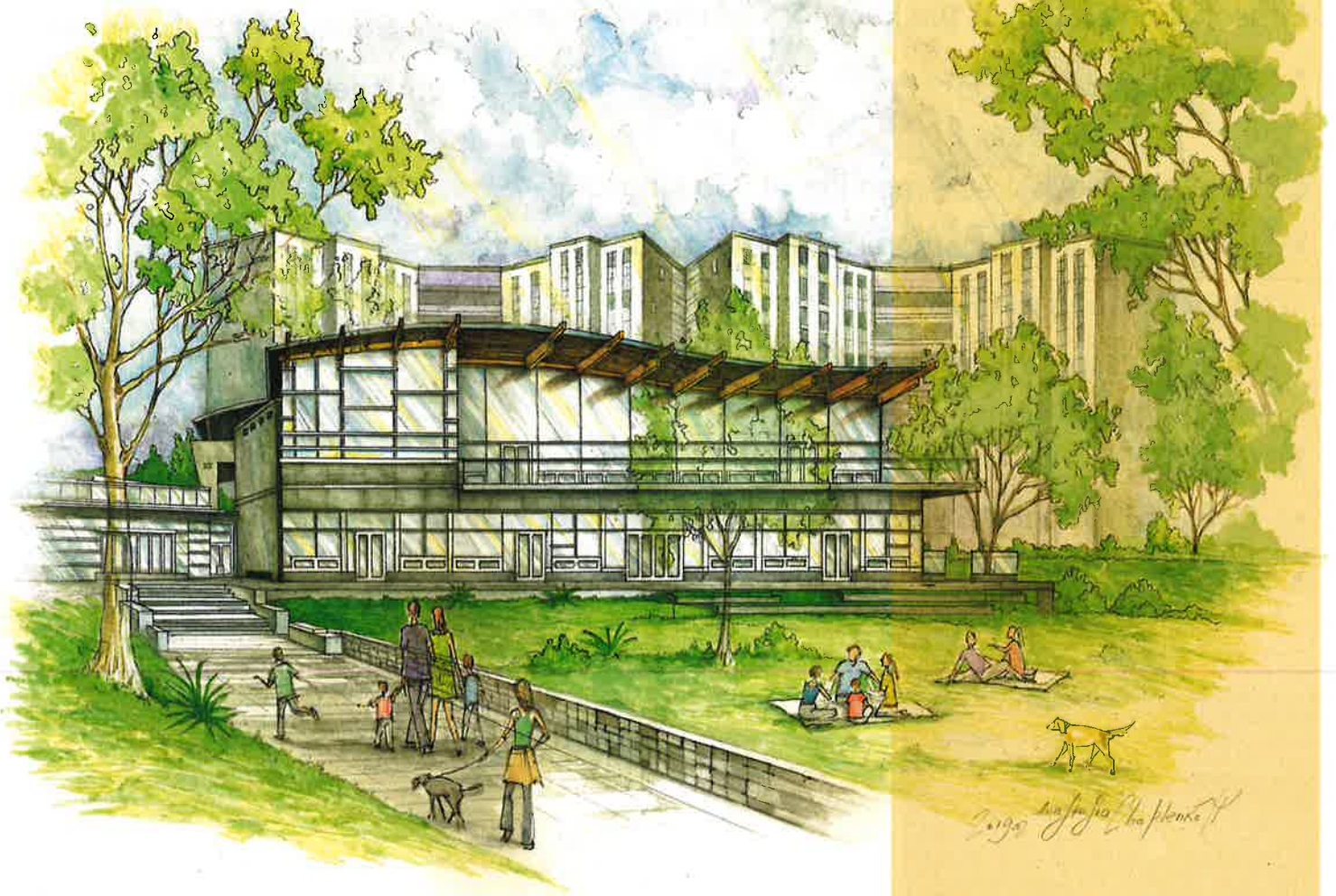


HQ Collective

hqcollective.ca



Engagement Report



Presented for the consideration of the
Capital Regional District Hospitals and Housing Committee
May 1, 2019

Summary

Since October 2018 HQ Collective, a community organization based in Hillside-Quadra, has been engaging with residents on what they would like to see at 950 Kings Road.

Engagement Activities

Rally for Community Space in Hillside-Quadra

- Attended by over 100 residents
- Held at 950 Kings Road on Feb. 24, 2019

Consultation Station at the Rally for Community Space

- Feb. 24, 2019

This report summarizes the data collected through our engagement activities.

Online Survey—Desired Amenities at 950 Kings Rd.

