

Date: May 26, 2015

Time: 7:00pm

Location: Vic West Community Centre (521 Craigflower Road)

Members in Attendance: B. Gaudet President, J. Casler Secretary, M. Medland, Treasurer, J. Meredith Vice President, D. Carr Past President, N. Judd, A. Whittall, D. Purwell, R. Rombs,

Others in Attendance: Amanda Gibbs Eastside Sewage, Dockside Green representatives including Norm Shearing, Ally and Ian, 15 other members of the Vic West community

Regrets: D. Musgrove, Councillor Loveday

BG called the meeting together at 7:06pm

1. APPROVAL OF AGENDA

- Agenda for the board meeting of May 26, 2015

MOTION

That the agenda for the Board meeting of May 26, 2015 be approved

**Moved and seconded
Carried Unanimously**

2. ADOPTION OF MINUTES

- Minutes from the board meeting of April 28, 2015

MOTION

That the minutes for the Board meeting of April 28, 2015 be approved.

**Moved and seconded
Carried Unanimously**

3. BUSINESS ARISING

- Eastside Sewage Treatment Committee - Presentation from Representatives

This was a presentation from Amanda Gibbs with Eastside select Sewage Treatment Committee and an opportunity to be updated on the current status of consultation efforts, as well as an opportunity for community questions. Amanda started by providing an overview of the political decision making structure, and spoke of how the consultation process has been structured to reflect the need to explore sewage treatment options. Amanda spoke of how the Eastside & Westside committees were designed to change the way the public is involved, which means that it is a messy conversation because decision makers are trying to be as transparent as possible so as to support a high level of public involvement.

Amanda spoke of how the 40 sites are a mixture of public and private

sites and that the survey for public input on these sites is available until June 1st. Amanda indicated that common themes in public feedback received to date include an emphasis of no harm for land & water, the need for proper costing and resource recovery, as well as for safety and liveability. Amanda spoke of how detailed technical sheets have been generated for each of the 40 sites through Eastside's partnership with Urban Systems - these technical sheets will help illustrate how possible treatment options will depend on the site. Apparently members of the public will be asked to rank these 40 options on such criteria at the weekend workshops occurring May 30-31st.

In response to a question about what determined technical feasibility - Amanda spoke of four criteria: 1) capacity to connect with infrastructure, 2) availability of sites; 3) accessibility of sites; 4) proximity of sites to existing outflow options. Apparently all 40 sites were chosen because they are seen as sites that could actually function for sewage treatment.

In response to a question about available private sites - Amanda spoke of how these were either for sale or for sale in the past and subsequently deemed technically feasible based on possible leads. She also indicated that as this process goes on, folks are bringing up other possible sites. On the issue of possible expropriation of private land for public reasons, Amanda said she would have to get back to the VWCA.

In response to a question of what does "available" mean and also included a concern about how to evaluate sites in absence of technical criteria - Amanda spoke of how it is always hard to say what comes first, site or technology.

In response to further concern about site specific technology and a worry about recreating the Esquimalt experience (e.g., openness to one treatment criteria resulting in being forced to accept other criteria) - Amanda spoke of how the Eastside Committee is working hard to counteract a deep sense of betrayal by ensuring that everything that's happening, is happening in public. She then summarized by saying "Not everyone is going to get what they want but you will be able to see where we're going".

In response to a concern about the use of arbitrary criteria for the 40 sites & starting on a blank site - Amanda spoke of how the Eastside committee is starting again because the previous sewage related data was perceived as biased and not to be trusted.

In response to a concern about future differences from current treatment - Amanda spoke of how there are two issues to consider in sewage treatment (the to and the from) and indicated that the Eastside committee is committed to at least a base level of secondary treatment instead of just the current preliminary sewage treatment.

Related to this Amanda spoke of how she is also working with advisory process group who is overseeing the whittling down of the 40 sites to a list of 10 sites that will be presented on June 11th. She indicated that

these sites will be evaluated in depth using a digital public platform for gathering real time input on requirements for possible sites. Then once this process is complete, the CRD technical oversight committee will put out RFP for studying sites in detail. Once this is done, Amanda indicated that there will be a final report out to the public that describes what is available on specific sites and what each option may cost.

In response to a question about involvement of CRD staff - Amanda spoke of how only the director of Parks is involved for reasons of accountability because the CRD provides oversight and is responsible for implementing a solution. In response to a concern about CRD involvement in this committee, Amanda spoke of how the Committee Chair is Victoria Mayor who is supported by other Saanich representatives.

In response to a concern about the need for a community process advocate/ombudsperson who can provide independent adjudication to ensure process is being followed as promised - Amanda spoke of how there are two sets of checks & balance: A citizen consultation advisory group and the elected officials sitting at the Eastside select table. Amanda also indicated that the Eastside Committee is looking into possibly establishing and securing an ongoing role for an oversight advisor.

In response to a question about local rezoning - Amanda said the plan is to have sites available for construction of treatment sites a year from now in order to keep existing funding. She clarified that this is not to say that options that don't require a lower level of funding are not being explored, but just that a focus has always been on retaining existing funding.

Amanda summed things up by reminding folks to fill out the survey and spoke of how all responses are being transcribed and made available online. Amanda said she will be available at Vic West Street Fest and also spoke briefly of what to expect at the weekend Sewage workshops.

- Dockside Green Development - Presentation from Representatives

An opportunity to be updated on the current status of construction plans at the site, as well as an opportunity for community questions.

