



REVISED AGENDA - COMMITTEE OF THE WHOLE

Thursday, July 18, 2019, 9:00 A.M.

COUNCIL CHAMBERS, CITY HALL, 1 CENTENNIAL SQUARE

The City of Victoria is located on the homelands of the Songhees and Esquimalt People

Pages

A. APPROVAL OF AGENDA

B. CONSENT AGENDA

Proposals for Consent Agenda

- C.1 - Minutes for the Citizens' Assembly Council Committee held March 27, 2019
- C.2 - Minutes from the meeting held July 4, 2019
- G.3 - Proclamation - Clover Point Parkrun Day
- I.1 - Conference Attendance Request for Councillor Alto at the Canadian Capital Cities Annual Conference

C. READING OF MINUTES

- | | | |
|-----|--|---|
| C.1 | <u>Minutes for the Citizens Assembly Council Committee held March 27, 2019</u> | 1 |
| C.2 | <u>Minutes from the meeting held July 4, 2019</u> | 3 |

D. PRESENTATIONS

- | | | |
|-----|---|----|
| D.1 | <u>City Family - Oral Presentation - Brianna Dick</u> | |
| D.2 | <u>Budget Consultation with VicPD Board Finance Committee</u> | 10 |
- A presentation to Council to obtain input on Council priorities for public safety and Council's perspective on the budget process and presentation.*

E. UNFINISHED BUSINESS

F. LAND USE MATTERS

- | | | |
|-----|---|----|
| F.1 | <u>Rezoning Application No. 00598 and Development Permit with Variance Application No. 00506 for 953 Balmoral Road (North Park)</u> | 18 |
|-----|---|----|

Addendum: Revised Attachment A, Additional Correspondence, Presentation

A report to Council presenting an update on the Rezoning and Development Permit with Variance applications for the property located on 953 Balmoral

Road which is to construct a multi-unit residential building consisting of approximately 11 rental dwelling units, with a recommendation to decline.

G. STAFF REPORTS

G.1 Government Street Report

Addendum: Report from the Mayor

***G.1.a Report from City Staff 107**

Addendum: Presentation

A report to Council providing an update based on a business charrette, an approved Downtown Public Realm Plan, lessons learned from the 2018 Government Street pedestrian mall pilot, and new information received from businesses in 2019, with a recommendation to defer a decision until 2020.

***G.1.b Report from the Mayor 128**

A report to Council providing alternative and supplemental recommendations to the staff report with a focus on transitioning Government Street to a people-priority place.

Addendum: Revised Report

***G.2 Centennial Square Action Plan - Update Report 139**

Addendum: Revised Attachment A

A report providing an update on the work completed to date on the Centennial Square Action Plan project including an overview of outcomes and public stakeholder consultation, with a recommendation to endorse the results to date.

G.3 Proclamation - Clover Point Parkrun Day 383

A report regarding the proclamation for the Clover Point Parkrun Day.

H. NOTICE OF MOTIONS

I. NEW BUSINESS

I.1 Conference Attendance Request for Councillor Alto at the Canadian Capital Cities Annual Conference 386

A Council member motion regarding a request for Councillor Alto to attend the Canadian Capital Cities Annual Conference

J. ADJOURNMENT OF COMMITTEE OF THE WHOLE



MINUTES – CITIZENS ASSEMBLY ON AMALGAMATION

March 27, 2019, 9:00 A.M.

City Hall, 1 Centennial Square, Victoria, BC

The City of Victoria is located on the homelands of the Songhees and Esquimalt People

PRESENT: Mayor Helps, Councillor Young, Councillor Isitt, Councillor Loveday

STAFF PRESENT: A. M. Ferguson - Recording Secretary, C. Coates - City Clerk

A. APPROVAL OF AGENDA

Moved By Councillor Loveday

Seconded By Councillor Young

That the agenda be approved.

CARRIED UNANIMOUSLY

B. READING OF MINUTES

B.1 Minutes from the meeting held March 22, 2019

Moved By Councillor Isitt

Seconded By Councillor Young

That the minutes from the meeting held March 22, 2019, be adopted.

CARRIED UNANIMOUSLY

C. UNFINISHED BUSINESS

C.1 General Discussion on the Citizens' Assembly on Amalgamation Committee Process

Committee continued discussions on the terms of reference for the Committee.

Committee discussed Section 8 of the terms of reference:

- The need for an advisory working group for oversight of the joint committee.

Recommended changes:

8.2: Rewording in bullet three as follows: "Supporting respectful dialogue and deliberation amongst members leading to consensus based decisions and uphold assembly procedures as per these terms of reference. If members feel that consensus based decision making is not working at any given point in the deliberations, a group of three members may request that

the chair call a vote on any given matter. Once five members ask for this the chair must ask the assembly to decide the matter by vote."

8.3: Rewording of the first sentence as follows: "A Working Group will be approved by the Council's of Saanich and Victoria".

8.4: Delete the second bullet.

Committee discussed Section 9 of the terms of reference:

9.0: Rewording of the first paragraph as follows: "It is expected that discussion, debate and decision making of the Citizens' Assembly will be undertaken based on consensus of members. If members feel that consensus based decision making is not working at any given point in the deliberations, a group of three members may request that the chair call a vote on any given matter. Once five members ask for this the chair must ask the assembly to decide the matter by vote."

Addition of a new section 10 named process concerns: "If the facilitator or the majority of the members of the citizens' assembly lose confidence in the process there is an appeal for review to the Council of Saanich and Victoria through the joint standing committee."

Moved By Mayor Helps

Seconded By Councillor Isitt

That the draft Terms of Reference for the Citizens' Assembly be provided to Council for information at the March 28, 2019 Council Meeting, and placed on the agenda for the April 4, 2019 Committee of the Whole Meeting for consideration.

FOR (3): Mayor Helps, Councillor Young, and Councillor Isitt

OPPOSED (1): Councillor Loveday

CARRIED (3 to 1)

E. ADJOURNMENT

Moved By Councillor Isitt

Seconded By Councillor Young

That the meeting be adjourned at 9:42 a.m.

CARRIED UNANIMOUSLY

CITY CLERK

MAYOR



MINUTES - COMMITTEE OF THE WHOLE

July 4, 2019, 9:02 A.M.

COUNCIL CHAMBERS, CITY HALL, 1 CENTENNIAL SQUARE

The City of Victoria is located on the homelands of the Songhees and Esquimalt People

PRESENT: Mayor Helps in the Chair, Councillor Alto, Councillor Isitt, Councillor Loveday, Councillor Potts, Councillor Collins, Councillor Thornton-Joe, Councillor Dubow, Councillor Young

STAFF PRESENT: J. Jenkyns – City Manager, S. Thompson - Deputy City Manager / Director of Finance, F. Work - Director of Engineering & Public Works, B. Eisenhauer - Head of Engagement, C. Coates – City Clerk, C. Havelka - Deputy City Clerk, A. Hudson - Acting Director of Sustainable Planning & Community Development, J. O'Connor – Deputy Director of Finance, T. Zworski - City Solicitor, R. Batallas - Senior Planner, N. Sidhu - Assistant Director of Parks, Recreation & Facilities, C. Royle - Deputy Fire Chief, Kai Okazaki – Planning Assistant, L. Milburn – Senior Planner – Housing Policy, P. Angelblazer - Committee Secretary.

A. APPROVAL OF AGENDA

Moved By Councillor Loveday

Seconded By Councillor Alto

That the agenda be approved.

CARRIED UNANIMOUSLY

C. READING OF MINUTES

C.1 Minutes from the meeting held March 7, 2019

Moved By Councillor Isitt

Seconded By Councillor Collins

That the minutes from the meeting held March 7th, 2019, be adopted.

CARRIED UNANIMOUSLY

E. LAND USE MATTERS

E.1 Residential Rental Tenure Zoning

Council received a report dated June 20th, 2019, from the Acting Director of Sustainable Planning & Community Development regarding a proposal to apply Residential Rental Tenure (RRT) zoning to existing purpose-built unit residential market rental properties in response to a Council motion from December 13, 2018 that outlines a range of directions for introducing and applying RRT zoning.

Committee discussed:

- *Parameters for consultation, including focus and format;*
- *Anticipated feedback from the community and other stakeholders;*
- *Economic and financing impacts of the policy.*

Moved By Councillor Isitt

Seconded By Councillor Alto

That Council direct staff to:

1. Prepare draft zoning bylaw amendments to apply residential rental tenure zoning to existing purpose-built market rental properties through a phased approach.
2. Exclude the application of residential rental tenure zoning from secondary suites and garden suites.
3. Undertake focused consultation with affected property owners and the public to seek feedback on the draft zoning bylaw amendments and report the outcomes to Council.
4. Prepare zoning bylaw amendments for first and second readings for consideration at separate public hearings.

FOR (8): Mayor Helps, Councillor Alto, Councillor Isitt, Councillor Loveday, Councillor Potts, Councillor Collins, Councillor Thornton-Joe, and Councillor Dubow

OPPOSED (1): Councillor Young

CARRIED (8 to 1)

F. STAFF REPORTS

F.1 Victoria Housing Reserve Fund Guidelines Update

Council received a report dated May 29th from the Acting Director of Sustainable Planning and Community Development in regards to a report outlining recommendations on updates to the Victoria Housing Reserve Fund guidelines in response to previous Council motions related to requests for funding on redevelopment projects.

Committee discussed:

- *Merits of the new guidelines;*
- *Anticipated revenue, funding models and mechanisms;*
- *Difference between current policy and proposed approaches.*

Moved By Councillor Collins
Seconded By Councillor Potts

That Council direct staff to:

1. Continue considering Victoria Housing Reserve Fund applications based on gross new units in redevelopment projects.
2. Add a Tenant Assistance Plan section to the Victoria Housing Reserve Fund application form to provide clarity on tenant protections for redevelopment projects seeking funding.
3. Establish a Victoria Housing Reserve Fund Working Group for future policy reviews and revisions to the Victoria Housing Reserve Fund Guidelines on an as-needed basis.
4. Update the Victoria Housing Reserve Fund Guidelines as follows:
 - a. add a funding cap, indicating that grant contributions must not exceed non-refundable contributions from other levels of government on the same project
 - b. remove staff assessment timeline of “within one month after the intake deadline, and two months to receive a Council decision.”
 - c. replace existing fund definitions with Victoria Housing Target definitions and only fund units for very low, low, and low to moderate incomes.

Councillor Young requested that part 1 of the recommendations be considered separately.

On number 1:

Moved By Councillor Collins
Seconded By Councillor Potts

1. Continue considering Victoria Housing Reserve Fund applications based on gross new units in redevelopment projects.

FOR (7): Mayor Helps, Councillor Alto, Councillor Loveday, Councillor Potts, Councillor Collins, Councillor Thornton-Joe, and Councillor Dubow

OPPOSED (2): Councillor Isitt, and Councillor Young

CARRIED (7 to 2)

Moved By Councillor Collins
Seconded By Councillor Potts

2. Add a Tenant Assistance Plan section to the Victoria Housing Reserve Fund application form to provide clarity on tenant protections for redevelopment projects seeking funding.

3. Establish a Victoria Housing Reserve Fund Working Group for future policy reviews and revisions to the Victoria Housing Reserve Fund Guidelines on an as-needed basis.
4. Update the Victoria Housing Reserve Fund Guidelines as follows:
 - a. add a funding cap, indicating that grant contributions must not exceed non-refundable contributions from other levels of government on the same project
 - b. remove staff assessment timeline of “within one month after the intake deadline, and two months to receive a Council decision.”
 - c. replace existing fund definitions with Victoria Housing Target definitions and only fund units for very low, low, and low to moderate incomes.

FOR (8): Mayor Helps, Councillor Alto, Councillor Isitt, Councillor Loveday, Councillor Potts, Councillor Collins, Councillor Thornton-Joe, and Councillor Dubow

OPPOSED (1): Councillor Young

CARRIED (8 to 1)

Committee recessed from 10:10 a.m. to 10:17 a.m.

F.2 Advisability of Cannabis Consumption Sites Pilot or Regulations

Committee received a report dated June 26th, 2019 from the City Clerk regarding the advisability of initiating a pilot or introducing regulations for cannabis consumption sites. The report outlines the complex legal and policy framework unique to Victoria that renders a decision to allow consumption sites inadvisable.

Committee discussed:

- *Uncertainty with current regulatory environment;*
- *Aspirations for future regulations.*

Moved By Councillor Isitt

Seconded By Councillor Thornton-Joe

That the Committee receive the report for information.

Motion to refer:

Moved By Councillor Isitt

Seconded by Councillor Thornton-Joe

That consideration of this matter be postponed until receipt of information on provincial and federal regulations of cannabis consumption.

CARRIED UNANIMOUSLY

H. NEW BUSINESS

H.1 Reconsideration of Council Motion on 1708 Coronation Street

Committee received a report dated the 28th of June 2019, from the Mayor in regards to a reconsideration of a motion made at the Committee of the Whole meeting on the 20th of June in order to allow for the public hearings for the rezoning and the development permit applications to happen concurrently.

Moved By Mayor Helps

Seconded By Councillor Loveday

That the Committee re-open a discussion on Development Permit with Variances No. 00663 for the lot on 1708 Coronation Avenue.

CARRIED UNANIMOUSLY

Committee discussed:

- *Public concern around the process;*
- *Merit of bundling public hearings for applications relating to the same property.*

Moved By Councillor Loveday

Seconded By Councillor Collins

That Council, after giving notice and allowing an opportunity for public comment at a meeting of Council, and after the Public Hearing for Rezoning Application No. 00663 if it is approved, consider the following motion:

"That Council authorize the issuance of Development Permit with Variance Application No. 00663 for 1708 Coronation Avenue in accordance with:

1. Plans date stamped May 23, 2019.
2. Development meeting all Zoning Regulation Bylaw requirements, except for the following variances:
 - a. reduce front yard setback from 7.50m to 3.84m;
 - b. reduce rear yard setback from 10.70m to 1.54m;
3. The Development Permit lapsing two years from the date of this resolution."

FOR (8): Mayor Helps, Councillor Alto, Councillor Isitt, Councillor Loveday, Councillor Potts, Councillor Collins, Councillor Thornton-Joe, and Councillor Dubow

OPPOSED (1): Councillor Young

CARRIED (8 to 1)

F. STAFF REPORTS

F.1 Victoria Housing Reserve Fund Guidelines Update

Mayor Helps recalled the vote on point number one for the F.1 Agenda item for the benefit of having a more robust discussion around its merits and to allow for more information to be provided.

Committee discussed:

- *Concerns that the current approach would incentivize demolishing and replacing properties as opposed to incentivizing new development;*
- *Importance for non-profit housing providers to receive full funding for unit replacement.*

Moved By Councillor Collins

Seconded By Councillor Potts

That Council direct staff to:

1. Continue considering Victoria Housing Reserve Fund applications based on gross new units in redevelopment projects.

Motion to refer:

Moved By Councillor Dubow

Seconded By Councillor Isitt

That the matter be referred to the following COTW meeting on the 11 of July to be considered after the Housing Strategy item.

CARRIED UNANIMOUSLY

H.2 Amenities in Neighbourhoods

Committee received a report dated June 27, 2019 from Councillor Loveday in regards to discussions around the acquisition of greenspace and parks in neighbourhoods where development is occurring.

Moved By Councillor Loveday

Seconded By Councillor Thornton-Joe

That Council consider as part of the 2020 budget discussions the allocation of some new assessed revenue for parks and greenspace acquisition and amenities in neighbourhoods where development is occurring.

CARRIED UNANIMOUSLY

H.3 Citizen's Assembly Committee - Appointing an Alternate (Verbal)

Two Citizen's Assembly Committee meetings with Saanich are scheduled in July and two Council members are not able to attend all the meetings. An alternate is required to participate in the meetings on behalf of the absent members.

Councillors Alto and Potts expressed interest in serving as alternates for the meetings in question. Council held a vote by ballot to determine the alternate. Councillor Alto received a majority of votes.

Moved By Councillor Loveday

Seconded By Councillor Alto

That Councillor Alto be appointed as a first alternate to the Citizen's Assembly Committee

CARRIED UNANIMOUSLY

Moved By Councillor Loveday

Seconded By Councillor Alto

That Councillor Potts be appointed as a second alternate to the Citizen's Assembly Committee.

CARRIED UNANIMOUSLY

I. NOTICE OF MOTION

Councillor Loveday provided a verbal notice of motion for the meeting on the 11th of July in regards to the appointment of an alternate for the CRD Arts Commission.

J. ADJOURNMENT OF COMMITTEE OF THE WHOLE

Moved by Councillor Alto

Seconded by Councillor Collins

That the Committee of the Whole Meeting be adjourned at 11:16 a.m.

CARRIED UNANIMOUSLY

CITY CLERK

MAYOR



BUDGET CONSULTATIONS

Objective

The purpose of the meeting is for the Police Board:

1. To obtain input on councils' priorities in relation to public safety
2. To gain a better understanding of council's perspective on the current budget process and presentation

From councils' perspective:

1. Which strategic priorities would you highlight in relation to public safety?
2. What are the strengths of the current budget process?
3. What gaps are not addressed by the current budget process, and how should they be addressed?

Current Budget Process



2020 Budget Timeline

Month	Strategy
May 2019	<ul style="list-style-type: none"> Budget package distributed to managers
June	<ul style="list-style-type: none"> Police Executive Team to meet with City Manager/CAO and Finance Directors to discuss improvements to the budget process Completion of zero based budgets and internal review by Chief/Deputy Chiefs/Controller
July	<ul style="list-style-type: none"> Finance committee to consult with Victoria Council Finance committee to consult with Esquimalt Council Guidance from Police Board on budget presentation structure Policy Guidance from Police Board to staff Police Executive Team to meet with City Manager/CAO and Finance Directors to examine opportunities to create greater efficiencies Presentation of initial core budget and resource requests by Finance Committee
September	<ul style="list-style-type: none"> Recommendation of provisional budget by Finance Committee To Police Board Police Board approval of Joint Board/Councils presentation Police Board approval of Provisional Budget
October	<ul style="list-style-type: none"> Police Executive Team to meet with City Manager/CAO and Finance Directors to present budget in entirety Joint Board/Council meeting: presentation of provisional budget Police Board approval of City of Victoria council presentation
November	<ul style="list-style-type: none"> Presentation of Budget to Victoria Council Police Board approval of Township of Esquimalt council presentation
December	<ul style="list-style-type: none"> City of Victoria Budget Town Hall Meeting
January 2020	<ul style="list-style-type: none"> Presentation of Provisional Budget to Esquimalt Council
April	<ul style="list-style-type: none"> Final approval by both councils

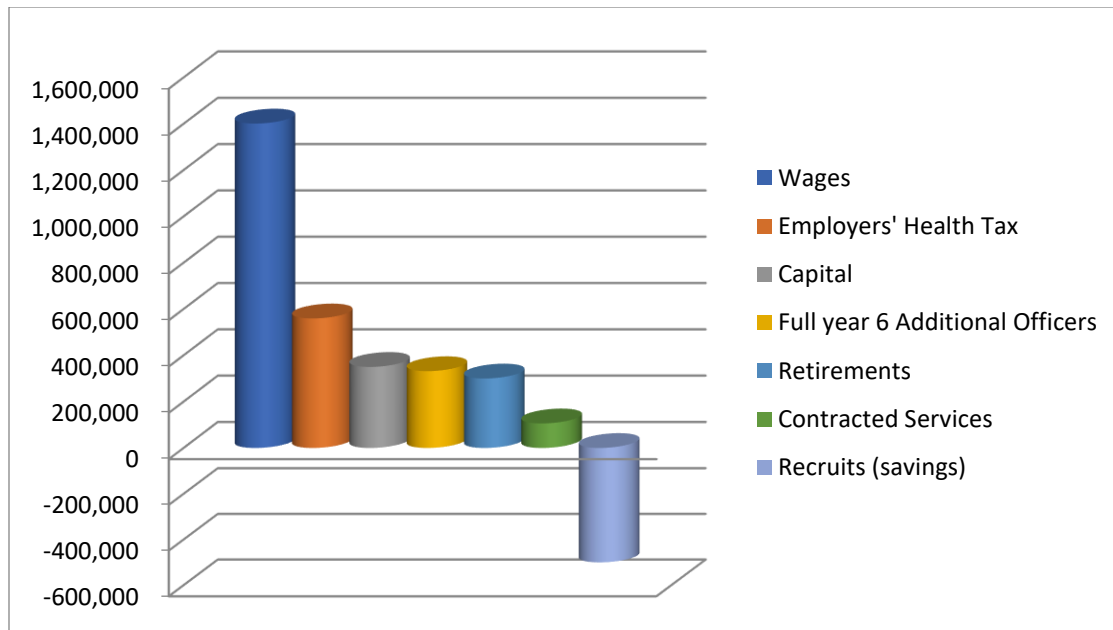
Cost Drivers (and opportunities) for the 2020 Budget

Cost Drivers

- Increments in the collective agreements
- Full year costs for the 6 additional officers approved in 2019
- Employers' Health Tax
- Maintenance of capital reserves
- Retirements
- Contracted services to outside agencies (CREST, E-Comm, PRIME etc)

Cost Reduction Opportunities

- Recruitments at lower wage levels (savings)
- Greater integration with other police departments

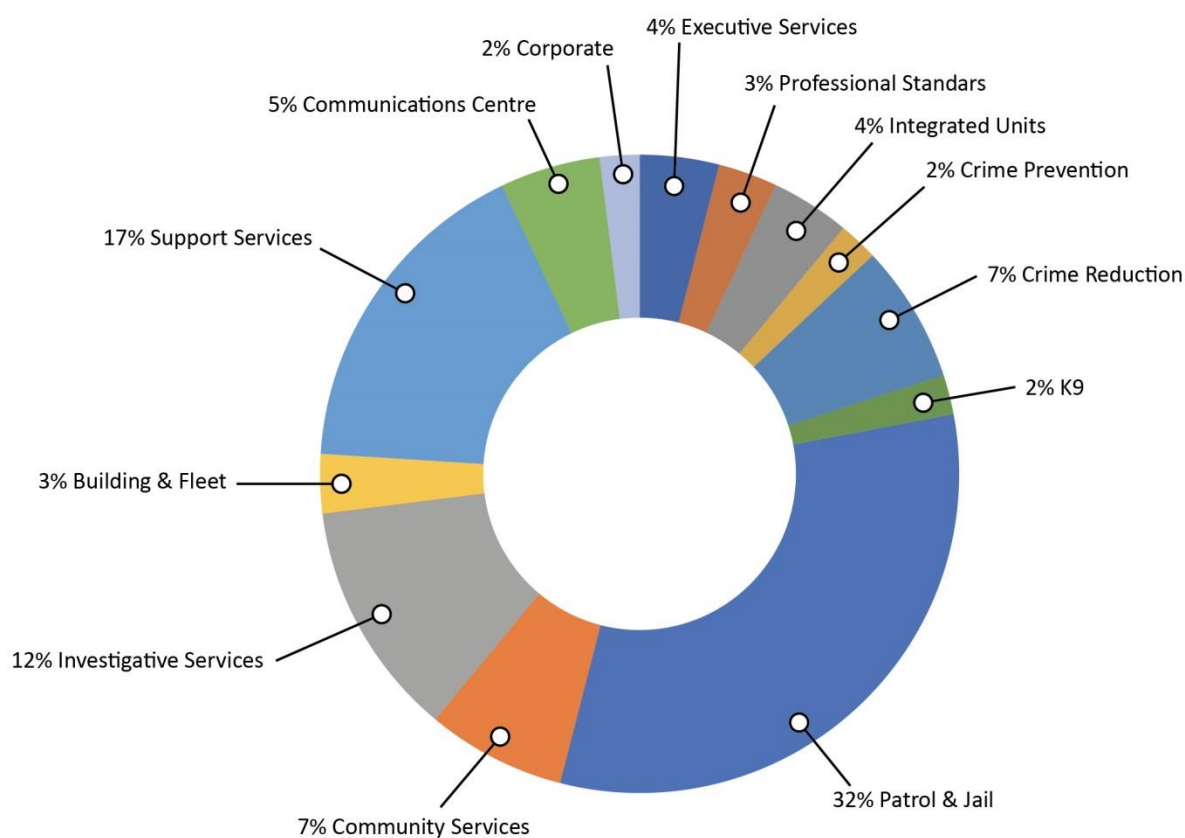


2019 Budget Overview

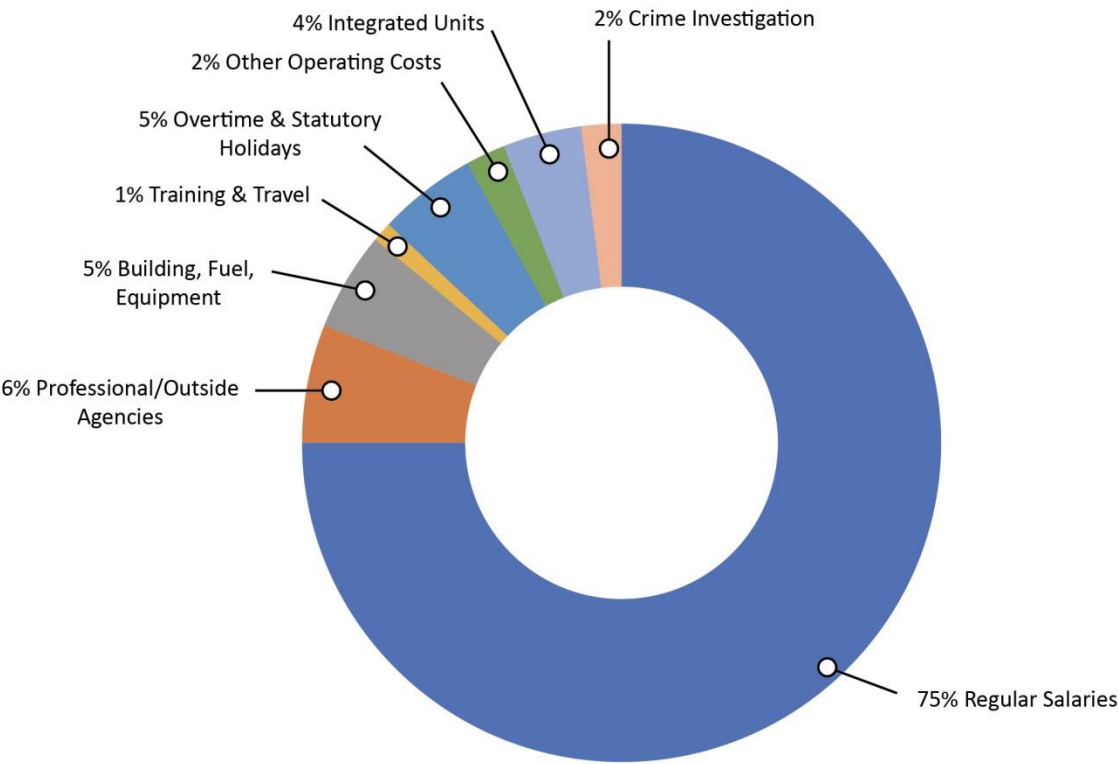
The following represents the 2019 Police budget approved by both councils and does not include items in the 2019 Provisional Budget that were not approved.

2019 Operating Expenditures Budget

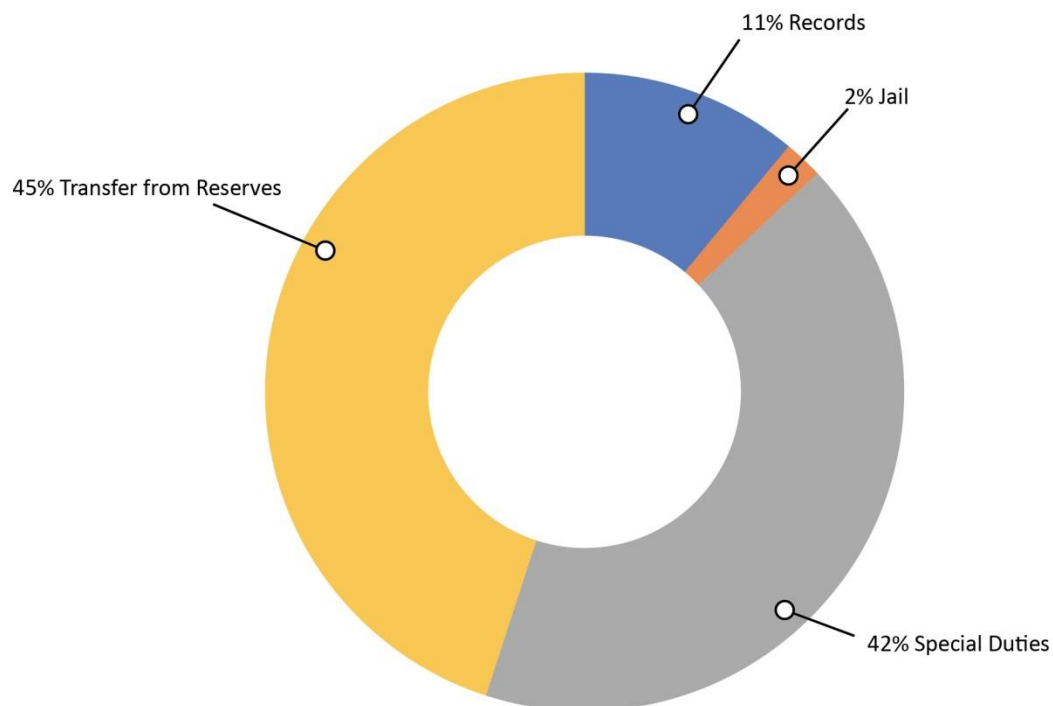
Operating Expenditures by Services



Operating Expenditures by Type

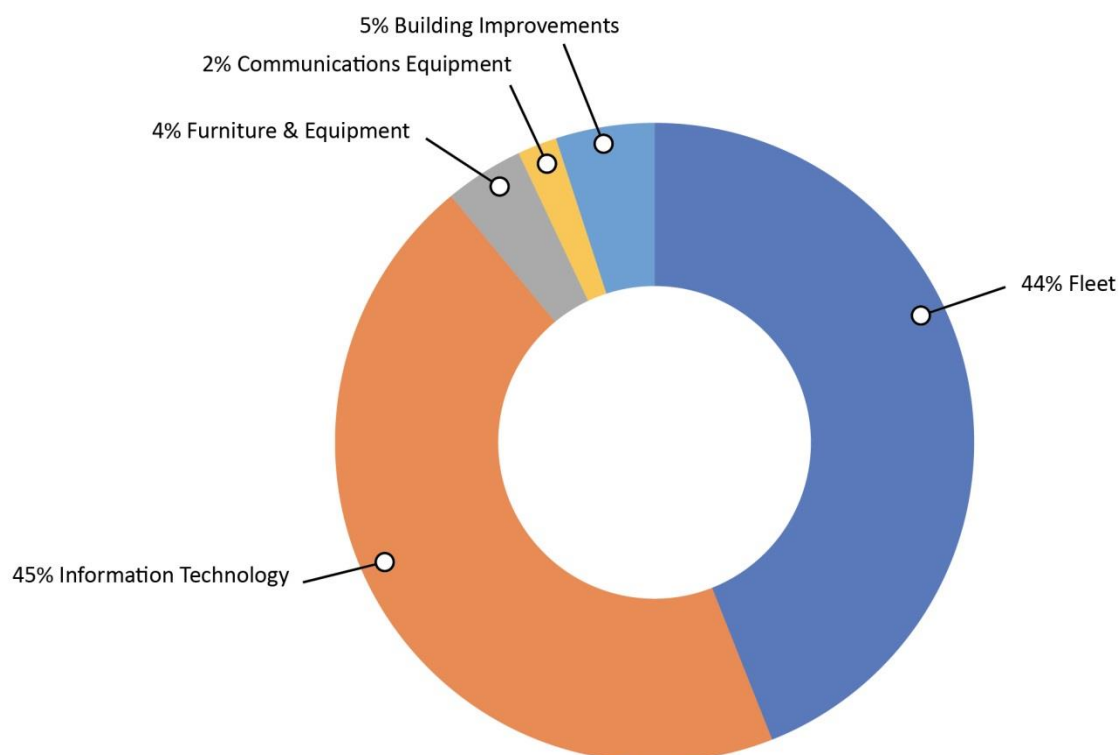


2019 Operating Revenue Budget



2019 Capital Expenditures Budget

- Capital reserve fund balance \$2.04 million
- 2019 transfers to reserves \$845,200
- 2019 capital expenditures \$1.96 million





Committee of the Whole Report For the Meeting of July 18, 2019

To: Committee of the Whole **Date:** July 4, 2019
From: Andrea Hudson, Acting Director, Sustainable Planning and Community Development
Subject: Rezoning Application No. 00598 and Development Permit with Variance Application No. 000506 for 953 Balmoral Road

RECOMMENDATION

That Council decline Rezoning Application No. 00598 and Development Permit with Variance Application No. 000506 for the property located at 953 Balmoral Road.

EXECUTIVE SUMMARY

The purpose of this report is to present Council with an update on the Rezoning and Development Permit with Variance Applications for the property located at 953 Balmoral Road. The proposal is to rezone the subject property from the R-2 Zone, Two Family Dwelling District, to a new zone in order to construct a four-storey, multi-unit residential building with a density of approximately 1.38:1 floor space ratio (FSR).

On September 6, 2018, Council passed the following motion (attached):

Rezoning Application No. 00598

That Council instruct staff to prepare the necessary Zoning Regulation Bylaw Amendment that would authorize the proposed development outlined in Rezoning Application No. 00598 for 953 Balmoral Road, that first and second reading of the Zoning Regulation Bylaw Amendment be considered by Council, and a Public Hearing date be set once the following conditions are met:

1. *Preparation of the following documents, executed by the applicant to the satisfaction of City Staff:*
 - a. *Statutory Right-of-Way of 1.22m on Balmoral Road.*
 - b. *The applicant provide an amenity contribution in the amount of \$76,694.69 toward the Local Amenities Reserve Fund in accordance with the City of Victoria Density Bonus Policy to the satisfaction of City Staff.*
 - c. *Following consideration of Rezoning Application No. 00487, if approved, that Council authorize staff to prepare and enter into an Encroachment Agreement for a fee of \$750 plus \$25 per m² of exposed shored face during construction, to the satisfaction of the City staff.*

Development Permit with Variance Application No. 000506

That, subject to review by the Advisory Design Panel and report back to the Committee of the Whole, that Council, after giving notice and allowing an opportunity for public comment at a meeting of Council, and after the Public Hearing for Rezoning Application No. 00598, if it is approved, consider the following motion:

"That Council authorize the issuance of Development Permit with Variance Application No. 000506 for 953 Balmoral Road, in accordance with:

- 1. Plans date stamped January 18, 2018*
- 2. Development meeting all Zoning Regulation Bylaw requirements, except for the following variances:*
 - i. reduce the required number of parking spaces from 12 to 5*
 - ii. Part 3.3(10): reduce the front yard setback from 10.50m to 2.00*
 - iii. Part 3.3 (10): reduce the side (east) yard setback from 6.10m to 1.52m*
 - iv. Part 3.3(10): reduce the side (west) yard setback from 6.10m to 3.64m*
 - v. Part 3.3(4)(1): increase the site coverage from 30% to 43%*
 - vi. Part 3.3(4)(6)(1): reduce the open site space from 30% to 15.30%*
- 3. Registration of legal agreements on the property's title to secure the MODO Car Share Vehicle and parking space, car share memberships, one monthly transit pass for each unit over a period of three years (396 monthly passes), and one bicycle for each unit to the satisfaction of City Staff.*
- 4. Revise the landscape plan to indicate floating pavement where the proposed parking spaces overlap with the tree's critical root zone in accordance with the arborist report prepared by Talbot Mackenzie & Associates.*
- 5. The Development Permit lapsing two years from the date of this resolution."*

In accordance with Council's motion above, on October 24, 2018, the Advisory Design Panel reviewed the proposal and provided a recommendation that the applicant make changes related to the massing and side yard setbacks, and provide design consideration to the landscaping, privacy of ground-oriented units, front entryways and balconies on the upper units (minutes attached). In response to the ADP's comments and recommendation, the applicant made some revisions to the landscaping by adding some landscaping in the front yard, a landscaping strip on the east side of the building and the surface parking area and a trellis system along the rear property line. The applicant also added glazed front doors to soften the front entryways. There are no changes related to the massing and side yard setbacks.

COMMENTS

On October 24, 2018, the Advisory Design Panel passed the following recommendation for Council's consideration:

That Development Permit with Variances Application No. 000506 for 953 Balmoral Road be approved subject to the following changes:

- increase the side yard setbacks and redistribute the massing to reduce negative impacts on neighbours' properties, allow for enhanced soft landscaping and improve liveability*
- provide design consideration to enhanced landscaping, attention to street frontage, main entrance sequence, private walk-up entrance and rear parking lot area*
- reconsider the privacy of ground-oriented suites*
- update drawings to include a more consistent depiction of the proposal, including how the windows are detailed, the depth of the façade, shadow studies and 3D renderings*

- *consider the entrances in context of the public realm and streetscape*
- *consider the addition of balconies for the upper units.*

In response to the ADP's comments and recommendation, the applicant made some revisions to the landscaping by adding some landscaping in the front yard, a landscaping strip on the east side of the building and surface parking area and a trellis system along the rear property line. The applicant also added glazed front doors to soften the front entryways. There are no changes related to the massing and side yard setbacks. Staff still have concerns with the overall size, scale and massing, building setbacks, window placement, limited soft landscaping and outdoor open space and the transition between the public and private realm.

From a policy perspective, staff continue to have concerns with the impact that this proposal would have on the future redevelopment of Balmoral Road. The OCP encourages the logical assembly of development sites to enable the best realization of development potential for the area. Given the existing neighbourhood context and development potential, land assembly with the adjacent properties is strongly encouraged. If the subject property were consolidated with one or both of the adjoining properties on Balmoral Road, then this scenario would achieve a higher-density residential development with a greater number of dwelling units consistent with the policies and objectives in the OCP, avoid mid-block, piecemeal development and realize a better site plan with fewer impacts to the adjoining properties. Staff's recommendation is to decline the Rezoning and Development Permit with Variance Applications; however, an alternate motion is provided should Council wish to advance these applications to a Public Hearing.

ALTERNATE MOTION

Rezoning Application No. 00598

That Council instruct staff to prepare the necessary Zoning Regulation Bylaw Amendment that would authorize the proposed development outlined in Rezoning Application No. 00598 for 953 Balmoral Road, that first and second reading of the Zoning Regulation Bylaw Amendment be considered by Council, and a Public Hearing date be set once the following conditions are met:

1. Preparation of the following documents, executed by the applicant to the satisfaction of City Staff:
 - i. Statutory Right-of-Way of 1.22m on Balmoral Road.
 - ii. The applicant provide an amenity contribution in the amount of \$76,694.69 toward the Local Amenities Reserve Fund in accordance with the City of Victoria Density Bonus Policy to the satisfaction of City Staff.

Development Permit with Variance Application No. 000506

That Council, after giving notice and allowing an opportunity for public comment at a meeting of Council, and after the Public Hearing for Rezoning Application No. 00598, if it is approved, consider the following motion:


"That Council authorize the issuance of Development Permit with Variance Application No. 000506 for 953 Balmoral Road, in accordance with:

1. Plans date stamped May 14, 2019.
2. Development meeting all *Zoning Regulation Bylaw* requirements, except for the following variances:
 - i. reduce the required number of parking spaces from 12 to 5


- ii. Part 3.3(10): reduce the front yard setback from 10.50m to 2.00
 - iii. Part 3.3 (10): reduce the side (east) yard setback from 6.10m to 1.52m
 - iv. Part 3.3(10): reduce the side (west) yard setback from 6.10m to 3.64m
 - v. Part 3.3(4)(1): increase the site coverage from 30% to 43%
 - vi. Part 3.3(4)(6)(1): reduce the open site space from 30% to 15.30%.
3. Registration of legal agreements on the property's title to secure the MODO Car Share Vehicle and parking space, car share memberships, one monthly transit pass for each unit over a period of three years (396 monthly passes), and one bicycle for each unit to the satisfaction of City Staff.
 4. The Development Permit lapsing two years from the date of this resolution."

Respectfully submitted,


 Leanne Taylor
 Senior Planner
 Development Services Division


 Andrea Hudson, Acting Director
 Sustainable Planning and Community
 Development Department

Report accepted and recommended by the City Manager:

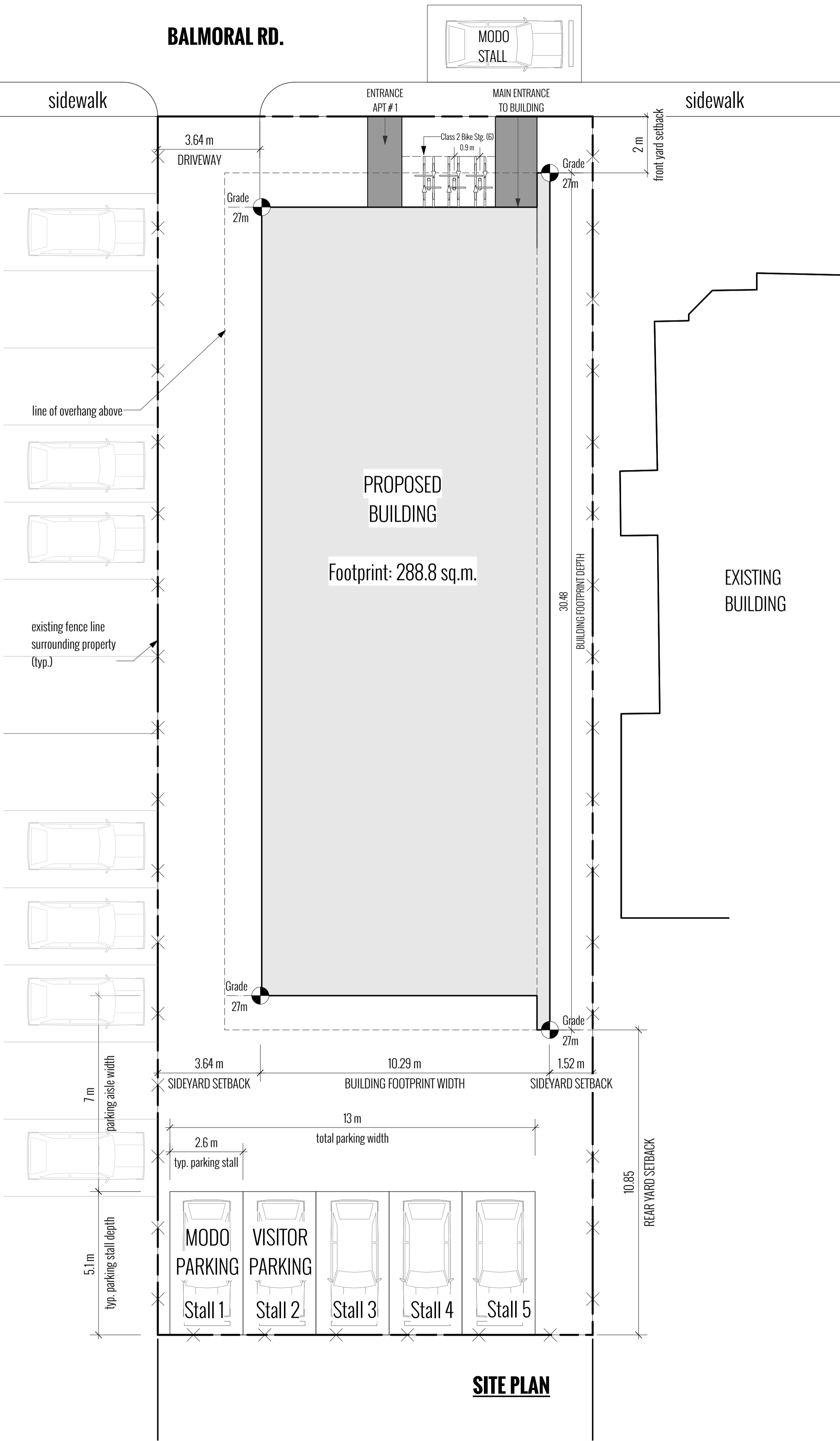

 Date: July 11, 2019

List of Attachments

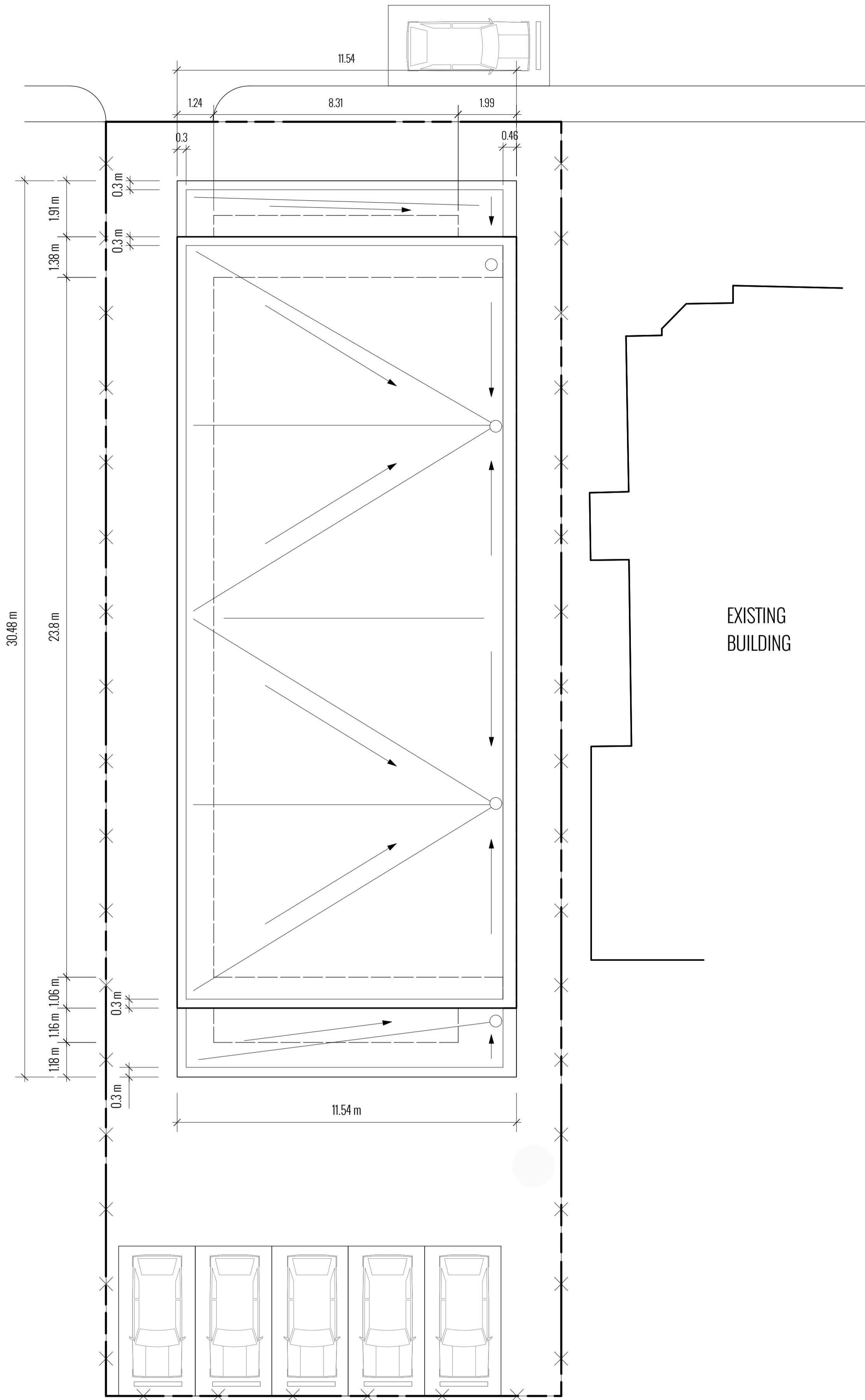
- Attachment A: Revised plans dated May 14, 2019
- Attachment B: Advisory Design Panel report, October 24, 2018
- Attachment C: Minutes from the Advisory Design Panel meeting on October 24, 2018
- Attachment D: Letter to Mayor and Council dated March 6, 2019
- Attachment E: Letter to Mayor and Council dated May 7, 2018
- Attachment F: Letter to Mayor and Council dated August 17, 2018
- Attachment G: Package from the applicant date stamped November 22, 2017, including Letter to Mayor and Council, correspondence and Parking Study dated October 27, 2017, prepared by Watt Consulting Group
- Attachment H: Council minutes, September 6, 2018
- Attachment I: Committee of the Whole report, September 6, 2018
- Attachment J: Committee of the Whole report, June 7, 2018
- Attachment K: Committee of the Whole report, March 15, 2018.

PROJECT INFORMATION TABLE	
Zone (existing)	R-2 (TWO FAMILY DWELLING DISTRICT)
Proposed zone or site specific zone If unsure, state "new zone"	NEW ZONE
Site area (m²)	671.5 m²
Total floor area (m²)	929.5 m²
Commercial floor area (m²)	ZERO
Floor space ratio	929.5 \ 671.5 = 1.38 : 1
Site coverage (%)	288.8 / 671.5 = 43%
Open site space (%)	103 / 671.5 = 15.3%
Height of building (m)	12.5m
Number of storeys	4
Parking stalls (number) on site	5
Bicycle parking number (Class 1 and Class 2)	Class 1 - 24 Class 2 - 6
Building Setbacks (m)	
Front yard	2.0m
Rear yard	10.85m
Side yard (indicate which side)	EAST 1.52m
Side yard (indicate which side)	WEST 3.64m
Combined side yards	5.16m
Residential Use Details	
Total number of units	11
Unit type, e.g., 1 bedroom	9 - ONE BEDROOM, 2 - TWO BEDROOM
Ground-orientated units	2
Minimum unit floor area (m²)	47.1 m²
Total residential floor area (m²)	559.3m²

Average Existing Grade Calculation: 27.5 + 27.6 + 26.5 + 26.7 = 108.3 / 4 = 27.0 average existing grade
Proposed Average Grade: 27 + 27 + 27 + 27 = 108 / 4 = 27m average propsed grade

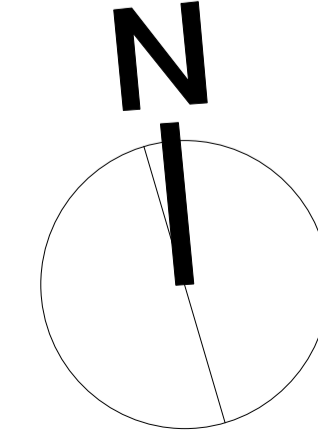
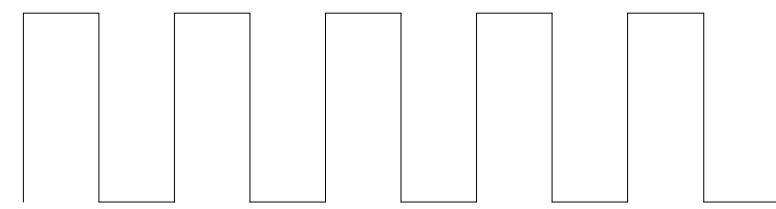


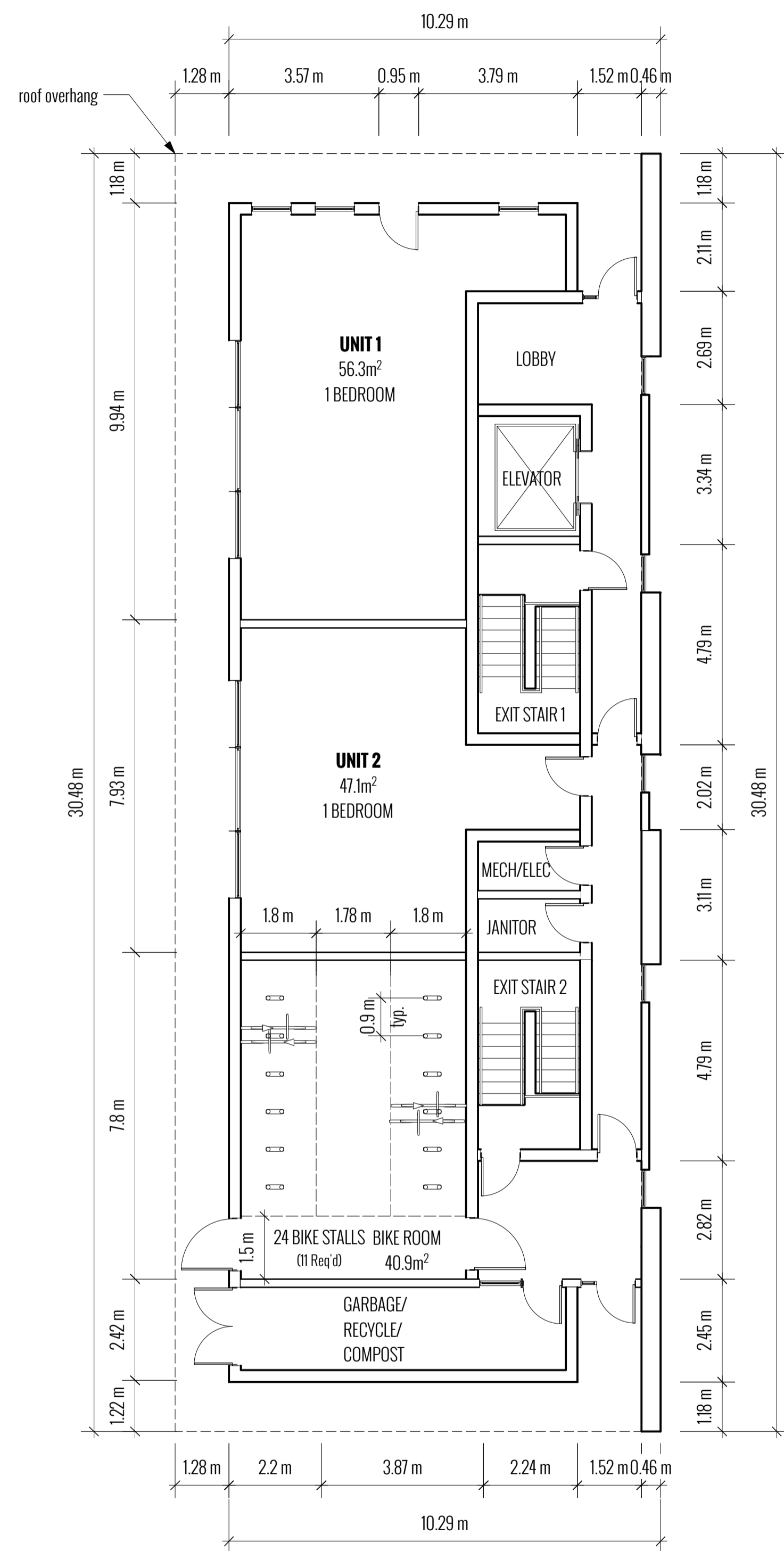
SITE PLAN



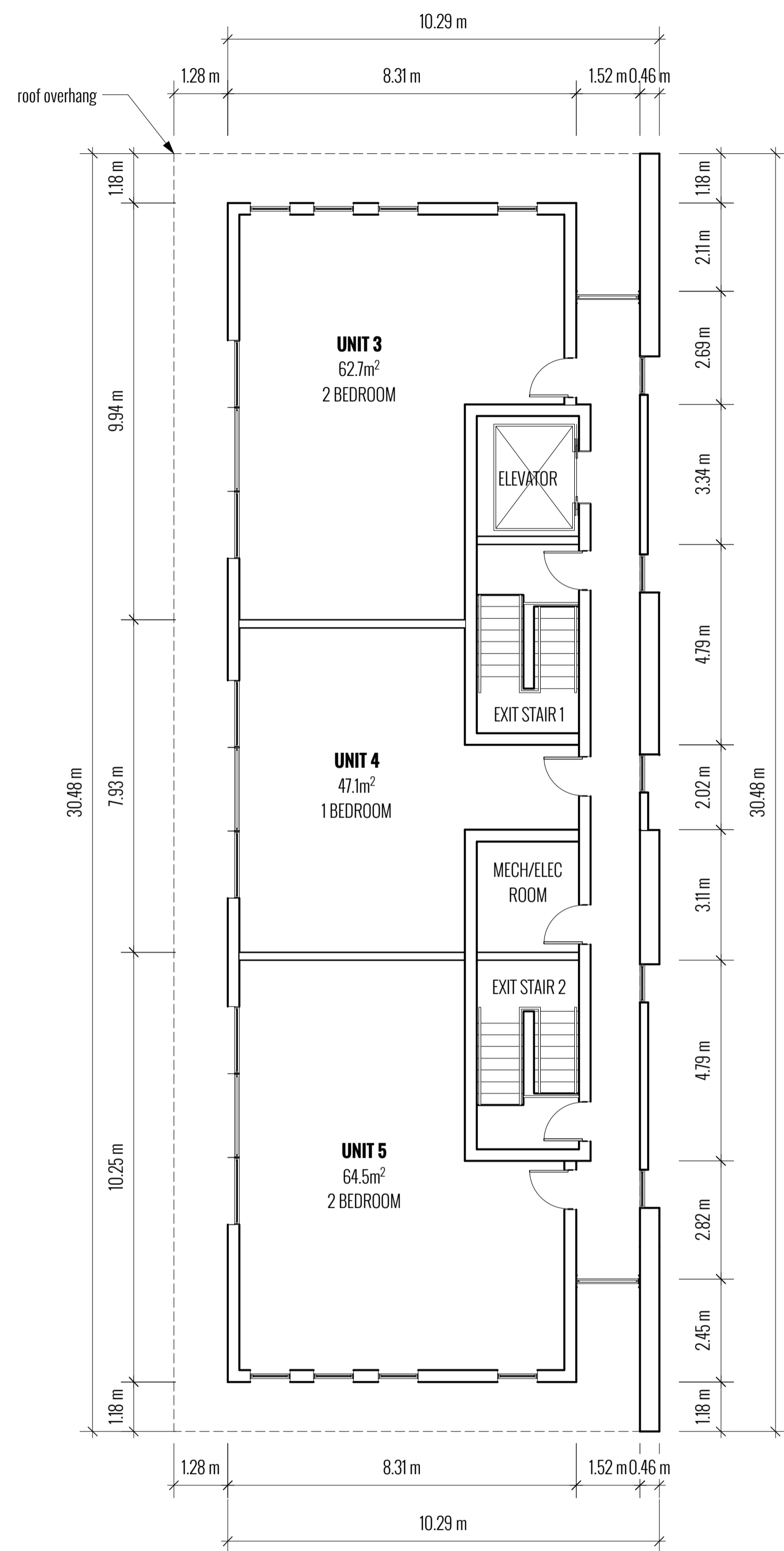
ROOF PLAN

0 5 6 7 8 9 10 m

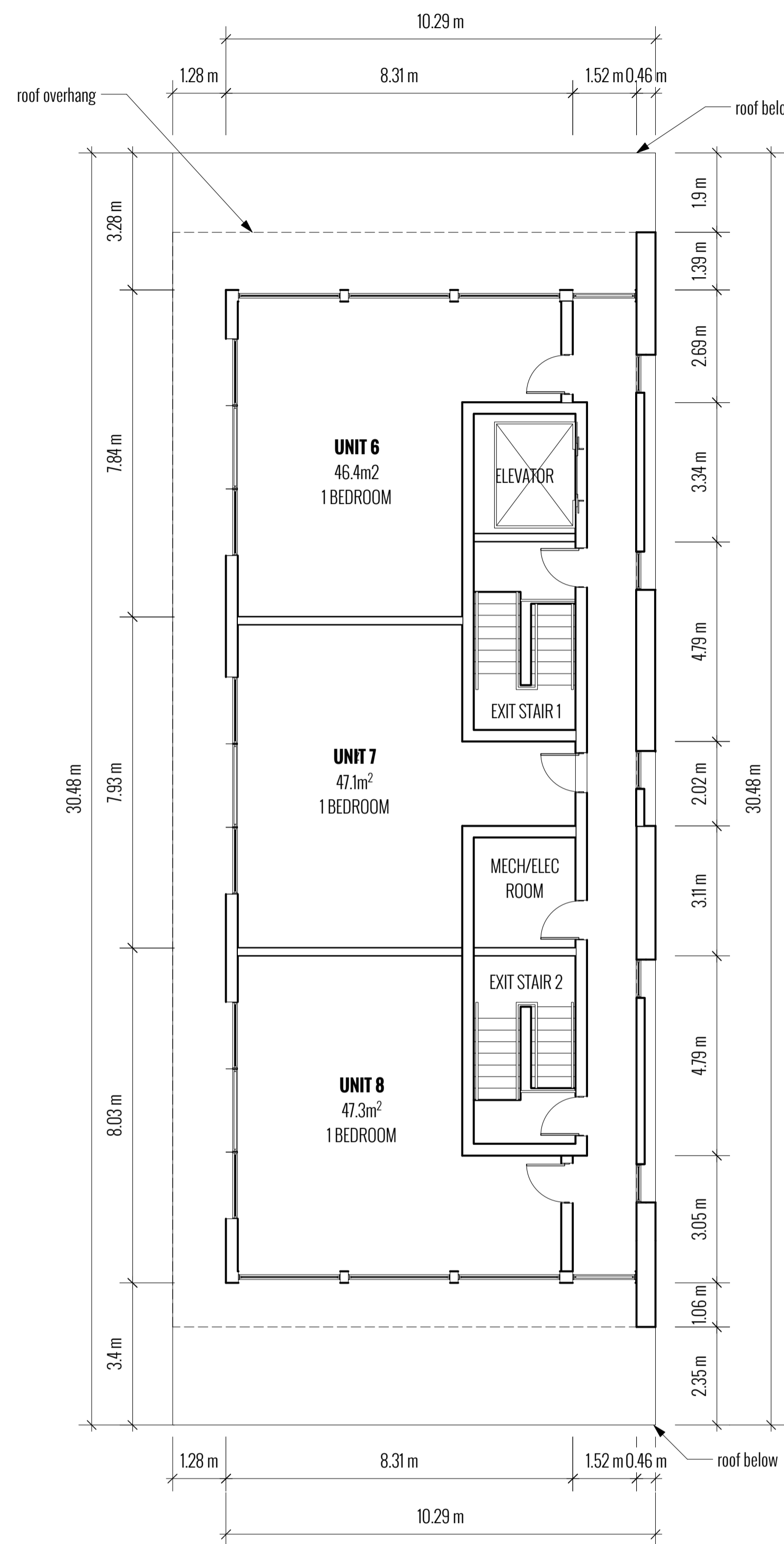




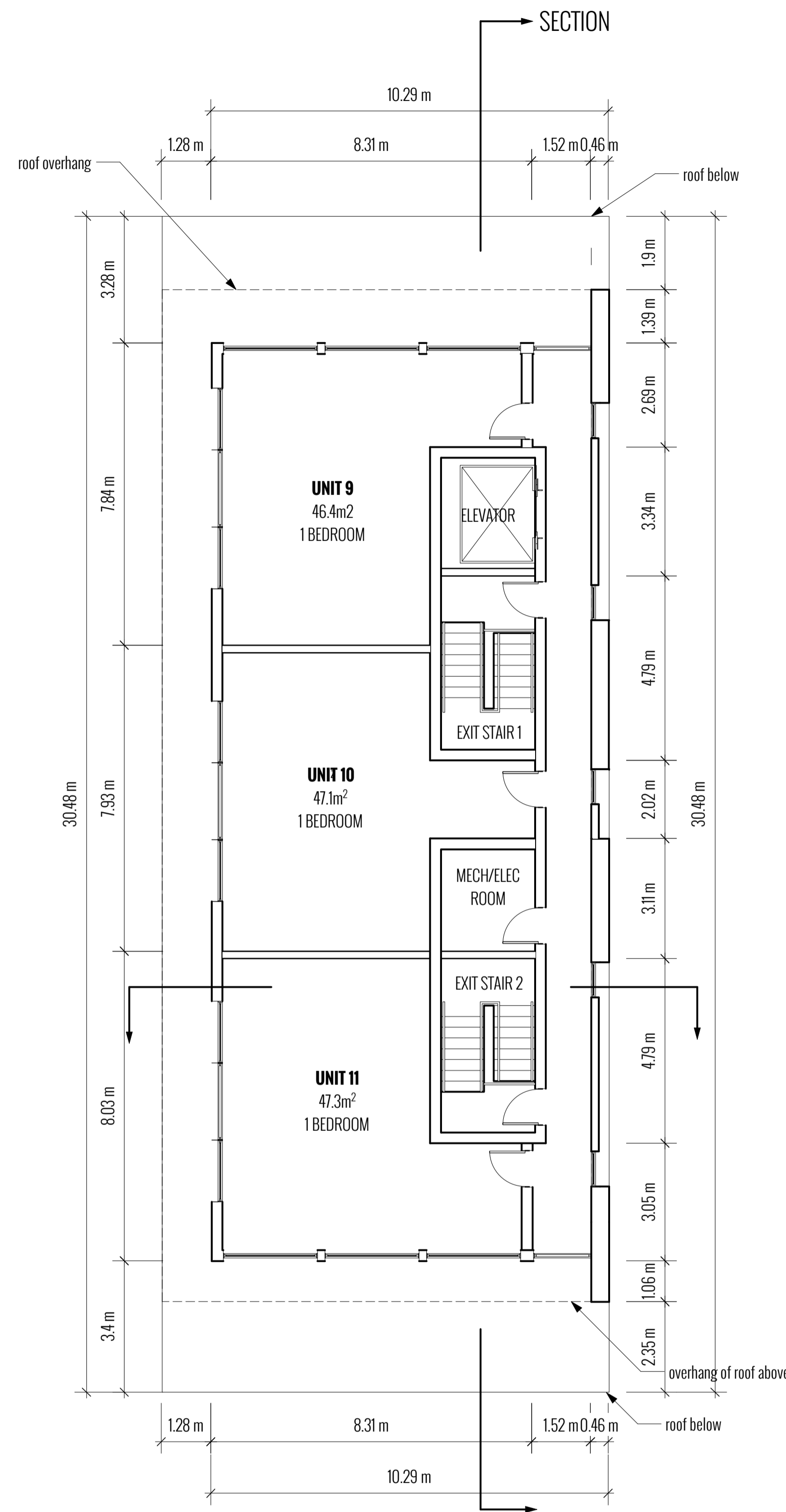
GROUND FLOOR PLAN



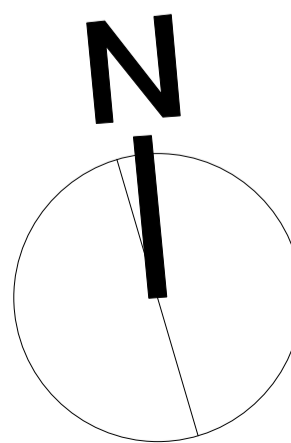
SECOND FLOOR PLAN



THIRD FLOOR PLAN



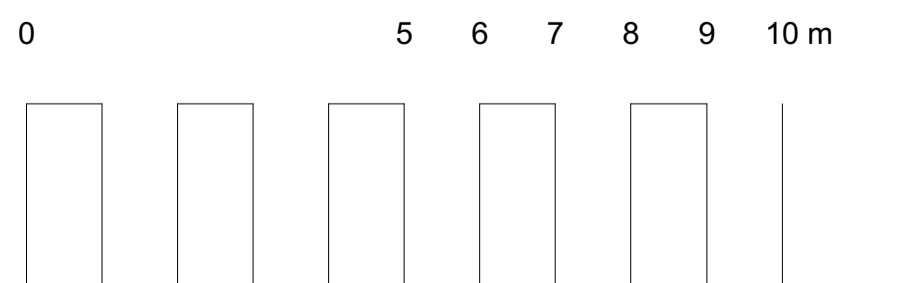
FOURTH FLOOR PLAN



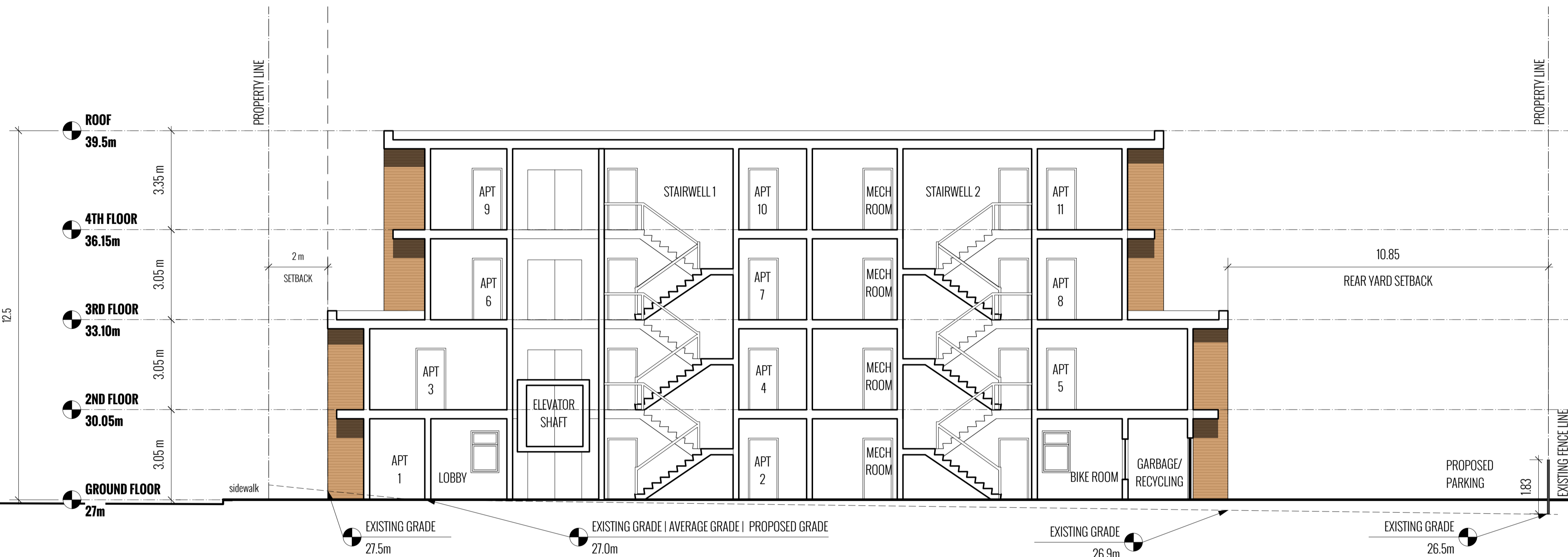


MATERIALS

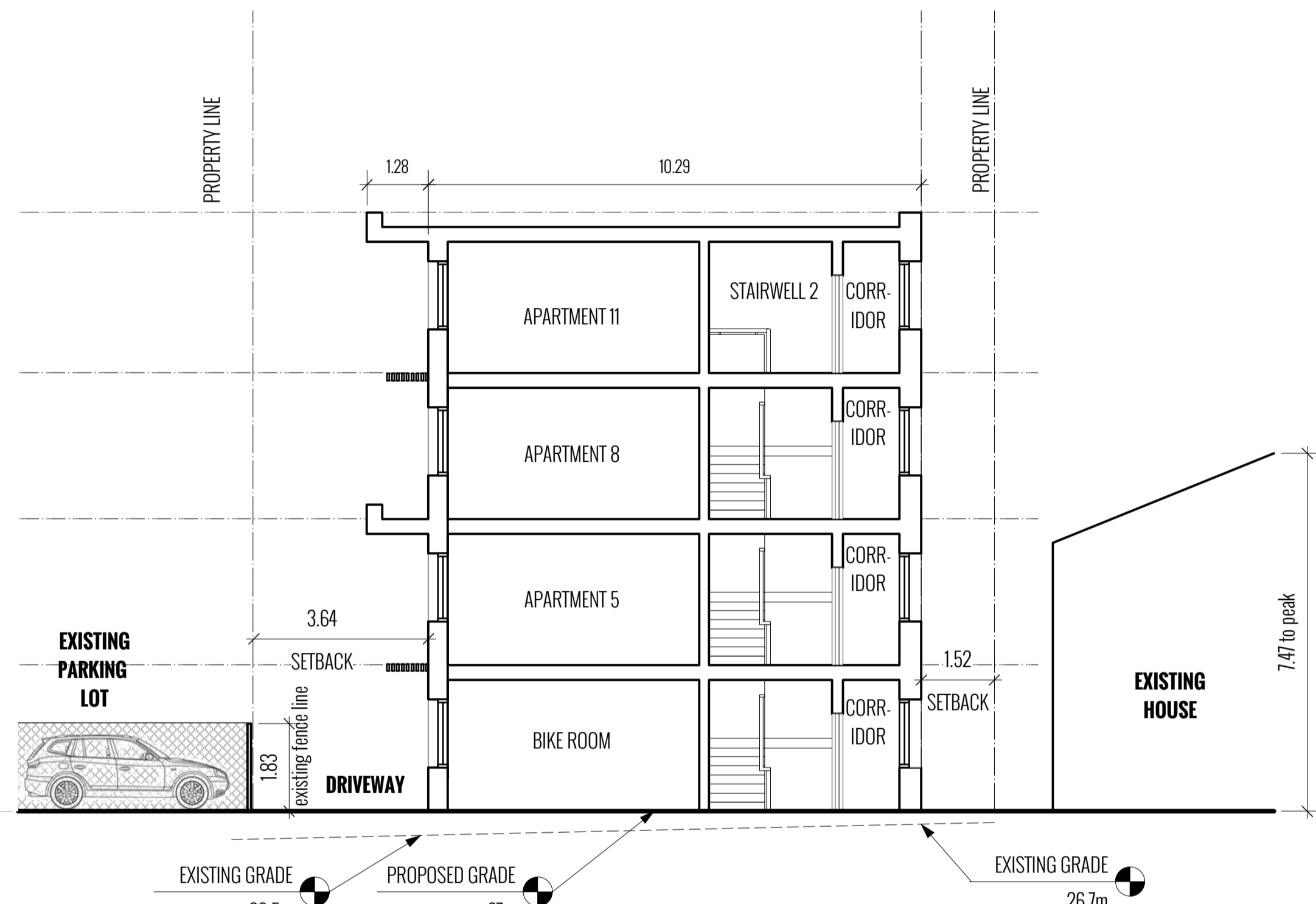
- ① Variable Charcoal Brick
- ② Stained Wood Siding
- ③ Stucco
- ④ Glazing
- ⑤ Screen
- ⑥ Brise Soleil



ELEVATIONS | APARTMENTS @ 953 BALMORAL | SCHEMATIC DESIGN FOR DEVELOPMENT PERMIT & REZONING APPLICATION | APRIL 2019 | SCALE 1:100



LONG SECTION



SHORT SECTION

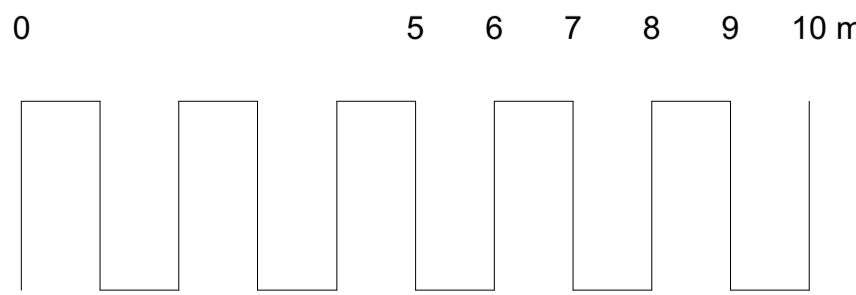




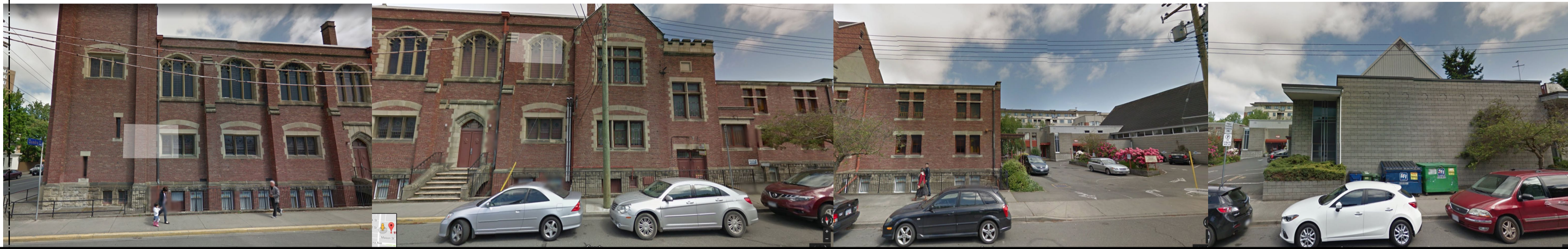
FIGURE 1: RENDERING OF NORTHWEST VIEW OF BUILDING



FIGURE 2: RENDERING OF NORTH VIEW OF BUILDING



INTER-CULTRUAL ASSOCIATION OF GREATER VICTORIA



PRIVATE APARTMENT BUILDING



CANADIAN LINEN AND UNIFORM SERVICE



HOLLIS WEALTH SERVICES



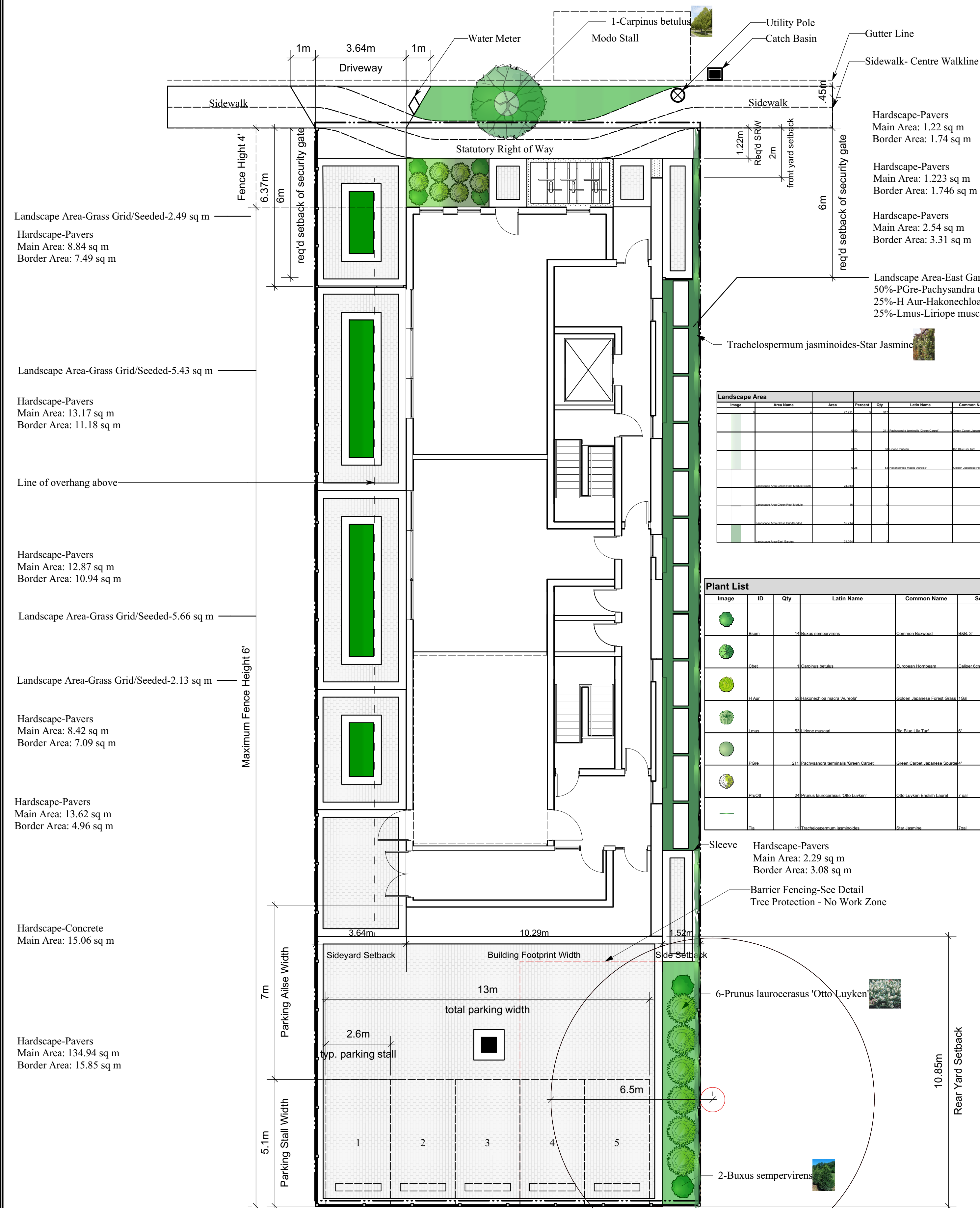

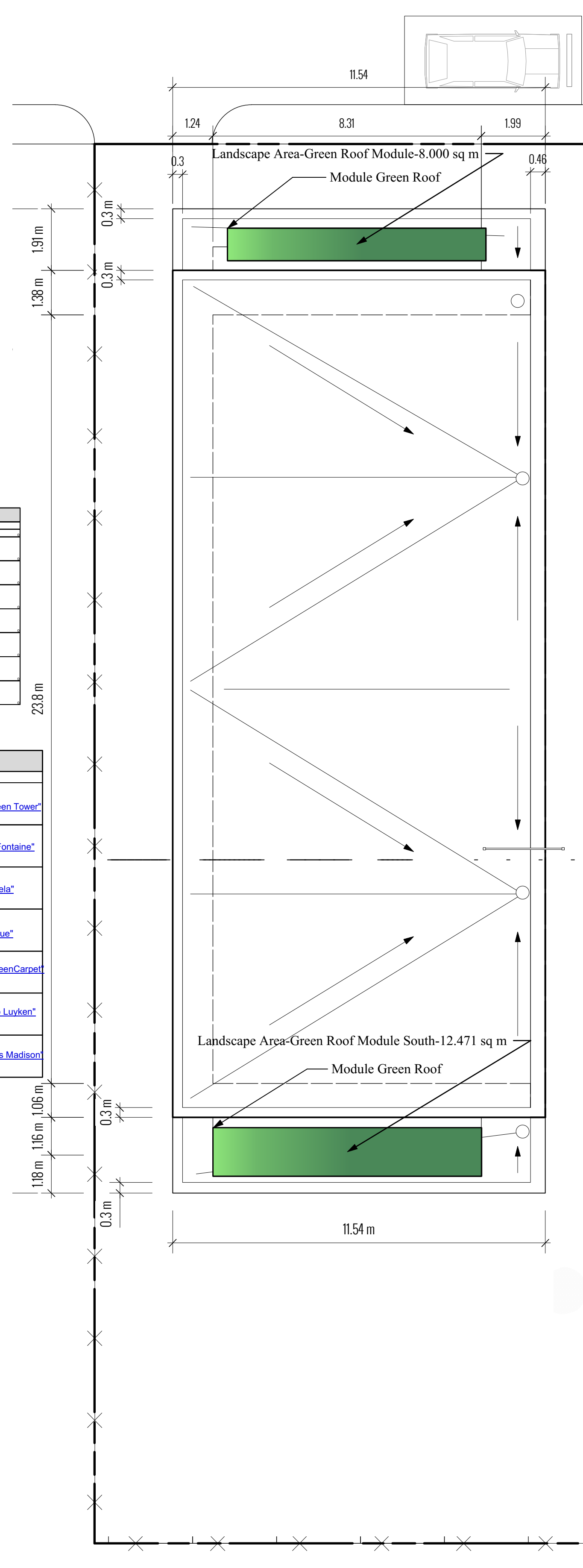
953 Balmoral / Tree Management

Image	ID	Botanical Name	Common Name	DBH	Action	Date Assessed	Location	Notes
	NT01	Aesculus hippocastan	Horse Chestnut	0.95m	Retain - Arborist work	January 19, 201	953 Balmoral Adjacent to 953 Balmoral East perimeter	Talbot Mackenzie & Associates Tree Preservation Plan-Recommendations to be implemented. All work with in the Critical Root Zone (CRZ) shall be supervised by the Project Arborist



General Notes

1. All Work shall be equal in all respects to good construction practices and shall conform to current Zoning, ByLaws and Regulations pertaining to the Governing Authority having jurisdiction and the British Columbia Building Code 2012, (BCBC 2012).
2. All materials, finishes, manufactured items, and equipment shall be installed in full accordance with the supplier's or manufacturer's written recommendations and instructions of these documents, whichever is more stringent.
3. Engineering shall be required for several aspects of the work on this project. Engineering specifications shall take precedence.
4. All layouts should be confirmed by a registered B.C. Land Surveyor. All Setbacks shall be confirmed by Owner/Builder and any modifications are to be made on site. Conformity of these plans to the actual site is the responsibility of the Owner/Builder.
5. Tree -Protected - All work shall be conducted in such manner not to compromise the health or vigour of any protected tree.
Work shall be conducted as per the Arborist Guidelines.
All excavation with in the Critical Root Zone (CRZ) will be conducted with an air spade or as instructed by an arborist.

Softscape and Tree Retention

1. Boulevard Tree subject to the City of Victoria Schedule C Supplemental Specifications for Street Trees and Irrigation / Victoria Subdivision and Development Servicing. Boulevard Tree shall be planted a minimum distance of 0.45m from a municipal sidewalk or road. Root guard shall be installed. All work shall be subject to inspections and comply with the City of Victoria Supplementary Specifications for Street Trees and Irrigation Schedule C.
2. Boulevard shall be planted with turf subject to the approval.
3. Recommend that the Irrigation System be designed by a Certified Irrigation Designer, and installed as per the Certified Irrigation Design. The Contractor installing the Irrigation System should be certified and install the specified system. The system should have a rain sensor with a Solar Sync and Rain Shut off as part of the integrated controller system to ensure optimum controlled watering.
4. Landscape Areas have been created for the purpose of planting. The Areas will be planting using Plant Material based on percentages allocated and at a density per area. The Plant material is accounted for in the Planting Schedule.
5. Mulch should be applied to a depth of approximately 5cm.
6. The burlap shall be removed. All tie material shall be removed.
7. Designer may substitute plant material as required. Substitution of plant stock may be necessary due to the availability, size, condition or designer preference at any time during the planning or implementation process of the project. The substitution of plant material shall comply with the intent and spirit of the conceptual design.
8. Excavation of the subgrade below the rootball of a tree shall be kept to a minimum to prevent settling. The root ball should be set at a depth conducive to the finished grade.
9. The Contractor is responsible for the health and vigor of the plant material and provide adequate protection while the material is on site. Store plant material in the shade and provide water as required.
10. The placement of plant material on site may vary from the planting plan and schedule. The arrangement of plant material shall be determined at the time of planting and shall be configured as a best fit. Changes may occur to the placement of plant material due to variations of tech plant material, site conditions or as a result of planting stock substitutions.
11. All planting stock shall be planted in growing medium as required ensuring adequate depth.
12. All planting material shall be acquired from Certified Horticultural Suppliers.
13. All planting stock shall be planted in growing medium as required ensuring adequate depth.
14. Preparing Roots: All container stock shall have the roots checked for girdling and loosed as required prior to planting.
15. All container stock shall have the roots checked for girdling and loosed as required prior to planting.
16. All trees and shrubs shall be stacked and tied at the time of planting if required.
17. All stock shall be checked to ensure good condition prior to planting. Any stock indicating poor condition, health or vigour shall not be planted and reported to Supervisor and Designer.
18. The Designer may substitute stock as required and as a result of availability, stock conditions, size requirements or other constraints. Substitutions made by the designer shall be in context and consistent with the intent of the plan.
19. The soil used for the Green Roof shall be 1 part 3/8" lava stone and 4 parts planting medium as specified.
20. All planting material shall be acquired from Certified Horticultural Suppliers.
Planting Medium-Landscape
Percentage of Dry Weight of Total Growing Medium

Coarse Gravel-	19-40 ml -	0- 3%
All Gravel -	3-19 ml -	0-10%
Sand -		30 -70%
Silt -	<0.002 ml	15-50%
Clay -	<0.002 ml	15-30%
Clay and Sand Combined /	Maximum	60%
Organic Content Coastal		2-10 %
Acidity PH		4.5 - 7.0
21. Structural soil composite shall be composed of growing medium and clear crush granular components in accordance with the following recommended base ratio of materials. Ensure sufficient moisture (25% to 75% of field capacity) to provide a homogeneous mixture with consistent properties throughout the composite soil. Peat moss shall not be used in the preparation of structural soil.
Soil Component
Proportion by Weight
Growing medium
15% to 20% dry weight
Clear Crush (25mm to 75mm clear crush
80% to 85% dry weight
Hydrogel/Stabilizer*
0.01% to 0.02%
*Hydrogel/Stabilizer is applied as a soil tackifier to ensure even distribution and blending of the component materials. Refer to manufacturer specifications for appropriate mixing proportions.
Growing medium properties for use as a component in structural soil shall conform to Topsoil and Grading (32 91 21 MMCD 2009 Supplemental).
Clear crush gravel properties for use as a component in structural soil shall conform to Aggregates and Granular Materials (31 05 17 MMCD 2009) specifications. Gravel gradation shall consist of 25mm to 75mm clear crush washed rock free of any foreign elements or materials.
Structural soil installation shall conform to Excavating, Trenching and Backfilling (31 23 01 MMCD 2009) specifications.

Errors and Omissions:

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Contractor: Do not scale drawing. The contractor / owner shall check all dimensions and aspects of this plan, and make work(s) agreement prior to construction. Notify the designer of any discrepancies before work commences. All materials and workmanship to meet the requirements of the current issue of the British Columbia Building Code 2012, Municipal By-Laws. Read Plan in conjunction with any Professional Engineering Drawings or Reports, Geotechnical Drawings or Reports or Legal Surveys and other related documents.

This drawing is the intellectual property of the designer and is to be used exclusively for the project drawn. Any reproduction in whole, or in part, shall only be permitted with the written consent and authorization from Larry Myers of Alfresco Living Design.

All work shall comply with the British Columbia Building Code 2012 and all Municipal By-Laws.
All Window , Doors and Skylights shall comply with BCBC 2012 Part 9.
Conform to all Fire and Life provisions of the BCBC 2012,
Part 9.
Locate and Install all Smoke Detectors in accordance with
BCBC Part 9.