- Based on the data gathered at the Consultation Station during the Rally
- Over 70 respondents since launching Mar. 19, 2019

Victoria Needs a Hillside Library Petition

- Over 1600 supporters from across Greater Victoria
- Presented to City Council Jan. 17, 2019

950 Kings Road

Background

- According to the most recent data, Hillside-Quadra is home to 7245 people, living in 3685 households (2011 Census).
- 173 units and roughly 800 of our neighbours live in Evergreen Terrace, a subsidized housing complex located between Hillside and Bay, just east of Blanshard.
- After densification, the complex could easily include over 400 modular housing units. At the current occupancy rate, over 25% of Hillside-Quadra residents would be living there.
- The nearest library is over 3km away by road.
- The number of families living in Hillside-Quadra has dramatically increased since 2011.
- The Capital Region Hospital District (CRHD) currently owns 950 Kings Road.
- 950 Kings Road (formerly Blanshard Elementary) is currently zoned R3-2, which allows for large buildings, including high density housing, hospitals, rest homes, schools, community centres, and many other types of public buildings.

Discussion

- Quadra Village is underserved in terms of indoor community space, services, programming, and community green space.
- Residents of the modular homes that will be added to Evergreen Terrace will need a neighbourhood living room and a community backyard.
- The Quadra Village Community Centre (QVCC) provides extremely valuable services, but is oversubscribed and thus only able to meet the highest-priority needs of the community. This leaves little capacity to support community-led initiatives and programming that serves the broader community.
- Hundreds of people are asking for these services and community amenities.
- Representatives of QVCC and the Downtown Blanshard Advisory Committee (DBAC) have attempted to negotiate with the CRHD, and have been told that community amenities at 950 Kings Road "do not align with their vision for the site."
- Once it opens, The Summit at Quadra Village (a 320-unit dementia-care hospital) will provide the services once provided at Oak Bay Lodge (on Cadboro Bay Road near Oak Bay Secondary School), and Mount Tolmie Hospital (in Saanich near Richmond and Cedar Hill X), effectively moving these regional facilities from Oak Bay and Saanich to Quadra Village.
- The Oak Bay Lodge and Mount Tolmie Hospital zoning would allow for a mental health facility, so these alternative locations should be explored.

Over 100 community members came out to 950 Kings Road (formerly Blanshard Elementary) on a blustery February day to show their support for green space and community amenities in Hillside-Quadra.

