking required
- required bike parking provided
- design endeavours to provide variety on the visual appearance
- the development is planned to achieve LEED Silver certification
- suggested zoning variances include:
 - 3 meter setback for parking
 - parking variance of 138 spots (as indicated above)
 - allowance of an additional storey from 8 to 9 (the developer indicated that the overall height is still compliant with zoning requirements)

The discussion was robust, with a considerable amount of questions and answers, and the following comments:

- a suggestion to maximize the footprint of the building rather than add an extra storey was provided
- one attendee indicated that, as a 30 year resident of the community, she is very proud to have this built and wanted to register strong support for the proposed development, which was endorsed by others in the room
- considerable concern was expressed regarding the variance to parking in light of the significant parking demand in that area, as well as the anticipated need to provide parking for visitors, home care staff, roommates etc.
- one attendee indicated appreciation for the planned development as an improvement over the current "hole in the ground"
- a younger attendee indicated his appreciation for additional affordable housing

**Victoria West Community Association
Harbour Committee Report
February 24, 2014**

The following is an up-date on the Harbour Committee activities:

1. Proposed Marina:

The Harbour Committee has been advised that Western Asset Management and Bob Evans have sold their interest in the proposed marina.

2. Derelict Vessels:

Vessels in the Gorge Waterway continue to be of major concern to the Harbour Committee. These vessels continue to flush toilet contents into the waterway as they lack holding tanks.

Respectfully submitted,

Audrey Whittall
Harbour Committee Chair