Alfresco

Living Design

Design Firm

Larry Myers
Alfresco Living Design
79-850 Parklands Drive, Victoria, BC, V9A 7L1
alfrescolivingdesign@icloud.com
alfrescolivingdesign.ca
250-893-5802
exteriors landscapes environments

Project Title

Apartments @ 953 Balmoral

Sheet Title

Softscape And Tree Retention Plan

Stamp

For Development Application Only

Project Manager

Project ID

Drawn By _____

	Scale

LM
Reviewed By

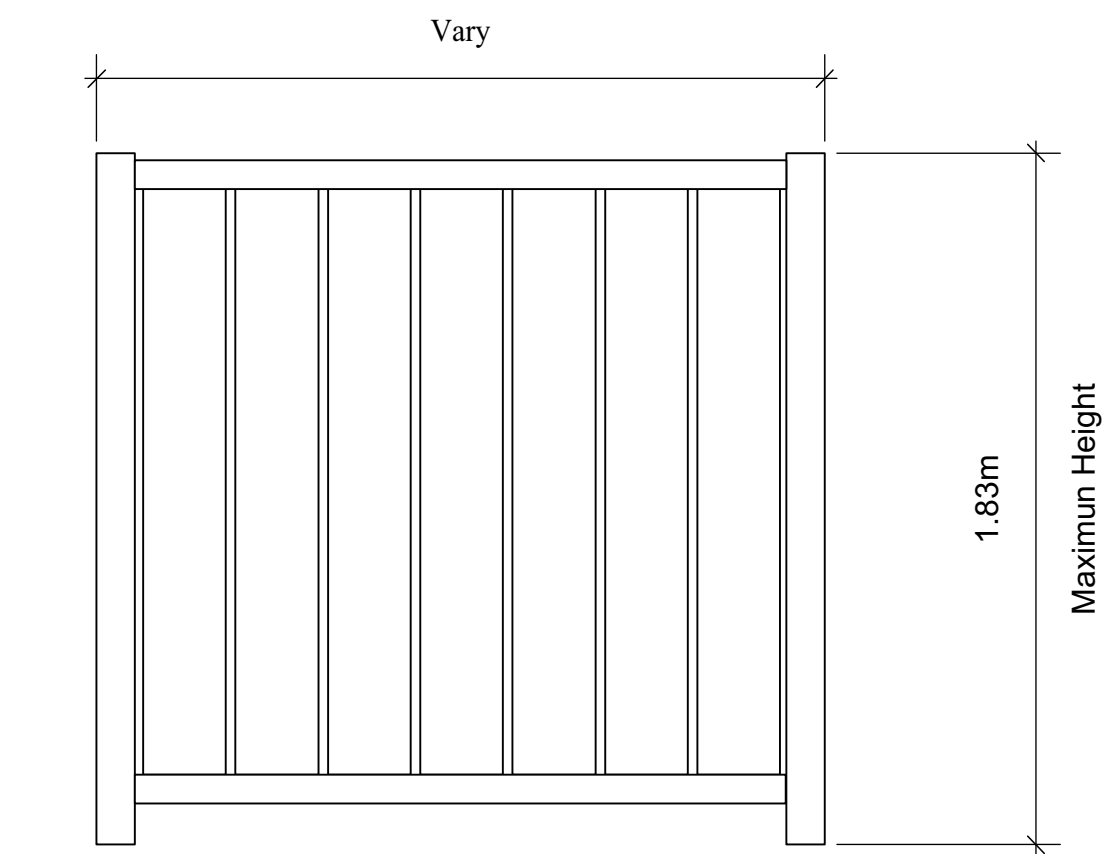
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LM
Date

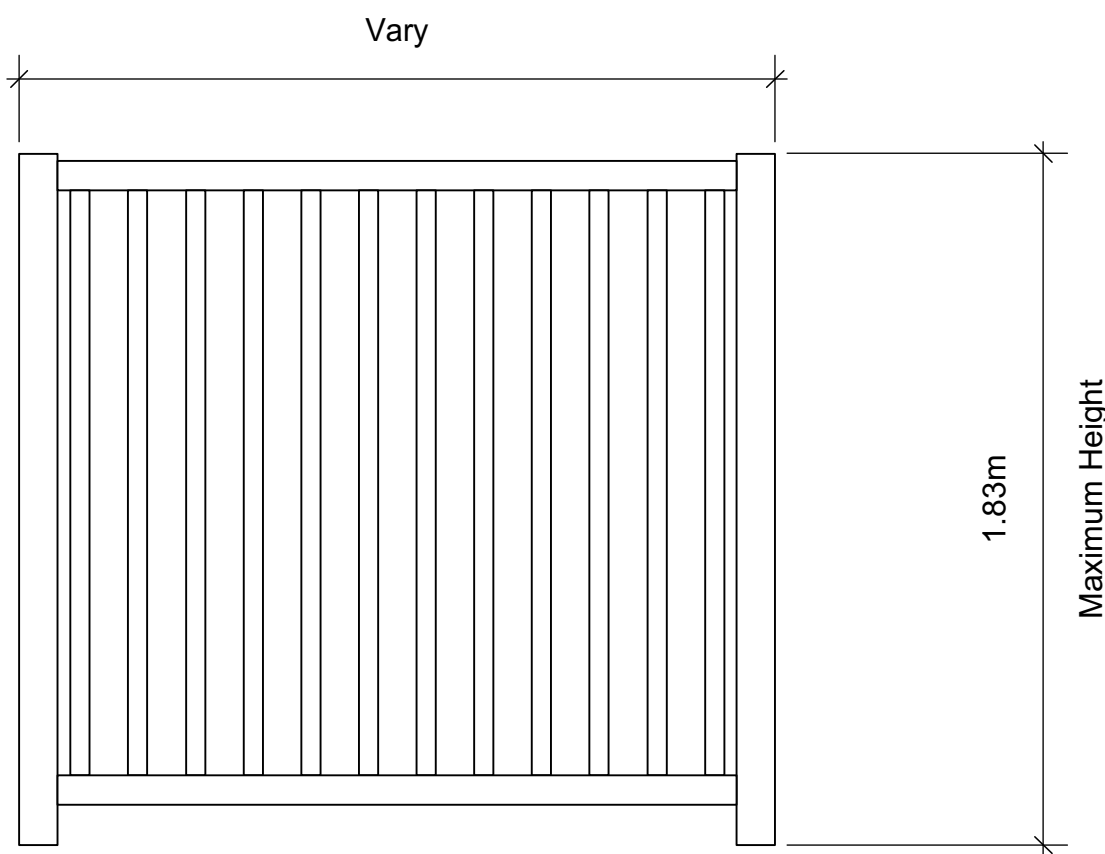
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May 6, 20

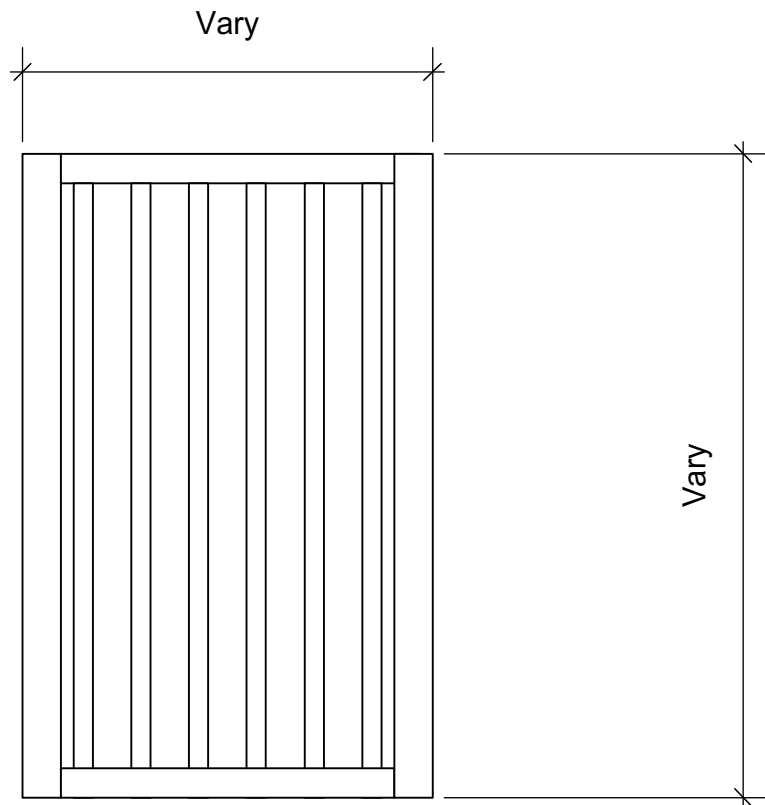
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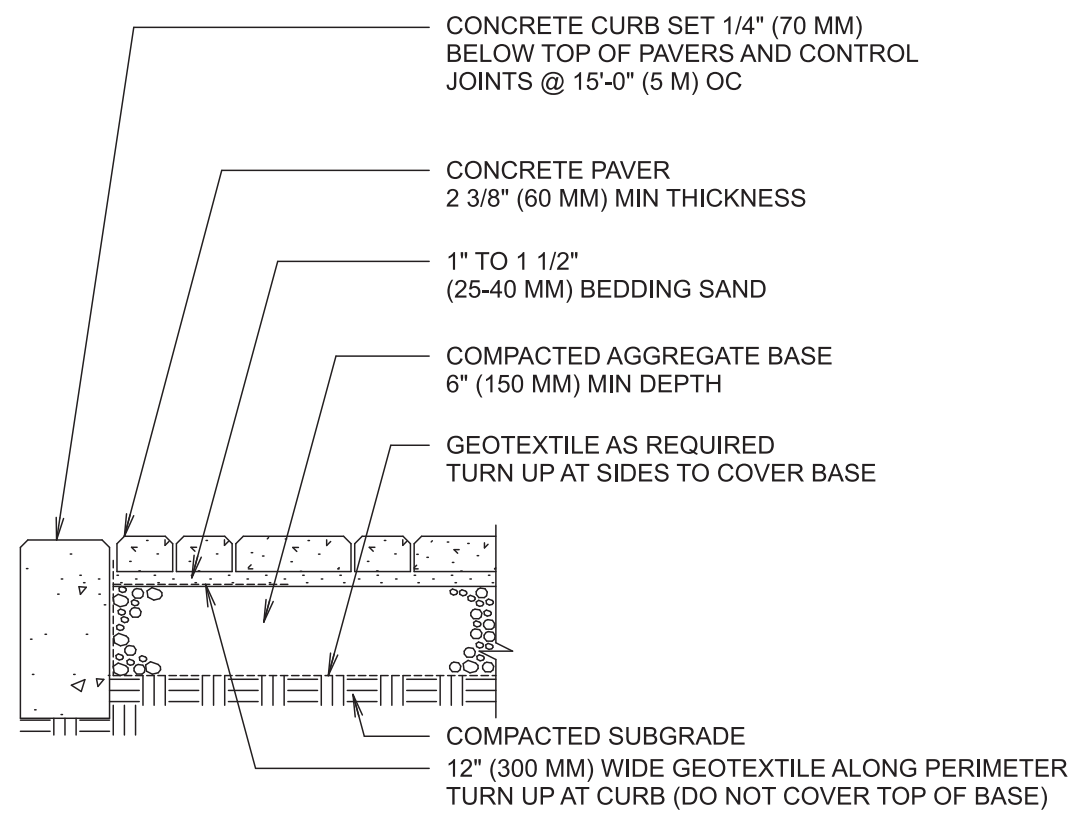
1 Privacy Fence
L-3



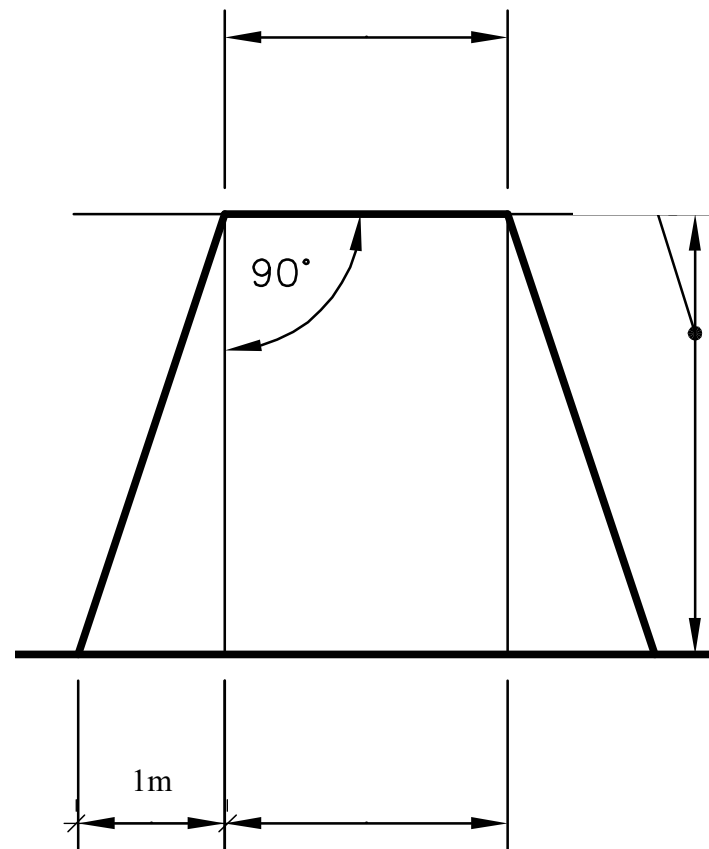
2 Fence-Typical
L-3



3 Privacy Gate
L-3



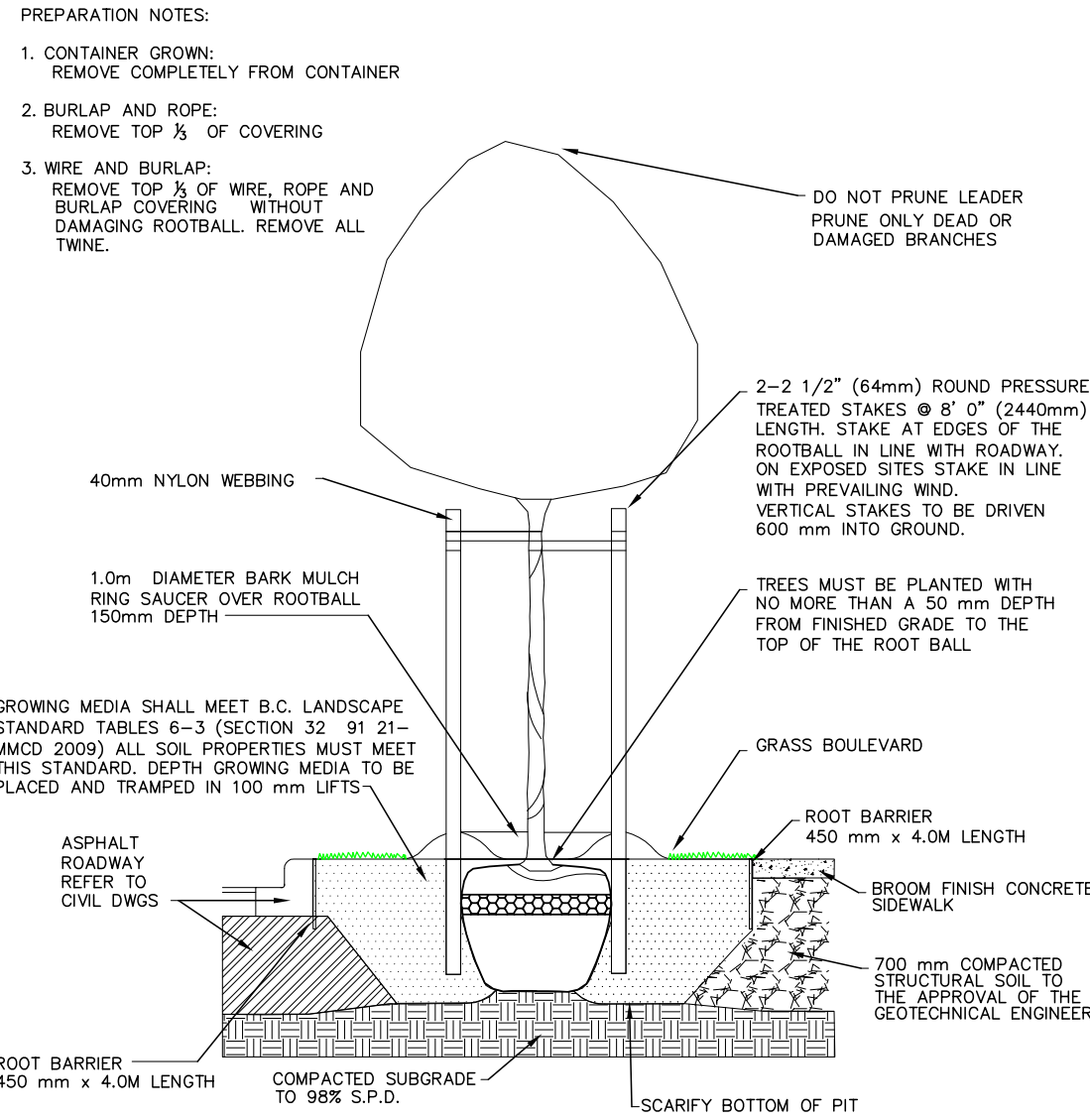
- NOTES:
1. THICKNESS OF AGGREGATE BASE WILL VARY WITH SUBGRADE CONDITIONS AND CLIMATE. COLDER CLIMATES MAY REQUIRE THICKER BASES.
 2. CONCRETE PAVERS SHOULD BE PLACED ON A CEMENT TREATED BASE IF SOIL IS EXTREMELY WEAK OR CONSTANTLY SATURATED. PAVERS CAN BE OVERLAID OR INLAID ON EXISTING ASPHALT OR CONCRETE DRIVEWAYS.
 3. CONSULT IOP/ TECH SPEC 2 FOR GUIDELINES ON SPECIFICATIONS FOR BASE MATERIALS, SUBGRADE SOIL AND BASE COMPACTION.
 4. PLASTIC, STEEL, ALUMINUM OR PRECAST CONCRETE, EDGING MAY BE USED.



TYPE 'A'

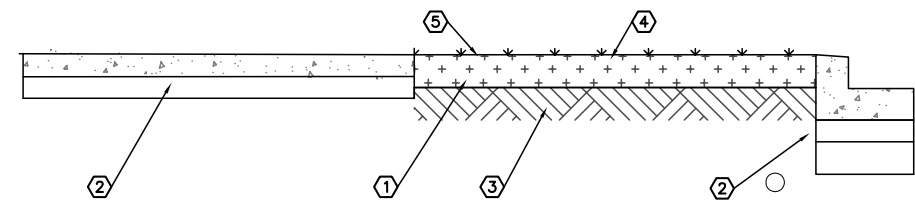
5 Driveway-Type "A"
L-3

4 Permeable Pavers
L-3



- NOTES:
- ALL TREES SHALL MEET OR EXCEED THE CITY OF VICTORIA TREE SPECIFICATIONS
 - ROOT BARRIER REQUIRED ON BLVD 3.0m OR LESS WIDE OR AS SPECIFIED BY THE DIRECTOR OF PARKS.
 - ROOT BARRIER REQUIRED PENDING TREE SPECIES AND/OR BLVD WIDTH.

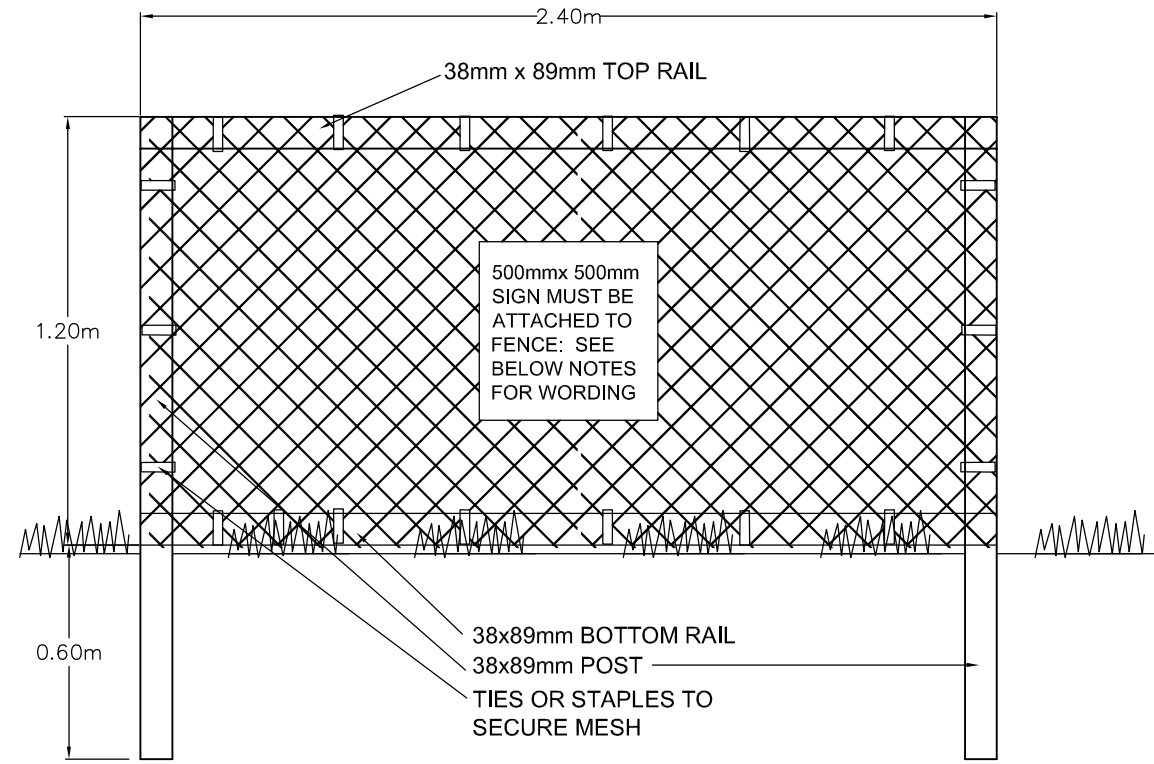
6 Tree Planting in Boulevard
L-3



NOTES:

1. APPROVED, COMPACTED GROWING MEDIUM PLACED AS PER MMCD 32 91 21 TABLE 3.
2. FOR CURB, SIDEWALK, ASPHALT, DUCT AND ROAD BASE, REFER TO MMCD AND CITY OF VICTORIA SUPPLEMENTARY STANDARDS.
3. APPROVED SUBGRADE TO MMCD AND CITY OF VICTORIA SUPPLEMENTARY STANDARDS.
4. SOD OR SEED, AS SPECIFIED TO MMCD AND CITY OF VICTORIA SUPPLEMENTARY STANDARDS.
5. SOD NOT TO BE REINFORCED WITH MESH.

7 Sod - Boulevard Detail
L-3



TREE PROTECTION FENCING

1. FENCE WILL BE CONSTRUCTED USING 38 mm X 89mm WOOD FRAME: TOP, BOTTOM AND POSTS * USE ORANGE SNOW-FENCING MESH AND SECURE THE WOOD FRAME WITH*ZIP* TIES OR GALVANIZED STAPLES.
 2. ATTACH A 500mm X 500mm SIGN WITH THE FOLLOWING WORDING: WARNING- TREE PROTECTION AREA. THIS SIGN MUST BE AFFIXED ON EVERY FENCE OR AT LEAST EVERY 10 LINEAR METERS.
- * IN ROCKY AREAS, METAL POSTS (T-BAR OR REBAR) DRILLED INTO ROCK WILL BE ACCEPTED

8 Tree Protection Fencing
L-3

No.	Date	Appr	Revision Notes
1	2018-11-29	LM	L-3, Detail New Sheet Submission
2	2019-04-12	LM	Remove Trellis / Silva Cell Detail
3	2019-05-06	LM	Revised

No.	Date	Issue Notes
1	2018-12-06	Issued
2	2019-04-24	Detail Sheet Updated
3	2019-05-06	Sheet Revised

Errors and Omissions:

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Locate and Install all Smoke Detectors in accordance with BCBC Part 9.

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250-893-5802
exteriors landscapes environments

Project Title

Apartments @ 953 Balmoral

Sheet Title

Detail

Stamp

For Development Application Only

Project Manager	Project ID
Drawn By LM	Scale
Reviewed By LM	Sheet No.
Date May 6, 2019	L-3
CAD File Name 2019Balmoral	



Advisory Design Panel Report For the Meeting of October 24, 2018

To: Advisory Design Panel **Date:** October 12, 2018
From: Leanne Taylor, Senior Planner
Subject: Development Permit with Variance Application No. 000506 for 953 Balmoral Road

EXECUTIVE SUMMARY

The Advisory Design Panel (ADP) is requested to review a Development Permit Application for 953 Balmoral Road and provide advice to Council.

The proposal is to construct a four-storey multi-unit residential building consisting of approximately 11 rental units. The following policy documents were considered in assessing this Application:

- *The Official Community Plan (OCP, 2012)*
- *Downtown Core Area Plan (2011)*
- *Guidelines for Fences, Gates and Shutters (2010)*
- *Advisory Design Guidelines for Buildings, Signs and Awnings (1981).*

Staff are looking for commentary from the Advisory Design Panel on the following items:

- overall size, scale and massing of the building
- window size, shape and placement of the building
- landscaping and outdoor open space
- residential entryways and articulation along the building base
- the transition between the public and private realm.

The Options section of this report provides guidance on possible recommendations the Panel may make, or use as a basis to modify, in providing advice on this Application.

BACKGROUND

Applicant: Mr. Rajinder Sahota
Method Built Homes

Architect: Ms. Pamela Úbeda, MAIBC
Coast and Beam

Development Permit Area: Development Permit Area 3 (HC): Core Mixed Use Residential

Heritage Status: N/A

Description of Proposal

The proposal is to construct a four-storey multi-unit residential building consisting of approximately 11 rental units. The development has a proposed floor space ratio (FSR) of 1.38:1. Concurrent with this Application is Rezoning Application No. 00598. The proposal includes the following major design components:

- low-rise building form containing contemporary-style design features, including a flat roofline, larger windows on the third and fourth storeys, and modern finishes
- exterior materials include brick, wood siding, stucco and aluminium privacy screen
- third and fourth storeys stepped back 2m
- one ground floor unit with a front entrance facing the road
- recessed main entrance into the building
- gated entryway into the site and to access the parking in the rear yard
- permeable pavers for driveway and surface parking lot
- no soft landscaping
- a bike room for 16 Class 1 bicycle parking spaces, and a bicycle rack for six bikes near the front entrance.

The following data table compares the proposal with the existing R-2 Zone, Two Family Dwelling District, as well as the R3-1 Zone, Multiple Dwelling District, which is seen as a comparable zone as it anticipates similar uses at a similar density. However, there are still numerous aspects of the proposal that would still not meet the requirements of the R3-1 Zone. An asterisk is used to identify where the proposal is less stringent than the R3-1 Zone.

Zoning Criteria	Proposal	Existing R-2 Zone	Zone Standard R3-1 Zone	OCP Policy	DCAP
Site area (m ²) – minimum	671.50 *	555.00	920.00		
Density (Floor Space Ratio) – maximum	1.38:1 *	0.50:1	1.20:1	2:1	2:1
Total floor area (m ²) – maximum	929.50 *	280.00	805.80		
Lot width (m) – minimum	15.48	15.00	n/a		
Height (m) – maximum	12.19	7.60	18.50		
Storeys – maximum	4.00	2	6	6	6
Site coverage (%) – maximum	43.00 *	40.00	30.00		
Open site space (%) – minimum	15.30 *	30.00	30.00		
Setbacks (m) – minimum					
Front	2.00 *	7.50	10.50		

Zoning Criteria	Proposal	Existing R-2 Zone	Zone Standard R3-1 Zone	OCP Policy	DCAP
Setbacks (m) – minimum					
Rear	10.85	15.20	6.10		
Side (east)	1.52 *	1.55	6.10		
Side (west)	3.64 *	3.00	6.10		
Parking – minimum					
Residential	4 *	9	9		
Visitor	1	1	1		
Bicycle parking stalls – minimum					
Class 1	16	14	14		
Class 2	6	6	6		

Sustainability Features

The applicant has not identified any sustainability features associated with this proposal.

Consistency with Policies and Design Guidelines

Official Community Plan

The subject property is designated Core Residential in the *Official Community Plan* (OCP, 2012), which supports a diverse range of housing types including low and mid-rise multi-unit residential buildings. The OCP also identifies this property within Development Permit Area 3 (HC): Core Mixed Use Residential, which supports a “high-quality of architecture, landscape and urban design that reflects the function of a major residential centre on the edge of a central business district in scale, massing and character.” The design guidelines contained in the *Downtown Core Area Plan* (DCAP), *Advisory Design Guidelines for Buildings, Signs and Awnings* (1981), and *Guidelines for Fences, Gates and Shutters* (2010) apply to the proposed building.

Neighbourhood Plan

The subject property is within the Residential Mixed-Use District in the *Downtown Core Area Plan* (DCAP), which supports multi-residential development up to six-storeys and a floor space ratio up to 2:1. The proposal for a four-storey multi-unit residential building with a FSR of 1.38:1 complies with the height and density policies outlined in DCAP.

Regulatory Considerations

Proposing a four-storey building on a lot with a site area of 671.5m² is tight and compromises the site planning with respect to providing sufficient landscaping and open site space, as well as impacting the relationship with adjacent properties and influencing the redevelopment of those lots in the future. By comparison, the standard R3-1 Zone requires a minimum lot area of 920.00m² and allows a maximum FSR of 1.2:1 for a four-storey building. The zone also incorporates larger setbacks to allow for some breathing room between neighbouring buildings.

A new, site-specific zone would be required to facilitate this development, and variances for setbacks, site coverage and open site space would be required. The regulations in the new zone would be similar to the R3-1 Zone, Multiple Dwelling District, except for the density provisions. The following variances would be required:

- reduce the front yard setback from 10.50m to 2m
- reduce the side (east) yard setback from 6.10m to 1.52m
- reduce the side (west) yard setback from 6.10m to 3.64m
- increase site coverage from 30% to 43%
- reduce open site space from 30% to 15.30%.

ISSUES AND ANALYSIS

The following sections identify and provide a brief analysis of the areas where the Panel is requested to provide commentary.

Overall Size, Scale and Massing

The OCP contains design guidelines that speak to the overall massing of a building and its visual impact on the site and adjacent properties. The building is long and presents a large volume on a 672m² lot. The side yard setback along the east side is only 1.5m from the property line, which would impact future development, window placement and access to sunlight on the adjacent property. The Panel's input on the overall size, scale and massing of the proposed building would be welcomed.

Window Size, Shape and Placement

The *Advisory Design Guidelines for Buildings, Signs and Awnings* contain a design guideline pertaining to building fenestration and the importance of arrangement, proportion and pattern of windows, as well as the relationship between solids and voids. The applicant is proposing substantial glazing on the third and fourth storeys along the north and south elevations; however, the windows at the ground level and second storey are smaller and present a different pattern compared to the upper storeys. A repetitive window placement along the west and east elevations is being proposed. The ADP's input on window size, shape and placement would be welcomed.

Landscaping and Outdoor Open Space

Appendix 7: Building Design Guidelines in the Downtown Core Area Plan (DCAP) encourages on-site open space such as courtyards, forecourts, plazas, patios, gardens, roof top patios/gardens for high density residential buildings that is well-designed, safe, active, visible and illuminated to encourage their use. The DCAP also encourages residential dwelling units to have direct access or views of the onsite open space. The applicant is proposing no on-site

open space or soft landscaping (plants or trees). Hardscape pavers would be introduced throughout the site and the rear yard would be a surface parking lot. The Panel's input on landscaping and outdoor open space would be welcomed.

Entryways and Articulation along the Building Base

The design guidelines outlined in *Appendix 7: Building Design Guidelines* of the DCAP encourage building entrances that are clearly identifiable from the street, and ground floor residential dwellings located adjacent to a street that provide at-grade individual entrances with direct connections to the public sidewalk, in addition to visually articulated designs and quality architectural materials and detailing in building bases, to enhance visual interest for pedestrians. One of the ground floor dwelling units and the main residential entryway would be facing the street. The ADP's input on the entryways and articulation along the building base would be welcomed.

Transition between the Public and Private Realm

Appendix 7: Building Design Guidelines in the DCAP contains a design guideline that encourages raised terraces, forecourts, landscaping, screening fences and gates to enhance residential entrances and to assist with distinguishing between the public and private realm. The Panel's input on the transition between the public and private realm and the influence this may have on the proposed entryways would be welcomed.

OPTIONS

The following are three potential options that the Panel may consider using or modifying in formulating a recommendation to Council:

Option One

That the Advisory Design Panel recommend to Council that Development Permit Application No. 000506 for 953 Balmoral Road be approved as presented.

Option Two

That the Advisory Design Panel recommend to Council that Development Permit Application No. 000506 for 953 Balmoral Road be approved with the following changes:

- as listed by the ADP.

Option Three

That the Advisory Design Panel recommend to Council that Development Permit Application No. 000506 for 953 Balmoral Road does not sufficiently meet the applicable design guidelines and policies and should be declined (and that the key areas that should be revised include):

- as listed by the ADP, if there is further advice they would like to provide on how the Application could be improved.

ATTACHMENTS

- Subject Map
- Aerial Map

- Plans date stamped January 18, 2018
- Letter to Mayor and Council dated November 10, 2017
- Letter to Mayor and Council dated May 7, 2018
- Letter to Mayor and Council dated August 17, 2018.

cc: Mr. Rajinder Sahota of Method Built Homes; Ms. Pamela Úbeda of Coast and Beam.

**MINUTES OF THE
ADVISORY DESIGN PANEL MEETING
HELD WEDNESDAY OCTOBER 24, 2018**

1. THE CHAIR CALLED THE MEETING TO ORDER AT 12:05 PM

Present: Jesse Garlick (Chair); Elizabeth Balderston; Paul Hammond; Carl-Jan Rupp; Stefan Schulson

Absent: Sorin Birliga; Justin Gammon; Deborah LeFrank
Jason Niles

Staff Present: Miko Betanzo – Senior Planner, Urban Design
Leanne Taylor – Senior Planner
Katie Lauriston – Secretary

2. MINUTES

Minutes from the Meeting held September 26, 2018

Motion:

It was moved by Elizabeth Balderston, seconded by Stefan Schulson, that the Minutes of the Meeting of Advisory Design Panel held September 26, 2018 be adopted as presented.

Carried Unanimously

3. APPLICATIONS

3.1 Development Permit with Variance Application No. 000506 for 953 Balmoral Road

The City is considering a Rezoning and Development Permit with Variance Application to construct a four-storey multi-unit residential building consisting of approximately 11 rental units.

Applicant meeting attendees:

PAMELA ÚBEDA
RAJINDER SAHOTA

COAST + BEAM
METHOD BUILT HOMES

Ms. Taylor provided the Panel with a brief introduction of the Application and the areas that staff is seeking advice on, including the following:

- the overall building size, scale and massing
- window size, shape and placement
- landscaping and outdoor open space
- entryways and articulation along the building base
- the transition between the public and private realm.

Mr. Sahota and Ms. Úbeda provided the Panel with a detailed presentation of the site and context of the proposal.

Questions of clarification were asked by the Panel on the following:

- what is the rationale behind the small second storey windows?
 - these windows were initially larger like those on the third and fourth storeys, but their size was reduced by request of the Planning department
- are the windows on the east and west façades intended to be recessed or punched?
 - the intent is for the windows to be set back within the thick exterior stucco wall, to create interest
 - there has been less and less time spent on the renderings, because this is the fourth design iteration
- are there balconies proposed?
 - no, these have been removed
- why were the previously proposed balconies removed?
 - the balconies were removed at the City's request to mitigate overlook concerns
- has the building footprint changed from the previous iteration where six storeys and a landscape buffer were proposed?
 - hard landscaping is proposed due to feedback from the property management company for similar rental buildings; hardscaping will be more easily maintained and better looking
 - the removal of the carshare parking stall in the front yard, the required Statutory Right of Way and bicycle storage also reduce the site's potential for greenspace
 - the entrance from the driveway was removed as requested by the City, and the opportunity for vegetation was lost because greenery cannot be added on the exit
 - boulevard trees could be provided through the street remediation
- is there opportunity for more of a transition from public to private space at the front of the building?
 - it is not really feasible, as it would be very difficult to plant trees at the front
 - the front setback cannot be increased to accommodate trees, as the suites are already as small as is feasible
- when will the Statutory Right of Way be utilized by the City?
 - Ms. Taylor clarified that Statutory Right of Ways can be requested as a part of any rezoning application, and that the frontage would have to be constructed to future plans for Balmoral Road
 - Ms. Taylor also noted that the applicable design guidelines do not encourage front yard parking stalls, and that the Transportation division would likely support the carshare vehicle being located on the street; however, the parking space on-site has to be secured by covenant so that it cannot be removed
- would the carshare vehicle be available to all members of the carshare program?
 - yes
- would public access be required to access the carshare vehicle?
 - yes
- have shadow studies been conducted?
 - yes; the proposal will shadow the neighbouring Cool-Aid housing in the evenings

- none of the other neighbours will be affected
- is bicycle parking provided?
 - 16 secure and six visitor stalls are proposed
- is the hardscaped walkway at the east required as a walkway, or can more soft landscaping be put in its place?
 - although it is not required to be hardscaped, the goal with the landscaping was to ensure that it was as attractive as possible over the long term
- so a walkway at the east is not required?
 - correct; however, the applicants are concerned about the amount of camping in the area and seek to address this concern through design
- why does the current proposal have a larger footprint with less soft landscaping, compared to when the proposal was six storeys tall?
 - if the Panel's recommendation is to include soft landscaping at grade, this can be changed and would be less costly
 - a previous design iteration had expensive green elements such as a green wall, but any soft landscaping will become run-down due to the type of long-term usage in the neighbourhood
 - hardscaping will be more easily maintained and better looking
- do fire safety standards allow the proposed wood siding at the east?
 - the applicants are not certain, but the material could be replaced with a less combustible material
- can the building be moved over to allow more room for a walkway at the east side?
 - the area at the east is not meant as walkway, it is just a setback.

Panel members discussed:

- difficulty in evaluating the proposal as presented, with very little information compared to other rezoning applications
- the need to provide a shadow study and 3D renderings
- need to improve consistency in renderings, including window detailing and clarification on the depth of the façade
- need for an additional level of refinement in the plans, including resolving the design of the rain water leaders to ensure that they are not simply tacked onto the façades, providing a secondary exit and ensuring that doors do not swing into the drive aisle
- many desirable features having been lost in this design iteration as compared to previous plans
- the proposal's limited contributions to the public realm and the street's need for improvement
- the provision of reliable rental units as not being sufficient to warrant a lack of contributions to the public realm
- recognition of the need for the building to be durable while still making a long-term contribution to the public realm
- the need for greenery and trees on the site
- opportunity for trees and planters at the front of the building that will not be as easily walked on, to create a transition between the public and private realm
- the need to find a compromise in the landscaping to include easily maintained green space
- opportunity for the parking area to be developed into a mixed use area, to provide outdoor amenity space as well as vehicle storage

- appreciation for the proposed permeable paving
- desire for communal space on the ground plane
- the need for outdoor public or private space
- opportunity for soft landscaping elements between the sidewalk and the front entry to create a sense of entry and transition between public and private realms and to provide eyes on the street
- concern for the appropriateness of the front door without a transition space to separate public and private realms
- concern for the liveability of the ground floor units, given the proximity of the front door to the sidewalk as well as the proximity to the drive aisle, the limited light, and the lack of outdoor space for the middle ground floor unit
- appreciation for the general north-south orientation of most units
- no issue with the proposed height or number of storeys; however, the site is small and is not being developed in context with other sites
- desire for the lot to be developed in consolidation with adjacent sites, but understanding that this has not been achievable
- the building's mass being too great for the site, eliminating any ground-level amenity space
- the proposal's many variances to the zone contributing to the site's lack of a green buffer
- concern for the eastern wall's length and shadowing impacts on adjacent properties
- opportunity to shift the building's massing, possibly by adding one storey, to reduce and adjust the building footprint, mitigate the impact of a long eastern wall to neighbours, and maintain the proposed density
- desire for a deliberate relationship between the window size of the lower storeys and the upper storeys
- desire to see the window recesses implemented as rendered.

Motion:

It was moved by Jesse Garlick, seconded by Elizabeth Balderston, that Development Permit with Variances Application No. 000506 for 953 Balmoral Road be approved subject to the following changes:

- increase the side yard setbacks and redistribute the massing to reduce negative impacts on neighbours' properties, allow for enhanced soft landscaping and improve liveability
- provide design consideration to enhanced landscaping, attention to street frontage, main entrance sequence, private walk-up entrance and rear parking lot area
- reconsider the privacy of ground-oriented suites
- update drawings to include a more consistent depiction of the proposal, including how the windows are detailed, the depth of the façade, shadow studies and 3D renderings
- consider the entrances in context of the public realm and streetscape
- consider the addition of balconies for the upper units.

Carried Unanimously

06 March 2019

Method Built Homes Ltd.
The Garage
4566 Cordova Bay Road
Victoria, British Columbia
V8X 3V5

Attn: Mayor and Council
City of Victoria
1 Centennial Square
Victoria, British Columbia
V8W 1P6

Dear Ms. Mayor and Members of Council,

Re: 953 Balmoral Avenue: 11-unit purpose-built workforce apartment building – Rezoning and DP

Further to your 06 September 2018 motion (appended below at **Appendix A**) that this Rezoning/DP Application proceed to public hearing, please find enclosed an amended set of drawings addressing the comments of the ADP.

1. The side yard setbacks have incorporated additional soft landscaping to improve liveability. The ADP also suggested redistributing existing massing upwards to a 5th and/or 6th floor. However, though Staff initially supported the OCP maximum of 6 floors, Staff subsequently pushed back on this concept when it was presented with an initial submission and iteration. Staff subsequently has reiterated unequivocally that anything more than 4 floors would not be supported by Staff.
2. Enhanced landscaping, attention to street frontage, main entrance sequencing, private walk-up entrance, and rear parking lot area soft scaping have all been addressed in this revised landscape plan.
3. Privacy of ground-oriented suites has been considered and addressed, to the extent possible, with soft landscaping.
4. The drawings have been updated to depict a more consistent design and 3D renderings.

5. Entrances have been enhanced in the context of public realm and streetscape.
6. An earlier submission and iteration had balconies for upper floor units, but Staff expressed significant concern with overlook over neighbouring properties, and as such, balconies were removed.

Given the ongoing increases in both hard and soft costs in the market over the six years it has taken to get this proposal to this stage, and the commitment of this proposal to be a purpose-built workforce apartment building with appropriate 25-year s.219 covenants, the undersigned requests a 10-year tax holiday for this proposal to ensure its economic viability and construction.

I trust the foregoing is of assistance as these applications proceed to public hearing.

Yours very truly,

A handwritten signature in dark ink, consisting of the letters 'RS' in a stylized, cursive font.

Rajinder S. Sahota

Appendix A

H.1.a.j

953 Balmoral Road –Rezoning Application No. 00598 and Development Permit with Variance Application No. 000506 (North Park)

Moved By Councillor Loveday

Seconded By Councillor Coleman

Rezoning Application No. 00598

That Council instruct staff to prepare the necessary Zoning Regulation Bylaw Amendment that would authorize the proposed development outlined in Rezoning Application No. 00598 for 953 Balmoral Road, that first and second reading of the Zoning Regulation Bylaw Amendment be considered by Council, and a Public Hearing date be set once the following conditions are met:

1. Preparation of the following documents, executed by the applicant to the satisfaction of City Staff:
 - a. Statutory Right-of-Way of 1.22m on Balmoral Road.
2. The applicant provide an amenity contribution in the amount of \$76,694.69 toward the Local Amenities Reserve Fund in accordance with the City of Victoria Density Bonus Policy to the satisfaction of City Staff.
3. Following consideration of Rezoning Application No. 00487, if approved, that Council authorize staff to prepare and enter into an Encroachment Agreement for a fee of \$750 plus \$25 per m2 of exposed shored face during construction, to the satisfaction of the City staff.

Development Permit with Variance Application No. 000506

That, subject to review by the Advisory Design Panel and report back to the Committee of the Whole, that Council, after giving notice and allowing an opportunity for public comment at a meeting of Council, and after the Public Hearing for Rezoning Application No. 00598, if it is approved, consider the following motion:

“That Council authorize the issuance of Development Permit with Variance Application No. 000506 for 953 Balmoral Road, in accordance with:

1. Plans date stamped January 18, 2018
2. Development meeting all Zoning Regulation Bylaw requirements, except for the following variances:
 - a. reduce the required number of parking spaces from 12 to 5
 - b. Part 3.3(10): reduce the front yard setback from 10.50m to 2.00
 - c. Part 3.3 (10): reduce the side (east) yard setback from 6.10m to 1.52m

- d. Part 3.3(10): reduce the side (west) yard setback from 6.10m to 3.64m
 - e. Part 3.3(4)(1): increase the site coverage from 30% to 43%vi.Part 3,3(4)(6)(1):
reduce the open site space from 30% to 15.30%.
- 3. Registration of legal agreements on the property's title to secure the MODO Car Share Vehicle and parking space, car share memberships, one monthly transit pass for each unit over a period of three years (396 monthly passes), and one bicycle for each unit to the satisfaction of City Staff.
 - 4. Revise the landscape plan to indicate floating pavement where the proposed parking spaces overlap with the tree's critical root zone in accordance with the arborist report prepared by Talbot Mackenzie & Associates.
 - 5. The Development Permit lapsing two years from the date of this resolution."

FOR (8): Mayor Helps, Councillor Alto, Councillor Coleman, Councillor Loveday, Councillor Lucas, Councillor Madoff, Councillor Thornton-Joe, and Councillor Young

OPPOSED (1): Councillor Isitt

07 May 2018

Method Built Homes Ltd.
The Garage
4566 Cordova Bay Road
Victoria, British Columbia
V8X 3V5

Attn: Mayor and Council
City of Victoria
1 Centennial Square
Victoria, British Columbia
V8W 1P6

Dear Ms. Mayor and Members of Council,

Re: 953 Balmoral Avenue – 11-unit purpose-built workforce apartment building

Further to my letters of 10 November 2017 and 20 March 2018 (enclosed herein for reference) and the Committee of the Whole meeting of 19 April 2018 and subsequent council meeting, please amend the proposal to include a Housing Agreement to provide rental accommodation for **25 years**.

I understand that a Housing Agreement was a critical issue when council considered this proposal. The vote was 4-4 at COTW and at the subsequent council meeting for this proposal to advance to public hearing. With a commitment now of a Housing Agreement, thereby securing 11 additional and much needed and workforce apartment units at the edge of the downtown core, I trust this proposal will proceed to public hearing.

With respect to the request to refine the proposal to address staff concerns regarding height, setbacks, density, site coverage, and design, please note that although Staff's feedback has evolved over the past five years with ambiguous, subjective and moving goalposts, the following can be distilled from the most recent feedback:

- 1) Reducing the height to 2-3 stories ~ 2.5 stories;
- 2) Increasing the setbacks substantially;
- 3) Decreasing the density;
- 4) Decreasing the site coverage; and
- 5) Proposing a design that retains the character of a single-family residence.

The take-away from this feedback is that Staff would likely support a proposal that looked like a single-family residence, but had increased density from the current duplex zoning; a triplex or, at best, four-plex is the likely outcome of these preferences.

Constructing such a proposal, with the cost of construction where it is in the current market, would force this developer to build stratified townhomes for sale, as opposed to building a purpose-built workforce apartment building. This is not a market that we are interested in catering to.

As a consequence of the above, of the alternatives to develop a stratified triplex (or possibly fourplex) to the satisfaction of Staff and Council, with the related development and enhanced engineering costs versus a stratified modern duplex, which the subject site is currently zoned for, we would build a modern duplex that could be complete for occupancy within six months of today. Ironically, such a duplex would have a site coverage of 0.5:1, which is more than the current proposal. Additionally, such a duplex, with a walk-out basement, would have density that is approximately 70% of the current proposal. The setbacks for such a duplex would be substantially similar, with the exception of the front yard setback, to the current proposal. Finally, depending on the final design, not subject to municipal oversight, the height would be approximately 1-1.5 stories shorter than the current proposal.

I trust the foregoing is of assistance as you consider the revised proposal.

Yours very truly,

A handwritten signature in dark ink, appearing to read 'RS'.

Rajinder S. Sahota

17 August 2018

Method Built Homes Ltd.
The Garage
4566 Cordova Bay Road
Victoria, British Columbia
V8X 3V5

Attn: Mayor and Council
City of Victoria
1 Centennial Square
Victoria, British Columbia
V8W 1P6

Dear Ms. Mayor and Members of Council,

Re: 953 Balmoral Avenue – 11-unit purpose-built workforce apartment building

I write further to the following motion from Council:

Postpone consideration of the application for 2 months and request the applicant to meet with the adjoining neighbours to explore possible consolidation of the adjoining lots.

I have had an opportunity to discuss in detail the business case for the possible consolidation of this site with the neighbouring sites as requested by Council. Unfortunately, for a number of reasons, consolidation is not feasible in the context of an affordable housing, purpose-built apartment project. As for-profit stratified condominiums to be sold at market, it may be feasible.

With respect to some of the outstanding concerns of Council when this proposal was last considered, please note the following.

1) Whether the developer considered height and setback changes. The response from staff was no.

As noted in my letter of 07 May 2018, substantial consideration was given to these issues. In fact, the reason why it has taken five years to get to this point is attributable in large part to issues of height and density. As noted in this prior letter, reducing the height and increasing the setbacks further would transform this proposal from an 11-unit, housing agreement locked, purpose-built, workforce apartment building, into (at best) a 4-unit stratified townhouse project.

As noted in my letter, the increased costs and ongoing delays associated with a rezoning and DP process, and related soft costs (professional fees) for a 4-unit stratified townhouse project outweigh the benefits of simply constructing a high-end urban oasis style private

duplex for two families (the site is already zoned for the later). As noted in my previous letter the height would in effect only be reduced by 1.5 stories, while the setback changes in this scenario would be negligible, apart from the front-yard setback.

Summary

Kindly note my previous letters to Council dated 03 April 2017, 10 November 2017, 20 March 2018, 07 May 2018, 30 May 2018, 11 June 2018, addressing outstanding questions with respect to the appropriate balance between development objectives and the provision of affordable housing in the current economic climate.

At the end of the day, as many of you accurately noted, this is a difficult decision for you to make.

From an economic perspective, as the developer, the relatively short-term return on a unique downtown duplex for two affluent families is similar to the long-term return on a larger investment in affordable rental housing, when accounting for the increased risk and capital associated with this proposal. Our goal with this proposal was to leverage what we believe to be an ideal location for affordable rental housing into something that is needed within this city.

Perhaps you are of the opinion that there is a significant profit margin in purpose-built workforce rental apartment buildings, but our analysis is that given the cost of construction and land in Victoria, this is not the case; this is why you do *not* see a proliferation of developers – outside of the non-profit societies with significant government funding like Pacifica, where I sit on the board – building out workforce rental projects in Victoria.

One thing is certain. One of two buildings will be seen on this site within the next year. In either case, the building will establish what is to come at this end of the block for the next 60 years; it will set the precedent.

The first option is the one before you, which after five years has been refined to include a 25-year housing agreement and a commitment to provide 2 of 11 units at below-market rates. This will fill what has been identified in the OCP as a glaring need within the City of Victoria; affordable rental units. It resembles, in character, what has been built at 1032 North Park, a block away, and welcomed by the majority of the neighbourhood.

The second option is to decline this proposal at which point this developer will take immediate steps build out the site as it is currently zoned, thereby providing two relatively well-off families with the opportunity to live in high-end homes in a rapidly gentrifying neighbourhood at the very edge of the downtown core; an equally attractive option from a pure ROI perspective, but one which provides no positive externalities to the community as compared with the first option.

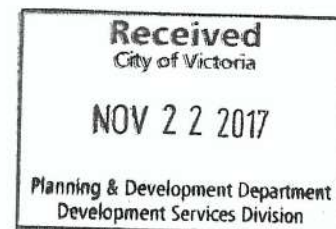
At this stage, the decision is whether or not to send this amended proposal to public hearing where you will benefit from public input. At the very least, such public input, respectful of democratic principles, should inform the ultimate decision.

Though difficult it may be, the choice is yours to make.

Yours very truly,

Rajinder S. Sahota
Enc.

10 November 2017



Method Built Homes Inc.
The Garage
4566 Cordova Bay Road
Victoria, British Columbia
V8X 3V5

Attn: Mayor and Council
City of Victoria
1 Centennial Square
Victoria, British Columbia
V8W 1P6

Dear Ms. Mayor and Members of Council,

Re: 953 Balmoral Road (the "Proposal" or "Site")

Please accept this application for the approval of a rezoning and development permit application for the Site.

The design and development of the Site began over five years ago in late October 2012. At that time, it was recommended by the former Local Area Planner Mr. Mike Wilson that this proposal proceed as a joint rezoning and development permit application and that a site-specific zone would be created for the Site. Mr. Wilson advised the following:

- 1) "[T]he highest-level plan is the Official Community Plan (OCP). The OCP designated the site as Core Residential. This designation generally envisions **multi-unit residential buildings**." (emphasis added)
- 2) "At a more detailed level, the Downtown Core Area Plan is also relevant to the site. For this site the plan envisions an **FSR of 2:1** (page 37) and a **maximum building height of 20m** (six residential stories) (page 89)." (emphasis added)
- 3) "A new zone for this site would have to contemplate up to **2:1 FSR** as per the guiding policy. It would be best to base your proposal on the guiding policies and design guidelines rather than an existing zone. **We would then craft a zone based on your proposal.**" (emphasis added)

Attached hereto at **Addendum A** is a copy of Mr. Wilson's email of 24 October 2012.

It is with this background and context that we undertook to design and develop a purpose-built **workforce rental apartment**. By way of background, we have worked diligently over the last five years with new Local Area Planner Ms. Leanne Taylor and Assistant Director of Development Services Ms. Allison Meyer on this application package.

We have undertaken three complete redesigns of this Proposal over the course of ongoing consultations and conversations with Ms. Taylor and the North Park Neighbourhood Association. In addition, we have conducted three separate CALUC meetings in relation to this Proposal.

First Concept

After initial informal discussions with the North Park Neighbourhood Association, our first concept proposed a four to six story brick Brownstone themed **workforce rental apartment** with underground parking. To offset the increased cost of underground parking for this concept, the building was designed to the property lines with no setbacks and contained an interior outdoor courtyard for the residents. Ms. Taylor expressed a concern with the density, height and setbacks of this proposal and was not overly impressed with the Brownstone concept.

Second Concept

Our second concept proposed a six-story modern **workforce rental apartment** with significant front, rear, and side yard setbacks and a **1.9:1 FSR**. As a result of much reduced density, this proposal included at grade parking at the rear of the proposal. This proposal was presented to the North Park Neighbourhood Association through a CALUC hearing. There were some concerns raised at the CALUC by one single-family residence owner to the South of the Site with respect to the height of the proposal and more generally with respect to the modern design aesthetic. Following similar concerns raised by Staff, and the economic climate at the time, we determined that reducing the proposal to four stories would render the proposal economically unviable as a workforce rental apartment building.

The owners of the adjacent properties to the East and West both support this six-story purpose built **workforce rental apartment** as the optimal proposal. Attached hereto at **Addendum B** are copies of such letters of support.

Third Concept

Given the change in the economic landscape related to housing, we determined that reducing the proposal to four stories would now be viable. We remained of the view, however, that a six-story proposal was best for the area as it had the added benefit of offering **three, 3-bedroom units** on the top two floors for **working families**. We presented this proposal once again at a CALUC and the response was generally quite positive, with the exception of the same neighbour to the South. Nevertheless, the support was not unanimous and Staff concerns with respect to height and setbacks remained. As a result, we finalized a third concept that proposed a four-story **workforce rental apartment** with significant front, rear, and side yard setbacks and with additional setbacks at the third and fourth floors as requested by Staff. This proposal envisions 11 one- and two-bedroom rental apartment units. The **FSR is 1.38:1**, well short of the 2:1 FSR referenced above.

Sister Purpose Built Rental Building

It is important to note that we recently designed, developed and completed an 11-unit purpose built **workforce rental apartment** at 1032 North Park Street ("North Park Project"), approximately one block from the Site. This project was completed in December 2016 and consists of a four-story building constructed on a 4930 square foot (458m²) site. The current Site is 7233 square foot site (672m²) or approximately **47% larger** than the site of the North Park Project.

The target renters for both the North Park Project and this Site are blue-collar, working class individuals/couples/families. The one bedrooms at the North Park Project **start at \$1100/month** and average \$1200/month; the two bedrooms start at \$1400/month and average \$1550/month. At the top end, there is one townhouse renting for **\$2000/month**.

Contrasting this Proposal with higher scale purpose built rental buildings or condominium buildings encompassing half- or full-city blocks may lead to improved design through the use of more expensive materials and/or the provisioning of better amenities for residents; however, the economics of such proposals will also inevitably lead to this becoming a condominium proposal (with stratified units for sale) and and/or a professional rental apartment with higher rents as opposed to workforce rental units.

Based on publicly available information, Hudson Walk Two, for example, rents one bedroom units that **start at \$1510/month** with an average rent much higher; two bedroom units rent for as high as **\$3095/month**. Clearly there is a demographic of professionals in Victoria who are prepared to pay these rents for apartment units in high-end purpose built rental apartments. However, these rents are **approximately 30% - 55% higher** than those we are setting and targeting, and as such make it difficult for blue-collar workers to live within

Victoria. Both our sister North Park Project and this Proposal target a workforce who provide invaluable services within Victoria.

Proposal

This application is being brought forward after careful review of the Official Community Plan and the provisions thereof dealing with the North Park Neighbourhood and the 900 block of Balmoral Road. The OCP envisages projects of a larger scale and scope than the one being proposed. For example, a 2:1 floor space ratio is envisaged in the OCP for this location. This Proposal is for an FSR of 1.38:1. Additionally, there is a need in Victoria for more **affordable** housing.

As you are no doubt aware, the North Park Neighbourhood is a rich and vibrant part of the City of Victoria. New, affordable housing, particularly an apartment building geared towards non-professional renters is precisely what this neighbourhood requires. There are other apartment projects that are targeting a more affluent demographic, but this project is vital to ensuring a diverse socio-economic mix within Victoria. This Proposal is being advanced after several re-designs over the course of nearly five years and after lengthy consultations with staff.

The only concern with this project lies with the parking ratio being proposed. There are 11 units proposed for this Proposal and servicing these units are five general parking stalls and one dedicated MODO stall. As outlined in a report from Boulevard Transportation Group, the significant transportation demand management (TDM) measures proposed are sufficient to offset the off-site parking that would otherwise be generated. Attached hereto at **Addendum C** is such report. In other words, the: (a) proximate location of the Proposal to downtown Victoria, including its immediate access to major bicycle routes, (b) substantial number of bicycle lockers provided to each unit, (c) provision of bicycles to each unit, (d) public transit passes provided to each unit, (e) public information provided to residents of the Proposal relating to TDM measures, and (f) purchase of a vehicle for the dedicated MODO stall respecting this Proposal, cumulatively offset the off-site parking demand created by this Proposal.

The need for quality, affordable housing in the City of Victoria is ever-present. Despite the provision of new high-quality, purpose-built apartments, the rents associated with those projects have been inaccessible to a significant segment of our population. The North Park Neighbourhood is an eclectic community that is looking to avoid further gentrification. This Proposal has been designed after taking into account the results of consultation with the North Park Neighbourhood Association. As a purpose-built **workforce rental apartment**, this Proposal is designed to meet the long-term needs of the local area and the City of Victoria more broadly.

There are certainly buildings being proposed and developed that offer more amenities and are generally more expensive. I recently submitted and spoke to Mayor and Council with respect to a proposed LEED GOLD office building which has broken ground at Dockside Green with an expected completion date of December 2018. However, the intended occupants of such buildings spend a lot more per square foot to occupy these spaces than the occupants of this Proposal; a Proposal that is geared for working people.

In addition to letters of support from the adjacent neighbours to the east and west of the Proposal, attached for your review at **Addendum D**, is a letters of support from a local community leader in the area of affordable housing, generated after an informal meeting held at the Parsonage Café in North Park (see **Addendum E**).

The environmental benefits of Victoria's workforce living within or adjacent to the same community within which it works cannot be overstated. By eliminating the need for single vehicle ownership, the Proposal contributes to environmental sustainability. By targeting Victoria's workforce, the Proposal contributes to social sustainability.

Summary

This Proposal has been designed specifically for this neighbourhood in accordance with the OCP, after consultation with the North Park Neighbourhood Association, and after consultation with the City of Victoria. The building's design and mass has been modified to accommodate the concerns of the NPNA. This includes a recent reduction in floors from six to four and a unit reduction from 17 to 11. Unfortunately, this has come with the elimination of three, 3-bedroom units geared towards families on the top two floors of the Proposal.

The only objective non-compliance concern is with respect to on-site parking. The provision of significant TDM measures more than offsets the potential off-site parking impact of this Proposal. This Proposal has been custom-designed to address specific needs identified by our community and warrants our strong support to move it along expeditiously to completion.

Kind regards,

Rajinder S. Sahota
Principal
Method Built Homes Inc.
www.methodbuilt.ca

ADDENDUM A

From: Rajinder Sahota [mailto:rajinder@methodbuilt.ca]
Sent: Tuesday, Oct 23, 2012 9:52 PM
To: Mike Wilson
Subject: Re: 953 Balmoral Rd.

Hi Mike,

Would you be able to give me an initial impression of your thoughts on possible development of this site and what the City would like to see here? I see from the OCP that this is likely a similar growth strategy as North Park but the current zoning may be different.

Please let me know.

Kind regards,

Rajinder Sahota

From: Mike Wilson <MWilson@victoria.ca>
To: "Rajinder Sahota" <rajinder@methodbuilt.ca>
Cc:
Bcc:
Date: Wed, 24 Oct 2012 16:07:38 +0000
Subject: RE: 953 Balmoral Rd.
Hi Raj,

With respect to planning policies for the area, the highest level plan is the Official Community Plan (OCP). The OCP designated the site as Core Residential. This designation generally envisions multi unit residential buildings. A detailed breakdown of the designation can be found here (Page 41): http://www.shapeyourfuturevictoria.ca/wp-content/uploads/2012/09/OCP_BOOK_WEB.pdf <http://www.shapeyourfuturevictoria.ca/wp-content/uploads/2012/09/OCP_BOOK_WEB.pdf>

At a more detailed level, the Downtown Core Area Plan is also relevant to the site. For this site the plan envisions an FSR of 2:1 (Page 37) and maximum building height of 20 m (six residential storeys) (page 89). See: <http://www.victoria.ca/EN/main/departments/planning-development/community-planning/downtown-plan.html> <<http://www.victoria.ca/EN/main/departments/planning-development/community-planning/downtown-plan.html>>

This property is also located within Development Permit Area 3: Core Mixed Use Residential. This DP Area provides design guidelines to be used when developing the design of the building. See Page 183/184: http://www.shapeyourfuturevictoria.ca/wp-content/uploads/2012/09/OCP_Part4_WEB.pdf <http://www.shapeyourfuturevictoria.ca/wp-content/uploads/2012/09/OCP_Part4_WEB.pdf> . Many of the relevant design guidelines are included in the Downtown Core Area Plan.

ADDENDUM A

A new zone for the site would have to contemplate up to 2:1 FSR as per the guiding policy. It would be best to base your proposal on the guiding policies and design guidelines rather than an existing zone. We would then craft a zone based on your proposal.

The foregoing is given for your convenience only and it should be clearly understood that you must satisfy yourself as to whether the existing or any proposed development would be in conformity with all applicable bylaws and policies of the City or any provincial or federal statutes or regulations.

If you require any further information please don't hesitate to give me call or e-mail.

Regards,

Mike

Mike Wilson, MCIP, RPP
Senior Planner - Urban Design
Development Services Division
Planning and Development Department
City of Victoria
1 Centennial Square, Victoria, BC, V8W 1P6
Phone: [250.361.0384](tel:250.361.0384) Fax: [250.361.0386](tel:250.361.0386)
www.victoria.ca <<http://www.victoria.ca>>

ADDENDUM B

July 24, 2017

Michael Rowe
949 Balmoral Road
Victoria, BC V8T 1A7

Mayor & Council
City of Victoria
1 Centennial Square
Victoria, BC V8W 1P6

Re: 953 Balmoral Road

I am writing to express my unqualified support for the development proposed by Method Built Homes at 953 Balmoral Road. I have owned the property adjacent to this site at 949 Balmoral Road for many years. In addition, I have owned and operated a prominent business on this block of Balmoral Road for many years.

I initially reviewed the six-story proposal Method Built Homes proposed for the site and supported that proposal. It was sensitive to the needs of the neighbourhood and was geared towards families by providing an additional three, 3-bedroom units over the top two floors. It was attractive, modern and current. The revised four-story proposal does not maximize the full potential the six-story proposal brought to the neighbourhood, and the region more generally, by offering additional accessible rental accommodations. This neighbourhood has had difficulty attracting investment capital for developments, and these proposals are welcomed.

As a result, I am fully supportive of the current four-story proposal from Method Built Homes, with the only reservation being that I would prefer the more densified six-story proposal that was an earlier concept.

Please feel free to contact me should you have any further questions.

Respectfully yours,



Michael Rowe

July 23, 2017

Michael Forbes
959 Balmoral Road
Victoria, British Columbia
V8T 1A7

Mayor and Council
City of Victoria
1 Centennial Square
Victoria, British Columbia
V8W 1P6

Re: 953 Balmoral Road

I write with respect to the Development Permit application submitted for 953 Balmoral Road. I understand the application submitted is for an 11-unit rental apartment building covering 6 floors.

I own the property immediately adjacent to this proposal and to the East. I believe the No. 1000 Park neighbourhood and the 900-block of Balmoral in particular would benefit tremendously from this development. In fact, I prefer the earlier six-floor proposal as it also included 3, 3-bedroom units on the top two floors. The proposal falls within the Official Community Plan for this block and neighbourhood and would improve the area tremendously while bringing additional life and vibrancy with more residents. The block is within the downtown core and needs density to provide more affordable housing options for Victoria residents.

Please feel free to contact me should you have any further questions.

Respectfully yours,



Michael Forbes Bsc Pharm
250.882.3784

ADDENDUM C



953 BALMORAL ROAD

Parking Study

Prepared for: **Method Built**

Prepared by: **Watt Consulting Group**

Our File: **1906**

Date: **October 27, 2017**

1.0 INTRODUCTION

In November 2015, Watt Consulting Group was retained by Method Built to undertake a parking study for the proposed development at 953 Balmoral Road in the City of Victoria. The proposed development has undergone several architectural changes over the last several months. As a result, the content presented herein is an updated parking study from the report submitted on December 7, 2015.

The purpose of this study is to assess site parking demand and any off-site impacts. The study considers parking demand at representative multi-family residential sites, on-street parking conditions, and transportation demand management (TDM) programs.

1.1 LOCATION

The development site is located at 953 Balmoral Road in the City of Victoria. See [Map 1](#).

MAP 1: SUBJECT SITE



TABLE 1 VEHICLE OWNERSHIP AT REPRESENTATIVE SITES

Site	No. Units	Owned Vehicles	Ownership Rate (vehicles/unit)
975 Balmoral Road	38	10	0.26
1635 Cook Street	72	30	0.42
1035 North Park Street	79	21	0.27
1022 Pandora Avenue	40	13	0.33
1130 Pandora Avenue	45	24	0.53
1020 Pembroke Street	109	75	0.69
1630 Quadra Street	121	67	0.55
2310 Quadra Street	19	14	0.74
1017 Queens Avenue	27	11	0.41
1110 Queens Avenue	17	9	0.53
		Average	0.47

4.2 PREVIOUS STUDIES

Site observations and vehicle ownership information has been obtained for previous studies that are representative of the subject site. All study sites are rental and in representative context (i.e. location, access to transportation options) as the subject site. See **Table 2**. Results suggest average parking demand is 0.49 vehicles per unit and average vehicle ownership information is 0.50 vehicles per unit. Applied to the subject site, this results in approximately six resident vehicles.

TABLE 2 PARKING DEMAND FROM PREVIOUS STUDIES

Area	Observations	Vehicle Ownership
North Park ¹	0.56 vehicles per unit	0.53 vehicles per unit
Oak Bay ²	0.54 vehicles per unit	0.61 vehicles per unit
Outside of Downtown/North Park ³	0.39 vehicles per unit	0.37 vehicles per unit
Victoria West ⁴	0.46 vehicles per unit	0.49 vehicles per unit
Average	0.49 vehicles per unit	0.50 vehicles per unit

¹ Previous parking study completed in 2012 on North Park Street

² "The Clive" - See http://www.theclive.ca/pdfs/Clive%20Oak%20Bay%20Parking%20Study_FINAL_Feb4.pdf

³ "The Azzurro" - previous parking study completed in 2014 on Blanshard Street for affordable housing. Sites selected may have a lower parking demand

⁴ "Wilson's Walk" - previous parking study completed in 2014 on Wilson Street for affordable housing

5.0 TRANSPORTATION DEMAND MANAGEMENT

Transportation demand management (TDM) is the application of strategies and policies to influence individual travel choice, most commonly to reduce single-occupant vehicle travel. TDM measures should be adopted where possible to enhance travel options, minimize parking demand, and facilitate sustainable transportation.

The following summarizes the TDM options that are proposed and estimated impact of each in reducing parking demand.

5.1 CARSHARE

As discussed in Section 2.1, the subject site has immediate access to a dedicated MODO carshare parking space / vehicle on Balmoral Road. The site plan identifies an on-site resident parking space for a MODO carshare vehicle in the future, should the on-street space be removed. The vehicle will be purchased by the proponent and memberships (valued at \$500 each) will be provided to each unit. Residents will be responsible for usage fees. With immediate access to a carshare vehicle, it is anticipated that carsharing will reduce resident parking demand.

Research has shown that carsharing programs have a significant impact on reducing vehicle ownership and thereby lowering parking demand. Below is a summary of key findings:

- One of the most comprehensive North American studies to date surveyed 6,281 households in carsharing organizations across the continent. The study found a statistically significant decrease in average vehicle ownership from 0.47 to 0.24 vehicles per household among households that joined carshare services, an approximately 50% reduction in vehicle ownership⁶.
- A study of carshare programs in the City of Toronto found that vehicle ownership rates at condominium sites without carshare vehicles was 1.07 vehicles per unit, whereas buildings with one or more carshare vehicles had significantly lower rates at 0.53 vehicles per unit, which represents a 50% reduction in vehicle ownership rates⁷.
- A 2013 study from the City of Toronto looked at the relationship between the presence of carsharing in a residential building and its impact on vehicle ownership. This was one of the first studies to examine this relationship at the building level as previous research explored impacts at the neighbourhood or city level. The study surveyed residents of buildings with and without dedicated carshare vehicles. According to the author's

⁶ Martin & Shaheen. (2011). The Impact of Carsharing on Household Vehicle Ownership. Access Magazine, Spring 2011. Available online at: http://sfpark.org/wp-content/uploads/carshare/access38_carsharing_ownership.pdf

⁷ City of Toronto. (2009). Parking Standards Review: Examination of Potential Options and Impacts of Car Share Programs on Parking Standards. Available online at: https://www1.toronto.ca/city_of_toronto/city_planning/zoning_environment/files/pdf/car_share_2009-04-02.pdf

are provided and a vehicle easily accessible, and a similar reduction of 5-10% is recommended in *Parking Management Best Practices*¹⁶.

Residents of the subject site will have access to a Modo carshare vehicle and provided with free memberships. Given the research and discussion above, it is recommended that resident parking demand will be reduced by 15% (i.e. one vehicle) as a result of proximity to the carshare vehicle and free membership.

5.2 PUBLIC TRANSIT

The subject site is well served by public transit, as follows:

- The subject site is located within walking distance of bus stops on Pandora Avenue (approximately 260m from westbound bus stops and 370m from eastbound bus stops). These stops are served by the no.27 – Gordon Head / Downtown and no.28 – Majestic / Downtown frequent routes, as well as the no.1, no.2, no.24¹⁷, and no.25¹³ local routes.
- The no.6 – Royal Oak / Downtown route offers service between downtown Victoria and Royal Oak. Bus stops on Quadra Street are approximately 180m from the subject site.
- Bus stops on Douglas Street are approximately 600m from the subject site, providing access to an additional nine transit routes with service throughout Greater Victoria.

A transit pass subsidy is proposed to facilitate transit use among residents. The proposal is to commit funds to fully subsidize one monthly transit pass for each unit over a period of three years (396 monthly passes)¹⁸. In the event that not all committed monthly passes have been acquired after three years, remaining funds will be made available to residents to purchase monthly passes beyond the three-year timeframe up to amount of the total committed budget. Uptake on similar transit pass programs has been in the range of 20%, suggesting that subsidized passes will likely be available to residents that request them well beyond the three-year timeframe. The proponent and City may wish to agree on a mechanism to commit the identified funds and ensure the program is administered as proposed.

Studies¹⁹ have found that sites with transit access and free transit passes experience approximately 10% reduced parking demand (one study suggests 5-10%, another 11%). Accordingly, it is recommended that resident parking demand will be reduced by 10%, or one vehicle (0.7, rounded) as a result of the free transit pass and proximity to transit service.

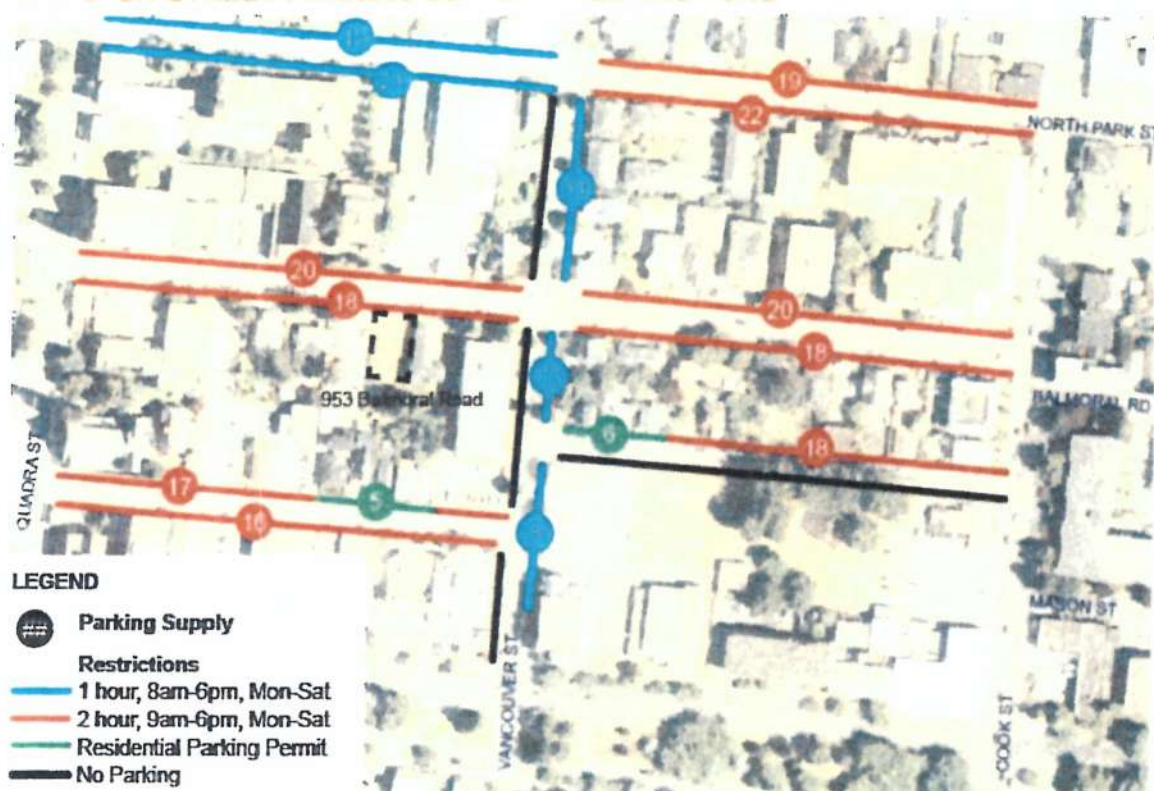
¹⁶ T Litman, *Parking Management Best Practices*, American Planning Association, 2007

¹⁷ Eastbound only (westbound routes via Yates Street)

¹⁸ Total contribution estimated at approximately \$52,000 assuming \$85 monthly pass rate. Proponent may negotiate reduced rate with BC Transit through Developer Pass Program.

¹⁹ Bort, J., *Reforming Parking Policies to Support Smart Growth, Parking Best Practices & Strategies for Supporting Transit Oriented Development*, 2007; and Tumlin, J., *Tools for Creating Vibrant, Health, and Resilient Communities*, Transportation Planning, 2012

MAP 2 ON-STREET PARKING SUPPLY + RESTRICTIONS



6.1 ON-STREET PARKING SUPPLY

A total of 243 spaces were observed. The 38 parking spaces directly adjacent the site on Balmoral Road (between Quadra Street and Vancouver Street) are restricted for a maximum stay of 2 hours from 9:00am to 6:00pm, Monday to Saturday. The majority of parking that was observed has either a 1- or 2-hour time restriction Monday to Saturday daytime, with the exception of residential permit parking adjacent specific residential properties.

6.2 ON-STREET PARKING CONDITIONS

On-street parking conditions were considered over seven observation periods. A summary of observations is provided in [Appendix B](#). Observation periods were as follows:

- Saturday October 17 at 8:15pm
- Sunday October 18 at 2:00pm
- Monday October 19 at 8:00pm
- Wednesday October 21 at 9:30pm
- Sunday October 25 at 2:00pm
- Tuesday November 17 at 10:30am²¹
- Thursday November 19 at 2:00pm⁸

²¹ Observation area limited to immediately adjacent the subject site – Balmoral Street from Quadra St to Vancouver St (both sides)

7.0 SUMMARY

The proposed development is for a four-storey residential rental building with 11 units. The proposed parking supply is five spaces; 9 spaces less than the City's parking requirement.

Expected peak resident parking demand was determined to be seven vehicles based on vehicle ownership information from representative sites and previous studies. A significant TDM program is proposed (see below) that is expected to reduce resident parking demand by two vehicles. Peak visitor parking demand is expected to be one additional vehicle. The total site parking demand is anticipated to be eight vehicles, three more than the proposed supply.

The site is expected to contribute one resident vehicle to on-street parking during the residential peak period (evenings, weekends). On-street parking on the block of Balmoral Road immediately adjacent the subject site could accommodate the expected spillover at approximately 58% occupancy (16 vacant spaces), and would not prevent others in the neighbourhood from accessing available parking. On-street parking on Balmoral Road was observed near full occupancy during weekday daytime periods when site parking demand will be met by on-site parking supply. Parking spaces must be "shared" in order to be utilized by all site users.

A comprehensive TDM program is proposed to enhance sustainable travel options and support reduced parking demand. TDM options include a Modo carshare vehicle on-site with memberships provided for each unit; monetary contribution for monthly transit passes for each unit over a three-year period; 1.4 secure bike parking spaces per unit; a free bicycle for each unit; and a travel information package provided at move-in. The TDM provisions are expected to reduce resident parking demand by approximately 25% (2 vehicles).

7.1 RECOMMENDATIONS

1. The proponent should commit to adopting the proposed TDM provisions, especially the carshare vehicle / memberships and transit passes, which are expected to reduce parking demand by 25%;
2. Parking demand is expected to exceed off-street parking supply by one vehicle during weekday evenings and weekends; and
3. The addition of one vehicle to adjacent on-street parking will not negatively impact the ability for others to access available parking.



- ① 2310 Quadra Street
- ② 1110 Queens Avenue
- ③ 1017 Queens Avenue
- ④ 1020 Pembroke Street
- ⑤ 1035 North Park Street

- ⑥ 1630 Quadra Street
- ⑦ 975 Balmoral Road
- ⑧ 1635 Cook Street
- ⑨ 1022 Pandora Avenue
- ⑩ 1130 Pandora Avenue

On-Street Parking Observations

953 Balmoral Road Parking Study

Section	Side	Restrictions	No. Parking Stalls	Saturday October 17, 8:15pm		Sunday October 18, 2:00pm		Monday October 19, 8:00pm		Wednesday October 21, 9:30pm		Sunday October 25, 2:00pm	
				Observed Vehicles	Occupancy Rate	Observed Vehicles	Occupancy Rate	Observed Vehicles	Occupancy Rate	Observed Vehicles	Occupancy Rate	Observed Vehicles	Occupancy Rate
North Park Street, Quadra to Vancouver	N	1 Hour, 8am-6pm, Mon-Sat	19	9	47%	11	58%	9	47%	5	26%	11	58%
	S		21	10	48%	12	57%	11	52%	12	57%	6	29%
North Park Street, Vancouver to Cook	N	2 Hour, 9am-6pm, Mon-Sat	19	9	47%	10	53%	6	32%	10	53%	4	21%
	S		22	9	41%	11	50%	7	32%	10	45%	8	36%
Balmoral Road, Quadra to Vancouver	N	2 Hour, 9am-6pm, Mon-Sat	20	10	50%	9	45%	5	25%	11	55%	9	45%
	S		18	7	39%	12	67%	8	44%	10	56%	10	56%
Balmoral Road, Vancouver to Cook	N	2 Hour, 9am-6pm, Mon-Sat	20	11	55%	9	45%	6	30%	6	30%	9	45%
	S		18	7	39%	13	72%	9	50%	8	44%	11	61%
Mason Street, Quadra to Vancouver	N	2 Hour, 9am-6pm, Mon-Sat	17	8	47%	6	35%	11	65%	9	53%	8	47%
		Residential Parking Permit	5	4	80%	5	100%	3	60%	7	140%	3	60%
	S	2 Hour, 9am-6pm, Mon-Sat	16	10	63%	8	50%	10	63%	11	69%	14	88%
Mason Street, Vancouver to Cook	N	Residential Parking Permit	6	2	33%	4	67%	4	67%	5	83%	5	83%
		2 Hour, 9am-6pm, Mon-Sat	18	11	61%	9	50%	11	61%	9	50%	10	56%
	S						No Parking						
Vancouver Street, North Park to Balmoral	E	1 Hour, 8am-6pm, Mon-Sat	11	8	73%	4	36%	5	45%	3	27%	4	36%
	W						No Parking						
Vancouver Street, Balmoral to Mason	E	1 Hour, 8am-6pm, Mon-Sat	5	3	60%	3	60%	2	40%	0	0%	2	40%
	W						No Parking						
Vancouver Street, Mason to Pandora	E	1 Hour, 8am-6pm, Mon-Sat	8	6	75%	5	63%	4	50%	0	0%	4	50%
	W						No Parking						
Total Occupancy			243	124	51%	131	54%	111	46%	116	48%	118	49%

ADDENDUM D

September 8, 2017

Sasha Kvakic
9-103 Wilson Street
Victoria, BC
V9A 6X1

Victoria City Mayor and Council
1 Centennial Square
Victoria, BC
V8W 1P6

Dear Mayor and Council,

I would like to register my enthusiastic support for the proposed redevelopment of 953 Balmoral Road. In the midst of a housing crisis driven by record low vacancy rates the city can ill afford to miss the opportunity to improve an underutilized space and add new rental housing units to the local market.

The only issue I have with the project is its reduced size from the originally proposed 6 story, 17 unit building down to 4 stories and 11 units. The public interest lies with encouraging the most socially responsible use of this property, which in this case is as affordable rental housing; the more units the better. Neither the current nor the original proposal are out of character with the surrounding neighbourhood, which is transitioning from a rough mix of light industrial/commercial, surface parking, and aging single family housing stock to a vibrant urban residential district on the edge of downtown. I hope that the city will embrace the opportunity presented by this project to improve the North Park neighbourhood for future generations.

Yours sincerely,



Sasha Kvakic

ADDENDUM E

953 Balmoral Road

Which purpose-built workforce rental apartment building do you prefer and why?

Open Discussion with the Developer at Parsonage Café on Saturday 05 August 2017 at 10AM



17 units over six floors, includes three, 3-bedroom units on the top two floors



11 units over four floors

H.1.a.j 953 Balmoral Road – Rezoning Application No. 00598 and Development Permit with Variance Application No. 000506 (North Park)

Moved By Councillor Loveday
Seconded By Councillor Coleman

Rezoning Application No. 00598

That Council instruct staff to prepare the necessary Zoning Regulation Bylaw Amendment that would authorize the proposed development outlined in Rezoning Application No. 00598 for 953 Balmoral Road, that first and second reading of the Zoning Regulation Bylaw Amendment be considered by Council, and a Public Hearing date be set once the following conditions are met:

1. Preparation of the following documents, executed by the applicant to the satisfaction of City Staff:
 - a. Statutory Right-of-Way of 1.22m on Balmoral Road.
2. The applicant provide an amenity contribution in the amount of \$76,694.69 toward the Local Amenities Reserve Fund in accordance with the *City of Victoria Density Bonus Policy* to the satisfaction of City Staff.
3. Following consideration of Rezoning Application No. 00487, if approved, that Council authorize staff to prepare and enter into an Encroachment Agreement for a fee of \$750 plus \$25 per m² of exposed shored face during construction, to the satisfaction of the City staff.

Development Permit with Variance Application No. 000506

That, subject to review by the Advisory Design Panel and report back to the Committee of the Whole, that Council, after giving notice and allowing an opportunity for public comment at a meeting of Council, and after the Public Hearing for Rezoning Application No. 00598, if it is approved, consider the following motion:

“That Council authorize the issuance of Development Permit with Variance Application No. 000506 for 953 Balmoral Road, in accordance with:

1. Plans date stamped January 18, 2018
2. Development meeting all *Zoning Regulation Bylaw* requirements, except for the following variances:
 - i. reduce the required number of parking spaces from 12 to 5
 - ii. Part 3.3(10): reduce the front yard setback from 10.50m to 2.00
 - iii. Part 3.3 (10): reduce the side (east) yard setback from 6.10m to 1.52m
 - iv. Part 3.3(10): reduce the side (west) yard setback from 6.10m to 3.64m

- v. Part 3.3(4)(1): increase the site coverage from 30% to 43%
 - vi. Part 3,3(4)(6)(1): reduce the open site space from 30% to 15.30%
3. Registration of legal agreements on the property's title to secure the MODO Car Share Vehicle and parking space, car share memberships, one monthly transit pass for each unit over a period of three years (396 monthly passes), and one bicycle for each unit to the satisfaction of City Staff.
 4. Revise the landscape plan to indicate floating pavement where the proposed parking spaces overlap with the tree's critical root zone in accordance with the arborist report prepared by Talbot Mackenzie & Associates.
 5. The Development Permit lapsing two years from the date of this resolution."

FOR (8): Mayor Helps, Councillor Alto, Councillor Coleman, Councillor Loveday, Councillor Lucas, Councillor Madoff, Councillor Thornton-Joe, and Councillor Young
OPPOSED (1): Councillor Isitt

CARRIED (8 to 1)



Committee of the Whole Report

For the Meeting of September 6, 2018

To: Committee of the Whole **Date:** August 23, 2018

From: Jonathan Tinney, Director, Sustainable Planning and Community Development

Subject: Rezoning Application No. 00598 and Development Permit with Variance Application No. 000506 for 953 Balmoral Road

RECOMMENDATION

That Council decline Rezoning Application No. 00598 and Development Permit with Variance Application No. 000506 for the property located at 953 Balmoral Road.

EXECUTIVE SUMMARY

The purpose of this report is to present Council with an update on the Rezoning and Development Permit with Variance Applications for the property located at 953 Balmoral Road. The proposal is to rezone the subject property from the R-2 Zone, Two Family Dwelling District, to a new zone in order to construct a four-storey, multi-unit residential building with a density of approximately 1.38:1 floor space ratio (FSR).

Council reconsidered both applications at the Committee of the Whole meeting on June 7, 2018 and passed the following motion:

Postpone consideration of the application for 2 months and request the applicant to meet with the adjoining neighbours to explore possible consolidation of the adjoining lots.

The applicant has informed staff that an arrangement with the adjoining neighbours is not feasible and as a result, the applicant would like to proceed with the original proposal for Council's consideration (letter attached).

COMMENTS

The applicant has provided a letter dated August 17, 2018 (attached) addressing Council's motion above. The applicant has informed staff that an arrangement with the adjoining neighbours is not feasible and as a result, the applicant would like to proceed with the original proposal of a four-storey, multi-unit residential building for Council's consideration.

Staff's recommendation is to decline the Rezoning and Development Permit with Variance Applications for the same reasons discussed in the original Committee of the Whole reports (attached). The Official Community Plan encourages the logical assembly of development sites

to enable the best realization of development potential for the area. Ideally, the subject site would be consolidated with one or both of the properties on either side of it in order to realize a better site plan with fewer impacts to the adjoining properties, while achieving the overall density supported by policy. If developed on its own under the current proposal, it would compromise future redevelopment along this block of Balmoral Road.

Respectfully submitted,

Leanne Taylor
Senior Planner
Development Services Division

Jonathan Tinney, Director
Sustainable Planning and Community
Development Department

Report accepted and recommended by the City Manager:

Date: _____

List of Attachments

- Attachment A: Letter to Mayor and Council dated August 17, 2018
- Attachment B: Committee of the Whole Report dated May 24, 2018
- Attachment C: Committee of the Whole Report dated April 19, 2018
- Attachment D: Minutes from the Committee of the Whole meeting dated June 7, 2018
- Attachment E: Minutes from the Council meeting dated April 26, 2018.



Committee of the Whole Report For the Meeting of June 7, 2018

To: Committee of the Whole **Date:** May 24, 2018

From: Jonathan Tinney, Director, Sustainable Planning and Community Development

Subject: Rezoning Application No. 000506 and Development Permit with Variance Application No. 000506 for 953 Balmoral Road

RECOMMENDATION

That Council decline Rezoning Application No. 00598 and Development Permit with Variance Application No. 000506 for the property located at 953 Balmoral Road.

EXECUTIVE SUMMARY

The purpose of this report is to present Council with an update regarding the Rezoning and Development Permit with Variance Applications for the property located at 953 Balmoral Road. The proposal is to rezone the property from the R-2 Zone, Two Family Dwelling District, to a new zone in order to construct a four-storey, multi-unit building with a density of approximately 1.38:1 floor space ratio (FSR).

Council considered both applications at the Committee of the Whole meeting on April 18, 2018 and passed the following motion:

Rezoning Application No. 00598

"That Council direct staff to work with the applicant to refine the proposal to encourage a better fit with the current neighbourhood context and to minimize potential negative impacts associated with a piecemeal approach to development in this area."

Development Permit with Variances Application No. 000506

"That Council:

- 1. Direct staff to work with the applicant to revise the proposal to comply with the design guidelines and*
 - i. minimize the impact of the east side yard setback by reducing the requested variance and by introducing additional design interventions to mitigate potential concerns related to privacy and overlook*
 - ii. reduce the site coverage and increase the open site space in order to provide private open space and high quality soft landscaping.*

- iii. *provide a landscaping strip along the side and rear property lines to screen the parking.*
 - iv. *address Council's issue of the lack of affordability in this application and revisit discussions of entering into a housing agreement.*
2. *Refer the application to the Advisory Design Panel and report back to the Committee of the Whole following a review by the panel."*

COMMENTS

The applicant has provided a letter dated May 7, 2018 (attached) addressing Council's motion above. The applicant is willing to enter a Housing Agreement ensuring that the proposed 11 dwelling units would remain as rental housing for a 25-year term. In the letter, the applicant has indicated that it is not feasible from their perspective to make any design and onsite landscaping changes to the current proposal as required in Council's motion.

Staff's recommendation is to decline the Rezoning and Development Permit with Variance Applications for the same reasons discussed in the original Committee of the Whole reports (attached). The OCP encourages the logical assembly of development sites to enable the best realization of development potential for the area. Ideally, the subject site would be consolidated with one or both of the properties on either side of it in order to realize a better site plan with fewer impacts to the adjoining properties, while achieving the overall density supported by policy. If developed on its own under the current proposal, it would compromise future redevelopment along this block of Balmoral Road.

Respectfully submitted,

Leanne Taylor
Senior Planner
Development Services

Jonathan Tinney, Director
Sustainable Planning and Community
Development Department

Report accepted and recommended by the City Manager:

Date: _____

List of Attachments

- Attachment A: Letter to Mayor and Council
- Attachment B: Committee of the Whole Reports dated April 19, 2018.



Committee of the Whole Report

For the Meeting of March 15, 2018

To: Committee of the Whole **Date:** February 22, 2018

From: Jonathan Tinney, Director, Sustainable Planning and Community Development

Subject: Rezoning Application No. 00598 for 953 Balmoral Road

RECOMMENDATION

That Council decline Rezoning Application No. 00598 for the property located at 953 Balmoral Road.

LEGISLATIVE AUTHORITY

In accordance with Section 479 of the *Local Government Act*, Council may regulate within a zone the use of land, buildings and other structures, the density of the use of the land, building and other structures, the siting, size and dimensions of buildings and other structures; as well as, the uses that are permitted on the land, and the location of uses on the land and within buildings and other structures.

In accordance with Section 482 of the *Local Government Act*, a zoning bylaw may establish different density regulations for a zone, one generally applicable for the zone and the others to apply if certain conditions are met.

EXECUTIVE SUMMARY

The purpose of this report is to present Council with information, analysis and recommendations for a Rezoning Application for the property located at 953 Balmoral Road. The proposal is to rezone the property from the R-2 Zone, Two Family Dwelling District, to a new zone in order to construct a four-storey multi-unit building with a density of approximately 1.38:1 floor space ratio (FSR).

The following points were considered in assessing this application:

- the subject property is designated Core Residential in the *Official Community Plan*, 2012 (OCP), which supports a diverse range of housing types including low and mid-rise multi-unit residential buildings
- the *Downtown Core Area Plan* (DCAP) identifies this property within the Residential Mixed-Use District, which supports multi-residential development up to six-storeys and a floor space ratio up to 2:1
- the OCP encourages the logical assembly of development sites to enable the best

realization of development envisioned for the area. The proposed site area is approximately 671.5m², which is a standard lot size for a duplex. The property to the west is an existing parking lot tied to a building on a different lot and there is a rooming house to the east. Given the existing neighbourhood context and the site's redevelopment potential, land assembly with the adjacent properties is strongly encouraged.

- the site being only 672m² cannot comfortably support a development at this proposed density, size and scale without significantly impacting the development potential of adjacent properties and achieving the densities that are supported in DCAP.
- the applicant is proposing to construct purpose-built rental; however they are unwilling to register a Housing Agreement to ensure that the building remains rental in perpetuity, or for a given time period. Instead the applicant notes that Council approval to strata title the building in the future would be required if the vacancy rate is less than 4%.

BACKGROUND

Description of Proposal

This Rezoning Application is to allow a four-storey multi-unit building with a density of approximately 1.38:1 floor space ratio (FSR).

The following differences from the existing R-2 Zone, Two Family Dwelling District, are related to increasing the floor space ratio, floor area, reducing setbacks and open site space requirements, and increasing the site coverage.

Affordable Housing Impacts

The applicant proposes the creation of 11 new residential rental units which would increase the overall supply of housing in the area. The applicant is proposing to construct purpose-built rental; however they are unwilling to register a Housing Agreement to ensure that the building remains rental in perpetuity, or for a given time period. Instead the applicant notes that Council approval to strata title the building in the future would be required if the vacancy rate is less than 4%.

Sustainability Features

The applicant has not identified any sustainability features associated with this proposal.

Active Transportation Impacts

The application proposes 16 Class 1 (secure and enclosed) and seven Class 2 (one bike rack) bicycle parking spaces to support active transportation.

Public Realm Improvements

No public realm improvements are proposed in association with this Rezoning Application.

Accessibility Impact Statement

The British Columbia Building Code regulates accessibility as it pertains to buildings.

Land Use Context

The area is characterized by a mix of commercial, institutional and residential land uses.

Existing Site Development and Development Potential

The site is presently a vacant lot. Under the current R-2 Zone, the property could be developed as a duplex.

Data Table

The following data table compares the proposal with the existing R-2 Zone, Two Family Dwelling District, as well as the R3-1 Zone, Multiple Dwelling District, which is seen as a comparable zone as it anticipates similar uses at a similar density. However, there are still numerous aspects of the proposal that would still not meet this zone's requirement. An asterisk is used to identify where the proposal is less stringent than the R3-1 Zone.

Zoning Criteria	Proposal	Existing R-2 Zone	Zone Standard R3-1 Zone
Site area (m ²) - minimum	671.50*	555.00	920.00
Density (Floor Space Ratio) - maximum	1.38:1*	0.50:1	1.20:1
Total floor area (m ²) - maximum	929.50*	280.00	805.80
Lot width (m) - minimum	15.48	15.00	n/a
Height (m) - maximum	12.19	7.60	18.50
Storeys - maximum	4.00	2	6
Site coverage % - maximum	43.00*	40.00	30.00
Open site space % - minimum	15.30*	30.00	30.00
Setbacks (m) – minimum:			
Front	2.00*	7.50	10.50
Rear	10.85	15.20	6.10
Side (east)	1.52*	1.55	6.10
Side (west)	3.64*	3.00	6.10
Parking – minimum			
Existing Schedule C	5*	14	12
Proposed Schedule C	5*	8 (7 residential and 1 visitor)	8 (7 residential and 1 visitor)
Bicycle parking stalls - minimum	16	11	11

Zoning Criteria	Proposal	Existing R-2 Zone	Zone Standard R3-1 Zone
Class 1 Class 2	6	6	6

Community Consultation

Consistent with the *Community Association Land Use Committee (CALUC) Procedures for Processing Rezoning and Variance Applications*, the applicant has consulted the North Park CALUC at a community meeting held on June 7, 2017. At this meeting, the applicant presented a proposal for a six-storey multi-unit residential building consisting of approximately 17 rental dwelling units. Minutes from the June 7, 2017 CALUC meeting are attached to this report. On June 15, 2017, the applicant submitted a rezoning application for a four-storey multi-unit residential building which caused some confusion; therefore, a second community meeting was held on August 15, 2017 to present the four-storey option. Minutes from the second community meeting are attached to this report.

ANALYSIS

Official Community Plan

The subject property is designated Core Residential in the *Official Community Plan, 2012* (OCP), which supports a diverse range of housing types including low and mid-rise multi-unit residential buildings. The subject property is within Development Permit Area 3(HC): Core Mixed-use Residential, which encourages higher density residential development on the edge of the Central Business District.

The OCP also encourages the logical assembly of development sites to enable the best realization of development potential for the area. The site area of the subject property is 671.5m², which is a standard lot size for a duplex. The property to the west (949 Balmoral Road) is an existing parking lot tied to a building on a different lot and there is a rooming house located on the property to the east (959 Balmoral Road). Given the existing neighbourhood context and development potential, land assembly with the adjacent properties is strongly encouraged. All three properties have similar lot areas and lot widths. This approach would avoid mid-block, piecemeal development and achieve higher density residential development more consistent with the policies and objectives in the OCP. The property on the corner of Balmoral Road and Vancouver Street (one property to the east the subject site) is a large site which is occupied by a four-storey apartment building and could easily be redeveloped on its own in the future. Additionally, there are a number of scenarios that could see the lots to the west of the subject site being consolidated and redeveloped. Ideally, the subject site would be consolidated with one or both of the properties on either side of it in order to realize a better site plan with fewer impacts to the adjoining properties while achieving the overall density supported by policy.

If developed on its own, the subject property could handle some additional residential density; however, this would still compromise future redevelopment along this block of Balmoral Road and limit the future redevelopment of the area.

Density Bonus Policy

In October 2016 Council adopted the *City of Victoria Density Bonus Policy*, which would apply to this proposal. The Policy identifies an amenity contribution target (fixed rate target) for standard rezoning of properties designated "Core Residential (less than 30,000ft² of bonus density)" in

the OCP of \$129.17 per m². Based on the bonus density calculation, the applicant would be required to provide an amenity contribution in the amount of \$76,694.69 towards the Local Amenities Reserve Fund and to the satisfaction of City Staff.

Downtown Core Area Plan

The subject property is within the Residential Mixed-Use District in the *Downtown Core Area Plan* (DCAP), which supports multi-residential development up to six-storeys and a floor space ratio up to 2:1. The proposal for a four-storey multi-unit residential building with a FSR of 1.38:1 complies with the policies outlined in DCAP; however, staff have concerns with the overall design of the proposal, which will be discussed further in the concurrent report associated with the Development Permit with Variance Application.

Tree Preservation Bylaw and Urban Forest Master Plan

There are no impacts to public trees with this application; however, there is one Horse chestnut tree protected by a Tree Preservation Bylaw on the neighbouring property at 959 Balmoral Road. The applicant provided an arborist report (attached) prepared by Talbot Mackenzie & Associates, which includes a tree assessment and tree impact mitigation measures. The report concluded that the tree may be impacted by the proposed construction; however, the impacts would be minor if floating pavement is installed where the proposed parking spaces overlap with the tree's critical root zone. Pruning would be required to lift the lower canopy above the nearest parking space at the property line and may be required to provide clearance for building construction.

The applicant is not proposing to plant additional trees on the subject property.

Statutory Right-of-Way

A Statutory Right-of-Way (SRW) of 1.22m is required on Balmoral Road in order to achieve the standard width of a secondary collector street of 20.0m in the Highway Access Bylaw. The applicant will provide the SRW and has shown it on the site plan.

Regulatory Considerations

Proposing a four-storey building on a lot with a site area of 671.5m² is tight and compromises the site planning with respect to providing sufficient landscaping and open site space, and will also impact the relationship with adjacent properties in the short-term and influence the redevelopment of those lots in the future.

By comparison, the standard R3-1 Zone requires a minimum lot area of 920.00m² and allows a maximum FSR of 1.2:1 for a four storey building. The zone also incorporates larger setbacks to allow for some breathing room between neighbouring buildings. If the subject property were consolidated with adjoining lots, the lot area would be approximately 2081.77m² which is a similar lot area to the nearby property at 975 Balmoral Road occupied by a four-storey apartment building. A larger site area could easily accommodate a six-storey building with adequate open site space, landscaping, appropriate setbacks, and underground parking. It would also provide more options for site planning and building footprint, and reduce impacts on the Horse chestnut tree. Allowing the subject property to redevelop on its own would limit the redevelopment potential of adjacent lots in the future.

CONCLUSIONS

The proposal to construct a four-storey multi-unit building consisting of 11 rental units is consistent with the OCP and DCAP with respect to the proposed land use and density. The subject property is suitable for some additional higher density residential development, although, preferably through a land assembly with adjacent properties to enable the best realization of development potential. Staff recommend for Council's consideration that this Rezoning Application is declined.

ALTERNATE MOTION 1 (Amend Proposal)

That Council direct staff to work with the applicant to refine the proposal to encourage a better fit with the current neighbourhood context and to minimize potential negative impacts associated with a piecemeal approach to development in this area.

ALTERNATE MOTION 2 (advance application as presented)

That Council instruct staff to prepare the necessary Zoning Regulation Bylaw Amendment that would authorize the proposed development outlined in Rezoning Application No. 00598 for 953 Balmoral Road, that first and second reading of the Zoning Regulation Bylaw Amendment be considered by Council, and a Public Hearing date be set once the following conditions are met:

1. Preparation of the following documents, executed by the applicant to the satisfaction of City Staff:
 - a. Statutory Right-of-Way of 1.22m on Balmoral Road.
2. The applicant provide an amenity contribution in the amount of \$76,694.69 toward the Local Amenities Reserve Fund in accordance with the *City of Victoria Density Bonus Policy* to the satisfaction of City Staff.
3. Following consideration of Rezoning Application No. 00487, if approved, that Council authorize staff to prepare and enter into an Encroachment Agreement for a fee of \$750 plus \$25 per m² of exposed shored face during construction, to the satisfaction of the City staff.

Respectfully submitted,

Leanne Taylor
Senior Planner
Development Services Department

Jonathan Tinney, Director
Sustainable Planning and Community
Development Department

Report accepted and recommended by the City Manager:

Date: _____

List of Attachments:

- Attachment A: Subject Map
- Attachment B: Aerial Map
- Attachment C: Plans date stamped January 18, 2018

- Attachment D: Package from applicant date stamped November 22, 2017 including Letter To Mayor and Council, correspondence, and Parking Study dated October 27, 2017, prepared by Watt Consulting Group
- Attachment E: Community Association Land Use Committee Comments dated June 7, 2017 and August 15, 2017
- Attachment F: Arborist Report prepared by Talbot Mackenzie & Associates.

Heather McIntyre

From: Deanna Bhandar [REDACTED]
Sent: July 15, 2019 11:03 AM
To: Victoria Mayor and Council
Cc: Leanne Taylor; Kathy Stinson
Subject: RE: Cool Aid Society: 959 Balmoral Road property
Attachments: Letter_Cool Aid_953-959 Balmoral_Development Impact Analysis.pdf

Dear Mayor and Council,

I write to you regarding the property that Cool Aid owns at 959 Balmoral Road which is presently occupied by a rooming house operated as affordable rental housing. There is currently a Rezoning and Development Permit application before Council for our neighbouring property - 953 Balmoral Road. The proposal is to create an 11-unit market rental building over 4 storeys. While we strongly support the efforts of private developers to create more rental housing supply in Victoria, we do have significant concerns regarding the impacts of this development proposal on the livability for our current tenants, and the considerable limitations that this development, with its list of requested variances, will cause for the potential future redevelopment of our property at 959 Balmoral. I have attached an impact assessment of 953 Balmoral Road's proposed development on our property which has been prepared by Paul Hammond of Low Hammond Rowe Architects. The impact assessment clearly outlines the gravity of our neighbour's development proposal on our property and I hope that Council will give this analysis serious consideration as you deliberate on this proposal.

Under the Core Residential designation in the OCP, both our property and the neighbouring 953 Balmoral Road are envisioned to achieve a density of 2.0 floor area ratio for properties with a minimum lot size of 920 square meters. If these two properties were consolidated and the full development potential of this land was realized, 40 – 50 units of housing could be created in a very economical project which would adhere to all zoning and site requirements, without the need for variances. The most recent developments in the area have achieved an increase in market rental housing. While this market rental housing will be an asset to the community, it will not alleviate the needs of our very low income residents, nor does it fully realise the community's potential for more diverse and equitable housing stock. There have not been any new affordable rental or supportive housing units created in the North Park neighbourhood to increase options for people experiencing homelessness in the immediate area; our neighbourhood's most vulnerable residents. This gentrification of the downtown core and surrounding neighbourhoods will further displace low income people and people at risk of homelessness. Providing housing options across the spectrum is needed to build inclusive communities.

In summary, it's very difficult for us to be in this position of opposing our neighbour's development proposal as our general position is to strongly advocate for any new rental housing in our community. We have reached out to our neighbour to discuss our concerns regarding his application. Unfortunately, he did not have time to meet with us and hear these concerns. We would respectfully ask that you consider the impacts of the 953 Balmoral Road development proposal on our property located at 959 Balmoral Road. We echo the remarks and concerns found both in the Staff Reports (dated March 15, 2018; June 7, 2018; September 6, 2018 and July 4, 2019), and the attached design review from Low Hammond Rowe Architects, which succinctly shows the impact that this development proposal and its requested variances would have on our property. Should you have any questions or require further information, please don't hesitate to contact us.

We thank Mayor and Council for their ongoing support of Cool Aid, and for their dedication to improving the equity and diversity of housing stock in our community.