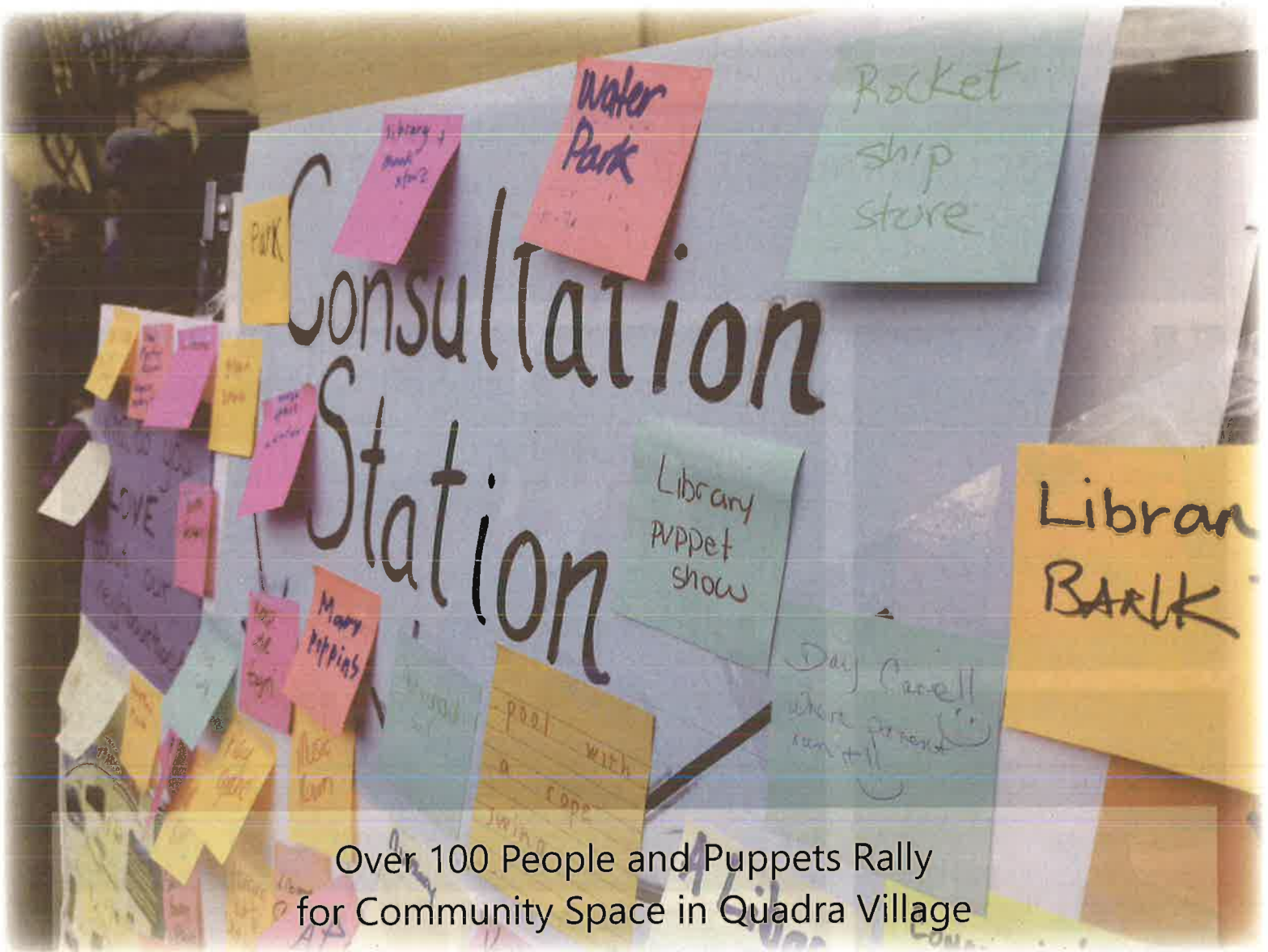


Rally for Community Space in Hillside-Quadra



Feb 24, 2019





Over 100 People and Puppets Rally for Community Space in Quadra Village

Kids and families, hipsters and grandparents gathered at Blanshard Elementary on Feb 24, 2019 to show their support for creating public space for the community at 950 Kings Road.

Seven large puppets and two City Councillors joined the politically engaged 100-150 members of the community, making the rally lively, festive and colourful. Participants took selfies, made heartfelt posters, and contributed their visions of the neighbourhood at the enthusiastically decorated Consultation Station.

Nearly 400 people indicated their interest in attending on the Facebook page for this family-friendly rally, which demonstrated the immense community support for community space in Hillside-Quadra.

The vision is of community amenities like space for community events and meetings, childcare spaces, a library, a neighbourhood gym, and a green space and outdoor play area like a waterpark for everyone to enjoy. Once it is revitalized, this place will act as a creating a community hub and neighbourhood backyard.

Consultation Station at the Rally for Community Space

Consultation Station Results

Auditorium

2.8%

Community Art

2.8%

Community

2.8%

Fitness Room

2.8%

Bike/Skate Park

3.8%

Meeting Rooms

3.8%

Playground

3.8%

Community Garden

4.7%

Community Space

4.7%

Youth Room

5.7%

Library

17.0%

Pool/Waterpark

9.4%

Makerspace

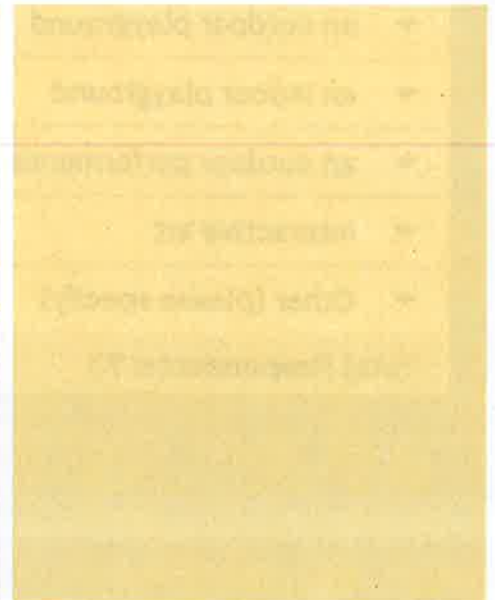
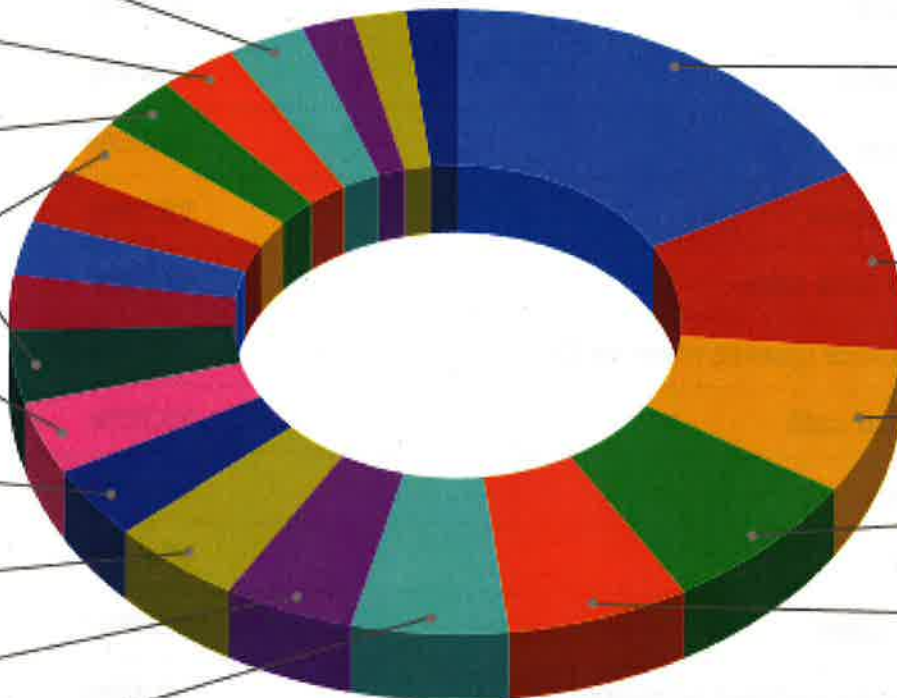
7.5%

