

AGM—QPRA November 23, 2014

2-4 pm

Centennial Lodge, Queen's Park

Directors Present: Bob Davis, Joan Davis, Deane Gurney, Catherine Hutson, Jim Hutson, Steve North, Berril Perks.

Absent: None

Chair: Deane Gurney, Acting President

Minutes: Catherine Hutson, Acting Secretary

- 1) Welcome and Introduction by Deane Gurney. He reviewed agenda and then asked for a motion to accept the minutes of the Feb. 2014 AGM. (Copies of those Minutes had been circulated.) Motion accepted. Deane reviewed creation of Comment Cards for attendees to provide feedback on presentations scheduled for the meeting.

- 2) Committee Reports:

TRAFFIC—Berril Perks reviewed first the new website link: www.QPRA.org and invited all to visit the site for updates on neighbourhood issues including traffic. Berril also mentioned the information and feedback NWPD Inspector Eastwood is seeking from organizations and community groups. (Questionnaires were available in hard form at the meeting.) Berril stated the traffic along McBride and Royal is a key issue for residents of QP as well as the use of the neighbourhood streets, esp. during rush hour, by non-residents. He said police are well aware of this and calming measures have been discussed mindful of ensuring a balance to reduce traffic “abuse” of the QP area while retaining ways for residents to get in/out of their neighbourhood. Other points included: Royal Ave. will remain a truck route. Such truck traffic, including that along 10th Ave., is tied to the Patullo Bridge proposal. He also added that Translink has been listening to Residents Associations re: East-West traffic. Berril also said that though it is planned, he is not sure when a QP Traffic Study will be conducted. It is known that at peak times (rush hour?) traffic can be largely “non-resident type.” He also mentioned that 10th Ave would be deemed a Major Road Network. There was talk of reclassifying 4th from 12th to First Streets as a Collector street but that is not proceeding. (Stats show that during peak times 1500 cars travel 4th Ave from 12th to QP's First Street.) Berril also shared that city traffic engineers are aware of issues, adding that traffic congestion and parking stressors around Urban Academy have been discussed at the Traffic Committee.

POLICE—Past President Dave Brett and current Police Committee RA rep. applauded the “fantastic” work achieved via the committee. He cited his own personal experiences about living across from Queen's Park and how he used to hear partying and loud noises on a regular basis.

With the creation of “Operations Queen’s Park”, the police have been to greatly diminish such noise and partying. Dave pointed out that posting signage advising the public that the park is closed Dusk to Dawn was a simple, effective way to reduce park issues. That, and making it known that parents of youth not heeding park hours would be receiving tickets. Dave also encouraged the QPRA to invite Inspector Phil Eastwood to a future meeting, describing the Inspector as an entertaining and informative speaker.

TREASURER—Joan Davis informed the membership that the QPRA had, in 2007, \$750. Now that amount is \$246 and decreasing due to rental and flyer printing costs. She pointed out that the QPRA’s current bylaw does not allow for the charging of membership fees. She asked that the membership consider an amendment to start charging \$5 annually to be collected the next meeting. (Though some members did pay during this meeting.) A motion was introduced, seconded and accepted. Discussion ensued about what constitutes a member. Anyone can attend our meetings and be on a membership list but to have a say during any type of vote or referendum, it was determined that they had to have paid their annual \$5 **and** live in the QP neighbourhood as designated by the boundaries laid out as per the city.

ELECTION OF DIRECTORS—Seven directors agreed to continue on. (Refer to “Directors Present”) After a brief discussion of the work and time commitment involved, Deane asked that those interested in being QPRA directors raise their hands. Four people expressed interest. The membership voted and all were selected. New directors are Laura Drummond, Naomi Perks, Liz Stafford and Karen Smith.

BREAK—Coffee and baked goods (donated by Gail and Steve North) available by donation.