Yours Sincerely,

Deanna Bhandar

Deanna Bhandar MSc
Director, Real Estate Development



Victoria Cool Aid Society



Victoria, BC V8W 1N9



Together we will end homelessness.

Victoria Cool Aid Society acknowledges the Lekwungen and W̱SÁNEĆ peoples of the Songhees and Esquimalt Nations, on whose traditional territories we build homes, lives, and community. HÍSW̱ḴE.



08 May 2019

**LOW
HAMMOND
ROWE
ARCHITECTS**

Ms Deanna Bhandar, MSc.
Director, Real Estate Development
Victoria Cool Aid Society
101-749 Pandora Avenue
Victoria, BC, V8W 1N9

Re: DRAFT Impact Analysis of Proposed Development at 953 Balmoral Rd on Cool Aid Owned Property
953 ~ 959 Balmoral Road, Victoria BC

Dear Deanna,

We were asked by Victoria Cool Aid Society (VCAS) to analyse the proposed redevelopment of 953 Balmoral Road, to review potential impacts on the adjacent 959 Balmoral Rd property, which contains a one storey rooming house for low income people, owned by VCAS.

The proposed development at 953 Balmoral Rd, represented by Rezoning Application No. 00598 and Development Permit with Variance Application No. 000506 (North Park), consists of a four-storey rental building with 11 units. Our analysis considers this proposed development relative to three categories:

1. Comparison to requirements of existing R2 Zone, standard R3-1 Zone & the OCP
2. Impact of this development on adjacent Rooming House at 959 Balmoral Rd
3. Potential limits to future development of adjacent Cool Aid owned property

Summary:

The following analysis shows that the proposed development, currently R-2 Zone, does not meet the requirements of R3-1 Zone in density, site coverage, site area, setbacks, or open site space for similar sized developments; has significant impacts on the current Cool Aid Rooming House building; and would greatly limit future Cool Aid development of the 959 Balmoral Rd property, unless the same or similar rezoning concessions are made to this property as well.

Analysis:

1. Comparison to requirements of existing Zone, comparable Zone and the OCP:

While the proposed development meets the intensions of the OCP and R3-1 Zone, whereby increased density and number of storeys are considered, beyond the minimal R2 Zone, the size and quantity of requested variances, as compared to R3-1 zone, will have considerable negative impact on the 959 property.

- a. According to the Committee of the Whole Report prepared by Development Services, dated February 22, 2018, recommendations were made to decline the application, arguing that the site is too small to accommodate such a large development, considering the following required variances to the 'comparable zone' R3-1, Multiple Dwelling District:

- Setbacks (6.1m reduced to 1.52m),
- Lot coverage (30% increased to 43%),
- Site open space (30% reduced to 15.3%)
- Small lot size (671.5m² down from 920m² envisioned as minimum for R3-1 Zone).

The report further highlights the intentions explicit in the Official Community Plan for Core Residential Areas: *"The OCP encourages the logical assembly of development sites to enable the best realization of development potential for the area"*.

It is clear that this proposed development is too large for the available site area, which is why such variances are required. Critically, it is the adjacent property at 959 Balmoral Rd that will suffer the most harmful impacts from these variances. To quote the above noted Report; *"Proposing a four-storey building on a lot with a site area of 671.5m² is tight and compromises the site planning..., and will also impact the relationship with adjacent properties in the short-term and influence the redevelopment of those lots in the future"*.

- b. At the subsequent Committee of the Whole meeting on June 7, 2018, a motion was passed to postpone consideration of the application for 2 months and requested the applicant to meet with adjoining neighbours to explore possible consolidation of the adjoining lots. As no agreement between neighbouring property owners was reached, the applicant proceeded to Committee of the Whole, with the same request for variances to the Development Permit application.

Similarly, a second Committee of the Whole Report was prepared, dated August 23, 2018, again recommending the application be declined by Council, considering no substantial change was made to the variances being requested.

2. Impact of this development on adjacent Rooming House at 959 Balmoral Rd:

The most significant impact of this development on 959 Balmoral is the four-storey building located only 1.52 m from the east property line. The proposed development will dwarf over the 1-1/2 storey Rooming House, which will block out the sun to the west façade, year-round. The Rooming house has 12 lower windows and upper main level windows on the west façade, which would be blocked by the proposed building, running the length of the Rooming House. The attached sketch images illustrate the impact:

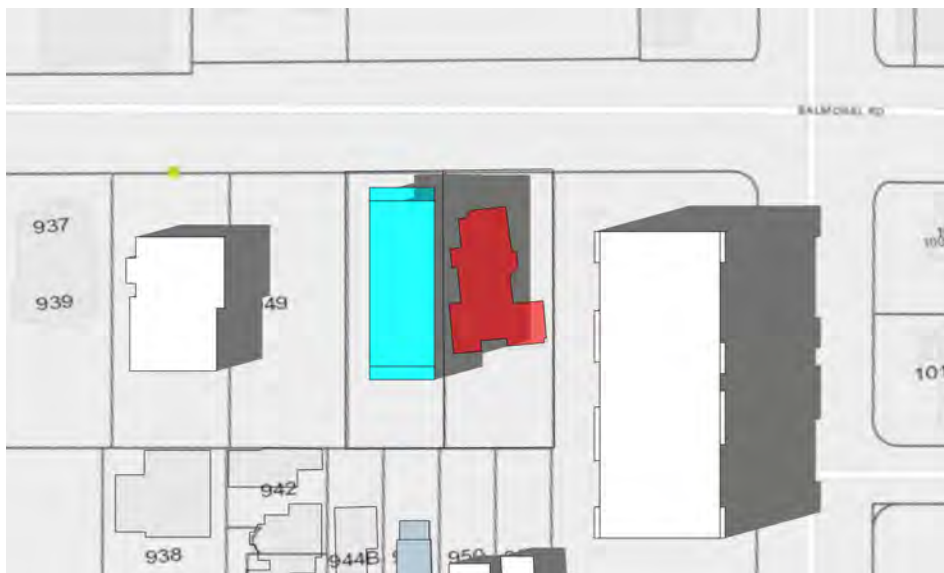


Fig.1 - Sun study



Fig. 2 – Aerial View from North West

We note that the DP submission shows the Rooming House situated parallel to the west property line, on the floor plans, although the site plans seems to accurately depict the location. However, the renderings certainly downplay the proximity of the two buildings. The following sketch images show the approximate relationship of the proposed development to the existing Rooming House, as viewed from Balmoral:

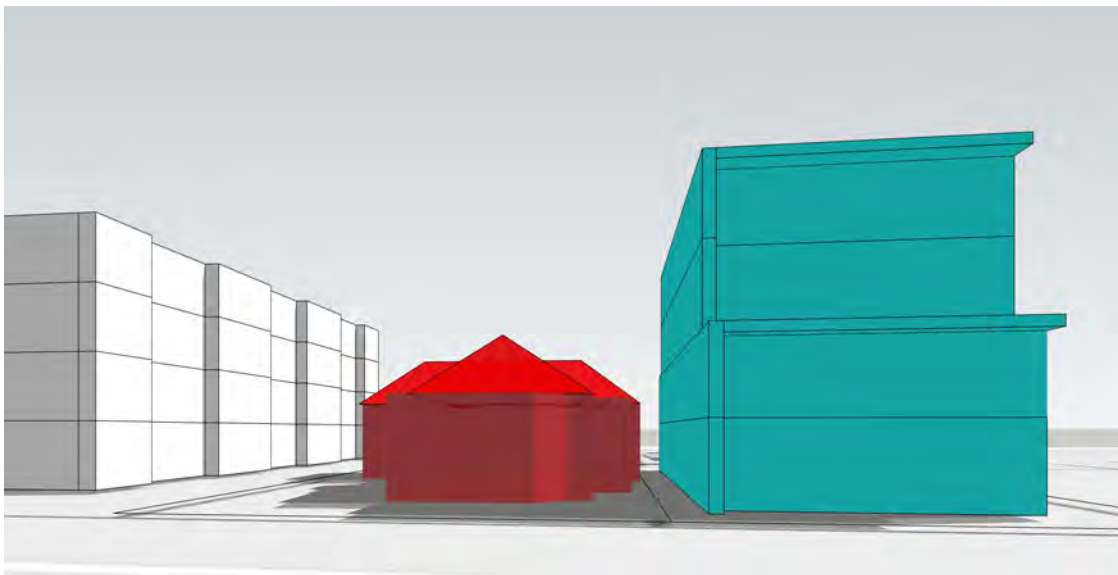


Fig. 3 – Sketch Elevation Viewed from Balmoral

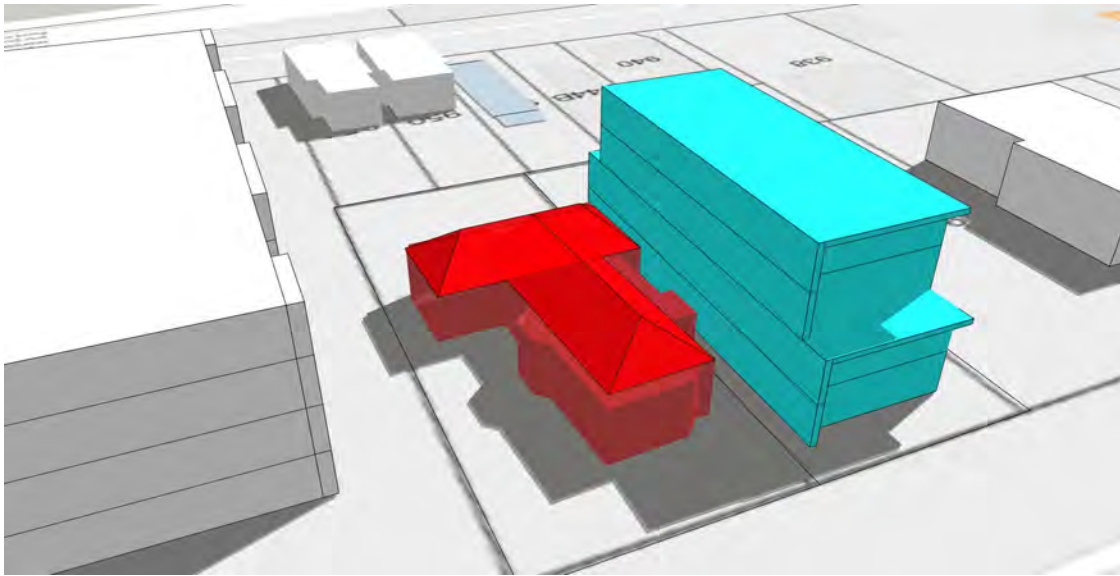


Fig. 4 – Sketch Aerial View from North East

3. Impact of this development on potential future development of 959 Balmoral Rd:

The most significant impact this proposed development would have on future development of the adjacent property at 959 Balmoral Road, would be if the same rezoning and development permit variances were not also extended to the 959 Balmoral property. Without such guarantee, the limitation would be severe. Competing with setbacks, building height, density and open space issues would limit the development to a townhouse scale, which would again be dwarfed by the proposed development at 953 Balmoral.

- a. The following sketch diagrams illustrate what would be possible if the same size/scale development were to be implemented on the 959 Balmoral property. The building would be located in the same position as the 953 development, 1.52m from the east property line, allowing for separation between the two buildings. Driveway access would be limited to the west side of the property, but the limited setback on the east side would be adjacent to a four-storey apartment, which has higher density. Concerns for overlook and limiting distance issues may have a negative impact on successfully realizing the necessary development variances required to make the development viable.



Fig. 5 – Site plan showing similar scale development on 953 and 959 Balmoral Rd



Fig. 6 – Aerial Perspective showing similar scale development on 953 and 959 Balmoral Rd

- b. An alternative development that could benefit both properties, while still maintaining independence, would be to build to a shared zero-lot line in the centre of both sites. Such a development would allow the proposed limited 1.52m setback to be removed at the shared property line and added to the outer property lines. This would put much needed distance between the two developments and adjacent properties, facilitating space for an increased naturalized buffer.

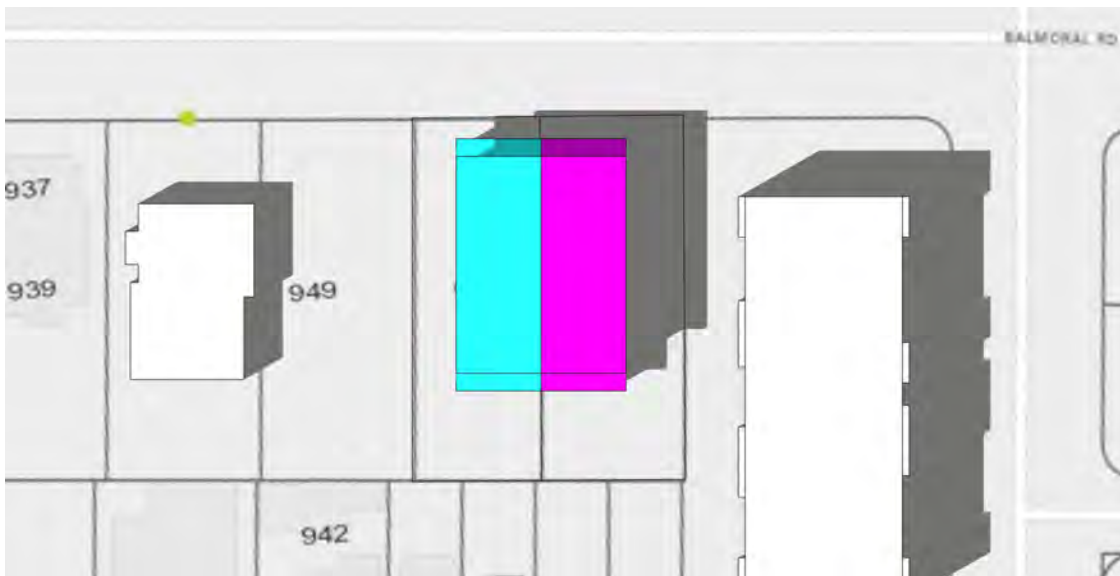


Fig. 7 – Site plan showing similar zero lot line developments on 953 and 959 Balmoral Rd

The difficulty of successfully developing this option involves the timing between developments and obtaining approvals from Council to develop these two sites independently. Similar to development option 3b noted above. Figure 8 illustrates this option in perspective view.

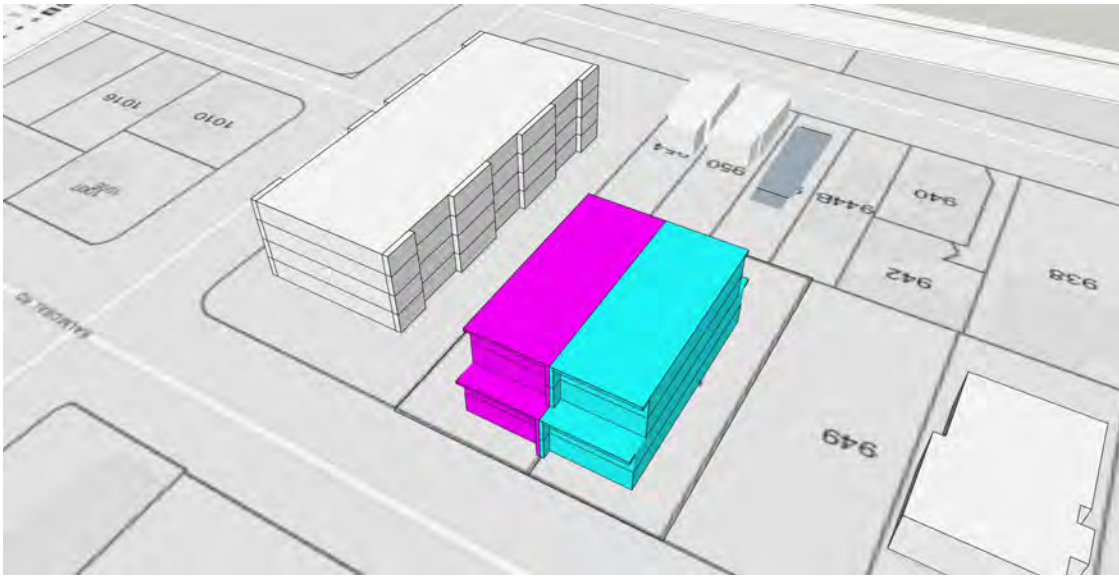


Fig. 8 – Aerial view showing similar zero lot line developments on 953 and 959 Balmoral Rd

In conclusion, the proposed development for 953 would have significant negative impacts on the existing Rooming House as well as on future development of your 959 Balmoral Road property. The only equitable way to mitigate these negative impacts would be for Council to grant the same rezoning and development permit variances to your property, at the same time of approving them for proposed development on 953 Balmoral Road.

Alternatively, as recommended by Development Services, future developments for both sites should either be reduced in scale, height and footprint, or developed together on a consolidated site.

Yours truly,

LOW HAMMOND ROWE ARCHITECTS INC

Paul Hammond, Architect AIBC, MRAIC, CPHD
Principal



cc. Kathy Stinson, CEO, Victoria Cool Aid Society

15 July 2019

Method Built Homes Ltd.
The Garage
4566 Cordova Bay Road
Victoria, British Columbia
V8X 3V5

Attn: Mayor and Council
City of Victoria
1 Centennial Square
Victoria, British Columbia
V8W 1P6

Dear Ms. Mayor and Members of Council,

Re: 953 Balmoral Avenue: 11-unit purpose-built workforce apartment building – Rezoning and DP

Further to my letter of 06 March 2019, and Staff's report of 04 July 2019 (the "Report"), please note the following.

On Page 2 of the Report, Staff note the following:

In accordance with Council's motion above, on October 24, 2018, the Advisory Design Panel reviewed the proposal and provided a recommendation that the applicant make changes related to the massing and side yard setbacks, and provide design consideration to the landscaping, privacy of ground-oriented units, front entryways and balconies on the upper units (minutes attached). In response to the ADP's comments and recommendation, the applicant made some revisions to the landscaping by adding some landscaping in the front yard, a landscaping strip on the east side of the building and the surface parking area and a trellis system along the rear property line. The applicant also added glazed front doors to soften the front entryways. There are no changes related to the massing and side yard setbacks.

While this tells part of the story with respect to massing, it does not tell the entire story. Attachment C to the Report, are the Minutes from the 24 October 2018 Advisory Design Panel (the "ADP") meeting. At Page 4, the ADP discussed the following:

- *opportunity to shift the building's massing, possibly by adding one storey, to reduce and adjust the building footprint, mitigate the impact of a long eastern wall to neighbours, and maintain the proposed density*

As noted at paragraph 1 of my 06 March 2019 letter, the issue of re-distributing the existing massing was discussed, but it was discussed in the context of re-distributing the massing upwards to increase the number of levels of the proposed apartment building. This is something that initially supported approximately 3-4 years ago, but have since strenuously opposed. As a result, reducing the footprint and re-distributing the massing to higher floors was not considered a feasible option.

Yours very truly,



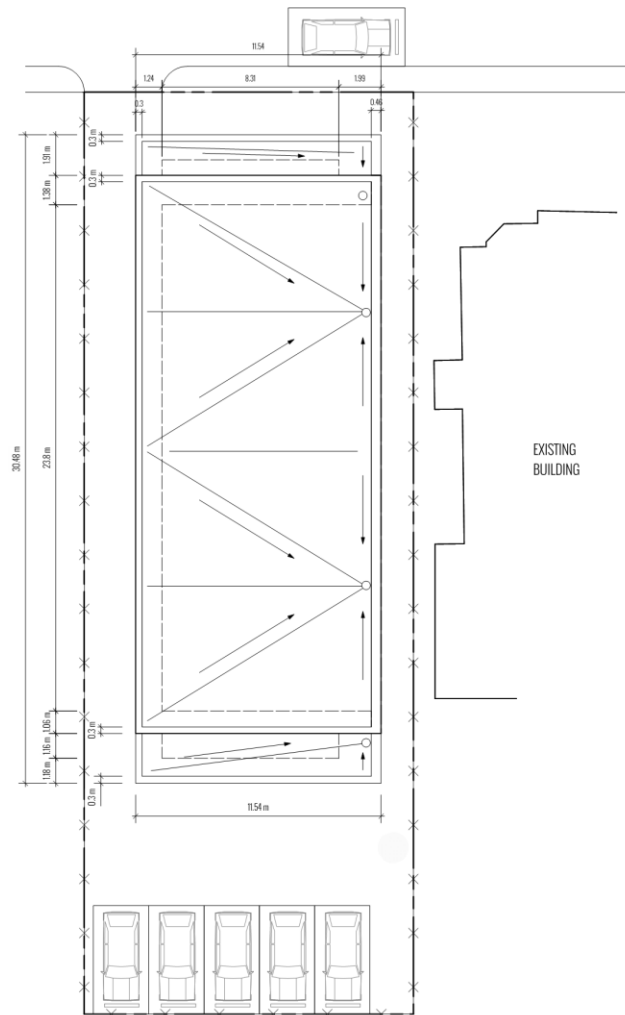
Rajinder S. Sahota

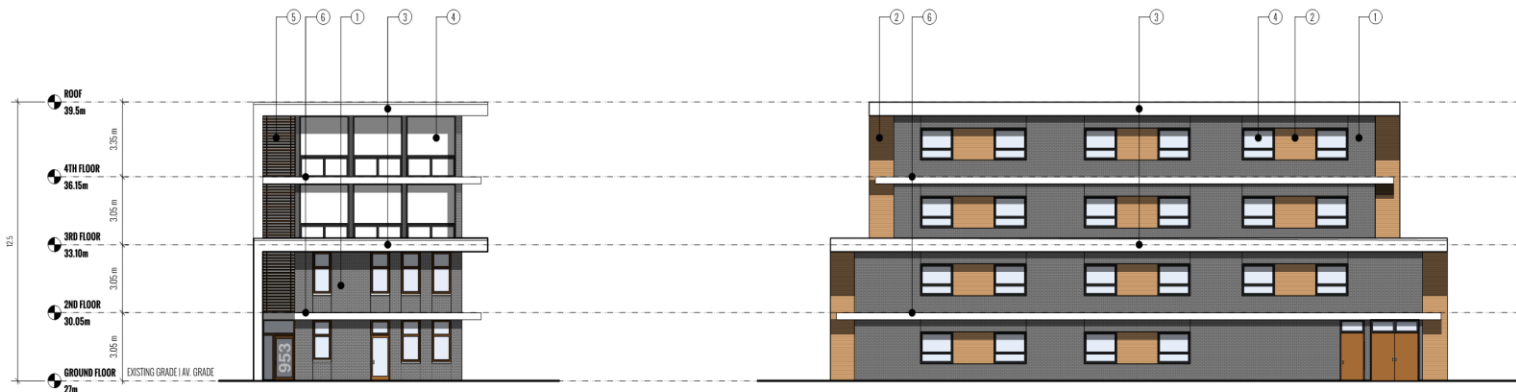
Rezoning Application No. 00598
and Development Permit with
Variance Application No. 000506
for 953 Balmoral Road

Subject Property – 953 Balmoral Road



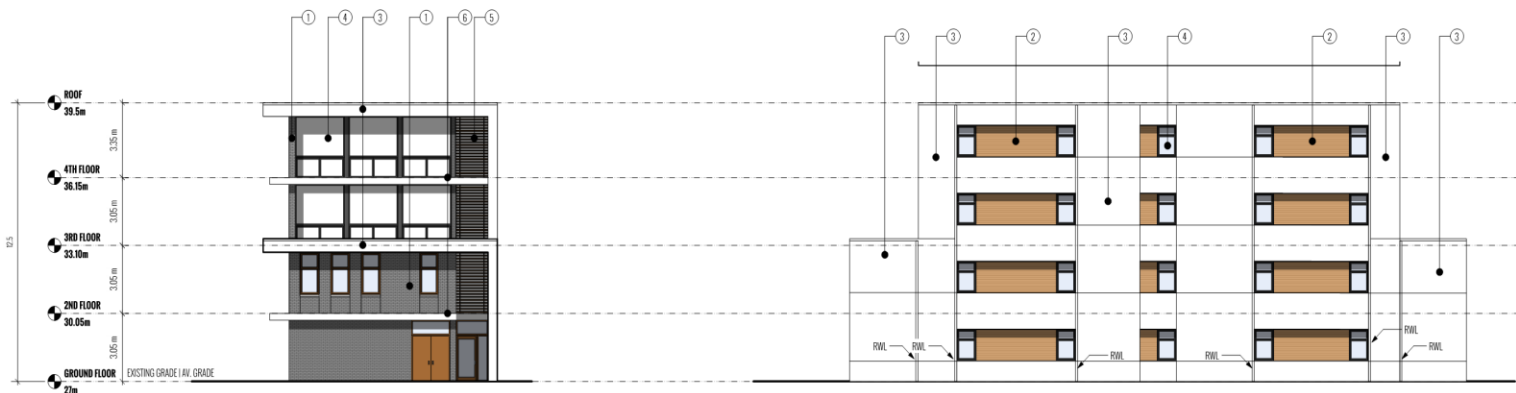
Average Existing Grade Calculation: $27.5 + 27.6 + 26.5 + 26.7 = 108.3 / 4 = 27.0$ average existing grade
Proposed Average Grade: $27 + 27 + 27 + 27 = 108 / 4 = 27m$ average proposed grade





NORTH ELEVATION

WEST ELEVATION



SOUTH ELEVATION

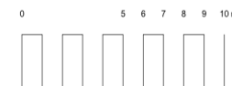
EAST ELEVATION

MATERIALS

- ① Variable Charcoal Brick
- ② Stained Wood Siding
- ③ Stucco
- ④ Glazing
- ⑤ Screen
- ⑥ Brise Soleil

**COAST
+ BEAM**

ELEVATIONS | APARTMENTS @ 953 BALMORAL | SCHEMATIC DESIGN FOR DEVELOPMENT PERMIT & REZONING APPLICATION | APRIL 2019 | SCALE 1:100



Proposed Elevation Plans

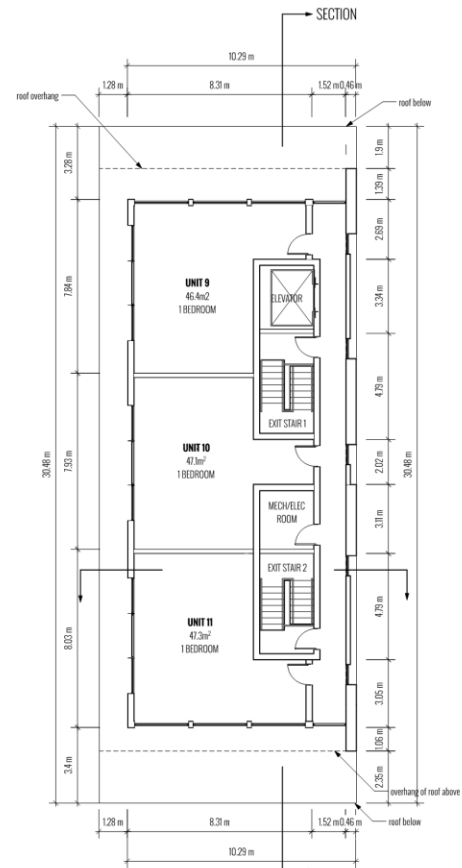
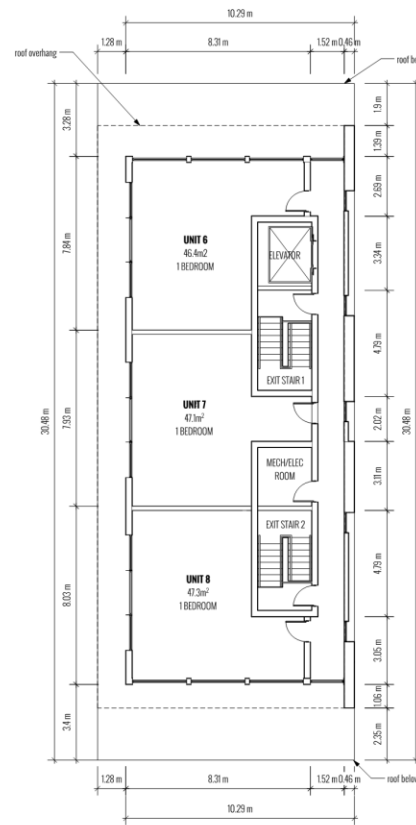
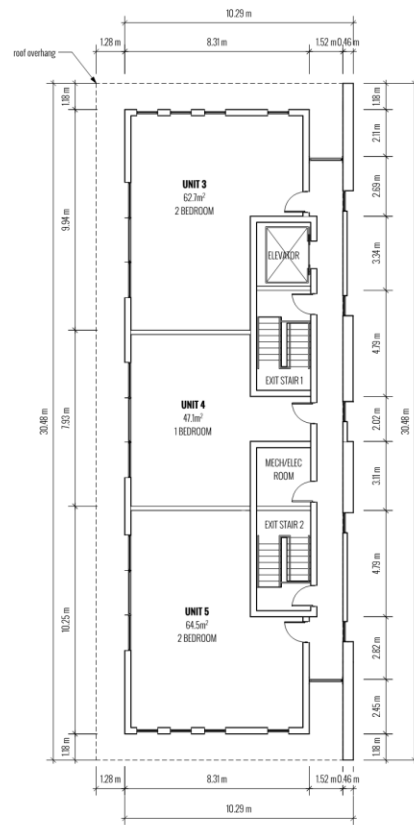
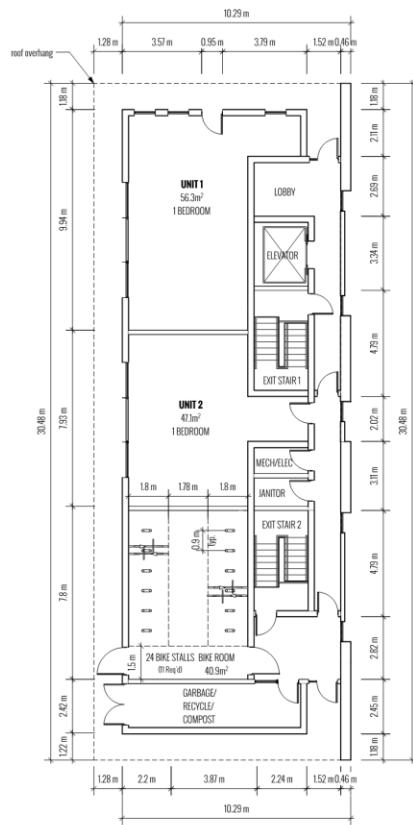


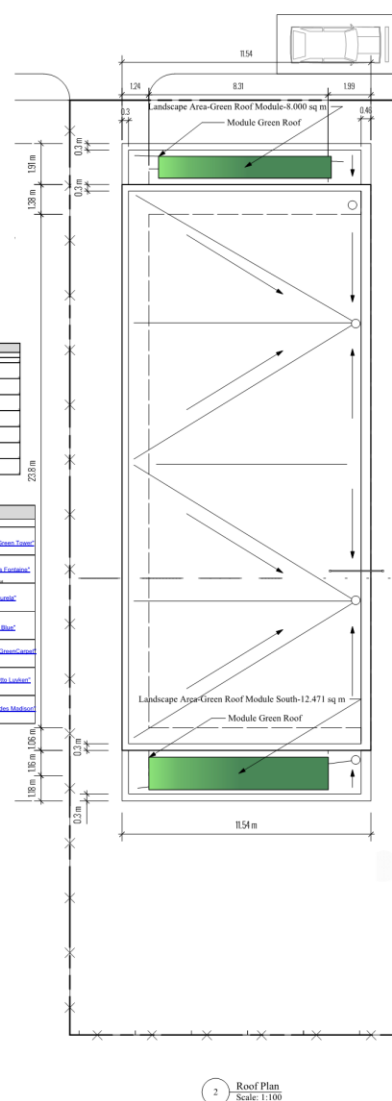
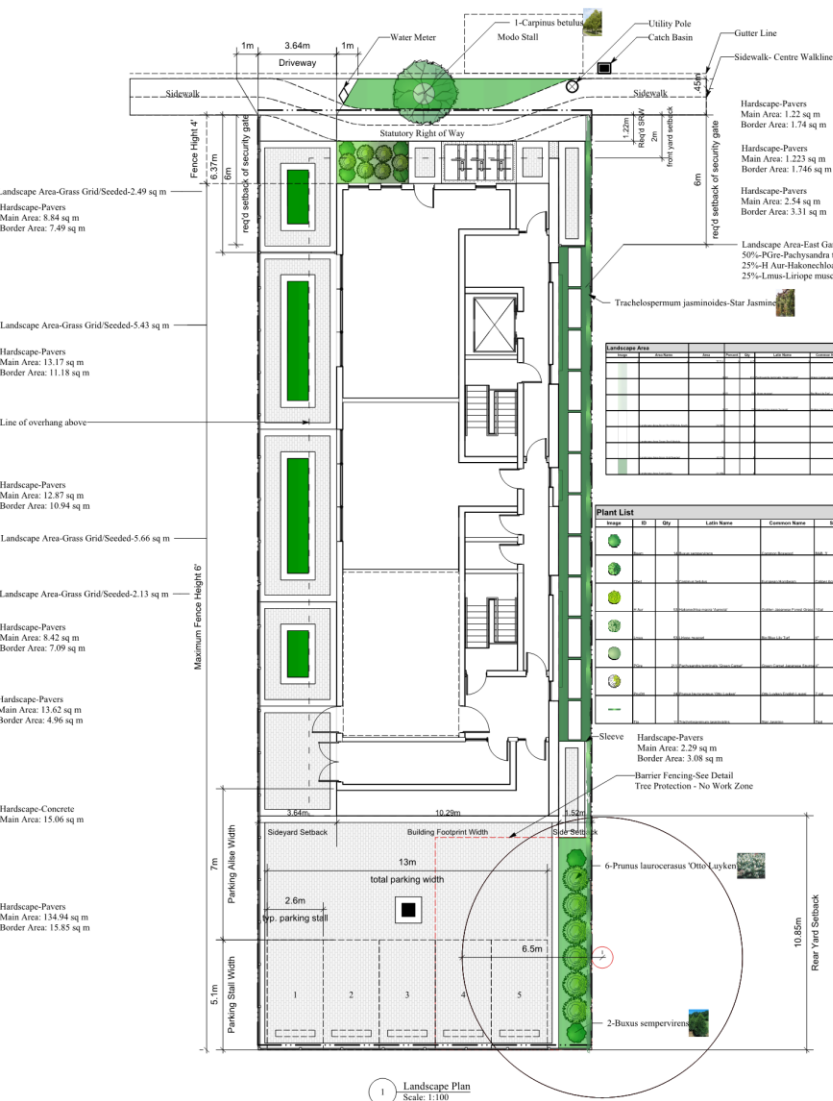


FIGURE 1: RENDERING OF NORTHWEST VIEW OF BUILDING



FIGURE 2: RENDERING OF NORTH VIEW OF BUILDING

Proposed landscape plan

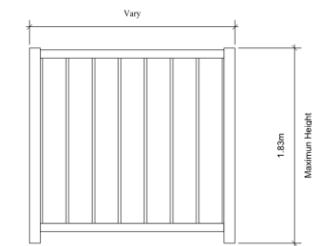


- General Notes**
- All Work shall be equal in all respects to good construction practices and shall conform to current Zoning, By-Laws and Regulations pertaining to the Governing Authority having jurisdiction and the British Columbia Building Code 2012, (BCBC 2012).
 - All materials, finishes, manufactured items, and equipment shall be installed in full accordance with the supplier's or manufacturer's written recommendations and instructions of these documents, whichever is more stringent.
 - Engineering shall be required for several aspects of the work on this project. Engineering specifications shall take precedence.
 - All layouts shall be confirmed by a registered B.C. Land Surveyor. All Setbacks shall be confirmed by Owner/Builder and any modifications are to be made on site. Conformity of these plans to the actual site is the responsibility of the Owner/Builder.
 - Tree Protected - All work shall be conducted in such manner not to compromise the health or vigor of any protected tree. Work shall be conducted as per the Arborist Guidelines. All excavation within the Critical Root Zone (CRZ) will be conducted with an air spade or as instructed by an arborist.
- Softscape and Tree Retention**
- Boulevard Tree subject to the City of Victoria Schedule C Supplemental Specifications for Street Trees and Irrigation / Victoria Subdivision and Development Servicing. Boulevard Tree shall be planted a minimum distance of 0.45m from a municipal sidewalk or road. Road grade shall be installed. All work shall be subject to inspections and comply with the City of Victoria Supplementary Specifications for Street Trees and Irrigation Schedule C.
 - Boulevard shall be planted with turf subject to the approval.
 - Recommend that the Irrigation System be designed by a Certified Irrigation Designer, and installed as per the Certified Irrigation Design. The Contractor installing the Irrigation System should be certified and install the specified system. The system should have a rain sensor with a Solar Sync and Rain Shut off as part of the irrigated controller system to ensure optimum controlled watering.
 - Landscape Areas have been created for the purpose of planting. The Areas will be planting using Plant Material based on percentages allocated and at a density per area. The Plant material is accounted for in the Planting Schedule.
 - Mulch should be applied to a depth of approximately 5cm.
 - The barrier shall be removed. All tree material shall be removed.
 - Designer may substitute plant material as required. Substitution of plant stock may be necessary due to the availability, size, condition or designer preference at any time during the planning or implementation process of the project. The substitution of plant material shall comply with the intent and spirit of the conceptual design.
 - Excavation of the subgrade below the rootball of a tree shall be kept to a minimum to prevent settling. The root ball should be set at a depth conducive to the finished grade.
 - The Contractor is responsible for the health and vigor of the plant material and provide adequate protection while the material is on site. Store plant material in the shade and provide water as required.
 - The placement of plant material on site may vary from the planting plan and schedule. The arrangement of plant material shall be determined at the time of planting and shall be configured as a best fit. Changes may occur to the placement of plant material due to variations of sub plant material, site conditions or as a result of planting stock substitutions.
 - All planting stock shall be planted in growing medium as required ensuring adequate depth.
 - All planting material shall be acquired from Certified Horticultural Suppliers.
 - All planting stock shall be planted in growing medium as required ensuring adequate depth.
 - Preparing Roots: All container stock shall have the roots checked for girdling and loosed as required prior to planting.
 - All trees and shrubs shall be checked and tied at the time of planting if required.
 - All stock shall be checked to ensure good condition prior to planting. Any stock indicating poor condition, health or vigor shall not be planted and reported to Supervisor and Designer.
 - The Designer may substitute stock as required and as a result of availability, stock conditions, size requirements or other constraints. Substitutions made by the designer shall be in context and consistent with the intent of the plan.
 - The soil used for the Green Roof shall be 1 part 3/8" lava stone and 4 parts planting medium as specified.
 - All planting material shall be acquired from Certified Horticultural Suppliers.
 - Planting Medium-Landscape
 - Percentage of Dry Weight of Total Growing Medium
 - Coarse Gravel - 19-40 ml - 0- 3%
 - All Gravel - 3-19 ml - 0-10%
 - Silt - 30-70%
 - Sand - <0.002 ml 15-50%
 - Clay - <0.002 ml 15-50%
 - Clay and Sand Combined / Maximum 60%
 - Organic Content Coastal - 2-10%
 - Acidity PH 4.5 - 7.0
 - Structural soil composite shall be composed of growing medium and clear crush granular components in accordance with the following recommended base ratio of materials. Ensure sufficient moisture (25% to 75% of field capacity) to provide a homogeneous mixture with consistent properties throughout the composite soil. Peat moss shall not be used in the preparation of structural soil.
 - Soil Component
 - Proportion by Weight
 - Growing medium 15% to 20% dry weight
 - Clear Crush (25mm to 75mm clear crush 80% to 85% dry weight
 - Hydrogel Stabilizer* 0.01% to 0.02%
 - *Hydrogel Stabilizer is applied as a soil tackifier to ensure even distribution and blending of the component materials. Refer to manufacturer specifications for appropriate mixing proportions.
 - Growing medium properties for use as a component in structural soil shall conform to Topsoil and Grading (32 91 21 MMCD 2009 Supplemental).
 - Clear crush gravel properties for use as a component in structural soil shall conform to Aggregates and Granular Materials (31 05 17 MMCD 2009) specifications. Gravel gradation shall consist of 25mm to 75mm clear crush washed rock free of any foreign elements or materials.
 - Structural soil installation shall conform to Excavating, Trenching and Backfilling (31 23 01 MMCD 2009) specifications.
 - DeepRoot UB 24-2 shall be installed as per manufacturer's specifications.
 - All Landscape work shall comply with the latest edition of the Bc Landscape Standard.
 - Tree Protected - All work shall be conducted in such manner not to compromise the health or vigor of any protected tree. Work shall be conducted as per the Arborist Guidelines. All excavation within the Critical Root Zone (CRZ) will be conducted with an air spade or as instructed by an arborist.

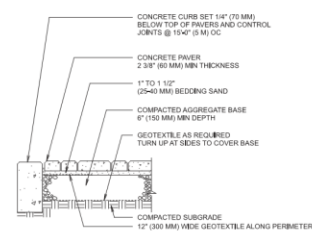
No.	Date	Appr.	Revision Notes
1	2018-12-06	LM	L1 Softscape and Tree Retention Plan New Sheet Submission
2	2019-04-23	LM	Removal View
3	2019-05-06	LM	Revised Softscape

No.	Date	Issue Notes
1	2018-12-06	Issued
2	2019-04-24	Sheets Revised / As requested
3	2019-05-06	Revised Softscape

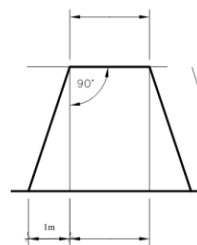
Errors and Omissions	Designer: Will not be responsible for the costs incurred to owner or Contractor(s) through errors or omissions on plans or drawing specifications after building permits are issued, contracts or agreements to commence work are made.
Contractor	Do not scale drawing. The contractor / owner shall check all dimensions and aspects of the plan, and make written agreement prior to construction. Notify the designer of any discrepancies before work commences. All materials and workmanship to meet the requirements of the contract issue of the British Columbia Building Code 2012, Municipal By-Laws. Road Plan to conform with any Professional Engineering Drawings or Reports, Commercial Drawings or Reports or Legal Surveys and other related documents.
Particulars	This drawing is the intellectual property of the designer and is to be used exclusively for the project shown. Any reproduction in whole, or in part, shall only be permitted with the written consent and authorization from Larry Myers of Affresco Living Designs.
All work shall comply with the British Columbia Building Code 2012 and all Municipal By-Laws.	
All Windows, Doors and Skylights shall comply with BCBC 2012 Part 9.	
Contractor to all Fire and Life provisions of the BCBC 2012.	
Particulars	Locate and Install all Smoke Detectors in accordance with BCBC Part 9.
Affresco	
Living Design	
Design Firm	Larry Myers Affresco Living Design 79-40 Parklands Drive, Victoria, BC, V9A 1Y9 affrescodelivingdesign@gmail.com affrescodelivingdesign.ca
exterior	250-885-5002
interior	250-885-5002
Project Title	Apartments @ 953 Balmoral
Sheet Title	Softscape And Tree Retention Plan
Notes	For Development Application Only
Project Manager	LM
Designer	LM
Checker	LM
Date	May 6, 2019
Location	2019/Balmoral



1 Privacy Fence
L-3



2 Fence-Typical
L-3

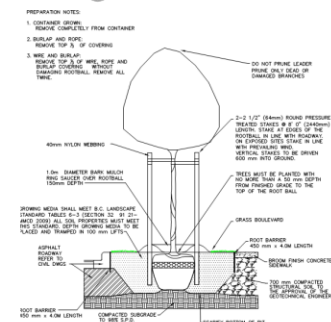
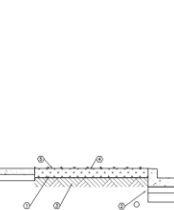


3 Privacy Gate
L-3

- NOTES:
- THICKNESS OF AGGREGATE BASE WILL VARY WITH SUBGRADE CONDITIONS AND CLIMATE.
 - COLDER CLIMATES MAY REQUIRE THICKER BASES.
 - CONCRETE PAVERS SHOULD BE PLACED ON A CEMENT TREATED BASE IF SOIL IS EXTREMELY WEAK OR CONSTANTLY SATURATED. PAVERS CAN BE OVERLAPPED OR PLACED ON EXISTING ASPHALT OR CONCRETE DRIVEWAYS.
 - CONSULT FOR TECH SPEC 2 FOR GUIDELINES ON SPECIFICATIONS FOR BASE MATERIALS, SUBGRADE SOIL AND BASE COMPACTION.
 - PLASTIC, STEEL, ALUMINUM OR PRECAST CONCRETE, EDGING MAY BE USED.

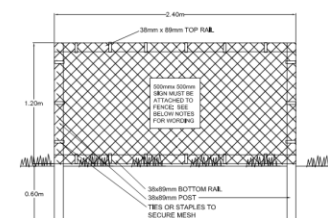
TYPE 'A'

5 Driveway-Type "A"
L-3



- NOTES:
- APPROVED, COMPACTED GROWING MEDIUM PLACED AS PER MMCO 32 BY 21 TABLE 3A.
 - FOR CURB, SIDEWALK, ASPHALT, DUCT AND ROAD BASE, REFER TO MMCO AND CITY OF VICTORIA SUPPLEMENTARY STANDARDS.
 - APPROVED SUBGRADE TO MMCO AND CITY OF VICTORIA SUPPLEMENTARY STANDARDS.
 - SOD OR SEED, AS SPECIFIED TO MMCO AND CITY OF VICTORIA SUPPLEMENTARY STANDARDS.
 - SOD NOT TO BE REINFORCED WITH MESH.

7 Sod - Boulevard Detail
L-3



- TREE PROTECTION FENCING
- FENCE WILL BE CONSTRUCTED USING 38 mm X 88 mm WOOD FRAME; TOP, BOTTOM AND POSTS * USE ORANGE SNOWFENCING MESH AND SECURE THE WOOD FRAME WITH 2" P* TIES OR GALVANIZED STAPLES.
 - ATTACH A 500mm X 500mm SIGN WITH THE FOLLOWING WORKING WARNING: TREE PROTECTION AREA, THIS SIGN MUST BE AFFIXED ON EVERY FENCE OR AT LEAST EVERY 10 LINEAR METERS.
 - IN ROCKY AREAS, METAL POSTS (T-BAR OR REBAR) DRILLED INTO ROCK WILL BE ACCEPTED.

9 Tree Protection Fencing
L-3

No.	Date	Appr	Revision Notes
1	2019-11-29	LM	L-3, Detail New Sheet Submission
2	2019-04-12	LM	Remove Trellis / Silva Cell Detail
3	2019-05-06	LM	Revised

No.	Date	Issue Notes
1	2018-12-06	Issued
2	2019-04-24	Detail Sheet Updated
3	2019-05-06	Sheet Revised

Errors and Omissions:	
Designer:	Will not be responsible for the costs incurred to enter or
Contractor:	Contractor through errors or omissions on plans or drawing
	specifications after building permit(s) are issued, contracts or agreements to
	commence work are made.
Contractor:	Do not scale drawing. The contractor / owner shall check all
	dimensions and aspects of this plan, and make written agreement prior to
	commencement. Notify the designer of any discrepancies before work
	commencement. All materials and workmanship to meet the requirements of the
	current issue of the British Columbia Building Code 2012, Municipal
	the laws. Road Plans in cooperation with the Professional Engineering
	Drawings or Reports, Geotechnical Drawings or Reports or Legal Surveys
	and other related documents.
This drawing is the intellectual property of the designer and is to be used	
exclusively for the project shown. Any	
reproduction in whole, or in part, shall only be permitted with the written	
consent and authorization from Larry Myers of Allsource Living Designs.	
All work shall comply with the British Columbia Building Code 2012 and	
all Municipal By-Laws.	
All Windows, Doors and Skylights shall comply with BCBC 2012 Part 9.	
Complies to all Fire and Life provisions of the BCBC 2012.	
Part 9.	
Locate and Install all Smoke Detectors in accordance with	
BCBC Part 9.	

Allsource	
Living Design	
Design Firm	Larry Myers
	Allsource Living Design
	79-850 Parklands Drive, Victoria, BC, V8N 7L9
	allsourcelivingdesign@gmail.com
	allsourcelivingdesign.ca
exterior	250.895.1982
interior	allsourceinterior.com

Project Title	Apartments @ 953 Balmoral
Sheet Title	Detail
Scale	For Development Application Only
Drawn By	LM
Check By	LM
Date	May 6, 2019
Location	201/Balmoral

Proposed fence and gate diagrams



**COAST
+ BEAM**

Proposed streetscape



Committee of the Whole Report

For the Meeting of July 18, 2019

To: Committee of the Whole **Date:** May 29, 2019
From: Kerri Moore, Head of Business and Community Relations
Subject: Government Street Report

RECOMMENDATION

That Council:

1. Defer the decision to open Government Street to pedestrians' pilot to 2020
2. Direct staff to research other cities with people first multi-use streets and determine best practices,
3. Direct staff to bring forward a budget request as part of the 2021 Financial Planning process to undertake a detailed design and cost estimate to implement the short term actions identified between Humboldt and Yates as approved in the 2017 Downtown Public Realm Plan for consideration.

EXECUTIVE SUMMARY

This report provides an update to Council based on a business charrette organized by the Downtown Victoria Business Association, an approved Downtown Public Realm Plan, lessons learned from the 2018 Government Street pedestrian mall pilot, and new information received from businesses in 2019.

In May 2015, the Downtown Victoria Business Association (DVBA) conducted a Government Street charrette with the objective to create an action plan to address issues and capitalize on opportunities on Government Street, from Humboldt to Pandora. The findings from this charrette have not been presented to Council for consideration until now.

In April 2017, the Downtown Public Realm Plan was adopted by Council. The plan identifies Government Street as a priority public realm improvement. It includes a set of short, medium and long term actions based on broad engagement with the public and businesses that occurred through the planning process, and also on the results of the 2015 DVBA Government Street charrette.

In August and September of 2018, the Government Street businesses initiated a soft closure of Government Street on Sundays (with the exception of long weekends) from all vehicular traffic between Yates and Fort to pilot a pedestrian mall. As it was not formally a special event, there was little animation and promotion and a number of challenges that included signage and physical barricades.

In March 2019, the Government Street businesses requested the DVBA to arrange a meeting to discuss concerns about Council's decision to close Government Street, specifically the gathering and analysis of data to inform the decision and why the recommendations from the 2015 charrette had not been implemented.

Staff are now proposing Council defer the 2019 pilot to close Government Street to 2020 and undertake a refresh of ageing streetscape elements as directed in the Downtown Public Realm Plan, with the aim to create a more human scale, pedestrian oriented people place on one of Victoria's most renowned streets.

PURPOSE

To update and seek Council direction based on a previously approved downtown public realm plan and information received from businesses from both the 2015 charrette and in 2019 regarding the closure of Government Street.

BACKGROUND

Government Street is the Downtown's most prominent pedestrian priority street and one of its signature destination retail high streets. Streetscape improvements emphasizing Government Street's role as pedestrian priority street, including the use of brick pavers, rolled curbs and widened sidewalks, were completed from Wharf Street to Yates Street in the late 1970's. The Downtown Core Area Plan adopted in 2011 includes a direction to extend the established pedestrian oriented streetscape character from Yates to Pembroke. The 2016 Bicycle Master Plan identifies Government Street from Wharf Street to Pandora as part of the long-term AAA bicycle network.

Downtown Victoria Business Association – Charrette in 2015

The DVBA organized a charrette in May 2015 with the objective to create an action plan to address issues and capitalize on opportunities on Government Street from Humboldt to Pandora. There were over 50 charrette participants and at that time 65 ground floor businesses identified between Humboldt and Pandora. Participants were asked the following questions:

What is your dream/vision for Government Street?

What actions will create the Government Street of your dreams (short/med/long-term)?

Some of the highlights for the short and long-term actions were; better way-finding, beautification with flowers, paint, dealing with unsightly buildings, finding a new major tenant, having pop out cafes, sidewalk shopping, hiring an expert urban planner to design/implement changes, letting current merchants out onto the sidewalk. The full charrette report is included as Appendix A.

Downtown Public Realm Plan

The Downtown Public Realm Plan establishes a renewed vision and framework for the design of public streets and other open spaces in the downtown. The plan identifies Government Street as a priority for improvement, including:

- Short Term: Reconfigure Government/Wharf/Humboldt intersection (currently under construction as part of the Wharf Street AAA bike corridor)
- Short Term: A streetscape refresh from Yates to Humboldt, including furnishings, and replacement of street trees and planters (given their deteriorating condition and lack of suitability for this location)

- Medium Term: Incorporate a 2-way AAA bike facility, including consideration for reducing traffic volumes and re-introducing two-way vehicle traffic in support of a more pedestrian and bike oriented 'shared street' approach
- Long Term: Extending the 'pedestrian mall' character from Yates Street to Chinatown (as recommended in the 2011 Downtown Core Area Plan)

Government Street Pedestrian Mall – Pilot 2018

In the summer of 2018, Council directed staff to pilot a Government Street closure and one business took the lead and organized the closure. The pilot closed Government Street between Yates and Fort from August 12 to September 16 (originally scheduled until Sept 30) on Sundays only. As it was to be piloted as a soft closure and not a special event, there were a number of issues related to a lack of signage and animation and no decorative ways to close the street other than formal construction barricades. For the last three Sundays, the City engaged the Greater Victoria Placemaking Network to support the closure and animate it with tables, chairs, games, etc.

Government Street Businesses – Meeting in 2019

In response to Council's strategic objectives under 'Strong Liveable Neighbourhoods' and the 2019 action to 'Continue the open Government Street to pedestrians pilot and consider pedestrian-only Government Street in 2020-2021 budget process' the Government Street businesses requested the Downtown Victoria Business Association convene a meeting held on March 26, 2019. The meeting included Councillor Thornton-Joe as the DVBA Councillor Liaison. Questions and concerns from businesses related to the Council's intended outcome of a closure, the gathering and analysis of data to inform the decision and why the recommendations from the 2017 charrette had not been implemented. The businesses noted other events which involve street closures such as Car Free Day, Wicked, and the Santa Claus Parade, which they support due to the positive community impact even though retail sales suffer during those events. However, to close the street in the peak tourist season, which for many businesses is their highest revenue generating period to sustain them during the shoulder/winter months could force some business to close.

ISSUES & ANALYSIS

The City has received feedback from the Government Street businesses expressing their concerns and request that further research and data analysis be done to inform Council's decision on a closure. Feedback from the DVBA has indicated a desire to proceed with recommendations for Government Street from the Downtown Public Realm Plan, specifically, the refresh of furnishings, planters and street trees from Wharf Street to Yates Street.

Scheduling short and long term actions must also consider timings for infrastructure upgrades. Utility master plans identify various pipe replacements and upgrades for Government Street that are required for asset renewal, capacity to service a growing downtown and provide greater seismic resiliency. Major projects include replacement of the watermain between Broughton Street and Herald which is tentatively scheduled for 2021.

OPTIONS & IMPACTS

OPTION 1 (RECOMMENDED):

- Defer the decision to open Government Street to pedestrians' pilot to 2020 or 2021,
- Direct staff to research other cities with people first multi-use streets and determine best practices,

- Direct staff to bring forward a budget request as part of the 2021 Financial Planning process to undertake a detailed design and cost estimate to implement the short term actions identified between Humboldt and Yates as approved in the 2017 Downtown Public Realm Plan for consideration.
- Coordinate timing of short term actions in conjunction with other major infrastructure work.

OPTION 2

- Council to provide alternate direction to staff

Impacts to Financial Plan

The \$25,000 budgeted for the closure could be re-allocated to start the initial concept design and class D cost work in 2019 to identify the budget required for a detailed design in 2021.

2019 - 2022 Strategic Plan

The strategic action to continue the open Government Street to pedestrians' pilot and consider pedestrian-only Government Street in 2020-2021 budget is outlined in the 2019 – 2022 Strategic Plan:

- Strategic Objective #8: Strong, Liveable Neighbourhoods

Official Community Plan Consistency Statement

This initiative is consistent with the *Official Community Plan* which encourages public realm design enhancement to acknowledge the importance of streets and other public spaces to the social life of the city, and to continue to animate street life through festivals, celebrations and special events (Placemaking policies 8.33 and 8.38).

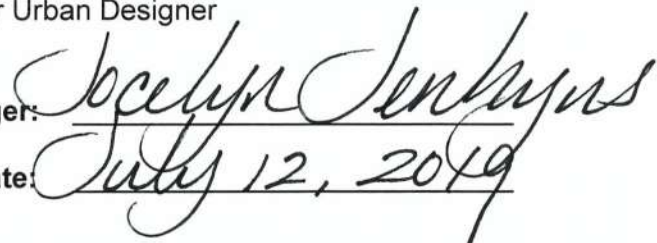
Respectfully submitted,



Kerri Moore
Head of Business and Community Relations


 For
 Joaquin Karakas
 Senior Urban Designer

Report accepted and recommended by the City Manager:


 Date: July 12, 2019

List of Attachments

Appendix A: DVBA Government Street Charrette
 Appendix B: Downtown Public Realm Plan, Government Street – Shared Space



Government Street Charrette Notes



DRAFT

June, 2015



CASCADIA ARCHITECTS



Produced by Cascadia Architects for the Downtown
Victoria Business Association, © 2015

Charrette Findings *Feedback from Participants during Charrette*

Summary

The following key points have been summarized from feedback received during the charrette process.

Key Points

- Better integration of locals and tourists
- More flexibility and multi-modal movement in public realm
- Unification of Government Street from Belleville North with increased connectivity.
- More active use of the public realm
- Promote mixed-use along entire corridor
- Replace existing unattractive street trees with tall narrow 'columnar' species at sidewalk level
- Improve areas for street furnishing, activity spaces, micro parks, and cafes

Recorded Feedback

The following is a transcription of the comments recorded on paper at each group session during the charrette

Group #1

Positives

- Many and smaller storefronts
- Seasonal flexibility in traffic patterns
- Cater to locals first
- Draw locals to South end of Government
- Introduce traffic calming
- Tour bus stops
- Schedule uses on street

Negatives

- Two way traffic with parking causes congestion
- Trees in planter boxes
- Loud and stinky tour busses
- Psychological barrier between Yates North/South

Group #2

Positives

- Small storefronts
- Street furniture
- Flexible traffic flow
- Decorative active elements
- Pedestrian and bike centric
- Food!
- Extend South pattern North
- Flexibility of space
- Visual cues for connectivity
- Visual wayfinding (lights)

Negatives

- Planters/trees have to go
- Timing of traffic lights
- One way traffic inhibits movement
- Lack of continuous identity
- Sidewalks North of Yates Street too constricted

Group #3

Positives

- Maintain mixed uses
- Flexible shared public realm
- Tall deciduous trees at sidewalk level
- Activity / vibrancy promoting activities
- Build a city for residents first
- Better ways to shuttle tourists (trolley)
- Consider the whole of Government Street
- Add bike lane (make it safe)
- Wayfinding and Connectivity needed

Negatives

- Not a two way street
- Get rid of old and dirty (diesel) tour buses
- Find a new way to get tourists to come through
- Different types of trees/planters
- Better connections to larger context (Parliamentary Precinct, China Town, Dallas Rd., Windsong Walk)
- More parks
- Seasonal events

Street Preferences

Existing Condition

Charrette participants were asked to evaluate elements they like or dislike on Government Street. This is what was recorded.

● LIKE

● DISLIKE

Building Uses

Pub / Restaurant /
Cafe



Retail



Government



Residential Above



Office Above



Block/Building Height

Low Height-
Many Storefronts



Varied Height Low-
Many Storefronts



Full Block Mid Height -
Few Storefronts



Varied Height Tall -
Many Storefronts



Full Block Full Height-
Few Storefronts



Civic Landmarks

Centennial Square



Bastion Square



Harbourfront



Sidewalk Composition

Patio, Plantings,
Narrow Sidewalk



Low Planter Trees, No
Overhang, Wide Side-
walk



Big Trees, Overhang,
Wide Sidewalk



No Trees, No Over-
hang, Narrow Sidewalk



Open Sidewalk /
Square



Traffic Planning

Pedestrian only

One Way
No Parking



One Way
Parking One Side



Two Way
Parking Both Sides



Summary

Building Uses

- Participants seem to be generally positive about the current uses present on Government Street.
- A distinct preference from residential uses above first floor commercial was shown.

Block / Building Height

- A preference for many storefronts per block was demonstrated as well as for conditions with a variety of building heights
- A dislike of whole block uses with few or no storefronts was also shown.

Civic Landmarks

- Participants showed a preference for the Harbourfront and Bastion Square as opposed to a dislike of how Government relates to Centennial Square.

Sidewalk Composition

- A preference for more open sidewalks with public squares was shown over more typical narrower sidewalks either with or without trees.

Traffic Planning

- There was little consensus on a preference for any of the existing conditions on Government Street, perhaps pointing to the area with the most potential for positive change.

Street Preferences

Case Studies

Charrette participants were asked to evaluate elements they would like or dislike to see on Government Street. This is what was recorded.

● LIKE

● DISLIKE

*Beats should go through / from
an intersection / street
(ask about this for James City)*

Sidewalk

In-paving lighting



No Curb



Interactive / Digital



Street Art



Rain Garden



*ask: Street Music - maybe program
and other music groups to play
- Music Commission - maybe video
install*

Traffic Flow

Two way traffic:
One travel and one
parking lane each way.



One way traffic:
One travel and one
parking lane.



No Cars



One way traffic:
no parking



Flexible traffic flow:
event / seasonal basis



Trees

No Trees



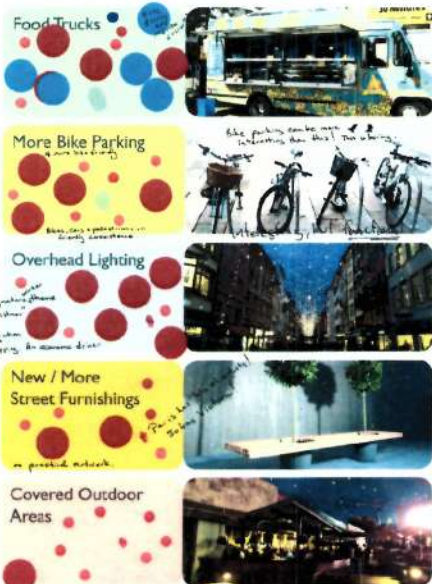
Portable / Potted



Tall / Deciduous



Other



Summary

Sidewalk

- A preference was shown for the addition of rain garden and lighting elements to the sidewalk.
- A preference for keeping a curb separation was shown.

Traffic Flow

- A distinct preference was shown for flexible or seasonal traffic patterns to accommodate the varying nature of uses on Government street.
- There was dislike of eliminating cars altogether or of making the street a typical two way with parking 'main street'

Trees

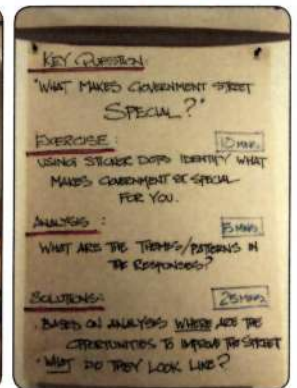
- A definitive dislike of no trees was shown by participants.
- A preference for tall deciduous trees was strongly expressed.

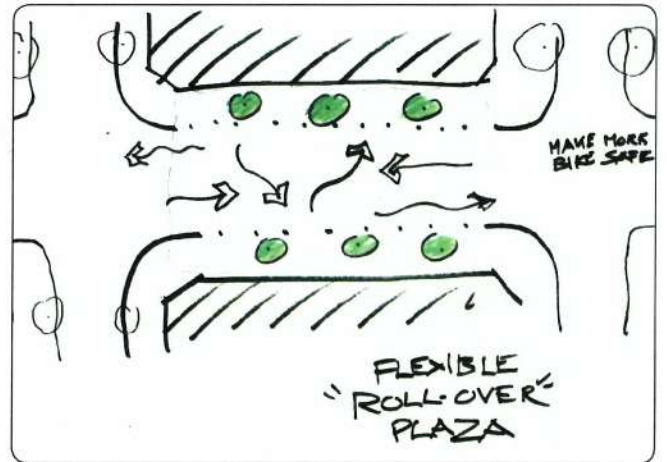
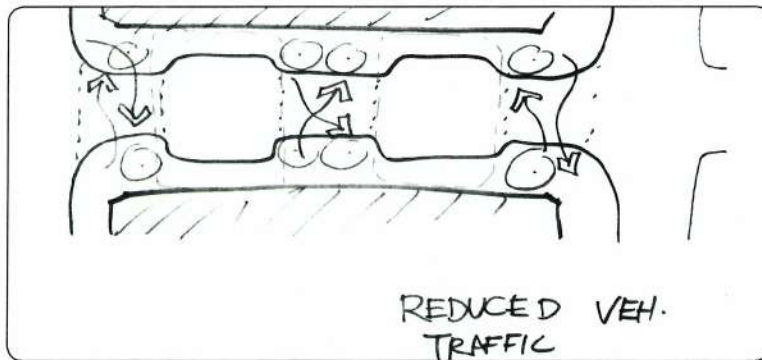
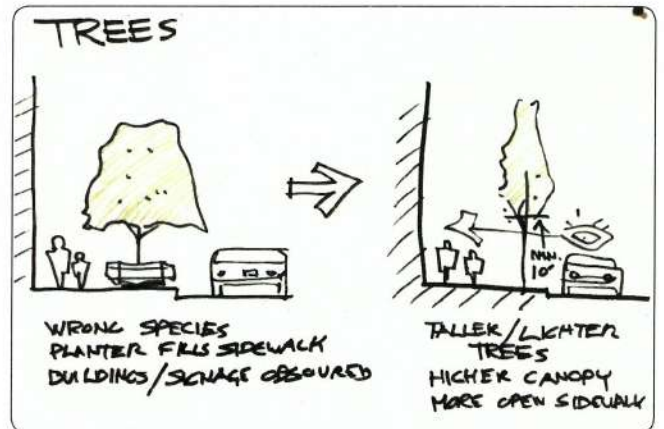
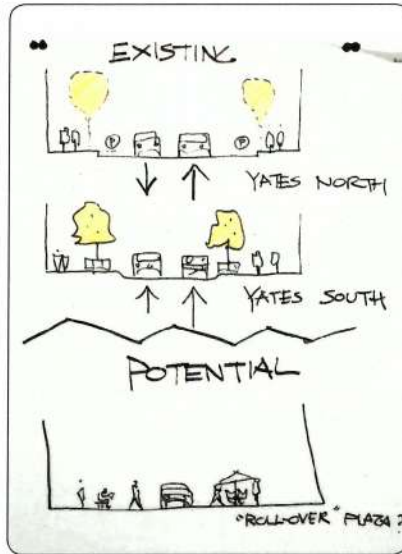
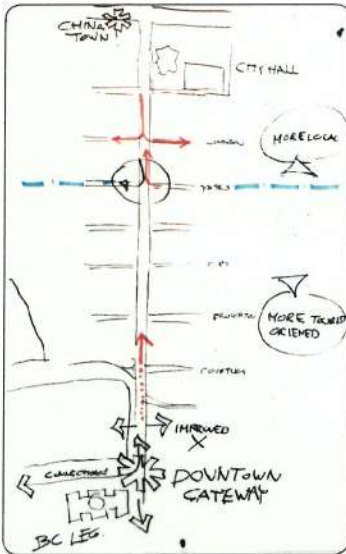
Other

- Generally a strong desire for other creative uses of the street were supported with the exception of the presence of food trucks which received a split of positive and negative sentiment.

Charrette-ing

This spread contains images and sketches compiled during the charrette.





2.4.2 GOVERNMENT STREET - SHARED SPACE

With a diversity and concentration of pedestrian oriented shops and services, and as a key pedestrian connection between the legislative precinct through Old Town to Chinatown, Government Street is the Downtown's most prominent pedestrian priority street and one of its signature destination retail high streets. Streetscape improvements emphasizing Government Street's role as pedestrian priority street, including the use of brick pavers, rolled curbs and widened sidewalks, were completed from Wharf Street to Yates Street in the late 1970's.

The Downtown Core Area Plan adopted in 2011 includes a direction to extend the established pedestrian oriented streetscape character from Yates to Pembroke. Further, Government Street is identified to be part of the City's All Ages and Abilities bike network. A number of additional improvements were identified during the Visual Victoria process to be incorporated as a part of further detailed design for this corridor. These include:

- Reconfiguring the intersection of Government Street and Wharf Street to make it more comfortable and accessible for pedestrians, and emphasize it as a key pedestrian gateway and connection point between the Lower Causeway/Legislative Precinct and Old Town.
- Implementing a 'shared street' or whoonerf streetscape design on the new extension between Yates and Pembroke. Specifically, a curb-less streetscape environment with a continuous ground plane and paving materials, and the separation of pedestrian from vehicular space using bollards, bench elements and other streetscape elements and furnishing. Together with temporary and seasonal traffic closures, this design will support the use of Government Street as a linear plaza, and an events and festivals space. This will also increase the use of the corridor a ceremonial street and parade route.
- Exploring the opportunity to incorporate more on-street parking within a shared streetscape environment similar to Broad Street for the existing section between Wharf Street and Yates Street.
- Exploring the opportunity to re-establish two way vehicle travel along Government Street through the Downtown.

Conceptual and detailed design based on these design directions and strategies will be undertaken as a key action item of this Plan.

As a more immediate, short term action, the street trees and planters between Wharf St and Yates St will be replaced, given their deteriorating condition and the desire to have a more suitable tree species that does not block views of heritage building facades. Street trees and planter types are specified in Part 3 of this document. As a part of this strategy, an irrigation system would also be installed. The tree and planter replacement as well as the irrigation system implementation would occur in stages to minimize impacts to the public realm.

- Potential long term improvements
- Temporary interventions/ potential ideas

Complete the street

- Extend existing Government St. treatment and aesthetics between Wharf St. and Yates St. all the way to Pandora Street.



Envision long term change

- Curb-less shared street with multi-modal users freely moving through.



Replace street trees and planters

- Replace existing trees with dense canopy in planters with more transparent canopy trees that will allow the true heritage of Government Street to shine and become more visible.



Encourage sense of shared space

- Allow for temporary road closure to promote pedestrian environment and community building.



6.2 PRIORITY IMPROVEMENT PROJECTS

Major capital projects such as implementation of separated bike lanes and the Harbour Pathway will include implementation of the new streetscape standards where appropriate. Additionally, priority capital improvements may also be undertaken either on a stand alone basis or concurrently with other works (either public or private) to meet key strategic plan goals of the

City. Once approved, these projects need to be incorporated into the work plans of effected departments if not already incorporated, and additional resources and budgets allocated.

6.2.1 SHORT TERM (0-5 YEARS)

	ACTION	DESCRIPTION	RESPONSIBILITY	PARTNERSHIPS	IN CURRENT WORKPLAN	PRIORITY LEVEL
1	Centennial Square Master Plan	» Undertake a Master Plan process for Centennial Square and adjacent buildings addressing short medium and long term objectives and site program directions established by this plan.	Planning	DVBA	Yes	High
2	Downtown Pedestrian Light Strategy	» Identify and specify new pedestrian light and implementation program as directed by this plan.	Engineering and PW	-	No	Medium
3	Conceptual Design for Douglas Street Corridor	» Undertake conceptual design to reconfigure Douglas Street within the downtown study area as a Transit Oriented Corridor and major pedestrian promenade as directed by this plan.	Planning	DVBA	No	Medium
4	Ship Point Master Plan Phase I Implementation	» Undertake a master plan based on the site and program objectives established by the Harbour Vitality Principles and implement Phase I.	Planning	GVHA	Yes	High
5	Conceptual And Detailed Design For Government Street Mall Extension (Yates To Herald Street) And Replacement of existing streetscape elements (Wharf to Yates Street)	» Undertake conceptual and detailed design for Government Street from Yates to Herald Street based on objectives and design directions established by this plan, and in the context of the larger Government Street Corridor including incorporation of bike facilities, and reconfiguring the intersection of Wharf and Government Street as a major Downtown Gateway. » Confirm design and location of new furnishing, planters, and street trees, as directed by this plan.	Planning, Engineering, PW	DVBA	No	High
6	Government Street Improvements (Yates to Herald Street)	» Based on detailed design and results of action 5, Government Street will undergo a series of improvements from Wharf Street to Herald Street.	Engineering, PW	DVBA	No	High
7	Undertake a Waterfront Public Art Strategy	» The Arts Culture and Events Department to spearhead a Waterfront Public Art Strategy.	Arts and Culture	DVBA	No	High

Government Street Report



Purpose

To update and seek Council direction based on a previously approved downtown public realm plan and information received from businesses regarding the pilot to close Government Street.



Government Street Report

Government Street Charrette

Downtown Victoria Business Association (DVBA) organized a charrette with Government Street businesses, key highlights:

- Better way-finding
- Beautification with flowers
- Improve areas with street furnishings, activity spaces, micro parks & cafes
- Deal with unsightly buildings
- Sidewalk shopping
- Promote mixed use along entire corridor



Government Street Report

Pedestrian Mall – 2018 Pilot

Close Government street between Yates and Fort

The pilot ran from August 12 to September 16 on Sundays only and lessons learned were:

- Pilot was a soft closure and not a special event
- Lack of promotion, signage and animation
- No decorative ways to close the street other than formal construction barricades
- For the last three Sundays, staff engaged with the Greater Victoria Placemaking Network to support the closure with tables, chairs, games, etc.
- The last 2 Sundays were cancelled



Government Street Report

Government Street Businesses Meeting – March 2019

Key concerns raised were:

- Why recommendations from the 2015 charrette had not been implemented?
- Was there an analysis of data collected to inform the pedestrian-only pilot?
- Businesses are supportive of other street closures even though retail sales suffer as they realize the positive community impact



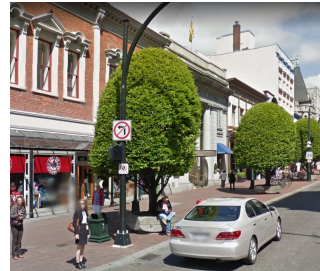
Government Street Report

Downtown Public Realm Plan

Government Street - a priority for improvement

Short Term:

- **Reconfigure Government/Humboldt intersection** (currently under construction as part of Wharf St Bike Lane implementation)
- **A streetscape refresh from Yates to Humboldt**, including furnishings, and replacement of street trees and planters (given their deteriorating condition and lack of suitability for this location)



Government Street Report

Downtown Public Realm Plan

Government Street - a priority for improvement:

- **Medium Term:** Incorporate a 2-way AAA bike facility, including consideration for reducing traffic volumes and re-introducing two-way vehicle traffic in support of a more pedestrian and bike oriented 'shared street' and potentially curbless approach
- **Long Term:** Extending the shared street approach from Yates Street to Chinatown



Government Street Report

Issues & Analysis

- Staff have received feedback from the Government Street businesses expressing their concerns and request that further research and data analysis be done to inform Council's decision
- Scheduling short & long term actions must also consider timing for infrastructure upgrades. Utility master plans have identified the replacement of the watermain between Broughton Street and Herald tentatively scheduled for 2021



Government Street Report

Recommended – Option 1

- Defer the decision to open Government Street to pedestrians' pilot to 2020,
- Direct staff to research other cities with people first multi-use streets and determine best practices,
- Direct staff to bring forward a budget request as part of the 2021 Financial Planning process to undertake a detailed design and cost estimate to implement the short term actions identified between Humboldt and Yates as approved in the 2017 Downtown Public realm plan for consideration,
- Coordinate timing of short term actions in conjunction with other major infrastructure work.



Government Street Report

Option 2

- Council to provide alternate direction to staff.



Government Street Report

Questions



Government Street Report



For the Committee of the Whole Meeting July 18 2019

Date: July 14 2019

From: Mayor Helps

Subject: Government Street People-Priority Place

NB The recommendations in this report in some places are a complement to the staff recommendations and in some places are proposed to replace the staff recommendations. The differences are outlined in the recommendations section at the end of the report.

Background

For more than three decades, Council, business owners and other members of the community have – in my opinion – been having the wrong conversation about Government Street: do we close it to cars or not? Based on my trip to Heidelberg, Germany earlier this year – and from pictures citizens have sent me in response to my blog posts on this topic – it's clear that another path is possible. It is this path I hope Council, the business owners and the public will embrace.

By the end of this term I would like this Council to leave a legacy and to turn Government Street into a people-priority place with very limited vehicle traffic. This transformation will require commitment, budgetary resources, and holding fast to a vision. This vision is already laid out in part in the 2017 Public Realm Plan. (See Appendix A in Kerri Moore's report.)

What is the vision? The pictures below help to illustrate the direction I think we should go. Note that in all the pictures from European cities, vehicles and people easily share the street space.

Let's start first with where we are. It's a Friday evening in July on Government Street and the sidewalks are so crowded that it's difficult to get past people. The middle of the street is completely empty.



Then there's the pilot from last summer where we closed the street to car traffic and opened it to people only. This worked well, but only when it was heavily programmed. When I looked for the pictures of the non-programmed days that I took, I realized I had deleted them from my phone because they were too depressing!



And then there are pictures from Heidelberg and other European cities. Cars aren't banned from the areas. It's just that they aren't the priority – people are. It was remarkable to see people in cars, people riding bikes, people walking, people drinking beer, all sharing the same space so gracefully.

A young child walking her bicycle.



A catering truck delivering food to City Hall (building on the left).



A bike and a car sharing the road.



A woman carrying a tray of beer across the street.



Other sample people-priority streets from Europe. Again, note in all instances, vehicles are still able to access the streets and share easily with pedestrians.



Here's one humble example – a work in progress – closer to home.



Conclusion

Our residents deserve this kind of high-quality, people-centred public space, especially as the city continues to grow and the downtown population continues to increase. Government Street should feel like a people priority greenway, lush with street trees, ample places to sit and linger and as if the whole public space between the storefronts on the west side of the street to the storefronts on the east side of the street is made for people.

Recommendations

1. Amend the strategic plan Action 2019 Action #2 from “consider pedestrian only Government Street in 2020-2021 budget process” to “create a ‘people-priority’ Government Street with the complete transformation of the street between Humboldt and Yates to be completed by the end of 2022.”
2. Direct to staff to incorporate in the 2020 budget an analysis of options to transform Government Street into a people-priority place from Humboldt to Yates by 2022.
3. Direct staff to incorporate into the 2021 and 2022 budget improvements to the street based on the 2020 analysis to make it a people-priority place and significantly limit vehicle traffic.

Respectfully Submitted,



Mayor Helps
Respectfully Submitted,



Mayor Helps

Appendix A from Corporate Nights Magazine

Car-free cities are picking up speed

By [CK Staff](#)

June 21, 2019

[2019 Best 50 Issue](#)

Oslo, London, Berlin and even Toronto are among a growing list of cities paving the way for cleaner commutes



Oslo has just phased out the last on-street parking spaces in its city centre, giving a leg up to pedestrians, cyclists and transit.

When a Labour-Green coalition replaced the Conservative party at Oslo's city hall in 2015, change was on the table. But one of the council's promises – to become the first European city to ban motor traffic in the heart of the city – collided head-on with angry motorists and a business group that claimed such a ban would create a "poorer city" and a "dead town."

So the Norwegian capital tried a new tack. It has just phased out the last on-street parking spaces in the city centre, giving an edge to transit, pedestrians and cyclists without banning cars.

The initiative included incentives for cyclists such as new bike lanes, including better lighting and snow removal, along with subsidies for electric bikes and cargo cycles. Council also expanded transit services and lowered fares.

But Oslo is just one of many cities taking aim at traffic. Here are a few steps some cities are taking to reduce pollution and boost quality of life.

- **London, England**, just announced that it will close 20 kilometres of roads for its biggest [car-free day](#) yet on September 22 and promises to launch weekly and/or monthly car-free days in different locations across London. This year it will unveil a new transportation strategy for its “Square Mile” centre that’s expected to designate half of the streets as either car-free or “pedestrian priority.” London also pioneered congestion charges to discourage downtown traffic in 2003.

- **Germany** is creating a “Green Net” of car-free corridors that will connect cyclists and pedestrians in 10 German cities (including **Hamburg**) as well as four universities. The “autobahn for bikes” is expected to get 50,000 cars off the road each day by 2022.

- In **Berlin**, construction crews are building 100 km of bike super-highways, four metres wide. A related initiative will ban cars from some roads. “It will alter the streetscape forever,” says one local cycling activist.

- In **Paris**, cars built before 1997 are not permitted in the city centre on weekdays. Since October, cars have been banned downtown on the first Sunday of each month. Paris now plans to double its bike lanes and limit certain streets to electric cars by 2020.

- The broad boulevards of **Buenos Aires** now include dedicated bus lanes – reducing bus traffic on side streets. This is helping the city create more and more pedestrian zones, where cars are either banned or restricted to a speed of 10 km an hour.

- In **Toronto**, city council voted in April to make permanent a pilot project that discourages cars from driving on a 2.5-km section of King Street through the city’s financial core. The King Street corridor prioritizes streetcar traffic.

Clearly, this is a time of daring change (in some places). Though that progress shouldn’t be taken for granted in volatile political climates. Last November, **Madrid** rebranded 500 acres in its urban core as an “ultra-low emissions zone,” banning older diesel and gas-powered vehicles (unless the owner has previously registered a parking spot). One local newspaper estimated downtown traffic was immediately reduced by a third. Though as [Citylab just reported](#), “Following knife-edge elections at the end of May, however, that progressive policy looks to be “condemned to death,” as [one newspaper headline](#) on Tuesday put it dramatically.

“I think it is important that we all think about what kind of cities we want to live in,” Oslo’s vice-mayor recently told Fast Company magazine. “I am certain that when people imagine their ideal city, it would not be a dream of polluted air, cars jammed in endless traffic, or streets filled up with parked cars.”

A version of this article appeared in the Summer Issue of Corporate Knights magazine.



Committee of the Whole Report

For the Meeting of July 18, 2019

To: Committee of the Whole **Date:** July 4, 2019

From: Andrea Hudson, Acting Director, Sustainable Planning and Community Development

Subject: Centennial Square Action Plan - Update Report

RECOMMENDATION

That Council endorse the results of the Centennial Square Action Plan process to date to guide future operations and maintenance.

EXECUTIVE SUMMARY

The purpose of this report is to bring forward work undertaken to date on the Centennial Square Action Plan. The Downtown Public Realm Plan adopted in 2017 identifies Centennial Square as a priority public realm improvement, specifically to activate and energize the Square, to make it more welcoming and safe, and more child and family friendly. As part of implementation of the Downtown Public Realm Plan, the City initiated a planning process in early 2018 to develop an Action Plan for Centennial Square to address immediate operations, accessibility and maintenance issues, identify programming and other 'quick win' opportunities to activate the plaza, and develop a vision and strategic framework to guide phased and more comprehensive improvements over the medium and long-term.

To date, the process has resulted in over 1400 individual responses from community stakeholders for improving the Square. The approach for this process focused (in Phase 1) on existing and desired experiences of the space rather than technical solutions. Conceptual design options were generated during an Ideas Jam (Phase 2), where a vision was explored to inform more comprehensive medium and long-term actions.

This process has led to recommended short term improvements focused on improving already-existing elements of the Square that carry potential. These include better and more seating opportunities, more interactive play elements, options for active edges with temporary kiosks and vendors, and a focus on lighting and cleanliness of the space to improve aesthetics and perceptions of safety.

Phase 3 of the project (the final phase) has not yet been undertaken. This phase was to include preparation of a draft Action Plan to support ongoing operations and maintenance and allow for an incremental but cohesive Square refresh and redevelopment over time. Given the City's priorities noted in the Strategic Plan 2019-2022, this project has been placed on hold, and staff recommend using the work completed to date to inform immediate maintenance needs.

PURPOSE

The purpose of this report is to bring forward work completed to date on the Centennial Square Action Plan project including an overview of outcomes and public and stakeholder consultation.

BACKGROUND

Every great city has a public square where people gather for civic gathering, public celebration, play, or come for quiet contemplation; a place where public life happens. Centennial Square is Victoria's main civic, ceremonial and recreational plaza and serves as a venue for different events and large public gatherings including ceremonies, demonstrations, displays of public art, theatre and music performances, cultural festivals and local markets.

Centennial Square was constructed in the mid 1960s as part of a major initiative to preserve, restore and revitalize downtown Victoria, and to celebrate the 100th anniversary of the incorporation of the City of Victoria. At the time of its development, Centennial Square was recognized internationally for its pioneering and progressive design, combining timeless principles of good urban design, contextual modernist architecture and the adaptive reuse of heritage conservation, which distinguished Victoria from other North American cities attempting to renew their downtowns through large scale demolition to make way for more car-oriented urbanism. Significant renovations to the Square have occurred over the years including the addition of the CRD building and plaza constructed in 2006, removal of the MacPherson Theatre restaurant annex, and a major renovation to the west part of the Square in 2009 as part of the BC Spirit Square Program, including removal of the knot garden in place of an outdoor stage with canopy, seating, Spirit Poles and landscaping.

Today, outside of when there are events and festivals, activity in the Square is lacking, and, for many people, the Square feels unwelcoming and unsafe. Furnishings, materials and infrastructure, including the fountain and some of the mature trees and landscaping, are aging and will require maintenance and repairs over the short to medium term. At the same time, improvements are required to make the Square more universally accessible for people of all ages and abilities.

The Downtown Public Realm Plan adopted in 2017 identifies Centennial Square as a priority public realm improvement, specifically to improve activation, make it a more child and family-friendly space, improve the capacity for events, and identify opportunities to improve connections. As part of implementation of the Downtown Public Realm Plan, staff initiated a planning process in early 2018 to develop an Action Plan for Centennial Square to:

- address immediate operations and maintenance issues, including accessibility improvements;
- confirm programming and 'quick win' opportunities to activate the plaza;
- provide conceptual design for a plaza 'refresh' and phased implementation over the short to medium term; and
- develop a long term strategic framework for more comprehensive redevelopment of the parkade structure.

Planning and Engagement Process

The Centennial Square Action Plan was to be developed through a 3-phase process with opportunities for public and stakeholder engagement in each:

- Phase 1: Analysis, Vision and Goals (completed in August 2018)
- Phase 2: Design Ideas and Concepts (completed in September 2018)
- Phase 3: Priorities, Actions, Draft Action Plan (not yet undertaken).

A stakeholder working group was established to collaborate and provide input and feedback at key stages throughout the process. The working group included representation from arts and festival groups, downtown residents, walkability and placemaking groups, business groups, social service and advocacy groups, tourism, and heritage. Engagement with the broader public focused on issues, opportunities and desired experiences along with priorities and activities to inform future design improvements. The process was led by City staff and supported by consultant expertise in the areas of architecture, landscape architecture and urban design, specifically Franc D'Ambrosio (DAU), Derek Lee (PWL Partnership) and architect Diana Studer. Ms. Studer has specific expertise in creation of intergenerational, socially inclusive and child/youth friendly spaces, and led a children's charrette for Centennial Square in 2017, the results of which were integrated into this process and summary report is attached.

Phase 1 (completed in August 2018):

- A workshop with the stakeholder working group to identify key themes (June 2018)
- Five pop-up public events in Centennial Square (July 2018)
- An online public survey that collected input (July 2018)
- One-on-one meetings with key stakeholder groups including: McPherson Theatre, Accessibility Working Group, and Heritage Advisory Panel, and more informally with users of the square (July-August 2018)
- Youth engagement with UVIC Urban Geography students and Youth Council (July-August 2018)
- Public Life Field Survey (Adapted from Jahn Gehls Tools for Measuring for Public Life)
- Online engagement through Twitter, Facebook and Instagram (July to September 2018)

Phase 2 (completed in September 2018):

- Ideas Jam Design Workshop with the stakeholder working group.
- 'Public Pin-up' where preliminary design concepts and ideas developed were presented for public input and feedback.
- Report summarizing workshop results and public and stakeholder feedback.

Phase 3 (not yet undertaken) was to include Council consideration of key priorities and actions resulting from the process to date, final community and stakeholder engagement and development of the Action Plan for consideration of approval.



Engagement Highlights:

- 479 responses from people at pop-up events in the Square
- 1,005 survey responses
- 2,792 social media interactions
- 12 design ideas/solutions informed by public and stakeholder input from the Ideas Jam with the stakeholder working group and public open house

The Centennial Square Action Plan process was paused in November 2018 to enable Council to set new priorities in the context of the 2019 – 2022 Strategic Planning process. In December 2018,

Council directed staff to report back on the work completed to date on this project. Please refer to the attachments which summarize project progress:

- A. Public Engagement Summary Report - A report summarizing public engagement approach and methodology including outcomes and results to date.
- B. Statement of Significance Report - An assessment and documentation of heritage significance
- C. Opportunities and Big Ideas Report - A summary of issues, opportunities and big ideas based on the inventory and analysis and public and stakeholder input; A renewed vision statement and set of goals and objectives for the square
- D. Design Framework and Directions report - A summary of ideas and concepts generated at a 2-day design workshop that included input from stakeholders and the public.
- E. Engagement with Children – Summary Report – results of children's charrette for Centennial Square in 2017
- F. Design Concept – Plaza Refresh
- G. Inventory and Analysis Report

ISSUES AND ANALYSIS

Issues and considerations presented below are a synthesis of phase 1 inventory and analysis report along with public engagement input.

1. Key Issues and Considerations

- Comfort and safety: Outside of times of increased activity such as events and festivals, the square feels unwelcoming and is perceived unsafe for many. A lack of active edges and therefore people passing through and not staying in, poor site lines in and out of the square and perceived negative behaviour contribute to this feeling. Poor lighting, particularly around the perimeter/entries, further reduces perceived safety at night. A lack of aesthetic quality was also identified as detracting from the comfort of the square. Space is well protected from traffic and noise but one that lacks reasons and amenities to stay.
- Connectivity: The Square is well connected to the street network and easily accessible by all transport modes, yet it is generally perceived to lack a sense of arrival. Specifically, a strong connection to, and sense of arrival from, Douglas Street was identified as a key opportunity for improving visual and physical connections. Further, some desire lines and pathways through the square are impeded by some of the vertical elements in the square such as the fountain and its infrastructure, some of the planters, curb and retaining wall around the lawn/sequoia area, and some other physical barriers.



- Daily activity: People tend to pass through, rather than spend time in the square due to a lack of active building edges, opportunities for recreation and play, or other types of passive programming. Some people gather on the lawn areas, both, by Spirit Square and Sequoia tree. The Orcas public art installation appears to be popular with children and families when they come.
- Diversity and inclusion: The Square currently plays an important role as a social gathering space for homeless, street youth and other marginalized populations. Break dancing, roller skating, and other informal arts and culture activities also occur in the square. Discussions with some of these user groups indicated the importance of the space for social gathering and safety for populations who might not have other places to go.
- Special events and programming: All organized festivals, markets, protests and other events in the Square are successful and well attended and enjoyed by residents and visitors. However, the current configuration of the square limits the overall flexibility and adaptable use of the square for medium and larger size events with varying programming and space needs. Further, the current stage design and configuration is very limiting and not suited for most current or desired future events in the square.
- Accessibility: There is a pressing need for improving accessible connections between different levels of the Square which now is not up to code in some areas.
- Operations and maintenance: Quality of paving is poor overall with need for heavy maintenance or replacement (excluding Spirit Square area that was improved in 2009), including the most recent temporary patch of asphalt after tree removal at the City Hall entrance.
- Landscape and greenspace: The Square features a number of mature Oak and Maple mature trees which are mostly in good health. However, some trees are showing signs of stress including the Sequoia Tree, which had suffered damage (from decorative lighting hardware) in recent years and is being monitored, and a maple tree that was recently removed due to instability.
- Heritage: Some elements of the Square have significant meaning and symbolism and form an important part of the identity of the city. Identifying and restoring important heritage components of the square while allowing the square to evolve to accommodate changing needs and new opportunities was identified as an important opportunity.

2. Opportunities and Big Ideas

- Better amenity offerings, such as retail, café or other uses to activate and create 'eyes on the square' year-round and throughout the day and into the evening to make the square feel more welcoming, safe and inclusive.
- Improve cohesiveness for landscaping, accessibility and wayfinding: the square feels disjointed and needs to feel like a more unified space to be in and move through.
- Improve flexibility, openness and adaptability of the square to support a range of event and festival needs. Adaptively re-use/retrofit the fountain to maintain it as a central feature and focal point while allowing better permeability, adaptable use and water play.

- Provide more passive programming. Allow for more interesting seating options, more intimate activities, small retail and tactical/temporary installations that promote arts, culture and play.
- Rethink the undercroft. Convert the undercroft area into a more interactive, active and safe space while maintaining visual and physical connectivity through it.
- Keep the square clean including surfaces and building facades (note: there is already an extensive maintenance program in place).
- Improve connection to Douglas Street to invite people in. Create a more open and inviting interface to allow more seamless visual and physical connections from Douglas Street.
- Activate the edges through both temporary pop-up uses and use ground floor frontage of the parkade for publicly-oriented active uses. Create a gateway and welcoming feature from Broad Street through programming and activation of the undercroft.
- Encourage people to stay. Provide more social seating and activities that will invite people to stay and watch or play.
- Provide more green space. Improve the lawn area or provide more of it to create an 'urban oasis' for passive recreation.

3. Draft Design Directions and Strategies

The Centennial Square Action Plan process to date including analysis, workshops and public engagement led to creation of a design framework and strategies that informed a draft concept plan.

1. Short-term 'quick-win' actions and programming that could be implemented as part of regular operations and maintenance and cultural programs to respond to immediate issues and opportunities. Directions and ideas for short term improvements included:

Better seating

- Adapt existing planter edges to continuous seating / bench including opening up raised platform area with seating steps.
- Extend timing and number of movable tables and chairs to populate bigger area, add picnic tables.
- Improve lawn areas – remove brick curb at the upper lawn to improve access.
- Add seating platform at City Hall entrance area to mitigate heaving issue.

Play

- Use upper terrace for interactive play such as sound room.
- Use blank theatre wall for outdoor movie night.
- Introduce playful seating elements.

Active edges

- Bring semi-permanent kiosks for short-term rotational businesses. Convert undercroft area into pop-up art gallery for artists.

Access/ Transparency

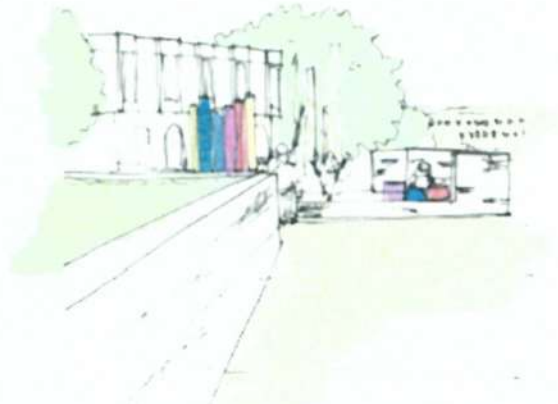
- Add lighting – use catenary lighting and lantern style lights to brighten and animate space year round.
- Trim or remove the Sequoia tree for better visual connection to Douglas Street.

Maintenance

- Paint Parkade and Undercroft.
- Repair the fountain monoliths.



Example partial enclosure of undercroft for art gallery



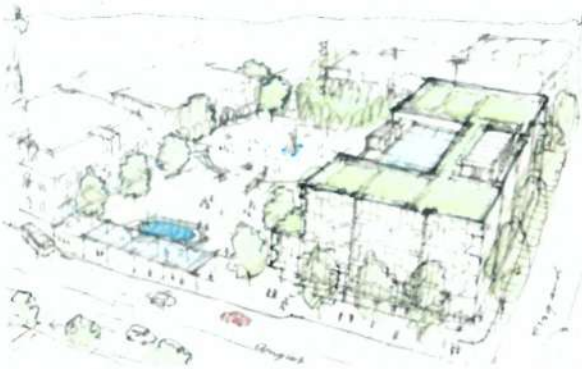
Example of sound room / interactive play

2. Long-term 'big moves' or more comprehensive improvements envisioned for the square as a framework to guide incremental, phased improvements and upgrades, including the eventual redevelopment of the parkade structure.

Directions and ideas for long-term improvements include:

- investigating the redevelopment of the Parkade building and offices building. Future uses would require feasibility study but some discussed included civic uses such as a library or a community centre
- creating a simplified and formal civic space with more seamless physical and visual connections into, out of and within the square
- flexible and adaptable design to support a diversity of year-round activities, events and programming
- ensuring high quality design and materials and incorporating ample seating, accessible grades and appropriately located shelter for year-round comfort
- incorporating active edges through use and design of existing and new buildings to support vitality throughout the day and year round. This could include repurposing the stage area to a commercial pavilion

- incorporating elements of play using water, furniture and art to create a more welcoming, fun and adaptable environment for children and families



Parkade redevelopment concept



More simplified, flexible use plaza with central ramp

4. Design Concept –Plaza Refresh (Attachment F)

A draft design concept was developed based on the feedback received and in response to immediate operations and maintenance needs and incorporation of accessible grades. The design concept illustrates incremental improvements that would happen in advance of any major redevelopment of the parking structure and adjacent open space. Please refer to Attachment F for more details and design drawings.



Plaza refresh design concept – stairs and upper plaza section



Design

The site design is premised on improving mobility, access and safety in the Square as well as providing more places to play, rest and encourage people to stay. It focuses on using existing infrastructure to improve the square. Key design features include:

- generous sloped access from City Hall to central area to improve pedestrian connection through the square
- rest, shade and play zone in central terrace area with seating steps, area for movable furniture, in ground trees and playable seating with potential for water feature and play installations
- active edges - introduction of 3 commercial kiosk opportunities: at the upper terrace, enclosed stage area and undercroft

- central water feature / splash park with preservation of the monoliths as a focal element and centerpiece
- addition of seating with adaptation of existing walls, seat-able edges
- open Lawn at upper terrace
- Transit Hub – Large canopy at Douglas Street that accommodates weather protection, bus wait zone and extensive bike parking with potential for additional commercial kiosk.

Objectives achieved by this design directly correspond to the key issues and considerations collected throughout this process. Key objectives include:

- improved accessibility for all
- improved visibility to and from Douglas Street
- improved safety with activation at different times of the day and in different areas
- more urban play
- urban forest - more and healthier trees
- more usable open green space
- improved flexibility for events and festivals
- better public life.

Implementation and phasing

Please refer to attachment F for illustrations and more details on phasing.

- **Phase 1** includes the central steps and upper terrace area and would be implemented as part of scheduled and already funded operations and maintenance work, including incorporation of an accessible ramp, tree replacement, grading, drainage, lighting and surface improvements and introduction of a commercial kiosk.
- **Phase 2** includes the central plaza zone with a water feature, paving and seating upgrades. It would be implemented under the existing operations and maintenance program due to aging infrastructure of the fountain which is already requiring extensive maintenance.
- **Phase 3** includes enclosure of two key areas and adaptation for commercial use. This can be achieved in number of ways, including short-term pop-up activations and food trucks to a full architectural upgrades. A feasibility study will be necessary to determine the options and costing.
- **Phase 4** includes the upper terrace area by Douglas Street with a revised lawn area extended, including a consideration of the future of the sequoia tree and new transit hub station/ canopy and bike parking.