Greenspace

7.5%

Childcare

6.6%



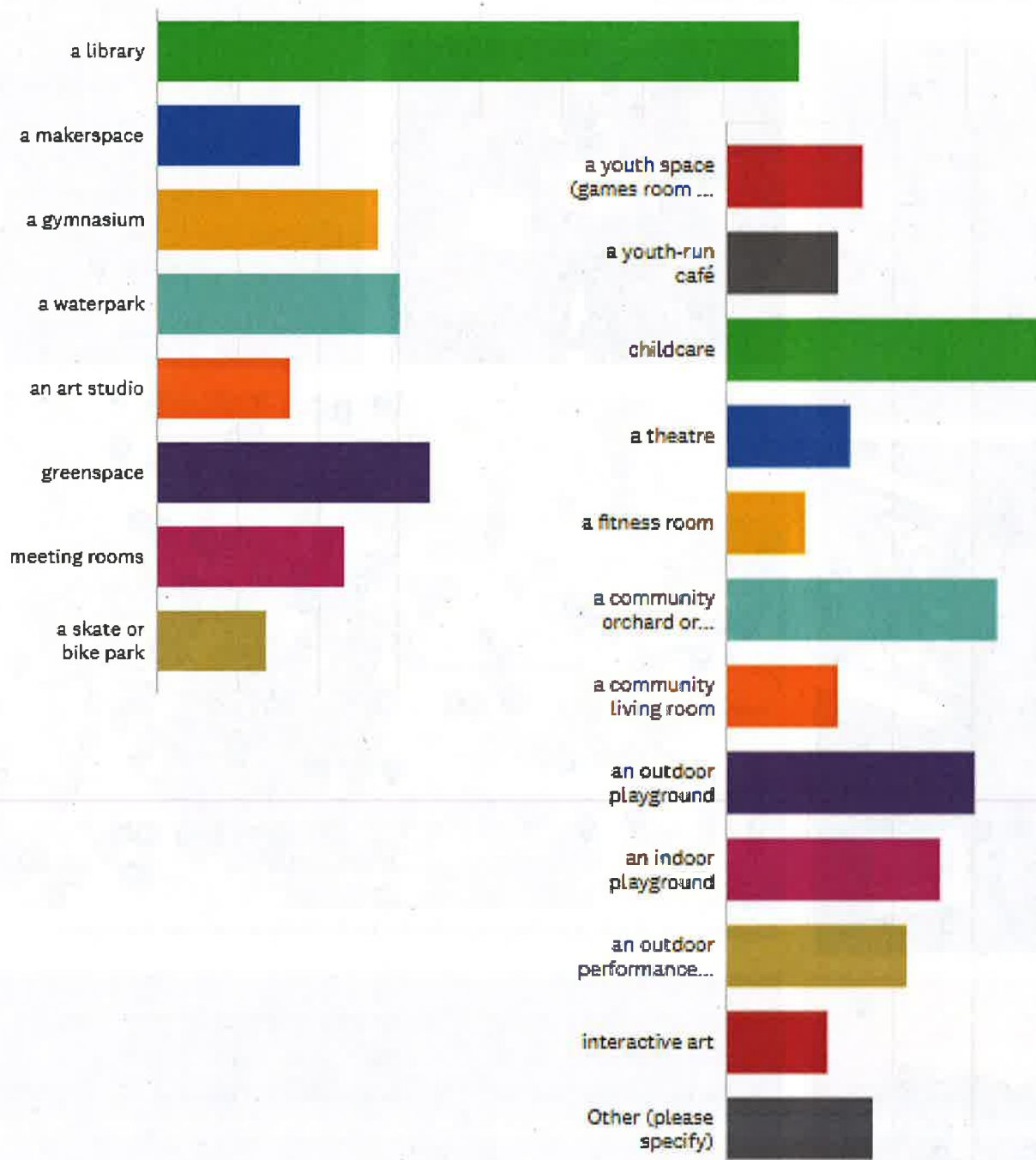
ANSWER CHOICES ▼	RESPONSES ▼
▼ a library	79.45% 58
▼ a makerspace	17.81% 13
▼ a gymnasium	27.40% 20
▼ a waterpark	30.14% 22
▼ an art studio	16.44% 12
▼ greenspace	36.99% 27
▼ meeting rooms	23.29% 17
▼ a skate or bike park	13.70% 10
▼ a youth space (games room or ?)	16.44% 12
▼ a youth-run café	13.70% 10
▼ childcare	38.36% 28
▼ a theatre	15.07% 11
▼ a fitness room	9.59% 7
▼ a community orchard or garden	32.88% 24
▼ a community living room	13.70% 10
▼ an outdoor playground	30.14% 22
▼ an indoor playground	26.03% 19
▼ an outdoor performance space	21.92% 16
▼ interactive art	12.33% 9
▼ Other (please specify) ses	17.81% 13
Total Respondents: 73	