Norm spoke of how this is the first time back for Dockside to the VWCA since previous CALUC meetings in 2014. He provided a site overview and spoke of how the 15 acre site is at 22% of maximum possible density and that there is still 1 million square feet to build. Using the visual of the old 2005 plan Norm spoke of how it caused trouble moving the development forward and indicated that the new conceptual plan have been accomplished after public consultation with the community. Norm indicated that Dockside has applied to the City for consideration of changes needed to accomplish this new design and that they expect these changes to come to the Committee in June for rezoning and a Public Hearing in December.

It was then Ally's turn to speak and he began by providing an overview of the consultation process and spoke of how changes were necessary because previous plans for density at the site were determined to be

infeasible. As a result of concerns for Harbour Road use, Ally spoke of how original plans for public space at Docksider were all internally facing but that these have since been changed so that they are more publicly accessible to facilitate movement through the Docksider Site.

Ally suggested that we think of these spaces more like Bastion Square than Centennial Square. Related to this, Ally also spoke of how new pathways and parkways have been introduced to the Docksider site and also provided an overview of the new precincts and gateways that are part of the new conceptual design for Docksider. Ally spoke of how the Docksider Landing Precinct is the one commercial centre that is not owned by Docksider and that it already has already got approval from the City for office space.

On the issue of affordable housing at Docksider Green, Ally spoke of the inclusive value of integrating workforce housing into the site. Where the previously approved model for affordable housing was to work with the CRD he said the new proposed partner is Catalyst Developments.

Ally then spoke briefly of plans for interim use at Docksider (Docksider beta) for which applications are in the works with the City because land use and development guidelines are requirement for the use of shipping containers at the site.

On the issue of the Master Development Agreement (MDA), Ally provided an overview of the 5 sets of proposed changes to the 2005 agreement:

- 1) Subdivision - each building has a legal lot which needs approval and changes are needed to the MDA to allow for individual buildings to be built by individual developers.
- 2) Traffic demand management - apparently a new education program & grant are available but it is uncertain what these changes are for. In response to a question about plans for parking at Docksider, Norm indicated that there are 1000 units left to build and that this will mean an additional 1000 cars at Docksider. Apparently there will be underground parking for new buildings.
- 3) LEED standard - spoke of how there are two forms of LEED certification: buildings and neighbourhoods. Because LEED platinum for residential is incredibly expensive only the commercial buildings will be LEED certified but there will be ambitions for LEED platinum certification at the neighbourhood level.
- 4) Amenity package and timing - spoke of how the site is 22% complete but that 75% of amenities delivered. Apparently there is \$5 million worth of amenities still to be delivered.
- 5) Sustainability centre - the sustainability centre will not be built but the \$400,000 contribution will be retained.

As a way of summing up - Ally spoke of how Docksider is trying to emphasize urban agriculture at site in the interim and that this will be demonstrated during the Vic West Street fest and the Docksider Green Dialogues.

Questions:

- 1) Because the majority of people will have cars and they are already problems with existing traffic levels trying to exit Harbour road, what plans are in place to mitigate these current and future impacts. The response was that there will be underground parking.
- 2) On the issue of the Sustainability centre (community amenity for the VWCA) Norm spoke to how the centre as intentioned has been difficult to realize because of cost considerations and also because of requirements for cooperation between multiple parties.
- 3) On the issue of estimated population when Dockside is fully built up, it was said that that there will be an average of 2.3 people for 1300 units.
- 4) On the issue of the ppt shown during the meeting by Dockside a request was made that it be submitted to the VWCA so that it can be made available on the VWCA website.

BG spoke briefly on how the issues of parking, the sustainability centre and the loss of LEED platinum certification for residential buildings are primary community concerns and that these were raised at the CALUC meeting but that no response was received from Dockside on these concerns.

4. REPORTS

A. President - Bernie Gaudet

BG spoke briefly of how risk management frameworks have been submitted and how he would like members to start planning for successors in advance of the 2015 AGM since member appointments to the board are staggered.

ACTION

A transparent process for AGM vision awards needs to be developed as a way of bringing out members of the community to the AGM.

B. Vice President - Jack Meredith

Nothing to report

C. Treasurer - Mike Medland

- March VWCA Financial Statements

MM distributed the financial statements and provided a general overview. A brief discussion ensued on increased expenses as a result of increased programming

ACTION

That clear accounting of the New Youth project be provided when it concludes at end of June.

Person Responsible: MM

MOTION

That the April VWCA Financial Statements be received.

**Moved and seconded
Carried Unanimously**

- D. Secretary - Jaclyn Casler
- New Members for approval:

MOTION

*That Haily Wagner of Catherine St & Brent McMurtry of Selkirk Avenue
be approved as members of the Victoria West Community Association.
Pending confirmation right side of arm street.*

**Moved and seconded
Carried Unanimously**

6. New Business

- Dockside Green Developments

A brief discussion ensued based on a suggestion from DC for the VWCA to put in request for money for park space from dockside. DC also raised a concern about the VWCA needing to look more into the Economic Development Incubator Agreement being proposed for Dockside and how it is only a 10 year agreement.

- Canada Post Post Box Locations in Vic West

A brief discussion ensued on the list of possible site locations that was recently been published and what the City approval process for site locations may be going forward.

7. Announcements

- Saturday & Sunday are the sewage treatment workshop
- Harbour ferry 25th birthday this Friday at steamship terminal

8. Adjournment

- The meeting was adjourned at 9:36 pm