Operations and maintenance

The area around the stairs and upper terrace is in need of various safety and infrastructure life cycle replacements. Items requiring immediate attention are listed below:

- hard surface replacement to remove trip hazards and liability
- restoration of failing drainage at south side of the square
- installation of the accessible ramp
- potential renewal of underground services
- lifecycle replacement of pathway lighting
- explore opportunities for tree plantings to increase canopy coverage.

OPTIONS & IMPACTS

It is recommended that Council endorse the preliminary results of the Centennial Square Action Plan and the draft plaza refresh concept.

Staff is in the planning stages of the life-cycle replacement work identified above and developing a plan and scope to initiate this partial refresh project. Timeline for this work will be developed as part of the project plan.

Accessibility Impact Statement

Over the course of the analysis completed in the past year, including feedback from residents, staff have identified opportunities to improve access to and within the Square. Input was received from the Accessibility Working Group (AWG) as a result of a site meeting on September 9, 2018. Feedback on existing conditions helped to inform some of the big moves developed as part of the design jam. Outside of the Action Plan process, improved lighting as well as the integration of an accessible ramp connecting the upper and lower plaza are planned improvements to the plaza. Concepts developed were premised on incorporating this ramp more seamlessly as part of a more cohesive design that address multiple objectives including universal accessibility.

Impacts to Financial Plan

Funding for engineering studies and preconstruction work to undertake priority maintenance works around the stairs and upper terrace has been allocated as part of the 2019 budget. Further to the planned maintenance work, there are no financial impacts resulting from the Action Plan at this stage. The outcomes of the process to date do not formally commit the City to any specific capital works, and additional funds for plan implementation are not being sought at this time.

Future works will be identified and scoped for inclusion in future financial planning processes for consideration by Council.

Official Community Plan Consistency Statement

The Centennial Square Action Plan aligns closely with the goals of the Official Community Plan by contributing to downtown vibrancy, walkability, arts and culture, inclusivity, community health and well-being, environmental sustainability and resiliency.

CONCLUSIONS

At its inception, Centennial Square was a showcase for urban design and downtown revitalization, and created a civic and social focal point for public life in Victoria. Today, outside of special events, the Square generally is perceived as unwelcoming and lacks activity, social diversity and reasons to stay. While special event programming has been successful to temporarily, activate the Square, its layout and configuration and lack of adaptability/flexibility poses challenges for hosting diversity of programmed events and festivals. Physical elements such as surfaces and furnishings and other infrastructure are also showing their age and are in need of significant maintenance and restoration over the short to medium term.

The action plan process has been highly collaborative to date with public and stakeholder engagement occurring at key stages, and generating over 1500 individual responses. Within the context of the long-term vision, the directions from the process to date are intended to guide on-

going maintenance, operations and programming. Although, this process completed 2 out of 3 phases, the information collected and summarized will be available for a more comprehensive master plan process in future.

Respectfully submitted,



Anna Babicz
Urban Designer
Community Planning



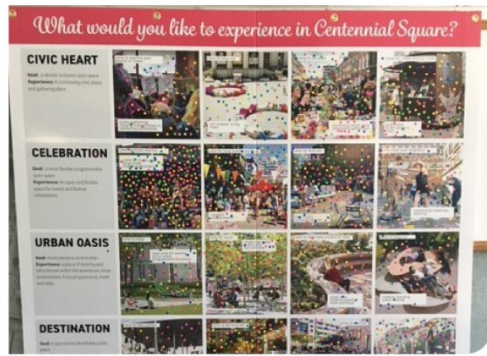
Andrea Hudson
Acting Director
Sustainable Planning and Community Development

Report accepted and recommended by the City Manager


Date: July 12, 2019

List of Attachments

- Attachment A: Engagement Summary
- Attachment B: Statement of Significance Report
- Attachment C: Opportunities and Big Ideas report
- Attachment D: Draft Design Framework and Directions Report
- Attachment E: Engagement with Children – Summary Report
- Attachment F: Design Concept – Plaza Refresh
- Attachment G: Inventory and Analysis Report



Centennial Square Action Plan Engagement Summary Report

JUNE – SEPTEMBER 2018



Introduction

Centennial Square was identified as a priority public space for improvement through community input received as part of the development of the City's Downtown Public Realm Plan in 2017. The community expressed a desire to see the Square enhanced to be a more vibrant, accessible, inclusive and utilized public space.

In 2018, staff began work to develop an action plan for Centennial Square to identify short, medium, and long-term improvements for the Square.

Three phases of public engagement were planned to support the Centennial Square Action Plan. The first phase was completed between June and September 2018 and focused on identifying high level themes, and community feelings, ideas and desired experiences for Centennial Square. It focused on identifying what people liked, disliked or felt needed to be improved in the Square and gave citizens an opportunity to identify the types of experiences they would like to have in Centennial Square.

The next two engagement phases that were planned for late 2018 and early 2019, but not completed include:

- Public input on emerging ideas, draft design concept options, programming recommendations and priorities (*planned for late 2018*)
- Review of the draft Centennial Square Action Plan (*planned for 2019*)

More than 1,500 participants provided input from June through September 2018. Input was received through an online survey, pop up engagement stations at events in Centennial Square, two stakeholder working group workshops and an open house event at City Hall that explored possible design solutions for Centennial Square.

The top themes identified by the community through engagement include:

- a desire to see Centennial Square become more inviting and welcoming for families
- a desire for more year-round programming in Centennial Square
- interest in having more vendors and/or changes to the ground-level use in the buildings surrounding the Square
- safety concerns, especially at night, in the Square

Engagement Approach

Engagement was designed to support the project with three phases of engagement. Community input opportunities were designed to expand on the strategies for Centennial Square identified in the City's Downtown Public Realm Plan to better understand how the community would like to experience Centennial Square to inform future design improvements.

The Downtown Public Realm Plan's strategies to bring more vibrancy to Centennial Square include:

- Increase ground-level commercial and cafe/restaurant space in the area
- Facilitate temporary installations such as cafe kiosks or food trucks in the Square

- Improve the Square's connections with Douglas Street
- Incorporate play elements to make the space welcoming for children and families
- Introduce new surface material to complement the existing heritage brick

A Centennial Square stakeholder Working Group was established to gather input from 16 key stakeholder groups and to identify common challenges and opportunities for the Square in its current state and possibilities for the future. Participants included representation from arts and festival groups, downtown residents, walkability and placemaking groups, business groups, tourism, and heritage. The stakeholder working group's involvement was designed to be at the Involve and Collaborate levels on the International Association of Public Participation (IAP2) guide for public participation, following the principles and practices outlined in the City's Engagement Framework.

Engagement with the wider community consisted of in-person events and an online survey to raise awareness about the project and collect input from the community to identify key themes in how the community would like to experience Centennial Square, and key themes to guide future improvements to the Square. Engagement with the public during this phase was designed and conducted at the Involve and Consult levels on the International Association of Public Participation spectrum (IAP2).

Engagement Highlights:

- 479 responses from people at pop up events in the Square
- 1,005 survey responses
- 20 different stakeholder groups involved through the Working Group and one-on-one meetings
- 12 design ideas/solutions informed by public and stakeholder input from an "Ideas Jam"

What We Did

Engagement included:

- A workshop with the stakeholder Working Group to identify key themes in June
- Five pop up events in Centennial Square in July
- An online survey that collected input throughout July
- One-on-one meetings with key stakeholder groups including McPherson Theatre, Accessibility Working Group, and Heritage Advisory Panel
- Youth engagement with UVIC Urban Geography students and Youth Council
- An Ideas Jam workshop with the stakeholder Working Group followed by an open house event to continue the input and discussions with the community at City Hall in September
- Online engagement through Twitter, Facebook and Instagram throughout July and September

June

The first workshop with the stakeholder working group took place at City Hall in June 2018. This workshop included sharing information about the history of the creation of Centennial Square and a collaborative group exploration of the current challenges, strengths and opportunities that exist for

Centennial Square in its current state. In groups of 7-10 people, each table discussed Centennial Square's challenges with representatives each providing their unique perspectives on what could be improved on.



Stakeholder Working Group workshop – June 2018

July


Engagement with wider community began in July and included a communication campaign to raise awareness about the project and encourage public input.

Communication Methods:

- City of Victoria website
- Posts on Twitter, Facebook, and Instagram
- City e-newsletter
- Emails to stakeholders
- Handbills in City Hall
- Key messages shared with City front-line customer services staff
- Information at Community Association meetings and newsletters


Social Media interactions:


Twitter	23 tweets	47 retweets	116 likes	354 click to the survey or webpage
Facebook	10 posts	1,829 clicks	262 likes, comments, and shares	total reach on Facebook 19,832
Instagram	1 post	13 comments	171 likes	total reach on Instagram 2,689



City of Victoria - Local Government
Published by Bridget Frewer [?] · July 19 · 🌐

We need your ideas and input on how to transform Centennial Square into a destination that offers something for everyone. What types of activities and experiences would you most like to see for Centennial Square? Complete the short online survey or comment below and let us know!
<https://www.surveymonkey.com/r/5LZZPPJ>





7,016
People Reached

1,170
Engagements

[Boost Again](#)

Boosted on Jul 23, 2018
By Bridget Frewer

Completed

People Reached	4.1K	Post Engagement	446
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Performance for Your Post

7,016 People Reached

186 Reactions, Comments & Shares ⓘ

49 Like	26 On Post	23 On Shares
4 Love	2 On Post	2 On Shares
1 Haha	1 On Post	0 On Shares
93 Comments	74 On Post	19 On Shares
39 Shares	37 On Post	2 On Shares

984 Post Clicks

411 Photo Views	138 Link Clicks ⓘ	435 Other Clicks ⓘ
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NEGATIVE FEEDBACK

0 Hide Post	0 Hide All Posts
0 Report as Spam	0 Unlike Page

Insights activity is reported in the Pacific time zone. Ads activity is reported in the time zone of your ad account.

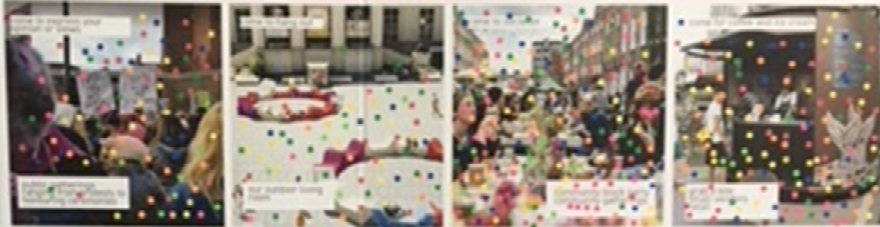
Five “pop-up” engagement stations were held at high-attendance events in Centennial Square including Folkloria, Eventide, Festival Mexicano, Vegtoria, and a free lunchtime concert. Attending events in the Square provided an opportunity for staff to interact with hundreds of people and answer their questions about the project. Citizens were invited to share their input on a sounding board to identify the types of experiences they would like to see more of in Centennial Square. Participants also provided additional ideas and feedback regarding Centennial Square.



What would you like to experience in Centennial Square?

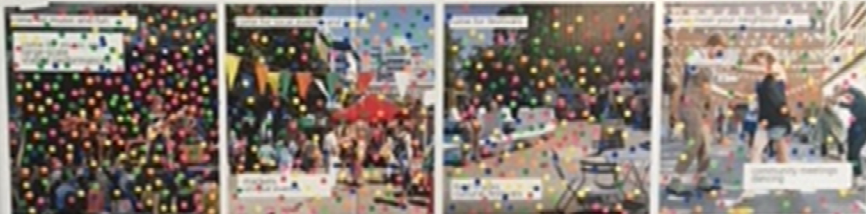
CIVIC HEART

Goal: a vibrant, inclusive open space
Experience: A community-owned place and gathering place.



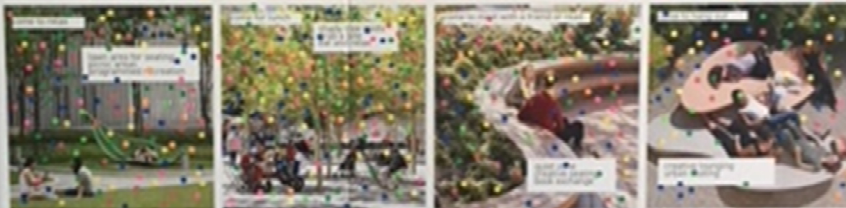
CELEBRATION

Goal: a more flexible programmable open space
Experience: An open and flexible space for events and festival celebrations.



URBAN OASIS

Goal: more places to sit and relax
Experience: A place of serenity and refreshment within the downtown urban environment. A social space to sit, meet and relax.



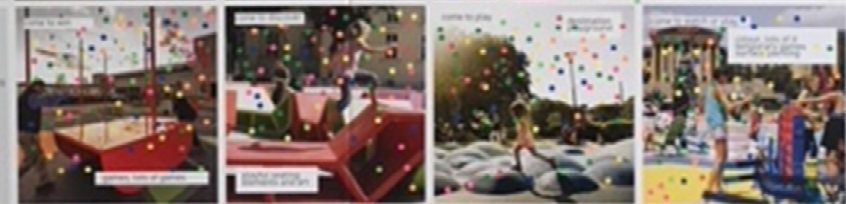
DESTINATION

Goal: A special and identifiable public place
Experience: A memorable and meaningful place in the heart of the city, with unique public art, rarely seen installations, themed events people visit from all over.



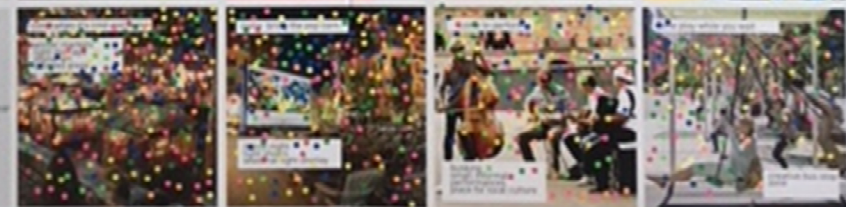
URBAN PLAY

Goal: more play for everyone
Experience: A place where all generations meet throughout the day to play and develop connections. Where everyone comes together just because it's fun.



ACTIVE YEAR ROUND

Goal: more programming to support a range of daily activities throughout the year
Experience: whether winter or summer activity, local businesses and the square support one another.



OTHER



An online survey collected input from more than 1,000 people over a four-week period in July. Like the pop-up stations, the survey asked participants to identify the types of events and activities they would most like to experience in the Square.



City of Victoria ✓

@CityOfVictoria



What types of activities and experiences would make [#CentennialSquare](#) a better [#publicspace](#) and [#peopleplace](#) ?
surveymonkey.com/r/5LZZPPJ



10:59 AM - 19 Jul 2018

2 Retweets 8 Likes



September

An “Ideas Jam” with the stakeholder Working Group was held in September. This second workshop brought the Working Group members together to review key themes identified by the wider community during pop up engagement events and through the online survey. In groups, members worked with a consultant and staff design team to explore possible design solutions for Centennial Square. The design team further developed the ideas to create a more visual representation of improvement options for the Square which were shared with the stakeholder Working Group and public for further discussion and input. The Ideas Jam resulted in 12 different ideas for improvements to the Square.



Additional one-on-one meetings with the City of Victoria's Youth Council, a class from the University of Victoria's Urban Geography program, the Accessibility Working Group, the City's Heritage Advisory Panel, McPherson Theatre staff, and the Downtown Victoria Business Association were held.

Further collaboration with the stakeholder Working Group was planned for the second and third phases of engagement. The next steps would have also involved one-on-one meetings with key stakeholder from the Working Group and other organizations followed by engagement on preferred concepts and solutions with the Working Group and the public.

Summary of Community Participation:

Event / Activity	Date	Participation
Youth Council meeting and site visit	April	12
UVIC Urban Geography class presentation and site visit	June	20
Online survey	July	1,005
Heritage Advisory Panel meeting	July 10	8
Centennial Square pop up at Folkloria	July 8	60
Centennial Square pop up engagement tent at Eventide	July 12	92
Centennial Square pop up engagement tent at Festival Mexicano	July 14	109
Centennial Square pop up engagement tent at Vegtoria	July 21	172
Centennial Square pop up engagement tent during free lunchtime concert	July 25	30
McPherson Theatre meeting	July	3
Emails from members of the public	July-Sept	10
Accessibility Working Group meeting and site visit	September 10	2
Ideas Jam with Stakeholder Working Group	September 11	20
Ideas Jam with the public	September 12	30
Meeting with the Downtown Victoria Business Association	October 15	8
Total participation (not including social media)		1,581

Who We Heard From

Stakeholder Working Group

Two workshops were held with the stakeholder working group, which includes representation from:

- Art in Public Places Committee
- Atomique Productions
- CRD Arts Service
- Destination Greater Victoria (Tourism Victoria)
- Downtown Residents Association
- Downtown Victoria Business Association
- Greater Victoria Coalition to End Homelessness
- Greater Victoria Placemaking Network
- Heritage Advisory Panel
- McPherson Theatre
- Professional Arts Alliance of Greater Victoria
- Urban Development Institute
- Victoria Jazz Society
- VicPD
- Youth Council
- Walk On Victoria

Additional Meetings

- Youth Council
- UVIC's Urban Geography class
- Heritage Advisory Panel
- McPherson Theatre staff
- Accessibility Working Group
- Downtown Victoria Business Association

Additional engagement that was planned to take place later in 2018 included consultation with Songhees and Esquimalt Nations through the City Family, engagement with youth through the Youth Empowerment Society, further engagement with the Downtown Residents Association, and follow up and one-on-one meetings with all organizations involved with the stakeholder Working Group to involve their wider network of staff/members.

Pop-Up Events in Centennial Square

Events in Centennial Square engaged with 479 people at popular events in the Square. Attendance at these events was diverse. Participants included residents of Victoria, residents of downtown, residents from other municipalities across the region, business owners and people who work downtown, visitors to Victoria, and festival organizers and vendors.

Online Survey

The online survey received more than 1,000 responses and included questions to help identify some of the demographics of those who completed the survey:

- 65% of survey respondents identified as living in a City of Victoria neighbourhood
- 35% identified as living outside of the City of Victoria/another municipality
- In terms of age, 59% of those who completed the survey identified as 39 years of age or younger
- 72% of respondents noted they visit or pass through the Square at least a few times a month, with 42% saying they visit or pass through the Square at least once a week

What We Heard

Stakeholder Working Group workshop #1 (June 2018)

In table groups participants explored the current challenges and opportunities for Centennial Square. The workshop wrapped up with each table sharing their top three ideas for short-term improvements. These included:

Better amenity offerings	Retail or café space in or on the edges of the Square. These would give people more reasons to come to the Square and stay longer in the square and could also help concerns related to safety as people in the café/restaurant later in the day would equal more eyes/people in the area.
Improve cohesiveness	The Square feels disjointed and needs to feel like a more unified space. This could be achieved through improvements to landscaping, accessibility and wayfinding.
Fountain improvements	The fountain is intended to be the heart of square but cannot be fully enjoyed in its current state. A water feature that is inviting and enjoyable to all would improve the space.
Improve flexibility and openness	Remove or refit the fountain to allow access and playfulness. Flat water area for events and better set up.

Provide more passive programming	Allow for more interesting seating options, more intimate activities, and retail
Rethink undercroft area	Convert the undercroft into a more interactive space.
Clean up area and increase maintenance	Do better maintenance in the Square. In addition to power washing, clean the facades of the buildings and make it more appealing.
Improve connection to Douglas Street	Open up the entrance from Douglas Street and allow better pedestrian flow. Invite people in.
Revitalize edges of the Square.	Create a gateway and welcoming feature from Broad Street with programming in the undercroft, introducing retail. Use space for exhibitions, refresh the space, add more lighting.

Pop-Up Events and Survey (July 2018)

Through one-on-one conversations and input on sounding boards, feedback through social media channels, stakeholder meetings, and the online survey, several common themes emerged, which are outlined below.

Overall high-level themes identified through engagement:

- A desire to see the space become more inviting and welcoming for families
- Measures to make the space feel safer and more inclusive
- A desire for more year-round programming
- A desire for more vendors and/or changes to ground level use

Pop Up Events (July 2018)

During engagement events in the Square, there was also strong support to experience the Square for:

- Large scale events and concerts
- Winter markets
- Festivals and food trucks
- Outdoor movies
- Buskers
- Local events and markets

Online Survey (July 2018)

The online survey identified strong support to experience the Square for:

- Community gathering space
- Regular farmers markets
- Shaded tree areas with tables for lunch and visiting
- Outdoor public art
- Seating, elements or art that is playful
- Winter markets

Ideas Jam Workshop (September 2018)

The Ideas Jam brought together the Working Group, general public, and a staff and consultant design team for a two-day workshop event. The workshop explored preliminary design possibilities to improve the Square and achieve community desires identified through earlier community input.

The two-day event began with a collaborative design session with the Working Group to establish a set of design directions to guide the development of concepts and options by the staff and consultant design team. At the end of the second day, design concepts and options developed were shared with the public and working group members for further input and feedback.

Design ideas were premised on restoring the original intent of the Square as the City's main civic gathering space while supporting its evolution as a venue for events and festivals, and creating a more fun, inclusive and welcoming space for people of all ages and abilities.

The workshop resulted in six possible design directions and 12 emerging ideas informed by public and stakeholder input including:

- Improvements to create a more welcoming entrance into the Square from Douglas Street that would also support more flexible programming and event space
- Improvements to accessibility and connections through the Square with simplified, continuous grades
- Options for improving the fountain and central plaza area
- Ideas for supporting more year-round and daily activity in the Square through improvements to the undercroft area (covered passage to Pandora Avenue), stage area and buildings alongside the Fisgard parkade
- Options for supporting programming in the undercroft through an open air or public art gallery or creation of a partially enclosed civic room with flexible uses
- Ways to support Centennial Square as an inviting urban green with opportunities for trees and lawn for relaxing or shady places to sit and enjoy lunch

Idea 1: Hard surface plaza with shade trees and improved event space



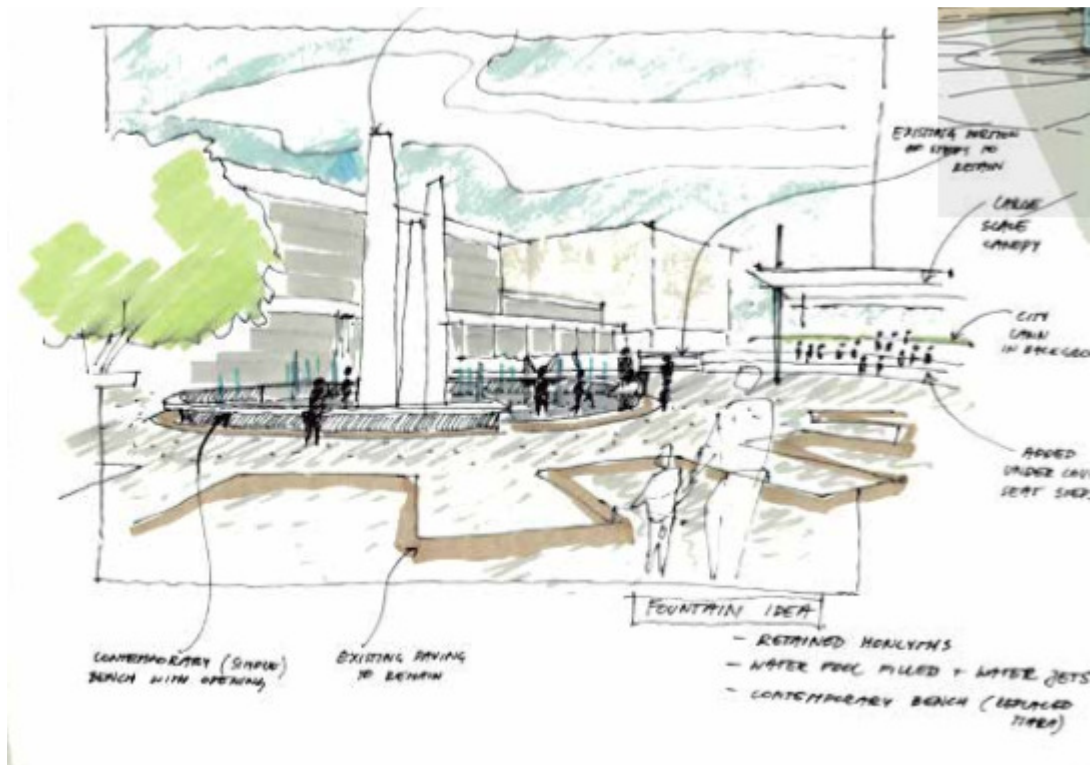
Idea 2: Open lawn area with shade trees



Idea 3: Simplified, continuous grades with sloped landscaping, seating and plaza space



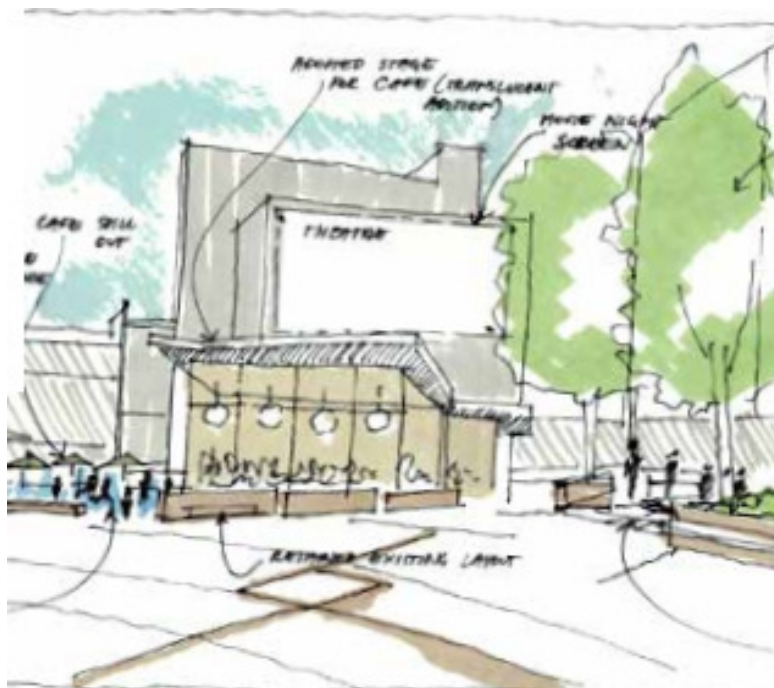
Idea 4: Contemporary seating added to fountain and pool replaced with water jets with access for waterplay



Idea 5: Fountain and plaza adapted to incorporate more accessible water play



Idea 6: Stage area adapted for a pavilion and enclosed use



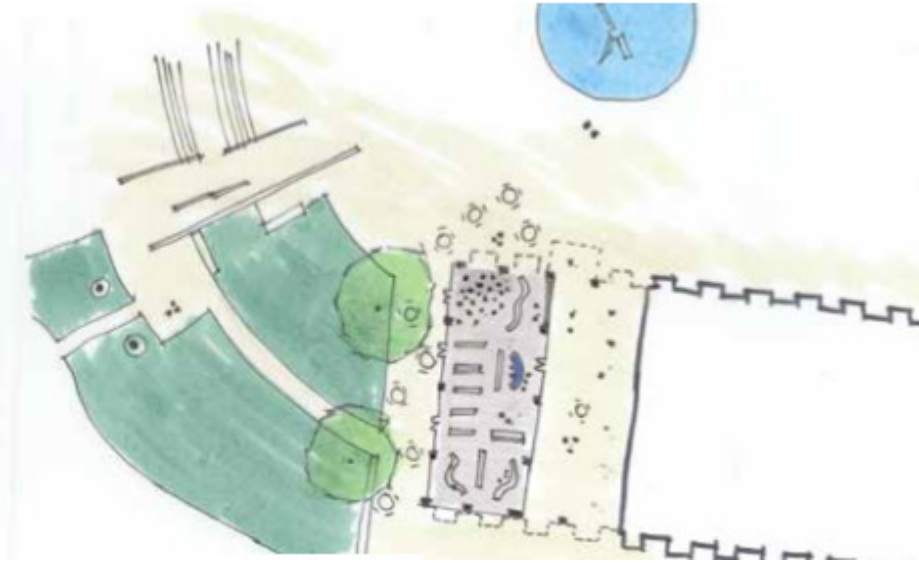
Idea 7: Undercroft area adapted for included or semi enclosed pavilion



Idea 8: Improvements to existing or redeveloped building on north side of Square



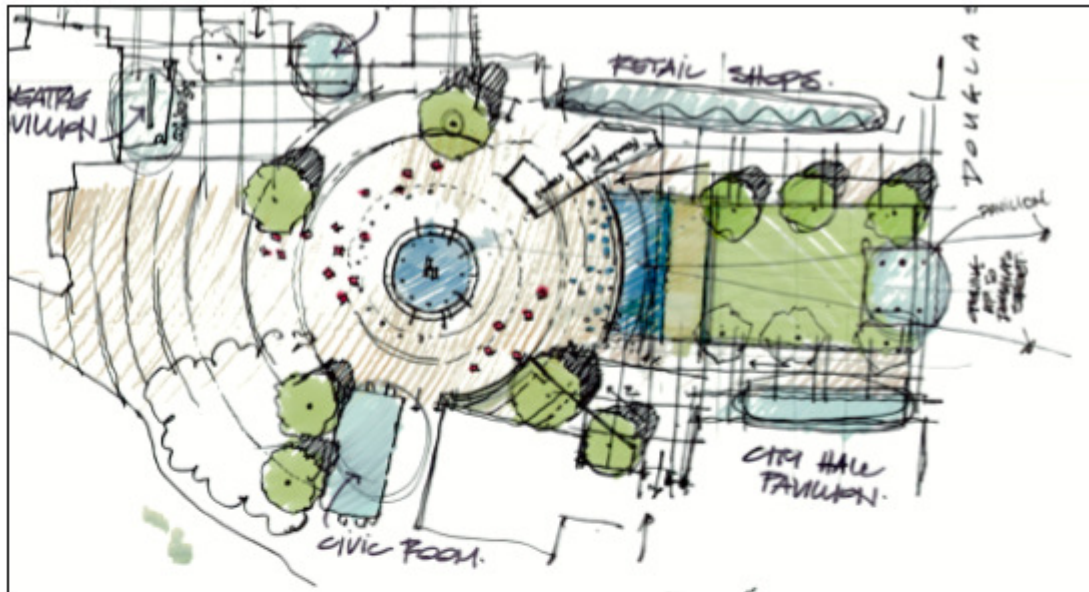
Idea 9: Partially enclose undercroft and add seating for flexible uses



Idea 10: Partially enclose undercroft to create space for a public art gallery with rotating exhibitions



Idea 11: improve community lawn at Douglas Street and consider water feature



Idea 12: Hardscape plaza at Douglas Street and improve green space adjacent to theatre



Next Steps

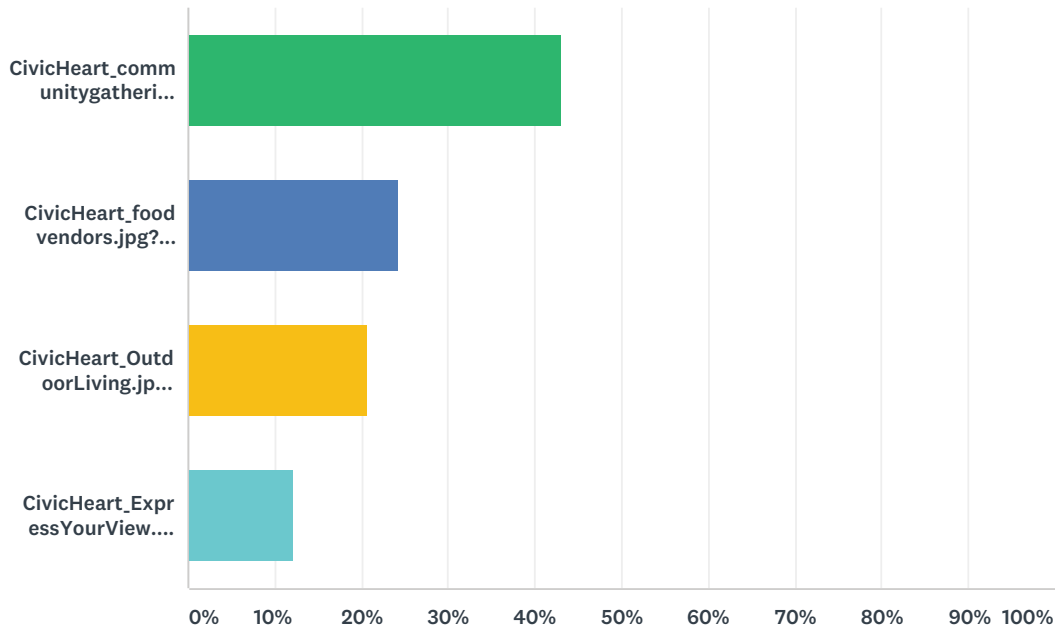
After the Ideas Jam, further collaboration with the stakeholder Working Group was planned. The next steps would have also involved one-on-one meetings with key stakeholder from the Working Group and other organizations followed by engagement on preferred concepts and solutions with the Working Group and the public.





Enclosures:

- Survey Responses
- Emails
- Ideas Jam Full Summary

Q1 When you think about Centennial Square as a heart for downtown, what gives it that “heart”? Choose an image that most reflects the type of experience that makes it a special place (select one).

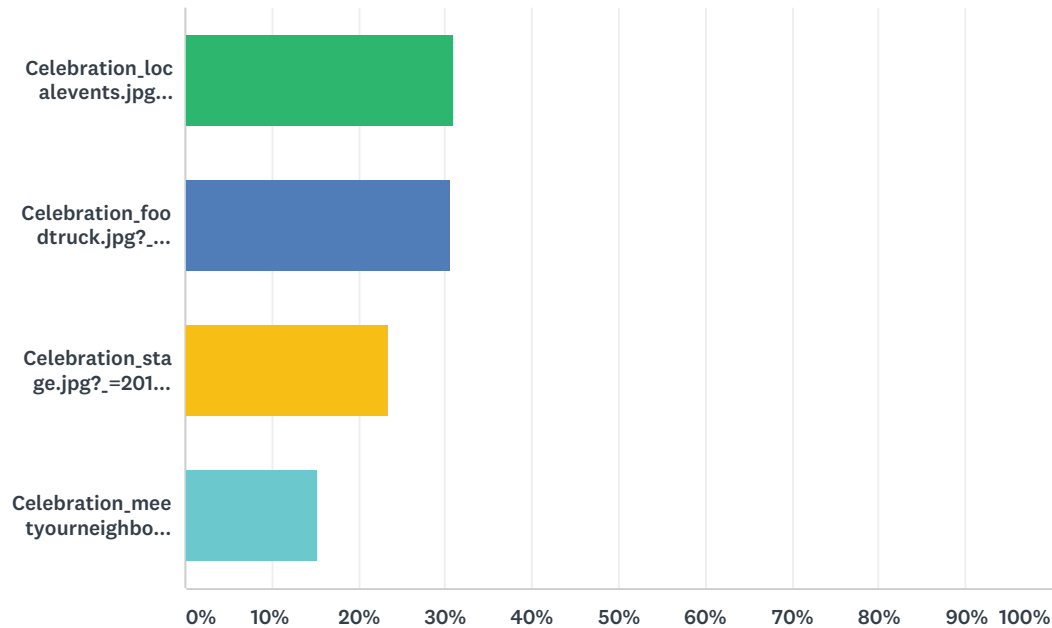
Answered: 989 Skipped: 16







ANSWER CHOICES	RESPONSES	
	43.17%	427
	24.17%	239
	20.63%	204
	12.03%	119
TOTAL		989

**Q2 What types of celebration would you like in Centennial Square?
Choose an image that reflects the types of celebration activities you
would most like to experience in Centennial Square (select one).**

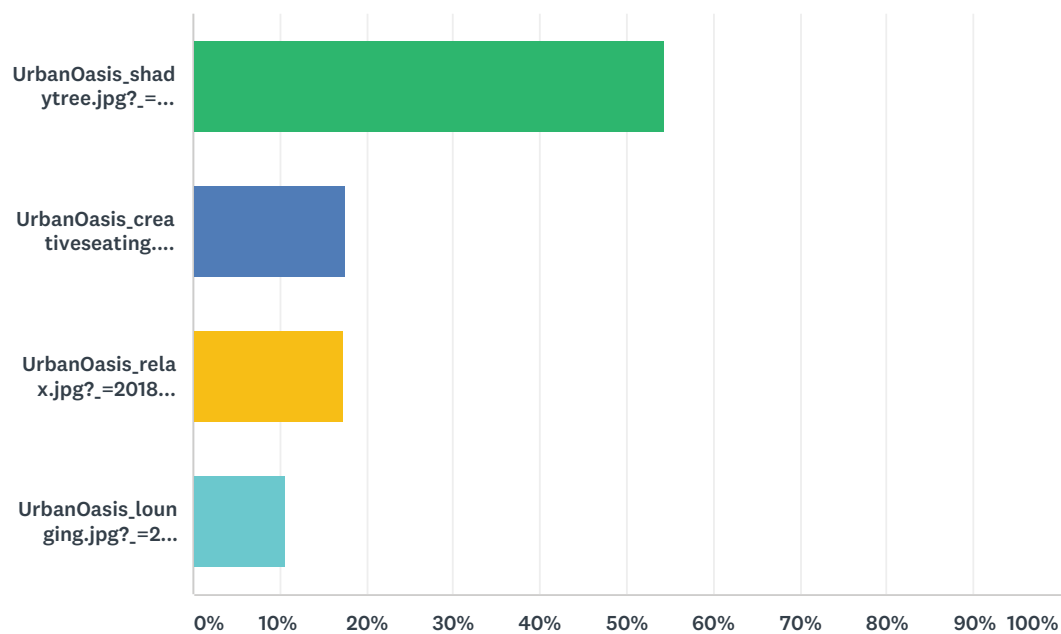
Answered: 975 Skipped: 30







ANSWER CHOICES	RESPONSES	
	30.87%	301
	30.56%	298
	23.38%	228
	15.18%	148
TOTAL		975

Q3 How would you most like to experience Centennial Square as a place to sit and relax? Choose an image that reflects the types of experience you would most like to have in Centennial Square (select one).

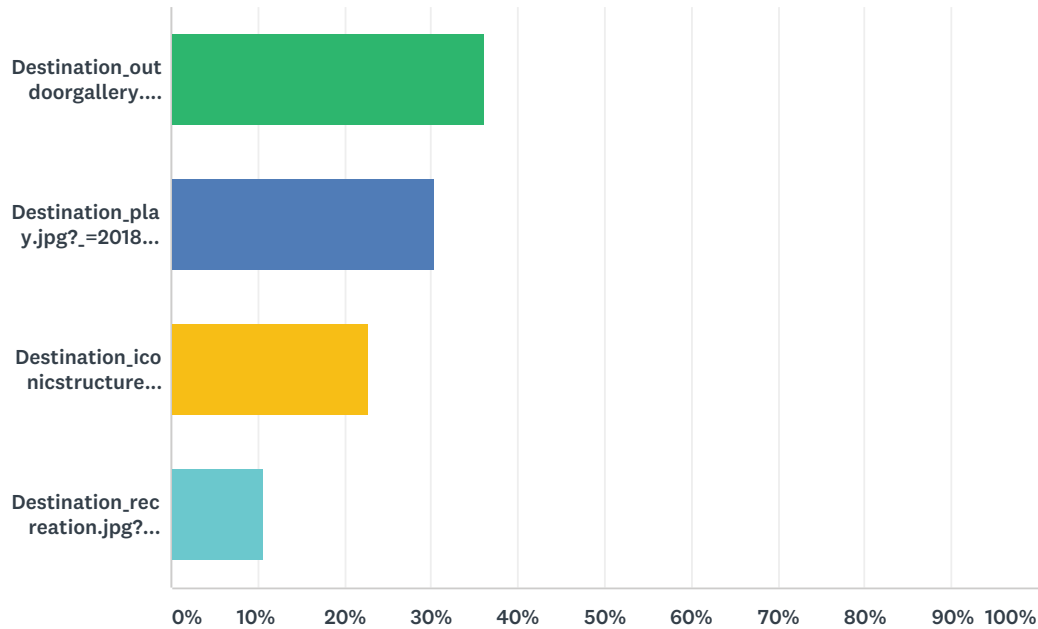
Answered: 960 Skipped: 45







ANSWER CHOICES	RESPONSES	
	54.37%	522
	17.50%	168
	17.40%	167
	10.73%	103
TOTAL		960

Q4 Choose an image that reflects the type of attraction that could make Centennial Square a unique destination (select one).

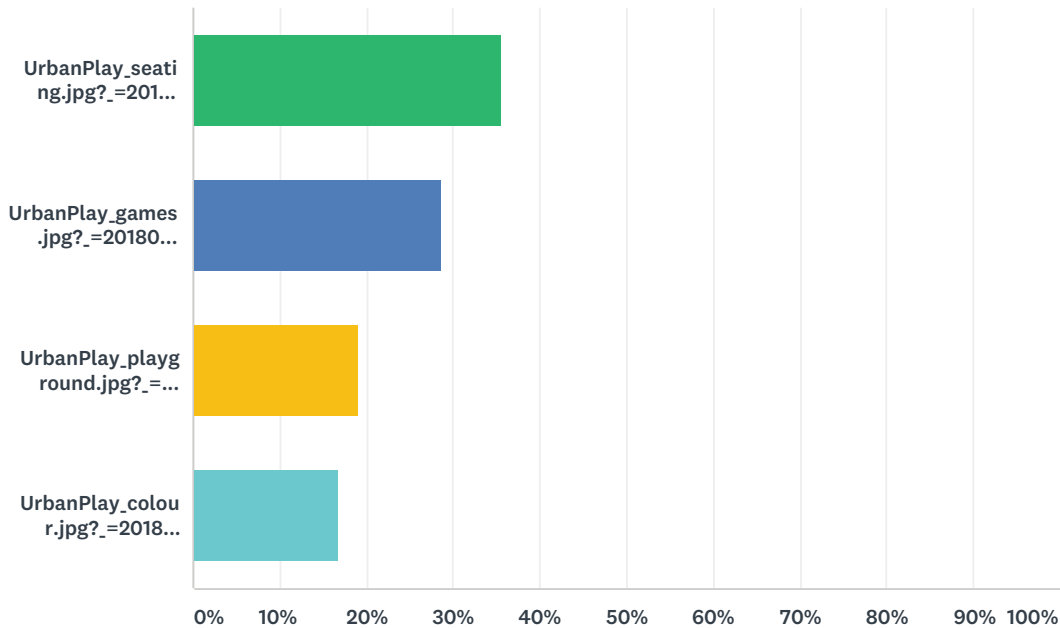
Answered: 947 Skipped: 58







ANSWER CHOICES	RESPONSES	
	36.22%	343
	30.31%	287
	22.81%	216
	10.67%	101
TOTAL		947

Q5 When you think about Centennial Square as a playful space, what types of play would you most like to experience? Choose one image that most reflects what you would like to experience (select one)

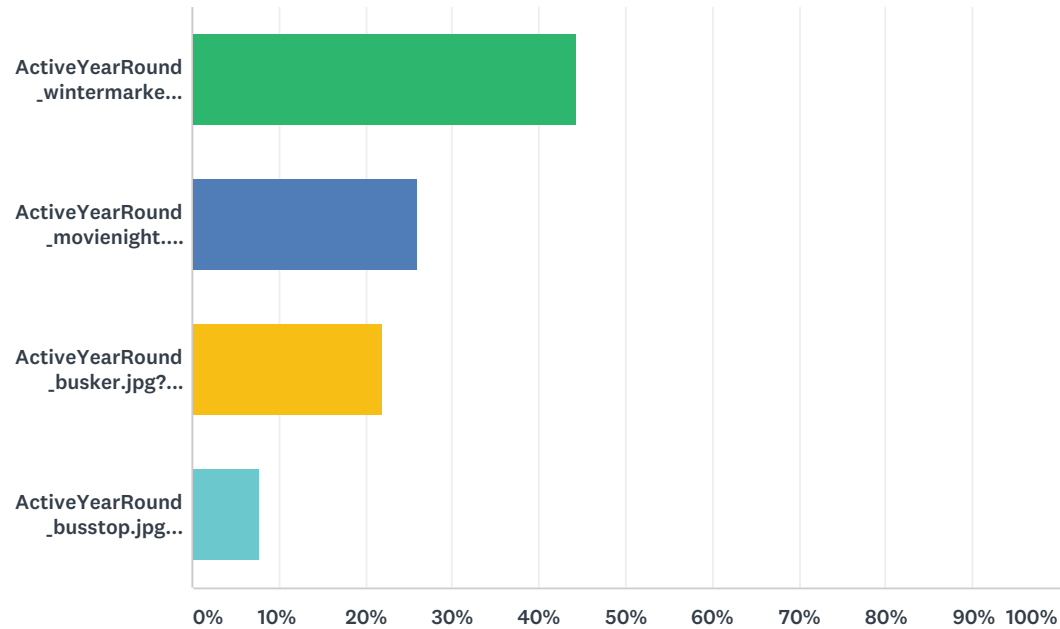
Answered: 922 Skipped: 83







ANSWER CHOICES	RESPONSES	
	35.57%	328
	28.63%	264
	19.09%	176
	16.70%	154
TOTAL		922

Q6 Choose an image that reflects the types of activities you would like to experience in Centennial Square (choose one).

Answered: 938 Skipped: 67



ANSWER CHOICES		RESPONSES	
		44.35%	416
		26.01%	244
		21.96%	206
		7.68%	72
TOTAL			938

Q7 What other ideas do you have for Centennial Square? Tell us in the comment box below.

Answered: 543 Skipped: 462

#	RESPONSES	DATE
1	more green space Trees. Shade.	8/7/2018 5:46 AM
2	farmers market food vendor more green space stage improvement With so much new development happening downtown and in that area, I'd like to see, as much as possible, green space, trees and a natural environment - please, not a lot more pavement, brick, added commercial or painted areas/sculptures. People need a place to take a peaceful break from the hurly burly. I've really enjoyed that space for outdoor music, community gatherings/marches/festivals. I'd like to see it belong to the people and not be overtaken by more constructed businesses. Personal info s I'd welcome as well as a real farmers market downtown. The stage could be better renovated for music. The big pillars added recently are obstructive for musicians, the stage could use more natural light and color or brightness plus the slanted roof doesn't seem adequate on rainy days. I'd prefer an elegant, natural minimalist approach rather than more overdone, commercial, constructive clutter. I'd like to see Victoria's natural beauty emphasized, much of which is highly loved and becoming lost. Thank you.	8/6/2018 6:36 PM
3	maintenance Wash the urine from the ground. Pick up the cigarette butts.	8/6/2018 1:37 PM
4	community gathering Well making Syrian Refugees party for them to get to gather	8/6/2018 12:03 PM
5	safety An integrated waterhose to spray overdosed junkies off into the sewers	8/5/2018 12:17 PM
6	library I dream of replacing the parade with a new central branch building.	8/5/2018 12:10 PM
7	fountain more green space Please revamp the fountain as it looks very dated and is aesthetically displeasing. More trees and green space incorporated into the space please.	8/5/2018 10:29 AM
8	fountain Please remove that ugly circular structure around the fountain, it looks like solidified cottage cheese.	8/5/2018 10:28 AM
9	community gathering year round programming Annual outdoor events like "October Fest" or "Winter Fest" with stalls, food, hot apple cider, hot chocolate, baked goods, music (polka music or muzac piped in music); the public and ethnic dancers dancing on the ground with accordian players playing (as opposed to watching it on a stage). Have events like the Jewish Lighting of the Menorah idea, (people dancing in a big circle to Klezmer music) but have the event bigger, with more food, and more City Hall \$support\$.	8/5/2018 9:04 AM
10	community gathering importance of inclusivity washrooms year round programming 1) WASHROOMS: more welcoming washrooms please, open to all users 2) INCLUSIVE SPACE: public space should be enjoyed by EVERYONE! please create a space that does not act to displace marginalized groups such as street involved populations who often use the space as a community gathering space 3) URBAN AGRICULTURE: this could be an interesting space to feature urban ag by partnering with folks already doing this work such as TopSoil. If food seems unfeasible, what about pollinator gardens and rainwater harvesting? 4) PUBLIC ART	8/4/2018 10:42 PM
11	importance of inclusivity The proposal to take "action" on centennial square sounds like our local government wanting to gentrify that area and make it unwelcoming for housing insecure folks. I would much rather this funding and energy be put into affordable housing. Disappointed to see this initiative.	8/4/2018 5:40 PM
12	maintenance Centennial Square and downtown Victoria sidewalks desperately need pressure-washing on a regular (at least thrice-weekly) basis! I wouldn't be proud to invite visitors downtown in its current (summer 2018) condition. (Sad to say, as I was born and raised in otherwise beautiful Victoria!)	8/4/2018 2:02 PM
13	more green space We need green park space in immediate downtown core and there is none of that currently. Let's bring Beacon Hill Park to the heart of downtown. Go Beacon Hill Park 2.0.	8/4/2018 10:55 AM
14	more green space Greenspace!	8/3/2018 6:04 PM

Centennial Square Action Plan Survey

15	First Nations more green space More trees for shaded areas.... museum and university working together with First Nations to produce theme related presentations	8/3/2018 3:17 PM
16	importance of inclusivity Whatever you do, don't push out the homeless by design. Remember they are JUST AS MUCH a citizen of this city as those of us who are housed and have JUST AS MUCH right to the space. They also need places to gather, form community, rest, and play. I would be very disappointed if the "action plan" turned out to be code for displacing the homeless. They are our neighbours and our fellow community members and they deserve to be treated with respect. They do not exist in some magical place outside of the Victoria community; make sure that whatever you do is inclusive and respectful of them.	8/3/2018 11:17 AM
17	community gathering food vendor library more green space year round programming I was just in Edmonton and they did a great job with the library square while the library is being renovated. Lots of tables and chairs on a little lawn above the plaza, two food trucks, two ping pong tables, and a big chess board. People would stop and play as they walked past, it got all the office workers at lunch plus families and tourists. It actually felt natural, not planned.	8/3/2018 11:07 AM
18	accessibility community gathering First Nations food vendor more green space washroom s year round programming A blend of trees, First Nations culture, open flexible spaces for events/performances/food trucks/temporary art installations, tables, and playful elements for the young and young at heart. Accessible pathways (for wheelchairs) through the square to all entrance points. Cheerfully decorated public washrooms that are easy for visitors to find. Walls and garden beds covered with edible plants (herbs, berries, etc.).	8/2/2018 5:08 PM
19	protect that large Garry Oak from the present situation where a group more less occupies the space very near 24/7 and is possibly damaging the roots and polluting the soil.	8/2/2018 4:55 PM
20	importance of inclusivity I strongly believe that this space should be welcoming for EVERYONE. This includes persons who are street involved. The increase in police presence in the square recently is quite concerning, as it makes the area extremely unwelcoming. I would hope that the city take care to not gentrify the square and push out certain populations, as everyone needs a space where they can feel comfortable and welcomed.	8/2/2018 4:15 PM
21	budget survey design feedback I find your option responses limited for a survey that you want people to participate in. I am not in favour of spending very much to enliven this space, in light of more pressing demands on the taxpayers' dollars - ie rental housing for low income people, and the impending replacement or redevelopment of the Crystal Pool complex.	8/2/2018 2:04 PM
22	maintenance safety Generally would like it to be cleaner and safer.	8/2/2018 10:07 AM
23	food vendor more green space safety washrooms Get rid of the overhanging, dark shadowy spaces. Better (European) public bathrooms. More permanent food/ coffee/ lounge spaces. More green growing things... trees, planters.... Bike parking Directional signs Art all over	8/1/2018 9:57 PM
24	community gathering playground A larger area for community events or lunch time gathering that has seating that is able to be moved aside and a playground in a side area.	8/1/2018 7:59 PM
25	library Centennial Square desperately needs ground level retail and destinations around its edges to animate the space and draw people there for a wide range of reasons. Right now it is surrounded by government institutional uses. How about a hotel, restaurants, a cinema, retail shops, a library. Put parking underneath and get the old parkade redeveloped with office and residential above, and retail at grade. The square floor needs beautiful paving, without unnecessary level changes, and moveable seating, and some genuinely beautiful public art. A square is by definition hardscaped so remove the lawn and pave it beautifully. Make it a place that is a joy to be in, where one arrives almost unexpectedly and goes, wow.	8/1/2018 3:26 PM
26	fountain retain the fountain	8/1/2018 3:17 PM
27	community gathering year round programming I support the notion of outdoor winter markets BUT ONLY IF it is designed like the Christmas markets in Europe. There, all cups, plates and flatware are re-usable, paid for with a small refundable deposit, and returnable at any of the stalls. There is no garbage generated; it is simple and fantastic. Mulled wine and beer are served, music is played, crafts and food are sold, and tourists and locals will come hang out together for hours. Christmas markets are a time-limited event (7-14 days) and a huge attraction.	8/1/2018 11:59 AM
28	food vendor more green space More green space. A good coffee shop, shade	8/1/2018 11:16 AM

Centennial Square Action Plan Survey

29	community gathering farmers market survey design feedback year round programming I found that survey unsatisfying. For most questions, I wanted to select multiple options. The square could be many things during the course of the year. It could host events, support community gathering and protest, be a farmers market winter or summer, support street vendors and buskers, be a place to gather and play. There was nothing about urban gardening or agriculture in the questions. Could more of the existing green infrastructure support fruit trees or communal gardens? I want a square that is animated in many ways, and not just as a destination for singular purposes.	8/1/2018 10:55 AM
30	community gathering food vendor safety Festival markets with food and craft beer and wine vendors, with live music, operating every day throughout the summer. Also discourage the kids that hang out there and make it an undesirable place for a lot of us as a result.	8/1/2018 10:45 AM
31	I think that preserving the near by accessible parkade is important for Centennial Square's success as a destination because families will be encouraged to come downtown and stay for the fun activities if there is a place to park their car.	8/1/2018 10:43 AM
32	farmers market food vendor Outdoor Regular farmers Markets with local vendors and farmers	8/1/2018 10:38 AM
33	art playground more interactive/ playful art installations	7/31/2018 1:08 PM
34	Give management and programming of square to DVBA. As a not for profit they may have better abilities to program and manage the space. They have a proven track record.	7/31/2018 11:17 AM
35	maintenance safety When I moved to Victoria the Centennial Square used to be a nice place to hang out. Not anymore. People are getting high on drugs and are drinking alcohol in public at the square. Far as I know there is a law against drinking alcohol in public, is there not? So why not starting with cleaning up the Centennial Square and make it a public space again for everyone to enjoy? Enforce the law and stop the drinking and drug use in the Square so that families can come back and enjoy it again.	7/31/2018 10:04 AM
36	safety I'd like to be able to visit without feeling like I'm going to be stabbed by a miscreant!	7/31/2018 7:41 AM
37	safety needs to be clean and safe	7/31/2018 7:14 AM
38	farmers market food vendor If city hall decides to proceed with farmers markets and vendors, please "shake it up." I always like going but year after year it's the exact same artists and feels stale.	7/30/2018 9:42 PM
39	safety None of these ideas will work if the area is not cleaned up. The last time I went my young child found used needles, used condoms and butts. That was 3 years ago and we haven't been back. I would love this to be a safe clean family area like it was when I was a child. We came often for the folk fest, to feed the birds and enjoy a picnic lunch by the fountain after a day downtown. Great potential but many hurdles for a successful project.	7/30/2018 8:49 PM
40	maintenance Good clean facilities for the homeless	7/30/2018 7:38 PM
41	year round programming Weekly craft/artisan market	7/30/2018 2:05 PM
42	art First Nations playground year round programming Music (Quiet, not so loud that it's difficult to talk) seating food games fountain,/splash for kids and other play structures but not typical playground; keep the little library, storytelling - maybe indigenous stories so we can learn something of the local indigenous culture	7/30/2018 1:18 PM
43	survey design feedback I chose my favorite photo in each question, but really I think every single one of those things should be possible in Centennial Square. Great ideas!	7/30/2018 12:58 PM
44	budget Anything that doesn't cost too much to build or enjoy	7/30/2018 12:53 PM
45	fountain Keep the fountain!	7/30/2018 12:43 PM
46	fountain Leave the beautiful fountain please! That matters to me.	7/30/2018 12:36 PM
47	family friendly more like Uptown mall. they draw so many families	7/30/2018 11:30 AM
48	food vendor maintenance safety survey design feedback Centennial Square is currently a dangerous and dirty place surrounded by old, unwelcoming buildings. What it needs is more activity that isn't drug or homelessness related. Some building renovations or replacements to get new tenants and people in the area. A cafe/restaurant and some shops surrounded by welcoming seating areas would do wonders for the area. The options given in this survey are very short-sighted and will not make the Square any more welcoming as the existing problems will continue to exist.	7/30/2018 11:30 AM

Centennial Square Action Plan Survey

49	fountain Remove the dated white stucco seating circle around the fountain	7/30/2018 9:28 AM
50	New City Hall!!!!	7/30/2018 7:26 AM
51	safety It will be hard to develop this space in any positive way as long as it is allowed to be a congregation spot for people who are flagrantly disregarding existing laws about public drinking and drugs. Lots of locals avoid this area because it is a "hangout" and sometimes seems unsafe.	7/30/2018 5:35 AM
52	family friendly food vendor maintenance safety needs to be clean (no junkies and their needles). definitely needs some food options. more concerts/shows with local artists of all types (dancers, magician,music etc.). kid/family friendly, fun, bright, colorful, music playing, colorful lighting, murals.	7/30/2018 12:32 AM
53	family friendly safety There will need to be a strong police presence or Cenntennial Square won't be safe enough to enjoy whatever new changes the city plans. It should be a family friendly place, so all members of our city can feel safe, and it should be a place for young and old alike. Shady places, places to sit, and enjoy a sense of community.	7/29/2018 8:26 PM
54	safety Police it. Make it less stabby. Take it back from the bums.	7/29/2018 7:59 PM
55	safety Honestly if you just get rid of all the skaters, homeless and weed smokers is a nice park to hang out and it will be cheaper than changing it, but unfortunately we know it is not happening and that is why people avoid centennial square.	7/29/2018 7:18 PM
56	fountain The present surroundings of the fountain look really tacky, like styrofoam	7/29/2018 6:29 PM
57	more green space Edible garden	7/29/2018 5:18 PM
58	family friendly It's large enough for a play space and seating. I would love to see art and games for kids and adults and the opportunity for music. It's mostly there, it's a great space already but some additional permanent seating a splash pad or shaded unique play area for kids would be amazing!	7/29/2018 3:40 PM
59	safety Until you remove the junkies from the space, you will be simply wasting the tax payers money.	7/29/2018 2:27 PM
60	safety Go with the plan that most reduces the criminal element currently in that area. Victorians are tired of the open drug use and criminal activity. When one walks around downtown seemingly every other person is completely out of it on hard drugs. The streets reek of urine. No one wants to hang around that area and that will not stop until you actually do something about it. Looking at housing options is obviously one key part of the puzzle, but not all of these people are homeless and that solution takes far too much time. We need to address the open criminal activity in the downtown core while it happens.	7/29/2018 12:10 PM
61	family friendly farmers market year round programming Farmers markets in summer, art and Christmas markets in the winter. More planting, seating, and areas for families to play and feel safe.	7/29/2018 10:09 AM
62	safety Make it safe! Stop the soup kitchen! Take the square back from the knife wielding trouble makers, that have claimed it as their own.	7/29/2018 9:57 AM
63	Review the central squares of Prague and Budapest for ideas that have lasted the test of time and been successful as acting as a commercial and community hub for those cities.	7/29/2018 8:53 AM
64	family friendly safety Relocate the tweekers and panhandlers and the ever present drunks! Can't take my grandkids. Unsafe!	7/29/2018 8:39 AM
65	safety Improve security, currently this area is a haven for people using and dealing drugs. I don't feel comfortable walking past this area even doing daytime hours.	7/29/2018 8:33 AM
66	Turn the plaza inside out and connect it to surrounding streets.	7/29/2018 7:28 AM
67	community gathering I love the music and dancing events, like the Latin music night on July 28th.	7/29/2018 7:19 AM
68	survey design feedback Most of those pictures are stupid....loungue chairs in the park, this city really is out to lunch..	7/29/2018 6:05 AM
69	fountain Remove the fountain as it takes up too much space, uses too much water, and looks like it's from the 60's.	7/29/2018 4:04 AM

Centennial Square Action Plan Survey

70	community gathering food vendor importance of inclusivity Make it an inclusive space that does not have "railings" that prohibit people from sitting on the side of raised cement garden beds. Have it affordable for everyone to partake in community events. Have food to bring community together.	7/29/2018 12:01 AM
71	art family friendly farmers market food vendor i think a food market with vendors and seating, a stage and a play/water area could all be incorporated into the square. Also would love to see an interactive musical art piece.	7/28/2018 9:46 PM
72	family friendly safety Why don't you ask why people don't use the square now? You need to clean up the square so people feel safe going there. Get rid of the drug addicts and the trouble makers. I don't feel safe taking my children to see an evening performance at the Macpherson theatre anymore. How about more police patrols through the area. How about bylaw starts ticketing the people hanging around causing trouble then we can talk about ways to improve the park. Why aren't you being honest about the issues surrounding the park. It is obvious why people don't go there. Get your head out of the sand and do something about it.	7/28/2018 9:44 PM
73	fountain Lose the terrible 60's fountain/architecture. It was terrible then and it still is. The jagged edgy design is not welcoming.	7/28/2018 9:27 PM
74	safety As long as there is a gathering of street people the square will never be a gathering place for other citizens. These two populations are not compatible, so you must choose which one you are redesigning the square for.	7/28/2018 7:51 PM
75	safety A clearing out of the transient population is a necessary prerequisite for any future plans for the square. As long as it's a gathering place for street people, it won't be a gathering place for anyone else.	7/28/2018 7:49 PM
76	Shaded areas where one can read, eat, talk or just relax.	7/28/2018 6:49 PM
77	stage improvement Need a new sound system! The sound doesn't carry when the Mayor or anyone else is speaking at community gatherings.	7/28/2018 6:38 PM
78	safety This is a dangerous place that no ordinary citizens want to visit. This survey does not address safety which is the key element. Large groups of intimidating and loud homeless people threatening ordinary citizens is a problem and fixing the seating etc does not address the lack of enforcement and the capitulation of the chief of police and city council addressing the problem.	7/28/2018 2:38 PM
79	family friendly -creative seating areas of all kinds -areas for kids to play, jump, structures that won't get ruined -Environmentally friendly -kids splash park -swings at bus stops -covered areas to sit in shade	7/28/2018 2:24 PM
80	family friendly safety There are some awesome parks in Auckland. Look at ideas at the children's play area at Myers Park and the creative lounge areas, skateboard tracks and container library with seating outside and food trucks at Silo Park....also water features at Britomart. All of these attract locals and the homeless keep their distance.	7/28/2018 1:12 PM
81	safety anything that gets rid of the bums and druggies that hang out there now	7/28/2018 12:43 PM
82	Keep events, cafes, markets, etc. informal	7/28/2018 12:18 PM
83	safety Clear out the drug dealers, drug takers, homeless, make it a place to feel safe in then i'll answer your moronic survey	7/28/2018 12:12 PM
84	Please preserve the plaque commemorating the internment of Japanese Canadians.	7/28/2018 11:20 AM
85	safety Why not try enforcing the law and ridding the area of the squatters that are permanently at the square? None of the previous answers make any sense until the area is actually safe for residents of the city.	7/28/2018 10:45 AM
86	safety Turn it into a homeless shelter and safe injection site so the mayor and council can experience the diversity of their choices.	7/28/2018 10:42 AM
87	survey design feedback Many of your choices were awesome so bravo for thinking outside the box. I'd like a survey where I could rank my preferences. I like the visual of an interactive location where everyone feels welcome. I liked the windy reading seating as well as the creative shapes as one example. We all should feel part of it and welcome at any time to relax or interact and socialize there. Bravo town hall for asking for input	7/28/2018 10:12 AM
88	maintenance Clean it up. Get rid of the needles and drug paraphernalia and camping remnants strewn all over the place.	7/28/2018 9:13 AM

Centennial Square Action Plan Survey

89	safety survey design feedback	This survey is a joke, it completely ignores the public safety issue, which is the only thing that currently matters. Start enforcing laws and bylaws and clean up the square.	7/28/2018 9:00 AM
90	safety	More police officers and less drug use and violent crimes	7/28/2018 8:25 AM
91	family friendly more green space safety	A playground of sorts would be great. There's not much for kids right in the downtown core. I think just improving what it already is is ideal! New seating, a play area for kids, a grassy area. It should be flexible so it can be used for multiple things! Although I do worry about the people that hang out there and camp. I often avoid the square for that reason. I'd rather see more money going to help the homeless.	7/28/2018 8:19 AM
92	safety survey design feedback	How about leaving a space for additional responses in each of the questions instead of trying to drive specific responses? Get rid of the illegal activity in the square and clean it up so that it continues to be a basic outdoor gathering space. We don't need to spend millions on "iconic" structures again.	7/28/2018 8:10 AM
93	accessibility fountain	Remove the fountain and replace it with more public accessible space.	7/28/2018 3:16 AM
94	art community gathering family friendly more green space year round programming	LARGE shallow stylistic Wading Pool, similar to Edmonton's City Hall and/or Edmonton's Reflecting (wading) pool at the legislature; they work as a popular public gathering place for all ages in warm weather, art (reflections, public art/sculpture); and in the off season an alternate use can be planned for (winter skating rink) (drained for events/market). Green Space should be included in any plan. Victoria is not green enough. Plants and lawns space for sitting can benefit any of the ideas/options presented here.	7/27/2018 10:00 PM
95	fountain	LEAVE IT THE HELL ALONE FOR THE FOUNTAIN.	7/27/2018 7:22 PM
96	family friendly safety	I walk thru it every day after work and hold my breathe so I don't get high make it a safe place for families. There are too many people that just hang out there and do drugs.	7/27/2018 5:53 PM
97	accessibility maintenance safety stage improvement	Get rid of the tripping hazards - resurface so trees roots are not protruding. Keep trees. Smooth out seating around surrounding fountain. Was made for sitting - not textured concrete. Upgrade finishes and pavement - looks like a patio installed by Rona. What about the control of some people? The square should be for everyone but it is sometimes scary. Too many different levels. Seating is not great for watching concerts. See how the square functions for Fringe preview night - ask those folks.	7/27/2018 2:54 PM
98		Please no grass! It's unusable half of the year.	7/27/2018 2:15 PM
99	family friendly	Already covered, but would so love another downtown play space for my kids!	7/27/2018 2:06 PM
100	fountain	Please don't remove the fountain. I have seen so many historic pictures and it has been a constant in those. Would be such a shame to have it gone, it would honestly make ME cry. Please incorporate the fountain into the new design. Plus, tourist love taking photos by it and it provides seating.	7/27/2018 1:49 PM
101	accessibility food vendor more green space	-remove the stairs and create gently sloping ramps. the square is hostile to those with disabilities. make it more inclusive by integrating inclusion, rather than having a crappy ramp stuck off on the side. -do not want to see a children's playground as this will not make for a relaxing experience to sit and hang out. Look to European squares/plazas for inspiration -would love to see some food trucks lined up around the internal part of the square. -do not remove greenery/lawn space - add more greenery please. There are virtually no green spaces downtown, and nowhere to relieve a dog. Keep the greenery. - Vancouver Art Gallery made a mistake when they dug up all the woodchips/natural elements and paved everything. Now the space is barren and uninviting. -fix the pavement near the trees that go into city hall entrance.	7/27/2018 1:28 PM
102	more green space survey design feedback	Be careful about green space, making sure that it contributes to human health - avoid allergens, plants that attract stinging insects, mould. Grass a bad idea - it will become downtown's doggy sandbox and unfit for humans. A green wall in the shape of something w. a local connection, with carefully chosen plants could be the iconic photo opportunity and provide the benefits of green space, softening the hard edges. Avoid commerce including foods. The city's restaurants struggle so don't boost competition. About the survey, "Cultural festivals and food trucks" is a dual construct answer. I might (and do) want cultural festivals but not food trucks, so didn't choose it. I interpret cultural festivals to be broader than an ethnic festival. It could be a poetry or music fest or many other aspects of culture.	7/27/2018 10:33 AM

Centennial Square Action Plan Survey

103	Create business opportunities, balance of permanent shops and regular markets to bring people into the area. Right now, people walk thru the square (and sometimes not even that) as the space is currently uninviting with little seating, shade, tables and often filled with people smoking, and homeless screaming & yelling. There's not currently a welcoming outdoor destination area where workers can go to sit, eat, relax, read, or take a break. The Square would be the ideal location to create welcoming space, rather than be one that people try to walk thru as quickly as possible.	7/27/2018 9:44 AM
104	A phone charging station would be great!	7/27/2018 9:17 AM
105	community gathering family friendly more green space survey design feedback I found it hard to choose one from some of the lists as all of the options were good. I would love to see a space for music and cultural events, grass and shade for relaxing/yoga, visual art/iconic art installations for photo opportunities and an artsy play space for kids for that blends in to all of this nicely. A water park is a great option too, especially for people who live downtown that want to cool off in the summer. I am most likely to visit the square when downtown shopping so having a 'dry' option for my kids to burn off steam would be appreciated!	7/27/2018 6:42 AM
106	family friendly food vendor more green space Green space, grass and or gardens. Less concrete. More kid-friendly. Cafe area with outdoor seating. Music?	7/27/2018 6:34 AM
107	family friendly food vendor year round programming A combination area that's opened up for access and fun. Coffee shop/ seating next to a fountain that's actually a water park for kids as well as a water feature & sound with seating and games like giant chess boards and connect four style games(like in the one picture) a space where 4.20 "protests" take place but is everything else year round. Why only one or the other.	7/27/2018 2:53 AM
108	please keep the big tree	7/26/2018 7:01 PM
109	safety None of the items identified will make Centennial Square the civic square you started talking about in the first or second slide. It is not a destination for many reasons. And will not be until the City cleans up drugs, smoining and other negative behaviour in public spaces and until there is some reason for going to the square other than City sponsored events. Need to start with overhaul of parking area to the north - need retail along the side of the building.	7/26/2018 3:30 PM
110	safety year round programming The square needs so much love. As someone who lives a block away and works a block away in the opposite direction, I get to see the square at it's best and worst. My biggest concern right now is safety. I think it needs to be busier, or else it turns into a place for addicts to hang out. Having things like Vegtoria or Diner en Blanc, etc. really help.	7/26/2018 2:47 PM
111	community gathering food vendor more green space Speakers box / corner. A place to expound ideas Eyes on the plaza provided by businesses that spill out onto the plaza (café / wine bar) Movable furniture Greenspace - there is very little downtown park for urban dwellers to catch some chlorophyll places for dogs - people love dogs and they are a great way to bring people together. DT has almost no place for pet owners to walk their pooches. A way to support outdoor dinner parties: D/T dwellings are getting smaller and smaller - they need that third room. A place to BBQ, big tables, plug in, open a bottle of wine without getting fined. Ideally suited to become a designated transportation hub - where bikeshare, taxi stand, bus, carpool, carshare, bike lock up, carpark are all in one place - throw in a highly subsidized space for a coffee shop and you have your eyes on the plaza, a space for people to transfer from one mode to another - and someone to be the pivot around which programming grows and blooms.	7/26/2018 1:42 PM
112	family friendly stage improvement I would love to see a permanent bandshell/stage for outdoor concerts, performances, and public speaking events or protests. This could also be used for outdoor movies. I would love some of the concrete removed and turned into grass (or non-mowing alternatives like clover). In the center, I'd like a small splash pad with alternative play space around it (similar to the survey photo of a child running around on "bubbles"). Something like what Uptown has with their beautiful tiled splash pad surrounded by green space with seating.	7/26/2018 12:27 PM
113	community gathering farmers market food vendor Barbecue areas for people to gather and cook a meal together. A fire pit for people to warm themselves - the square is almost always windy and cool and definitely doesn't need more water features! It needs warmth. Year round farmers markets and food trucks. There shouldn't be as much segregation between commercial food and parks.	7/26/2018 11:34 AM
114	community gathering family friendly farmers market Bring in trees :) - multi-use: farmers market, play areas, community gathering and protests can all take place there :)	7/26/2018 9:26 AM
115	family friendly They should out in an outdoor pool for families.	7/26/2018 9:04 AM

Centennial Square Action Plan Survey

116	change ground-level use more green space YYJ has enough parks/playgrounds that it does not need more of that kind of activity. Square was not foreseen for that anyway. Please relocate the 6+ City depts that are currently housed behind anonymous & lifeless doors/windows, in what were designed as business spaces, across from City Hall and return these spaces to the kind of commerce's that we know attract people to come and go. Creating a plaza-like atmosphere with patio seating outside bistros, cafés etc that can remain open beyond 9-5 will help. Also appropriate lighting. Landscaping around cedar tree needs to be better with no public access. More shady trees with surround seating. Thank you.	7/26/2018 7:32 AM
117	safety Clean it up. No junkies, safe environment	7/26/2018 6:53 AM
118	food vendor Skating rink (such as robson sq in Vancouver). multi use area (like superkilen park in Copenhagen) as well as local non tourist oriented businesses, like cafes, bars, or eateries	7/26/2018 6:24 AM
119	family friendly Free kids play or kid activities.. also free kids classes . As a single mom it's hard to afford dance classes and karate and hockey and whatever else . Adding in some free classes to try different things for kids ranging in age 3 and up . Then maybe little concerts for children and babies of popular performers and children's bands . Maybe and instrument thing for kids to play with.	7/26/2018 12:22 AM
120	seating year round programming Would really like to see open space with lots of seating. It would be great for dances to be held there, flexible space to allow for community events, music, etc. It would be great if there was a way to create winter tenting or open with a roof so that the area could be heated and continue dances and public entertainment. It's a great location for market, busking and entertainment. It's been a very sad space for far too long.	7/25/2018 11:11 PM
121	year round programming Annual Christmas Market with various vendors and entertainment like they have in Europe and the UK.	7/25/2018 9:46 PM
122	safety No one wants to bring young children to a dirty place that has homeless, drunks and drug addicts. Fencing in the area for daytime use I've seen in other cities and helps a lot. For example, the Public Gardens in Halifax is open dawn to dusk.	7/25/2018 8:25 PM
123	change ground-level use family friendly food vendor safety The retail spaces that are currently used for municipal offices (where you pay parking tickets) should be rented to restaurant and pub businesses with outdoor patios. This would liven up the space. Having people sitting outside eating would make the space feel safer. It would also add attractive ambience. Perhaps parents could even sit at a cafe and have lunch and watch their kid play at whatever play-thing gets installed.	7/25/2018 8:00 PM
124	stage improvement The years the City of Victoria fed lunchtime content with a regular onsite technician made a vibrant space. Regularly funding to activities by local performance groups is a win win. If you are spending money, revamp the stage area/amenity.	7/25/2018 6:16 PM
125	art community gathering year round programming If Centennial is to be the heart of downtown then it should be something that incorporates something for everyone. I would love if there was regular events like free movie nights or free yoga, rotating art installations, farmer's markets, summer night markets and free concerts.	7/25/2018 5:22 PM
126	safety I am curious how you are going to incorporate the needs of the numerous rough sleepers in your design.	7/25/2018 1:47 PM
127	fountain safety Complete redo of centennial fountain and floral displays in addition to attractive landscaping. Security and maintenance also need to be addressed.	7/25/2018 12:30 PM
128	safety washrooms There's a small concert area against the side wall of the McPherson Theatre where chairs are kept at the back of the cement stage area. This area is near Starbucks and there are many addicts and other riffraff there. That area needs to be cleaned and the undesirables moved out. People like these make being anywhere in the square very uncomfortable, especially for females. I have never used the washrooms there but I have no intention to either. I don't believe they are clean enough and the porta potty is just disgusting, not to mention disgusting to look at and go by. They are just as bad as the open pee stalls across the street. Yuck.	7/25/2018 11:58 AM
129	accessibility art family friendly Our family spends time in Centennial Square every week. It truly is an important part of our family's Victoria. We love the idea of enriching the area, drawing more people in, making a more accessible, safe, dynamic and comfortable destination for families. We picture Fort Commons plus art and more music and permanent activities, ie games for all ages and abilities. We picture French public spaces that are the focus of a community with a little infrastructure and lots of natural and cultural beauty.	7/25/2018 11:20 AM

Centennial Square Action Plan Survey

130	importance of inclusivity safety seating	More green space. Please don't put in anti-homeless seating.	7/25/2018 10:45 AM
131	family friendly food vendor seating	A combination of children's play area/playground, seating and coffee shops, food stands or trucks.	7/25/2018 7:10 AM
132	seating washrooms	provide more shade, seating, nicer washrooms, less amplified music, use office windows facing on to square for historical displays, more flowers	7/25/2018 6:17 AM
133	family friendly safety	I would love a playground area, and to possibly have less "shady" people hang out in it. It makes me not wanna even walk through there when they street people are sitting in their groups doing drugs and playing obnoxiously loud music.	7/25/2018 12:59 AM
134	year round programming	It has lost it's sense of community, festivals looks sparce now. I think a regular scheduled event may bring us together. Most days it is just a sad reminder of how many local shops have closed in downtown and our large population living and suffering on the streets. I live and work downtown, I love this city, but it can get you down.	7/24/2018 10:44 PM
135	farmers market	Selling local food providers products is the best idea for helping support local economies (farming) but also it is what tourists crave these days ... authentically created local products. So it would help bolster economies plus be more populated to alleviate the unsafe feeling that currently exists there most of the time.	7/24/2018 9:44 PM
136		I miss the original Folk Fest in centennial square. I worked at city hall in the 80s. Being able to listen to music. Watch cultural dancing shows on a stage in the square. Cultural food kiosks. Not food trucks. Bring back Folk Fest to it's roots not the huge chaotic mess that happened when it moved to the harbour. Centennial square needs to be a safe friendly place to sit. Eat, read. Listen to music. need a nice place with flowers trees in a busy city, for all ages.	7/24/2018 7:05 PM
137	family friendly	The water feature and outdoor area at Uptown is great. If you could make the square similar that would be amazing!	7/24/2018 5:32 PM
138	safety	More police presence.	7/24/2018 4:29 PM
139	safety	I would like Centennial square to feel like a safe place to gather and travel through, especially at night.	7/24/2018 3:45 PM
140	more green space	Would be lovely to see trees be a part of any plan. Thanks!!!	7/24/2018 3:31 PM
141	family friendly food vendor	Keep it all local performers. No ugly modern art work, it's a space waster! Swings at bus stops are nice but how about sheltered outdoor playgrounds instead! Local musicians, local food trucks, all local!!	7/24/2018 3:28 PM
142	art	More local graffiti ART MORE LEGAL WALLS TO EXPRESS ART	7/24/2018 3:17 PM
143	safety	Regular security/police presence. I don't feel safe in the square (was just cat-called there 15 mins ago).	7/24/2018 2:57 PM
144	safety	I'd like to see centen become a safer place to walk through before any of these changes happen.	7/24/2018 2:42 PM
145	safety	It's a real shame that there were so many issues with drugs at the Victoria Electronic music Festival. That was the single best free event in the city and it was a true gem for many in that age group. For many years the event took place in Market Square - but for the year or two that it was held in "Cen-ten" - it really stood out. Many local electronic music fans were left in the cold when Hush closed. We are too old to go looking for underground parties anymore. When there is a free event - it brings out a community that stretches nearly two decades as an age group - and for many who have families now - VEMF was the one event during the summer where it was safe to just come out and dance to great tunes. Kids loved the music and the crowds, the beer gardens were relatively safe. Bringing back VEMF - perhaps with increased security - would be wonderful...	7/24/2018 2:38 PM
146	family friendly	Rubberized playground flooring for the ground. This will make it more friendly to families.	7/24/2018 1:51 PM
147	community gathering survey design feedback year round programming	There are many of these questions I wanted to choose more than 1 option! I'd especially love to see more events like the Indian cultural festival, IMBY, local art displays, and open space with lounge seating as a community space. I think less could be more if there's enough open space to imagine new possibilities. Commissioning local artists and event planners to help plan this would be great! I suggest contacting the Kindle Arts Community.	7/24/2018 1:39 PM

Centennial Square Action Plan Survey

148	year round programming I'd like to see it used more, I like the idea of different things like farmers markets, free movies, winter markets etc...but it should also be a nice place to gather even when there isn't an event happening. The space needs to be conducive to both uses.	7/24/2018 1:18 PM
149	Meet and greet Mayor and Council	7/24/2018 10:25 AM
150	good balance of shade and sun	7/24/2018 9:32 AM
151	importance of inclusivity I appreciate your effort to keep things positive. What I notice most about CS is it's a lovely, soothing, non-judgemental place for the marginalized in our city to hang out in by day. Please consider a nearby drop-in lounge that would give these unfortunates in our city family an equally pleasant alternative to the square.	7/24/2018 7:39 AM
152	survey design feedback A lot of your survey could have multiple choices. Squares that have a all components from weekly markets on the weekend. To permanent play spaces. This square needs to attract all of these choices. You can incorporate all these ideas given into one. The square is big enough.	7/24/2018 6:55 AM
153	family friendly So many of these elements are great, a few features to pull locals and tourists alike would make a difference. Families and people of all walks of life should feel welcome here!	7/24/2018 6:50 AM
154	Make it smoke free	7/24/2018 5:42 AM
155	I'd love a bike skills component. There are some amazing modular pump tracks for all wheels. A pump track is a track for bikes and scooters, skateboards there you don't need to peddle. You use your body weight to propel yourself. Pump track for the win!!	7/24/2018 12:17 AM
156	stage improvement Late in the evening & overnight, the amphitheatre stage should be closed off, not left as a camp-out of rowdies, As is often the case now.	7/23/2018 11:50 PM
157	fountain Please keep the fountain!!! It's been there since I was a little girl (now 52) To me it's part of Centennial Square.. reminds me of happy times I experienced at Centennial Square while growing up.. incl FolkFest! :)	7/23/2018 9:33 PM
158	more green space Shade trees	7/23/2018 7:37 PM
159	community gathering A place that is also pet friendly. A place that displays various cultures. One weekend could be Italy, another Morocco, ... with food and music of the culture.	7/23/2018 7:29 PM
160	maintenance Clean it up	7/23/2018 5:22 PM
161	stage improvement The space desperately needs an effective sound system right now. I've attended the women's march and other events on the inner spot, vigils under the covered area, and community gatherings along Pandora such as for the pride flag raising, and no matter where folks gather at City Hall one can't hear a thing. I think it's important to hold space for all of these types of gatherings and it's critical for the speakers' voices to be heard. Whatever is done with the space in future, can we please have a new/better sound system that carries across the gathering spaces?	7/23/2018 5:04 PM
162	survey design feedback Many of these ideas are awesome and not mutually exclusive, even though we had to "pick one".	7/23/2018 4:49 PM
163	safety Something to keep it busier and safer. Perimeter buildings that face inwards, more green space and vibrancy.	7/23/2018 2:41 PM
164	art It would be great to have some kind of pop-up artist-in-residency options, where we can see the artists working, and they could, at predetermined times, give talks about their process and work.	7/23/2018 1:26 PM
165	fountain seating Keep lots of seating/benches available. And don't get rid of the fountain!!	7/23/2018 12:53 PM
166	safety Centennial square is such a beautiful area, however with the amount of homeless people in downtown its just not appealing anymore. It doesn't feel safe at all. There's drunk, high and crazy people everywhere. Too bad !!	7/23/2018 12:20 PM
167	more green space seating More green space and comfortable seating! Also, do away with the anti-homelessness infrastructure.	7/23/2018 12:14 PM
168	A public speaker's Forum where citizens could discuss and debate civic issues, subject to rules regarding civil discourse and respect, with an emphasis on hearing and acknowledging the views of others.	7/23/2018 11:38 AM
169	family friendly fountain A fountain that you can play in. Just like most capitals	7/23/2018 11:19 AM

Centennial Square Action Plan Survey

170	art community gathering year round programming -local musicians ongoing, every night of the week with tents made available and small acoustic spaces -treed and sheltered areas to make it useful (almost) year round -well lit at night -some open space for larger gatherings -look to european squares as good models that combine open space with nooks -greenery and lush parkland incorporated into the space -lovely water features -local art on display	7/23/2018 10:45 AM
171	Stronger enforcement of no smoking.	7/23/2018 9:12 AM
172	community gathering importance of inclusivity Flexible, community-oriented space for all residents to enjoy. Reduced policing of homeless/transient people	7/23/2018 8:21 AM
173	year round programming Fixed Tables to play chess or other board games.	7/23/2018 8:14 AM
174	family friendly food vendor more green space I think Centennial Park would be a great location for an outdoor public pool in Victoria and a creative children's play area with outdoor games and activities set up. I would also like to see grass and trees and I would like to see a food stand set up for the summer.	7/22/2018 10:51 PM
175	It would be great if the square could combine many of the ideas in the survey and easily transform to suit the various activities, to also be a space that serves many functions and is occupied (a great place to hang out) even when unprogrammed.	7/22/2018 1:24 PM
176	family friendly safety I like the ideas involving family gatherings with play and parks. But I can't let my children climb and crawl in spaces if there are needles or the possibility of needles hidden anywhere! Clean up the downtown and make it safe first.	7/21/2018 7:43 PM
177	maintenance safety 1) Have Security Guards at outdoor events at Centennial Square. It is annoying that homeless people sit on the lawn or benches, and get into fights and arguments with other homeless people, swearing, and spitting, while the rest of us Residents, including Tourists, have to move away from them. 2) Please wash the benches at Centennial Square frequently, especially during the summer. They smell bad, we have to wash our pants and coats, after sitting on many of the benches, because homeless people have slept or sat on them, and urinated around them. 3) Have some "Recycling" Events (or permanent large metal blue boxes), where the public can bring their Recyclable empty cans and bottles to put into, for fund raising, like for The Our Place Society. I live in an apartment, and last week I filled 3 size extra large leaf bags full of empties, which I took out from our recycling room, and put them into the blue container on Blanchard & Yates, but now that handle and door is filthy, and I am not going to donate when it is too dirty to open it. (I am generous with my energy and time, but not altruistic to the point that I am making my own life worse, touching filthy things, just to donate.) Someone who lives in a downtown building collects empties for himself, and probably makes \$2,500 a year, returning empties. Good for a small vacation. But imagine if 100 - 200 people donated empties from their own apartment or condo building, each year. Donated for a cause, because it was convenient and clean, to donate them in large boxes, behind the City Hall.	7/21/2018 4:13 PM
178	art food vendor Pop up food stalls and outdoor dining. Maybe some rotating public art and curated busking	7/20/2018 7:47 PM
179	art More showcasing of local arts organizations, who showcase the remarkably high (and under celebrated) calibre of professional arts organizations (ie. Pacific Opera Victoria) as well as young artist training institutions (ie. Canadian College of Performing Arts). Use it as a space to proudly promote to locals and visitors alike the power of the performing arts community in Victoria!	7/20/2018 7:23 PM
180	Kenetic energy peice, or other examples of inovative or sustainable tech that would improve the space, as well as make people proud that victoria has a display hinting towards its future right in "the heart of the city".	7/20/2018 5:37 PM
181	importance of inclusivity Don't just push out the poor and/or homeless that visibly use the space now. Everyone is part of the community.	7/20/2018 1:22 PM
182	community gathering food vendor safety survey design feedback I must say this survey wasn't the greatest. There were many times I wanted to choose more than one option for what was offered. I would like to see more vendors, food trucks, music, activities, less angry loiterers.	7/20/2018 12:23 PM
183	safety Making it a space that feels safe. Currently worried about stepping on syringe or getting stabbed. Love these ideas, as it feels like a space that should be better utilized by community. I work and live in or near town, and would enjoy having more markets, places to sit, etc.	7/20/2018 11:34 AM

Centennial Square Action Plan Survey

184	accessibility family friendly more green space seating	Firstly, I am DEEEElighted to know you (Council) are turning your attention to this prime but in-much-need-of-love-intention-and-attention space. May I also clarify that when I answered the first question, it was in relation to how I see it being most excellently used in its present form, as opposed to what it could be in the future (although I do support its continued use for municipal/federal/provincial/social political discourse and demonstration). In general, here are the features I would like to see: More green More seating More trees Play options for children Inclusive space (ability wise and SES wise) Some kind of collaborative work, including street drug users, on how to keep the area safe and inclusive. I am not advocating drug use, rather a collaborative and innovative approach (and strategy for deciding on approach) that aims to keep needles from being discarded carelessly, etc.) Local vendors that are able to demonstrate sustainable to-go options (compost, no straws, etc.) - and an equitable fair chance for competition / space sharing and rotation to promote diversity with vendor options So much more, I am sure! Thanka for the opportunity to take part in city planning. Best, Shona Perron	7/20/2018 10:59 AM
185	art farmers market fountain year round programming	Tear down the arcade and build parking underground and apartments above, christmas market German style like in Vancouver all December would be a tourist attraction, farmers market, saturday market like on Salt Spring, pop up beach club with sand in the summer, the fountain is hideous, should be replaced with new art and lighting, it's the center piece of the square	7/20/2018 10:18 AM
186	safety	need to make it safer and get rid of the drug users.	7/20/2018 9:46 AM
187	safety	Do something to discourage drug dealing and vagrants and encourage more people to want to use the public space that enhances the image of the City.	7/20/2018 8:55 AM
188	safety	because you only allowed for one option in most of the questions my perspective on options has been limited. Also, I'd love to hear/see what other people in my community are thinking. Is this the best way to collect public input around something like this?	7/20/2018 6:23 AM
189	year round programming	Currently the square feels like a paved area that is not attractive to visit as a destination. Staff have definitely made progress in activating the space for use by all, but I feel it is only a space accessible during certain times of the day.	7/19/2018 11:31 AM
190	art family friendly fountain more green space	I like many of the ideas here. I would love more green space, more plants/trees, quiet reading nooks, more art, playful art spaces, less concrete. I absolutely LOVE the current resident whale exhibit and please keep that or part of that. It cheers me up every morning when I am going into work. By the sound of this survey it seems like you are thinking of taking out the fountain. Please keep in some kind of fountain or water element (smaller fountains even.) Water sculpture is rare in the city and this makes it unique. While a water play pad is nice in the summer for kids, I find they are closed 10 months of the year and during those times the space they inhabit is depressing. Real fountains provide water art year round. I would encourage you to add something to the space under the city hall building pass through (to the rainbow cross walk) as that area is often empty or sometimes feels unsafe/unfriendly. Thanks.	7/19/2018 11:22 AM
191	safety year round programming	Increased activities and events in the square to keep it from being a long term hang out space for idle individuals.	7/19/2018 10:43 AM
192	food vendor year round programming	Would like to see Centennial Square become a gathering space for locals by creating an outdoor food court with food trucks and permanent vendors, where one can grab a quick coffee or lunch, while potentially meeting with others. These vendors will be complemented by market stalls at various times of year. Would love to see something similar to Vancouver German Christmas Market in the winter in Centennial Square with spaces for pick up and drop off by horse drawn trolley. Would also like to see a selfie station or something that would encourage visitors to take a picture there. Perhaps a large 3D Victoria sign in block letters that people can stand on similar to the Canada 150 sign in the harbour.	7/19/2018 10:38 AM
193	food vendor maintenance safety	The city needs to do a better job at creating an inviting and open space for all, especially cleaning up the trash that regularly accumulates and preventing negative loitering. Currently, Centennial Square does not feel like a safe or inviting space to visit let alone walk through. Supporting local artists and companies, creativity, food and beverage and sustainability should be key elements - a place for the locals more than tourists. Removing the anti-social behavior and people that mostly occupy the square at present.	7/19/2018 10:22 AM
194	safety	More Police. need to get rid of the drug dealers and make it safer for family's to come	7/19/2018 9:59 AM
195	library	What I would really like to see in Centennial Square is a new downtown library! The existing one is tired, it's time Victoria became a grown up city with a decent library.	7/19/2018 9:46 AM

Centennial Square Action Plan Survey

196	food vendor Food kiosks and more places to sit in shade and have lunch. More music events, even informal.	7/19/2018 9:40 AM
197	art food vendor more green space seating Think of European particularly Spanish plazas where cafes surround a center eger kids can play in a designated area. Enough shade and free seating space designed as benches or more creative artsy forms. Some street art as in sculptures or street musicians being attracted to the space. Not dominating cement as is the case now! Hanging out there during summer is a torture with no shade and all cement ground. Hope there is more plants and earth exposure planned.	7/18/2018 10:11 PM
198	fountain I love the fountain! I definitely think there is room for improvements, but I also hope we don't lose the fountain in those improvements.	7/18/2018 9:57 PM
199	Keep it lively, fresh and local.	7/18/2018 7:26 PM
200	safety We need to get rid of open drug use. I have seen people there openly injecting drugs, and children with mothers were present.	7/18/2018 11:35 AM
201	community gathering seating Would be great to have it designed so that there was some outdoor community space that could be bookable - maybe a tent top for all weather. Creative groups or professional associations meeting up in the square - being in more of a natural surrounding - being able to be outside all year is a key attraction to Victoria. Would also like to see more outside seating for starbucks or other restaurants etc. I also like the idea of some active space - for all ages.. a work out stage with some stationary bikes .. , and a bike fixing station...	7/18/2018 10:05 AM
202	family friendly safety The open space at Uptown is a mix of green space, play, seating and limited vendors. It could provide some direction to what is created at CS. For this project to be successful there needs to be an address of the drug activity that goes on in the square and congregating of folks that could make the area feel unsafe to encourage families to attend.	7/18/2018 5:50 AM
203	safety get rid of the drunks, drug addicts and people who defecate in the square on a daily basis	7/17/2018 10:04 PM
204	year round programming incorporate multiple ideas on different days. farmers market once a week, concerts/buskers another day of the week, food trucks/ cultural events another day...don't limit it to one use, but have a consistent schedule that the residents get to know.	7/17/2018 9:18 PM
205	fountain Move the fountain somewhere else to free up some space	7/17/2018 8:37 PM
206	safety Less drugs and dogs. It's currently dirty and feels unfriendly. When I have to cross it, I walk fast or run. I dont want my kids climbing on the seating and falling in the water. Theres no pride in our square.	7/17/2018 8:09 PM
207	community gathering importance of inclusivity I'd like to see a civic square that is inclusive so that the elderly feel safe and have a comfortable place to watch what is going on, so that some might be inclined to play a game of shuffleboard, so some might play music, some might do exercise, children can safely run, adults can enjoy a coffee while visiting with friends - a place that looks important and valued to the city and its citizens.	7/17/2018 7:45 PM
208	community gathering Do something about the wind in City planning...wind tunnels abound and this is one reason we don't stop long in Centennial Sq. Encouraging people oriented activity can help balance the populations that use the square increasing a cohesion where now, a challenged population seems to occupy seats and watch more mainstream populations...not the most desirable dynamic.	7/17/2018 7:36 PM
209	community gathering I love the bistro tables with umbrellas that we have already. It makes it feel like a laid-back resort space in the heart of downtown. Also I like the old water feature/fountain because it's functional for providing a security buffer when tents and tables are displayed against it. Finally I love the open-air music and dance events. I don't think it needs bigger or louder events. But outdoor movies and cozy relaxing gatherings are perfect! Checkout Portland's community gathering strategy. It's pretty cool.	7/17/2018 6:55 PM
210	Playful bus stop with adult swings please!!!	7/17/2018 5:54 PM
211	safety Whatever is done the city needs to make sure it's covered in spit, needles and empty beer cans. Centennial square is gross.	7/17/2018 5:51 PM
212	community gathering survey design feedback I liked at least 2 options in each section. I hope you amalgamate the ideas that will blend to create a multi use space.	7/17/2018 5:41 PM

Centennial Square Action Plan Survey

213	for outdoor festivals or concerts, provide some 1) tented or covered seating areas to give shade. 2) comfortable seating for people who have difficulty standing or sitting on ground. 3) free clean drinking water 4) portable / safe heaters for night time movies or concerts. opportunity for cultural learning: 5) free ballet and contemporary dance in the square. 6) free opera by students needing performance experience 7) music students giving free concerts and teaching about their instrument	7/17/2018 4:24 PM
214	more green space seating A warm, welcoming space with seating and space for smaller concerts/festivals. Trees would be great.	7/17/2018 4:11 PM
215	change ground-level use safety I couldn't choose any of the options. The reality is this ~ will not be a choice destination while drugs/cannabis are openly consumed ~ through the world, civic squares are gathering places - but City Hall is not enough of an anchor ~ City is attempting to force activities/entertainment in an area people would not naturally congregate ~ food carts won't do it ~ put DVBA and any other office type groups higher leaving ground floor for restaurants etc ~ consider leaving it alone and saving money which is needed elsewhere making the city streets safe for all	7/17/2018 4:08 PM
216	food vendor fountain I think the single most important factor for a public square's success is bringing some sort of restaurant or coffee shop. It's a reason for people to come to the square, and stay there - and it encourages others to be in the square as well. Short term if there was a way to repurpose one of the spaces currently facing the square, and long term to get rid of the parkade and make it purpose built retail or food service space - that's the best solution. Why not take the little terrace area by the washrooms and turn it into more terraced seating... like a smaller version of the Spanish steps. Also, I would like to see the fountain replaced with a natural water feature. Something like you see at the Broadmead village (but larger) that is more reflective of our west coast experience, but still allowing for that soothing, meditative sound that running water provides. Thanks for the opportunity to provide feedback.	7/17/2018 3:24 PM
217	food vendor More eateries, food trucks, bistro tables and chairs, sun umbrellas or sideless tents	7/17/2018 3:21 PM
218	A wooden dance floor area, and more shade as summers are getting hotter. And a water station to fill up water bottles.	7/17/2018 2:35 PM
219	safety survey design feedback This survey is way too limited, because so many of the options are great and it's hard to choose one. But all of my ideas about Centennial Square are coloured by the fact that it's so well-established as a hang out for drug users. I have a hard time envisioning any of these great solutions without thinking about syringes and pot smoke. How do you plan to deal with that?	7/17/2018 1:28 PM
220	importance of inclusivity There's something about the sight lines from Douglas westwards through the square that fails to draw you in and through. From above, the area is really cool - all the concentric circles are neat. But maybe it's the bus stop or the low branches from the evergreen tree, but there lacks a sense of invitation and openness to lead you through the space. I know there is a lot of stigma around the "type of people that hang out there" but I think it's important that people of various styles should feel welcome, rather than trying to discourage a certain type of person to be there. With a lot of the seating removed, people end up just laying around on the ground which also isn't inviting. Maybe some signage that helps share the history of the square would help bolster appreciation for the site. Thanks for getting the project going! You'll likely get some negative nellys but your work is appreciated.	7/17/2018 1:20 PM
221	food vendor more green space While I would love to feel the grass between my toes somewhere downtown, I would be hesitant to do so in Centennial Square because I'd worry it was filled with dog poop, cigarette butts, and other dirty stuff caused by heavy traffic in a small space. I think the second-best thing is bench and table seating with lots of green (leafy plants and trees instead of grass). There is so little green in downtown Victoria! With some commercial food outlets in/around the square, we'd all have an excuse to go sit and enjoy the sound of wind rustling the leaves.	7/17/2018 12:37 PM
222	food vendor PLEASE bring back food trucks. I'd love them to be there all the time, with lots of seating!	7/17/2018 10:20 AM
223	family friendly more green space safety Enforce the current non-smoking rule. Make the space more inviting for families and tourists. Have a presence of staff to prevent intimidation by the homeless/drinking/drug crowd. Make it pet friendly because lots of downtown residence need a green space to take their dogs.	7/17/2018 9:52 AM