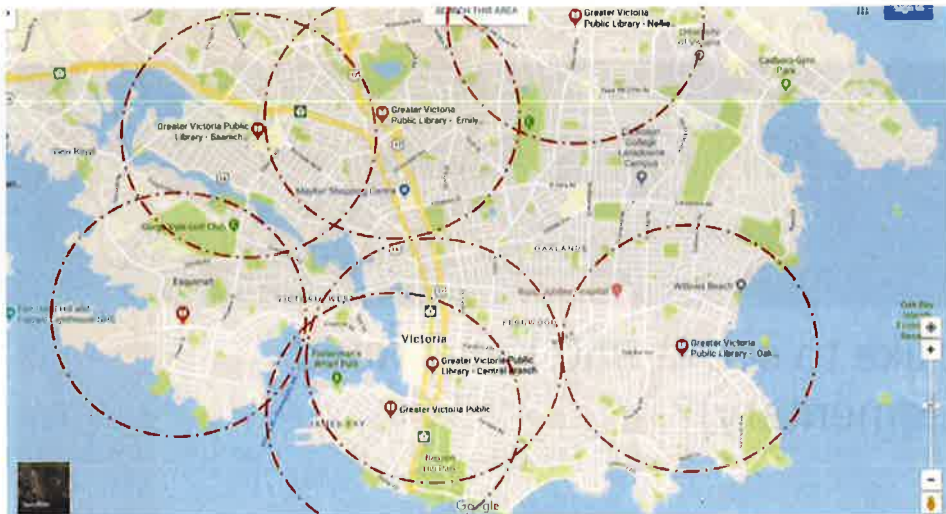
Desired Amenities at 950 Kings Road

Online Survey Results

What would you most like to see at 950 Kings Road (formerly Blanshard Elementary)?

Answered: 73 Skipped: 0

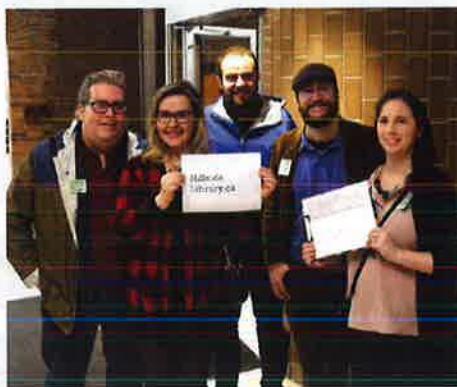




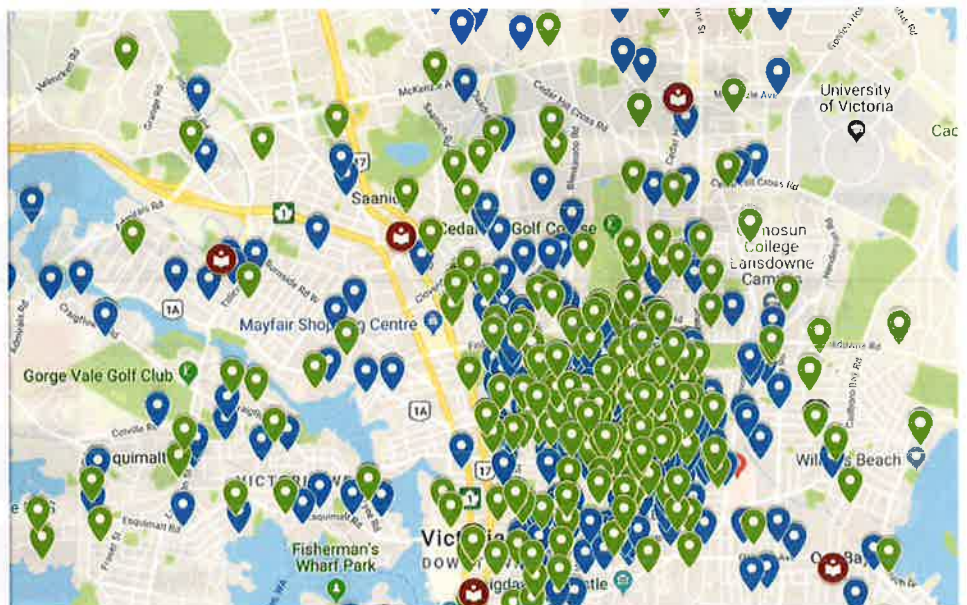
Locations of current Greater Victoria Public Library branches.