- 3) Meeting resumed at 2:55. Deane introduced Steve North to review the QP Neighbourhood Heritage Study. Steve gave a brief history of how the group came about and the progress made to date, explaining that various sub-committees had been formed to discuss further issues that had been identified during the process. The group and the city are trying to gauge the priorities of the QP residents re: their vision for the future of the neighbourhood re: balancing heritage and development. Steve discussed the heritage survey that was mailed out to each QP resident and encouraged all to complete it—whether online or via hard copy. City planner Julie Schueck advised the group that she had brought copies of the survey for those who might wish a copy.
- 4) Deane advised the group that three groups were present to discuss Heritage Revitalization Agreements. First up was 327 Fourth Street. Representing the owners, architect Gerry Blonski reviewed plans to split the lot and build a second dwelling fronting Pine Street and restore the existing 1913 house. Each lot would be 4,128 sq. feet. There would be an increase in allowable density and a reduction in off-street parking for the properties. Each house would have a secondary suite. Discussion ensued about parking concerns and building to maximum density as well as the heritage merits of the proposed designs. Julie Schueck pointed out that several

changes have occurred re: HRAs. There is now a limit of three years to complete the proposed work. As well, the new house can't be sold until the original/heritage house is restored.

- 5) The second HRA presentation was for 223 Queen's Ave. Owner's son Rick Dixon spoke to the meeting of his mother's need for one-level main floor living, hence the request to build a second house that would front Gifford Street. The proposal would see the current 11,300 sq. ft. lot divided into two lots. The existing 1897 home would be on a 6,628 sq. ft. lot and the new house on a 4,691 sq. ft. lot. There would be an increase in allowable density and reduction in the need for off-street parking. Each house would have a secondary suite. The 1897 house would be (further) restored. Mr. Dixon stated that considerable restoration work had already been done over the years. Minimal discussion about the proposal was noted. The direct neighbour was present and voiced support for proposal.
- 6) The final HRA proposal was presented by Urban Academy (est. 2001) for their work at 101 Third Street. The school seeks council approval for rezoning and an OCP amendment. The HRA would assist the independent school pursue plans to expand their school. Currently UA students are at two sites: 101 Third Street and 601 8th Ave. The school has purchased an 8-unit apartment building at 228 Manitoba adjacent to Robson Manor and hopes to expand the school into one campus with the development of an L-shaped structure around the current site. The new development would include a gymnasium, drama theatres and music rooms. Head of School Cheryle Beaumont and architect Don Grant (?) presented to the audience plans to remove vinyl siding from Robson Manor, paint the exterior in original colors and turn the port cochere space into a pedestrian area. The existing front granite stone wall will be repaired and retained. There will be underground parking for 28 vehicles. Re: parking stressors. Beaumont stated that UA is working with the city for traffic calming measures around the area including a crosswalk and path through Tipperary Park from the Fourth Street parking area that houses overflow city staff parking and weekly seasonal Farmer's Market. Beaumont also advised that UA will assist tenants in the apartment block with relocation issues. Within 7 years UA should house 450 students. Following the UA presentation, Mark Fox spoke. He was representing a community group and speaking for many members of the audience –voicing concerns about how rezoning would result in a loss of affordable housing and tax revenue. There would be an escalation of safety risks with increased traffic rising from 160 to 450 despite calming measures. Mark also pointed out that the density is 1/8 of what is required for a public school. He mentioned that the design was not in keeping with the character of the neighbourhood. (UA architect stated that the mostly glass structure would act as a foil and help contrast the new and the heritage elements of the development.) Following his presentation, a member of the audience questioned why Mark's group was allowed to speak at all. Another member of the audience described the session as "a plot..." A/President Deane Gurney explained that the community group had approached the QPRA to discuss the UA expansion at an upcoming meeting. Deane agreed to this request and then sought out UA and invited them to attend as well. During the presentations and audience questions, city staffers Julie Schueck and Jim Hurst briefly explained the history of RS1, RS6 and HRA zoning as it applied to this site. Questions from the audience continued to centre on traffic

safety, suitable design, manageability of capacity concerns and whether this site is appropriate for the development.

After thanking the crowd and reminding them about completing the comment cards, Inspector Eastwood's survey and the Heritage Study Survey, Deane Gurney adjourned the meeting at approx.. 4:25 pm.