Centennial Square Action Plan Survey

224	safety seating I live two blocks away. I'm at events or walking through the area often. What I overhear so often is that people don't feel safe in the area. Adding food vendors, market stalls, anything that feels familiar and populated, I feel, would go a long way to making people feel better. Also, there's little to entice the lunch crowd to come in, like comfortable seating, maybe around a garden or fun, colourful artwork. Adding that adds people. More people around tends to makes others feel more comfortable. I love the First Nations art work. What a wonderful addition that was! The new seating around the bandstand area is fantastic. I've been enjoying all the special events, big and small, in the area over the last little while. The space has improved tremendously over the past couple of years and I love that the city is looking to do even more! Thank you!	7/17/2018 8:43 AM
225	family friendly farmers market safety washrooms Security that actually does there job. I have gone to ask for help with drunk people in the square and have been told to call the police. What is the security for?? Also move the washrooms to a more open space... they are the perfect place for bad behaviour tucked away in the back. I would never go in there with my kids. Multi functional place, park or water feature for kids, games for adults. Weekend farmers market night time outdoor movies, dance classes Sunday morning yoga. I'd go downtown more if it was like this □	7/17/2018 7:46 AM
226	family friendly fountain safety Glass areas and shade really key, get rid of the fountain and replace it with something more functional and playful for kids, comfy seating. If you make the place a place where kids play all the time then homeless people will stop going there, just like what happened at the old tent city.	7/17/2018 6:27 AM
227	safety seating Improve safety in the evenings. Include more seating and tables for people to enjoy weekday lunches outside.	7/16/2018 11:04 PM
228	A market that not only has food but clothes, shoes. Also, not expensive like they usually are in Canada. This should be a relatively more affordable place that people can shop.	7/16/2018 10:55 PM
229	accessibility safety seating It needs to be cleaned up. Right now I only think of it as a place where people do drugs and everything is rather dirty. Only when there is an event happening do I go to the square. Events are the only thing that draws me near. When the Ferris wheel is up and the fountain is lit up it look nice as well! I don't think this needs to be made into something extravagant that seems like a waste of money. Just cleaned up. More seating areas, make it acessible. It would be a great place to have a lunch break during the summer. And during the winter if there are a lot of lights it would be beautiful! It definitely doesn't need to be a playground or anything fancy.	7/16/2018 10:46 PM
230	change ground-level use more green space Music concerts are great. Some shops would be awesome, with an emphasis on health and local business. More green space is great and a super priority, but not more grass because that encourages more transient hanging. The security there could be more professional and more "ambassador like" and less "unhelpful like". I have my personal preference, but really, anything that puts more people in the square is a good thing.	7/16/2018 8:33 PM
231	community gathering A gathering of people enjoying music, arts and culture. That's one of the great attributes of this City.	7/16/2018 7:56 PM
232	food vendor seating All of the options for question six were great. Christmas market like they do in Vancouver and Germany with a merry go round or ferris wheel again with hot chocolate and vendors. A lot more seating, especially around the fountain would be great, expanding the fountain area so people can comfortably sit at the waters edge and wade in or dip toes in (see washington square nyc). Nicer lighting under the alley of the parkade on the north side and walkway to broad street. A cafe that fronts the square with some tables and chairs would be a nice reason to linger. Chess tables with regular chairs for more casual everyday games of chess, dominoes, mah jong, whatever folks bring to the tables, of a good size with less conspicuousness of the oversized version. A ticket/info booth selling tickets to attractions and stuff for locals like regular bus tickets. Chatting swings. The outdoor exercise equipment like in some parks. Murals, the building across Pandora from city hall has a long painted spot with stripes, would be neat if it mirrored back the bike lane with painted bike scenes or victoria scenes. A bike valet parking/coat check or luggage check for visitors. Water bottle fill station. A lot more interaction with the space. As it currently is I don't go through the square unless there is an event, it attracts some characters who don't always make the space feel safe so I don't go there to hang out and read a book like I might like to. It should feel more like downtown's living room. Foot stools and all.	7/16/2018 7:37 PM
233	Bring back the open air festival. It was one hell of a festival and a lot of people attended the concerts and movies and other activities. I felt like I was part of a family as a volunteer	7/16/2018 7:20 PM
234	more green space Less concrete and more green !	7/16/2018 7:03 PM

Centennial Square Action Plan Survey

235	Keep the space flexible (as it is now) so that it can be configured for a wide range of concerts and festivals	7/16/2018 6:22 PM
236	fountain Remove that horrible scratchy white from the seating area around the fountain so folks can sit there again. When it was first open, that is what we did.	7/16/2018 6:20 PM
237	safety Just make it better. I avoid the area in general most of the time there are people there that you don't want to associate with. Changes need to be made to downtown.	7/16/2018 6:07 PM
238	First Nations Christmas market in winter season, Indigenous market include my food trucks and artisans, in summer	7/16/2018 5:02 PM
239	safety clean up the drug users that hang out in the public washroom area in the square and I might consider actually going thru there instead of avoiding it so I am not stabbed at night..	7/16/2018 4:54 PM
240	Dancing! Several dance organizations desperately a suitable dance floor, a leveled polish cement with perhaps a semi covered roof. Robson square floor would be ideal. People mention a wooden floor but I would think it would require maintenance. Needs to be smooth not like the beacon park bandshell. Tiles or mable perhaps. So many internation videos are made featuring outdoor dancing yet Victoria has nothing suitable and we are stuck wearing runners that are to be thrown out after a few times. Victoria did our best to be represented. https://youtu.be/O28PNwzB54k	7/16/2018 4:03 PM
241	family friendly safety Increase family friendly activities, decrease the drugs, crime, overdoses, undesirables, & unsafe atmosphere. Increase police presence from dawn until dusk to make locals want to come & tourists feel safer in that area	7/16/2018 3:14 PM
242	community gathering importance of inclusivity I would like to see it become a more comfortable, welcoming community space.	7/16/2018 3:05 PM
243	food vendor Please have food a food truck festival, like the museum. Thanks	7/16/2018 2:30 PM
244	survey design feedback Too many visual that make the survey appear as if we are to choose something that someone wants us to. Note I have not responded to a # of the questions because they are irrelevant to this public square... many of them are there already... The success of the shaded tables has been ignored. To suggest that shade trees with tables is a option ignores the existence of the large shade trees that exit and the grassy area that someone wants to replace (why?) with a "creative bus" stop????? Get real please.	7/16/2018 2:18 PM
245	library A portable library.	7/16/2018 2:00 PM
246	family friendly fountain I love all the activity and creative gathering suggestions. Just get rid of that painful spiky bench thing around the fountain. Yes to bus stop swings and stuff for kids. Love the orcas!!	7/16/2018 1:34 PM
247	year round programming More activity and activation is necessary in the short term. The space should be well used on weekdays, not just week ends	7/16/2018 1:32 PM
248	We would welcome a wooden dance floor. Many of us like to dance in the square and the concrete is really bad for the knees and back.	7/16/2018 1:21 PM
249	There is a definite need for a temporary/ seasonal dance floor. With all the musical events taking place at the square, it is a shame that all there is to dance on is rough concrete/cement grounds. Many dance communities, both social and classical would appreciate making use of the space for special events and sharing with the community.	7/16/2018 1:03 PM
250	Enforce the rules on smoking and pot smoking and keep it clean	7/16/2018 12:45 PM
251	Have a proper dance floor on hand for public dancing, such as a modular or removable wooden floor. Right now there are no options other than concrete, which doesn't work well for many types of social dancing.	7/16/2018 12:24 PM
252	safety Many people I know avoid Centennial Square due largely to the current demographic that heavily utilizes the area on a day-to-day basis.	7/16/2018 12:02 PM
253	safety year round programming Honestly, the whole space needs to be revamped. There is so much that could happen there: concerts, beer gardens, markets, movie nights etc. Anything is better than "hang out for undesirables".	7/16/2018 11:38 AM

Centennial Square Action Plan Survey

254	food vendor safety When I walk through the square the space feels like a ghost town at best and unsafe at worst. Lower Johnson, Pandora, and China Town are so close and vibrant - it would be great if that vibrancy could spill over into the square. I think creating more shaded areas that are still tasteful would be helpful and having food or drink stalls in the square are key. It is challenging because the place feels like a hub for those that live on the street to relax. I don't like the idea of displacing anyone or making anyone feel unwelcome because we all have a right to the space. But I also recognize the number one reason I don't walk through there is because I am fearful I might get hassled by someone on drugs, and it doesn't feel like there are people nearby if something dangerous occurs. So I guess my hope is that if you are investing money into this space to encourage people/families to hang out there, please invest money into social services to try to help those who are there because they have nowhere else to go... I guess everything does come back to affordable housing :)	7/16/2018 11:35 AM
255	safety As a resident of Victoria who uses transit, I would like to see Centennial Square become a more safe environment. I pass through everyday in my commute home from work. My head is on a swivel as I walk through the square and I've had to phone police attendance in one circumstance. My suggestion would be to use CPTED, crime prevention through environmental design to discourage possible criminal behaviours/activities. This concept has been proven to work and should be taken into consideration for the development of a new functional space.	7/16/2018 11:29 AM
256	safety Homeless presence is high in the area leaving me fearful of walking through the area at certain times and suspicious cleanliness of the area and lawn space (not very welcoming) i hope that these issues will be addressed in a way that is dignified and respectful towards the homeless individuals that occupy that space	7/16/2018 11:23 AM
257	I think you should put Solar-Powered LED lights under the Purple Glass Prisms in the sidewalks to highlight the unique history of Victoria downtown	7/16/2018 11:05 AM
258	family friendly more green space playground seating Trees, seating, sidewalk cafes, and a playground with softscaping for kids. This could be a relaxing place to sit in all seasons if done right!	7/16/2018 11:03 AM
259	safety The main issue with Centennial Square is the large amount of homeless people and drug users that are around the square and are hanging out there all the time. I don't always feel safe going to Centennial Square and don't want to hang out in this type of area. The City needs to address this and provide more centres for street people, including youths to go instead of hanging around Centennial Square.	7/16/2018 10:53 AM
260	art food vendor safety Unless there's an even there...there's not much actually there (except for homelessness and drugs). I do think it needs to stay a large space for concerts, rallies, cultural events, etc, but it needs some life for the rest of the time too. Food and retail stores that face the actual square? Maybe art gallery of some kind if this will become more of an artist-friendly and creative space?	7/16/2018 10:36 AM
261	food vendor year round programming No one option fixes Centennial Sq. It needs more varied structures (permanent & temporary) plus active programming to give it vibrancy. It needs multiple elements (play, food carts, shade / rain protection, buskers, etc) to keep it interesting.	7/16/2018 9:35 AM
262	art community gathering More visual art and community activities, not so much buying and selling like a food truck festival. Eventhough that's fun sometimes. It's fun to just hangout and not buy stuff!	7/16/2018 9:34 AM
263	art safety I love the music, art and cultural festivals. Seating, green and open space is important. I view a square as the people's gathering place and a safe haven	7/16/2018 9:20 AM
264	fountain New fountain	7/16/2018 8:37 AM
265	safety Either increase security presence or redesign to avoid corners/dark places for people to hide and participate in illicit activities.	7/16/2018 7:59 AM
266	safety Eliminate the water feature. It takes up too much space and people can't put feet in it anyway	7/16/2018 7:04 AM
267	safety Requires a clean up of vagrants and homeless. Sometimes it feels unsafe to be there!	7/16/2018 6:42 AM
268	fountain Get rid of the fountain - waste of valuable space. Clean up the area and look of adjacent city buildings to make the space inviting for all patrons. Currently not inviting at most times - especially evening.	7/16/2018 6:18 AM
269	farmers market food vendor Everyone loves food. Food truck and farmers market location, especially if it was year round	7/16/2018 6:08 AM

Centennial Square Action Plan Survey

270	food vendor There should be places for coffee to be purchased in the square with seats and tables and green space....think Bryant Park, NYC.	7/16/2018 2:52 AM
271	change ground-level use food vendor Use the parking lot for something. I.e. ground floor eating area or pub/bar with a patio. Or something on top of the parking garage to make it unique, like garden space or a bar	7/16/2018 2:26 AM
272	art seating More engaged artworks! More fun! More LED lights! More fun themed seating maybe along perimeter! MORE! ☺□□□	7/16/2018 12:06 AM
273	safety The square is currently used by people openly drinking and doing drugs all hours of the day. If I had children, I wouldn't take them there to play or even walk through it with them. If I had visitors from out of town I wouldn't take them there. Clean up that problem first and then do something to improve the space. Otherwise, what's the point?	7/15/2018 11:34 PM
274	remove the giant tree that blocks off the space from Douglas and is right now making the square much less inviting from that major street	7/15/2018 10:05 PM
275	safety Reduce crime. Make it feel like a safe place to spend time.	7/15/2018 9:36 PM
276	safety No homeless people, junkies and prostitutes hanging around would be a good start.	7/15/2018 9:33 PM
277	Incorporate all the ideas somehow and not just pick one	7/15/2018 9:30 PM
278	survey design feedback This was a very strangely organized survey, particularly as choosing one answer doesn't necessarily mean I wouldn't also like 2 other options for that question. At the end of the day I agree that it needs to be more than a pass through space. I would like it to be more akin to plazas in European cities. Many of the more successful, safe ones I have experienced have restaurants and cafes in them. That would ensure regular traffic, which would make it more lively at all times and thereby increase feelings of safety for all to use at any time.	7/15/2018 9:09 PM
279	fountain Take out the fountain. Have seating around the tree trunks. More grass.	7/15/2018 9:07 PM
280	I believe Centennial square doesn't embody the feeling of the heart of downtown, Victorians want greener, eco-friendly, and creative spaces that are also responsible towards our homeless community, I believe Centennial should represent the love and care Victorians have for there community in these ways. Im sure that you'll make the right choices. Let's not have another puzzle piece crosswalk BS again.... (Aka creative just for appearing to be creative) (and smelly..) <3	7/15/2018 8:46 PM
281	importance of inclusivity Avoid gentrifying the area - respect the fact that it's used by the street community and ask for their input too	7/15/2018 8:24 PM
282	family friendly playground Small dog fenced dog park and small kids jungle gym. Also, night markets in the summer would be a nice way to make the square safer at night.	7/15/2018 8:09 PM
283	safety A place that can be a safe and inviting area. As a downtown resident this is an area I currently avoid walking through. Security is appreciated but is not enough and it does not have a lively feel	7/15/2018 7:54 PM
284	food vendor Cafes, wine bars, beer, food where people can sit outside and people watch or grab a quick lunch. More like European town squares that are open and have permanent cafes with out door seating and entertainment in the middle	7/15/2018 7:30 PM
285	The fountain should relate to city hall in colour. There should be more trees, picnic tables under trees, and the building across from City hall should blend more with city hall. More colour like you find in Italy and Spain which would make the square more of an attraction than a back water.	7/15/2018 7:19 PM
286	fountain Whatever you do, do not remove the fountain. It's iconic.	7/15/2018 7:16 PM
287	safety As crass as it sounds, currently Centennial Square provides a gathering place for the homeless and disadvantaged. No changes should happen unless their needs are taken care of as well.	7/15/2018 7:11 PM
288	food vendor Restaurants/lounges with outdoor patios and liquor license. Use European walking streets as inspiration	7/15/2018 6:58 PM
289	safety To be blunt, over the last few years I've started to avoid downtown Victoria. Too many homeless. It feels unsafe, scummy, and unfriendly.	7/15/2018 6:52 PM
290	safety Anything other than a homeless hang out	7/15/2018 6:44 PM
291	safety Reduce homeless people and drug users loitering	7/15/2018 6:34 PM

Centennial Square Action Plan Survey

292	accessibility farmers market	Wifi, free music and market events, drinking water, flowersf, comfortable seating with backrests or elderly	7/15/2018 6:33 PM
293	family friendly safety	Whatever you do, make it feel safer and welcoming for children and families. I always get a creepy vibe walking through centennial square when it's mostly empty save for the few groups of homeless people hanging around. I don't bring my family here unless there's a big event such as the women's march that fills it with lots of people. Keep it dog friendly. More businesses like restaurants and stores instead of the 'nothing' on the side of the dvba building.	7/15/2018 6:08 PM
294	art	When I think of the best squares and public spaces I've seen, they are all cohesive in design and function with an attention to detail. Public art is a great idea, but does it flow with the architecture around it? Does it engage with its surroundings? Centennial Square is a small space, and I don't believe that it can or should be all things to all people. It's better to carve out a few great functions for it and really build on making it very suitable for those types of venues.	7/15/2018 6:06 PM
295	safety	Get rid of the homeless people who frequent that square. It is an unsafe place to be day or night.	7/15/2018 5:50 PM
296	farmers market year round programming	Love the idea of a regular year round market with lots of seating under trees.	7/15/2018 5:40 PM
297	safety	Make it less scary. Make it a safe place for women alone or at night. Try to have fewer drug addicts all over the place	7/15/2018 5:06 PM
298	fountain	Do not ruin the important mid century architecture and fountain that Di Castro et al. designed.	7/15/2018 5:06 PM
299		Tear down or hide the 1960s architecture with traditional stone arcades more in keeping with the Old Town.	7/15/2018 4:08 PM
300	family friendly safety	Let's get some housing for the homeless and clean up these lawns! I've witnessed many people shooting up on the main lawn and that's not going to work for a family-friendly communal area. I spend a lot of time around Centennial and I love that there is always something going on, it should be kept that way and added to. Movie nights, upgrading the bus stop, more seating please!	7/15/2018 3:57 PM
301		More music	7/15/2018 3:34 PM
302	family friendly	As a parent, it must be kids friendly	7/15/2018 3:17 PM
303	family friendly safety	The people smoking pot daily 24/7 must stop in this open space, so all can enjoy including children. Thank you	7/15/2018 3:14 PM
304	family friendly food vendor playground	Place to meet, have coffee, spend time people watching, green space with trees, benches, some play equipment for kids	7/15/2018 3:14 PM
305	safety year round programming	Not the nicest part of town at the best of times, plenty of needle users down there, cozy benches would just promote more people spending the night. An amphitheater or basketball hoops and winter skating with vendors and security at all times may keep the rif raf away. Honestly its a place I keep away from with my daughter simply because of the drug use. Good luck!	7/15/2018 2:56 PM
306		Don't fuck it up!	7/15/2018 2:14 PM
307	importance of inclusivity	Centennial Square is already a common gathering place for many residents of Victoria, including members of the homeless community. Don't use beautification and revitalization as a tool to gentrify the area. Keep the area accessible and usable for all people - not just middle-class families and tourists.	7/15/2018 2:03 PM
308	fountain	Get rid of the fountain, or at least make it into a comfortable place to sit. It has always been disgraceful that it's in such an inviting place, but has a surface on it that is prohibitive for sitting. Which, in my opinion, makes it ugly. It needs to be friendly and useful, as well as attractive.	7/15/2018 1:53 PM
309	fountain	Please don't remove the fountain!	7/15/2018 1:39 PM
310	safety	Get the junkies to clear out.	7/15/2018 1:32 PM
311		Keep it pet friendly	7/15/2018 1:21 PM
312	more green space	A green, treed, urban forest	7/15/2018 1:04 PM

Centennial Square Action Plan Survey

313	art First Nations importance of inclusivity I think it would be great to have meals for homeless and impoverished community members. We can't push those people out of Centennial. Where else can they go? Focus on the needs of the needy, Victoria already has plenty of tourist attractions and community building for the more fortunate. If you do more art events, please support Indigenous and emerging artists. It's very frustrating to see hundreds of thousands go to a single, well established artist when the city could support so much community arts programming with that kind of budget.	7/15/2018 1:04 PM
314	First Nations more green space Would be great to have lawn and shade! Interesting architecture would be fun as well. Maybe a maze on the ground where people can follow a virtual path with their phones. First Nations art and culture interpretive materials provided through signs and physical things, but also possibly interactive material available through an app? For example, maybe a maze with First Nations inspired imagery with interpretive material available through phone while moving through maze.	7/15/2018 12:51 PM
315	Needle exchange center	7/15/2018 12:50 PM
316	family friendly food vendor fountain playground I already love the music events, keep that up for sure! More playground fixtures for kids will attract families to stay longer. I would definitely eat lunch there if there were tables. I love the tables and chairs that Market Square recently added. If there were 2-3 food trucks in the square daily that would help keep people there for lunch. Keep it affordable for a food truck to park there. Security could move along the people who smoke in the square. And definitely keep the uber cool fountain!!	7/15/2018 12:45 PM
317	food vendor more green space year round programming Making the space multifunctional is essential. Hidden feature, such as water sprinklers for the summer time, that could be covered in the winter for a skating rink, multi-level seating around the perimeter for large events. A pop up area for food events, street vendors, musicians, seasonal festivals and markets. As well as community events. As well it's important to incorporate large scale greenery to showcase our beautiful rain forest climate.	7/15/2018 12:45 PM
318	safety survey design feedback I found this survey very leading. As it is now, I find the square a hang out for people I don't want me family around- there goes question one.	7/15/2018 12:35 PM
319	farmers market food vendor seating Please make centennial square a destination spot...make it a permanent food truck hub with lots of seating. These types of areas are all over Portland and they are so cool and a great gathering space. The kind of place that will be a must visit spot in every tourist write up! Include trees for shade, some kind of usable art (seating etc) and make sure to have space for live music! One of the food truck courts in Portland has a covered area for when it rains. No cheap looking painted cement type art though, that has not worked in the past. A place where there will always be lots of people around will make people feel safe and will not be a gathering spot for those unsavoury types who loiter because they have no where else to go. Centennial square truly can be the place to be with not a massive investment. Imagine families and office workers and tourists sampling delicious local food & beverages on a permanent basis! Seasonal markets could also be had bringing in people who may not usually come. These types of spaces are always a favourite when we travel to get a real taste of the area. I also noticed in Denmark they have glass atrium style buildings for all weather markets and they are beautiful!!! Let's do this right council, the people of this city will thank you for years.	7/15/2018 12:31 PM
320	family friendly I would love to see a splash pad or water area for children and families. Something like the legislature grounds in Edmonton would be amazing to have here.	7/15/2018 12:24 PM
321	family friendly food vendor fountain I want the fountain to be turned into a splash pad. The columns could be covered in plexi glass, the remove the outer concrete ring and lower the water jets. I want shade and at least mobile vendors for coffee and ice cream all year round. Thank you for the opportunity to share my thoughts.	7/15/2018 12:24 PM
322	safety Please ensure that the drug addicts and mentally challenged are not allowed to harass people.	7/15/2018 12:09 PM
323	family friendly Water play area for the very small, not so much that it is taken over as a shower place for homeless (that's provided elsewhere and we don't want to see more needles). Making the space available for special interest community events, markets, free concerts etc would be wonderful. A water feature like uptown really creates a peaceful place too.	7/15/2018 12:07 PM

Centennial Square Action Plan Survey

324	stage improvement Please do something to improve the stage area as it is very poorly designed for use as a stage with dressing areas and there is hardly any seating in front of the stage the way it has been designed! And those ugly pillars that support a bit of an overhang are useless and in the way! As a focal point and important stage it really needs to be improved to accommodate all the dancing and musical events that take place there!	7/15/2018 12:07 PM
325	change ground-level use food vendor If the square is to be a community hub, move the government offices from the ground level and replace with high calibre cafes and restaurants with ample patio space. Create a permanent reason to go there not temporary gimmicks. Nothing brings more people together quite like good food.	7/15/2018 11:54 AM
326	safety Have the police be more vigilant about recreational marijuana usage.	7/15/2018 11:53 AM
327	art family friendly playground safety first it needs to be more clean & desirable to even visit (no needled and people doing drugs). Bright and colorful with lots of interesting art from local artists ie. graffiti wall, sculptures, play on art for kids. small trees and lots of flowers, free outdoor classes ei. dance, exercise, yoga (anyone can join including kids). music always playing through speakers (like uptown has) a vibrant playground for kids with water park area. vendors. nicer stage area for the performers plus a designated dressing room. mabe more security especially around the bathrooms (hate going there with my kid and people are shooting up). in general more desirable and fun for young families as there is not much available downtown for that.	7/15/2018 11:48 AM
328	family friendly farmers market food vendor A place where familys can buy foods from farmer markets, have lunches, dinners and listen to live music and visit friends and play games. Year round like in spain and europe. More parking and less bike lanes so people outside of victoria can enjoy it too.	7/15/2018 11:47 AM
329	fountain It would be neat to have trees and seating around the fountain, similar to some of the small squares in Europe.	7/15/2018 11:41 AM
330	more green space Make it cohesive, right now it's a jumble of poorly executed half-baked ideas. Old town needs more trees and grass. Please stop trying to turn it into a theme park or flakey Fernwood neighbourhood community play space. Trees and plantings are good for air quality and shaded areas are great places to eat lunch or relax. We don't need more streetmarkets or food trucks and plastic playgrounds don't belong in that location where very few kids reside in proximity and CoV can't even run a public washroom.	7/15/2018 11:40 AM
331	community gathering Think Rome; everyone meets in squares- to mingle, talk, eat; everything... you can walk aroun with a glass of wine talking with your friends on the steps... so simple. Don't over think it, relax controls... we live in a police state!	7/15/2018 11:10 AM
332	All of these ideas sounds pretty great. The space is lacking interest when there are no music concerts, skating rinks or art installations.	7/15/2018 10:54 AM
333	food vendor Craft beer gardens and food trucks	7/15/2018 10:45 AM
334	safety Safer (as the people who currently hangout in centennial square can be a bit dodge-y), more greenery, food trucks perm. parked there, doggy tie ups with watering bowls	7/15/2018 10:30 AM
335	safety More police patrols. Actual enforce the laws and not letting people openly use drugs in the square.	7/15/2018 10:27 AM
336	food vendor more green space seating Also rotating food trucks would be good to see more, and trees for shade whatever the seating areas look like.	7/15/2018 10:10 AM
337	community gathering seating It would be so amazing if Centennial square had lots of outdoor seating where you could gather for a work lunch, after work hang out, or picnic in the park type of events. It could also double as a venue for small community events if there was ample seating.	7/15/2018 10:01 AM
338	art more green space playground 1. Mini golf would be really fun. We don't really have good mini golf options nearby, and kids love it. 2. In lieu of obstructive art sculptures could there instead be a focus on living artwork? Flowers and large plant structures that add to the natural feel of the space would be a nice improvement. Maybe vertical plant walls? 3. Petting zoo 4. Fun and interesting vending machines 5. Greenhouse(s) 6. Healthy food options 7. Playground	7/15/2018 9:57 AM
339	year round programming More activities to clean it up a bit.	7/15/2018 9:46 AM
340	food vendor safety A place with food and music that would naturally draw people to it. I don't believe it would be well suited as a play space for children. As a parent I wouldn't want my kids playing there because of the risk of needles	7/15/2018 9:26 AM

Centennial Square Action Plan Survey

341	safety Get rid of the homeless / drug addicts that hang out in packs in the square. Families and tourists don't want to visit where they feel unsafe and where their children could get pricked by a dirty needle. You can improve the square all you want, but it is fast becoming a place for degenerates.	7/15/2018 9:24 AM
342	art It would be neat to showcase young artists and musicians in the square. Victoria has a lot of talent but it's hard to find unless you know where to go.	7/15/2018 9:20 AM
343	food vendor seating more cafe and food options better seating	7/15/2018 9:17 AM
344	seating Get rid of the druggies and aggressive panhandlers so people would feel safe and actually enjoy their visit without being harassed, god knows they have free run of the rest of the city.	7/15/2018 9:10 AM
345	more green space More trees and shelter from sun & rain.	7/15/2018 9:09 AM
346	Lots of music.	7/15/2018 9:03 AM
347	more green space A place that incorporates nature within the city.	7/15/2018 9:02 AM
348	art community gathering family friendly First Nations more green space playground seating washrooms There aren't many green spaces that side of town - through there are plant and trees, I'd like to see more green green walls. The area next to Government street could be turned into a garden with play areas - chessboard, adult and children's outdoor fitness "playground", lights ... a magical area. The larger area on Douglas street, I'd like to see more covered space ... for larger gatherings ... shade for summer, cover from the rain ... more permanent seating for large gatherings and protests ... lights, artwork ... permanent tents ... that can be use by vendors, or family gatherings. Something big and iconic - arty --- overhead to connect the buildings and give it more of a feeling of being in a shared, gathering space, a permanent display by local First Nations artists would be good. Sparkling, clean, public washrooms with attendants would be good ... could be funded by donation. .	7/15/2018 8:45 AM
349	safety No one I know will go anywhere near there until you get rid of junkies and criminals	7/15/2018 8:28 AM
350	All of those ideas sound amazing. Please make it more playful, modern and less concrete!	7/15/2018 8:15 AM
351	safety For individuals to not be scared of walking through there alone	7/15/2018 8:05 AM
352	safety No one will want to bring their children to a play area especially a water park with all the discarded needles around.	7/15/2018 7:56 AM
353	more green space Just lots of green space. No more concrete please!	7/15/2018 7:56 AM
354	safety Get the fucking druggies and criminals out of there! Vote out the mayor. Fire city council.	7/15/2018 7:54 AM
355	fountain Please keep the fountain! I love the square, and of course change can be a wonderful thing, but again, please keep the fountain. It is a part of the city's history.	7/15/2018 7:48 AM
356	art community gathering more green space I think a public sculpture walk would be very cool. More trees and shaded areas. Bring back folk fest but keep it as a way to showcase local talent.	7/15/2018 7:40 AM
357	We lived in Charlottesville, VA and Columbia, MD for several years both of which ran lunch time concerts on Fridays. They were great.	7/15/2018 7:32 AM
358	safety MORE CRIME MANAGEMENT. Less homeless. Clean it up!	7/15/2018 7:31 AM
359	safety I think making it a safe place to visit is going to be the hardest challenge. Keeping the space clean, vibrant and welcoming needs to be a priority	7/15/2018 7:30 AM
360	Think about underground parkade for vehicles and bikes. This is commonplace in Spain. It would increase parking that is now limited without buying a new city property.	7/15/2018 7:29 AM
361	fountain Please ensure that you protect important heritage elements, especially beautiful examples of modernism like the legislative wing of City Hall and the fountain. I've always liked the images of the "knot garden" that was included in the original design of Centennial Square, and would like to see it referenced in the designs you are currently working on.	7/15/2018 7:29 AM
362	more green space safety Right now this area can be dangerous at night, hopefully improvements will make this space feel more safe for women. There is also no where for people to take their pets while they are downtown. With over half of Victoria being pet owners this discourages people with dogs from bringing them downtown, even though many shops are pet friendly. We need a green space that is FREE and will be kept free of needles, broken glass and garbage for everyone to enjoy.	7/15/2018 7:28 AM

Centennial Square Action Plan Survey

363	Chilly cook off that anyone can enter More cook offs with a trophy for the best	7/15/2018 7:16 AM
364	family friendly playground seating year round programming Informal music And small local acts, family focused with creative and playful seating and/or play area, and small kioscs for food and drink. Covered winter markets would be lovely as well.	7/15/2018 7:06 AM
365	community gathering fountain seating Whatever you do keep the fountain. In addition the orca sculptures should inspire the kind of playful public/interactive art that is installed. More shade elements/trees are needed at the periphery. A german-style Christmas market in winter and outdoor stage and festival space in summer would be ideal. A "playful bus stop is a stupid idea. More/better seating at the city hall bus stop for everyone to use would be preferable to a giant adult swing set (for the life of me I can't believe someone thought that was a good idea).	7/15/2018 7:03 AM
366	accessibility art Increased accessibility options for seniors or those with disabilities. I'd love to see art reflective of Victoria's British past as well - I think it is a great history that should be celebrated. Also if public art is to be used in the square, please oh please don't do art like the trashcan/scrap heap at the front of the Memorial Arena.	7/15/2018 6:55 AM
367	safety survey design feedback What a terrible model of a survey - 2 of the questions I didn't wish to answer or choose any picture- so many of the picture ideas would cost a fortune in implementation and maintenance by the city and tax payers. The first part of any improvement plan has to be to decrease the public mischief, drug dealing and use, street crime, violence and loitering that occurs in the square, and overall in the downtown. Recently walked through there and was appalled by the squatters and their interactions- low level violence and threats. Police call out there is frequent. I applaud an attempt to revision how the square gets used, but having it back as a place people feel safe to even walk through or sit and eat their lunch is a priority- no need for the "destination" makeovers. Downtown has become a very unappealing place - too much public mischief, crime, street violence and drug use - your survey on Centennial square use and improvements suggests the city is in denial or trying for a sugar coated strategy.	7/15/2018 6:52 AM
368	art more green space seating Although we just were able to choose one picture I found that I was thinking this space could be flexible to suit multiple purposes. I think the space should be welcoming to those who work downtown as a place to meet friends or have a quiet lunch break as well as be able to host more transient or recurring events through the evenings and weekends. I think lots of seating (not necessarily just cafe tables/chairs) and shade for summer. And greenery. A bit of an oasis in the city with potential to feature local art and musicians as well as events.	7/15/2018 6:50 AM
369	fountain Whatever you do, DO NOT get rid of our iconic water fountain! There is a rumour that some city counsellors want it gone but everyone I know loves it including the many visitors I've had over the years. All of your other ideas presented above seem great and I would be pleased with any of them as long as they don't disturb the fountain.	7/15/2018 6:48 AM
370	community gathering family friendly food vendor playground I do like the cultural festivals idea, with a different culture or organization highlighted occasionally and an international food trucks event. When there aren't festivals, I think it'll be great to have temporary games set up, and regular community games/events/opportunities, like the dancing that's already available. And in the back of the square opposite the stage, that is the seating/outdoor destination "playground" so that there are many things available for everyone to do concurrently: the playground/seating + temporary games/community events OR festivals/concerts/etc.	7/15/2018 6:38 AM
371	more green space seating Needs many more trees and seating, in conversational areas with some grass but not as a lawn	7/15/2018 5:17 AM
372	community gathering food vendor A cultural square. A place for people to experience food and entertainment of our community. I don't not think it should be a place of play as this will only invite loitering and then problems. Bring back folk fest or similar events.	7/15/2018 4:57 AM
373	more green space safety Less concrete, more green! It doesn't feel like a safe space to hang out in right now.	7/15/2018 4:25 AM

Centennial Square Action Plan Survey

374	fountain more green space Add green, not with lawns, which will be taken over by dogs and unuseable for humans, but going vertical. Green wall type structures that absorb noise, Increase oxygen, provide shade and perhaps an iconic image for photo opportunities. These could be curved To reflect motives from the fountain and counter the hard edges of the Square. A goal for the square could be creating a restful lunch hour place for downtown workers and to become the meeting place for shoppers or friends going out downtown. You could always people watch if someone was late. You would be safe in the surroundings would be pleasant. Try to find a way to harmonize the elements of the square which I feel right now or too disparate. There is mid century modern fountain and architectural elements, there's the First Nations Spirit Square, the hideous parking garage and monolithic theatre and heritage elements of City Hall. I'm not sure what can bring them all together but we need a unifying theme. Could the parking structure support a green wall?	7/15/2018 3:39 AM
375	safety Get rid of the homeless people down there	7/15/2018 1:50 AM
376	family friendly Place the whales in a more aesthetic way. Not randomly on top of the concrete. Maybe add on to the theme of the whales. Create a local marine life/ ocean life explorative park. The whales are great for the children but maybe add in other interactive/informative aspects for adults too. Could be a great place for tourists to go as its very weird and random at the moment.	7/15/2018 12:50 AM
377	family friendly food vendor playground safety seating Open air seating with vendors offering food. Play structure/splash pad for children. Seating. Morning cleaning so play areas are safe for children.	7/15/2018 12:01 AM
378	stage improvement Sound proof the back wall of the stage to prevent bleed through into the macpherson theatre.	7/14/2018 11:51 PM
379	accessibility family friendly A lot of good ideas in this survey. I'm excited to see what happens! It would be nice to see opportunities for people with special needs to gather. Or something to help create conversation between people who wouldn't normally interact, kind of similar to that idea I've seen on social media about a yellow bench meaning a kid wants to play.	7/14/2018 11:39 PM
380	art Put art galler where parkade is.	7/14/2018 11:37 PM
381	art year round programming It could be used as a beautiful wedding venue. It could be used as a place for local music to be played in the evenings. It could be used for local artists (in the very beginning of their dreams) to display their art in the heart of the city. So many ideas. The movie night was a good one. Another could be a conglomeration of food trucks, I think that would be the best!!!!	7/14/2018 11:30 PM
382	safety Before anything you must improve security! And not the useless security guards you need a constant police presence. It's getting really bad. There's usually 10-20 people hanging there all day and night in a big group drinking, smoking, fighting and carrying on. It's horrible. I avoid walking through there and I live across the street.	7/14/2018 11:25 PM
383	more green space More greenspace!	7/14/2018 11:21 PM
384	safety To be honest areas like the square don't make me feel very comfortable. I feel like it's more for people to hang out and do drugs. Most important for me would be if it felt like a safe place to relax.	7/14/2018 10:55 PM
385	safety Improve on security and safety. People no longer feel safe there as a place to hang out	7/14/2018 10:54 PM
386	safety When it comes to Centennial Square, the main thing is the sheer volume of people who are drinking and using drugs. There is a section in the Square where people sit all day every day and smoke pot, drink, score to shoot up, and so on. I live here and pass by this area two times every day. I have a family and would not take my family to Centennial Square unless there was some kind of special event, because then the druggie drunks who have taken over certain areas of the space are, if only temporarily, shooed away. So, in all, given the space back to the property tax payer would be a good start. No matter what is built, if these groups of people continue to use the space as an open air drug market, it is all for naught. Thank you.	7/14/2018 10:42 PM
387	Thanks for asking and here's to many creative ideas to create a vibrant community centred space.	7/14/2018 10:30 PM
388	safety The biggest problem with centennial square is it doesn't feel safe. When the stage is not in use it is frequented by gangs of people that often catcall or harass others. As well, beneath the large tree there are often needles. If it were safer people would spend more time there.	7/14/2018 10:29 PM
389	fountain seating Please save the fountain and seating!!	7/14/2018 10:19 PM
390	community gathering More free dance lessons	7/14/2018 10:08 PM

Centennial Square Action Plan Survey

391	safety Clean it up so the whole community can enjoy the space without feeling afraid and avoiding the area	7/14/2018 10:04 PM
392	family friendly safety Have more Security, Police Working to Keep it More Family Orientated, More Festivals, No Drug Addicts & People Drinking there Anymore	7/14/2018 10:01 PM
393	enforce the clean air bylaw and clear out the smokers.	7/14/2018 9:49 PM
394	family friendly playground Welcoming for all ages, play area for kids so parents can enjoy music and events and kids can have fun	7/14/2018 9:47 PM
395	more green space seating More greenery, shade and tables	7/14/2018 9:39 PM
396	art food vendor year round programming So many of the options are wonderful. I don't see the selections as mutually exclusive. Why can't the area be a space to express opinions, interact with art, listen to buskers and have a coffee?	7/14/2018 9:34 PM
397	family friendly more green space Encoporating green elements with the ability to host events but is open and enjoyable for families and individuals to go when nothing is on	7/14/2018 9:27 PM
398	more green space Definitely more greenspace!! Less concrete.	7/14/2018 9:25 PM
399	fountain Please leave the fountain as-is. The last thing it needs is a fountain that's used as a water park like uptwon.	7/14/2018 9:16 PM
400	family friendly food vendor fountain seating I'd like to see photo ops, patio space, interactive fountain for kids to run in and	7/14/2018 9:09 PM
401	farmers market More market things and music	7/14/2018 9:08 PM
402	more green space Green space for downtown where you can breathe fresh air and enjoy some beauty around you.	7/14/2018 9:06 PM
403	farmers market seating Market in park like area with seating	7/14/2018 9:03 PM
404	safety Remove the homeless/ addicted/drunk/pot smoking criminals.	7/14/2018 9:02 PM
405	safety year round programming More constant activity and attractions so there are less people camped out on the stage daily	7/14/2018 8:46 PM
406	art year round programming Swings, Giant Chess, Funky art	7/14/2018 8:40 PM
407	farmers market Public market	7/14/2018 8:30 PM
408	safety Anything that will remove homeless people/criminal activity.	7/14/2018 8:26 PM
409	family friendly playground Waterpark and playground!!!!!!	7/14/2018 8:16 PM
410	safety Less crack heads	7/14/2018 8:15 PM
411	safety More policing after all the wonderful upgrades so it isn't ruined by the tent city folks downtown	7/14/2018 8:14 PM
412	family friendly maintenance safety Patrolling more frequently as it's disconcerting to stumble on people shooting up when leaving the McPherson or when going to the parkade. Also gross when garbage is overflowing the bins. Priority should be making it a safe space for all ages.	7/14/2018 8:13 PM
413	safety More security and way less homeless people!	7/14/2018 7:53 PM
414	Get rid of current parkade. Build one underground.	7/14/2018 7:53 PM
415	safety get rid of the homeless that have caused nothing but a mess and scare ppl away I have lived here my entire 46 years and HATE to go downtown it is dirty and messy there are ppl begging on every corner it smells of urine and the homeless and drug users is out of control no other city I have visited big or small looks as poorly as victoria has become	7/14/2018 7:49 PM
416	fountain Take out the fountain. Mountvtgd mosaic towers on the Macpherson and make it into a wall water feature. Keep the space open and unobstructed for the greatest versatility.	7/14/2018 7:45 PM
417	safety stage improvement Fence off the stage area while not in use. Sketchy people seem to flock where there is coverage.	7/14/2018 7:43 PM

Centennial Square Action Plan Survey

418	food vendor Please do not change what is there by adding permant structures. Especially do not add playground type installations for children. Centennial square is a place where people can find quiet and refuge on their coffee or lunch break, or where friends can meet. It's a gathering place for all citizens of the CRD to meet to express views or celebrate together. There are plenty of places near town for children, therefore there is no need to enhance the square with a playground. Centennial square was built because of collaboration with several municipalities, to celebrate our region as one. Please keep it as an open space that can be flexible in it's use for everyone. Spend money to fix anything that needs fixing due to age, perhaps add some benches, then use funds to put on temporary celebrations/attractions through the year (think food cart fest or Christmas wonderland). Nothing new is needed.	7/14/2018 7:04 PM
419	food vendor Patios!! Restaurants and cafes with patios backing out into the space.....an example would be the distillery district in Toronto court yard styles vendors markets.....love the stage so nightly music to keep the vibe. Night Markets are brilliant in Australia with food trucks, locals artisans, beer/wine plus music.....here is an idea http://www.miamimarketta.com/	7/14/2018 6:53 PM
420	safety As it is, I wouldn't go there with my kids due to the risk of needles and lack of cleanliness.	7/14/2018 6:17 PM
421	safety Remove the negative stigma it has	7/14/2018 6:15 PM
422	food vendor seating Not food trucks but small cafe / bistro type places with patio seating. And Music!	7/14/2018 6:09 PM
423	food vendor safety Coffee kiosks and something to keep homeless from tenting	7/14/2018 6:06 PM
424	Parking Lot. You know, cause those would be used.	7/14/2018 6:05 PM
425	family friendly food vendor music seating I would love to see the same food truck center as they have in Portland. Music, hanging lights, picknic benches, with wood burning fireplaces and seating areas with kid friendly spaces. Great for kids, families, late night shows and good eats	7/14/2018 5:56 PM
426	safety Adding lighting in such a way that the square is safe enough at night, but so as not be stark and boring, be sure to add lots of twinkle to give an exciting and inviting ambiance.	7/14/2018 5:49 PM
427	farmers market Just put an open market wherein it wouldnt just focus on local farmers market like (international market)so that people will be encourage to go into small business and not rely on just being a worker for others. By that they will be more independent and more productive individual, but I hope the rent will be cheap something that everyone can afford not like the retail spots that the city, owns in victoria conference centre block wherein the prices are ridiculous that it would be hard for a start up business to survive. It needs to be affordable as it the taxpayers owns it, it shouldn't be for profit when it comes to rent as later on the City will benefit from it as more and more people will put up business if the price for the rent of space or lease is cheap To me right now Centennial square is boring theres nothing on it even the City seems getting boring just local markets no open international market's at all when infact Victoria is getting to be diverse in culture as it welcomes alot of immigrants and international visitors.	7/14/2018 5:47 PM
428	safety Please just clean it up. There's been human waste seen, homeless etc. Help get the homeless off the streets and then our spaces will be naturally nicer.	7/14/2018 5:45 PM
429	year round programming Ping pong tables, please ☐	7/14/2018 5:40 PM
430	survey design feedback Why do you survey question say "pick one". I want the square to be for all those things just like it is now. Don't wreck a good thing!!	7/14/2018 4:48 PM
431	safety Get rid of the meth	7/14/2018 4:46 PM
432	family friendly safety year round programming Centennial Square is a wonderful space. I work near there and often cut through it on my way home. I would not normally spend time there as I do not feel safe due to the groups of people who tend to gather there in the afternoons. I do however feel that the city's conversion of it into a winter carnival site with the ferris wheel was a wonderful idea and we looked forward to it for the past few years it was on. If it was more of a family oriented space with security I would spend more time there.	7/14/2018 4:43 PM
433	Better flow and integration with the surrounding open areas and walking paths.	7/14/2018 4:42 PM
434	family friendly Family friendly would definitely encourage me to spend time there. I loved briefly I. Edmonton- their city hall had a great appeal for families.	7/14/2018 4:31 PM
435	community gathering safety To feel community-like and safe.	7/14/2018 4:14 PM

Centennial Square Action Plan Survey

436	art food vendor seating	Small restaurants and cafes with outdoor seating in summer. Plus some permanent installation piece(s) akin to the Cloud Gate in Chicago - something to draw people in for photo ops	7/14/2018 4:13 PM
437	family friendly playground	I think a mixture of adult/family evening activities but a play ground space is needed so badly	7/14/2018 4:11 PM
438	community gathering family friendly safety washrooms	Do something with the patch of grass that will make it obvious that it is a family & community space. Street people ought to be free to hang out just like anyone else just not in a way that involves drugs & alcohol, IV drugs in particular. Festivals should have proper beer gardens. Any new public washroom facilities need to be designed in a manner that don't have enough privacy for IV drug use let alone making a rescue difficult for paramedics.	7/14/2018 4:08 PM
439	safety	Less street people hanging out	7/14/2018 4:02 PM
440	importance of inclusivity	If you're doing this to displace people who live on the streets you better be putting money towards helping them too. You can't just erase homelessness and poverty with public art and concerts.	7/14/2018 3:51 PM
441	accessibility	Adult exercise equipment making exercise fun. Improved walking experience within the square ... the current steps are hazardous for people with vision or mobility issues.	7/14/2018 3:47 PM
442	family friendly farmers market fountain seating	take out the fountain in the middle and make a kids water park. Put grass and picnic tables around the sides. Have farmers markets on cobblestone areas. Have events like movie nights or buskers. Mix it up a bit	7/14/2018 3:42 PM
443	family friendly safety	I'd like to see it become more like the square at Uptown with cupcakes, a kids' play/splash park, etc. so it attracts more families and young people and seniors. Right now I avoid it because I don't want to get stabbed.	7/14/2018 3:37 PM
444	community gathering farmers market food vendor more green space safety seating	It needs to be cleaned up so it can transform into a more unified bright and inviting space. I would love to see more seating and gardens/planters, permanent play areas (for adults too) and beautiful public markets in all seasons. I think allowing it to have festivals, cultural events & food/drink events is great as well.	7/14/2018 3:36 PM
445	safety	Have security there 23/7 as it is a frightening place to work through with the street people congregated there.	7/14/2018 3:33 PM
446	stage improvement	More flexibility around the stage area. Easier and friendlier access to event permits.	7/14/2018 3:26 PM
447	family friendly more green space seating	More shade, better seating, more child friendly areas, areas to sit and have lunch, more grass	7/14/2018 3:24 PM
448	more green space	Nature and trees	7/14/2018 3:20 PM
449	year round programming	Centennial Square is lovely, but can definitely be spruced up! Ideally, something should be done so that it can be utilized in the colder months as well, in a way that can protect from the rain while able to open it up in the summer.	7/14/2018 3:20 PM
450	safety	Make the area safe would go along way as my family now avoids the area.	7/14/2018 3:13 PM
451	safety	Get rid of unsavoury people. I avoid downtown now because it's dangerous.	7/14/2018 3:10 PM
452	safety	MAKE IT AFFORDABLE HOUSINGGGGG Just kidding, fuck that Chrissy Brett lady. It just needs to be cleaned up and less of junkie playground. It's fucking ugly as shit and when you have something that is fucking ugly as shit you only attract people who are fucking ugly and (smell like) shit. And please PLEASE don't make it a white people farmers market with like, smoothies and shitty white people trying to be cultural by butchering world music. I think money would be better spent by placing a dome around Oak Bay	7/14/2018 3:08 PM
453	art fountain	Educational space...use art to educate. I'm concerned about extreme heat in the future shade & water fountains	7/14/2018 3:04 PM
454	safety	Get rid of those awful whale sculptures please! They are in the way, fairly ugly, and covered in bird poop. Also remove the large groups that camp out all over making it a difficult space for others to use	7/14/2018 3:01 PM
455	safety	Clear out the drug users or you are wasting our money. Can't stand all the pot smell, if I can't enjoy a glass of wine in the space why should they be allowed to light up?	7/14/2018 2:54 PM

Centennial Square Action Plan Survey

456	family friendly farmers market food vendor more green space playground These ideas are terrible and mostly out of touch with the reality of the population and their needs and desires. People don't want strange art, color paint, shopping, bizarre seating. They want real things, like gardens, graas space to play on, real playgrounds. Get people outside to enjoy the core not keep shopping. Put in a Japanese garden, wish coin pond, goldfish. Put in small kiosks for food and drink sure but don't ruin the whole space with more shopping. Things like farmers markets or festivals are way more valuable to our city. Get families out and just enjoy being there. I would come bring my kids to walk through a garden, to play in a playground, or check out the farmers market. I would not come to run over a bench or check out glass kiosks.	7/14/2018 2:52 PM
457	safety Eliminate grassy area, and the smokers, from Pandora St side. Smoke blows into square.	7/14/2018 2:51 PM
458	CS will suffer no matter what improvements are done until there is more high density around CS. More residential and office is the key to creating more vibrancy to the area. Then will CS be considered an asset to the average citizen's daily routine.	7/14/2018 2:47 PM
459	seating take out the ugly circle around the fountain and put in proper seating. The rest is pretty good.	7/14/2018 2:44 PM
460	maintenance safety Clean it up of garbage, drugs and human waste	7/14/2018 2:43 PM
461	safety What stops me going to centennial square or hurrying through it , is the unfriendly, menacing nature of the people who conggrate there. It does not feel like a safe place especially for women	7/14/2018 2:43 PM
462	farmers market food vendor fountain seating I really think its pretty great the way it is! Has a great stage for festivals and cultural events plus protests:-) Good seating with some shade, maybe a few more umbrellas would be nice. Love the fountain and statue in the middle its a great area for food trucks, cultural food kiosks and market vendors.....great community space already. I really don't think we need to spend a lot more money on it to be honest!!!	7/14/2018 2:42 PM
463	change ground-level use safety The most important change would be to increase ground floor retail/restaurants facing INWARDS. Unlike other squares downtown, Centennial Square has nothing to offer (when there are no events) but ground floor offices, a parkade and the backside of City Hall, so there is currently no reason to sit and stay awhile. It's simply a thoroughfare for me at this point. Specifically, demolition of the parkade and the single storey building at the corner of Figgard and Douglas is necessary to liven the space up, as well as demolition of that strange extension of City Hall on the south side of the square. As the terminus of Broad Street, some sort of iconic structure centred with Broad Street in place of this City Hall extension would draw people northwards to the square. Then there's the obvious need for crime reduction in the square. Looking forward to changes!	7/14/2018 2:39 PM
464	safety Centennial has never been a destination square for me as it has never felt like a safe place to spend extended amounts of time when there are not organized events (protests, food truck fests etc) going on. Unlike Market and Bastion squares which I often visit specifically.	7/14/2018 2:38 PM
465	art farmers market seating Overall I think the square could use some seating areas that are colourful and artistic to attract people to hang out. currently the crowds that hang out near pandora in centennial honestly make the area uncomfortable. The atmosphere does not feel inviting so with some art pieces for seating and activities would invite friends and family to the area more. I do like the idea of a creative bus stop being that it is a popular spot. Night markets would be amazing for the winter like a big North Pole village. Great for tourists too! In terms of a big art structure to attract people to take pictures and such a large wave or whale with aboriginal artwork would be cool. I'm really happy to hear a face lift is being carefully Thought out and the public is being included.	7/14/2018 2:36 PM
466	fountain I wish the colour of the fountain was something different. The faded teal colour looks like it's from a very old, abandoned swimming pool.	7/14/2018 2:35 PM
467	more green space safety seating year round programming More trees and nature blended with seating, business and events to draw adults in and deter criminal activity. Make it come alive year round.	7/14/2018 2:35 PM
468	fountain safety washrooms Update the fountain. Do the washrooms need updating havent used them in years since they became steel cubicles with many needle drops and security at the door. Currently seems a homeless & drug hangout. If I'm walking by and there is an event going with on I'll stop & watch and enjoy the atmosphere of the square.	7/14/2018 2:30 PM
469	safety washrooms The public washrooms need to be redone. And maybe additional security - i have been harassed by patrons almost every time i have walked through --- leading to me avoiding it all together if i can	7/14/2018 2:25 PM

Centennial Square Action Plan Survey

470	safety None of those will ever EVER work unless the city and the police keep that area clean and clear of violent offenders and help our community members with mental health issues. The thought of taking my children to Centennial Square to play (in any of the fantasy photo scenarios) is laughable. Clean up the area and build community trust that it would be a safe area before you waste anymore tax payer money on pipe dreams.	7/14/2018 2:23 PM
471	safety The city NEEDS to do something about the loitering of homeless people in this area. I constantly see used needles on the ground and have often felt unsafe walking through the area, even in broad daylight. In its current state, it is definitely not an appropriate for kids or families.	7/14/2018 2:21 PM
472	farmers market The winter market seems very beautiful! 2nd choice after the creative bus stop?	7/14/2018 2:20 PM
473	safety Do not include installations that will become sleeping places for the homeless, or tax payers will never have the opportunity to use the square. It'll be the next tent city! Victoria has already become dirty and crime-ridden enough.	7/14/2018 2:17 PM
474	farmers market Id just love to see the square utilized more! I think markets and local vendors is such a cool way to use the space and increase foot traffic in the surrounding area. I think a weekly farmers market, with the opportunity for other local vendors would be great for tourists, locals, and local businesses	7/14/2018 2:17 PM
475	safety Good lighting at night time	7/14/2018 2:10 PM
476	safety Better lighting so people can feel comfortable walking at night	7/14/2018 1:26 PM
477	change ground-level use food vendor year round programming Centennial Square should be animated by commercial/retail activity. Without commercial activity, a square is a dead zone. All great squares around the world have restaurants, bars, shops, and other activity that serve as a year-round draw. Relying on festivals and events means that the square remains empty and avoided for most of the year.	7/14/2018 12:02 PM
478	fountain update the fountain	7/14/2018 11:39 AM
479	safety More police presence	7/14/2018 10:36 AM
480	Perhaps a mixture of most of the ideas in this survey, I wouldn't like it to be a children's playground all the time, but it could be used for most of the things suggested. It was difficult to choose one in each section.	7/14/2018 10:32 AM
481	safety Get rid of the junkies and I'll come downtown again. It isn't safe as it is.	7/14/2018 9:20 AM
482	Winter garden	7/14/2018 8:45 AM
483	art First Nations seating Improved seating for people with back injuries or other physical challenges. Better design & use of 'abandoned' space with overhang at west end of City Hall building. Install permanent water bottle refill outlet. Year round lights (not just at Christmas time) on beautiful sequoia tree on lawn near Douglas Street. Improved bus shelter facility on Douglas street to include more bad weather enclosures. This is not a playground! Do not create more play area for children. Involve local Indigenous artists in redesign of square. Include murals of archival photos depicting space and surrounding areas with short explanations.	7/14/2018 6:00 AM
484	safety Years ago a person could take their kids and buy lunch from a local restaurant and go eat in the square but now it seems filled with people with open liquor, smoking cigarettes and smoking pot at all times of the day 7 days a week. It's sad that it is now just a place to openly break laws and act disrespectful to anyone walking thru there even small children. A few weeks ago on a Friday afternoon I took my 7 year old granddaughter to Starbucks for treats and a drink we went to sit in the square it was filled with people drinking alcohol, smoking cigarettes, smoking pot. So many individuals inebriated and swearing acting just awful we left with our goodies immediately	7/14/2018 5:18 AM
485	seating year round programming Areas to sit with friends with the option to play games or eat at a table.	7/13/2018 10:57 PM
486	community gathering food vendor seating An adult focused space for seating, food ,music and culture.	7/13/2018 8:28 PM

Centennial Square Action Plan Survey

487	safety survey design feedback washrooms I have found this to be a narrow and limiting survey. Not only was just one answer allowed per question with no accompanying comment section, the survey seems to skip over what Centennial Square needs – that is, a complete overhaul of the public use. Upon going through this lightweight survey and unable to answer given the sunshine and lollipops' nature of the questions, I could only think of Bryant Park, a site that many, many different people enjoy, that hosts large events and gatherings – and yet! – has clearly stated rules of expectations AND responsibilities of the public. See: bryantpark.org/the-park , scroll to Rules and Regulations. And the public restrooms are probably the envy of all other cities; see https://www.tripadvisor.ca/ShowUserReviews-g60763-d136347-r129728556-Bryant_Park-New_York_City_New_York.html . Not quite what we have in Centennial Square. Also of note, I increasingly avoid Centennial Square when walking about downtown. Too many times have I been put off by drug dealing and unsuitable behavior. And quite frankly, it is intimidating and scary. Do the police ever even do a walk through? I was never turned off from spending time reading, eating, enjoying the music or watching people go by when in Bryant Park.	7/13/2018 5:21 PM
488	get rid of moonbeam and fix victoria	7/13/2018 5:03 PM
489	maintenance more green space The surrounding buildings are also terribly unattractive, particularly the cinderblock wall on the parking lot. It must be there, at least cover it up with a living wall feature that would add greenery and life to the existing square which is just SO start and, well, it's ugly.	7/13/2018 4:58 PM
490	farmers market food vendor a farmer's market is always a great thing! more places to eat /buy lunch	7/13/2018 3:32 PM
491	food vendor Food vendors, liquor licenced establishments, people watching opportunities, street entertainment. Think of Las Ramblas in Barcelona. Pedestrianise Broad St then View down to Government and Government from there down to Humboldt.	7/13/2018 2:39 PM
492	community gathering First Nations importance of inclusivity One of my favorite things about Centennial Square is that it is truly a space for the whole community. I frequently take my lunch breaks in the Square and enjoy that you can see office and other downtown workers, tourists, and members of our street community all utilizing the Square. I think it is essential that any re-design of the space remains one that is welcoming and accessible to those community members that are homeless or spend significant time on the street. As such, I will be very disappointed if redesigned seating/design elements integrate "hostile design" that makes it impossible for street people to sit, place their belongs down, or rest lying down. I also hope that when members of the street community use the space, they will be made to feel welcome. As a member of the Indigenous nation whose traditional lands included the area on which the Square sits, ensuring the space provides for the most vulnerable of our community is in line with the pre-colonial use of this location as a shared space for gathering essential and communal resources.	7/13/2018 2:33 PM
493	change ground-level use food vendor safety All of the City-owned space on the square (e.g., Archives, Parking, etc.) should be leased out to hospitality industry partners to make a go of providing food, drink and atmosphere. Model it on the Italian piazza. Also, get rid of the drugs and shady element. Of course, you won't do any of this, as you're only interested in the semblance of consultation and actual, meaningful consultation. Also, did you know that data from SurveyMonkey is stored in the US and therefore subject to the US Patriot Act? Seriously, for how paid you idiots are, I shouldn't have to tell you this. Start using FluidSurveys. We're getting some real added value from a community engagement staff of three that makes in excess of \$300k. FOR SHAME.	7/13/2018 2:16 PM
494	food vendor safety restaurant or commercial space would be good. The main reason I avoid the square is the dodgy and unsafe atmosphere of those who currently frequent the square. If there were more foot traffic and reason to go to the square, even if it's just permanent food trucks, that element is mitigated.	7/13/2018 2:00 PM
495	Don't waste money on short term, band-aid solutions (i.e. "pop-up" art installations etc.). Devise a proper redevelopment plan that includes the precise sources of funding. Work towards this plan as financing allows, even if it means CS is under construction for some time.	7/13/2018 1:09 PM
496	family friendly farmers market food vendor playground year round programming The primary focus should be on making the space as continuously active, for multiple age groups and types of activities, as possible. Though I am retired, I particularly like the idea of play space for small kids, because that will attract both children and their parents. Coupling that with some food oriented retail might create a pleasant, well used, space. Mixing in a year round farmer's market would add another, periodic, dimension of use. Personally, I don't care about festival use... it's the day to day use that seems most important to me.	7/13/2018 1:07 PM

Centennial Square Action Plan Survey

497	art family friendly farmers market food vendor playground I think you have to be careful in trying to include and/or focus on one type of space. Traditional city squares work because they keep traditional features like a regular market and eateries. In planning for Centennial Square's future you should keep that in mind. You can always add art installations and a play-space.	7/13/2018 12:16 PM
498	family friendly safety It needs to be a gathering space and destination for adults and families, not just the homeless. I don't even walk through Centennial Square right now because of the overwhelming smell of pot.	7/13/2018 12:03 PM
499	music I enjoy the free music and festivals in the summer.	7/13/2018 11:33 AM
500	safety Social issues and anti-social behaviour prevent/detract me/family/friends/colleagues from using Centennial Square. Why are hordes of people allowed to sit and smoke directly adjacent to a no-smoking sign all day. Also drinking and yelling/swearing. Regardless of how the space is redesigned or improved we will not use this space until these issues are resolved and a zero-tolerance approach to intimidating and anti-social behaviour is addressed.	7/13/2018 11:02 AM
501	safety Cut down on the drug dealing, public intoxication, trash, refuse, and human waste not to mention the violent attacks, screaming, and general madness that scares us away from using the space as it is. Police your yard Council!	7/13/2018 10:59 AM
502	art community gathering food vendor fountain safety I think it should be a place where most things/opportunities are free, like sitting on grass, taking in live music or theater, and where people of all ages can pause for a respite among the noise and bustle of the city. Above it must be a safe place and a clean place. A few kiosks would be welcome to purchase basic food and drink. And it should be a pleasant place for individuals to want to meet or gather both day and night. Number one thing to do: get rid of the fountain! It is noisy and takes up too much space. And do not replace it with another central structure! It makes the space feel unnatural. Also find ways to feature local artists on a rotating basis, like Oak Bay does. Thank you for the opportunity to comment. :-)	7/13/2018 10:14 AM
503	seating More seating and tables year round. A meeting place.	7/13/2018 10:10 AM
504	safety A quick kudos to the security guards on the square — as a single female often crossing the square at night on my way home, I really appreciate that safety net.	7/13/2018 10:10 AM
505	food vendor Food trucks week day lunch time and concerts for us people that work downtown and pay city taxes.	7/13/2018 10:05 AM
506	Bring back Victoria electronic music festival!	7/13/2018 9:44 AM
507	dog areas grass!!!!!!!!!!!!!!	7/13/2018 8:51 AM
508	community gathering farmers market Having a community gathering place with activities and events for those of us who live downtown would be wonderful! We don't need more shopping (unless it's a farmer's market)	7/12/2018 8:40 PM
509	fountain maintenance I enjoy going to Centennial Square. I have been there for protests, concerts and festivals. It just feels dated...like it is still caught in the eighties. Upgrading the fountain and changing the paint colour on the parking garage would be a good start.	7/12/2018 7:42 PM
510	There should be 3-4 floors of parking under the square to enhance the downtown economy. Perhaps 1000-1200 spaces	7/12/2018 6:19 PM
511	After picking all the wonderful ideas for Centennial Park, I forgot how terrible downtown parking is.	7/12/2018 1:52 PM
512	playground safety anything that promotes sitting with no activities will encourage drug users and loitering. Anything that has playgrounds will encourage children to be there, but unfortunately the amount of needles and drug paraphernalia in the area would pose a real health risk.	7/12/2018 1:00 PM
513	year round programming More street performers/buskers like along wharf	7/12/2018 11:40 AM
514	food vendor Food Trucks!	7/12/2018 10:26 AM
515	fountain I believe the water feature should be moved or simplified. Currently it uses too much valuable programming space.	7/12/2018 9:37 AM
516	fountain take out the fountain	7/12/2018 8:50 AM
517	safety It needs to be clean and safe. Currently when I think of CS I think of drug users and street people.	7/12/2018 5:08 AM
518	safety Make it safe.	7/12/2018 4:13 AM

Centennial Square Action Plan Survey

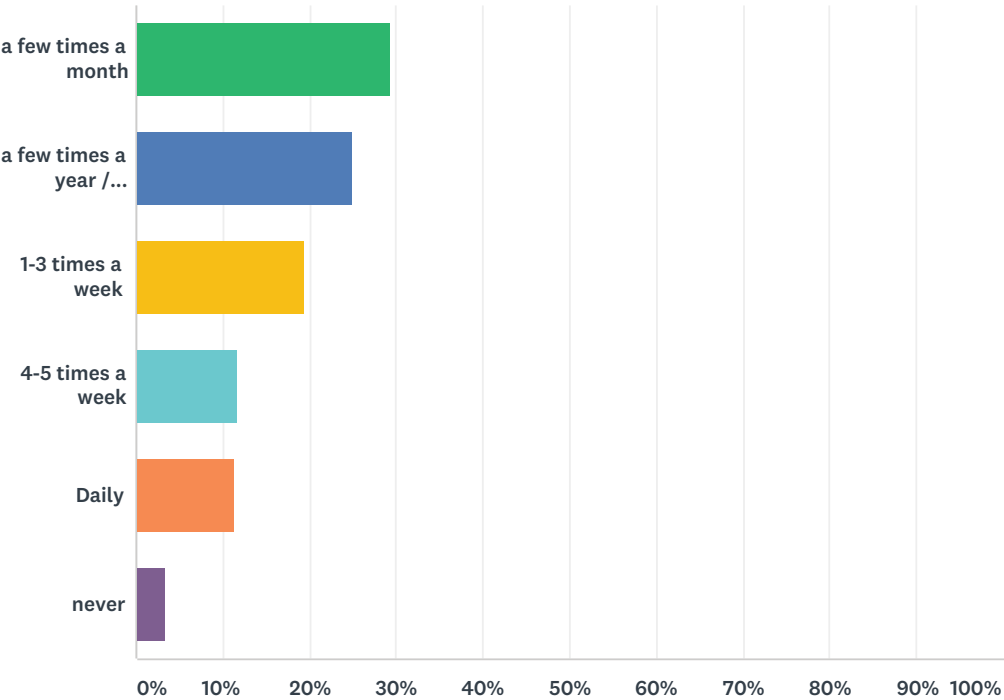
519	stage improvement	Upgrades to performance stage area! Close the back for better performer framing?	7/11/2018 8:44 PM
520	art First Nations	Art with history of Victoria, including First Nations art	7/11/2018 5:20 PM
521	art playground	Art that is also a play structure--Like the large statues that make up Gyro Park, which are fun and safe to run around on but also valuable as an art display. I think this is key to designing multigenerational spaces-- One structure can be a play feature, creative display, and unusual place to sit and read a book just depending on the time of day or who is around to appreciate it.	7/11/2018 2:03 PM
522	safety	Whatever you can do to remove the drug users and dangerous people who frequent the square.	7/11/2018 1:11 PM
523	fountain	Renovate the iconic mid-century modern fountain so that people can sit along it again.	7/11/2018 1:05 PM
524	fountain maintenance	Move the fountain to another location in the city. While it's an attractive part of the square, it doesn't fit well with how the square's use is evolving. Its location makes setting up music or performance difficult. Also, in windy weather, the water sprays everywhere. Removing it would also reduce long term maintenance costs for the city.	7/11/2018 12:52 PM
525	food vendor more green space seating	I would like to see the square more like a park with walk ways and benches surrounding the gardens, like the squares in Mexico. And, there could be a local organic ice-cream booth. (not island farms which is everywhere). Something unique to make the square a destination. A few small stages/benches for buskers, a family play area for kids, but mostly I would like an interactive area for community to people watch, share stories, ice-cream and have a sense of who their neighbours are from the surrounding housing. And, it has to be kid and adult friendly to include everyone. I am not sure about dogs...maybe a small corded off area for dogs...I am not too keen on dogs urinating on everything in site...but seems like it's going to happen. I love lawns to sit on without dogs fouling the grass. Good luck with your vision.	7/11/2018 11:09 AM
526	art farmers market food vendor more green space safety seating	More greenery and lawn area, low emission food vendors during the day, rotating art displays, markets, lunch time seating areas that cater to downtown workers, more security to address substance abuse in square, adult oriented play and structures (swings suitable for adults, etc). Think Montreal style!!!! Night time food truck markets and seating.	7/11/2018 11:07 AM
527	maintenance safety seating	Need more seating/ some covered for all year round. Get rid of the undesirable that hang out there day in and day out for weeks on end. Have the benches cleaned of bird poop everyday, no one wants to sit on that.	7/11/2018 11:06 AM
528	family friendly more green space seating	It needs to have diverse functions at different times for different people - casual hang out and lunch with shade trees and furniture; place to relax and read; morning tai chi and yoga; evening concerts and movies; lawn areas for casual seating and to welcome disadvantaged people; and play space to draw families - make families feel welcome downtown!	7/11/2018 9:55 AM
529		safe open injection drug use sight ,	7/11/2018 9:52 AM
530	change ground-level use safety year round programming	More programmed activities, commercial uses and improved policing as a means to address and mitigate social issues that exist on the square (e.g. open drinking, loitering, drug use, panhandling, crime)	7/11/2018 9:21 AM
531		I actually like it as is pretty much.	7/11/2018 9:10 AM
532	fountain	Take out the large tree off of Douglas St! Take out the fountain! The fountain makes it really hard to put events in that space or do anything large-scale because it's right in the middle of the main plaza. If the tree wasn't there, that lawn could be better used I think.	7/11/2018 8:47 AM
533	safety	I'm a nearby resident and walk through the Square daily. I'm a big believer in assisting the homeless population and I'm pro marijuana legalization, but both need to be dealt with as part of the plan moving forward. The vagrancy and drug use is the current biggest issue, on the stage and on the lawn. I'd like to see more cameras and lighting there. All of the options outlined in this survey would be welcome. The success will depend on how the chosen focus is implemented. Can't wait to see what's coming. Best of luck to you!	7/11/2018 8:39 AM
534	farmers market	Fewer markets with trinkets and gifts, more markets with local produce, locally sourced fish, locally made cheese, etc. to make up for lack of grocery stores in city centre. Leipzig, Germany, is a perfect example.	7/11/2018 8:13 AM

Centennial Square Action Plan Survey

535	food vendor seating	Regular food truck presence and creative, more comfortable seating to enjoy the sunshine on lunch hours.	7/11/2018 7:52 AM
536	food vendor safety	I would like to see a variety of activities that bring life into the square on a day to day basis. Some permanent features that draw people in, like coffee shops or cafes, as well as the programming. Currently it is used as a cut through, or by people that gather all day drinking and smoking, which feels intimidating and discourages people from wanting to linger. The new market square is a great example of a place that feels comfortable to linger, eat lunch, have a coffee with friends, etc. It would be great for the redesign to evoke those feelings.	7/11/2018 7:39 AM
537	farmers market survey design feedback	I don't like that the survey forced me into selecting a feature when I don't agree with the use, for example: choosing a play feature when I don't think it should be an area for play. You could get results that are not valid because people are randomly selecting a feature and then you can say the result was due to public input, when it really isn't. I want to have a say but I should be able to skip a question or after the list of options have a choice to not select any. Or have choices ranked. Because I'd love to see public markets and interactive bus stops but could only choose one.	7/11/2018 7:20 AM
538	change ground-level use	add commercial/vendor areas	7/10/2018 7:03 PM
539		Demolish the parkade and associated building. Parking underground. New office to attract daytime workers.	7/10/2018 6:17 PM
540	fountain	Get rid of the ugly fountain? I know it was a gift from the surrounding cities and whatnot, but it really is ugly and makes the central space of the square hard to use.	7/10/2018 4:17 PM
541	accessibility	Community engagement and access for all members of the community, i.e., people with different physical abilities, people with varied income levels. Barrier removal as much as possible. Creativity and buy in by participation from varied stakeholders, grassroots legacy projects, perhaps conceived of and led by youth for the broader community.	7/10/2018 3:05 PM
542	accessibility family friendly more green space playground	I'd like to see less concrete, soft edges which draw people in or allow people to stop and watch the world go by, improved accessibility - less stairs! Creative play options (all ages) for children whether it be water park during the warmer months, games, climbing wall, etc. And perhaps an "ambassador" who would facilitate workshops or activities on a regular basis. Rain or shine!	7/10/2018 2:44 PM
543	food vendor safety	A Safe Environment for which you can experience Culture, Food and Entertainment that is bright and cheerful in all seasons for Work and Play.	7/10/2018 2:29 PM

Q8 How often do you visit or pass through Centennial Square?

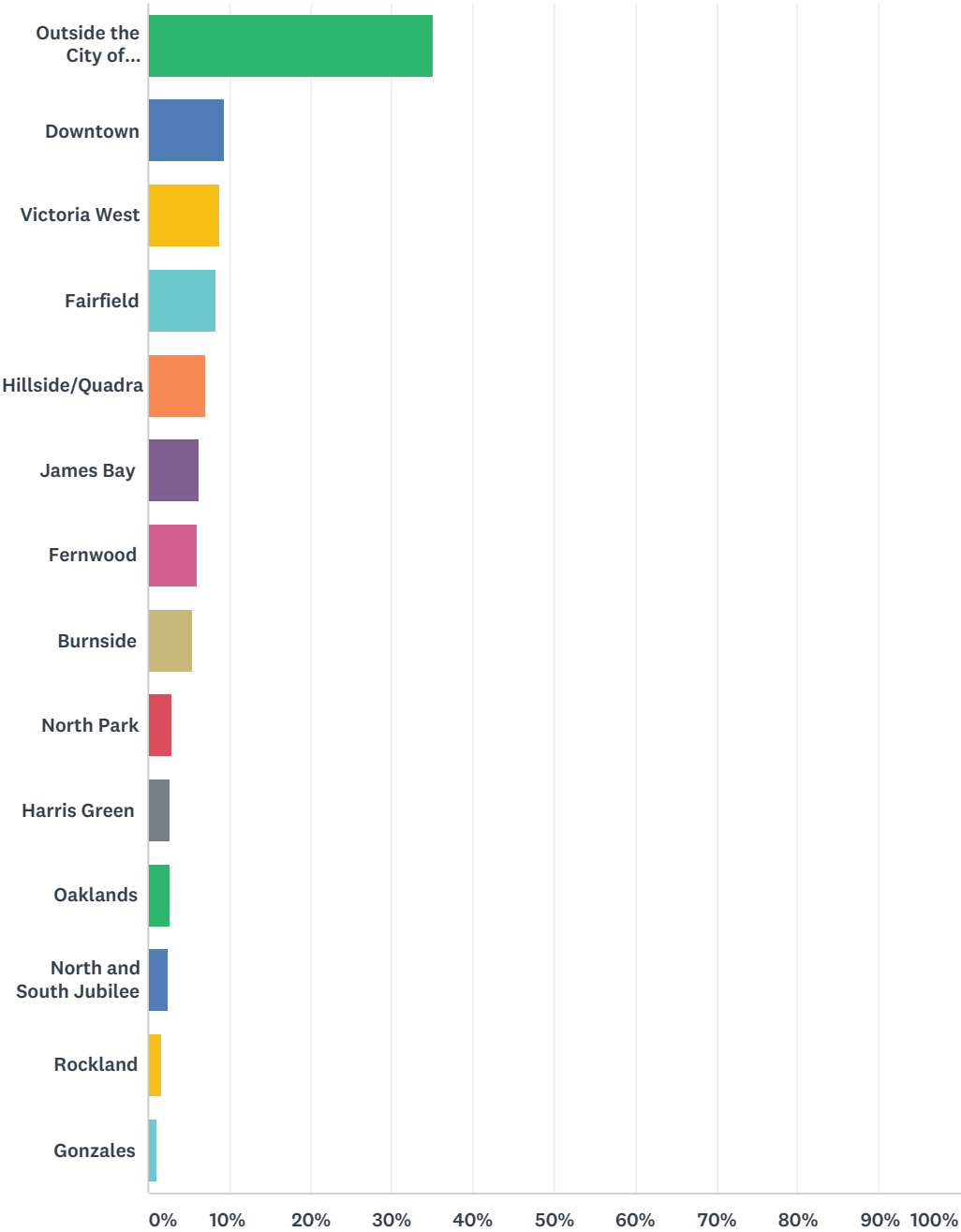
Answered: 930 Skipped: 75



ANSWER CHOICES	RESPONSES	
a few times a month	29.35%	273
a few times a year / occasionally for special events	24.84%	231
1-3 times a week	19.35%	180
4-5 times a week	11.72%	109
Daily	11.40%	106
never	3.33%	31
TOTAL		930

Q9 In which neighbourhood do you live?

Answered: 921 Skipped: 84



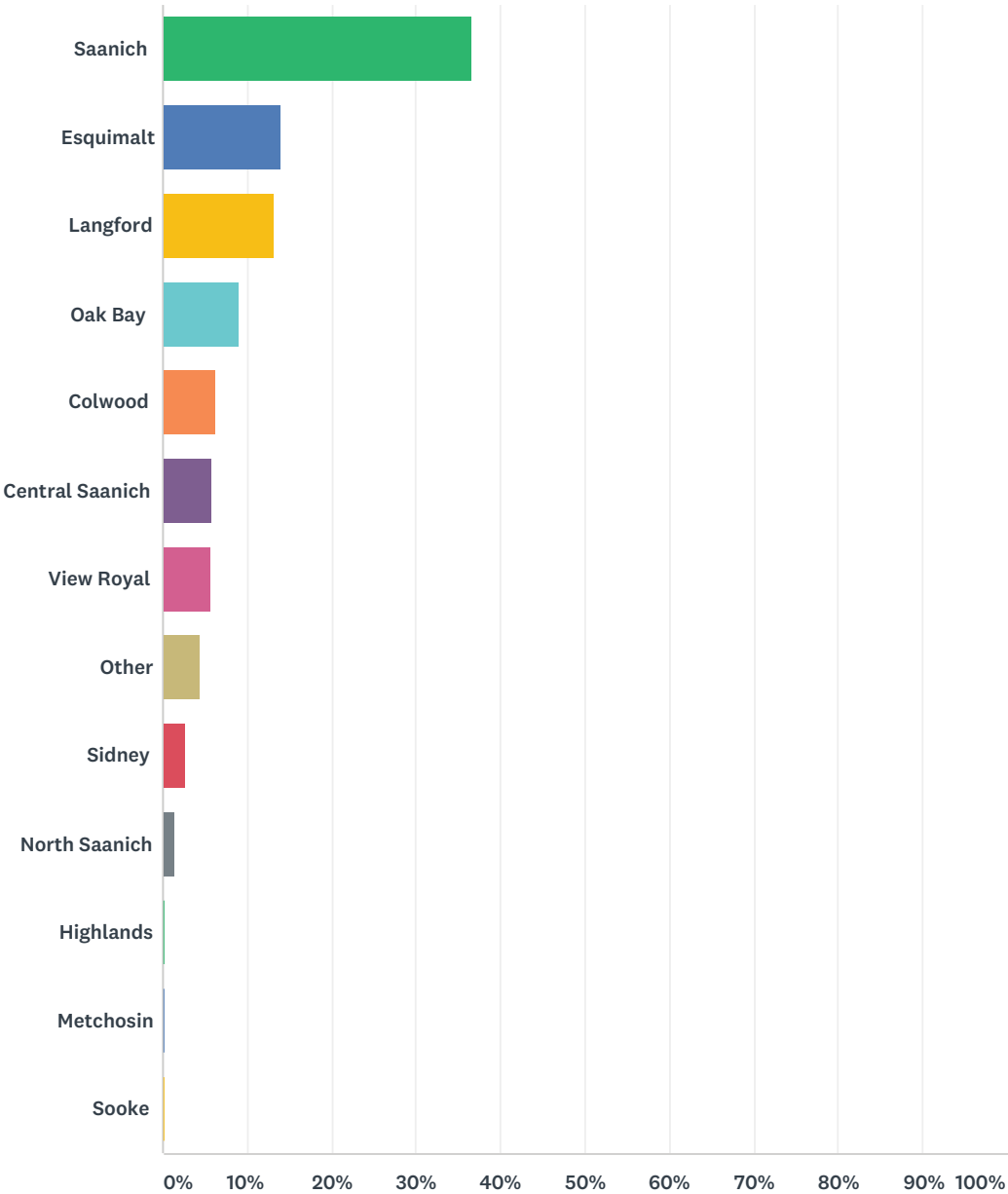
ANSWER CHOICES	RESPONSES	
Outside the City of Victoria	35.07%	323
Downtown	9.34%	86
Victoria West	8.79%	81
Fairfield	8.47%	78
Hillside/Quadra	7.06%	65

Centennial Square Action Plan Survey

James Bay	6.19%	57
Fernwood	5.97%	55
Burnside	5.43%	50
North Park	2.93%	27
Harris Green	2.71%	25
Oaklands	2.71%	25
North and South Jubilee	2.61%	24
Rockland	1.74%	16
Gonzales	0.98%	9
TOTAL		921

Q10 If you answered "Outside the City of Victoria", please indicate if you live in one of the following municipalities.

Answered: 336 Skipped: 669



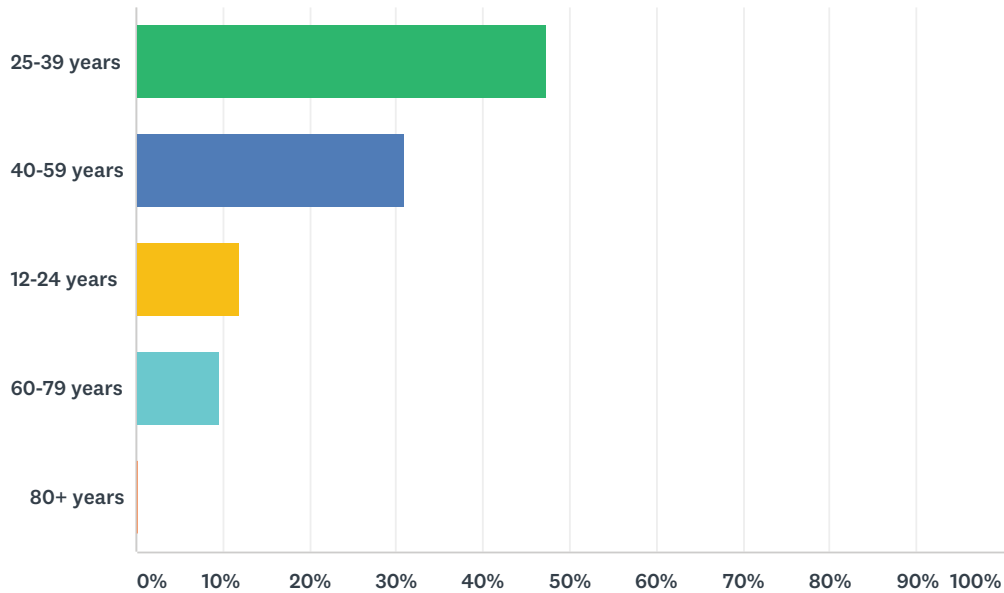
ANSWER CHOICES	RESPONSES	
Saanich	36.61%	123
Esquimalt	13.99%	47
Langford	13.10%	44
Oak Bay	8.93%	30
Colwood	6.25%	21

Centennial Square Action Plan Survey

Central Saanich	5.95%	20
View Royal	5.65%	19
Other	4.46%	15
Sidney	2.68%	9
North Saanich	1.49%	5
Highlands	0.30%	1
Metchosin	0.30%	1
Sooke	0.30%	1
TOTAL		336

Q11 What is your age range?

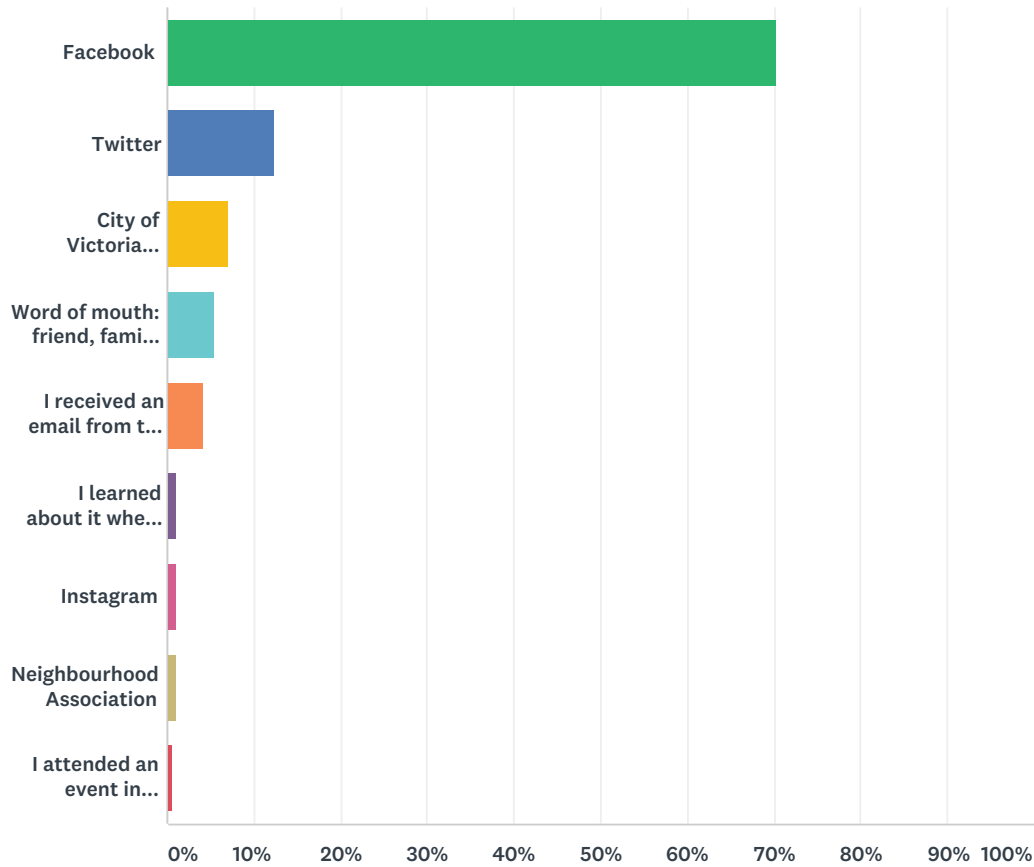
Answered: 916 Skipped: 89



ANSWER CHOICES	RESPONSES	
25-39 years	47.27%	433
40-59 years	31.00%	284
12-24 years	12.01%	110
60-79 years	9.61%	88
80+ years	0.11%	1
TOTAL		916

Q12 How did you hear about the survey?

Answered: 827 Skipped: 178



ANSWER CHOICES		RESPONSES	
Facebook		70.37%	582
Twitter		12.33%	102
City of Victoria website		7.13%	59
Word of mouth: friend, family member, colleague, or neighbour		5.44%	45
I received an email from the City		4.23%	35
I learned about it when I visited City Hall		1.09%	9
Instagram		0.97%	8
Neighbourhood Association		0.97%	8
I attended an event in Centennial Square		0.60%	5
Total Respondents: 827			

#	OTHER (PLEASE SPECIFY)	DATE
1	Radio.	8/7/2018 5:47 AM
2	Vic News	8/6/2018 6:39 PM

Centennial Square Action Plan Survey

3	Victoria News	8/5/2018 10:30 AM
4	radio	8/2/2018 4:57 PM
5	Vic News article - in Aug1 edition - very poor city engagement/publicity if info was submitted only recently	8/2/2018 2:05 PM
6	Victoria News (Black Press)	8/1/2018 9:58 PM
7	victoria news paper	8/1/2018 8:01 PM
8	Victoria News article	8/1/2018 3:27 PM
9	The News	7/30/2018 8:51 PM
10	radio	7/30/2018 12:51 PM
11	http://www.vicnews.com/	7/30/2018 11:28 AM
12	https://www.vicnews.com/news/refreshing-changes-in-store-for-victorias-centennial-square/	7/30/2018 9:41 AM
13	News article online.	7/30/2018 6:10 AM
14	google local	7/29/2018 6:30 PM
15	news article	7/29/2018 11:41 AM
16	Vic news newspaper article	7/29/2018 8:54 AM
17	News article	7/29/2018 8:40 AM
18	News article	7/29/2018 8:36 AM
19	oakbaynews.com through google	7/29/2018 4:06 AM
20	victoria news	7/28/2018 8:15 PM
21	Referenced on www.vicnews.com	7/28/2018 7:53 PM
22	Vibrant Victoria	7/28/2018 7:07 PM
23	Vibrant Victoria website	7/28/2018 6:51 PM
24	vicnews	7/28/2018 12:45 PM
25	Article on Saanich News	7/28/2018 12:18 PM
26	Victoria News	7/28/2018 11:22 AM
27	went to web-site to find something else, which I cannot find.	7/26/2018 3:31 PM
28	Victoria Buzz	7/23/2018 12:22 PM
29	Tourism Victoria Newsletter	7/20/2018 12:23 PM
30	Co-worker	7/19/2018 11:14 AM
31	Tourism Victoria Newsletter	7/19/2018 9:41 AM
32	Radio: The Zone 91.3	7/19/2018 9:29 AM
33	An email from Tourism Victoria	7/19/2018 9:08 AM
34	Radio	7/18/2018 5:52 AM
35	Victoria Buzz	7/17/2018 8:38 PM
36	Connect Newsletter	7/17/2018 7:46 PM
37	City of Victoria Connect Newsletter	7/17/2018 3:23 PM
38	Victoria BUZZ	7/17/2018 10:24 AM
39	Victoria Buzz	7/17/2018 9:58 AM
40	Victoria Buzz Facebook page	7/16/2018 11:05 PM
41	Victoria buzz website	7/16/2018 10:47 PM
42	The Zone 91.3	7/16/2018 7:58 PM

Centennial Square Action Plan Survey

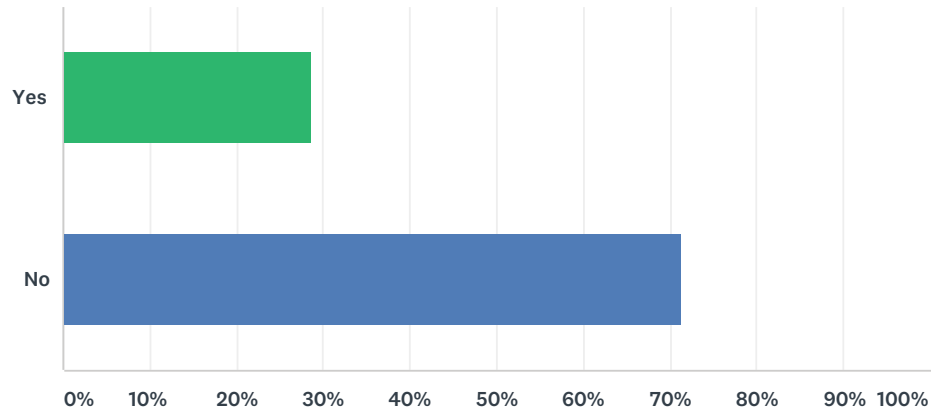
43	media	7/16/2018 2:25 PM
44	Victoria Buzz	7/16/2018 12:46 PM
45	Victoria Buzz	7/16/2018 11:29 AM
46	vic news	7/16/2018 11:27 AM
47	Victoria Buzz website	7/16/2018 11:04 AM
48	vicbuzz	7/16/2018 8:29 AM
49	VicBuzz	7/16/2018 8:00 AM
50	victoria buzz	7/16/2018 7:05 AM
51	Victoria Buzz	7/16/2018 6:43 AM
52	media	7/16/2018 6:19 AM
53	Digital news story on the Victoria buzz website that was suggested by google	7/16/2018 4:47 AM
54	news article	7/15/2018 11:45 PM
55	Victoria Buzz	7/15/2018 8:51 PM
56	Local online news site	7/15/2018 8:25 PM
57	victoriabuzz web site	7/15/2018 6:53 PM
58	The zone	7/15/2018 6:10 PM
59	News article	7/15/2018 5:07 PM
60	victoria buzz	7/15/2018 5:06 PM
61	Google news	7/15/2018 4:10 PM
62	News feed by Google	7/15/2018 3:20 PM
63	Victoriabuzz	7/15/2018 3:13 PM
64	I heard the 913the zone talking on air about it	7/15/2018 3:05 PM
65	91.3 the zone radio station	7/15/2018 2:57 PM
66	web	7/15/2018 1:34 PM
67	Shared by a teacher	7/15/2018 12:12 PM
68	Google	7/15/2018 11:55 AM
69	Google Local News Feed	7/15/2018 10:40 AM
70	VicBuzz	7/15/2018 10:31 AM
71	Google's news accumulator on my mobile device	7/15/2018 9:58 AM
72	News	7/15/2018 9:04 AM
73	Victoria Buzz	7/15/2018 9:04 AM
74	Victoria Buzz website	7/15/2018 8:59 AM
75	Google news	7/15/2018 8:55 AM
76	online	7/15/2018 8:47 AM
77	Victoria Buzz	7/15/2018 7:09 AM
78	local news	7/15/2018 7:08 AM
79	Victoria buzz	7/15/2018 7:08 AM
80	Victoria Buzz	7/15/2018 5:20 AM
81	News	7/14/2018 10:43 PM
82	online news article	7/14/2018 10:34 PM
83	Victoria Buzz	7/14/2018 8:41 PM

Centennial Square Action Plan Survey

84	Buzz feed	7/14/2018 8:30 PM
85	Victoria Buzz	7/14/2018 4:03 PM
86	Victoria buz	7/14/2018 3:21 PM
87	Victoria Buzz	7/14/2018 2:35 PM
88	Victoria Buzz	7/14/2018 2:18 PM
89	On the news	7/14/2018 1:28 PM
90	News	7/14/2018 12:03 PM
91	victoria buzz	7/14/2018 11:40 AM
92	Victoria Buzz article.	7/14/2018 11:18 AM
93	Victoria Buzz website	7/14/2018 8:46 AM
94	Google advertising	7/13/2018 8:29 PM
95	vibrant victoria	7/13/2018 5:22 PM
96	vibrant victoria	7/13/2018 2:01 PM
97	newspaper	7/13/2018 1:19 PM
98	Work for City, found on intranet	7/11/2018 2:04 PM

Q13 Are you interested in receiving occasional email updates from the City of Victoria regarding the Centennial Square project?

Answered: 902 Skipped: 103



ANSWER CHOICES		RESPONSES	
Yes		28.60%	258
No		71.40%	644
TOTAL			902

Bridget Frewer

From: Personal info
Sent: October 8, 2018 3:04 PM
To: Engagement
Subject: Centennial square

Follow Up Flag: Follow up
Flag Status: Flagged

Categories: Bridget

Hi there, I think that centennial square could really benefit from having a small, fully fenced off-leash dog park. Downtown Victoria is home to more dogs than children now, and it would be great to have a place close to home where I can take my pup to socialize with other dogs.

Thanks!

Personal info

Sent from my iPhone

Bridget Frewer

From: Personal info
Sent: September 26, 2018 10:49 AM
To: Engagement
Subject: Ideas Jam

Follow Up Flag: Follow up
Flag Status: Flagged

Categories: Bridget

Hi,

I was looking over the four plans you've got on the website. I'm so excited about the square being revitalized! The few things I'd like to see would be more light, and a surface that stands up year round!

That bit that butts up to City Hall, next to the totem poles, could that be looked at? It seems like just a dark, uninviting space. That would be a wonderful spot for a community garden, with raised beds, given our wet weather, it would save on muddy tracks being dragged through the rest of the square.

And, speaking of our wet weather, while grass seating sounds like a great idea, it doesn't seem a very good use of the space, given how wet it will be a good portion of the year. Maybe small patches of grass or strips, would be better. That way it's available for the good weather, but not too much space is wasted during the wetter weather. I love the idea of turning the fountain into a water type feature for kids in good weather! That can easily be adjusted for wet weather since it's paved.

I also agree that more cafés, coffee carts, things that will pull the work crowd in all year long would be a great way to make the space feel welcoming.

So, I guess in short, this email is just to ask that our weather be taken into consideration in this planning. If it's designed just for the summer months we will fall short of creating a year round, vibrant space.

Thanks for taking the time to read my email,

Personal info

Sent from my Huawei Mobile

Bridget Frewer

From: Personal info
Sent: September 26, 2018 6:58 PM
To: Engagement
Subject: Direction 1 idea 2

Categories: Bridget

Hello,

I think replacing the cold, hard paved centre with the fountain etc with a grass area surrounded by trees to sit, relax and have events would be great. Benches or other seating arrangements for people who cannot sit on the grass would be needed too.

Having around it temporary structures for little shops, cafes, food etc would attract people and make staying around and using the square more feasible. It would give life to what I see now as a dead and unfriendly space.

As is, there is a whole lot of space that goes unused, there is nothing there to be inviting, it is cold and impersonal and non engaging. Plus in the summer there is no shade. It is awkward to walk through and kind of disjointed flow wise.

Make it like a park in the centre, give people coffee and snacks, art and stuff to buy, events and recreation and this place will burst with life and make everyone happy!

Sincerely

Personal info

Sent from my iPad

Bridget Frewer

From: Melinda Jolley
Sent: August 2, 2018 6:09 PM
To: Michelle Harris; Bridget Frewer
Cc: Roz Beddall
Subject: RE: General Inquiry - facilities comment

Sending this through to Mary for Facilities...

M

-----Original Message-----

From: Michelle Harris
Sent: August 2, 2018 4:09 PM
To: Melinda Jolley <MJolley@victoria.ca>; Bridget Frewer <bfrewer@victoria.ca>
Cc: Roz Beddall <rbeddall@victoria.ca>
Subject: FW: General Inquiry - facilities comment

Hi Melinda and Bridget,

I think this is a comment we should share with Facilities and Planning re: stages at Centennial Square and Beacon Hill Park.