Jacque Tyas "Every community needs easy access to a library. A library is so much more than borrowing books it's a place that encourages difference, critical thinking and a sense of community in a safe environment."

Joanne Rada "I can't think of anything better than a library for this wonderful, vibrant community. There are so many children, international students and retired people in this area....all of whom would be regular and appreciative patrons of a local library."



Lyra McLean: "I live close by and run a business in Hillside/Oaklands area! It would be so fantastic to have a library closer that was within walking distance to allow for increased accessibility for young families!"



Supporters of the Victoria Needs a Hillside Library Petition—all over the region.



Toni Love: "The kids in this community desperately need and deserve a library in this area. If they could have a positive educational and free space to come and just be kids it would mean the world to them. This is a very low income neighbourhood and the kids need this so badly."

Victoria Needs a Hillside Library

petition presented to Victoria City Council

Over 1600 signatures from supporters
across Greater Victoria

Supported by:

- Oaklands Community Centre
- Quadra Village Community Centre
- North Park Neighbourhood Association
- Together Victoria

Rainey Hopewell: "A library is among the most fundamental & radical aspects of democracy, public education, social stability & social change. A library's location in many neighbourhoods makes access earth-friendly, since walking-distance uses only human energy to get there. Right now, my nearest public library is in Oak Bay, which uses fossil energy ever time I go. A neighbourhood library for Hillside-Quadra, Oaklands & North Park is a winning notion across every variable involved."

Allison Ashcroft "Libraries are one of many community amenities that are not equitably distributed across Victoria's neighbourhoods. The most significant investment by the city in neighbourhoods are community centres and seniors' centres with some

neighbourhoods enjoying 2 of them... The presence and absence of libraries, community centres, and green space, exposes equity and spatial justice issues I hope our newly elected council will be brave enough to name and address."

Jan 17, 2019



Motions

Victoria City Council (Mar 28, 2019; unanimous)

That Council:

- Places itself on record favouring the retention of parkland and community services at 950 Kings Road, to provide a neighbourhood amenity and community amenity in an area that is seeing substantial current and future densification.
- Directs staff to engage the Downtown Blanshard Advisory Committee and the Capital Regional District / Capital Regional Hospital District and report back to Council on a priority basis with options for creating City parkland and community services at 950 Kings Road.

Mayor Lisa Helps, letter to the CRD (April 12, 2019)

"I believe it is important at this time to state Victoria City Council's desire that any future development at 950 Kings Road would result in no net loss of green space and the inclusion of new community amenities."

City of Victoria Strategic Plan, 2019-2022

"Explore opportunities to expand the Quadra Village Community Centre and greenspace in partnership with the Downtown Blanshard Advisory Committee and the CRD."

Together Victoria

WHEREAS local library branches provide a range of services including books and other materials, job search resources, meeting rooms, courses and workshops, storytime for kids, and a community hub; and,

WHEREAS The Greater Victoria Public Library Facilities Report "Making Space for the Future" (2010) explicitly recognizes the need for a new "Hillside neighbourhood" library branch; therefore, BE IT RESOLVED THAT Together Victoria support initiatives to bring a new Greater Victoria Public Library branch to the northern quadrant of Victoria / Hillside St corridor.

WHEREAS the former Blanshard Elementary School property at 950 Kings Road is at risk; and, WHEREAS the gym and green space is already used by local residents and has so much potential, Therefore;

BE IT RESOLVED THAT Together Victoria support initiatives aiming to convert the former Blanshard Elementary School property at 950 Kings Road into a mixed-use community hub.



