



P.O. Box 44152  
VICTORIA, BC V9A 7K1

**DRAFT MINUTES**

**Pearkes Recreation Centre, 7:00 p.m., Thursday, November 1, 2018**

**In Attendance:** Gabe, Vera, Chris K, Arden, Phil, Russ, Katherine, Irena, Pam, Evan

**Regrets:** Scott, Ed, Elise, Rob

1. **Guest Presentation:** Lisa Hopkins, Head Librarian, Centennial Library
2. **Developer Presentation re #1/21 Obed Avenue:** Peter Hardcastle of Hillel Architecture and Mark Whitney and Anup Grewal of Novus Properties

Peter Hardcastle presented the preliminary designs for the property.

Design included:

- 3-4 four story building which helped to transition to smaller format buildings in the neighbourhood
- Design which visually breaks apart the building through the use peaked roof lines, lighter bay window areas, darker colour recessed areas, broken up roof line and set back top floor
- Plan aims to keep most of the large trees on the property, many of which are 4-5 stories in height
- Building would have 26 units (18 one bedroom, 6 two bedroom & 2 two bedroom plus den)
- Unit sizes range from 460 sq ft to 1100 sf ft
- Some ground floor units would have private decks and access directly from the sidewalk
- The building would be rental in perpetuity
- Plan shows inset sidewalks with decorative paths around the significant trees
- There would be 26 underground parking spots (24 for residents & 2 guest spots)
- Front entrance and driveway would be off Obed St.
- Underground parking would include commuter bike parking, scooter parking and recreational bike storage
- There would be one loading zone spot on Obed, however there is the potential to add two additional street parking spots on Obed
- Peaked roof façade hides a flat roof which would conceal all the mechanical units for the building and could accommodate non-visible solar panels

The developers are asking for rezoning from RS-6 Single Family to RA-10 Apartment (this area has been identified as potential multi-family in the Tillicum LAP) and a variance for parking.

The board was very appreciative of the developers and architect's efforts to design a building which would fit into the character of the neighbourhood and supportive of new rental housing.

It was also suggested that the proposal look at charging stations at each parking spot and solar power.

3. **Approval of minutes** from October meeting with an amendment. The date for the November meeting should be Nov 1, not Nov 2. Arden motion/ Pam seconded. Carried.
4. **Agenda Adopted.** Vera motion/Russ seconded. Carried.
5. **Pre-meeting Agenda Package:**

Gabe explained that in order to keep meetings to the allotted 2 hours, he was recommending sending more of the reports via email so that the board had more time to discuss important issues instead of rushing through routine reports.

After some discussion, the board decided that:

- There should only be one guest presentation at each meeting
- That routine committee reports should be presented and addressed at the meeting quarterly or at relevant times only. Emailed reports should continue when appropriate

#### 6. **Obed Development**

- The board was very positive about the proposal which clearly understood the needs and character of the neighbourhood
- It was recommended that in the future developers be asked to start their presentations with a description of where they are at in the development process and what they will require in terms of zoning, variances, etc.

#### 7. **Board Transition Process**

7.1 The purpose of the board transition documents was to provide greater clarity to the board and to help with director succession. It was noted that many of these documents did not previously exist, so this was an attempt to codify and refine existing procedures and practices.

7.2 GTCA General Operating Principles, it was recommended that the term *permanent establishment* be included as it is a legal term used by Revenue Canada. There were a few other wording changes that needed a bit more work so Gabe asked that board members email edits and changes.

#### 8. **Board Meetings**

After some discussion, the following recommendations were made:

- That the board look into moving meetings to the second Thursday of the month so that they would not conflict with SCAN
- That more effort be put into publicizing guest speaker and/or other presenters to the members and broader community (email, Facebook etc.)
- That the GCTA look at moving meetings to a larger space such as VCKC if we want to publicize meetings more
- Look at booking VCKC for the AGM

#### 9. **GTCA Development Guideline Proposal**

**Vera proposed the development of a GTCA Development Guidelines**

Vera proposed the development of a GTCA Development Guideline document with the following purposes:

1. To revisit planning documents such as the Tillicum Local Area Plan (2000) and the Design Charrette (2005), so that we as a board understand the documents that are currently guiding development in our community.

2. To shift our focus from reactive (having to respond to developers on a case by case basis and the onerous process of preparing responses) to proactive (having a document that summarizes what we would like to see in our community so that developers know what we want before they get going).
3. To get to a point where our board and our members/community understand the vision for development in our community.

She noted that the guidelines would outline preferences that our board and community can agree on. For example: preferred design styles, public amenities, design features, green elements etc.

Vera proposed the following process and timeline:

- November/Early December - initial meetings by the working group
- Jan - Board discussion followed by a public meeting
- Feb - Board discussion
- Feb - Article in the newsletter about the guidelines
- March - Presentation at the AGM

There was general agreement in moving forward on this proposal so Vera would set up the first meeting.

## **10. Upcoming Board Meetings**

### **December Board Meeting/Christmas Party:**

#### **Thursday, December 6**

Party to start at 6:30 pm – quick board meeting at 7 pm

Partners welcome

2915 Colquitz Ave.

#### **January Board Meeting**

Thursday, January 10, 2019

Note: date change due to holidays

SNP Boardroom, Pearkes

**Meeting was adjourned at 9:10 pm. Moved Russ, seconded Pam. Carried.**