Thanks,
Michelle

-----Original Message-----

From: Engagement
Sent: August 2, 2018 4:00 PM
To: Michelle Harris <MHarris@victoria.ca>
Subject: FW: General Inquiry

-----Original Message-----

From: webforms@victoria.ca <webforms@victoria.ca>
Sent: August 2, 2018 9:45 AM
To: Engagement <engage@victoria.ca>
Subject: General Inquiry

From: **Personal info**

Email

Reference : <https://www.victoria.ca/EN/main/residents/culture/outdoor-venues/centennial-square/centennial-square-action-plan.html>

Daytime Phone : **Personal info**

It appears that all local outdoor stages are constructed so that the sun is not in the eyes of performers. This is thoughtful, but not very.

Performers are used to performing with strong, hot lights on them. They NEED lights on them.

What we have at Greater Victoria outdoor stages is on-stage performers in the dark while the audiences are facing into the sun.

Please take this into consideration when planning changes to Centennial Square and, in future, for Beacon Hill Park and other outdoor stages.

IMPORTANT NOTICE: This message is intended only for the use of the individual or entity to which it is addressed, and may contain information that is privileged, confidential and exempt from disclosure under applicable law. If the reader of this message is not the intended recipient, or the employee or agent responsible for delivering the message to the intended recipient, you are hereby notified that any dissemination, distribution or copying of this communication is strictly prohibited. If you have received this communication in error, please notify The City of Victoria immediately by email at publicservice@victoria.ca. Thank you.

IP Address: **Personal info**

Bridget Frewer

From: [Personal info](#)
Sent: September 26, 2018 6:16 PM
To: Engagement
Subject: Centennial square

Categories: Bridget

Love the ideas but let's get more greenery for the proposed seats to be placed upon...definitely make our square family friendly and encourage many to visit...

Thanks

[Personal info](#)

Sent from my iPad

Bridget Frewer

From: Personal info
Sent: September 27, 2018 5:05 PM
To: Engagement
Subject: Centennial Square Design Ideas

Categories: Bridget

I reviewed with interest the results of the recent ideas jam on Centennial Square. I liked in particular ideas 1, 3, 5, 7, 8 and 9. I think the various iterations of the urban green concept will prove less successful over time. The notion of a flexible and formally arranged hard surfaced square, near as possible to a level grade, offers the best options for the square long term. However, the critical moves relate to the surrounding uses. At present, there is no real reason to come to the square unless one is going to a government office during the business day, or if there is a specially programmed event. A wide range of other uses that attract people throughout the day are critical for the life of the square. Restaurants, cafes, a library, perhaps a hotel, apartments, shops and other attractions that draw pedestrian traffic throughout the day and night are critical to bring genuine life to the square. Right now it is essentially an institutional space and as a consequence, people have limited reasons to go there. The square itself is ugly but it would work a lot better if there were a wide range of active uses at grade flanking all sides of the square, such as one typically finds in the most successful urban squares in Europe. Finally the parkade has to be replaced with a multi-storey mixed use building in scale with the square, with active uses at grade on all four faces. By all means have parking below grade, including below the square itself, but the above ground space should be used for more humane uses.

Yours truly,

Personal info

CONFIDENTIALITY NOTE: This e-mail message, including attachment, is for the sole use of the intended recipient(s) and may contain confidential and privileged information. Any unauthorized review, use, disclosure or distribution is prohibited. If you are not the intended recipient, please contact the sender by reply e-mail and destroy all copies of the original message.

Bridget Frewer

From: Personal info
Sent: July 26, 2018 11:01 AM
To: Engagement
Subject: Centennial square

Hi!

Here are some ideas for a more inclusive square:

- A poop bag station with trash can for people with dogs
- Benches that people can sit AND lay down on
- A drinking fountain
- Maybe we could make a coffee shop happen in the square with a big terrace? This is something common in Europe and really fosters a sense of community
- More trees + plants
- Bike racks
- One of those giant floor chess games that I've seen in some cities
- No security (security guards tend to instigate fear and make people feel surveilled)

Have a nice day!

Personal info

Sent from my iPhone

Bridget Frewer

From: Personal info
Sent: September 26, 2018 6:30 PM
To: Engagement
Subject: Centennial Square input

Categories: Bridget

The drawings are not good resolution. I cannot read the text in many cases. Would you please post in higher resolution, maybe so they can be clicked on to make larger?

I also find it difficult to understand some terms and determine the perspective. They really need narrative attached. Are they posted in a format accessible to screen readers? If you imbed text descriptions for them, please post for everyone else. There is new terminology such as sticky edges that needs to be explained. Tiara, totemic monoliths, pavilion, undercroft, civic room... It's like this is just for the people who were there.

Does one of the plans involve moving the mosaic columns to the Douglas Street end? That would provide the iconic gateway.

Are you really considering glass houses? Wont' they be vandalized?

How about posting the current layout with parts labeled first? And then follow with plans on same scale and perspective for each "Direction" to aid in comparison? Also, have photos as it is now, of each elevation and perspective. I'm looking at drawings from Douglas perspective trying to remember what is there now.

Grassy areas will become the toilet area for downtown dogs and not be useable by humans. Not a good idea. If you want the feeling of green, then a raised bed of planted shrubs and trees with understory. Dogs will get in there, but people won't be tempted to lounge. Yet is will deaden sound and create the impression of being in a green space.

What are you going to do about the monolithic wall of the parkade? I suggested a green wall or massive sculpture. Rejected?

Parents and supervisors will want places to sit surrounding any water play area. In the third drawing, seating looks to be further away than many parents would be comfortable in. I can't tell what the Greek key structure in the 4th is. Is it seating?

Personal info

Bridget Frewer

From: Personal info
Sent: September 26, 2018 10:21 AM
To: Engagement
Subject: Re: Emerging Ideas for Improving Centennial Square

Categories: Bridget

Hello,

I liked these ideas below:

- Idea 1: Shade trees
- Idea 2: Open lawn area
- Idea 3: Seating edges/steps
- Idea 4/5: Water jets

And the concepts such as:

- Come for lunch
- Come when it's cold and rainy
- Come to discover

Thank you,
Personal info

年 月 日 水 9:59 Engagement <engage@victoria.ca>:

Thank you for your interest in the future of Centennial Square!

In September members of the community and a stakeholder working group representing residents, community groups, businesses, arts and culture groups, festival users, and heritage participated in an "Ideas Jam" workshop and open house event. Common themes identified by the community through early engagement in July, including how to make the Square feel more welcoming and safe, family friendly, and a desire to see more year-round activity and programming, were explored with a design team resulting in some emerging ideas for how to improve the Square. The Ideas Jam resulted in a number of preliminary concepts, options and ideas. These are now available on the [project webpage](#).

It's an exciting time for a project when the ideas begin to emerge. Check out some of the ideas and let us know what you think! Written feedback, questions and ideas can be submitted to engage@victoria.ca from now until November 1.

Next Steps

Feedback on the emerging ideas will inform refined concept options, and a draft preferred concept, programming recommendations and priorities that will be shared with the community in late 2018 for further input to help inform a draft action plan. A draft action plan for Centennial Square will be considered by Council in early 2019.

For more information, visit the project webpage www.victoria.ca/CentennialSquare

Bridget Frewer

From: Engagement
Sent: October 30, 2018 9:21 AM
To: Bridget Frewer
Subject: FW: Centennial Square Engagement

Feedback re: Centennial Square. I haven't responded but let me know if you'd like me to send a generic thank you message.

From: Trudie Begbie **Personal info**
Sent: October 29, 2018 1:07 PM
To: Engagement <engage@victoria.ca>
Subject: Centennial Square Engagement

To Engagement and Community Planning Staff,

The Flamenco de la Isla Society holds its Victoria Flamenco Festival each year in Centennial Square and we are excited about the plans to improve the space and bring more vibrancy to the Square.

We especially like the ideas to improve the Square's connections with Douglas Street and the other entrances to the Square and to facilitate temporary installations such as cafe kiosks or food trucks in the Square, with more inviting and shady areas for people to sit, including the stage area.

For festivals and performances, we believe it is important to have a permanent (or retractable) shade/weather canopy over the stage. This would be greatly beneficial to musicians who in summer need a shady spot to play on the stage and it would be essential in cases of rain. We would also like to have a permanent green room behind the stage where one of the outside walls of the room could act as a backdrop to the stage. This could be a place for various groups to hang artwork, scenery, banners or special decors.

During the years of the festival, we have experienced quite strong winds coming into the square in the early afternoon from the west or south west. We have to have weights on all our materials at our information tent and we have additional props that we have to anchor with some difficulty. If possible, some kind of wind deterrent would be helpful.

I am adding a "wish" to the list but this may be outside the purview of the plan. We put down our own wood floor on the stage each year and we have been approached by other dance groups to use our floor in their performances at the Square. The floor is showing signs of wear and it would be great to have a stage surface that would be suitable for dance. Flamenco dance needs a particular surface where the audience can hear the sounds of the feet.

Thank you for your consideration. We love the opportunity to hold our festival in the Square and are thankful for the support of the City of Victoria,

Trudie Begbie,
Flamenco de la Isla Society

Food Trucks

Please!
@

PEDICABS

WOULD LOVE TO

TRAVEL THROUGH

THE SQUARE

WHEN SAFE

(NO EVENTS?)

THANK YOU



CENTENNIAL SQUARE IDEAS JAM

ONLINE PIN UP

The Ideas Jam

The purpose of the Ideas jam was to generate preliminary design ideas and directions based on the design framework developed in phase 1 and public input and feedback received in the process to date.

Design ideas generated were broadly premised on restoring the original intent of the square as the City's main civic gathering space while supporting its evolution as a venue for appropriately scaled events and festivals, and creating a more fun, inclusive and welcoming space for people of all ages and abilities.

Design directions and ideas included:

- Creating a more simplified and formal civic space with more seamless physical and visual connections
- Flexible and adaptable design to support a diversity of year round activities, events and programming
- Ensuring high quality design and materials and incorporating ample seating and appropriately located shelter for year round comfort
- Incorporating active edges through use and design of buildings to support vitality and eyes on the square throughout the day and year round
- Incorporating elements of play using water, furniture and art to create a more welcoming, fun and adaptable environment for children and families

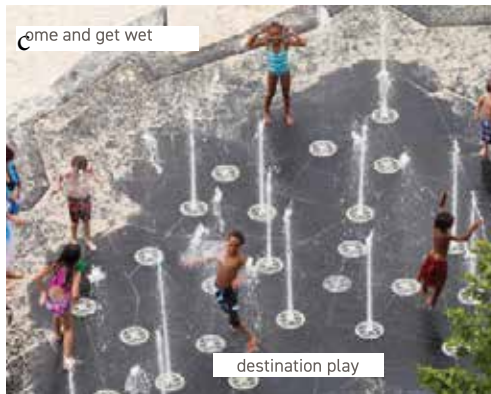
The preliminary design directions generated at the Ideas Jam (and feedback on them) will be used to develop a refined set of concept options and a draft preferred concept. This in turn will be presented back to the public and stakeholders for further review and input later this fall and in early 2019.



Programming

WHAT WE'VE HEARD

- These images and words were chosen by the community to represent the types of experiences and activities that they felt should be supported and prioritized in the square.



Design ideas generated and illustrated on the following pages were based on these preferred experiences, and premised on:

- Supporting a range of events and festivals that are publicly oriented and at a scale appropriate to the square.
- creating a more simplified and formal civic space with seamless physical and visual connections
- enable flexible and adaptable use of the square and support a range of events, festivals and other programming opportunities.



Direction 1

MORE OPEN URBAN DOUGLAS ST. PLAZA

- we heard a desire to create a more welcoming and open relationship to Douglas Street with a strong sense of arrival

IDEA 1

elements:

- hard surface plaza
- shade trees
- pavilion at Douglas St.
- public art + water

provides:

- festival and event space
- visual connection
- gateway

good for:

- safe and inclusive/ more welcoming
- flexible programming markets and small events
- better sight lines



DOUGLAS STREET



Direction 1

MORE OPEN URBAN DOUGLAS ST PLAZA

- we heard that safety, visibility and openness is important

IDEA 2

elements:

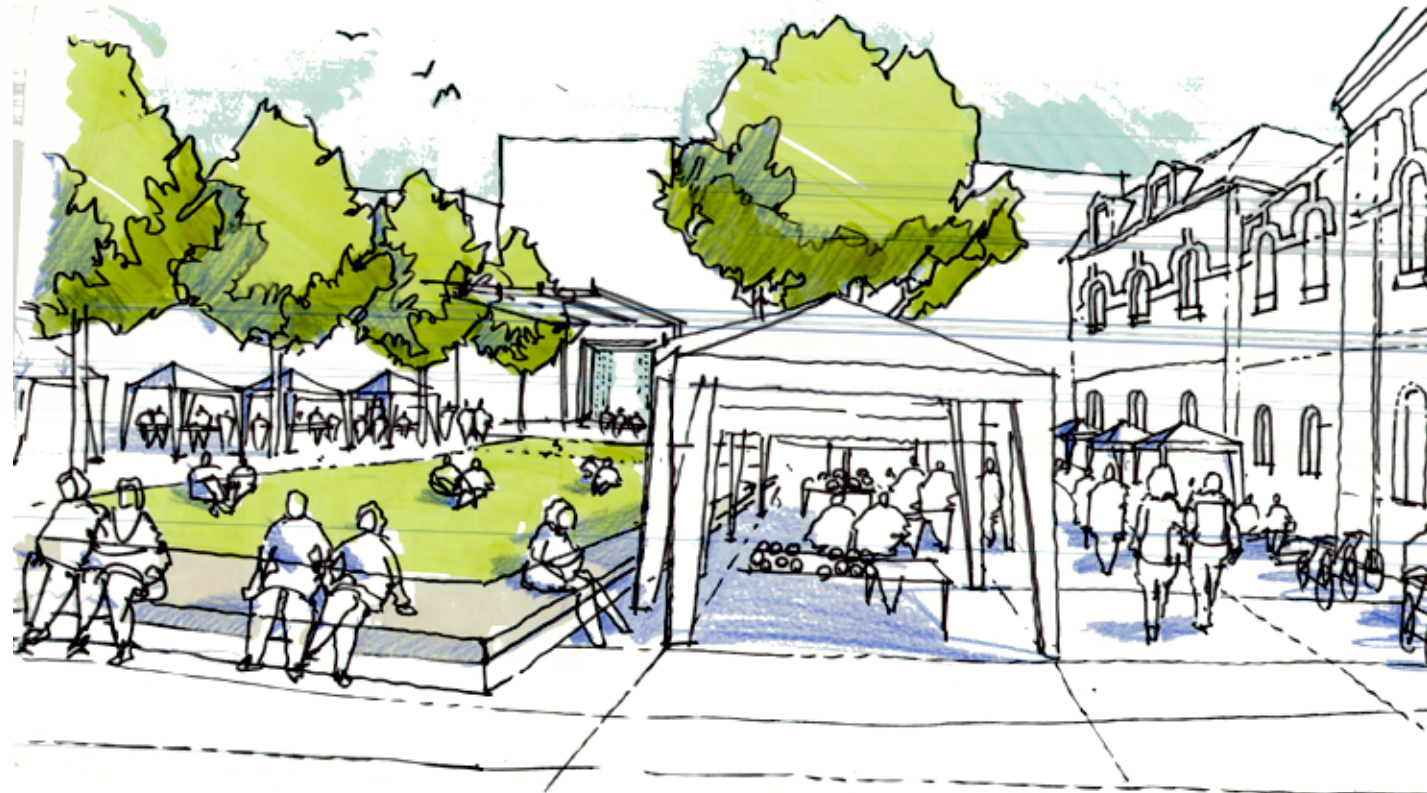
- open lawn area
- shade trees
- pavilion at Douglas St.
- water element

provides:

- festival lawn and event space
- visual connection
- gateway

good for:

- celebration, markets, urban oasis
- welcoming, open and safe
- more ground level uses



Direction 2 INTEGRATED AND ACCESSIBLE GRADES

- we heard that better connections and easier movement for all is important and in need of improvement

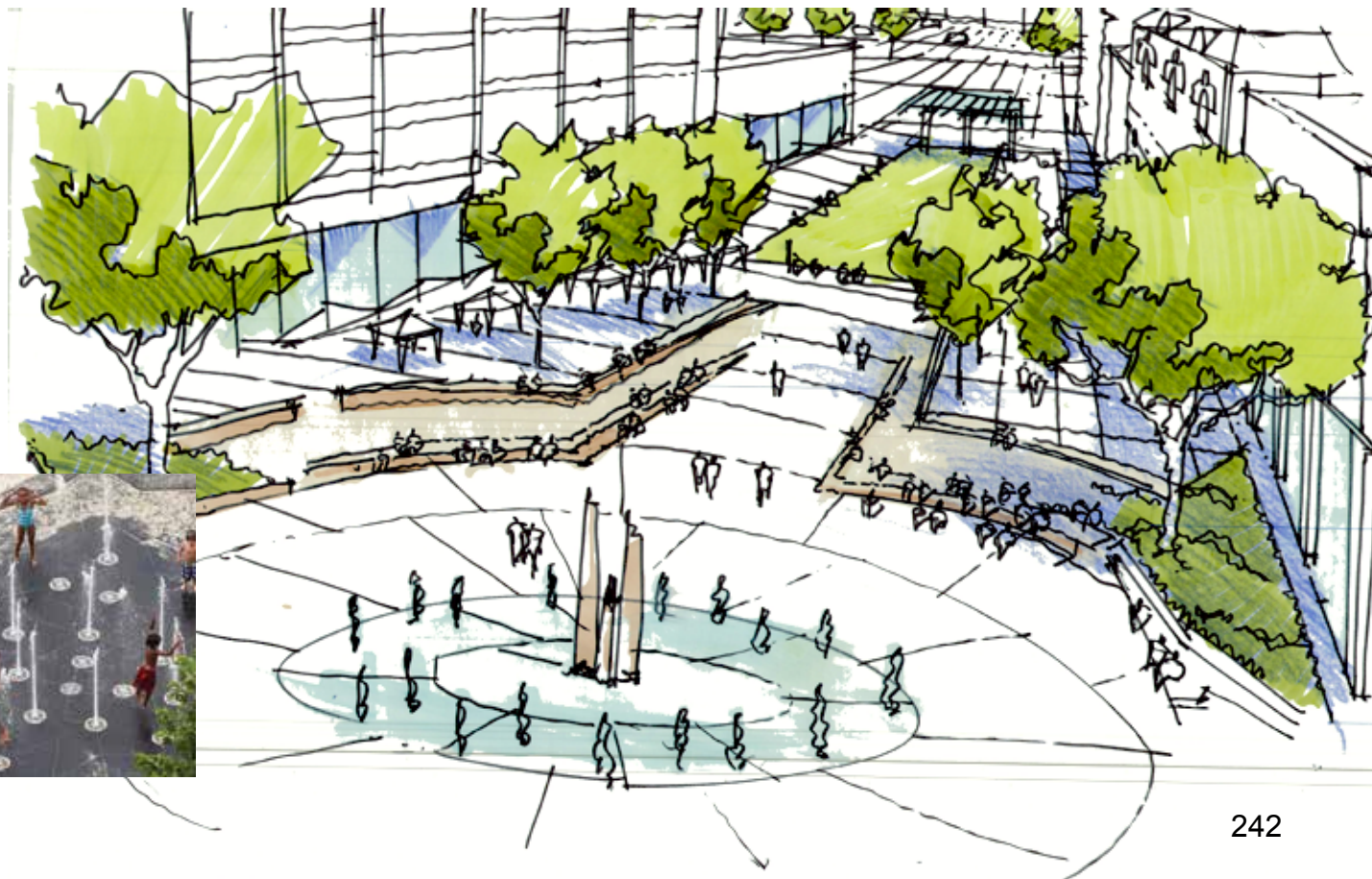
IDEA 3

elements:

- sloped landscape/ plaza
- seating edges/ steps
- simplified, continuous grades
- works with hardscaped or lawn Douglas plaza

provides:

- seamless visual and physical connections
- universally accessible grade change
- event space
- play opportunities
- more inviting places to sit



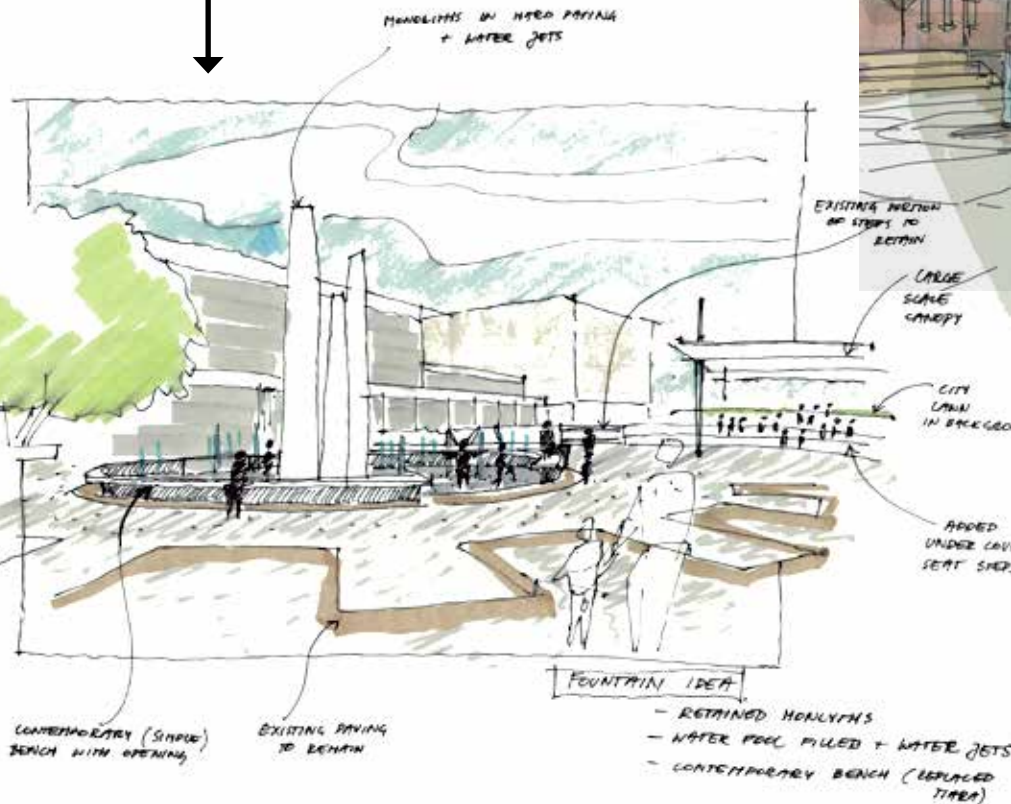
Direction 3

REFRESHED FOUNTAIN AND CENTRAL PLAZA

- we heard a desire for a more and open and flexible space integrating water play while preserving elements that have heritage value and meaning

IDEA 4

- contemporary seating adapting and using the tiara (with breaks that allow for walking through)
- pool replaced with water jets
- preserves original layout
- provides urban play
- improves connectivity

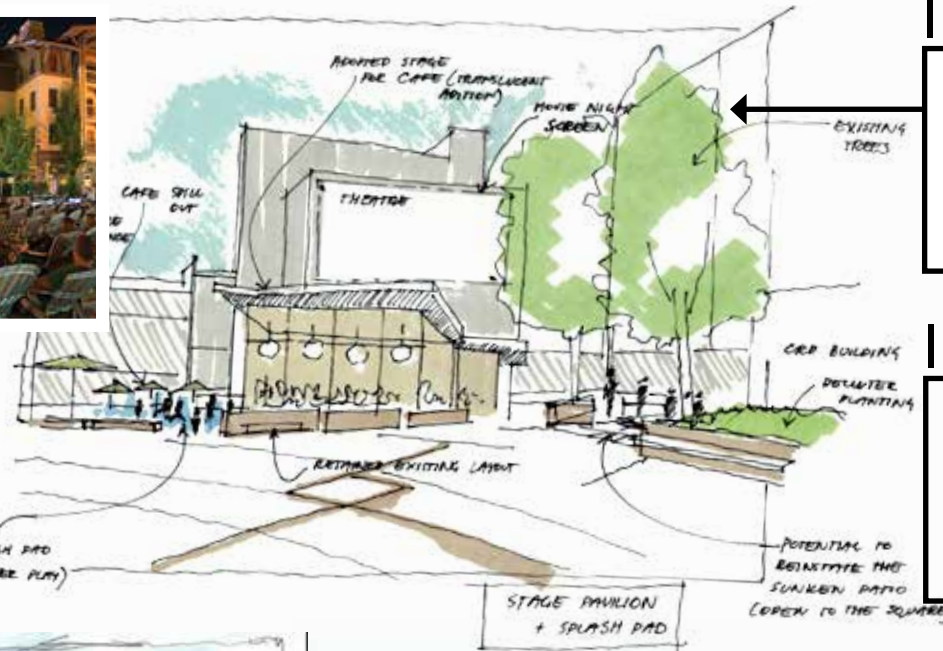


IDEA 5

- totemic monoliths retained and restored
- paved ground plane with water jets that can be turned on and off, with permanent water jets adjacent to monoliths
- provides more flexible open space
- allows urban play
- improves connectivity
- attracts people of all ages

Direction 4 ACTIVE EDGES

- we've heard that active 'sticky' building edges with retail and activity spilling out into the square would be great



IDEA 6

sticky edge 1

- stage area adapted for pavilion and enclosed active use

IDEA 7

sticky edge 2

- undercroft area adapted for inclosed or semi enclosed pavilion and active use



IDEA 8

sticky edge 3

- active uses in existing / or redeveloped building at north Douglas plaza



Direction 5

ACTIVATED UNDERCROFT

- we've heard that the undercroft is a great opportunity for activation and programming to create a more welcoming entry from Broad Street.

IDEA 9

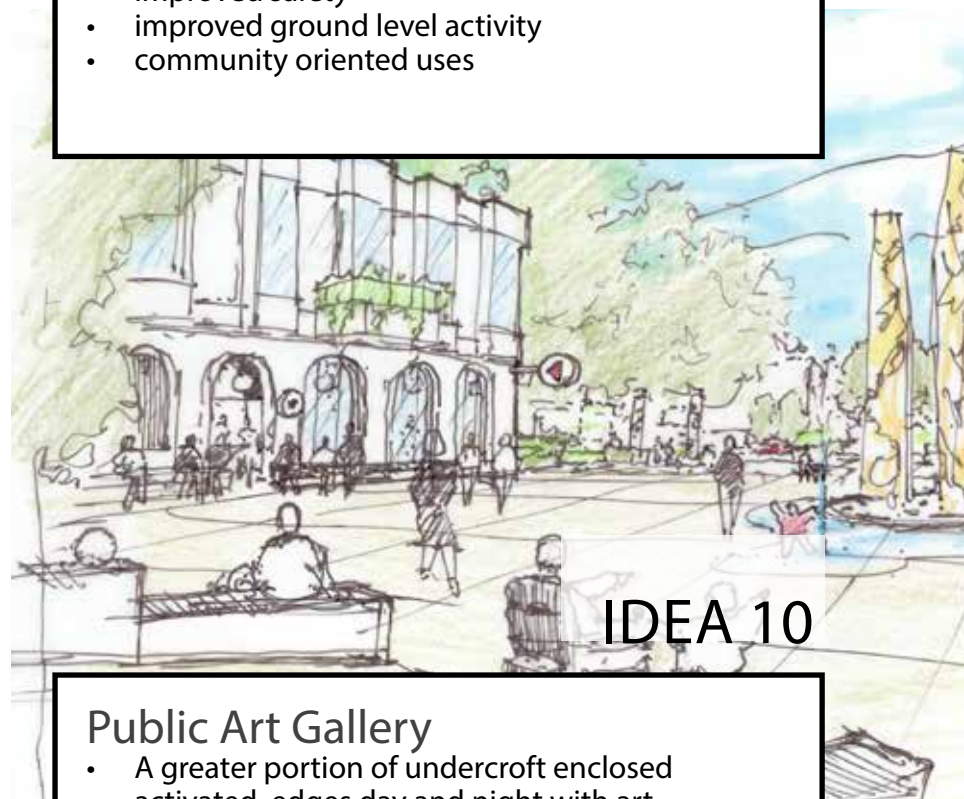
Civic Room

- Partially enclose undercroft (west side)
- activated west and north edge with seating and spill out
- programmable flexible uses
- improved safety
- improved ground level activity
- community oriented uses



Open-air Gallery

- An option to leave the undercroft open and program as an open air gallery for multi-media and interactive installations



IDEA 10

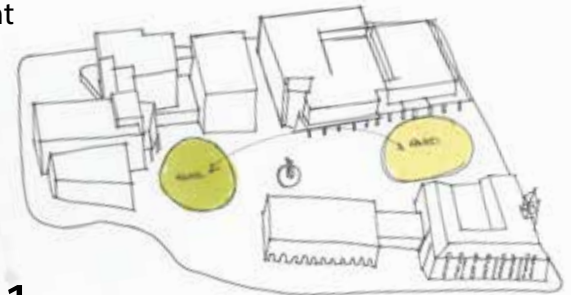
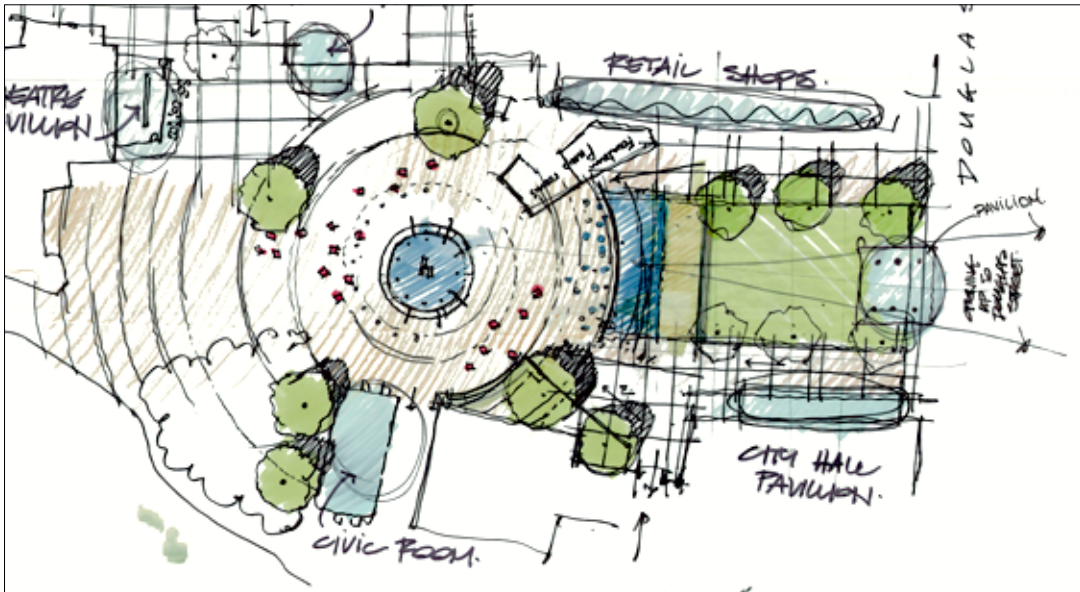
Public Art Gallery

- A greater portion of undercroft enclosed
- activated edges day and night with art displays, lit and visible at all times
- rotating layout and exhibition
- improved safety
- improved ground level activity
- destination, support arts and culture

Direction 6

INVITING URBAN GREEN

- we heard that both a green (lush trees/lawn) and safe space to relax and socialize in the square is important



IDEA 11

Urban Green East

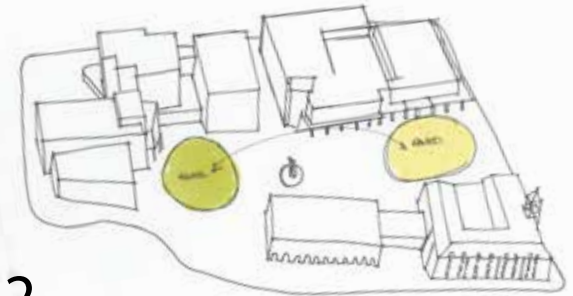
- Community lawn at Douglas Street
- open lawn with deciduous trees for framing
- shelter/ canopy or pavilion at Douglas St.
- potential for incorporation of water feature
- improved connectivity
- improved sitelines
- sense of gateway
- 'green' interface with Douglas



Direction 6

INVITING URBAN GREEN

- we've heard that a place to sit in the shade and enjoy lunch or host a farmers market is desired



IDEA 12

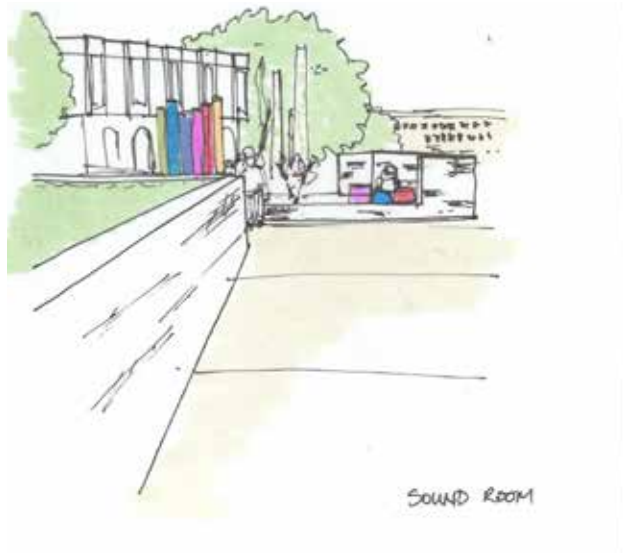
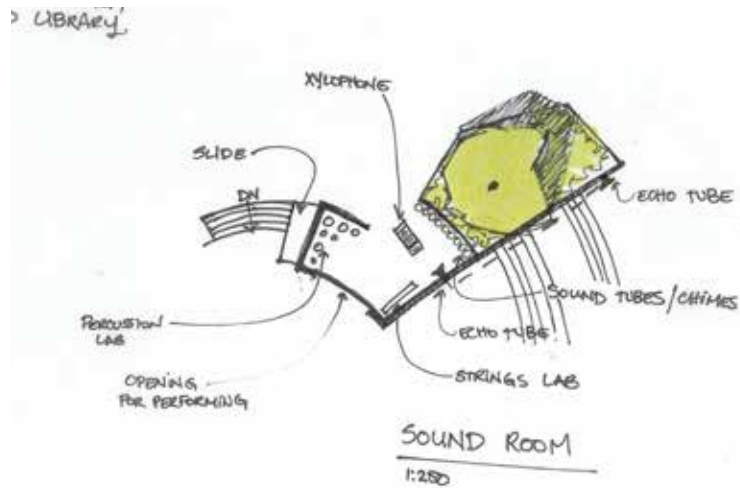
Urban Green West

- hardscape plaza at Douglas
- retained fountain and monoliths
- lawn and treed area adjacent to the theatre (stage removed/reconfigured)
- improved safety
- larger, better open space for markets
- visual transparency



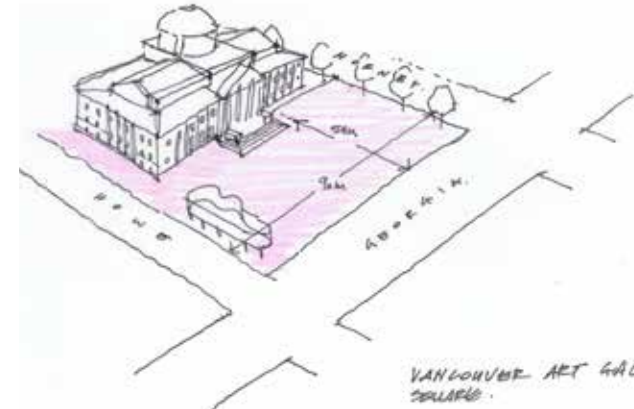
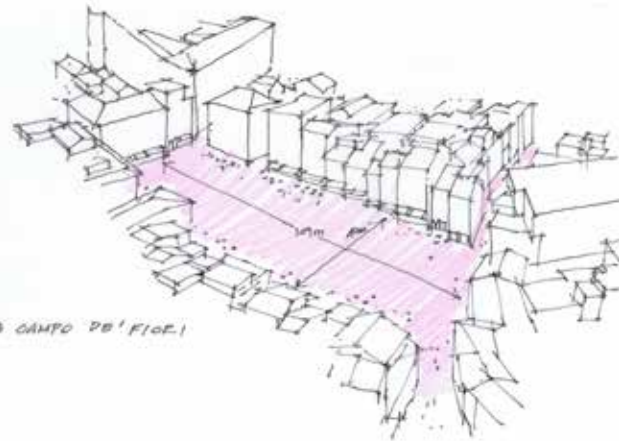
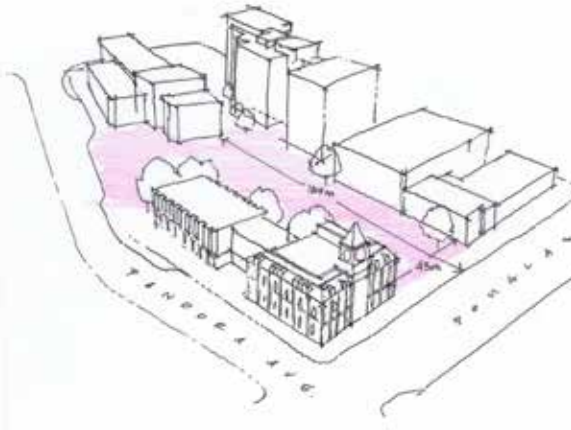
Other ideas

DESIGN EXPLORATIONS



Analysis

DESIGN STUDIES



- CONNECTIONS OFF-SITE
- VIEWS & ACCESS

- INTERACTIVE ELEMENTS
 - LIGHTING
 - WATER
 - SOUND

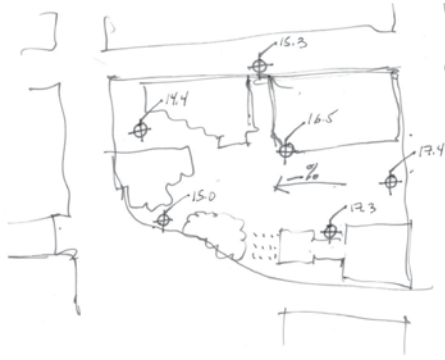
C^2 AS POSITIVE SPACE

- DEFINITION
- EDGES & ENGAGEMENT W/ ADJACENT ACTIVITY
 - DOWNGLAS
 - TRANSIT RIDERS



CRU = CRU - coffee, bike rental, shop, street outreach

ARCADES



INACTIVE EDGES

People's activities attract people, that attract activity.



CENTENNIAL SQUARE Statement of Significance Report

Researcher: John O'Reilly, Heritage Planner, City of Victoria

Date: July 6, 2018

CENTENNIAL SQUARE

Statement of Significance Report

Owner: City of Victoria

Design Credits:

Overall Planning & Coordination: Rod Clack

Centennial Square Design: Alan J. Hodgson with Rod Clack and Clive Justice of Muirhead & Justice Landscape Architects

Retail Arcade & Parking Structure: John Di Castri

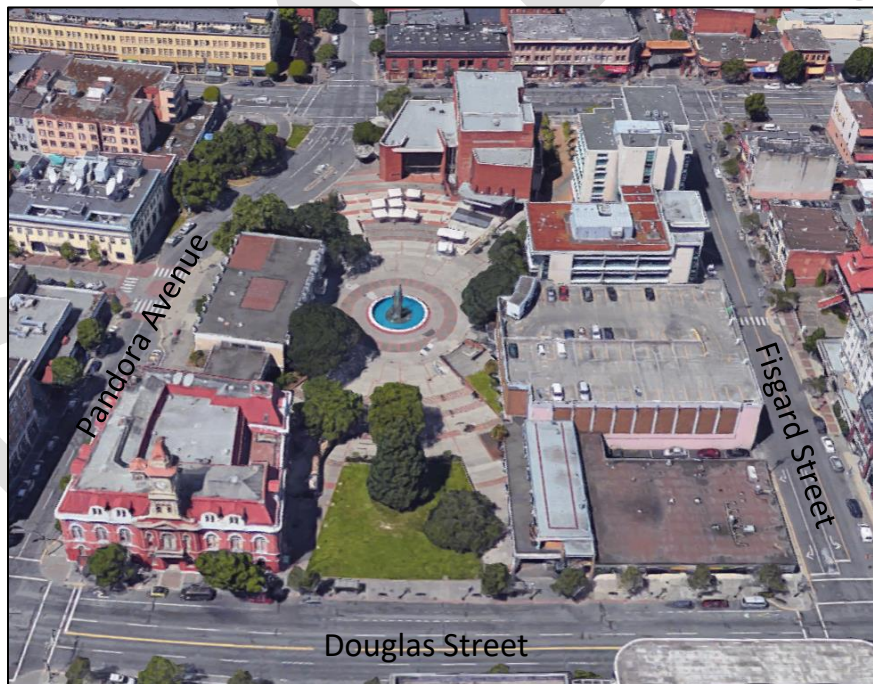
Senior Activities Centre: Clive Campbell

Renovation of the Police Building: Don Wagg

Pantages Theatre Renovation: Alan Hodgson

Fountain & Mosaic Design: Jack C.S. Wilkinson

Completion: 1965



Description

Centennial Square is a public space located in downtown Victoria on the west side of Douglas Street, mid-block between Fisgard Street to the north and Pandora Avenue to the south. The square is framed by public buildings, which include three 19th century buildings of historic significance. Victoria's Old City Hall (1878-1891) and its 1963 modernist addition frame the south edge of the square. A four-storey city-owned parking garage with an attached 2-storey office space

along Douglas Street defines the north edge. The Capital Regional District Headquarters and the historic McPherson Theatre (formerly the Pantages Theatre) form the west edge. The ground plane of the square consists of a radial pattern of curving brick bands defining the edge of terracing steps that descend from Douglas Street toward a circular fountain. The fountain contains three monoliths that rise up to 28 feet in height. They have raked concrete ridges on one side, and Italian glass mosaics on the other. Fountains and underwater lighting animate the monoliths during the day and after dark. The fountain is encircled by a sculptural pre-cast concrete ring with repeating arches that give it a crown-like appearance. Brick and exposed aggregate are used extensively throughout the square. Walled planting areas are used as a secondary element to accent and soften the edges.

The square has historically been an evolving civic space and has been altered since its original construction to suit the changing needs of the City. Some of its original features and functions have been removed or no longer perform as intended. City Council voted to cover the sculptural crown feature in a bumpy stucco coating in the 1970's to make sitting less comfortable and discourage loitering. An Elizabethan-style "knot garden"¹ and the senior activity centre at the northwest corner of the square were both demolished. The construction of the six-storey CRD headquarters in 2006 introduced new sightlines to both Chinatown and the historic Chinese Public School. The ground floor of the parking garage was intended to contain retail units to help animate the edges of the square, but these units were re-purposed as municipal offices and have not contributed to the animation of the square as originally envisioned.² A more complete list of changes over time is included under appendix 1.



Seniors Centre (demolished) view from Northwest, Clive Campbell architect, Hubert Norbury photo, n.d. (ca. 1965), *Private Collection*



Knot Garden (demolished), from Centennial Square, Victoria, B.C. (ca. 1970) CD 13, City of Victoria Archives

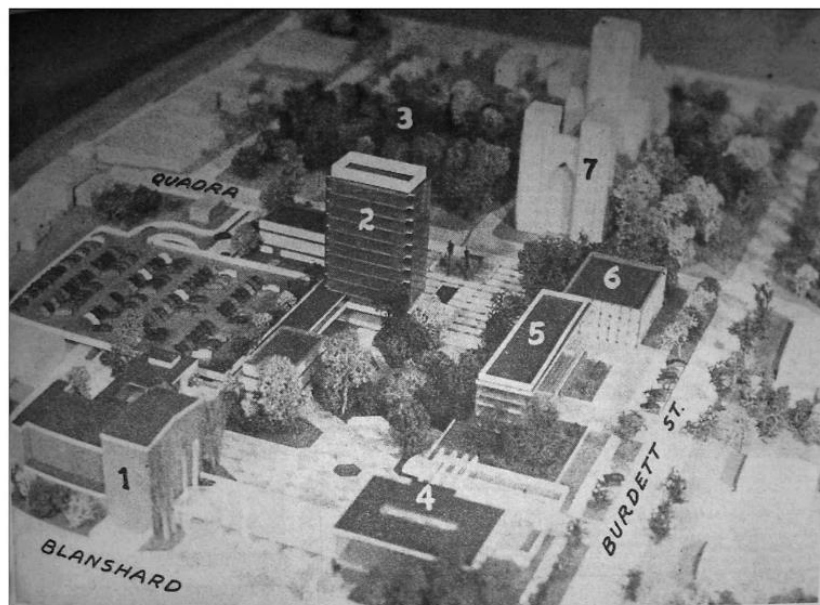
Project History

The Centennial Square project was first presented to the public on August 2, 1962 as part of Victoria's centenary celebrations commemorating its incorporation as a City 100 years earlier. The

¹ Centennial Square, Victoria, B.C., 1970, CD 13, City of Victoria Archives

² Muirhead & Justice Landscape Architects, General Plan, 2 of 11, November 1963

proposal for a civic square and park in the downtown area was initially developed by the Permanent Projects Committee of the Victoria Centennial Advisory Committee, and was part of a broader urban renewal initiative led by Alderman A.W. Toone³. In an interim report to Council, the Committee suggested that a civic square be located at the terminus of Blanshard Street. It was the concept for a commemorative civic square that would become instrumental in the preservation of Old City Hall, which was once again threatened with sale and demolition in the late 1950's. The City had planned to replace its original City Hall since World War 2, a plan that was nearly carried out. In 1957, the Capital Region Planning Board working with City Planner Rod Clack and the Dominion Construction Company from Vancouver had developed plans for a new modernist style City Hall on a large site in the Cathedral Hill neighbourhood at Blanshard Street, Quadra Street and Burdett Street. The 1957 plan envisioned a new civic centre for the Capital Region government, a courthouse and land registry office. While being well received by the public, a lack of funding from upper levels of government scuttled the plan⁴. In 1960, the Marwell Construction Company of Vancouver offered to purchase the existing City Hall, demolish it and construct a new eight storey reinforced concrete mixed-use city hall in which the City government would become a tenant. Upon learning of the proposal, the Dominion Construction Company attempted to revive its own proposal.⁵ In December, 1960, City Council turned down both proposals and the issue remained unresolved until the election of Richard Biggerstaff Wilson in late 1961.

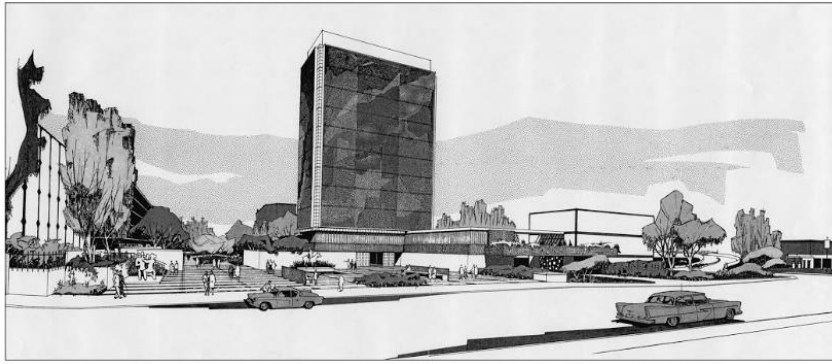


Model of the Cathedral Hill Site. 1) Royal Theatre 2) City Hall 3) Pioneer Square 4) Suggested site for museum 5) Courthouse 6) Land Registry Office 7) Cathedral

³ Segger, Martin. 2011. *The Emergence of Architectural Modernism II: UVic and the Victoria Regional Aesthetic in the late 1950s and 60s*. University of Victoria Art Collections.

⁴ Mindenhall, Dorothy. 2012. *Unbuilt Victoria*. Toronto. Dundurn Press.

⁵ Mindenhall, Dorothy. 2012. *Unbuilt Victoria*. Toronto. Dundurn Press



Perspective, Cathedral Hill Government Precinct Plan, 1957

During the 1950's, Victoria College (now the University of Victoria), was planning an expansion and the construction of a new campus on one of three possible sites- Beaver Lake, Blenkinsop Lake/Mount Douglas and Gordon Head, with the intention of applying for University status. A "University of Victoria Joint Planning Committee" was established to combine public, government and faculty efforts, and the committee's research established the Gordon Head Site as the preferred site by the end of 1960. Public interest and support for the expansion of Victoria College was strong. Oak Bay Reeve Richard Biggerstaff Wilson led a fundraising campaign that was so successful it resulted in the creation of a University Development Board of Victoria College, which would eventually raise \$11.4 million from public and private sources. Wilson became the chair of the board in 1961, a position of influence and authority that supported his eventual campaign for mayor.⁶ For the planning of the new Gordon Head Campus, Wilson requested a high profile international firm to provide input. The San Francisco firm Wurster Bernardi & Emmons were retained. At the time, the firm was working on Ghiradelli Square in San Francisco (1962-1964) and promoting a vision of urban renewal anchored by the conservation of historic buildings. Firm partner Don Emmons and R.B. Wilson developed a close relationship that continued after R.B. Wilson was elected mayor in late 1961. Emmons began advising Wilson on larger scale urban planning issues. He urged Wilson to conserve City Hall in private correspondence, and described it as an initial step towards a more comprehensive heritage conservation program for the downtown.⁷ The working relationship between Don Emmons and R.B. Wilson on the University of Victoria Gordon Head Campus was the genesis for the conservation of City Hall and the revitalization of the building through the construction of an adjacent, contemporary civic square. The design was led by many of the same architects and design team members as were working on the University of Victoria Gordon Head Campus.

In his June 20th, 1962 Feasibility Report to the Special City Hall Committee, city planner and architect Rod Clack noted that the Cathedral Hill site had not developed according to its original 1957 plan, and it was apparent that the site would continue to develop without municipal involvement. In his report, Clack promoted the idea that a proposal that conserved the existing

⁶ Segger, Martin. 2011. *The Emergence of Architectural Modernism II: UVic and the Victoria Regional Aesthetic in the late 1950s and 60s*. University of Victoria Art Collections.

⁷ Segger, Martin, *Survival By Design: Case Study Text Document*

City Hall would become a renewal incentive for surrounding areas.⁸ The report recommended that the renovations of City Hall and construction of a new addition should be connected to the construction of a new “Victoria Square” with a commemorative Fountain for the Centennial. Clack defined the elements of the proposal, which would be presented to the public as a physical model at the end of the summer, as follows:

- Retention of City Hall, interior renovations, construction of a new addition
- Construction of “Victoria Square”
- Construction of a carpark facility and shopping arcade to generate pedestrian traffic
- Rehabilitation of the Pantages Theatre as a new civic playhouse with an adjoining garden cafe
- Conservation of the Police Department headquarters
- Closure of Cormorant Street to create space for the square, as well as implement an overall traffic plan already underway. The traffic plan was intended to improve circulation, reinforce Pandora Avenue as the main town artery to Esquimalt and eliminate of surplus streets within the redevelopment area
- A senior citizens centre



Original model for Centennial Square, 1962

Design Value

Centennial Square is an exemplary modernist-style public space that was executed through a combination of visionary political leadership, the design and construction of new buildings, the careful coordination of multiple City departments and complicated logistical planning that included land assembly, selective demolition, and the permanent closure of the section of

⁸ Clack, Roderick. June 20, 1962. *Report of Special City Hall Committee on Feasibility Survey of City Hall Building and City Hall Area Redevelopment Proposal*, City of Victoria Archives CR-0177, File 2_1

Cormorant Street that ran on a diagonal through the centre of the site.⁹ In order to clear space for the square, the City demolished the 1891 public market building on the north side of Cormorant Street along with other old buildings it deemed obsolete. The Pantages theatre (now the McPherson Theatre) facing Government Street was conserved and expanded through a new addition by architect Alan Hodgson. The police station on the north side of the square facing Fisgard Street was conserved and renovated according to the designs of architect Don Wagg. A new four storey parking garage and retail arcade designed by architect John Di Castri was planned for the north side of the square, which was part of a deliberate attempt by City Planning to minimize surface parking in the downtown area and generate more pedestrian traffic.¹⁰ Old City Hall was retained and internally modernized with a contemporary new addition by architecture firm Wade Stockdill & Armour Architects.

The City retained the Vancouver landscape architecture firm of Muirhead & Justice as the designers of the new square. The firm intended for the design to unify historic and new buildings immediately framing it, while complementing the surrounding neighbourhood of Old Town. The design used brick extensively, including salvaged brick from the demolished public market building and aggregate paving, arranged in circular patterns around a central fountain. The grassy lawn fronting onto Douglas Street was intended to invite pedestrians into the square and down a series of curved terraces to the fountain, which was the main focal point. The square was designed to fit naturally within its frame of existing and new buildings, while maintaining connectivity and a variety of views to and from Old Town.¹¹ The construction of the square was an exciting event for the City of Victoria, to the extent that a documentary entitled “Townscape Re-Discovered” was created to record its progress for posterity.

The Fountain

The fountain was a gift from the adjoining municipalities of Oak Bay, Saanich and Esquimalt and commemorated the Victoria Centenary. The design was a collaboration between artist Jack C.S. Wilkinson and Rod Clack. The fountain consists of three monoliths measuring 20 feet (6.1 metres), 23 feet (7 metres) and 28 feet (8.5 metres) in height¹². The monoliths are decorated with Italian glass mosaics in a palette of reflective gold tiles depicting scenes and imagery representing “three fundamental elements of life”. The smallest of the panels symbolically faces Oak Bay and depicts “youth” and the “experience of physical life capped by the shield of knowledge”, represented by the University of Victoria crest (The University of Victoria had just attained the status of a University in 1963). The second monolith faces Esquimalt and depicts themes of procreation and representations of womanhood. The tallest monolith faces Saanich and depicts the legend of St.

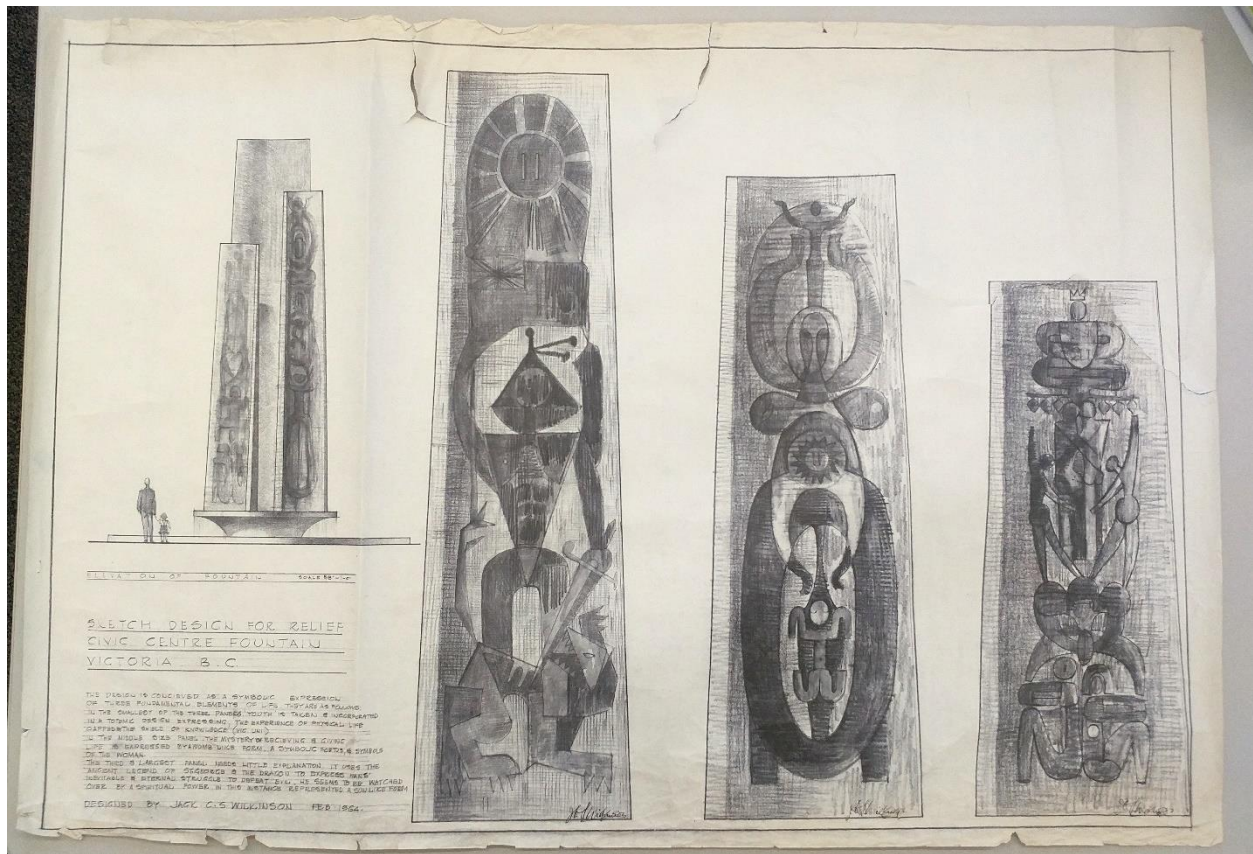
⁹ Planning Division, Engineering Department, City of Victoria- The Centennial Victoria Square Project- A precis of preliminary and introductory information prepared for the Consultant Architects comprising the Design Team, February 7, 1963

¹⁰ Clack, Roderick. June 20, 1962. *Report of Special City Hall Committee on Feasibility Survey of City Hall Building and City Hall Area Redevelopment Proposal*, City of Victoria Archives CR-0177, File 2_1

¹¹ Muirhead & Justice Landscape Architects, 1962

¹² Clack, Roderick, *Centennial Victoria Square- The Centennial Fountain*, Plan A3, 1964

George & the dragon, symbolizing humankind's struggle against evil.¹³ The fountain was meant to be the unifying symbol of the square.¹⁴



Original Design for Centennial Square Fountain by Jack C.S. Wilkinson

Wilkinson's initial design for the fountain proposed that the monoliths be elevated on a plinth, with water emitted from the centre and cascading over the edges. The tallest monolith would have risen to a height of almost 40 feet. The design was revised through collaboration with Rod Clack to include the pond, fountains, lighting and the sculptural crown intended to function as a seating.

The style of the mosaics emulate the style of the influential artist Margaret Peterson, who lived and exhibited in Victoria studied mosaic techniques in Italy, travelled extensively in Guatemala, Mexico and California studying the anthropological, cultural and spiritual sources of myths, legends and religion. She also studied the artistic traditions of the Koksilah Cowichan Tribe prior to moving to Victoria, influences evident in her work and in the style of the mosaics designed for the monoliths. Peterson held exhibitions in 1953, 1959 and 1962. In his role as staff artist and senior architectural draftsman for the Provincial Department of Public Works. Peterson prepared mosaics for the University of Victoria and the BC Hydro building.

¹³ Wilkinson, Jack C.S. *Sketch Design for Relief- Civic Centre Fountain, Victoria BC.* February, 1964

¹⁴ Luxton, Donald, and The Victoria Civic Heritage Trust. 2012. *Test of Time: The Enduring Legacy of Victoria City Hall.* Victoria: The Victoria Civic Heritage Trust



Margaret Peterson, "Source of Sources", 1964,
University of Victoria

The monoliths are set on a rocky surface evoking a British Columbia Beach¹⁵ in a pond of water measuring approximately 40 feet (12.2 metres) in diameter with fountains and lighting. The pond is surrounded with a circular seating feature that resembles a tiara or crown, which was personally designed by Rod Clack. The crown was made of a series of precast concrete units with a reinforcing steel frame and a gunnite exposed aggregate surface.¹⁶ It was designed to provide seating around the fountain. City Council altered the tiara in the 1970's with a coat of roughcast stucco to discourage a perceived problem of loitering.¹⁷ In the images below, taken in the 1960's, the sculptural lines of the pre-cast units are much clearer than they are today.

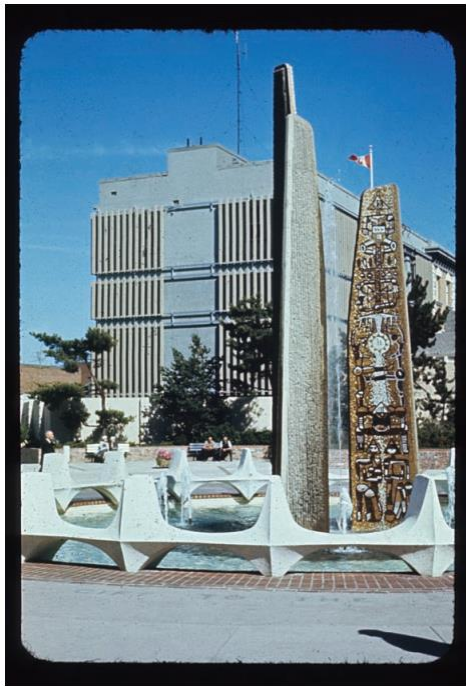
The circular ring exploits the sculptural possibilities of reinforced concrete, as other architects had been pioneering. In Brazil, years prior to the design of Centennial Square, an international competition had been held for the design of an entirely new City called Brasilia, which was to be the new Capital of Brazil. The modernist architect Lucio Costa won the competition and designed the layout, while architect Oscar Neimeyer designed a series of futuristic landmark buildings. The City was built in four years from 1956 to 1960 and had a population of 150,000 upon completion.¹⁸ The primary repeating form of the sculptural ring bears a strong resemblance to the elements used in the design of the Presidential Palace for Brasilia.

¹⁵ Centennial Square, Victoria, B.C., 1970, CD 13, City of Victoria Archives

¹⁶ Willis & Cunliffe Engineering Ltd. *Precast Ring Units and Foundation Plan*, April 9, 1964

¹⁷ Luxton, Donald, and The Victoria Civic Heritage Trust. 2012. *Test of Time: The Enduring Legacy of Victoria City Hall*. Victoria: The Victoria Civic Heritage Trust

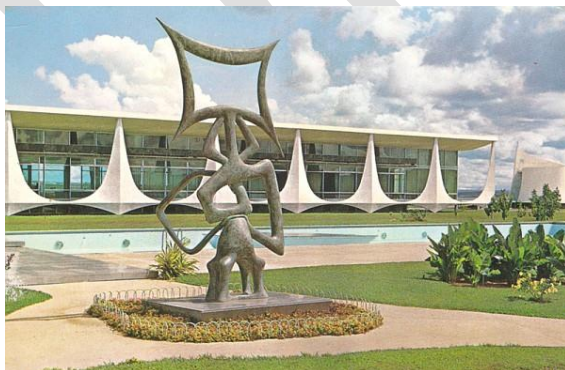
¹⁸ http://www.getty.edu/conservation/publications_resources/newsletters/28_1/brasilia.html



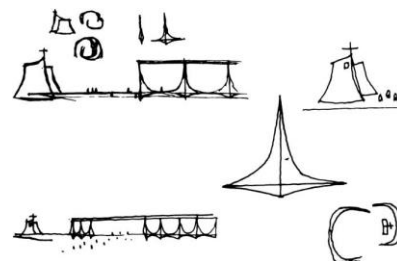
Centennial Square Fountain, Rod Clack architect-planner; Jack Wilkinson artist, *Private Collection*



Centennial Square Fountain under Construction



Palacio da Alvarado, Brasilia, Oscar Neimeyer, 1958



Significance of Centennial Square to Urban Planning in Victoria

Centennial Square is significant as an innovative model of urban planning in which historic buildings were proactively conserved as crucial components of a larger urban renewal scheme. Like other North American cities in the 1960's, Victoria's downtown was facing increased competition from suburban shopping centres and its historic building stock was in physical decline.¹⁹ Mayor Richard Biggerstaff Wilson, influenced by the San Francisco architecture firm Wurster, Bernardi and Emmons, championed Centennial Square as a means of revitalizing the downtown and enabling the continued use of City Hall, which was once again being considered for demolition. Centennial Square became the centrepiece of the 1965 "Overall Plan for Victoria", which promoted the same conciliatory approach to old and new architecture that has maintained Victoria's reputation for heritage and culture over time.²⁰

Associations to Notable Persons

The Square is notable for its associations with former Mayor Richard Biggerstaff Wilson (1904 – 1991), who served as the City's mayor between 1961 and 1965, was Chancellor of the University of Victoria from 1967 to 1969 and went on to receive the Order of Canada. The Square is also associated with Roderick Clack, the City's first architect-planner. Roderick Clack was hired in 1958 as the first staff member of the City Planning Division within the Engineering Department, which would become a separate department in 1966. Mr. Clack had a major influence on the design of Centennial Square, Bastion Square and the subsequent Overall Plan for Victoria. He personally designed the concrete crown encircling the main water feature. The square is also associated with the work of Jack C.S. Wilkinson (1927-2007), who designed the monoliths and mosaic features. Mr. Wilkinson was a trained architect, painter and sculptor who was a highly influential artist and art administrator during the 1960's and 70's for Victoria and the province at-large. In the 1960's, he was the staff artist and senior architectural draftsman for the Provincial Department of Public Works.²¹

The design for Centennial Square combined timeless principles of good urban design, contemporary modernist architecture and progressive ideals of heritage conservation. Unlike contemporaneous urban renewal schemes in other North American cities, which favoured large scale demolition as a solution to "urban blight", Centennial Square represented an alternative vision for the future that reconciled old and new buildings in the context of a thoughtfully designed public realm.

¹⁹ Capital Region Planning Board of B.C., *City of Victoria Urban Renewal Study. Preliminary Report No. 1*. June 1960. City of Victoria Archives CD-00118

²⁰ Segger, Martin. *The Emergence of Architectural Modernism II, UVic and the Victoria Regional Aesthetic in the late 1950's and 60's*.

²¹ Segger, Martin. 2011. *Victoria Modern: The Emergence of Architectural Modernism II*. Victoria: University of Victoria Art Collections

Character Defining Elements

- The location of Centennial Square next to Old City Hall between Fisgard Street and Pandora Avenue
- The radial design of the square, in which the design elements are organized around a central water feature
- The three monoliths at the centre of the water feature, each of which includes an Italian glass mosaic designed by artist Jack C.S. Wilkinson depicting the themes of youth, procreation and the struggle of good vs evil
- The symbolic orientation of the monoliths towards each of the three municipalities who contributed to the construction of the fountain
- The reinforced concrete ring surrounding the fountain (compromised in the 1970's with a cementitious stucco coating)
- The use of complementary materials in the square that visually connect the conserved heritage buildings of the square to one another, and to the larger context of the Old Town neighbourhood
- The visual connections between the square and Douglas Street, Broad Street, Government Street and the Gate of Harmonious Interest in Chinatown
- The framing of the square with significant historic architecture, including Old City Hall and the McPherson Theatre (formerly the Pantages playhouse)
- The use of bricks salvaged from the demolished 1891 public market building on Cormorant Street, re-used as cladding for the retaining walls of planted areas
- The use of a water feature as the central focal point for the square
- The use of native trees and vegetation
- The inlaid lettering that identifies the fountain and the square as a commemorative project

Appendix 1

Alterations to the Square

- The Knot Garden, an Elizabethan style flower garden was removed
- The senior's activity centre constructed in tandem with the square and located at the northwest corner of the site was demolished
- Connections to Chinatown were created through the introduction of the six-storey CRD headquarters at the northwest corner of the square in 2006
- The sculptural pre-cast tiara surrounding Centennial Fountain was covered in a stucco coating to discourage loitering at the request of Council in the 1970's
- A Spirit Square was built within Centennial Square near the southeast corner facing Pandora Avenue in 2006. It included a performance stage, drinking fountain, native plants and a pair of cedar spirit poles designed by Lekwungen Master Carved Butch Dick and Lekwungen/Mamalilikulla Carver Clarence Dick Jr.
- A sequoia tree was planted in the middle of the grassy area facing Douglas Street, and now screens the middle of the square from view. The date of planting is unknown. Plans and drawings of the square as well as historic photos do not show the sequoia tree.
- The globe light standards found throughout Old Town and which were originally installed in Centennial Square have been replaced with modern lighting (See below image)
- The ground floor of the parking garage facing Centennial Square originally contained retail units, however these were re-purposed as City office space
- Two out of four flag poles on the lower terrace of the square near the fountain have been removed



Panorama of Centennial Square, Clive Justice landscape architect, Clive Justice photo, Private Collection

CENTENNIAL SQUARE ACTION PLAN

**Opportunities &
Big Ideas**
JUNE 2018

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Contents

INTRODUCTION

CONTEXT AND HISTORY

CONTEXT	8
SQUARE HISTORY.....	10

SQUARE TODAY

INTRODUCTION	16
OPPORTUNITIES	17
STRATEGIES	18
PROGRAMMING	19
ENGAGEMENT TO DATE	20

BEST PRACTICES AND CASE STUDIES

SQUARE TOMORROW

VISION	28
EMERGING THEMES	29

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Introduction



Every great city has a dynamic public square where people come together for civic gathering, public events and celebration, play, or come for quiet contemplation; a place where public life happens.

Centennial Square is Victoria's main civic, ceremonial and recreational plaza that serves as a venue for different events and large public gatherings. This can range from protests to honouring ceremonies, demonstrations and displays of public art to theatre performances, and music and cultural festivals to local markets.

Centennial Square was constructed in the 1960s as part of a major initiative to preserve, restore and revive downtown Victoria, and to celebrate the 100th anniversary of the incorporation of the City of Victoria. Today, the Square lacks activities and programming outside of events and festivals. Furthermore, some

of the infrastructure (including the fountain), surface treatments, and parkade structure are aging and in need of major maintenance and repairs.

Centennial Square has been identified as a priority area for public space improvement, specifically to activate and energize the square and enhance the City's public living room and civic gathering place.

To this end, the City is undertaking a collaborative design process to identify short, medium and long term actions to guide immediate operations and maintenance needs, activity programming, and physical improvements to refresh the Square. The purpose of this document is to provide key background information and design considerations to guide the development and assessment of design options for the square. This includes key findings from an inventory and analysis, an overview of best practices, and renewed vision statement and set of opportunities and big ideas.

Process Diagram

DECEMBER 2017

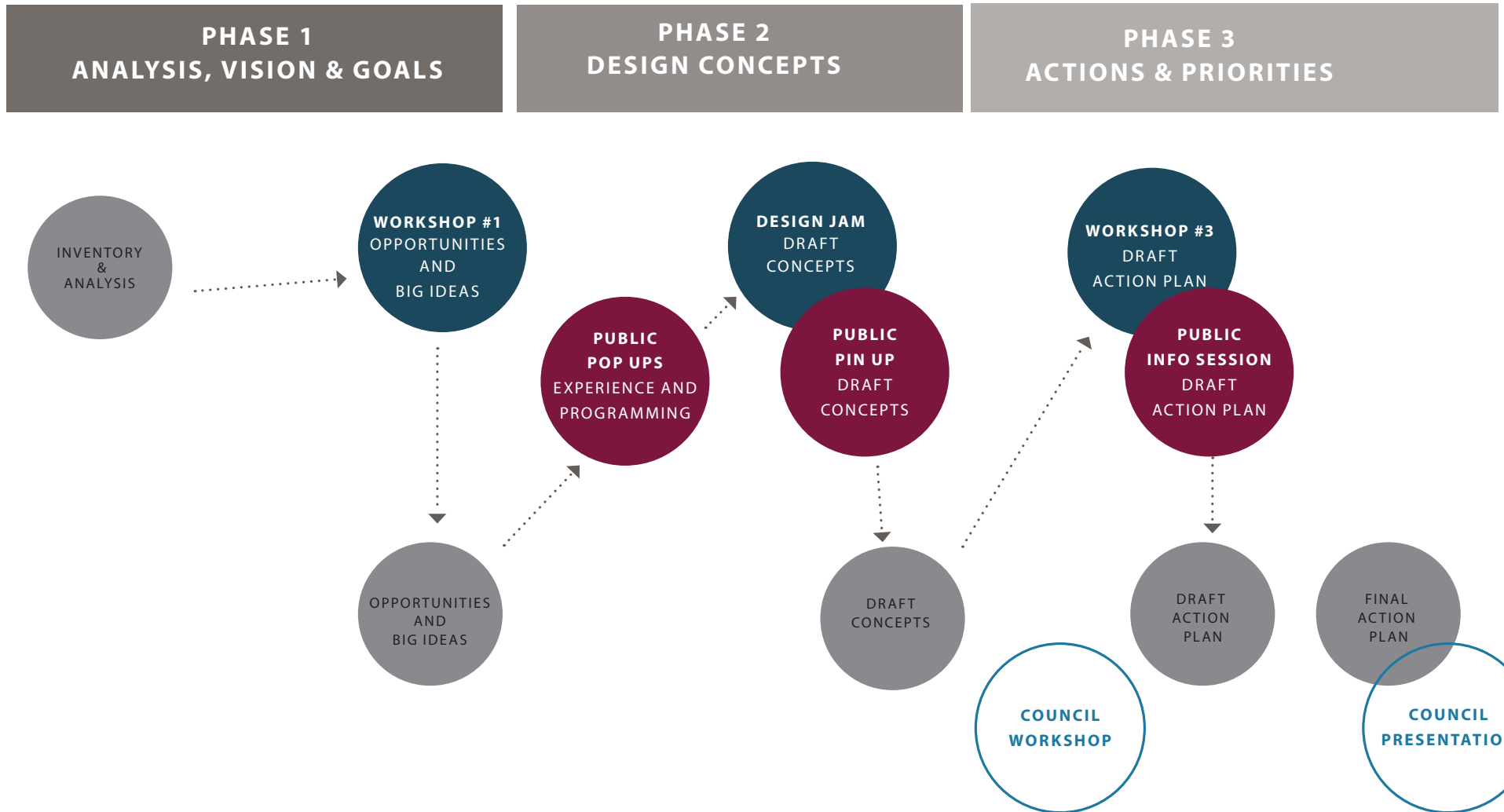
JUNE

JULY

SEPTEMBER

NOVEMBER

JANUARY 2019



An aerial photograph of a university campus. In the center is a large, circular building with a central courtyard. Surrounding it are various other buildings, including a large rectangular building to the right and several smaller buildings to the left. A road runs along the right side of the campus. The image is in black and white.

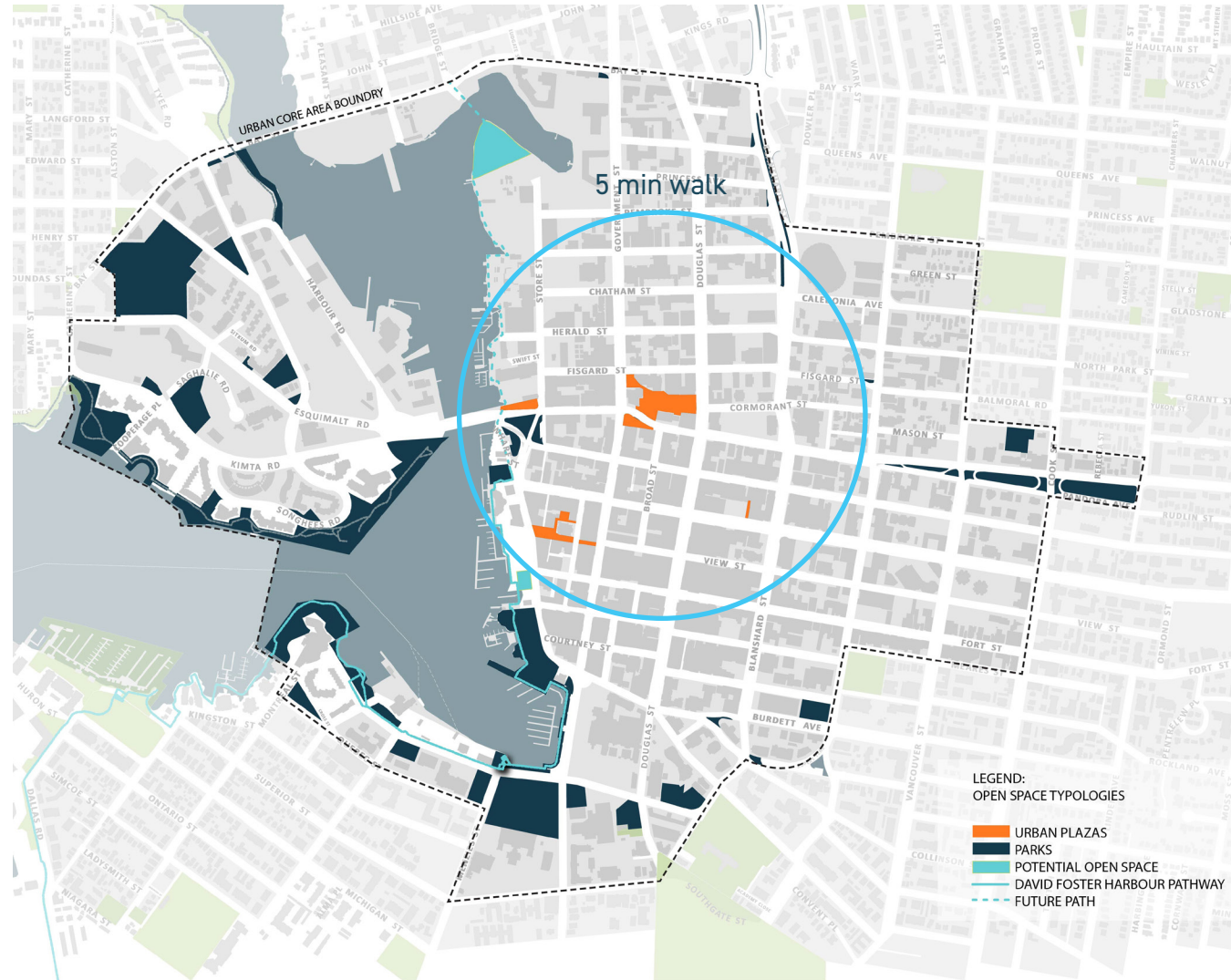
CONTEXT & HISTORY

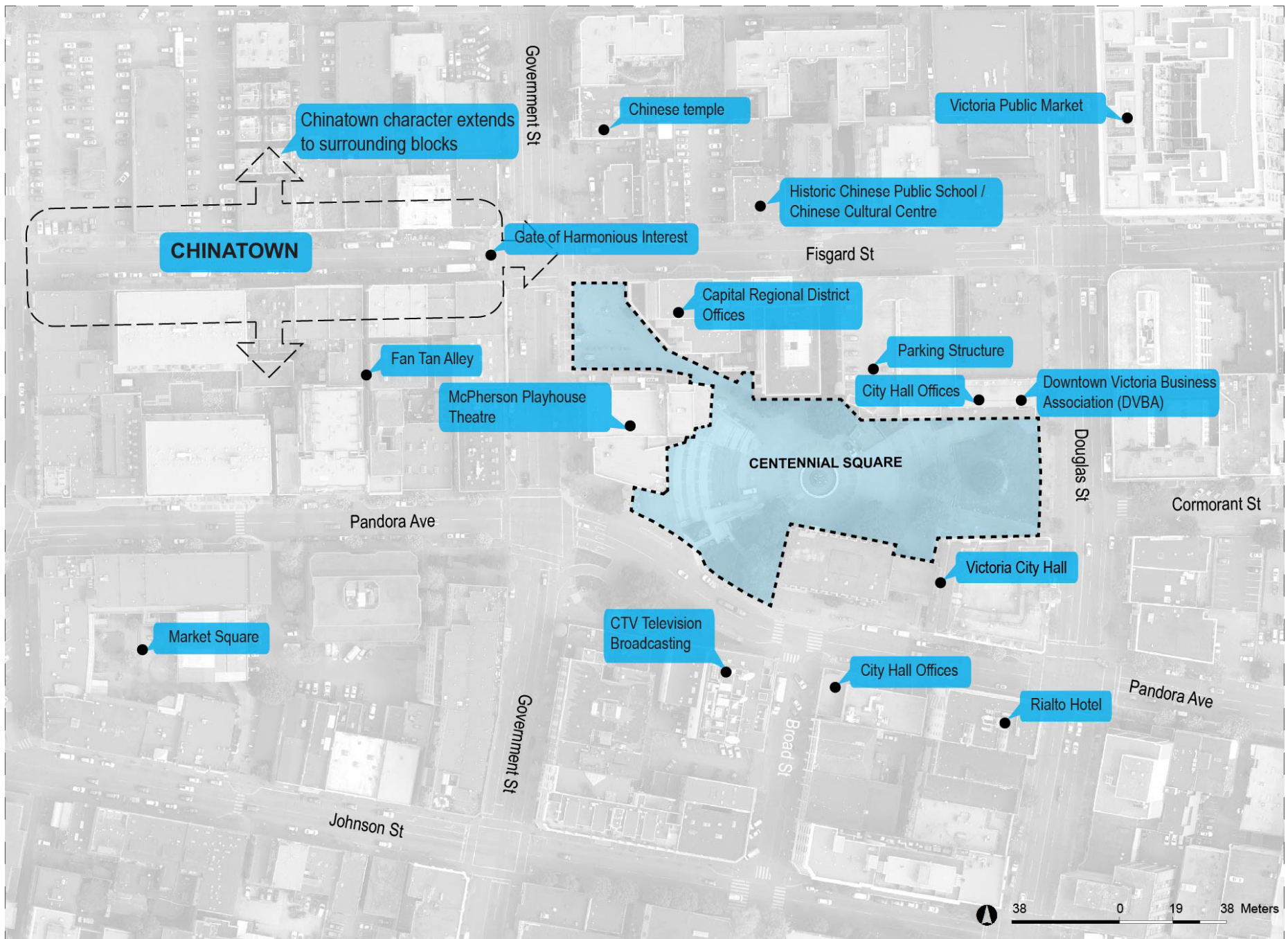
Context

Centennial Square is located in the city centre between Government Street to the west, Douglas Street to the east, Fisgard Street to the north and Pandora Street to the south. It is within walking distance to many key city destinations.

The Square is surrounded by many important institutions including City Hall and the CRD building and it is in close proximity to Douglas Street which serves as a main transportation oriented corridor for the Downtown area with many bus routes and high pedestrian traffic.

It also sits across the street from Chinatown - a key tourist destination.





Square History

Centennial Square project was first unveiled to the public in 1962 - Victoria's 100th year as a city - but construction work didn't begin until 1964. It was constructed as part of a major initiative to preserve, restore and revive downtown Victoria, and to celebrate the 100th anniversary of the incorporation of the City of Victoria.

A major renovation to the south west corner of the plaza was completed in 2009. Centennial Square is surrounded by both modern and historic structures, including historic City Hall constructed in 1891, and features a fountain incorporating a balustrade rim and mosaic concrete totems, which serve as a focal point to the plaza.

Street realignments and the demolition of an old public market allowed for the grouping of the McPherson Playhouse (Hodgson), the renovated police station (Wagg), a parkade and specialty shops (Di Castri), the Senior Citizens' Centre (Campbell) and a sunken "Knot Garden." All were arranged around a public space to form Centennial Square. The focal point is a fountain, its balustraded rim reminiscent of pieces from Oscar Niemeyer's Brazilia scheme (1958), and the mosaic concrete totems by local artist J. C. S. Wilkinson. The fountain was a centennial gift to the City from neighbouring municipalities. The scheme successfully re-established City Hall as a downtown focal point with the square as its major public recreational amenity. This was the first part of the downtown revitalization program, which called for a general paintup modelled on the "Norwich Plan" and pedestrian malls linking City Hall to a redeveloped and restored Bastion Square.

Extensive public debate preceded the decision by the city to commemorate its centenary by building a public square. Previous schemes had entertained moving City Hall into a commercial development and selling the old building as a building site. The combination of restoration (City Hall, McPherson Theatre and police station) with new construction (Council Chamber wing for City Hall, restaurant and lobby for the theatre, senior centre, family law courts and parkade & shopping arcade) was ambitious. The old city market and some buildings on Fisgard Street would be demolished. Cormorant Street would be incorporated into the square and Pandora realigned. Planning and design was coordinated by city architect Roderick Clack. The floorscape of the square was designed by landscape architects Muirhead Justice & Webb.



Significance of Centennial Square to Urban Planning in Victoria

Centennial Square is significant as an innovative model of urban planning in which historic buildings were proactively conserved as crucial components of a larger urban renewal scheme. Like other North American cities in the 1960's, Victoria's downtown was facing increased competition from suburban shopping centres and its historic building stock was in physical decline. Mayor Richard Biggerstaff Wilson, influenced by the City's first urban planner Rod Clack and San Francisco architecture firm Wurster, Bernardi and Emmons, championed Centennial Square as a means of revitalizing the downtown and enabling the continued use of City Hall, which was once again being considered for demolition. Centennial Square became the centrepiece of the 1965 "Overall Plan for Victoria", which promoted the same conciliatory approach to old and new architecture that has maintained Victoria's reputation for heritage and culture over time.



EVOLUTION OF THE SQUARE

**AUGUST 2,
1962**

August 2, 1962- Centennial Square project presented to the public for the first time

**DECEMBER 1ST,
1964**

Centennial Fountain turned on and officially gifted to the City at a ceremony involving Reeves and Councillors of Saanich, Oak Bay and Esquimalt

**FEBRUARY
1966**

All Phases of Centennial Square complete

**MID
1970'S**

Concrete tiara covered in roughcast to discourage loitering



Original Centennial Square Model



Centennial Square at its completion in 1966



Tiara covers in Stucco

**LATE
1970'S**

Sequoia Tree
planted in the lawn
area adjacent to
Douglas Street

1996

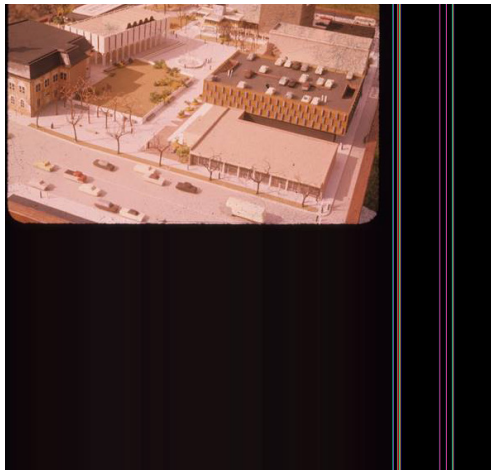
Relocation of
police station from
Centennial Square to
Caledonia Street

2006

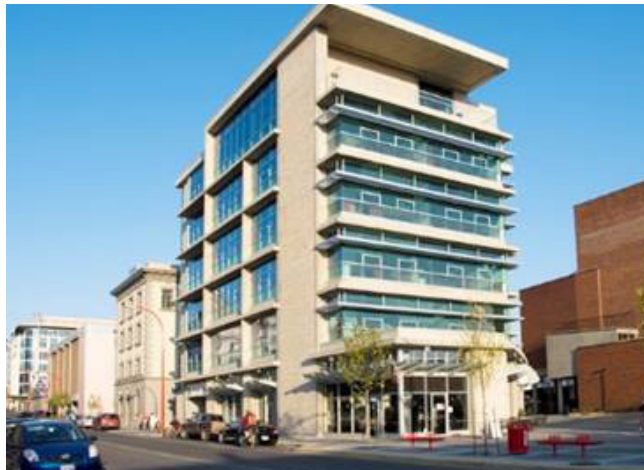
CRD Headquarters Completed,
visual connections to Gate
of Harmonious Interest and
Chinese Public School created,
Seniors Centre demolished

**2007-
2008**

Spirit Square completed,
restaurant pavilions
demolished, knot garden
removed, canopied performance
stage introduced



Sequoia Tree, 1985



New CRD building, 2006



Spirit Square, 2008

Important Design Elements

- The location of Centennial Square next to old City Hall between Fisgard Street and Pandora Avenue
- The radial design of the square, in which the design elements are organized around a central water feature
- The three monoliths at the centre of the water feature, each of which includes an Italian glass mosaic designed by artist Jack C.S. Wilkinson depicting the themes of youth, procreation and the struggle of good vs. evil
- The symbolic orientation of the monoliths towards each of the three municipalities who contributed to the construction of the fountain
- The use of complementary materials in the square that visually connect the conserved heritage buildings of the square to one another, and to the larger context of the Old Town neighbourhood
- The visual connections between the square and Douglas Street, Broad Street, Government Street and the Gate of Harmonious Interest in Chinatown
- The framing of the square with significant historic architecture, including Old City Hall and the McPherson Theatre (formerly the Pantages playhouse)
- The use of bricks salvaged from the demolished 1891 public market building on Cormorant Street, re-used as cladding for the retaining walls of planted areas
- The use of a water feature as the central focal point for the square
- The mature native trees, including Garry Oaks, which were planted during the original construction of the square

The Fountain

The fountain was a birthday gift to Victoria from its neighbouring municipalities, Saanich, Oak Bay and Esquimalt. Some of the bricks set into surrounding paving are salvaged Victoria Public Market bricks (which were brought from England by sailing ships in the 1880s).

Three concrete monoliths rise from the fountain's pool. Each has a glistening Italian-glass mosaic on one side depicting a fundamental phase of life. In each case the mosaic faces towards one of those neighbouring municipalities: Esquimalt - "creation and protection", Oak Bay - "youth and growth", Saanich, third and tallest (11 meters) - "morality and man's struggle against evil".

The balustrade around the fountain, forming a circle, is shaped to symbolize a royal tiara or crown. Originally it was formed in concrete on site to serve as a seating edge to the fountain. In 1970s it was altered with a surface treatment of white stucco to prohibit the very purpose. To this day, it remains unchanged.



Centennial Square Fountain, Rod Clack architect-planner; Jack Wilkinson artist, Private collection

SQUARE TODAY



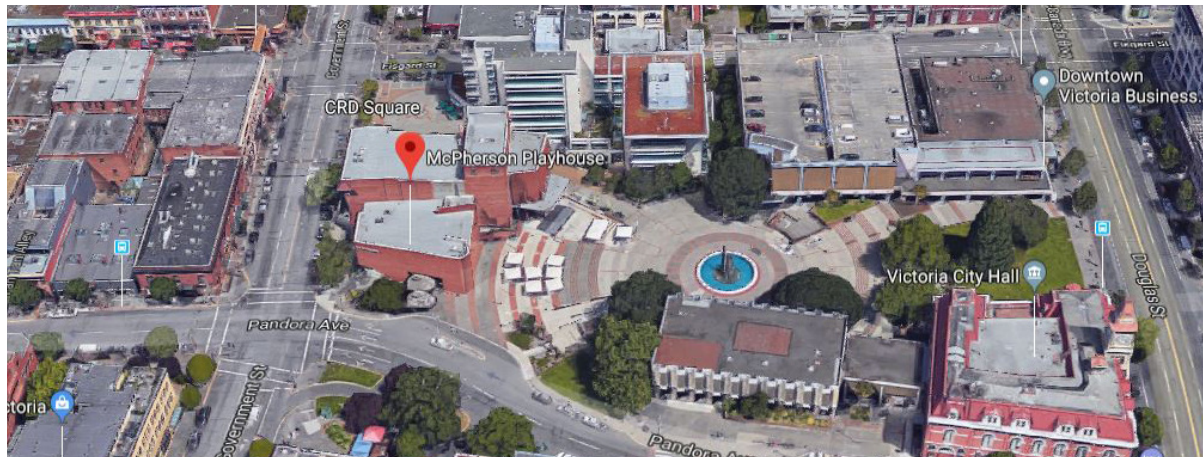
Square Today

Centennial Square is the City's main civic, ceremonial and recreational plaza and serves as a venue for a number of different types of events and large public gatherings ranging from protests to honouring ceremonies, from demonstrations and displays of public art to theatre performances, and from music and cultural festivals to local markets.

One important challenge is to reveal the cultural richness and the modern heritage of the buildings to the citizens, and to bring life to the square. As Centennial Square is right by City Hall and on route to number of destinations downtown, it already has quite high number of people pass by. Also, theatre-goers tend to arrive just before their show and depart quickly after, spending little time on or around the square. The same rule applies to all civic workers in City Hall or office building and CRD building.

Two main goals are set in order to make the square more attractive:

- Improve the physical quality of the square and
- Activate the square with programming and events



ENGAGEMENT FEEDBACK

Public engagement for this process started with Visual Victoria. At the time, a number of open houses and other engagement opportunities were held with different community groups as well as internally among city staff. As a result, the Public Realm Plan had initial strategies related to Centennial Square mentioned in this document.

For the Centennial Square Action Plan, a number of engagement events were held with different community groups, as well as internally among city staff. Key focus of the engagement to date included looking into issues and opportunities as well as searching for some initial big ideas.



A word cloud of negative feedback about Centennial Square. The words are arranged in a roughly circular shape, with 'uninviting' being the largest and most central word. Other prominent words include 'meh', 'sketchy', 'lunch', 'tired', 'transient', 'place', 'hangout', 'urban plaza', 'strange', 'failing', 'inconsistent', 'parkade', 'inactive', 'underutilized', 'meeting', 'difficult', 'lost opportunity', 'arrival', 'fusion', 'potential', 'access', 'not comfortable', 'barely', 'lost hope', 'meeting place', 'cluster', 'dated', 'passageway', 'unsafe', 'chaos', 'pathway', 'unusable', 'ugly', and 'empty'.

Square Tomorrow: Key Ideas for Improvement

Better amenity offerings: Retail or café space in or along the edges would give people more reasons to come and stay longer in the Square. There are also the opportunities to help concerns related to safety (people in the café/restaurant later in the day would equal more eyes/people in the area).

Improving the cohesion of the space: landscaping, accessibility and wayfinding infrastructure can make the space feel more unified and inviting for people.

Fountain improvements: the fountain is intended to be the heart of square but cannot be fully enjoyed in its current state. A water feature that is calming and enjoyable to all would improve the space.

Improve flexibility and openness. Remove or refit the fountain to allow access and playfulness. Flat water area for events and better set up.

Provide more passive programming. Allow for more interesting seating options, more intimate activities, and small retail

Rethink undercroft. Convert the undercroft area into a more interactive space and to build more use.

Cleanliness. Do better maintenance. Other than power washing, clean the facades of the buildings to make it more appealing.

Improve connection to Douglas. Open up visually and allow better pedestrian flow and recognition from Douglas Street. Invite people in.

Revitalize edges. Create a gateway and welcoming feature from Broad Street such as programming the undercroft and introducing retail, revitalize the space for exhibitions, improve lighting, and overall refresh.

Encourage people to stay. Provide more social seating and activities that will invite people to stay and watch or play.

Provide more green space. Improve the lawn area or provide more green space. Allow for an oasis feeling and peacefulness.



A word cloud of positive feedback and ideas for Centennial Square. The words are arranged in a roughly circular shape, with 'meeting place' being the largest and most central word. Other prominent words include 'comfortable', 'fun', 'active', 'centre', 'modern', 'oasis', 'lourish', 'inviting', 'energizing', 'Hub', 'relaxing', 'gathering place', and 'hangout spot'.

Opportunities

CONNECTIVITY:

Enhance entryways and connections through the plaza to connect seamlessly with the surrounding street and open space network.

UNDERCROFT:

Animate the undercroft to support daily and special activities and make it feel safer and more welcoming.

WATER:

Embrace water as a formal design element, focal point and play feature for the Square.

GRADE CHANGE:

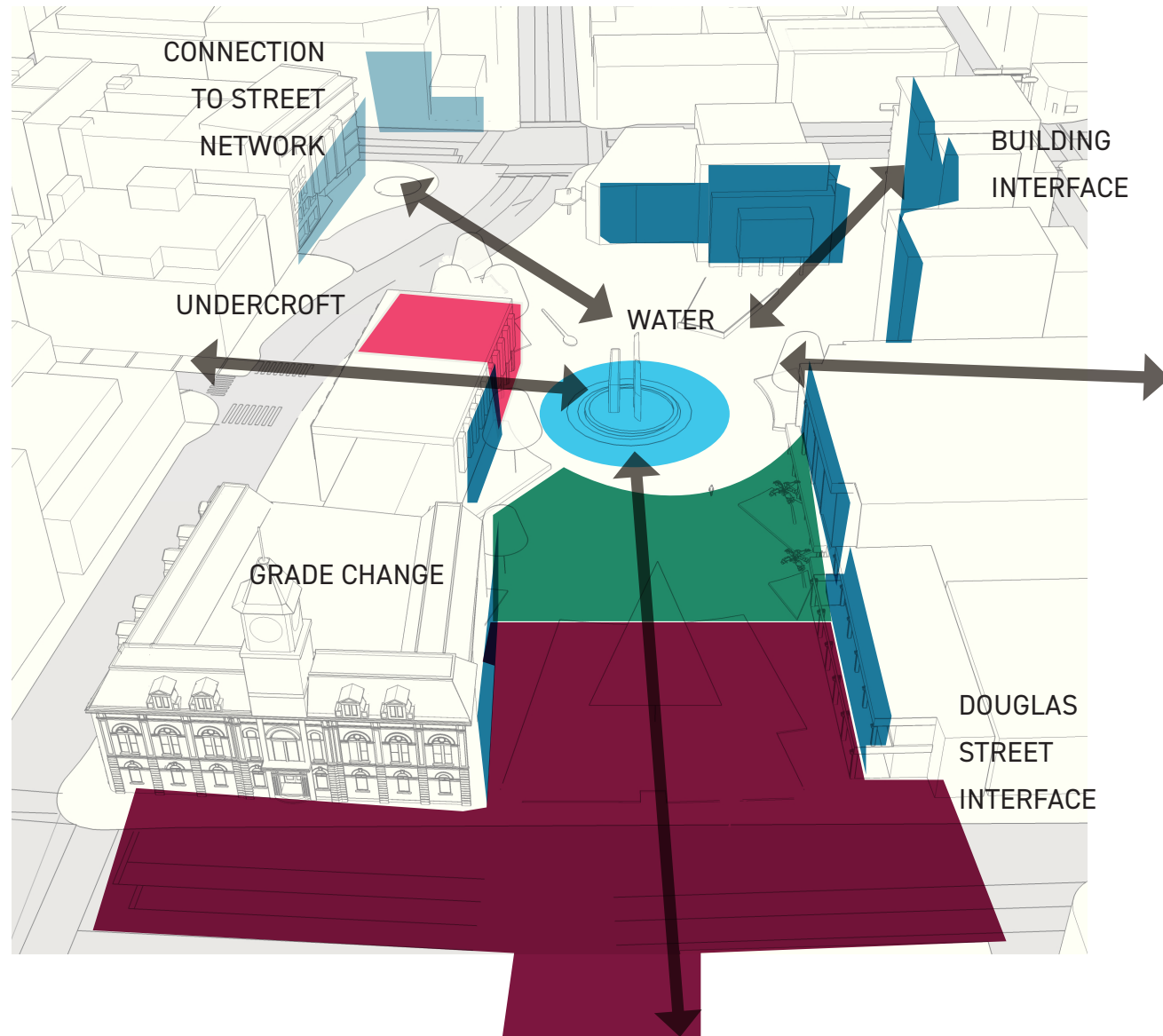
Incorporate places to sit and relax and green space within universally accessible terraced landscape.