March 22, 2019

To: Mayor and Council, City of Victoria

Re: 950 Kings: Securing a Future for a Community Hub in Hillside-Quadra

Dear Mayor and Council,

As the neighbourhood association of Hillside-Quadra we have worked with the neighbourhood to create a vision for a dynamic community hub at 950 Kings Rd. Please consider the need/time sensitivity for this beneficial proposal that would re-invigour the Hillside-Quadra neighbourhood and help absorb the large regional developments that are the Summit at Quadra Village and Evergreen Terrace (present and future).

The Need

- Quadra Village Community Centre (QVCC: legal name Downtown Blanshard Advisory Committee) is the busiest Community Centre in the City and is located across from the largest concentrated low income housing complex in Greater Victoria. It is a key part of community life for people from all walks of life (including diverse economic and cultural backgrounds) and offers a valuable range of community social service and recreation programs and events such as Quadra Village Day. The capacity of the Centre and the Quadra Village Neighbourhood Gym is nearing capacity and the organization can enhance the community even further with expanded space and security of tenure. The 1.2 million dollar annual operating budget coupled with the fact that the Community Centre itself did all the fundraising and even land purchasing towards the 1996 built Community Centre are reflections of how much QVCC itself has brought in community benefit to date.
- The former Blanshard Elementary School at 950 Kings (across the road from QVCC) was integral to the urban renewal planning that allowed for the planning and construction of Evergreen Terrace and Blanshard Street itself. In the quadrant bordered by Bay, Hillside, Quadra and Blanshard this 1.4 hectare school site was a key hub for the community featuring playing fields, playground equipment, park like frontage, the gymnasium and two floors of classrooms. It gave children, families and other residents room to roam and play in this densely populated quadrant featuring a number of townhomes but primarily apartment living.

The Vision

- When the school closed the site became increasingly unavailable to local residents, peaking with the purchase and planning of the Summit of Quadra Village. Boredom amongst tweens/youth and a lack of access to reasonable playspaces became visible in the neighbourhood. While the use of the (now named) Quadra Village Community Gym has been a good first step

Caring –Inclusive–Respectful–Community

www.quadravillagecc.com

towards community access to the remaining 3.5 acre parcel of the school building and property the City has a unique opportunity to purchase 950 Kings and with it a future that could include:

- welcoming green space accessible to residents
- Community Centre operated amenities such as the Quadra Village Neighbourhood Gym, daycare and other community program space
- potential for a northern Library Branch on the scale of the new Emily Carr (Uptown) branch or the Goudy branch (Langford)

- The quadrant featuring Evergreen Terrace and the (under construction) Summit at Quadra Village has two large regional providers/interests in BC Housing and the Capital Regional Hospital District that do not have mandates that readily flex to include neighbourhood amenities that are not about housing or hospitals. As a result there is a danger that the building and lands at 950 Kings will become part of an over concentration of regional amenities that don't account for quality of life in Hillside-Quadra. By purchasing 950 Kings, the City of Victoria would be investing in enhancement of a vulnerable neighbourhood through access to green space and valuable community services.

Time Sensitivity

- An emerging dynamic is that we were alerted in late January that the Capital Regional District / Capital Regional Hospital District staff are actively planning for 950 Kings. They have developed plans for mixed market housing and a residential health facility at 950 Kings. I let them know that we were promised consultation in advance of planning for 950 Kings by the CRHD and that we had been invited (through a CRHD Board motion) to be a part of multi stakeholder meetings with BC Housing, Capital Regional Hospital District, Capital Regional District (Housing) and School District 61. Despite reminders of this the meetings and consultation haven't happened. The reality is that CRHD staff have been working hard on this with two lenses/mandates (CRD Housing and Island Health) . So far, they are purely examining this as an opportunity to do something within their mandates. I have been told bluntly that the items in our briefing note (above) are not likely to be seen as a match with the CRHD or CRD Housing mandates. Michael Barnes agreed to take the ideas of neighbourhood gym, daycare, greenspace and library forward for consideration but he is not hopeful and we have not heard back. A multi stakeholder project on the site could lead to some opportunities (eg: community space for daycare at the Burnside School redevelopment) but with the CRHD and CRD solely calling the shots we are in tough. As well, small gains at 950 Kings do not address the fact that Evergreen Terrace and other dense housing projects in Hillside-Quadra are still here without any of the relief that was once present with Blanshard Elementary School and its fields. Instead the entire Blanshard Elementary School and grounds is projecting to be a landing spot for 3 regional priorities (complex care, residential health and housing) and kids and families in this quadrant of the neighbourhood will be bordered by Quadra, Blanshard Bay and Quadra with limited accessible green and amenity spaces in between). The time to act is definitely now as the

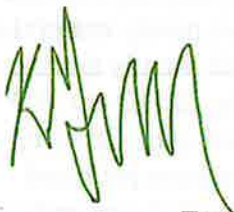
CRHD is saying they won't extend the Quadra Village Neighbourhood Gym lease beyond its expiry in 2021 as it is clearing the way for redevelopment.