BUILDING INTERFACE:

Create more active, attractive and animated building edges.

DOUGLAS STREET INTERFACE:

Open up the square to embrace Douglas Street.



STRATEGIES

BUILDING INTERFACE

GOAL: Create more active, attractive and animated building edges

STRATEGIES:

- Physically and visually **improve transparency** of the units under the parkade arcade to the north. Consider change of use from institutional to commercial/ education, working studios or retail
- Provide **temporary activators** such as food trucks and coffee/ retail kiosks in the undercroft area and main plaza space
- Consider activation of the CRD building with outdoor **patio space** across the stage area
- Improve safety in covered areas by providing more lighting and exposure
- Where possible, **limit the area of vertical walls and separation** to allow better transparency to the edges
- **Improve aesthetic quality** of the facades (with paint or otherwise)
- Utilize potential of the frequent number of entrances at the north parkade side - i.e by **change of tenancy**
- **Improve** visibility and **wayfinding** for parking entry
- Explore opportunity to **repurpose the top floor of the parkade**
- Consider **re-adapting stage area** for more passive use

DOUGLAS STREET INTERFACE

GOAL: Open up the square to embrace Douglas Street

STRATEGIES:

- Pruning or **removal of the sequoia tree** should be considered to allow better use of the lawn area
- Create **visual connection** and better permeability to Douglas Street
- **Create a sense of arrival** at all endpoints at different scales
- **Improve sitelines** and visual connection from the surrounding streets to allow better permeability and visibility to and from the square
- Consider consolidating bus stop at Douglas into a **transportation hub** and waiting transit zone
- Provide **clear wayfinding** and maps for the bus stop locations and bus information
- Provide **weather protection** at the waiting area at Douglas
- Consider elements such a canopy structures, **art installation** that can double its function as windbreakers to help mitigate the wind tunnel effect in the square
- **Preserve** and maintain the **cherry tree** in the lawn area

CONNECTIVITY

GOAL: Enhance entryways and connections through the plaza to connect seamlessly with the surrounding street and open space network.

STRATEGIES:

- **Limit vertical edges** and grade change where possible
- Provide **better wayfinding** for accessibility in areas where it is not clear
- Consider **relocation of some elements** in the square to improve pedestrian circulation and visibility
- **Open up visual connections to Douglas Street** to allow better pedestrian movement into the square
- Improve visibility and wayfinding for parking entry
- Explore opportunities to repurpose top floor of the parkade
- **Add bike parking** to better serve the bike users
- Improve bike parking at south side by the city hall entrance
- Provide wayfinding for grade change to allow better navigation in the square with bike
- Improve sitelines and visual connection from the surrounding streets to allow better permeability and **visibility to and from the square**
- **Protect sitelines** into the water and the bridge along Pandora street
- Create **visual connections** and better permeability to Douglas Street
- Better connect through the narrow alleyway between the parkade building and CRD building to Fiskard St.
- Improve connection under the undercroft
- Create a **sense of arrival at all points** at different scale



GRADE CHANGE

GOAL: Incorporate places to sit and relax as well as green space within universally accessible terraced landscape

STRATEGIES:

- **Maintain** and regularly monitor **larger trees** including Garry Oaks
- Consider **more flexible seating** that allows for more users sharing the area at the same time
- Consider **utilizing vertical edges** as continuous seating zones
- Consider **converting edges to seating edges** when possible
- **Eliminate vertical edge of the lawn** area to better invite for seating use of all users
- Consider **removal of the sequoia tree** to expand seating option on the soft lawn area
- Consider use of **upper plaza lawn area for smaller events**
- **Consider sun** and shade distribution when placing seating zones or elements
- Consider adding **more canopy trees in pavement** area to encrease urban forest canopy and shade
- Consider **upgrading single globe lights** bases to the decorative bases to elevate quality
- Review and assess the removal of large canopy trees in front of the city hall entrance due to its poor planting condition and heaving of the sidewalk
- Consider **removal of the sequoia tree** due to its damage of form and potential future growth restraints
- Remove and replace heaved paving and trees when



UNDERCROFT

GOAL: Animate the undercroft to support daily and special activities and make it feel safer and more welcoming

STRATEGIES:

- **Improve quality and safety** of undercroft and arcade to make them more usable for pedestrian movement and **more inviting** at all times
- **Clean** and refinish concrete panels
- Improve undercroft space safety and esthetics for more frequent use of as an **events space**
- Provide **better lighting**
- Consider partial enclosure and **retail**



WATER

GOAL: Embrace water as a formal design element, focal point and play feature for the square

STRATEGIES:

- Retain the water feature as a formal design element and focal point
- Consider **reinterpreting the concrete tiara** to bring back the seating quality initially intended
- Consider more **open water feature** that would allow for water play
- Improve paving quality - improve concrete panels quality, replace cracked ones and refinish others short term with a prospect of replacing the area with **higher quality materials**, such as stone, in the future

PROGRAMMING

Special events programming allows for temporary activation of the space and generates interest. Different activities attract different users and allows the space to transform and adapt.

Currently, the square has over 130 days of programmed events and festivals. It is the off-time that remains a challenge.



Programmed Events

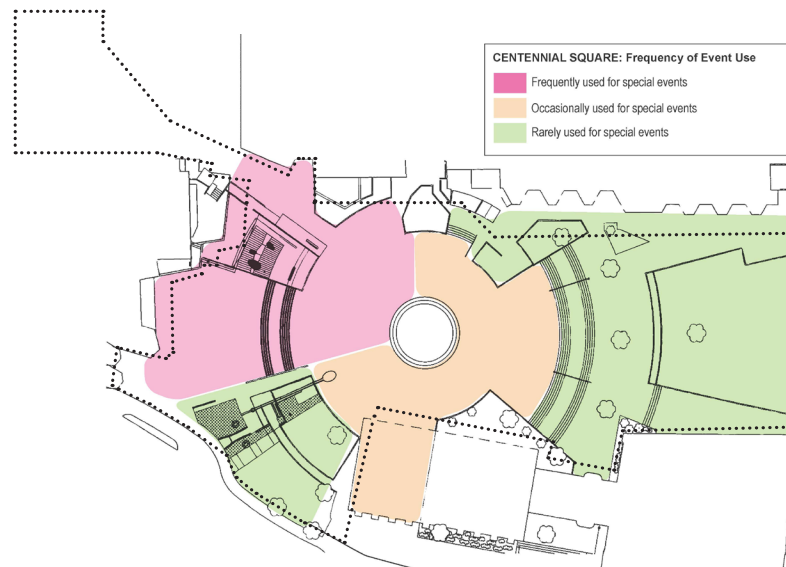
Events and festivals require a large and flexible open space in order to function well and allow organizers and participants to enjoy the show. Currently, the frequency of use shows that unobstructed open areas in front of the theatre and adjacent portion of the area around the fountain are the most popular. It has proved to be challenging to set up a good functional layout for a number of events around the fountain due to its very central location and round geometry.

- » Increase flexible open area in the central area of the plaza
- » Consider use of upper plaza lawn area for smaller events
- » Improve undercroft space safety and esthetics for more frequent use of as an events space

Passive Programming

Centennial Square is a lively and inviting space only during a portion of the year. This is due to its seasonal programming and activities.

- » Consider improving weather protection to allow for the ability to support year round events during the wet and cold seasons
- » Consider partnerships with businesses and organizations to allow for partnered programming during colder months
- » Consider citizen-driven activation such as busking and local performances
- » Consider activation of the square with non-event like programming such as games and play
- » Consider better distribution of seating



Frequency of use diagram

BEST PRACTICES



10 PRINCIPLES FOR SUCCESSFUL SQUARES

Source: Project for Public Spaces website.

The ten principles are based on the study done by “Project for Public Spaces” who analyzed hundreds of squares - the good and the bad - and observed since then. What stands out the most is that design is only a small fraction of what goes into making a great square. To really succeed, a square must take into account a host of factors that extend beyond its physical dimensions.

1. IMAGE AND IDENTITY

Historically, squares were the center of communities, and they traditionally helped shape the identity of entire cities. Sometimes a fountain was used to give the square a strong image. Think of the majestic Trevi Fountain in Rome or the Swann Fountain in Philadelphia’s Logan Circle. The image of many squares were closely tied to the great civic buildings located nearby, such as cathedrals, city halls, or libraries. Today, creating a square that becomes the most significant place in a city - one that gives identity to whole communities - is a huge challenge but meeting this challenge is absolutely necessary if great civic squares are to return.



A popular square in
Copenhagen, Denmark.

2. ATTRACTIONS AND DESTINATIONS

Any great square has a variety of smaller “places” within it to appeal to various people. These can include outdoor cafés, fountains, sculpture, or a bandshell for performances. These attractions don’t need to be big to make the square a success. In fact, some of the best civic squares have numerous small attractions such as a vendor cart or playground that, when put together, it draws people throughout the day. We often use the idea of “The Power of Ten” to set goals for destinations within a square. Creating ten good places, each with ten things to do, offers a full program for a successful square.



Ghirardelli Square,
San Francisco.

3. AMENITIES

A square should feature amenities that make it comfortable for people to use. A bench or waste receptacle in just the right location can make a big difference in how people choose to use a place. Lighting can strengthen a square's identity while highlighting specific activities, entrances, or pathways. Public art can be a great magnet for children of all ages to come together. Whether temporary or permanent, a good amenity will help establish a convivial setting for social interaction.



Circular benches provide a comfortable place to sit in Rockefeller Center, New York City.

4. FLEXIBLE DESIGN

The use of a square changes during the course of the day, week, and year. To respond to these natural fluctuations, flexibility needs to be built in. Instead of a permanent stage, for example, a retractable or temporary stage could be used. Likewise, it is important to have on-site storage for movable chairs, tables, umbrellas, and games so they can be used at a moment's notice.



Tennis on the square, Copenhagen.

5. SEASONAL STRATEGY

A successful square can't flourish with just one design or management strategy. Great squares such as Bryant Park, the plazas of Rockefeller Center, and Detroit's new Campus Martius change with the seasons. Skating rinks, outdoor cafés, markets, horticulture displays, art and sculpture help adapt our use of the space from one season to the next.



The holiday market in New York's Union Square.

6. ACCESS

To be successful, a square needs to be easy to get to. The best squares are always easily accessible by foot: surrounding streets are narrow; crosswalks are well marked; lights are timed for pedestrians, not vehicles; traffic moves slowly; and transit stops are located nearby. A square surrounded by lanes of fast-moving traffic will be cut off from pedestrians and deprived of its most essential element: people.



A short pedestrian crossing at Plaza Santa Ana in Madrid, Spain.

7. THE INNER SQUARE & THE OUTER SQUARE

Visionary park planner Frederick Law Olmsted's idea of the "inner park" and the "outer park" is just as relevant today as it was over 100 years ago. The streets and sidewalks around a square greatly affect its accessibility and use, as do the buildings that surround it. Imagine a square fronted on each side by 15-foot blank walls - that is the worst-case scenario for the outer square. Then imagine that same square situated next to a public library: the library doors open right onto the square; people sit outside and read on the steps; maybe the children's reading room has an outdoor space right on the square, or even a bookstore and cafe. An active, welcoming outer square is essential to the well-being of the inner square.



Ground floor retail rings the edge of this square in Verona, Italy.

8. REACHING OUT LIKE AN OCTOPUS

Just as important as the edge of a square is the way that streets, sidewalks and ground floors of adjacent buildings lead into it. Like the tentacles of an octopus extending into the surrounding neighborhood, the influence of a good square (such as Union Square in New York) starts at least a block away. Vehicles slow down, walking becomes more enjoyable, and pedestrian traffic increases. Elements within the square are visible from a distance, and the ground floor activity of buildings entices pedestrians to move toward the square.



A great square reaches out into the surrounding neighborhood, like Piazza Maggiore in Bologna, Italy.

9. THE CENTRAL ROLE OF MANAGEMENT

The best places are ones that people return to time and time again. The only way to achieve this is through a management plan that understands and promotes ways of keeping the square safe and lively. For example, a good manager understands existing and potential users and gears events to both types of people. Good managers become so familiar with the patterns of how people use the park that waste receptacles get emptied at just the right time and refreshment stands are open when people most want them. Good managers create a feeling of comfort and safety in a square, fixing and maintaining it so that people feel assured that someone is in charge.



Attentive maintenance is an essential part of good management in St. Stephen's Green, Dublin.

10. DIVERSE FUNDING SOURCES

A well-managed square is generally beyond the scope of the average city parks or public works department, which is why partnerships have been established to operate most of the best squares in the United States. These partnerships seek to supplement what the city can provide with funding from diverse sources, including - but not limited to - rent from cafés, markets or other small commercial uses on the site; taxes on adjacent properties; film shoots; and benefit fundraisers.



Sponsorships can help fund events like Festa Italiana in Portland's Pioneer Courthouse Square.

SQUARE TOMORROW



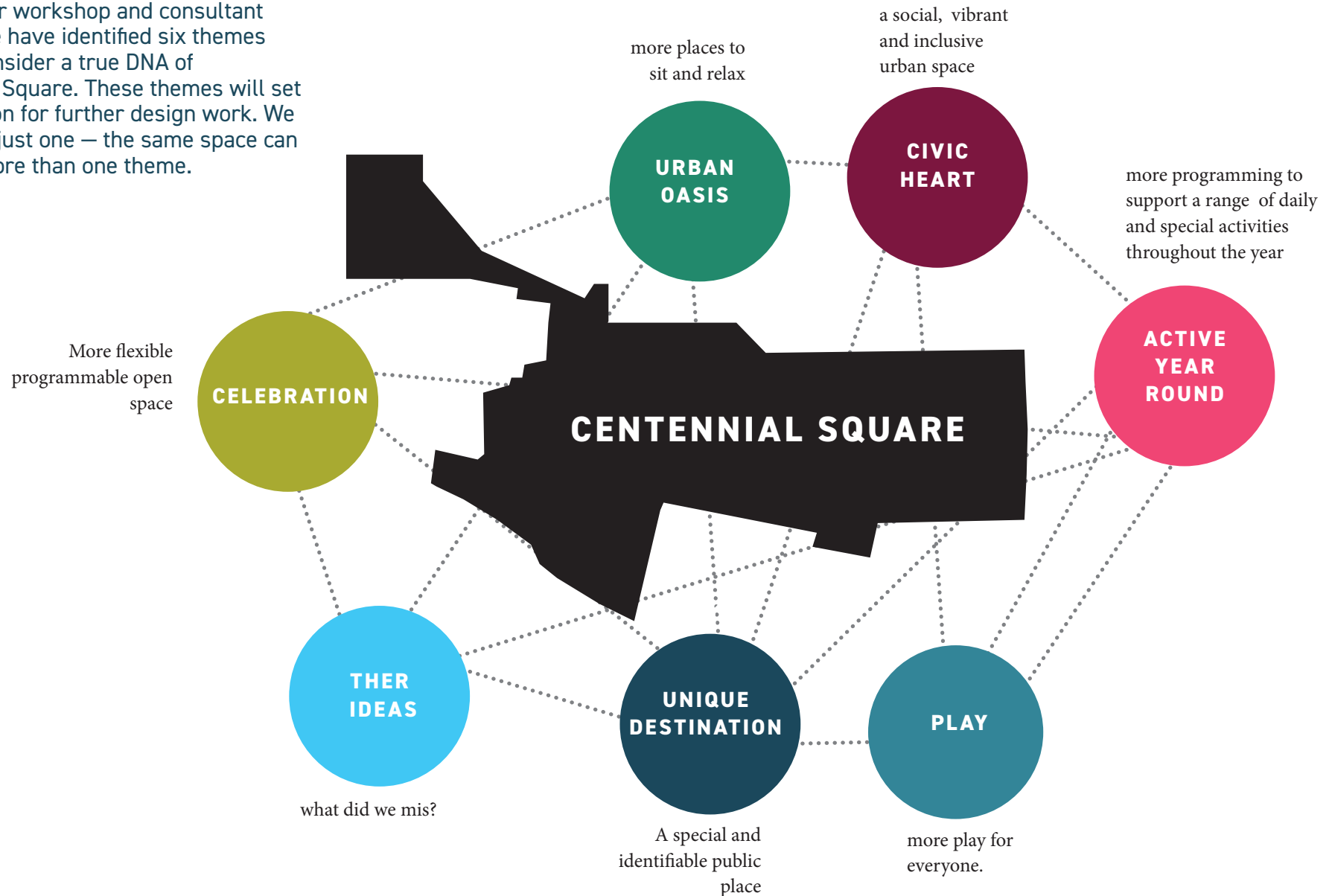
Vision

CENTENNIAL SQUARE IS VICTORIA'S CIVIC PLAZA. IT IS A UNIQUE DESTINATION OFFERING YEAR ROUND ACTIVITIES TO CELEBRATE COMMUNITY WITH DIFFERENT EVENTS AND FESTIVALS. IT ALSO IS AN URBAN OASIS OFFERING PLACES TO RELAX AND PLAY AT DIFFERENT TIMES OF THE DAY, WEEK AND YEAR.

It is our square.

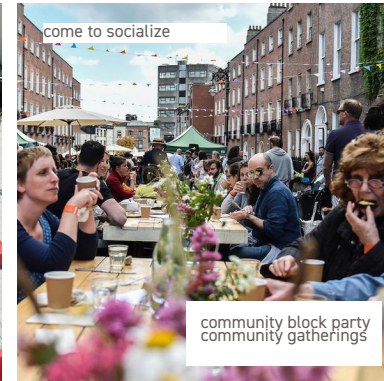
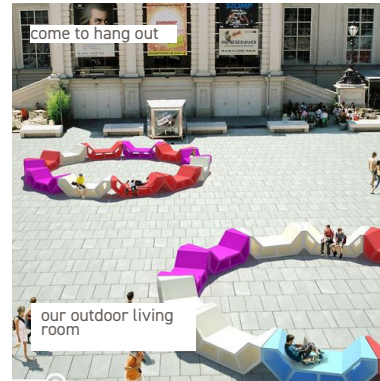
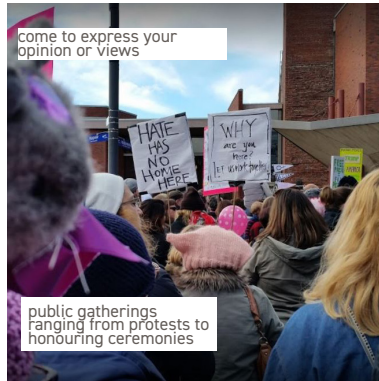
Big ideas

Through further site analysis, a stakeholder workshop and consultant studies, we have identified six themes that we consider a true DNA of Centennial Square. These themes will set the direction for further design work. We won't pick just one — the same space can express more than one theme.



CIVIC HEART

Goal: a vibrant, inclusive open space
Experience: A community civic plaza and gathering place.



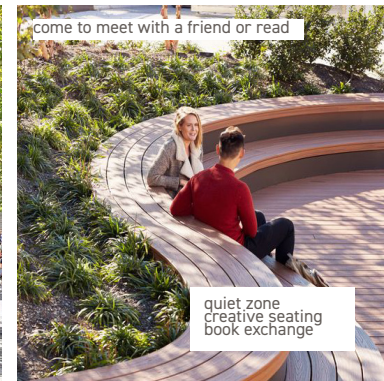
CELEBRATION

Goal: a more flexible programmable open space
Experience: An open and flexible space for events and festival celebrations.



URBAN OASIS

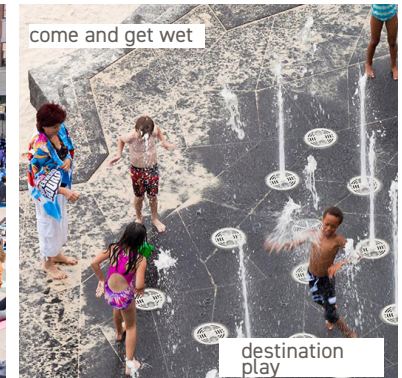
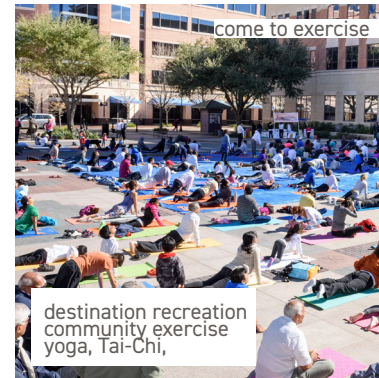
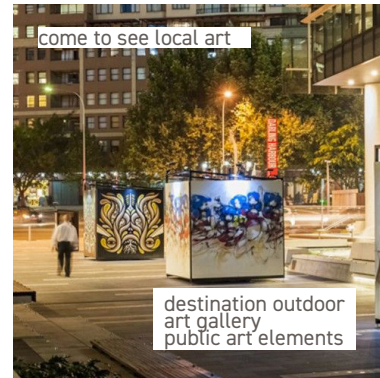
Goal: more places to sit and relax
Experience: a place of serenity and refreshment within the downtown urban environment. A social space to sit, meet and relax.



DESTINATION

Goal: a special and identifiable public place

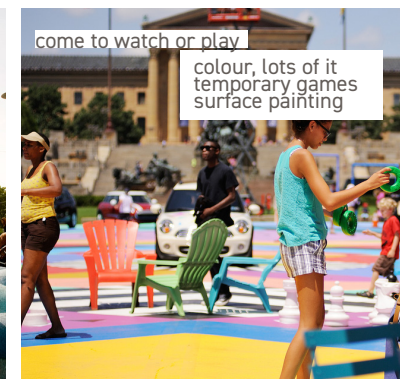
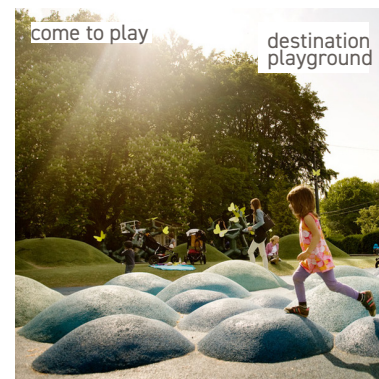
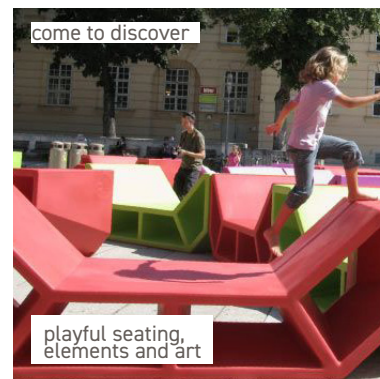
Experience: a memorable and meaningful place in the heart of the city. With unique public art, rarely-seen installations, themed events people visit from all over.



URBAN PLAY

Goal: more play for everyone.

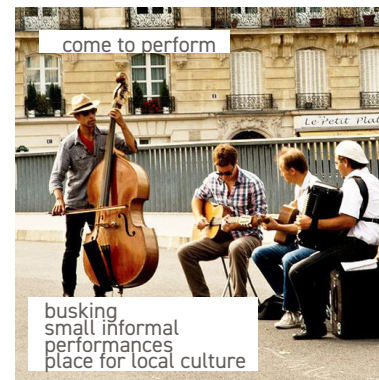
Experience: a place where all generations meet throughout the day to play and develop connections. Where everyone comes together just because it's fun.



ACTIVE YEAR ROUND

Goal: more programming to support a range of daily activities throughout the year

Experience: whether winter or summer activity, local businesses and the square support one another.



CENTENNIAL SQUARE

DRAFT DESIGN FRAMEWORK
AND DIRECTIONS

Design Framework

The following design framework and draft vision statement synthesizes key aspirations for and design components of the square. They are based on the opportunities, big ideas and desired experiences identified by the community. Together, these formed the basis for exploration of design concepts and options at the Ideas Jam.

CONNECTIVITY: Enhance entryways and connections through the plaza to connect seamlessly with the surrounding street and open space network.

UNDERCROFT: Animate the undercroft to support daily and special activities and make it feel safer and more welcoming.

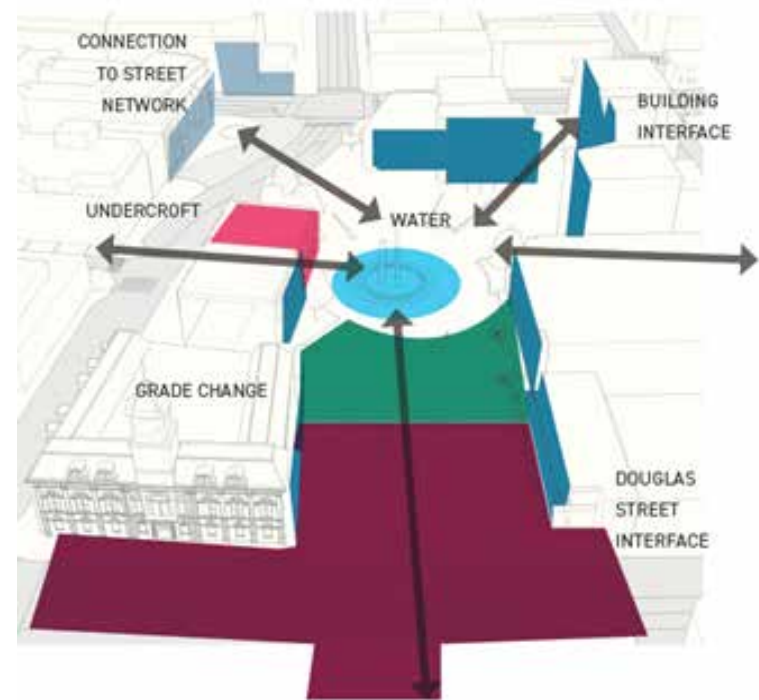
WATER: Embrace water as a formal design element, focal point and play feature for the square

GRADE CHANGE: Incorporate places to sit and relax and green space within universally accessible terraced landscape

BUILDING INTERFACE: Create more active, attractive and animated building edges

DOUGLAS STREET INTERFACE: Open up the square to embrace Douglas Street.

DRAFT VISION STATEMENT: An inclusive, welcoming and healthy place for public life, celebration and collective joy.



Experiences

Based on the site assessment and early engagement with the stakeholder working group, a set of 6 key themes were identified to structure key opportunities for the Square.

These were used to engage the public on the types of experiences they would like to have in the square. An on-line survey and series of pop-up public engagement events resulted in nearly 1500 individual responses showing experience preferences and priorities. These are summarized below in hierarchy of themes based on the feedback received:

- active year round
- celebration
- destination
- urban oasis
- civic heart
- urban play



The Ideas Jam

The purpose of the Ideas jam was to generate preliminary design ideas and directions based on the design framework developed in phase 1 and public input and feedback received in the process to date.

Design ideas generated were broadly premised on restoring the original intent of the square as the City's main civic gathering space while supporting its evolution as a venue for appropriately scaled events and festivals, and creating a more fun, inclusive and welcoming space for people of all ages and abilities.

Design directions and ideas included:

- **Creating a more simplified and formal civic space with more seamless physical and visual connections**
- **Flexible and adaptable design to support a diversity of year round activities, events and programming**
- **Ensuring high quality design and materials and incorporating ample seating and appropriately located shelter for year round comfort**
- **Incorporating active edges through use and design of buildings to support vitality and eyes on the square throughout the day and year round**
- **Incorporating elements of play using water, furniture and art to create a more welcoming, fun and adaptable environment for children and families**

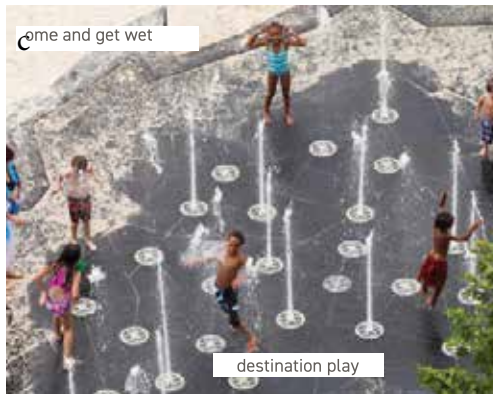
The preliminary design directions generated at the Ideas Jam (and feedback on them) will be used to develop a refined set of concept options and a draft preferred concept. This in turn will be presented back to the public and stakeholders for further review and input later this fall and in early 2019.



Programming

WHAT WE'VE HEARD

- These images and words were chosen by the community to represent the types of experiences and activities that they felt should be supported and prioritized in the square.



Design ideas generated and illustrated on the following pages were based on these preferred experiences, and premised on:

- Supporting a range of events and festivals that are publicly oriented and at a scale appropriate to the square.
- creating a more simplified and formal civic space with seamless physical and visual connections
- enable flexible and adaptable use of the square and support a range of events, festivals and other programming opportunities.



Direction 1

MORE OPEN URBAN DOUGLAS ST. PLAZA

- we heard a desire to create a more welcoming and open relationship to Douglas Street with a strong sense of arrival

IDEA 1

elements:

- hard surface plaza
- shade trees
- pavilion at Douglas St.
- public art + water

provides:

- festival and event space
- visual connection
- gateway

good for:

- safe and inclusive/ more welcoming
- flexible programming markets and small events
- better sight lines



DOUGLAS STREET



Direction 1

MORE OPEN URBAN DOUGLAS ST PLAZA

- we heard that safety, visibility and openness is important

IDEA 2

elements:

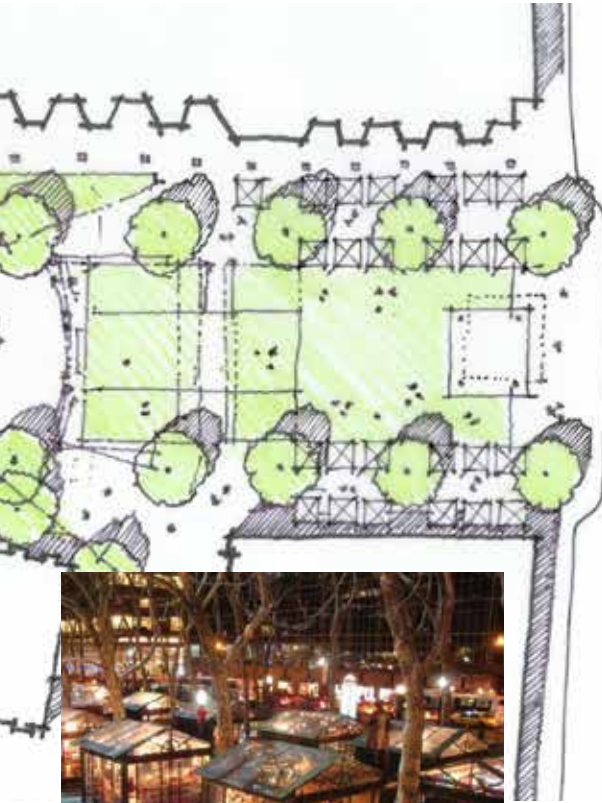
- open lawn area
- shade trees
- pavilion at Douglas St.
- water element

provides:

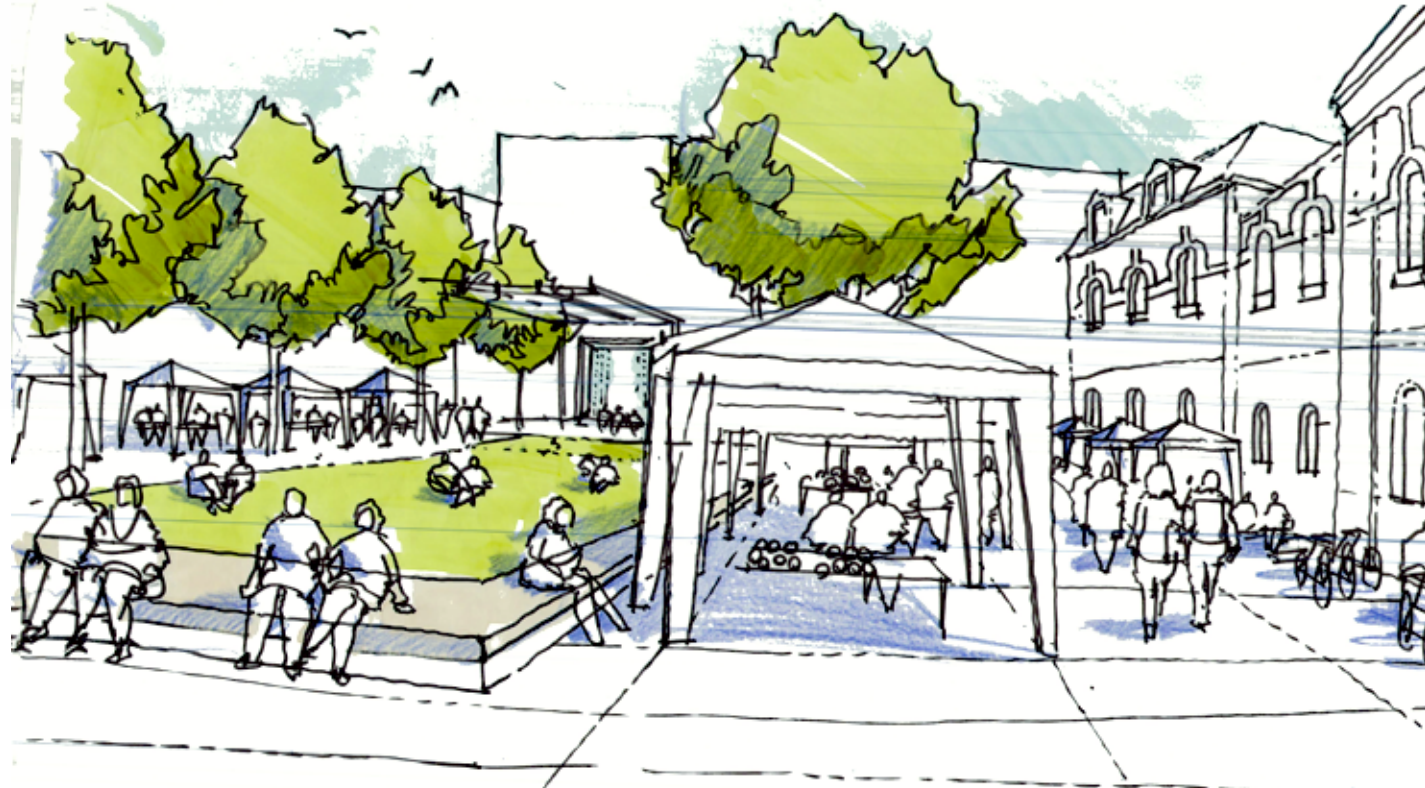
- festival lawn and event space
- visual connection
- gateway

good for:

- celebration, markets, urban oasis
- welcoming, open and safe
- more ground level uses



DOUGLAS STREET



Direction 2 INTEGRATED AND ACCESSIBLE GRADES

- we heard that better connections and easier movement for all is important and in need of improvement

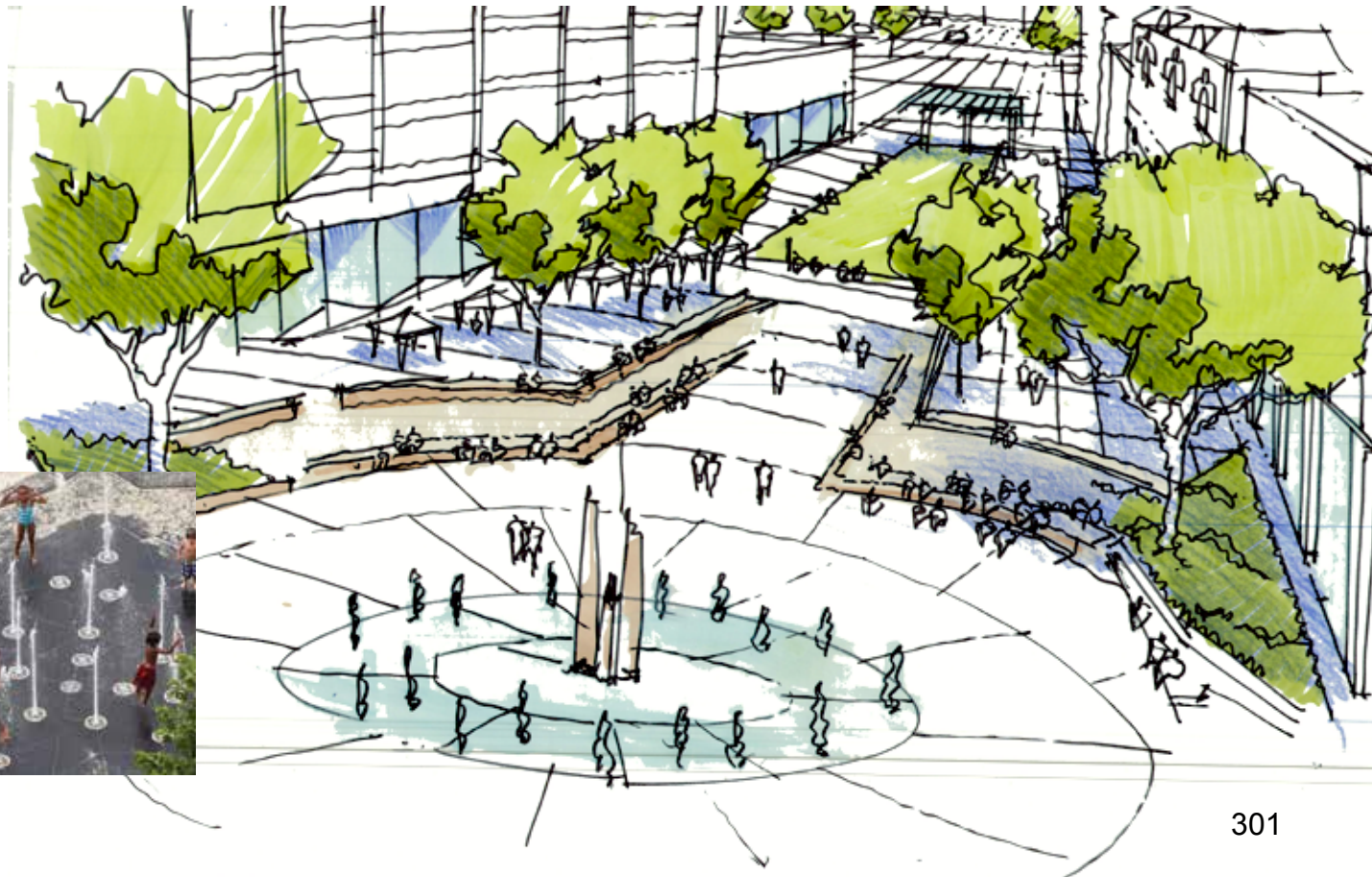
IDEA 3

elements:

- sloped landscape/ plaza
- seating edges/ steps
- simplified, continuous grades
- works with hardscaped or lawn Douglas plaza

provides:

- seamless visual and physical connections
- universally accessible grade change
- event space
- play opportunities
- more inviting places to sit



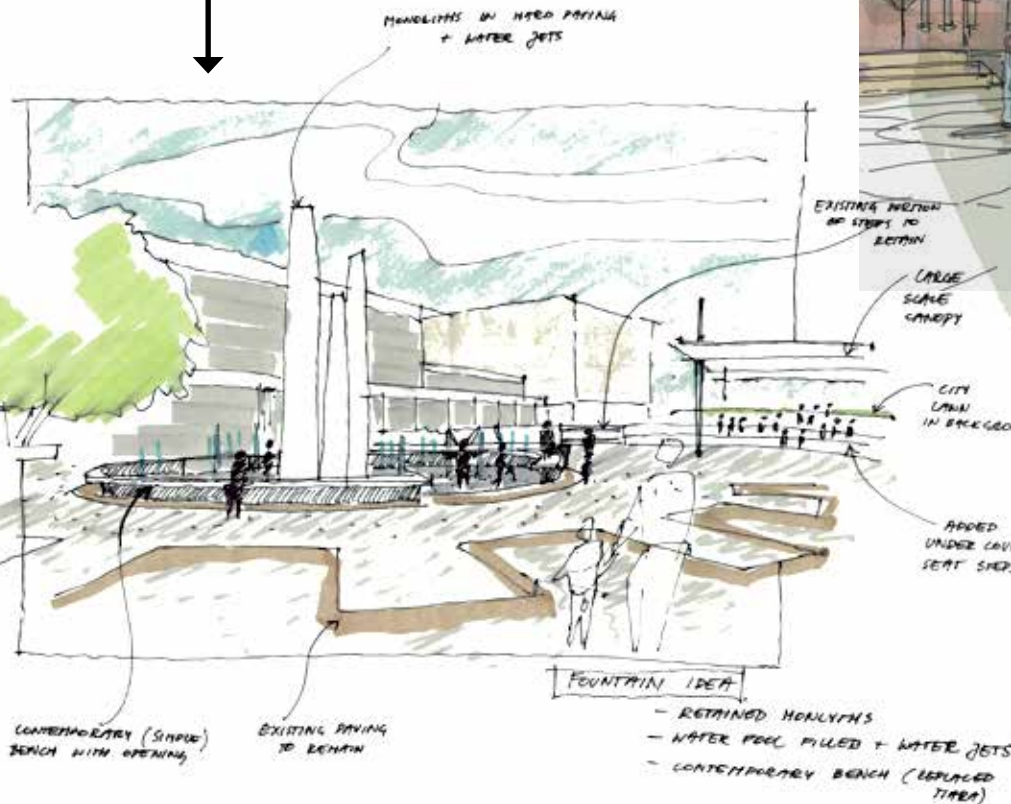
Direction 3

REFRESHED FOUNTAIN AND CENTRAL PLAZA

- we heard a desire for a more and open and flexible space integrating water play while preserving elements that have heritage value and meaning

IDEA 4

- contemporary seating adapting and using the tiara (with breaks that allow for walking through)
- pool replaced with water jets
- preserves original layout
- provides urban play
- improves connectivity

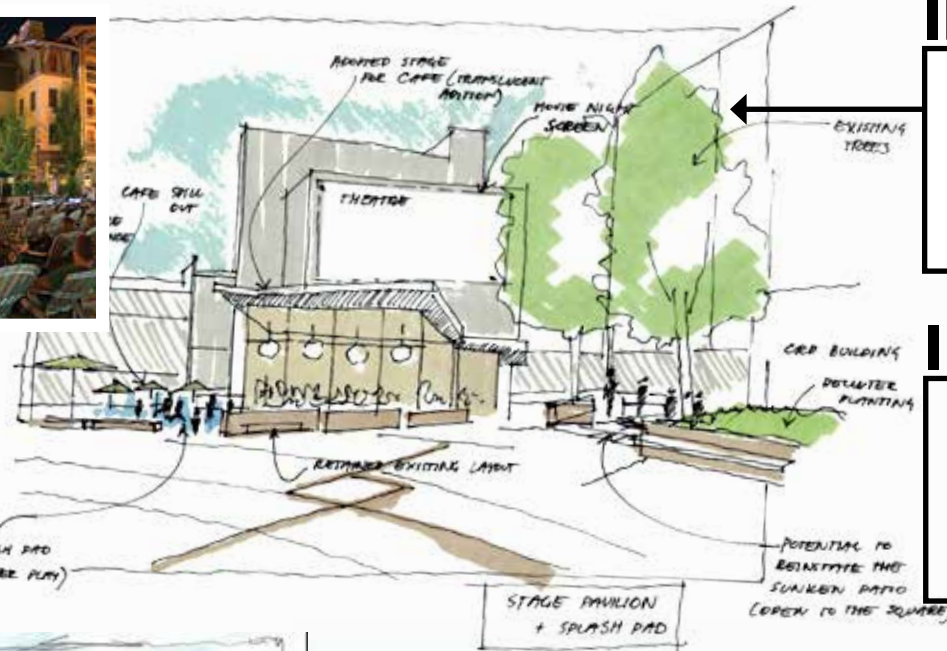


IDEA 5

- totemic monoliths retained and restored
- paved ground plane with water jets that can be turned on and off, with permanent water jets adjacent to monoliths
- provides more flexible open space
- allows urban play
- improves connectivity
- attracts people of all ages

Direction 4 ACTIVE EDGES

- we've heard that active 'sticky' building edges with retail and activity spilling out into the square would be great



IDEA 6

sticky edge 1

- stage area adapted for pavilion and enclosed active use

IDEA 7

sticky edge 2

- undercroft area adapted for inclosed or semi enclosed pavilion and active use



IDEA 8

sticky edge 3

- active uses in existing / or redeveloped building at north Douglas plaza



Direction 5

ACTIVATED UNDERCROFT

- we've heard that the undercroft is a great opportunity for activation and programming to create a more welcoming entry from Broad Street.

IDEA 9

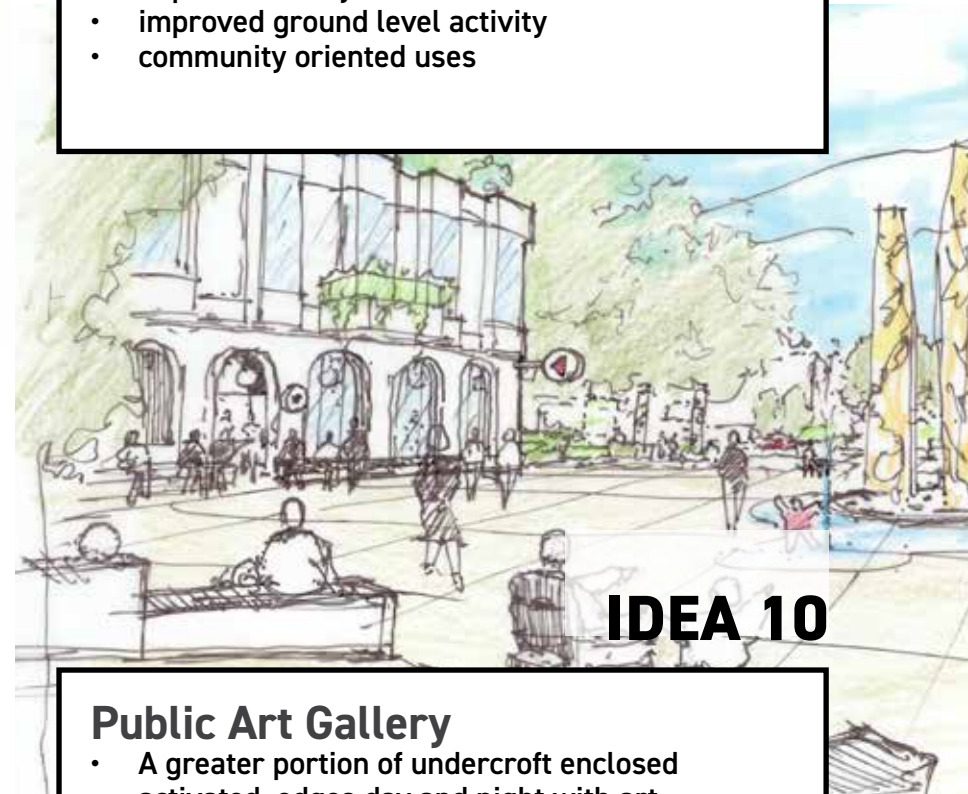
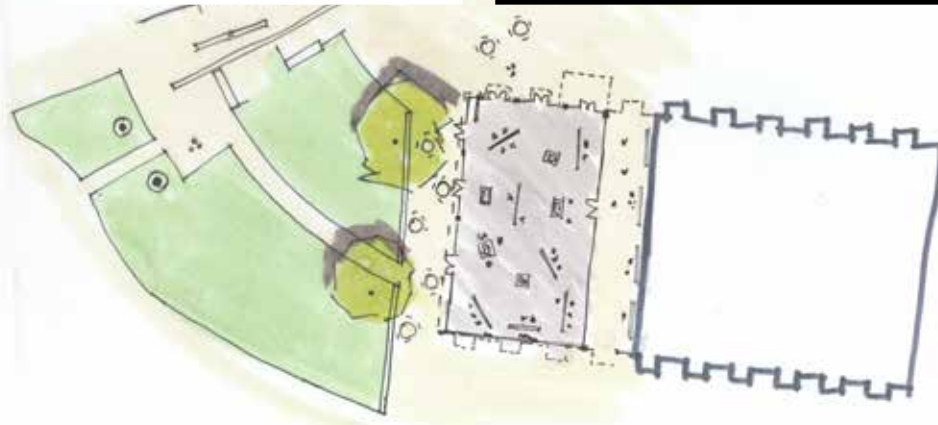
Civic Room

- Partially enclose undercroft (west side)
- activated west and north edge with seating and spill out
- programmable flexible uses
- improved safety
- improved ground level activity
- community oriented uses



Open-air Gallery

- An option to leave the undercroft open and program as an open air gallery for multi-media and interactive installations



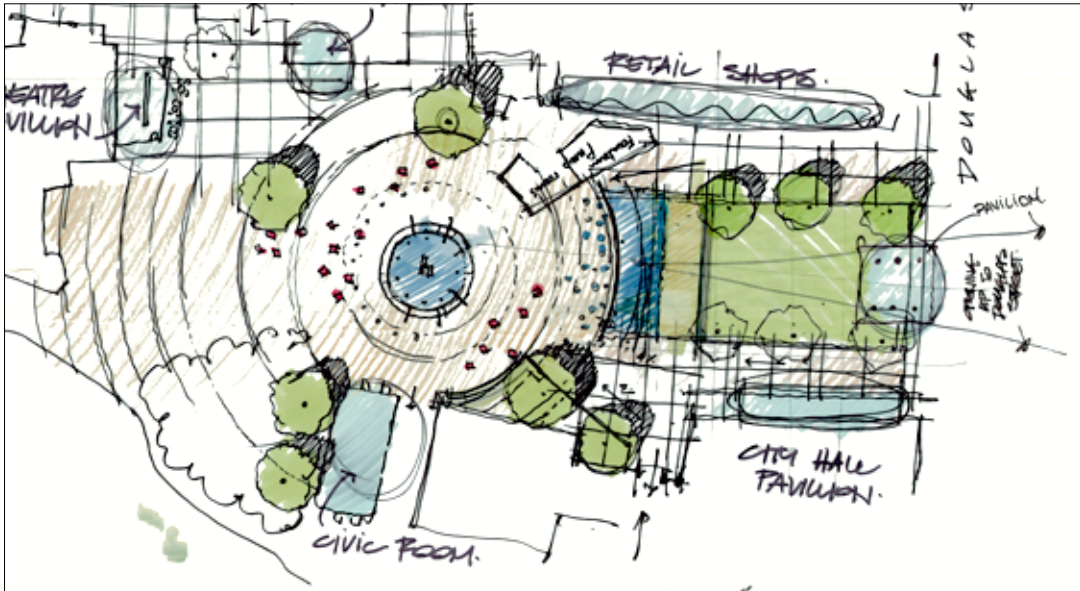
IDEA 10

Public Art Gallery

- A greater portion of undercroft enclosed
- activated edges day and night with art displays, lit and visible at all times
- rotating layout and exhibition
- improved safety
- improved ground level activity
- destination, support arts and culture

Direction 6 INVITING URBAN GREEN

- we heard that both a green (lush trees/lawn) and safe space to relax and socialize in the square is important



IDEA 11

Urban Green East

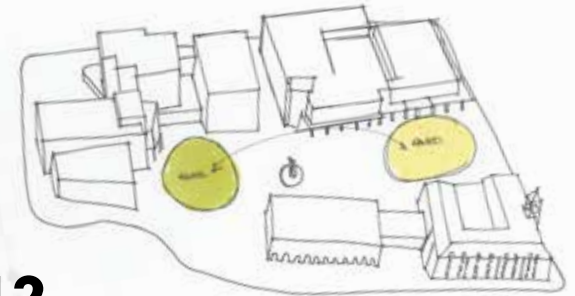
- Community lawn at Douglas Street
- open lawn with deciduous trees for framing
- shelter/ canopy or pavilion at Douglas St.
- potential for incorporation of water feature
- improved connectivity
- improved sitelines
- sense of gateway
- 'green' interface with Douglas



Direction 6

INVITING URBAN GREEN

- we've heard that a place to sit in the shade and enjoy lunch or host a farmers market is desired



IDEA 12

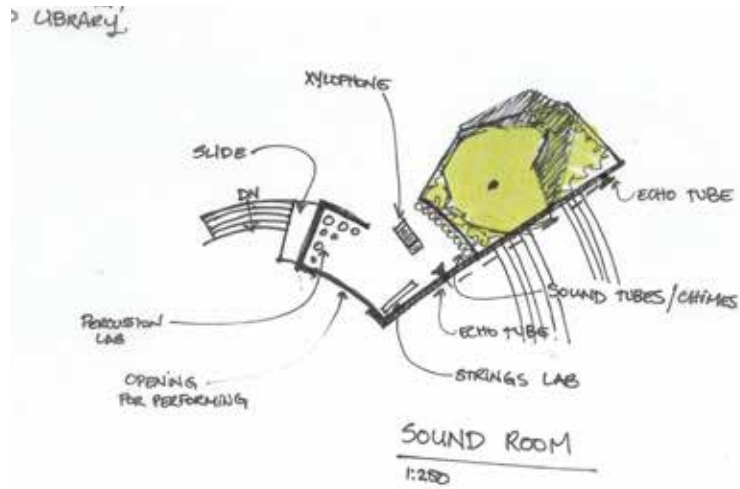
Urban Green West

- hardscape plaza at Douglas
- retained fountain and monoliths
- lawn and treed area adjacent to the theatre (stage removed/reconfigured)
- improved safety
- larger, better open space for markets
- visual transparency

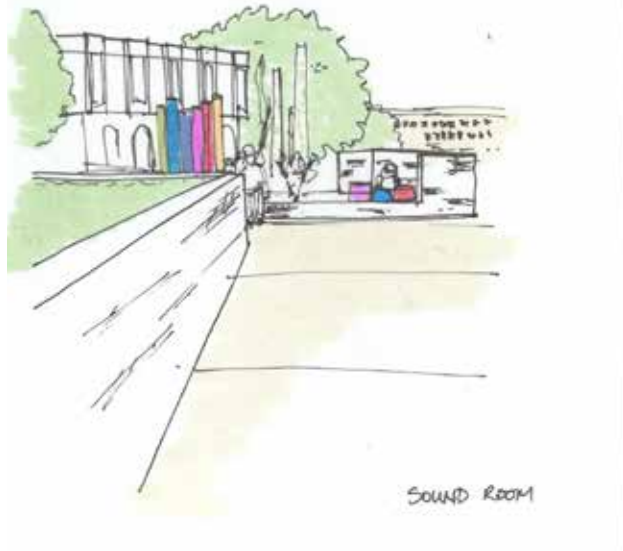


Other ideas

DESIGN EXPLORATIONS

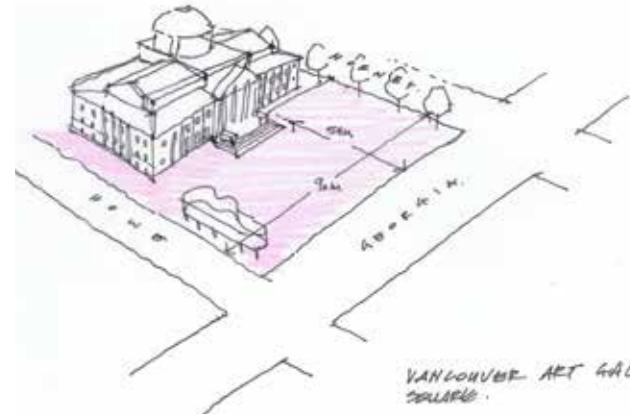
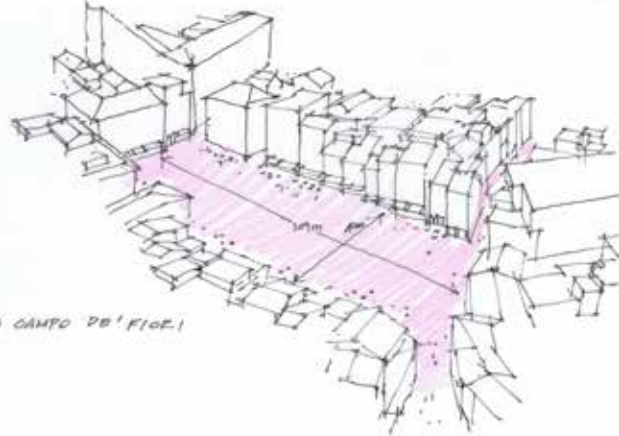
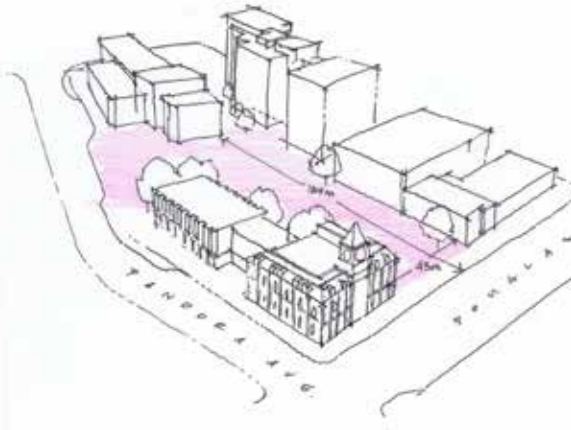


The new Centennial Square.
The mosaic Monoliths as the iconic landmark.



Analysis

DESIGN STUDIES

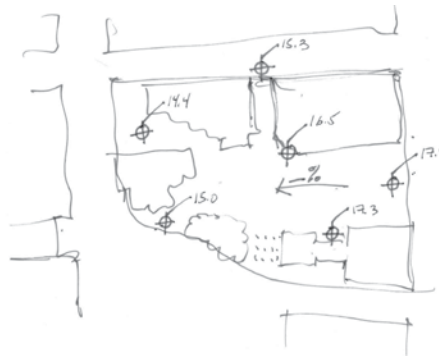
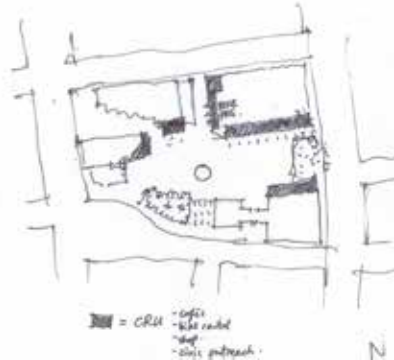


- CONNECTIONS OFF-SITE
- VIEWS & ACCESS

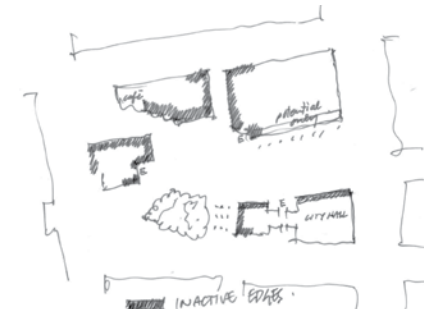
- INTERACTIVE ELEMENTS
 - LIGHTING
 - WATER
 - SOUND

C^2 AS POSITIVE SPACE

- DEFINITION
- EDGES & ENGAGEMENT W/ ADJACENT ACTIVITY
 - DOWNGLAS
 - TRANSIT RIDERS



ARCADES



People's activities attract people, that attract activity.

Summary of Engagement with Children by Diana Studer.

My Architectural thesis project, through the Royal Architecture Institute of Canada's Syllabus Program, focused on researching the impact the built environment has on children's mental and psychological development. The outcome of this research was to provide a way to support the creation of healthy environments for children living in urban settings. Research clearly showed that children are directly impacted by the environments they are provided and need access to nature, affordable housing, opportunities for play, and multigenerational and informal connections. Most importantly, children need an environment that fosters their right to independent movement and autonomy.

Through the research, an emphasis was placed on the UN Convention on the Rights of the Child. This document points to the need to listen and respect the rights of children. This seemed to be the greatest thing lacking for children living in urban areas since few spaces are provided for them to manipulate and design. Taking cues from current pedagogy models and countries which invest a significant education component in teaching architecture, I created a one day design charrette prototype. In April of 2017, I ran the charrette prototype with a group of 21 children on a prominent public space in Victoria, BC. The aim of the charrette was to gather information on Centennial Square which was then presented to the City of Victoria Planning Department.

Design Charrettes and Key Differences in Types

Towards the end of the last century, design charrettes and public consultations have gained popularity in helping planners and designers collect feedback on current projects and master plans. While these processes have helped create better relationships between project teams and the community, their format and delivery preclude the participation of children. However, children represent an untapped resource of information to help their communities evolve, especially considering they will one day inherit these places.

The key differences in the traditional approach to charrettes and the one developed for children are as follow:

More Hands-on: The children created all final presentation material for the town hall meeting.

Art based: Descriptions and written formats were used as little as possible. This was replaced with an abundance of art supplies and art-based activities.

Experience Based: The children depended on their experiences and interactions with the site.

Open Ended: Charrette was an idea generating exercise rather than designing a single solution.

No Right or Wrong Answers: Criticism and judgmental language was discouraged.

Child-Led: Facilitators and Designers were tools for the children to use.

Fun: Ensure everyone was having fun and enjoying the exercises.

Information Collection

Providing different ways for the children to express their thoughts and collect information from them meant creating several different activities involving different levels of involvement from the group. It was important to ensure each child felt they had the opportunity to participate and someone listened to their ideas. It was also important to ensure each individual's ideas were collected before putting them into groups where some children may become quiet or participate less. A way of collecting this individual information was also important to ensure it wasn't overlooked later.

The Prototype

To test the ideas and assumptions made about creating a children's design charrette, a full day charrette was planned for Centennial Square adjacent to City Hall. The square and a room in City Hall were reserved to carry out the charrette. Twenty one students participated in the workshop ranging in grades 5 through 8. Based on the group size, five local architects volunteered as group facilitators, plus three advisor architects, a charrette facilitator, a videographer and a photographer to document the day, as well as several teachers and teaching aides from the school.

Four key elements were identified to make the workshop run smoothly, broken up into a morning and an afternoon session. First, the children needed an opportunity to experience the site and then be inspired on the potential of public spaces. This was followed by an opportunity to process this information individually before a session to create solutions for the site collectively. The day would then conclude with a short town hall presentation to a councilor and city planning officials. The aim of the morning session of the charrette was focused on collecting information and processing individually through an onsite experiential scavenger hunt, a game showing public spaces around the world and a collage making exercise. The afternoon session focused on generating ideas and working together as in groups through a group design project and a final discussion on the overall site features and design.

Final Outcomes from the Children

Some general observations about public space can be made from the information gathered from the children during the one day charrette.

Flexible: The children repeatedly showed a variety of things to do and that flexibility in space was important to them. In their collages, none of the children focused on a single solution but showed multiple ideas for the overall site.

Water Play: Seeing water isn't enough for children; they wanted to touch and play with it. Much of the criticism on the current fountain was it didn't do anything. Many of the collages showed the fountain gone but water play in the square in some form.

Maintenance: The children were very critical of the Square because it looked run down and neglected. Although Centennial Square was a legacy project, the children could not understand the importance of the space and why it was allowed to become rundown.

Art: Art holds a significant place of importance for children and was repeatedly mentioned. A small disclaimer on the day is the children had a lesson on interactive art the week before this charrette. However, it could be interpreted that this lesson had a profound impact on the children. In fact, art was discussed during the day and was shown in the models and collages more than typical forms of play (ie play structures).

Imprint of themselves: The two most common forms of interactive art by the children were graffiti art and chalk stations. This could be interpreted that the children crave some way, even temporarily, to leave an imprint of themselves on the site.

Documentation of the process of creating the design charrette, including research on children's psychology, pedagogy, urban design and design charrette processes, as well as comprehensive documentation of the charrette and final outcomes, is compiled in the book *Put Play To Work*, by Diana Studer.

CENTENNIAL SQUARE

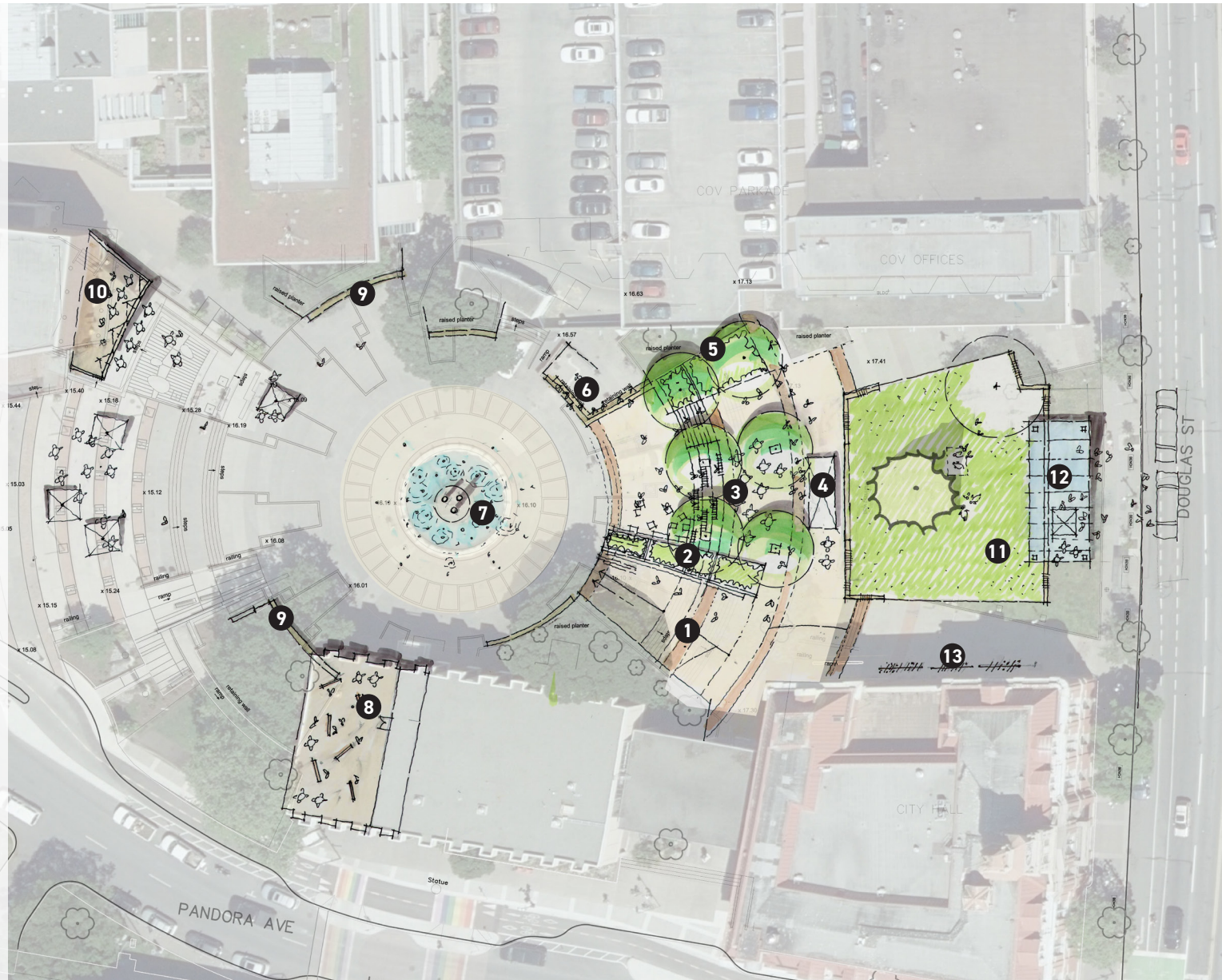
Plaza refresh - Draft concept
June 2019

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CENTENNIAL SQUARE - PLAZA REFRESH | DRAFT DESIGN CONCEPT

LEGEND

1. Accessible grade change
2. Planting/ water feature
3. Play, rest and shade zone with seating steps, trees and informal play/ water play
4. Commercial unit/ kiosk
5. Additional lawn area with trees for shade
6. Small performance space for basking with - opened platform with seating steps
7. Splash park/ open plaza space with monoliths as center piece
8. Outdoor art gallery/ workshop
9. Seating along edges
10. Commercial unit - inclosed stage space.
11. Open lawn are with clear views in and out of the Square
12. Transit centre with large canopy
13. Bike parking along city hall



DRAFT DESIGN CONCEPT

The site design is premised on improving mobility, access and safety in the Square. It focuses on using existing infrastructure to improve the square. Key design features include:

- » *Generous sloped access from City Hall to central area to improve pedestrian connection through the square*
- » *Rest, shade and play zone in central terrace area with seating steps, area for movable furniture, in ground trees and playable seating with potential for water feature and play installations*
- » *Active edges - introduction of 3 commercial kiosk opportunities: at the upper terrace, enclosed stage area and undercroft.*
- » *Central water feature / splash park with preservation of a monoliths' as a focal element and centrepiece*
- » *Addition of seating with adaptation of existing walls*
- » *Open Lawn at upper terrace*
- » *Transit Hub – Large canopy at Douglas Street that accommodates weather protection, bus wait zone and extensive bike parking with potential for additional commercial kiosk*

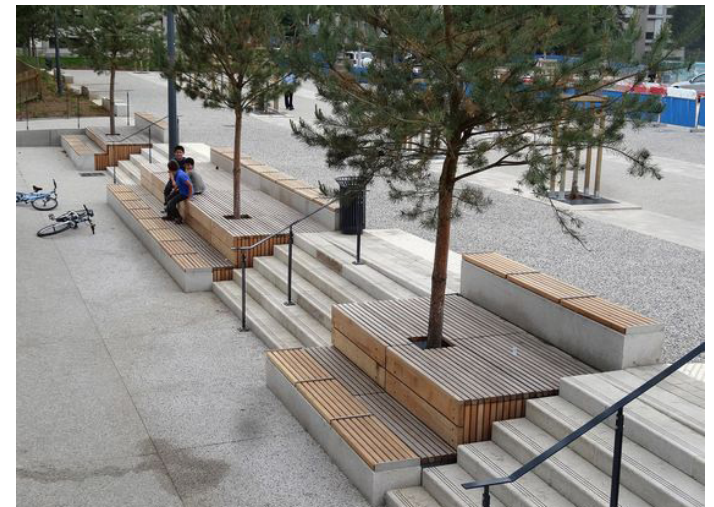
Objectives achieved by this design directly correspond to the key issues and considerations collected throughout this process. Key objectives include:

- » *Improved accessibility for all*
- » *Improved visibility to and from Douglas Street*
- » *Improved safety with activation at different times of the day and in different areas*
- » *More urban play*
- » *Urban Forest - more and healthier trees*
- » *More usable open green space*
- » *Improved flexibility for events and festivals*
- » *Better public life*

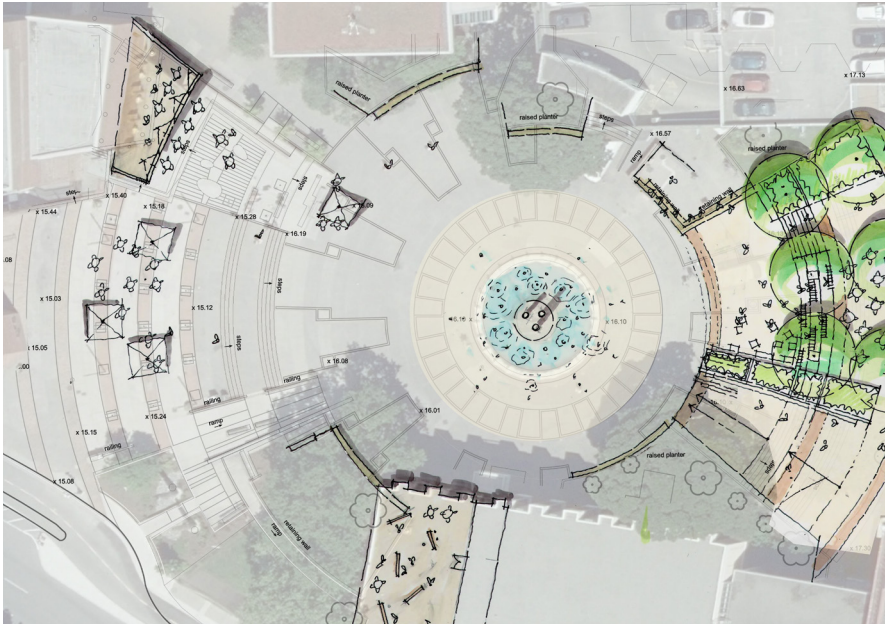


DRAFT DESIGN CONCEPT - PHASE 1

Phase 1 includes central steps and upper terrace area and would be partially implemented as part of scheduled and already funded operations and maintenance work, including incorporation of accessible ramp, tree replacement, grading, drainage and surface improvements.



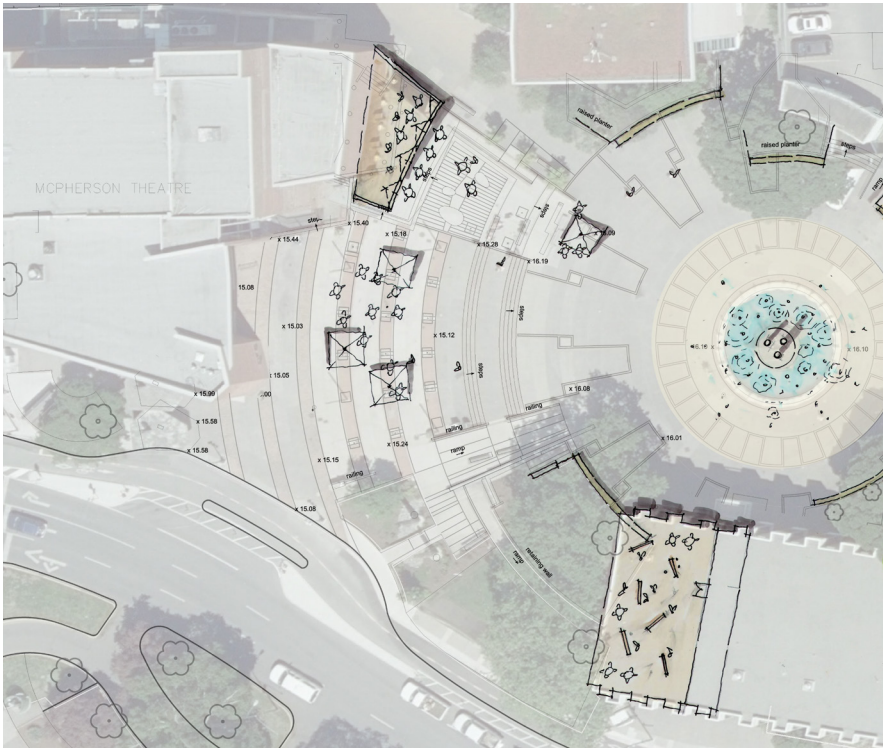
DRAFT DESIGN CONCEPT - PHASE 2



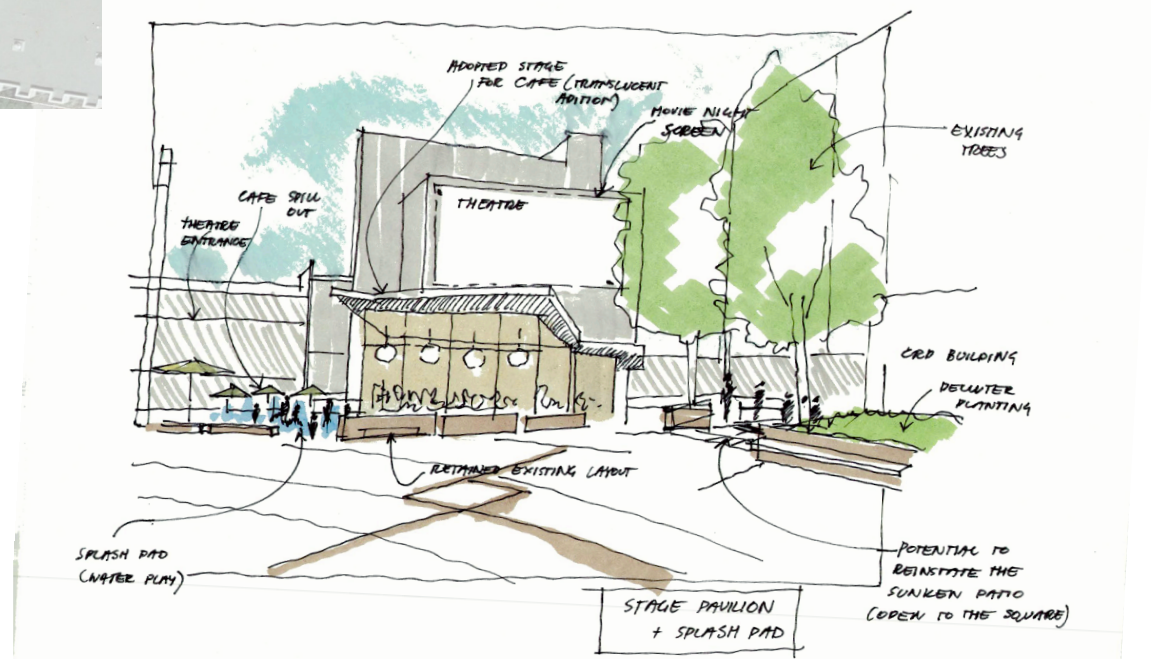
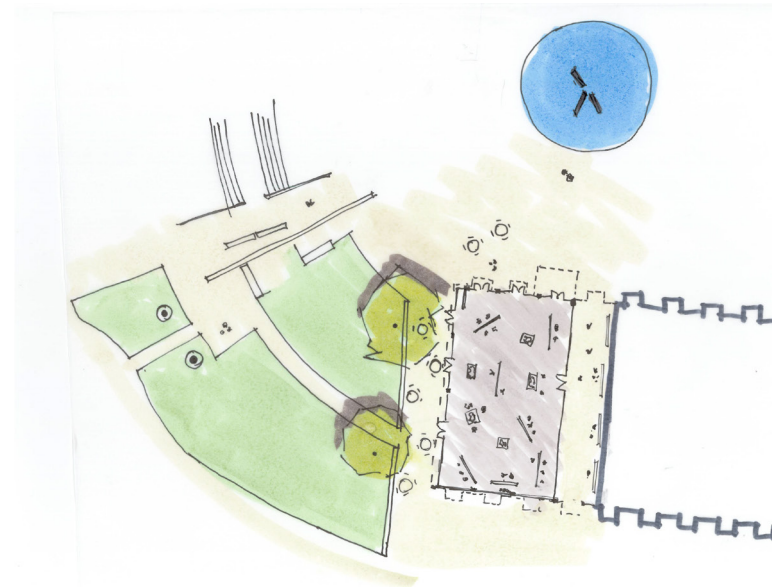
Phase 2 includes central plaza zone with water feature, paving and seating upgrades. It would be partially implemented under operations and maintenance program due to aging infrastructure of the fountain.



DRAFT DESIGN CONCEPT - PHASE 3



Phase 3 includes enclosure of two key areas and adaptation for commercial use. This can be achieved in number of ways including a short term pilot pop ups and food trucks to a fully engineered architectural updates. Feasibility study will be necessary to determine the best approach and asses costing.



DRAFT DESIGN CONCEPT - PHASE 4



Phase 4 includes upper terrace area by Douglas Street with revised lawn area extended, sequoia tree removal and new transit hub station/ canopy and bike parking.



CENTENNIAL SQUARE ACTION PLAN

Inventory and Analysis
JUNE 2018

Contents

INTRODUCTION

BACKGROUND	6
PROJECT PURPOSE	6
PROCESS	6
THIS DOCUMENT	6

INVENTORY AND ANALYSIS

POLICY BACKGROUND	10
CONTEXT	14
SQUARE HISTORY	16
SQUARE TODAY	21
SITE INVENTORY.....	22
FACILITIES ASSESSMENT	25
THE ELEMENTS	26
QUALITY CRITERIA.....	28
URBAN CONNECTIVITY	28
BUILDING FACADES ACTIVATION AND ENTRIES	34
FURNISHINGS, LANDSCAPE AND PROGRAM	35
SPECIAL EVENTS	46
CASE STUDIES.....	49

APPENDIX

INTRODUCTION



BACKGROUND

Centennial Square is the City's main civic, ceremonial and recreational plaza and serves as a venue for a number of different types of events and large public gatherings ranging from protests to honouring ceremonies, from demonstrations and displays of public art to theatre performances, and from music and cultural festivals to local markets. As part of the Visual Victoria process, Centennial Square was identified as a priority public space for a significant improvement and refresh, specifically to activate and energize the square, provide support for major events and festivals and better connect to the adjacent street network/open space context.

PROJECT PURPOSE

In response to this direction, staff have initiated a planning process to develop an Action Plan for Centennial Square to:

- Address immediate operations and maintenance issues,
- Confirm programming and 'quick win' opportunities to activate the plaza,
- Provide conceptual design for a plaza 'refresh' and phased implementation over the short to medium term, and
- Develop a long term strategic framework for future more comprehensive redevelopment of the parkade structure and office building

The plan will focus on the "phased transformation" - a series of step by step improvements that will guide budgeting and implementation over the short, medium and long term.

PROJECT PROCESS

The process will build on design directions for Centennial Square identified in the Downtown Public Realm Plan and based on the significant public and stakeholder feedback that resulted from that process. The plan will be developed by a cross-departmental working group led by the Community Planning Urban Design team, and with the opportunity to bring in consultant expertise for specific components of the project as needed. Community and stakeholder engagement will occur at key stages throughout the process and will be designed and delivered by the City Project Team.

THIS DOCUMENT

This document presents a detailed inventory and assessment of existing physical conditions and assets, user experience, programs and activities as well as operational costs.

This information in conjunction with the engagement process will help to identify opportunities and challenges related to the existing plaza design, layout and programming and form the basis for guiding operations and maintenance and identifying design interventions and programming over the short, medium and long term.

PROCESS DIAGRAM

Phase 1

ANALYSIS, VISION & GOALS

- Inventory and analysis of existing conditions
- Opportunities and constraints
- Assessment of key areas and level of improvements
- Confirmation of vision and strategies established by the Downtown Public Realm Plan
- Alignment with other city initiatives
- Goals and objectives to form base for the design rational

Phase 2

DESIGN CONCEPTS

- Initial concept options for short and medium term (to be consulted with stakeholders)
- Recommendation to develop strategic framework for parkade redevelopment
- Programming strategy for short and long term

Phase 3

ACTIONS & PRIORITIES

- Step-by-step action plan with priorities
- Draft implementation strategy and phasing
- Programming strategy
- Deliverable: matrix of action | description | timeframe | priority | costs value for each of the components / action of the plan | design drawings and plans

IMPLEMENTATION STEPS

1

MAINTENANCE

- Strategy design / identification 2018
- Implementation 2018+
- Operations and maintenance
- Elements in need of repair

2

PROGRAMMING

- Programmed events + daily plaza use
- Strategy design 2018
- Implementation 2018+
- Short term tactical interventions such as food trucks/ lighting/ paint to activate the square
- Long term programming strategy

3

PLAZA REFRESH CONCEPT

- Design framework 2018
- Concept design 2019
- Implementation 2020+ (capital budget)

4

STRATEGIC FRAMEWORK

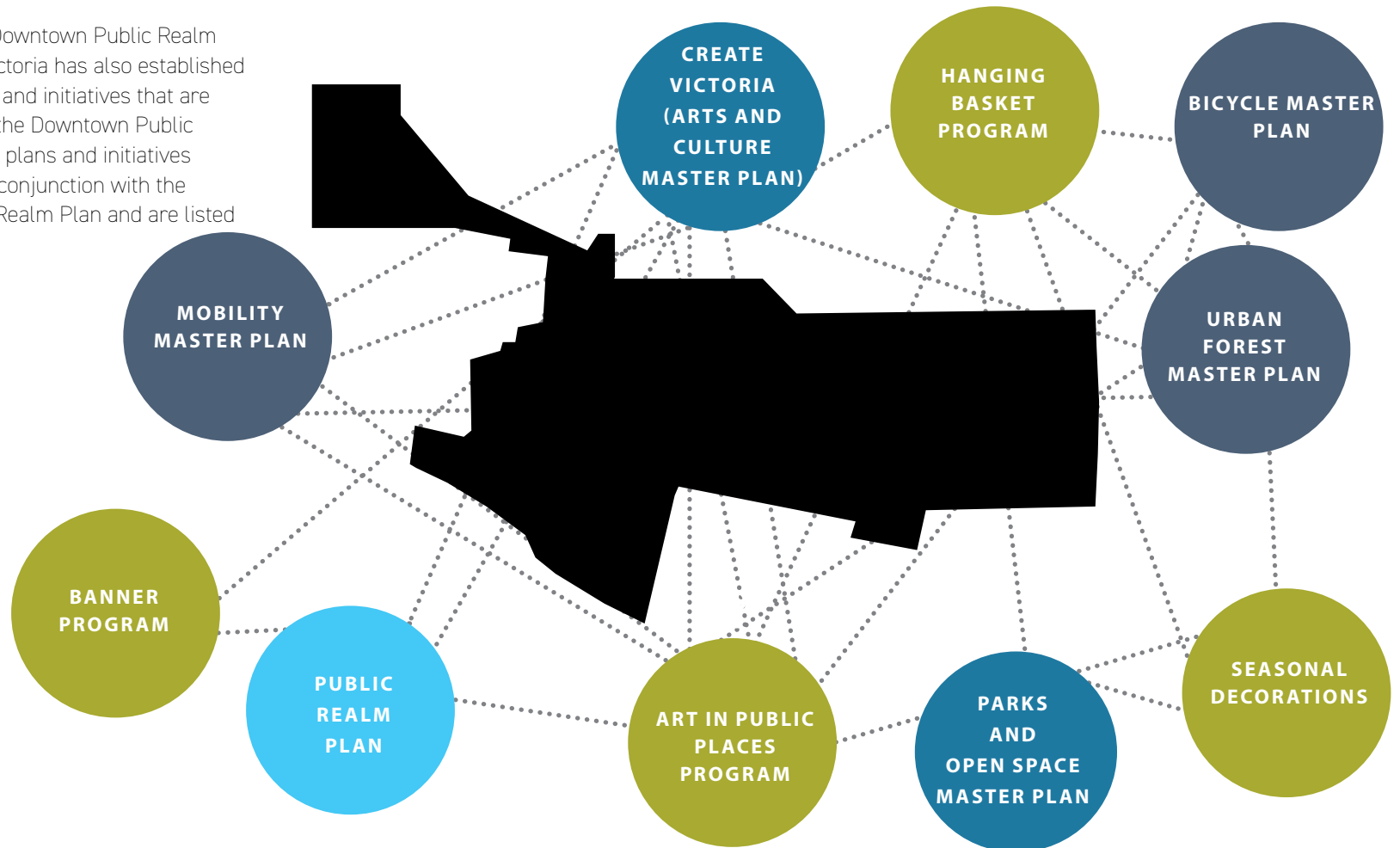
- Design of strategic framework 2018
- Redevelopment masterplan and detailed design 2020+
- Implementation result of masterplan)

The background image shows a waterfront park. In the foreground, a large, light-colored concrete sculpture with a textured surface is situated on a red brick-paved walkway. The sculpture has a wide, flat base and a narrower, vertical section. To the left of the sculpture is a pool of blue water. In the background, there are people walking, a brick wall, and some trees. A white circular overlay is positioned in the upper left quadrant of the image.

INVENTORY & ANALYSIS

POLICY BACKGROUND

In addition to the Downtown Public Realm Plan, the City of Victoria has also established a number of plans and initiatives that are referenced within the Downtown Public Realm Plan. These plans and initiatives should be used in conjunction with the Downtown Public Realm Plan and are listed in following pages.



RELEVANT DOCUMENTS

Visual Victoria Public Realm Plan

The Victoria Wayfinding Strategy has been created by the City of Victoria to facilitate transportation around the city, primarily by pedestrians, cyclists and transit users. This document is intended to be used city-wide as a reference for anyone working on wayfinding projects within the City of Victoria. The information provided includes an overview of the process and reasoning behind the wayfinding system along with descriptions of the individual components of the system and how they are to be used in a variety of contexts. Recommendations and suggested work-flow processes are provided to inform the implementation of the system. Sign construction drawings are provided to a level of detail that should allow any sign fabricator to reproduce wayfinding elements that fit seamlessly into the system.

Create Victoria Arts and Culture

- The Create Victoria Arts and Culture Master Plan is based on the results of an eight-month design, assessment and extensive public engagement process
- Create Victoria recognizes a shift in Victoria's evolving community cultural identity – one that is both “punk and polite”
- Victoria values artists, cultural practitioners, arts organizations, creative producers, and recognizes their role as central to innovation
- Indigenous voices and stories are reflected in planning and the Calls to Action of Truth and Reconciliation are upheld in cultural development
- Optimizes the role of the Arts, Culture and Events Office to meet the demands of, and align with community need
- Invests in cultural capital: our infrastructure and knowledge assets
- Addresses the need for both private sector and individual philanthropic support to champion artistic excellence and support our growing creative scene.
- Positions Victoria as a cultural destination by building on its music, festivals and events scene
- Aims to be future-ready by building its Creative Economy
- Commits to social inclusion, diversity multiculturalism

The Urban Forest Master Plan

The Urban Forest Master Plan is a city-wide policy that outlines the vision, goals and strategies for the management of Victoria's urban forest until 2060. The overall vision is for a healthy, diverse and abundant urban forest which is well integrated throughout all parts of the city, and which supports biodiversity and watershed health while also enhancing the character of neighbourhoods and creating places for activity, enjoyment and relaxation. The goals and actions established in the plan provide a focus for the City's urban forest program planning initiatives such as the Downtown Public Realm and Streetscape Standards.

Bicycle Master Plan

Victoria is implementing a network of separated bike paths as part of the implementation of the Bicycle Network Master Plan, which, when complete, will provide over twenty-four kilometres of All Ages and Abilities bicycle infrastructure. When complete, the new active transportation network will encourage people of all skill levels to ride, skate and roller blade throughout the Capital City.

Parks and Open Space Master Plan

The Parks and Open Spaces Master Plan is the culmination of a year-long effort to create a strategic level roadmap to help guide the planning and management of, and investment into the City's parks system for the next 25 years. The Plan is grounded in an analysis of the existing parks and open spaces inventory, community context and input from the public and stakeholders. The Plan takes a city-wide approach to the parks and open spaces system and defines an overall vision and four goals:

- **GOAL 1: PROTECT THE ENVIRONMENT** Parks and open spaces protect and improve native ecosystems and help the city adapt to climate change.
- **GOAL 2: FOSTER ENGAGING EXPERIENCES FOR EVERYONE** Parks and open spaces provide a range of different experiences, encourage active living, and are multi-functional, inclusive, and accessible.
- **GOAL 3: CELEBRATE VICTORIA** Special places and amenities in parks and open spaces animate the city and support events for both residents and visitors.
- **GOAL 4: STRENGTHEN PARTNERSHIPS** Community members, stewards, and partners help enhance all parks and open spaces in the city.

RELEVANT PROGRAMS

Art in Public Places Program

Art in Public Places is a vital ingredient in the cultural fabric and streetscape of a creative city. The City of Victoria intends to promote the creation and inclusion of works of art in its public buildings and public spaces through the Art in Public Places Policy. The City of Victoria will provide the cultural leadership to guide the evolution of a distinct and vibrant artistic character for civic public places and ensure a visual legacy. Art in Public Places is a vital ingredient in the cultural fabric and streetscape of a creative city. The Art in Public Places Policy commits \$150,000 annually to public art which is placed in a reserve fund, ten percent of which is dedicated towards the maintenance of existing art works. As well, exceptional, significant civic construction projects will include public art for up to one percent of the project's construction costs. For these projects, funds can be used to incorporate public art into a project's design, to create a stand-alone piece on site or for public art at another location. The City of Victoria's Art in Public Places Policy reflects current best practices and creates a broad range of opportunities for citizen participation. The Art in Public Places Policy is revised every five years and will be revised as a part of Create Victoria, a five-year Arts and Culture Master Plan.

Hanging Baskets Program

The City's hanging basket program was started in 1937 to celebrate the 75th anniversary of the incorporation of the City of Victoria. The annual hanging flower baskets are now a trademark recognized around the world, and an important character defining element of Old Town in the summer. The basket program currently consists of over 1,300 hanging baskets, placed on lamp standards throughout downtown between June and September each year. The hanging basket program is operated by the Department of Parks, Recreation and Facilities Management.

Seasonal Decoration Program

Over the years, the City has coordinated the installation of seasonal decorations for Christmas, Halloween, Chinese New Year and other seasonal celebrations. Design of the program has generally been through joint discussion (and partnership in Centennial Square) with the DVBA, which has also undertaken an annual Christmas decoration program. A review was undertaken in 2014 to determine improvements to the program. Capital and operational budgets have been in place to support the purchase of new decorations as well as installation and removal. Development of an updated seasonal decorations program defining objectives, criteria, responsibilities, partnerships and funding is recommended as an action of this plan. To align with Visual Victoria and the Create Victoria Arts and Culture Master Plan, the City of Victoria will develop of a formal process for addressing seasonal banners and decorations to ensure that they are physically attractive, liveable and "user friendly".

Banner Program

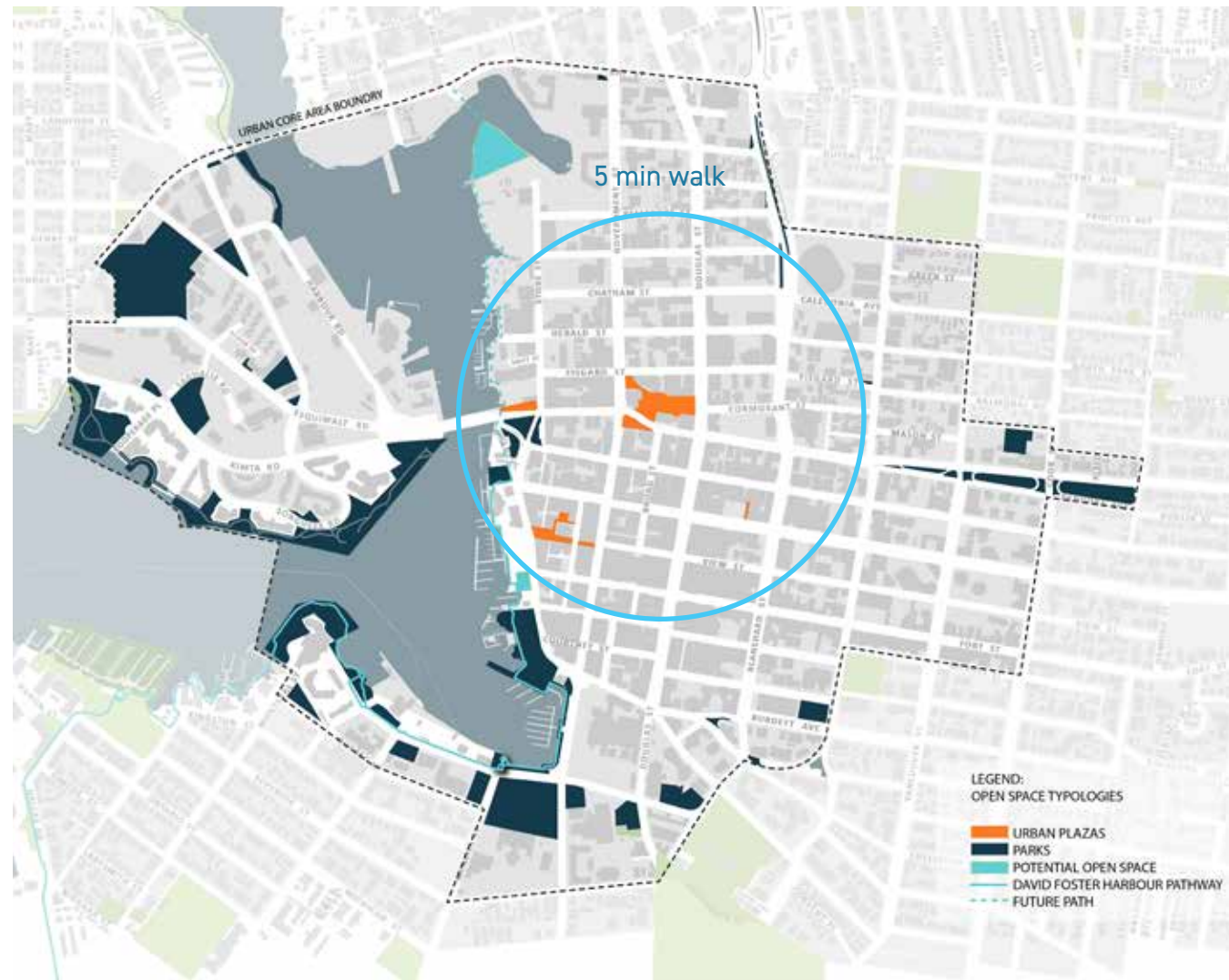
Over the years, the City has coordinated a banner program in partnership with the DVBA. Art competitions open to the public have been held every two years since the program was initiated approximately twenty years ago. Banners were also introduced for the Christmas program in order to bring daytime colour during daylight shopping hours when lights were not yet on. Neighbourhoods were offered small banner programs to animate their neighbourhood/village centres in 2007. City banner programs have focused on art, vibrancy and, to some extent, location identity (e.g. Chinatown). Organizations interested in promotion of events, commemorations and non-for-profit fundraising have been directed to the cross-street banner administered by Public Works on Douglas at Pembroke. Commercial advertising is not permitted at any banners sites. Periodically, there is a request for the City to install banners for a national celebration or commemoration (e.g. Veterans, Cultural Capitals) where operational costs may or may not be covered. Development of an updated Banner Program defining objectives, criteria, responsibilities, partnerships and funding is recommended as an action of this plan to ensure that it is physically attractive, liveable and "user friendly".