The Benefits

- Acting now to ensure to make the strategic purchase of 950 Kings Rd from the Capital Regional Hospital District will ensure that the green space and amenities help build community capacity, health and accessibility to the full spectrum of the neighbourhood and community
- Ongoing access to recreational opportunities including gym access for the Community Centre which has had such access since 1974. Continuance of programs such as Kindergym, youth recreation nights and cultural dance.
- Investing in healthy options for local, children and youth from low income backgrounds secures healthy opportunities and helps improve social conditions and act as a useful tool in crime prevention
- Community Centres offer a return of \$7-\$10 of programming for every \$1 invested by the City
 - An addition of up to 60 childcare spaces in a City that is increasingly short of childcare
 - Increased access to literacy building resources in a lower literacy neighbourhood

Thanks for considering this request for the City to purchase 950 Kings is an important, unique and time sensitive request that will benefit the short and long term health of Hillside-Quadra, surrounding neighbourhoods and the City as a whole.

Sincerely,



Kelly Greenwell, Executive Director
Quadra Village Community Centre / Downtown Blanshard Advisory Committee
t. 250 388 7696 ext.221 e. kelly@quadravillagecc.com



February 19, 2019

Mayor and council

Re: Purchase of former Blanshard School site by city of Victoria

The North Park Neighbourhood Association (NPNA) supports the purchase of the former Blanshard School site by the city of Victoria for the purpose of developing community amenities, as proposed by the Hillside-Quadra/Quadra Village community through their Neighbourhood Action Committee.

The site is currently owned by regional interests, and the Capital Regional Hospital District has a tentative plan to build mixed-market housing and another regional health facility on it. This is in addition to the adjacent Summit at Quadra Village facility being built on former Blanshard School playing fields that will replace Mt. Tolmie Care Hospital and Oak Bay Lodge.

The former school and playing fields were an integral part of building a community in the Hillside Quadra neighbourhood and the loss of this asset to regional facilities will have a serious impact on the community. The dramatic loss of green space and play space is not in keeping with the development of a healthy community. We note that Evergreen Terrace low-income housing will be physically cut off from the neighbourhood by the massing of the proposed regional facilities and that the neighbourhood at large will suffer the loss of significant green space and services.

A counter proposal from Quadra-Hillside cites the need for accessible green space, a neighbourhood gym, daycare and other programs, the potential for a library branch – all community-building endeavours that the NPNA supports. By purchasing 950 Kings, the former Blanshard School property, the city of Victoria would be in a position to establish amenities for a low-income, underserved city neighbourhood, with the access to green space and community services that are essential to a healthy community.

Thank you for your consideration.

Sincerely,

A handwritten signature in black ink, appearing to read "Jenny Farkas".

Jenny Farkas, President

cc: Hillside/Quadra Neighbourhood Association and Downtown Residents' Association

**Mission**

The Oaklands Community Association's vision is to provide a welcoming, engaging, sustainable community where all members can live, learn and thrive.

April 30, 2019

Re: 950 Kings Road

Dear Mayor and City Council,

The Oaklands Community Association (OCA) supports the purchase of the former Blashard School at 950 Kings Road by the City of Victoria. This 3.5 acre piece of land has the potential to be repurposed for much needed community amenities, accessible gathering space, and urban greenspace in ways that the current proposal by the Capital Region Hospital District does not. The OCA commends the Hillside-Quadra/Quadra Village Community Centre and the Neighbourhood Action Committee for their consultation with community and rallying of community support.

The OCA encourages the City of Victoria to retain the land at 950 Kings Road and to engage with the Quadra-Hillside community to learn more about the specific needs of the residents. The proposed development by the Capital Regional Hospital District would lead to a loss of green space. Meanwhile, retaining 950 Kings Road would result in improved community amenities, and expand the Quadra Village Community Centre's ability to provide services to more residents in Quadra-Hillside and neighbouring communities.

Victoria City Council are in a position to accomplish several aspects of their Strategic Plan by retaining the property at 950 Kings Road. Accessible green space, neighbourhood gym, a potential public library branch, child care, and a community gathering space will improve the quality of life for those in Hillside-Quadra, and it will also be a benefit to residents in neighbouring community of Oaklands as well. As the Oaklands Community Association works towards completing our Oaklands Neighbourhood Plan and planning for a new community centre, we look forward to working with Hillside-Quadra to develop complementary neighbourhood amenities that will improve the quality of life for our neighbourhoods as well as Greater Victoria.

Sincerely,

Sarah Murray

Saran Murray
Community & Fund Development Coordinator
Oaklands Community Association
250-370-9101 ext. 4
community@oaklandsca.com

Oaklands Community Association
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