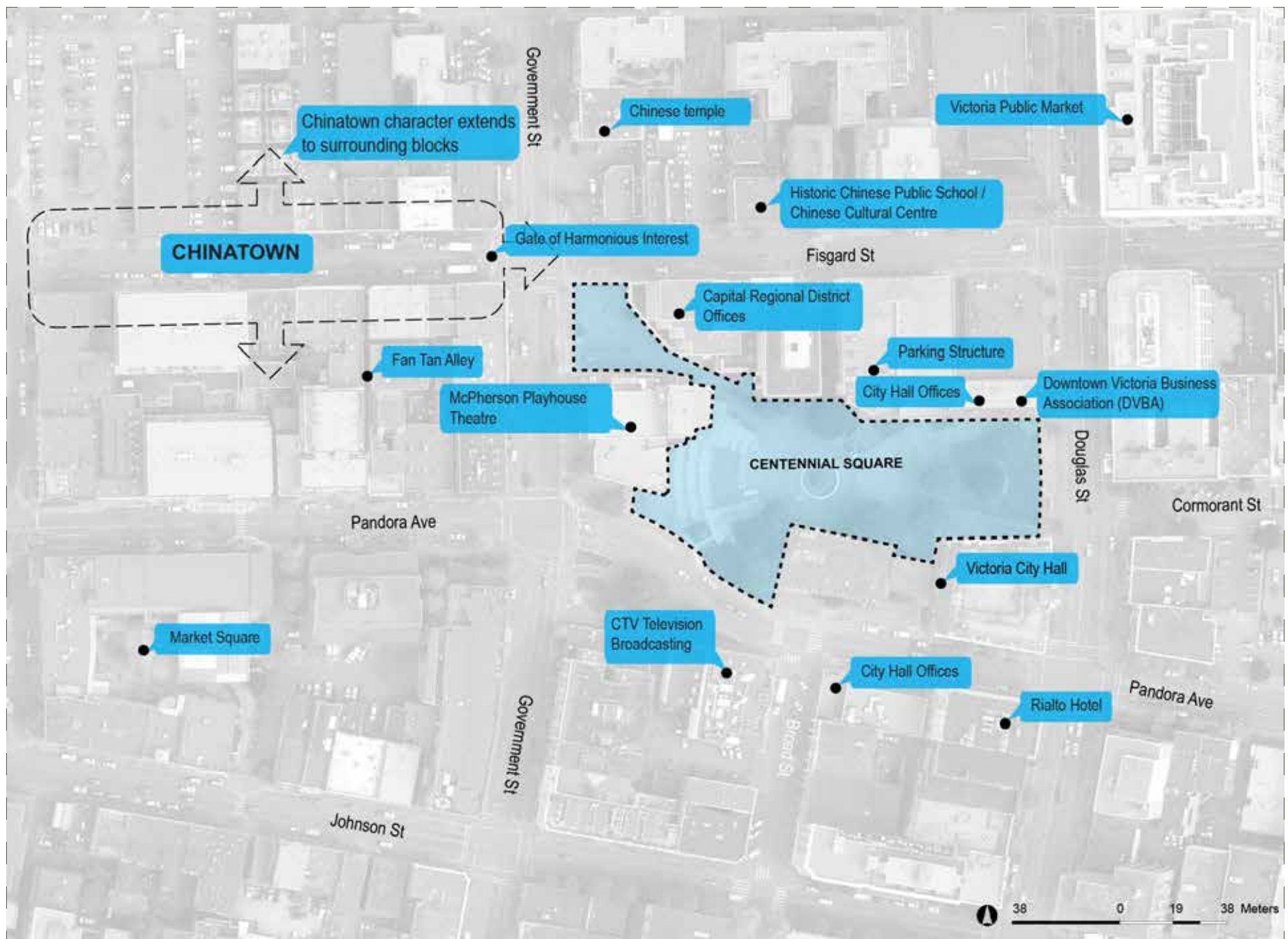
Context

Centennial Square is located in the city centre between Government Street to the west, Douglas Street to the east, Fisgard Street to the north and Pandora Street to the south. It is within a walking distance to many key city destinations.

The Square is surrounded by many important institutions including City Hall, CRD building and it is in close proximity to Douglas Street which serves as a main transportation oriented corridor for the Downtown area with many bus routes and high pedestrian traffic.

It also sits across the street from Chinatown - a key tourist destination. In fact the CRD plaza section of the Square is considered to be in Chinatown.





Square History

Centennial Square project was first unveiled to the public in 1962 - Victoria's 100th year as a city - but construction work didn't begin until 1964. It was constructed as part of a major initiative to preserve, restore and revive downtown Victoria, and to celebrate the 100th anniversary of the incorporation of the City of Victoria.

A major renovation to the south west corner of the plaza was completed in 2009. Centennial Square is surrounded by both modern and historic structures, including historic City Hall constructed in 1891, and features a fountain incorporating a balustrade rim and mosaic concrete totems, which serve as a focal point to the plaza.

Street realignments and the demolition of an old public market allowed for the grouping of the McPherson Playhouse (Hodgson), the renovated police station (Wagg), a parkade and specialty shops (Di Castri), the Senior Citizens' Centre (Campbell) and a sunken "Knot Garden." All were arranged around a public space to form Centennial Square. The focal point is a fountain, its balustraded rim reminiscent of pieces from Oscar Niemeyer's Brazilia scheme (1958), and the mosaic concrete totems by local artist J. C. S. Wilkinson. The fountain was a centennial gift to the City from neighbouring municipalities. The scheme successfully re-established City Hall as a downtown focal point with the square as its major public recreational amenity. This was the first part of the downtown revitalization program, which called for a general paintup modelled on the "Norwich Plan" and pedestrian malls linking City Hall to a redeveloped and restored Bastion Square.

Extensive public debate preceded the decision by the city to commemorate its centenary by building a public square. Previous schemes had entertained moving City Hall into a commercial development and selling the old building as a building site. The combination of restoration (City Hall, McPherson Theatre and police station) with new construction (Council Chamber wing for City Hall, restaurant and lobby for the theatre, senior centre, family law courts and parkade & shopping arcade) was ambitious. The old city market and some buildings on Fisgard Street would be demolished. Cormorant Street would be incorporated into the square and Pandora realigned. Planning and design was coordinated by city architect Roderick Clack. The floorscape of the square was designed by landscape architects Muirhead Justice & Webb.



EVOLUTION OF THE SQUARE

**AUGUST 2,
1962**

August 2, 1962- Centennial Square project presented to the public for the first time

**DECEMBER 1ST,
1964**

Centennial Fountain turned on and officially gifted to the City at a ceremony involving Reeves and Councillors of Saanich, Oak Bay and Esquimalt

**FEBRUARY
1966**

All Phases of Centennial Square complete

**MID
1970'S**

Concrete tiara covered in roughcast to discourage loitering



Original Centennial Square Model



Centennial Square at its completion in 1966



Tiara covered in Stucco

**LATE
1970'S**

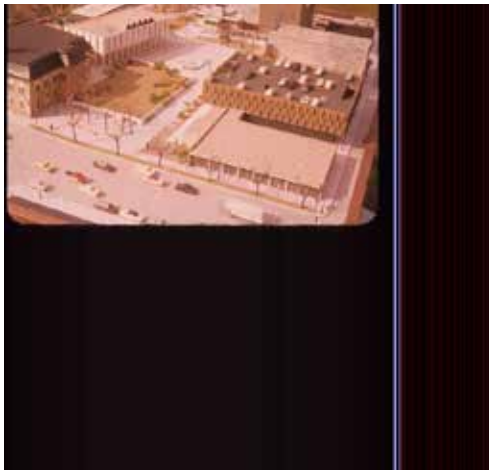
Sequoia Tree
planted in the lawn
area adjacent to
Douglas Street

1996

Relocation of
police station from
Centennial Square to
Caledonia Street

**2006-
2008**

CRD Headquarters Completed,
visual connections to Gate
of Harmonious Interest and
Chinese Public School created,
Seniors Centre demolished



Sequoia Tree, 1985



New CRD building, 2006



Spirit Square, 2008

Significance of Centennial Square to Urban Planning in Victoria

Centennial Square is significant as an innovative model of urban planning in which historic buildings were proactively conserved as crucial components of a larger urban renewal scheme. Like other North American cities in the 1960's, Victoria's downtown was facing increased competition from suburban shopping centres and its historic building stock was in physical decline. Mayor Richard Biggerstaff Wilson, influenced by the City's first urban planner Rod Clack and San Francisco architecture firm Wurster, Bernardi and Emmons, championed Centennial Square as a means of revitalizing the downtown and enabling the continued use of City Hall, which was once again being considered for demolition. Centennial Square became the centrepiece of the 1965 "Overall Plan for Victoria", which promoted the same conciliatory approach to old and new architecture that has maintained Victoria's reputation for heritage and culture over time.



Important Design Elements

- The location of Centennial Square next to old City Hall between Fisgard Street and Pandora Avenue
- The radial design of the square, in which the design elements are organized around a central water feature
- The three monoliths at the centre of the water feature, each of which includes an Italian glass mosaic designed by artist Jack C.S. Wilkinson depicting the themes of youth, procreation and the struggle of good vs. evil
- The symbolic orientation of the monoliths towards each of the three municipalities who contributed to the construction of the fountain
- The use of complementary materials in the square that visually connect the conserved heritage buildings of the square to one another, and to the larger context of the Old Town neighbourhood
- The visual connections between the square and Douglas Street, Broad Street, Government Street and the Gate of Harmonious Interest in Chinatown
- The framing of the square with significant historic architecture, including Old City Hall and the McPherson Theatre (formerly the Pantages playhouse)
- The use of bricks salvaged from the demolished 1891 public market building on Cormorant Street, re-used as cladding for the retaining walls of planted areas
- The use of a water feature as the central focal point for the square
- The mature native trees, including Garry Oaks, which were planted during the original construction of the square

The Fountain

The fountain was a birthday gift to Victoria from its neighbouring municipalities, Saanich, Oak Bay and Esquimalt. Some of the bricks set into surrounding paving are salvaged Victoria Public Market bricks (which were brought from England by sailing ships in the 1880s).

Three concrete monoliths rise from the fountain's pool. Each has a glistening Italian-glass mosaic on one side depicting a fundamental phase of life. In each case the mosaic faces towards one of those neighbouring municipalities: Esquimalt - "creation and protection", Oak Bay - "youth and growth", Saanich, third and tallest (11 meters) - "morality and man's struggle against evil".

The balustrade around the fountain, forming a circle, is shaped to symbolize a royal tiara or crown. Originally it was formed in concrete on site to serve as a seating edge to the fountain. In 1970s it was altered with a surface treatment of white stucco to prohibit the very purpose. To this day, it remains unchanged.



Centennial Square Fountain, Rod Clark architect-planner; Jack Wilkinson artist, Private Collection

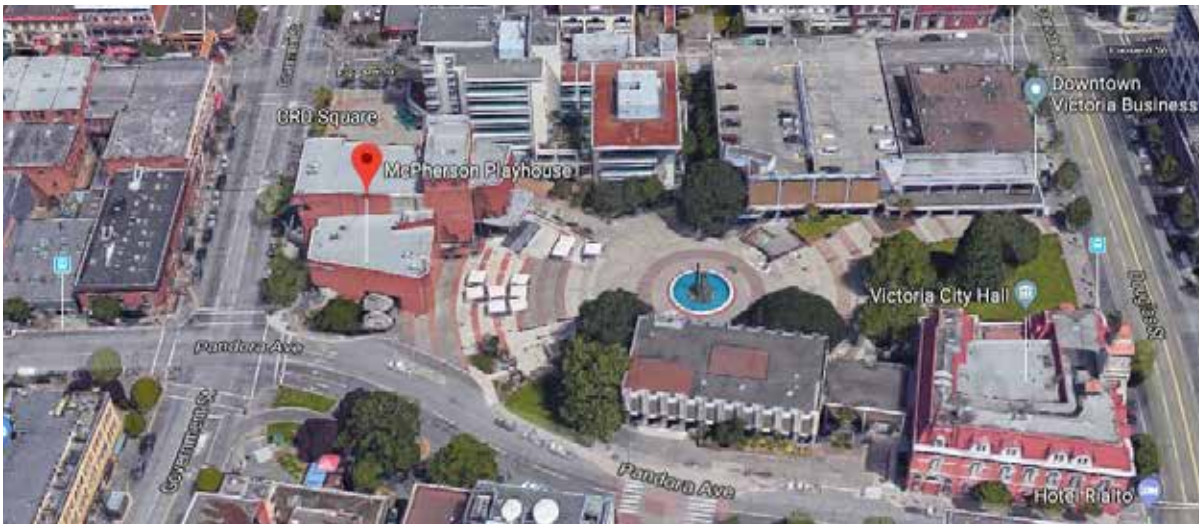
Square Today

Centennial Square is the City's main civic, ceremonial and recreational plaza and serves as a venue for a number of different types of events and large public gatherings ranging from protests to honouring ceremonies, from demonstrations and displays of public art to theatre performances, and from music and cultural festivals to local markets.

One important challenge is to reveal the cultural richness and the modern heritage of the buildings to the citizens, and to bring life to the square. As Centennial Square is right by City Hall and on route to number of destinations downtown, it already has quite high number of people pass by. Also, theatre-goers tend to arrive just before their show and depart quickly after, spending little time on or around the square. The same rule applies to all civic workers in City Hall or office building and CRD building.

Two main goals are set in order to make the square more attractive:

- Improve the physical quality of the square and
- Activate the square with programming and events



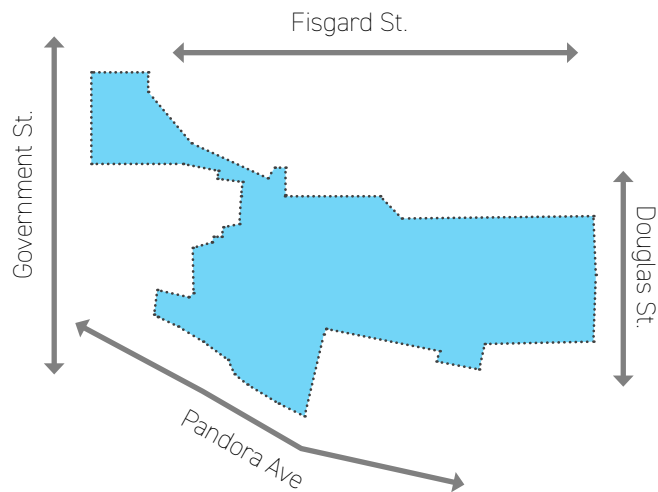
Site Inventory

The site is contained within a large city block between Fisdard Street to the north, Pandora Avenue to the south, Douglas Street to the East and Government Street to the north.

Area: It is an area of around 7500m²

Edges:

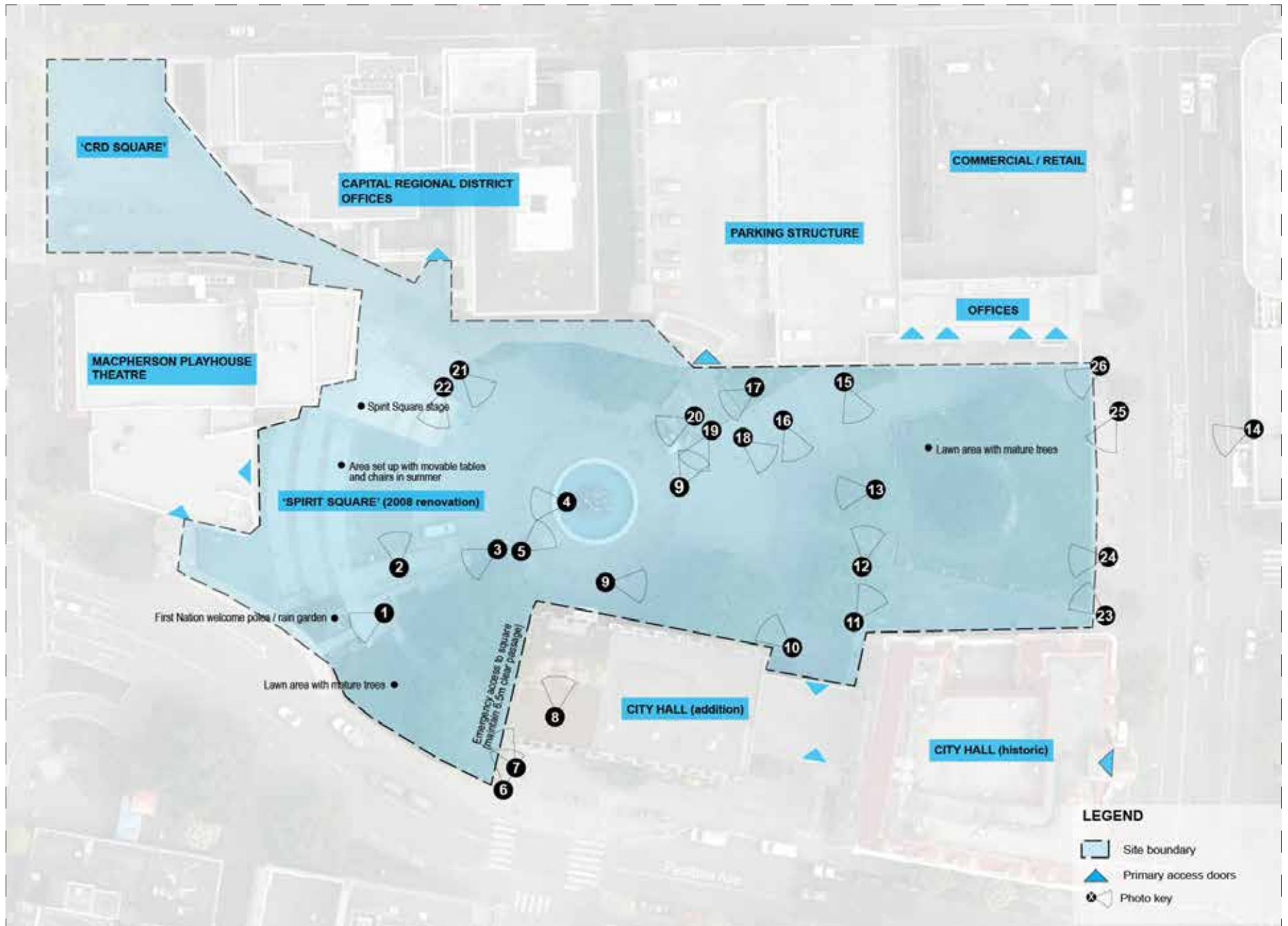
- 3 storey building of City Hall with it's 2 storey extension and Under-croft to the South

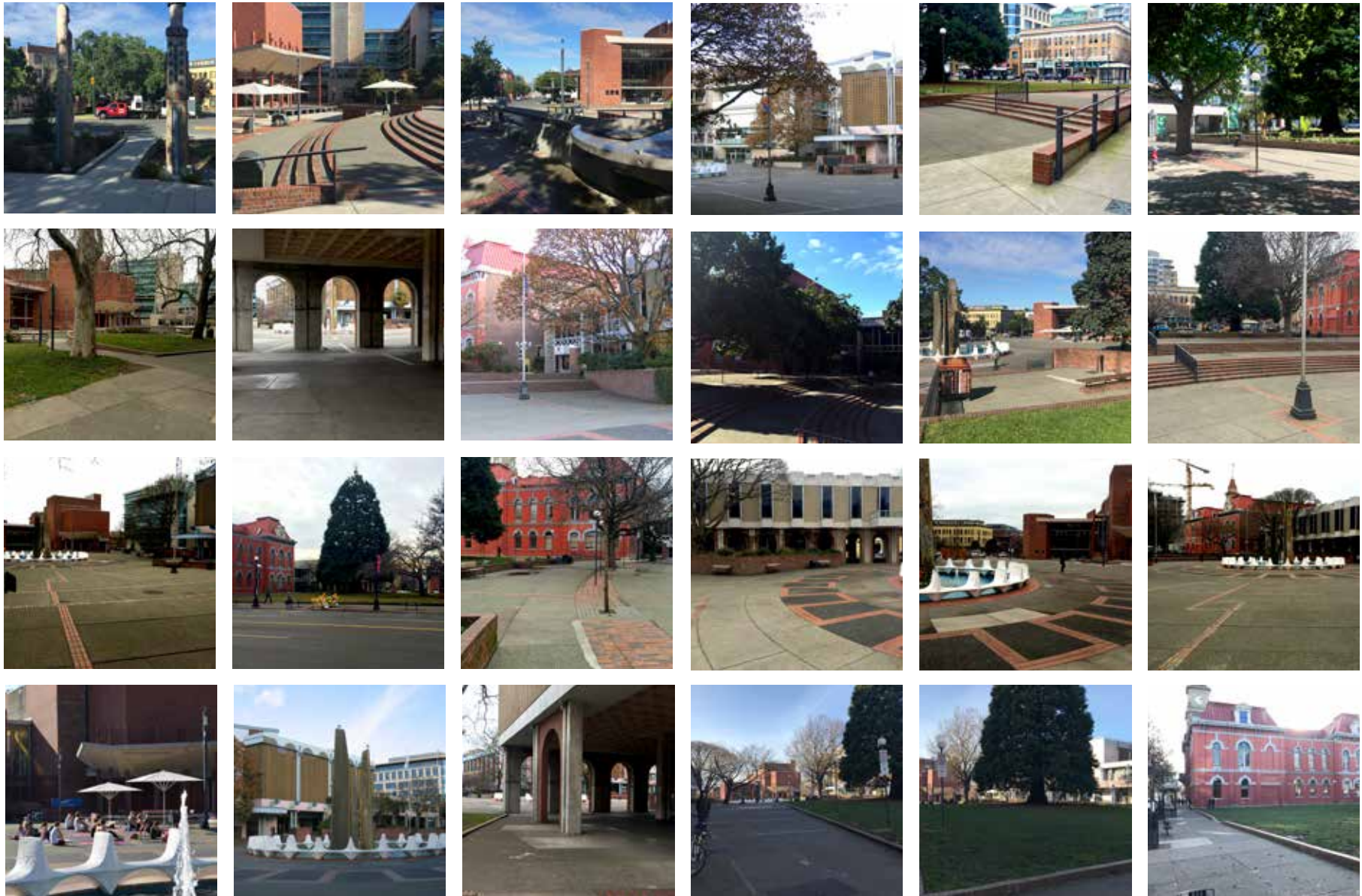


- 2-3 storey McPherson Playhouse to the West
- 6 storey CRD building to the North
- 4 storey parkade building + 1 story office buildings to the North East

Inventory of elements:

- 27 Benches
- 1 Centennial Fountain
- 1 Fish Fountain
- 1 Globe Fountain
- 1 Sun Yat Sen memorial
- 400SF Washrooms
- 866 SF Promontory
- ~1,000SF Stage
- 69 SFGuard Booth
- 17 Bike Rack (spaces)
- 1 Little Library
- 2 Totem Poles
- 1 Ladle
- 1 Spirit Square
- 1 Rain Garden
- 5 Whales (play)
- 21 Light poles
- 8 Sound System(speakers)
- 5 Umbrellas
- 10 Bistro table + chairs
- 2 Fire Hydrants
- 9 Water meter box
- 15 Garbage cans
- 11 Handrails
- 2 Electrical Kiosk
- 2 Flag Poles
- 1 Signage Pylon
- 6 Plaques
- ~200 SF Mayor's Terrace
- 1 SS Gravity main
- 4 SD Gravity main
- 34 SD Catch basin
- Electrical
- 2 Fibre Optic
- 1 Water Main
- 1 Water main fitting
- 1 Water main abandoned
- 13 Water Service valve
- 1 Fountain Pump house
- 1 Fortis Distribution
- 3 Hydro Conduit
- 3 Hydro Vault
- 3 BC Hydro manhole
- 1 Shaw Conduit
- 1 Telus Cable
- 34 Trees
- Planters
- ~14,000SF Grass areas
- 2 BCH Easements
- 1 CoV Easement(around crd)





FACILITIES ASSESSMENT

FOUNTAIN

A number of reports and assessments had been done to assess the current state of the fountain as well as establish recommendations for repair and maintenance work. Here are key recent reports that inform the conclusion of this analysis:

- 2011 - Centennial Square Fountain Finishes by GOAL Engineering Ltd.
- 2016 City of Victoria Fountains - Electrical Survey by Emery Electric Ltd.
- 2016 Centennial Square Fountain- Lighting Survey by Emery Electric Ltd.
- 2016 Centennial Fountain Condition Assessment by Stantec
- 2016 Mechanical Assessment by AMEGroup Engineers

The fountain is showing signs of age, requiring a set of technical recommendations in order to substantially extend the life of the fountain. A comprehensive condition assessment report was completed by Goal Engineering in November 2011, outlining possible repair solutions with an estimate of cost. In 2016, an additional report was produced by Stantec that built on the Goal assessment, providing an updated summary of conditions requiring remediation, complete with an updated estimate of cost (in appendix).

The fountain's mechanical system was partially rebuilt in 2017:

- replaced the sand filters, valves, pump and associated piping

Still left to be done is:

- Replace the DMX lighting system as it is compromised and non-functional
- Repair/replace broken and missing tiles on the monoliths
- Repair the concrete ribs on the back of the monoliths.
- Deep clean of monoliths
- Mortar repairs in rock work.
- Paint fountain bed
- Paint perimeter bench

Conclusion

In summary, the fountain is functional but in need of significant capital repairs to bring it back to its original state.

The elements

WIND AND RAIN

Analysis

facts: Source: <https://en.climate-data.org/location/631/>

The climate in Victoria is warm and temperate. There is more rainfall in the winter than in the summer in Victoria. This climate is considered to be **Csb** according to the Köppen-Geiger climate classification. The average temperature in Victoria is 9.8 °C. Precipitation here averages 718 mm. The north facade has the most shade at City Hall and the city hall extension receives the most sun.

Rain:

- There is 148 days with precipitation a year in Victoria. The driest month is July, with 17 mm of rain. With an average of 121 mm, the most precipitation falls in December.

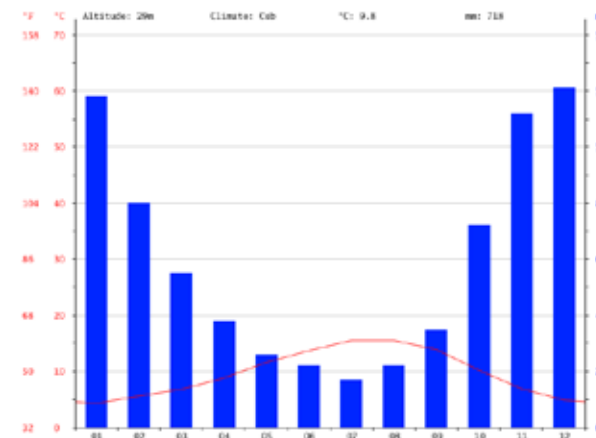
Temperatures:

- July is the warmest month of the year. The temperature in July averages 15.5 °C. January has the lowest average temperature of the year. It is 4.3 °C.

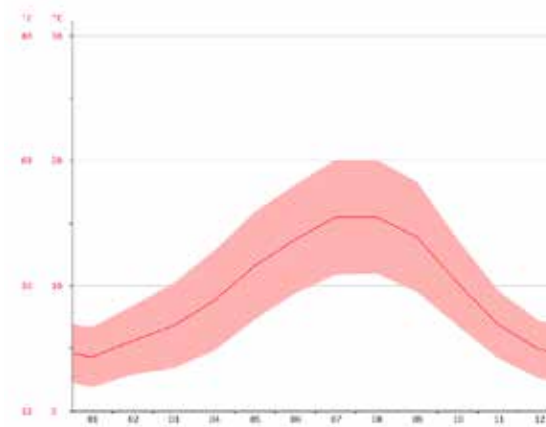
Wind:

Centennial Square is a wind tunnel. Wind tunnels get created as a result of long roads parallel to the wind direction.

- An average of 3 days a year with strong wind blows at least 52 kph (32.3 mph), Victoria, British Columbia
- An average wind of 9.1km/h



Annual precipitation graph



Annual temperature graph

Conclusion

Numerous studies show that people's choices of seating, stopping, and even movement in the street and public plazas is largely driven by its exposure. Sunny, bright spaces are more inviting, they feel safer.

Recommendations:

- » Distribution of sun and shade should be carefully considered when doing physical design of the Square, especially allocation of seating areas, movable furniture and permanent rest zones.
- » Shade structure and better weather protection should be given a careful consideration to counterpoint the natural conditions.
- » Consider elements such as canopy structures, art installation that can double its function as windbreakers to help mitigate wind tunnel effect in the square.

SUN AND SHADE STUDIES

Analysis

As part of this analysis, shade and sun studies were conducted to understand the locations with the most shade and sun. This work will contribute and better inform design decisions up for consideration.

Sun exposure of the Square varies dramatically by the season. It is a dark and shady space in the winter, as well as hot and sunny in the summer.

- » *Most shady: north facade of the city hall and city hall extension*
- » *Most sunny: fountain area*

Conclusion

Currently, Centennial Square offers a variety of options with sun and shade. It has an even distribution of seating around the edges. Mature trees in the square, especially the Sequoia, has a large impact on how much shade the green areas are.

- » *Distribution of seating should be reviewed to allow for maximizing rest opportunities in different seasons*
- » *Pruning or removal of Sequoia should be considered to allow better use of the lawn area*



March 21, 8am, noon, 4pm



June 21, 8am, noon, 4pm

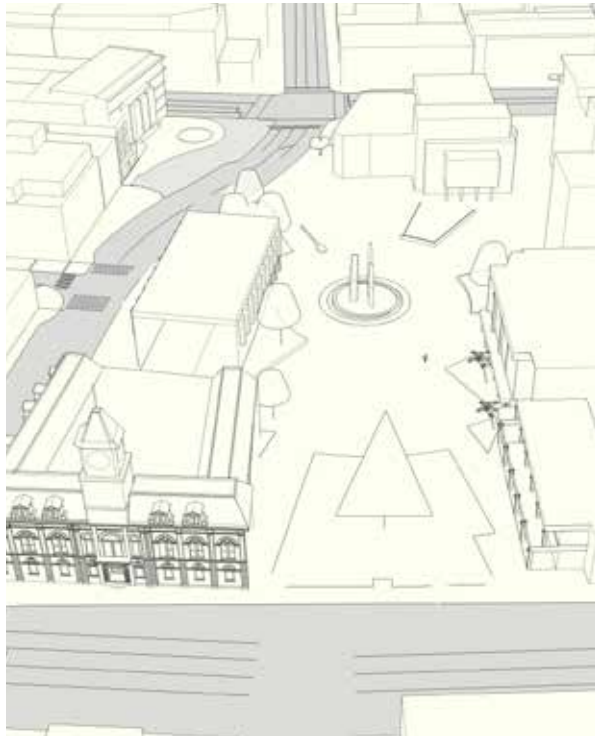


March 21, 8am, noon, 4pm



June 21, 8am, noon, 4pm

Quality Criteria



The Quality Criteria help us understand and compare quality in the built environment and its ability to either contribute to the flourishing of public life or hinder it. The criteria can be correlated with the amount of public life diversity in a space.

These Criteria were developed by Jan Gehl in the 1960s and have been used by Gehl's practice for the past 15 years to collect qualitative data about a place. This survey complements quantitative data and can be correlated with the amount of public life diversity in a space.

An inviting place that encourages public life has elements of protection, comfort, and enjoyment. These categories are further detailed into 12 Quality Criteria at right.

METRICS

1 Quality of place, including:

Protection

- Protection against Vehicular Traffic
- Protection against Crime + Violence
- Protection against Unpleasant Sensory Experiences

Comfort

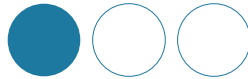
- Invitations for Walking
- Invitations for Standing and Staying
- Invitations for Sitting
- Invitations for Seeing
- Invitations for Hearing + Talking
- Invitations for Play + Recreation

Enjoyment

- Dimensioned at a Human Scale
- Positive Aspects of Climate
- Aesthetic Quality

PROTECTION

Protection
against
Vehicular Traffic



Protection against
Crime + Violence



Protection against
Unpleasant Sensory
Experiences



COMFORT

Options for
mobility



Invitations for
Standing and
Staying



Invitations for
Sitting



Invitation for
Visual Contact



Day/Evening/Night
Activity



Invitations for Play +
Recreation



Audio & Verbal
Contact

Varying Seasonal
Activity

ENJOYMENT

Dimensioned at
a Human Scale



Positive Aspects of
Climate



Aesthetic Quality



Analysis

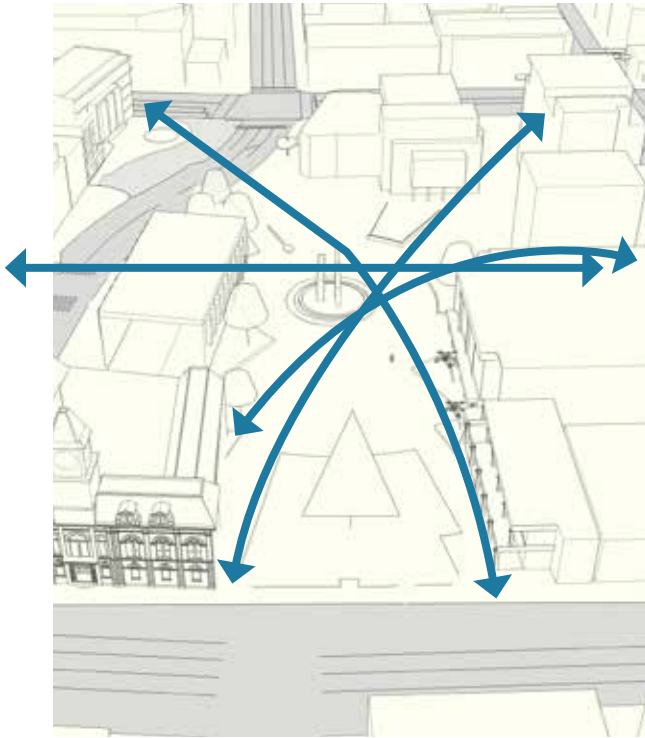
There were number of surveys conducted during different times of the day by different age groups. This is a summary of the results of the Quality of Centennial Square today:

Conclusion

Key findings of the survey:

- » *Protection: most people felt protected*
- » *Comfort: majority felt in between with less options for play and recreation*
- » *Enjoyment: for most, the scale of the plaza felt comfortable but it is lacking esthetic quality and weather protection*

Urban Connectivity



The ability of the street grid to foster mobility is an important precondition for places that attract public life from adjacent neighborhoods. The Urban Connectivity measure identifies how well the street grid facilitates neighbourhood connections.

METRICS

- 1 Urban Connectivity value
- 2 Pedestrian circulation
- 3 Mobility network

OPEN SPACE NETWORK

Urban Fabric

Centennial Square lays in the very centre of the city urban core. It is located close to many key amenities and destinations of the historic Old Town and Chinatown. It is in close, walkable proximity to other city open spaces such as Janion Plaza, Reesen Park, Bastion Square and Ship Point that are all well connected to the water and the Inner Harbour. This is of great value.



Open Space network diagram

STREET NETWORK

Urban Connectivity

The granularity of the urban fabric is a key element in defining connectivity. Downtown Victoria is a small grain grid network of streets and alleyways that allows pedestrian circulation and easy travel in any direction. Centennial Square lays in an epicentre of the network itself being a main hub and place where many streets and pedestrian connections meet. There are number of very direct connections to all areas around the square through the street network:

- to the East across Douglas Street through Cormorant Street
- to the South through Broad Street
- to the West across Pandora Street
- to the West towards Fisgard Street through a pedestrian passageway



Urban connectivity diagram

Conclusion

The Square is physically connected into the larger open space network and streets around it but lacks visual connection and invitation. It also lacks a sense of arrival.

- » *Improve sitelines and visual connection from the surrounding streets to allow better permability and visibility to and from the square*
- » *Protect sitelines into the water and the bridge along Pandora Avenue*
- » *Create visual connection and better permability to Douglas Street*
- » *Better connect through the narrow alleyway between the parkade building and CRD building to Fisgard Street*
- » *Improve the connection under the under-croft*
- » *Create a sense of arrival at all entry points at different scale*

MOBILITY NETWORK

Accessibility

Currently, the Square is accessible by all abilities and ages. However, that access is not visible or well marked. It can be accessed on foot, by bike and by car.

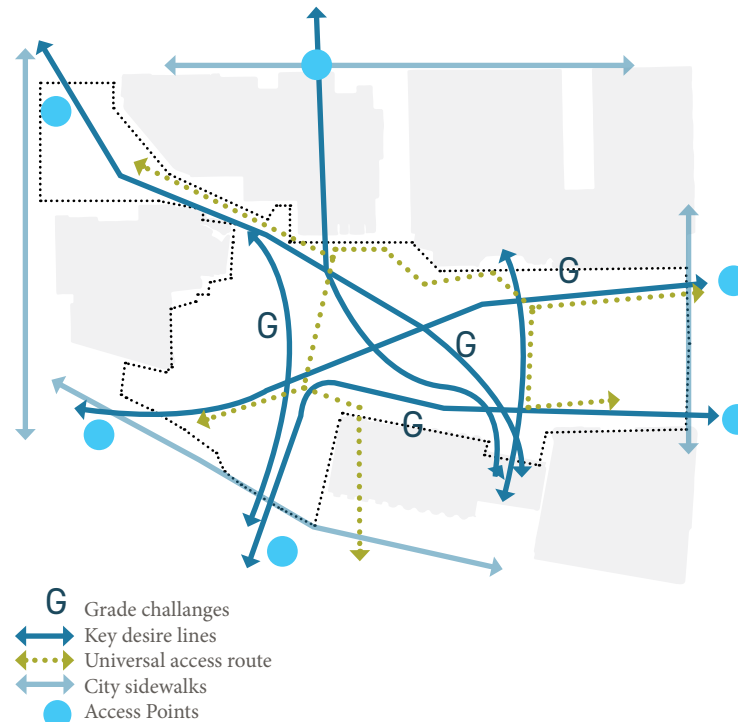
On Foot

There are 6 points of pedestrian access into the square:

- North (Fisgard St.): Pedestrian passageway between the CRD building and Parkade
- North-East (Douglas St.): Sidewalk under the arcade of the parkade building and expansion of it beyond building edge
- Sidewalk along City Hall from the sidewalk under-croft from South (Broad St.)
- South-West (Pandora Ave & Government St.): Sidewalk along McPherson Theatre and Spirit Square
- North-West (Pandora Ave & Fisgard St.): CRD Square

The majority of the circulation and walking (desire lines) are diagonal across the square and around the fountain.

There is also movement north-south across from the parkade building to City Hall. There is very little movement internally within the Square. It serves primarily as a pass through function during non-event times.



Pedestrian Circulation Diagram

Conclusion

The Square is well connected into the larger open space network as well as into the immediate streets that surround it. Internal pedestrian circulation is challenged by the grade change and elements in the plaza and can be improved.

- » Eliminate vertical edges and grade change where possible
- » Provide better wayfinding for accessibility in areas where it is not clear
- » Consider relocation of some elements in the square to improve pedestrian circulation and visibility
- » Improve quality and safety of under-croft and arcade to make them more usable for pedestrian movement and more inviting at all times
- » open up visual connections to Douglas Street to allow better pedestrian movement into the square

By Bike

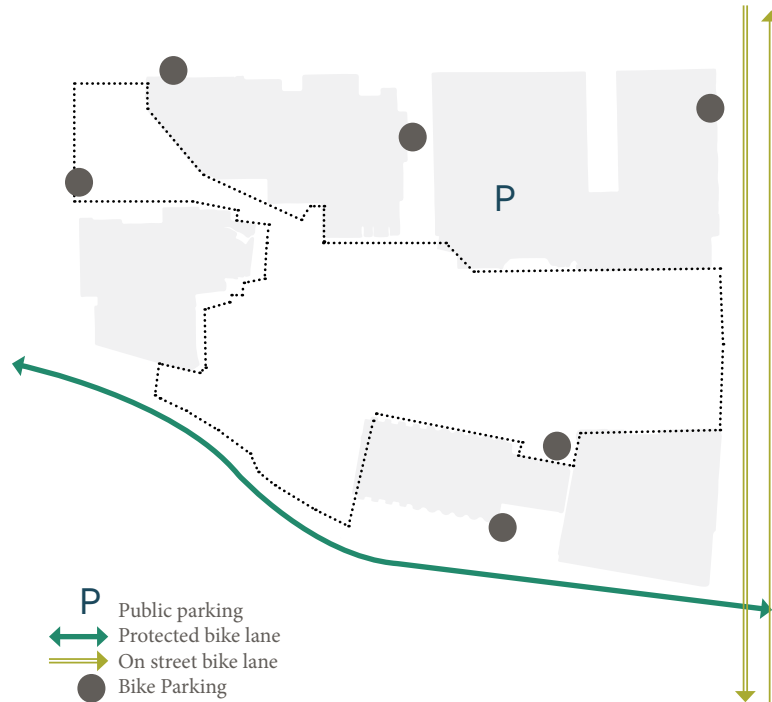
Centennial Square is in close proximity to two key bike lane facilities:

- Pandora Avenue separated bike lane to the south
- On-Street Douglas Street bike lanes to the East

There is a number of bike parking spread throughout the Square. Bike parking by City Hall entrances are difficult to access because of the grade change and the necessity to carry bikes up or use ramps. Some of the bike parking are hidden and not well used. The Square is not very visible from the bike lanes when passing by. As well, the Square is a dismount zone and biking is not allowed.

By Car

There is a city parkade adjacent to the Square with car access from Fisquard St. and pedestrian entrances at Centennial Square and Fisquard St. The parkade is well used throughout the day.



Mobility Diagram

Conclusion

For cars:

The Square is easily accessible by car. There is car parking available adjacent to the Square.

- » Improve visibility and way-finding for parking entry
- » Explore opportunity to repurpose top floor of the parkade

For bikes:

The Square is easily accessible by bike from all directions but has limited bike parking.

- » Add / re-colate bike parking to better serve the bike users
- » Improve bike parking at south side by the city hall entrance
- » Provide way-finding for grade change to allow better navigation in the Square

BUS STOPS

Analysis

There are 3 bus stops in close proximity to the Square. The stops along Douglas Street are busier and tend to be more busy during morning and afternoon rush hours. Adjacent to the bus stops is a passive lawn area, currently not utilized for waiting. Pandora Avenue bus stop has a lower volume of buses and as a result less pedestrian traffic. It is also separated with a 2-way bike track from the main sidewalk.

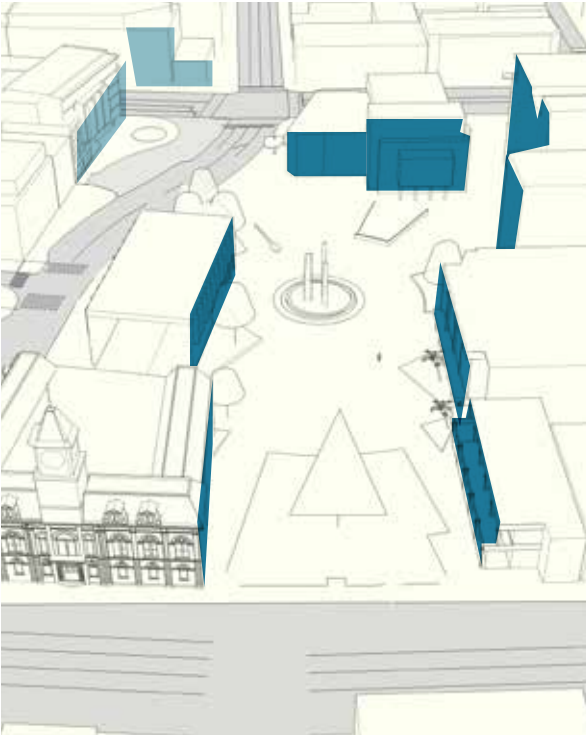
Conclusion

The Square is well serviced by public transit and it offers an opportunity to serve as a downtown transportation hub, especially the eastern portion along Douglas Street.

- » *consider consolidating the bus stop at Douglas into a transportation hub and waiting transit zone*
- » *provide clear way-finding and maps for the bus stop locations and bus information*
- » *provide weather protection at the waiting area at Douglas*



Building Facades Activation and Entries



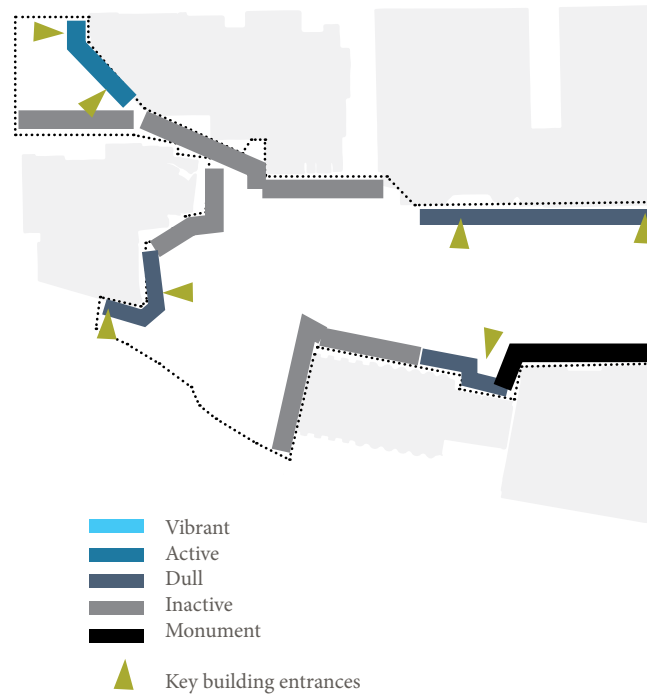
The activation of a facade and the number of entrances is a strong predictor of when people will slow down and engage in activities other than simply walking. An active facade presents opportunities for people to meet and mix, and provides an attraction for different types of people. Facade quality may be an essential precondition to creating places that invite all types of people.

METRICS

- 1 The number of entries per linear foot
- 2 The Building Facade Activation rating

EDGES

- Vibrant
 - Small units with many doors
 - High transparency
 - No vacant or passive units
 - Lots of character
 - Good articulation, materials and details
- Active
 - Relatively small units
 - Some transparency
 - Few passive units
 - Some articulation and detail
- Dull
 - Large units with few doors
 - Low transparency
 - Some passive units
 - Few or no details
- Inactive
 - Parking or vacant lot
 - Large units with few doors
 - Very little or no transparency
 - Many passive units
 - Uniform facades with no details or nothing to look at
- Inactive
 - A historic or visually interesting facade that may not be very active or transparent, but is visually remarkable



Edges typology diagram

Facades

The Square is defined by its edges. Currently, most of the edges in Centennial Square are inactive or dull with a lack of transparency, access or clear definition. This creates an environment that is not inviting to stay but rather a pass through character without areas to “stick” to.



Building Entries

There is total of 13 building entrances facing the square:

- 2 at the CRD building
- 9 at city parkade building/ offices
- 1 at City Hall
- 1 at McPherson Theatre

Although this is a high number, most of those entrances are dull or only partially activated. There is very little animation in adjacent uses.



Conclusion

The Square has a good number of entrances but it needs activation of its edges.

- » *Physically and visually improve transparency of the units under the parkade arcade to the north. Consider change of use from institutional to commercial / education, working studios or retail*
- » *Provide temporary activators such as food trucks and coffee / retail kiosks in the under-croft area and main plaza space*
- » *Consider activation of the CRD building with outdoor patio space across the stage area*
- » *Improve safety in covered areas by providing more lighting and exposure*
- » *Where possible, limit the area of vertical walls and separation to allow better transparency to the edges*
- » *Improve quality of the facades (with paint or otherwise)*
- » *Utilize potential of the frequent number of entrances at the north parkade side - i.e by change of tenancy*

Furnishings, Landscape and Programming



There is a close correlation between public life and public space. If there is nowhere to sit, people will not sit. If there is no tree canopy to mediate temperature or create visual interest, walking will be less pleasant and therefore less prevalent. If there is no inclusive programming, some people will never find a reason to spend time in public space in the first place. It is important to understand the relationships between the built environment and the ability of a place to foster social mixing and sense of community.

METRICS

- 1 Seating
- 2 Lighting
- 3 Trees
- 4 Bus stops
- 5 Pavement Quality and Materials
- 6 Widths
- 7 Programming

SEATING

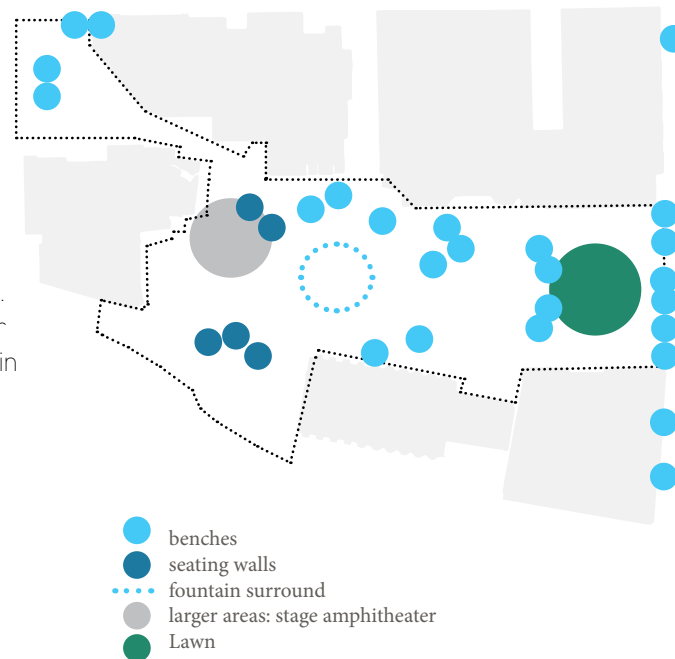
Analysis

Seating typologies:

- » Benches with backs
- » Seating walls with bench tops
- » Steps
- » Fountain surround
- » Free standing tables and chairs in front of Mcpearson theatre (summer time only)
- » Stage area by theatre (no formal seating)
- » Lawn area at east plaza (no formal seating)

The majority of the seating in the square is being used at different times of the day. Seating in sun exposed areas are better used in the winter months. The lawn area is being occasionally used in summer time. Seating around the fountain surround is used in summer months as well as during larger events.

The covered stage area is a popular loitering area.



Seating typologies diagram

Conclusion

The Square has a good variety of seating options with somewhat even distribution of formal bench seating. A lot of times, there is not enough seating to allow for all Square visitors. With new development in the area, it will soon be in need to support a larger population of daily workers and visitors.

- » Consider more flexible seating that allows for more users sharing the area at the same time
- » Consider utilizing vertical edges as continuous seating zone and bench
- » Consider opening up elevated area to the north (by the ramp) for seating
- » Eliminate vertical edge of the lawn area to better invite for seating use of all users
- » Consider removal of Sequoia tree to expand seating option on the soft lawn area



LIGHTING

Analysis

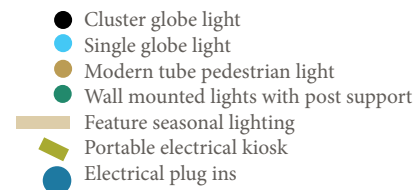
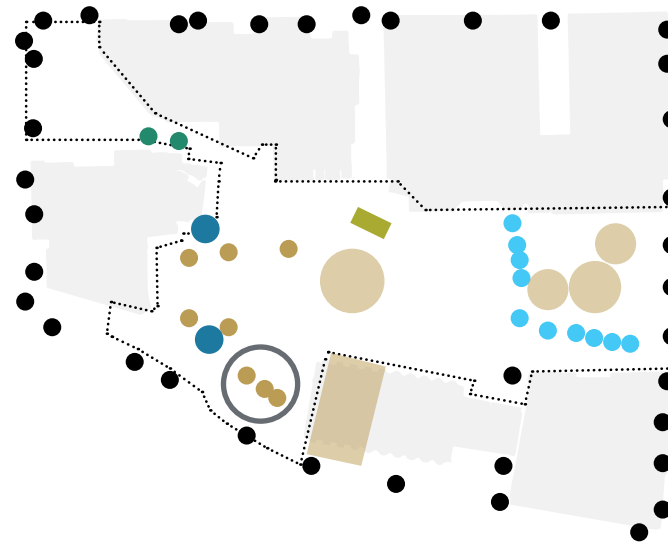
There are 21 light poles in the Square (official boundary). All streets framing the square have cluster globe lights. Internally, the lights have been updated with a more modern look in the South-West section (with the revitalization and creation of the Spirit Square). The upper plaza at Douglas Street has a number of single globe lights that are situated in a way that corresponds and marks the main path of travel.

There are also a number of feature lighting installations in the Square, such as Christmas decorations on the trees: Sequoia, cherry tree and oak trees as well as twinkle lighting in the under-croft area.

The fountain has a lighting installation that was upgraded in 2015 which has helped to provide engaging lighting displays throughout the year.

There is a small number of in ground uplights in the Spirit Square area that are not regularly monitored.

All lighting at the Square is functional and maintain regularly.



Lighting typologies diagram

Conclusion

There is a large variety of lighting fixtures in the Square with different esthetic qualities and sizes. Overall, it is recommended that better coherency is provided for light fixtures in the Square.

- » Consider upgrading single globe lights bases to the decorative bases to elevate quality
- » Consider the same paint colour for all lights
- » Consider simplifying lighting variety
- » Explore the idea of globe lights as primary light of the square to tie visually to Old Town as originally intended



Lighting inventory and electrical box example

TREES

Analysis

There are 31 trees in the Square (official boundary) and 35 trees in close proximity of one block (outside legal boundary). Majority of trees are deciduous. There are 2 palm trees and one evergreen specimen (Sequoia). The diagram to the right illustrates a condition of the trees in the Square based on a February 2018 Arborist assessment (full report in appendix of this document).

Sequoia Tree

Given size and scale of the Sequoia tree, it is considered a feature tree. It was not planted as part of the original plan but brought in later in late 1970s. An arborist assessed the Sequoia at the end of 2017 to check the damage to the tree from the decorative lighting hardware. The tree has started putting on response growth to compensate for the damage and girdling to the main trunk. Although there will always be a defect present in the damaged areas, the top of the tree should not die. The top will continue to be suppressed over time and the damaged areas will continue to be monitored each year.



Tree quality diagram

Conclusion

Deciduous trees planted in the elevated planters areas were brought to the Square as large, mature specimen trees to help give a true maturity to the space. Now, after over 50 years, they seem to be out of scale but at the same time, add an incredible value of green canopy to the otherwise paved area.

- » Review and assess removal of large canopy trees in front of the city hall entrance due to poor planting conditions and heaving of the sidewalk
- » Maintain and regularly monitor larger trees, including Garry Oaks and Sequoia tree
- » Consider removal of Sequoia tree due to its damage of form and potential future growth restraints
- » Consider adding more canopy trees in pavement area to increase urban forest canopy and shade
- » Preserve and maintain a cherry tree in the lawn area due to its sentimental value



PAVEMENT QUALITY

Analysis

Paving Layout and Quality:

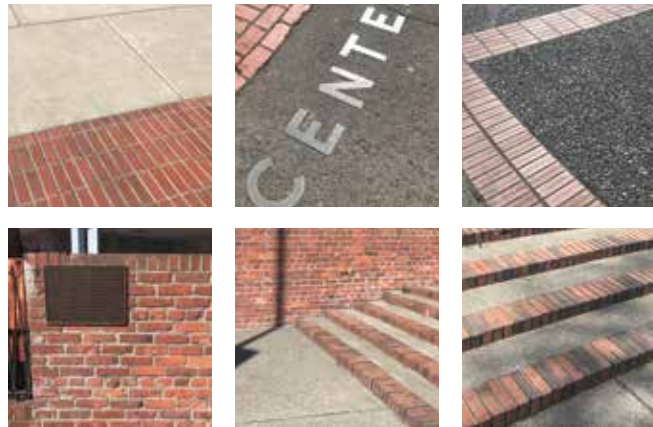
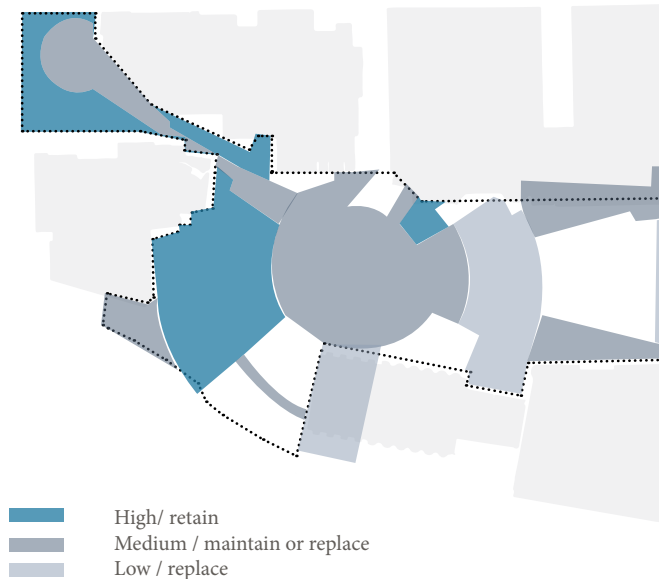
The majority of Centennial Square is paved, with the exceptions of raised planters that hug the edges. Most of the paving surface is a natural broom finished concrete, or exposed aggregate concrete with red brick patterning and banding. The concrete portion around the fountain are CIP concrete panels and not a monolithic pour. There is a very strong geometric circular pattern made of brick that revolves around the fountain. Metal letters on the ground are also embedded that were part of the gift of the Monoliths. The North-West section of the Square known as the CRD plaza has sections at the perimeter paved in yellow square unit pavers. The central portion of that plaza is CIP exposed aggregate.

In the upper plaza area, in front of the City Hall there is number of spots with hiving surfaced due to tree routes growth.

Materials:

Key materials used in the construction of the square are:

- Brick: walls, paving bands, low curbs, stairs, accents
- Concrete: main paving newer seat walls
- Exposed aggregate: paving areas
- Concrete unit pavers: accent paving



Conclusion

Overall, the quality of paving material in the Square varies from 'good' at recently renovated section of the Spirit Square at South-West section to 'very poor' at central sections of the Square with cracked concrete panels. Incremental upgrades and refinishing would be recommended to lift the overall quality of the space. In the long term, other materials, such as stone, should be considered as part of the Public Realm Plan direction.

- » Spirit Square - maintain the area as is and ensure long term maintenance program for all newer sections of the Square
- » Central Square with fountain - improve concrete panels quality, replace cracked ones and refinish others in the short term (with a prospect of replacing the area with higher quality materials, such as stone, in the future)
- » Eastern stairs - maintain and refinished when possible
- » Upper Plaza - remove and replace heaved paving and trees when necessary. Refinish existing concrete along the lawn area / replace with pavers or stone when redevelopment opportunity comes
- » CRD Plaza - maintain concrete unit pavers, replace / update exposed aggregate section with new concrete (vehicle rated to avoid cracking)
- » Under-croft - clean and refinish concrete pannels

WIDTHS

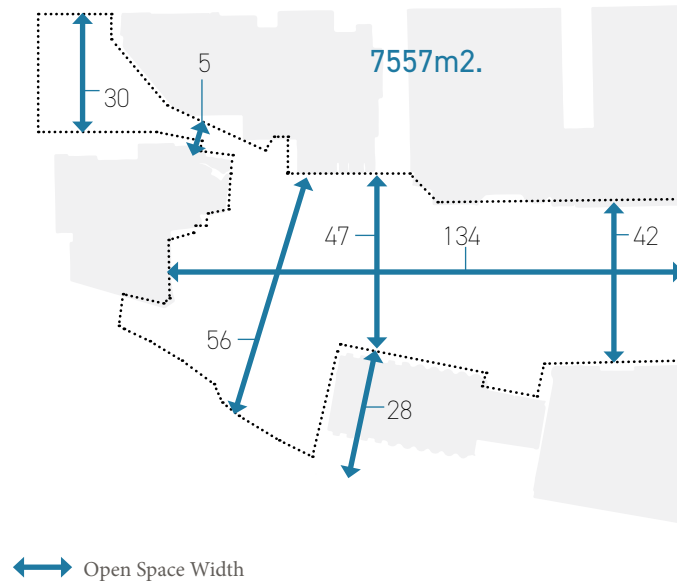
Analysis

Spatial Measurements

Centennial Square stretches in the East-West direction at 135m and between 56m at it's widest to 42m at its narrowest in the North-South direction. It also contains a North-West extension called CRD Plaza that hugs the corner of Government and Fisgard St. The narrowest point is at the passage from main plaza area towards CRD Plaza where it is 5m wide. The total area of the Square comes to 7557m².

The overall geometry of the Square is rectangular, stretching in East-West direction with a small, slightly separated extension called the CRD Plaza that sits at the corner of Government St. and Fisgard St. Within the rectangular area, there are three (3) zones that seems to be defined by its geometry as well as grade change / separation.

- Upper plaza at Douglas Street
- Central plaza at the fountain
- Lower plaza by the McPherson Theatre



Spatial proportions

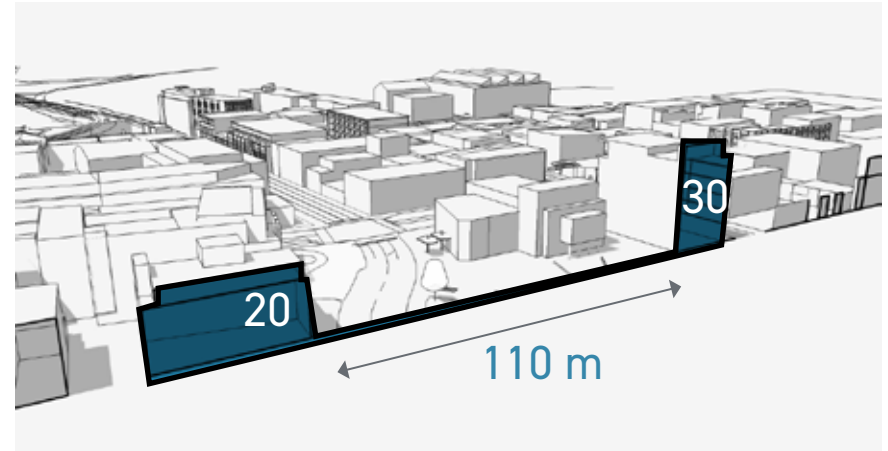
Centennial Square is a cluster of smaller spaces. They are all visually connected and yet, experienced differently. Its rectangular proportions strengthen the transient nature of the Square today.

The amount of space available can allow for the introduction of more "sticky" edges and more seating areas, as well as an rearrangement of the green spaces / planted areas.

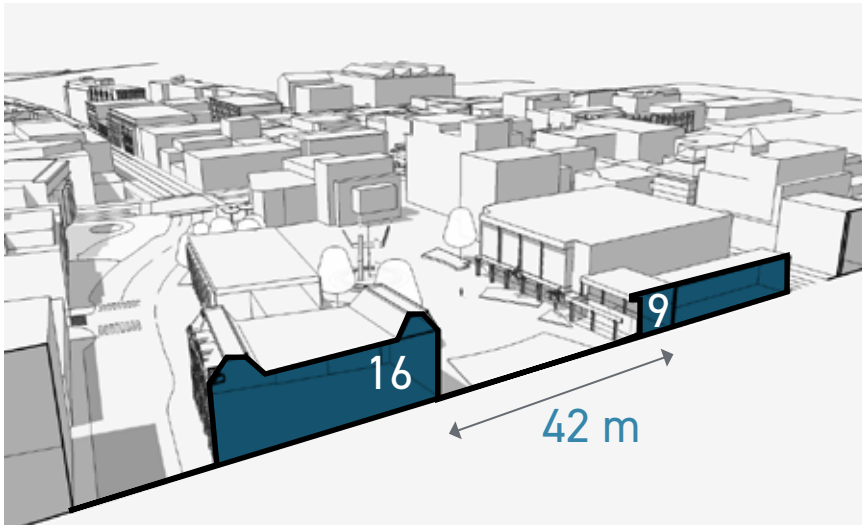
Conclusion

Spatial proportions of the Square of vertical walls to its widths vary from 3:1 to 5:1 ratio. The greater the proportions, the lesser of integrity and enclosure and space definition. That being said, most of the areas of the Square feel well-framed and contained by the buildings around it.

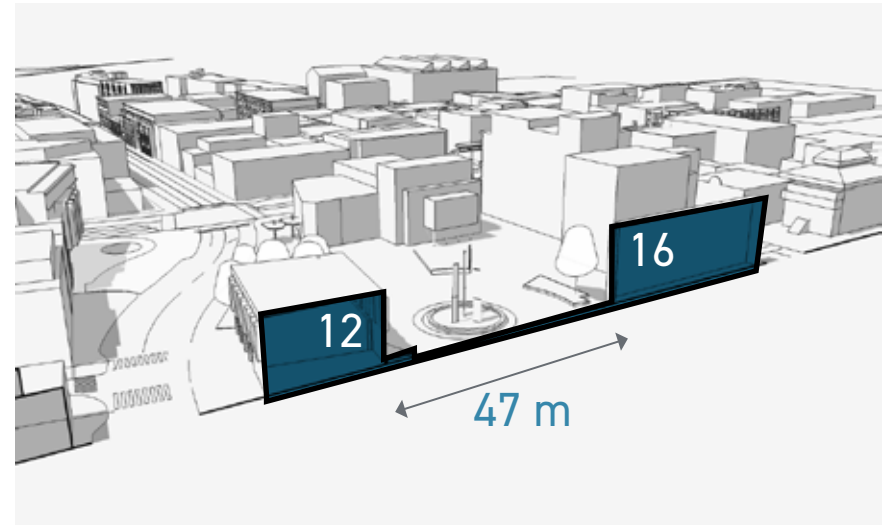
- » *Careful consideration to be given to size and nature of the potential redevelopment of the parkade and offices building to the North - change of its form can really affect the form and importance of the City hall building and size of the City hall building*



Wester Section: space proportions are 4:1 and 5:1



Eastern section: space proportions are 3: 1 and 5:1



Central section: space proportions are 4:1 and 3:1

PASSIVE PROGRAMMING

Analysis

This analysis was performed with the Gehl Institute "Stationary Activity Mapping" survey. By creating a map of how people spend their time provides a snapshot of all activities taking place in the Square at a given moment. It is not based on a predesignated amount of time.

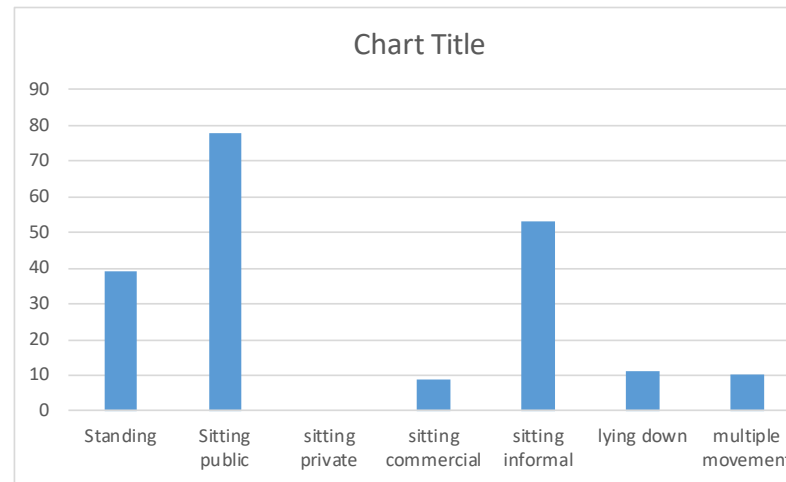
There are 2 categories identified for mapping and analysing passive uses of the space:

Passive Programming:

- » *Waiting for transportation*
- » *Consuming food and beverage*
- » *Commercial activity*
- » *Conversing*
- » *Cultural activity*
- » *Recreation and play / exercise*

Postures:

- » *Standing*
- » *Public seating*
- » *Private sitting*
- » *Commercial sitting*
- » *Informal sitting*
- » *Lying down*
- » *Multiple movement*



Conclusion

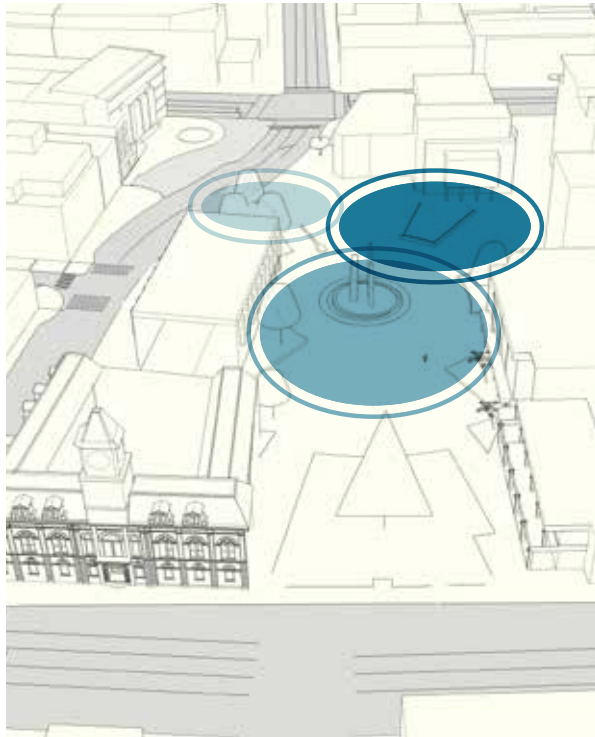
Centennial Square is a transient place with some options for seating but not many alternatives. The majority of people are passing through and those who stay, tend to sit and occupy a bench. Although there are steps in the Square, the steps are rarely used for seating.

There are number of different groups hanging out on the lawn areas, both, by Spirit Square and Sequoia tree. However, neither of those groups are welcoming or inclusive and predominantly take over the space when they are present.

The whales installation seem to be popular with kids when they are present.

- » *Provide more places to sit and eat*
- » *Provide more play elements (they are popular)*
- » *Add picnic tables with umbrellas*
- » *Consider public art interaction opportunities*
- » *Consider more installations for sitting and playing*
- » *Remove stucco from fountain seats to bring back its function*

Special Events



Special events programming allows for temporary activation of the space and generates interest. Different activities attract different users and allows the space to transform and adapt.

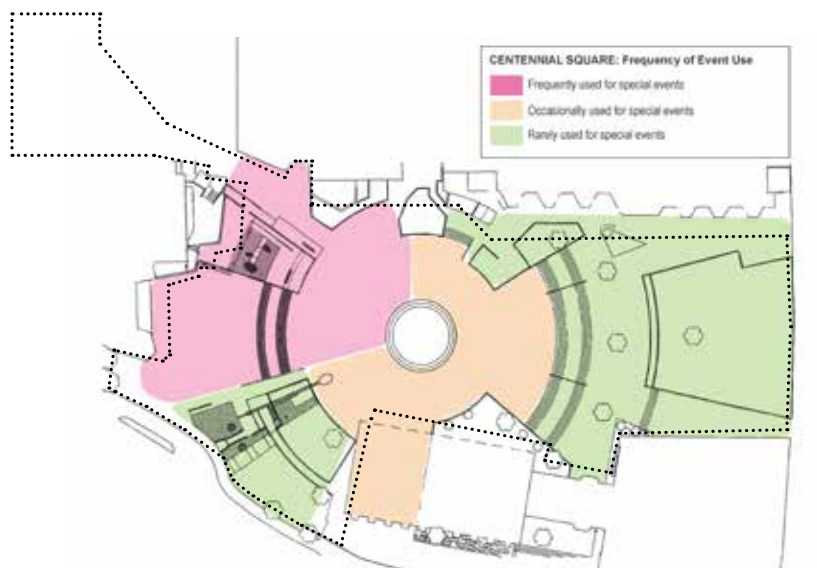
METRICS

- 1 Frequency of Use
- 2 Activity Size
- 3 Seasonality

FREQUENCY

Analysis

The most active area used for events is the McPherson stage area and seating, as well as the adjacent plaza space in front of the Playhouse. The central area of the square is less frequently used as it is more difficult to arrange in and around the fountain. Green / lawn areas are rarely used for event set ups but are used by the spectators to sit on during some events.



Frequency of use diagram

ACTIVITY SIZE

Analysis

Below are examples of different size events held in the Square during summer season:

- Family Theatre Festival - 500
- Flamenco Festival – 3,750 (at total festival, including external workshops and Cameron Bandshell)
- Fringe Festival – 19,000 (including other venues)
- India Mela – estimate approximately 5,000 over the weekend at the Square.
- JazzFest – 47,568 (including other venues)
- Rendez-Vous – 7,000

Conclusion

Programming events and festivals require a large, flexible, open space in order to function well and allow organizers and participants to enjoy the show. The current pattern of use shows that unobstructed open areas in from of the theatre and adjacent portion of the area around the fountain are the most popular. It is challenging to set up a good functional layout for a number of events around the fountain due to its very central location and round geometry.

- » Increase flexible open space in the central area of the plaza
- » Consider use of upper plaza lawn area for smaller events
- » Improve under-croft space safety and esthetics for more frequent use of as an events space



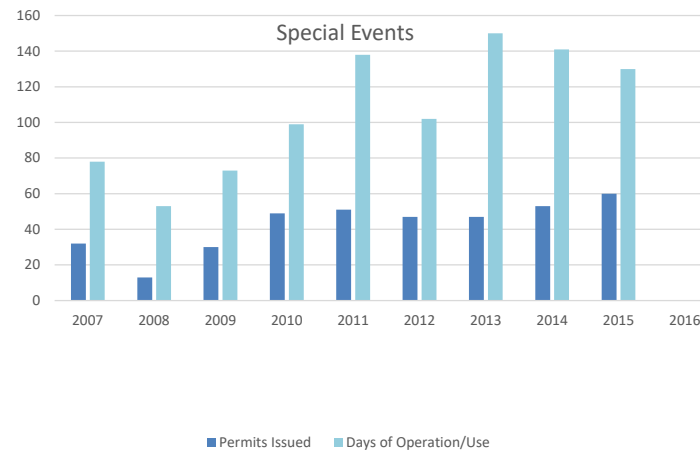
SEASONALITY

Analysis

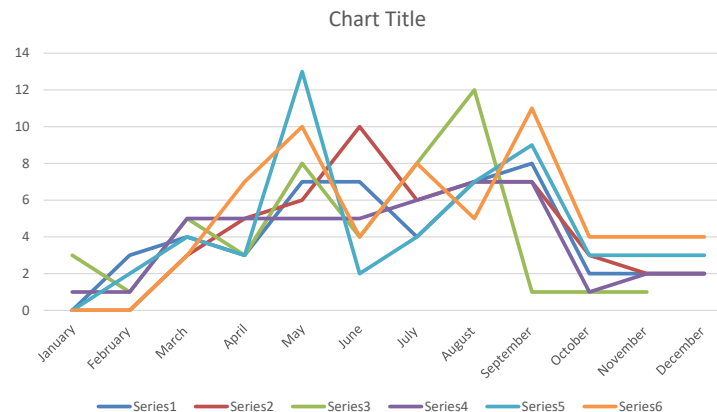
From 2007-2015, Centennial Square has seen an increase in the number of days of operations / active programming use. The general trend shows that in the last 3 years, it stayed active for more than 130 days of the year.

The most active months are June, July, August and September with May being a shoulder season.

The activities are a mix of private and city organized events. As well, private events are managed by permits.



Activity trends chart



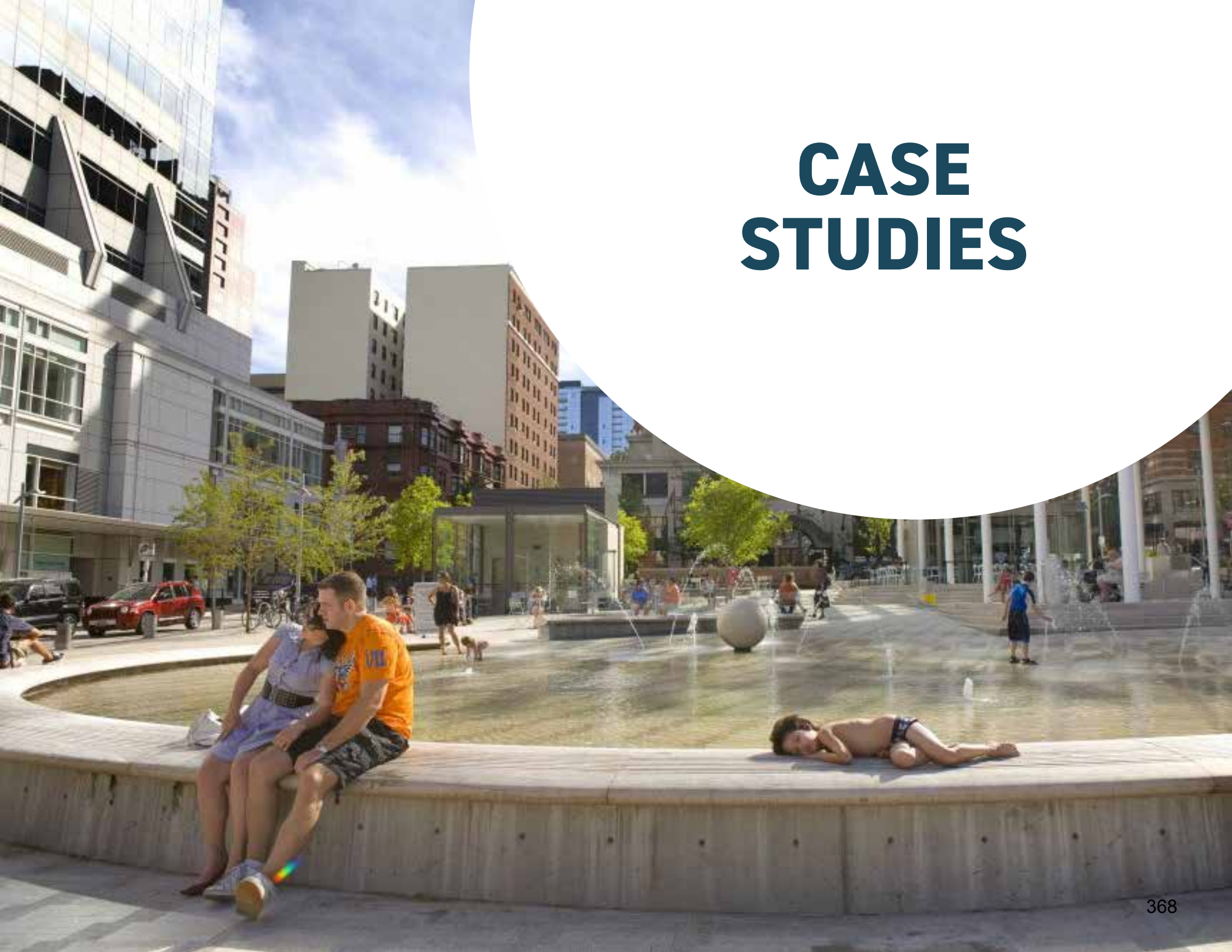
Seasonality chart

Conclusion

Centennial Square is a lively and inviting space only during a portion of the year. This is due to its seasonal programming and activity.

- » Consider improving weather protection to allow for ability to support year round events during the wet and cold seasons
- » Consider partnerships with businesses and organizations to allow for partnered programming during colder months
- » Consider citizen-led activation, such as busking and local performances
- » Consider activation of the Square with non-event programming, such as games and play

CASE STUDIES



SCHOUWBURGPLEIN ROTTERDAM'S CULTURAL CITY SQUARE

The Square is surrounded by cultural institutions that attract about 2.5 million visitors a year. Visitors to Rotterdam typically walk from Rotterdam Central Station, across the Schouwburgplein to the city. Hundreds of people live on the Square and dozens of companies are located there.

The Square is on the list of most beautiful square in the world, as well as the ugliest. The Square serves as a roof of a parking garage because the design, material and size is difficult to get it to function properly.

Source: STIPO and “the City at Eye Level” book.

An interview was conducted with René Dutrieux, a Project Manager in the planning department of the Municipality of Rotterdam. Dutrieux will tell you something about Schouwburgplein and the Theatre Square in the centre of Rotterdam. He will explain its course of time and their challenges, like the low amount of activity on the Square. People tend to pass the Square or enter the buildings without staying in the Square before the beginning of a show. By explaining its solution and secrets, the reader gains great insight about the improvement of Schouwburgplein through a course of time.



“Enzo’s” and a small outdoor stage were placed on the square.

TIMELINE

- 1887 - Construction of the Groote Schouwburg (theatre)
- 1940 - Bombing of city centre destroying a part of Rotterdam, Schouwburg
- 1947 - Opening of temporary Schouwburg
- 1953 - Opening of the Lijnbaan, the world's first car-free pedestrian street with shops and housing
- 1962 - Opening of De Doelen concert hall at the Schouwburgplein
- 1966 - Construction of parking garage under the square
- 1987 - Demolishing of temporary Schouwburg
- 1988 - Construction of the new Schouwburg
- 1996 - Reconstruction of the square and opening of cinema
- 2010 - Founding of the Vereniging Verenigd Schouwburgplein (Association of United Schouwburgplein)

CONTEXT

The Schouwburgplein (Theatre Square) is situated in the city centre of Rotterdam, which was rebuilt and modernized after the WWII bombing. The city's most important cultural institutions in performing arts are located around the Schouwburgplein, attracting millions of visitors per year. The Square is also close to the modernist Lijnbaan shopping complex, an iconic area that was reconstructed after the war and the first major pedestrian-only shopping street in the world. Despite the many visitors to the institutions and the nearby shopping streets, the Square has been a void in the city instead of a place for (cultural) gathering.

CHALLENGE

One important challenge is to reveal the cultural richness and the modern heritage of the buildings to the citizens, and to bring life to the Square. As the Schouwburgplein is just outside the main flow of pedestrian traffic, people don't coincidentally pass by. Also, theatre-goers tend to arrive just before their show and depart quickly after, spending little time on or around the Square. Three main goals were set in order to make the square more attractive:

- Improve the physical quality of the square
- Bring visibility to the culture inside the buildings and
- Activate the square with programming and events.



Square on a weekday in the afternoon.

SOLUTION

In 2008, the City Council made a proposal to the cultural institutions: the municipality would invest in physical improvements of the public space, while the institutions would program events outside their buildings to activate the Square. This created an association called the Vereniging Verenigd Schouwburgplein in which the nine cultural institutions, community organizations, and the business association were represented. The association's role was to strengthen the square as a hospitable metropolitan cultural plaza for all Rotterdammers (thereby, economically strengthening the area). Since its start, the association has worked on a multi-annual program to activate the Square. In recent years, many changes have occurred. Spatially, the mobile seatings "Enzo's" and a small outdoor stage were placed on the Square. The association has also built a multi-annual program working in close collaboration with the cultural institutions. The programs are based on the location and activity in which the character of the Square and the type of activities are determined.

Furthermore, coordination takes places with the other squares in the city to align activities and events. Physically, the plinths of the theatre and the concert hall are now more open and accessible with investments from the municipality. The theatre's lobby is turned into a meeting place where you can go without visiting a show. As well, De Doelen concert hall is being upgraded with a more hospitable and open entrance, including an inviting grand café to the street.

SECRETS

The association is the main contact for all activities and ensures quality control for all events. A program leader collaborates with the cultural institutions and programs the cultural activities. Additionally, a "Square Master" functions as the liaison between the surrounding residents, entrepreneurs, and with the municipality. This creates connections inside and outside of the buildings. The buildings of the cultural institutions around the square were internally focused and didn't display what is happening inside. The theatre's lobby is now open to the public, and the concert hall is undergoing renovations for a more hospitable and open entrance.

To turn the Schouwburgplein into a lively public place, more activities and events were needed. New activities and events on the square have activated the square and attracted new visitors.

LESSONS

An important lesson was to determine the profile of the place and how to regulate the kind of activities and events according to the quality profile of the square and its institutions. For Schouwburgplein, this is the starting point for all activities and events. The locations profile has an official status, determined by the city council, and has some strict rules on noise and type of events. The location profile is also useful in communicating with the surrounding residents, when discussing possible events. Slow transformations and small steps: instead of some big events and activities, the association is working on a longtime transformation of the square. It takes time to build new cultural traditions and to change the physical appearance. These slow transformations apply to the nature of being a city.

IMPACT

The primary output is an active and structural cultural program (from 2011 onwards) with events organized by the cultural institutions and 'external' parties. Part of the programming are larger, day events that recur every year (such as the Circus City Festival, the 24 Hours of Culture Festival, and the Dance Week), but also small weekly events on Sunday like yoga sessions and performances. In 2009, only 11 events took place on the square; in 2014, that number increased to 60 events. These events on the Square attracted 75,000 visitors. The eventual aim is to offer around 100 events on the square in 2016. More than before, Schouwburgplein has gained a reputation as a cultural square in Rotterdam.

DO

- Cooperate between all parties with common purpose
- Activate with programs and events
- Open the plinths and ground floors to the public



Samples of programming and art installation the square

IN CONCLUSION

The slow transformation of the Schouwburgplein into a vibrant cultural square consists of physical, functional and organizational aspects. The association works well for all parties to collaborate on the improvement of the square, both physically and functionally. By upgrading the quality of the public space and strengthening the relation with the plinths of the building, the programming of cultural events and activities will attract more visitors and bring public life to the square. Over the last years, the programming of activities at the Square has increased by cultural productions of the institutions as well as external events.

APPENDIX



PUBLIC REALM PLAN INITIATIVES 2017

2.4 PRIORITY PUBLIC REALM IMPROVEMENTS

2.4.1 ENERGIZE CENTENNIAL SQUARE

Centennial Square is the City's main civic, ceremonial and recreational plaza and serves as a venue for a number of different types of events and large public gatherings ranging from protests to honouring ceremonies, from demonstrations and displays of public art to theatre performances, and from music and cultural festivals to local markets. Centennial Square was constructed in the 1960s as part of a major initiative to preserve, restore and revive downtown Victoria, and to celebrate the 100th anniversary of the incorporation of the City of Victoria. A major renovation to the south west corner of the plaza was completed in 2009. Centennial Square is surrounded by both modern and historic structures, including historic City Hall constructed in 1891, and features a fountain incorporating a balustrade rim and mosaic concrete totems, which serve as a focal point to the plaza.

Today, outside of when there are events and festivals, activity in the square is lacking. Further, infrastructure in the square, including the fountain, some of the surface treatments, and parkade structure, is aging and in need of major maintenance and repairs.

As part of the Visual Victoria process, Centennial Square was identified as a priority public space for significant improvement and refresh, specifically to activate and energize the square, provide support for major events and festivals and better connect to the adjacent street network/open space context. Over the short term, this could be accomplished by updating and refreshing surface treatments, and programming the plaza to have more 'sticky edges' (active edges that draw people into the square and make them want to stay). This could also include incorporating strategies to create stronger visual and physical connections to the adjacent streets and open spaces, and strategies to open up the plaza and create a more open, continuous and usable open space to support the plaza as the City's major events, festivals and cultural space.



LONG TERM CHANGE BEGINNING WITH TEMPORARY INTERVENTIONS.

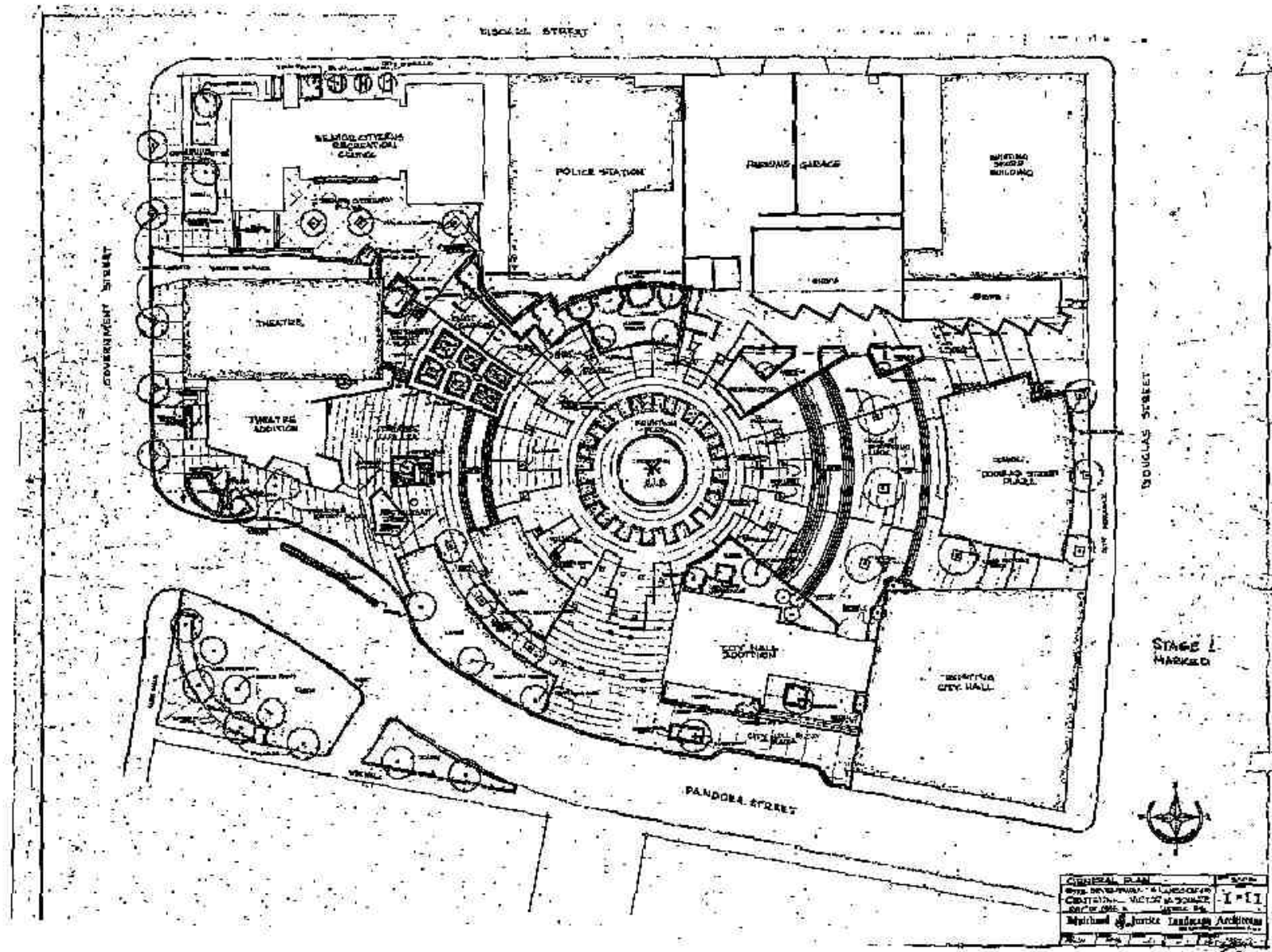
Over the long term, this could include redevelopment of the aging parkade structure into a new mixed-use building that incorporates active ground floor uses with a potential mix of civic, institutional, and cultural/community uses above, and an underground parking structure below.

Both short and long term strategies would be explored and committed to as part of a Master Planning process for Centennial Square, which is a key recommended action of this Plan. Below is a summary of potential strategies to explore as part of a future master planning process for Centennial Square to create a more continuous, integrated, and vibrant civic environment.

- 1 Create 'sticky edges' with new building development**
Increasing ground-level commercial and café/restaurant space will transform the square around the clock.
- 2 Create 'sticky edges' with temporary installations or activities**
Temporary café kiosks or food trucks can build an instant sense of place and become a destination.
- 3 Connect to Douglas Street**
Replacing the grassed area to the east of the square with a hard surface treatment, and incorporating a unique canopy structure that could double as a transit shelter at Douglas, will create stronger visual and physical connections to Douglas and help enliven the space with people.
- 4 Incorporate Play Elements**
Incorporate permanent and temporary elements to help activate the plaza and to make it more inviting and welcoming for children and families.
- 5 Use high quality materials**
Introduce natural stone paving as a key surface material to complement the existing heritage brick in order to enhance the quality of materials befitting the City's main civic square.



HISTORY - ORIGINAL PLAN



HISTORY - HERITAGE VALUES

PASSING IMAGES • JOHN BRYANT

Gift of symbolism

IT HARDLY SEEMS possible that more than 40 years have gone by since the old Victoria Public Market was demolished (and a couple of streets closed) in 1959 to clear the run-down area around City Hall in preparation for urban renewal.

The "Centennial Square Project" was first unveiled to the public in 1962 — Victoria's 100th year as a city — but construction work didn't begin until 1964. The City Hall extension, theatre restoration, restaurant, shopping plaza, senior citizens' centre, parkade and the rest are all familiar to us now as is the square's centrepiece, the bold and beautiful Centennial Square fountain.

Of course, we all know the fountain was a "birthday gift" to Victoria from its neighbouring municipalities, Saanich, Oak Bay and Esquimalt — after all, it says so in large letters set around its rim. Also set into the surrounding paving are salvaged Victoria Public Market bricks (which were brought from England by sailing ships in the 1880s).

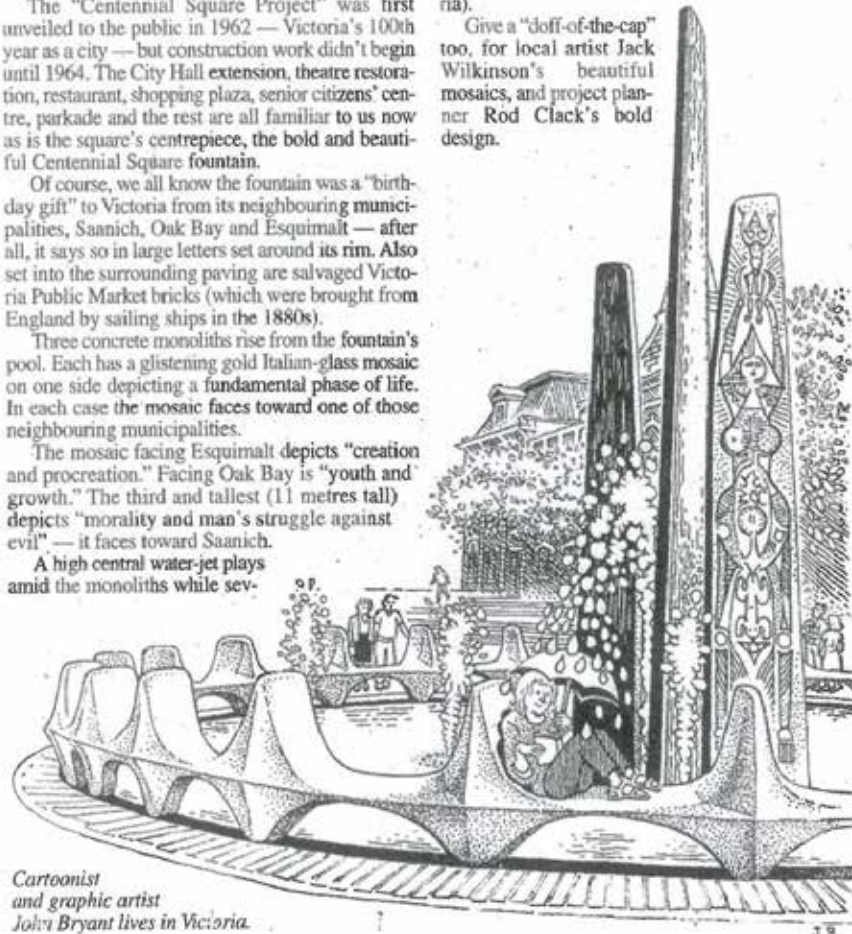
Three concrete monoliths rise from the fountain's pool. Each has a glistening gold Italian-glass mosaic on one side depicting a fundamental phase of life. In each case the mosaic faces toward one of those neighbouring municipalities.

The mosaic facing Esquimalt depicts "creation and procreation." Facing Oak Bay is "youth and growth." The third and tallest (11 metres tall) depicts "morality and man's struggle against evil" — it faces toward Saanich.

A high central water-jet plays amid the monoliths while sev-

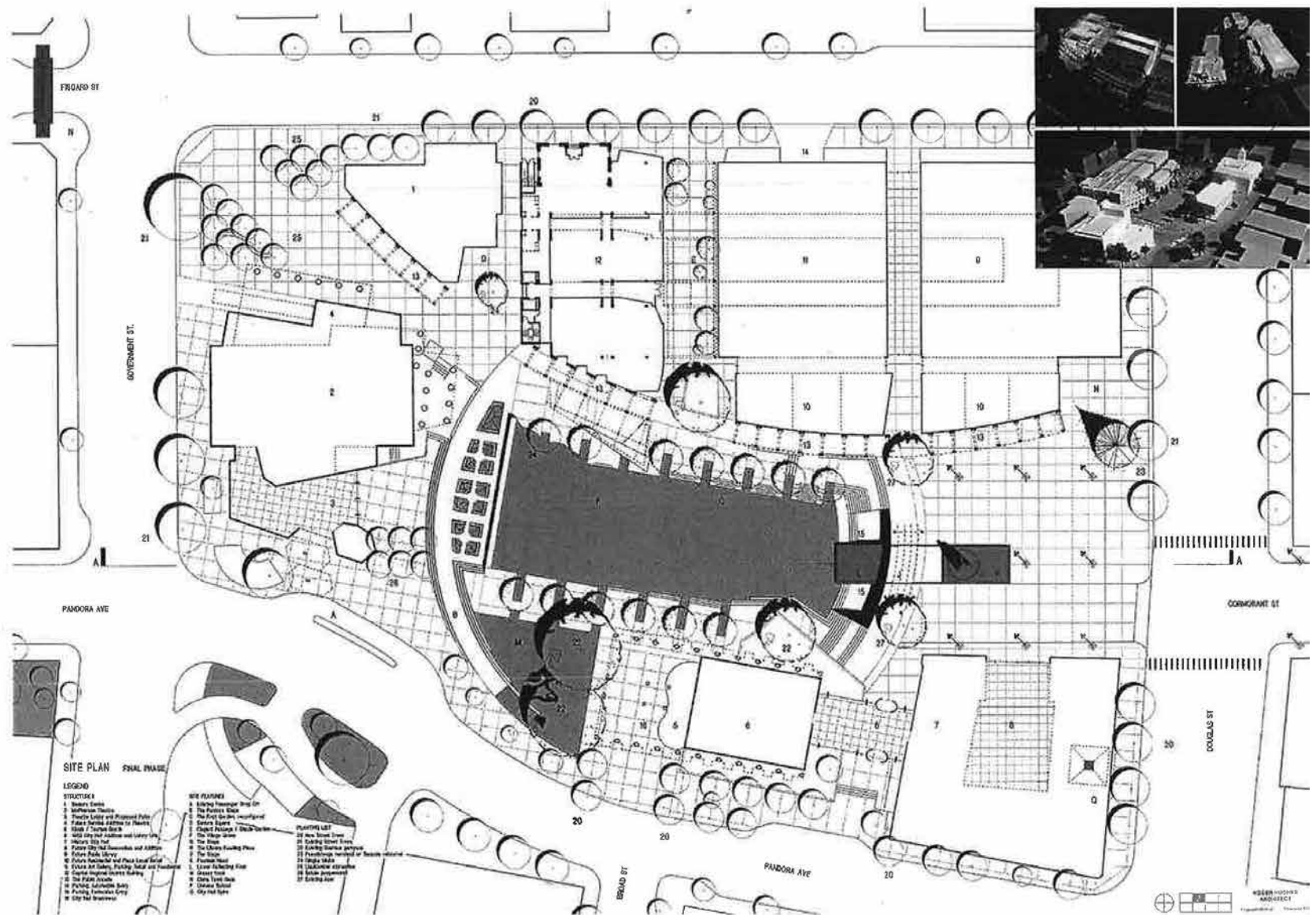
eral smaller jets spout from coloured lights beneath the water's surface. All around the pool's edge is a balustrade forming a circle, its shape symbolizing a royal tiara or crown (a "tip-of-the-hat," as you might say, to Queen Victoria).

Give a "doff-of-the-cap" too, for local artist Jack Wilkinson's beautiful mosaics, and project planner Rod Clack's bold design.



Cartoonist
and graphic artist
John Bryant lives in Victoria.

HISTORY - COMPETITION CONTEST 1996



TREE QUALITY ASSESSMENT



Centennial Square Tree Inventory

Trees labelled with Site ID



Date: 2/28/2018

A scale bar with markings at 0, 3, 6, 12, 18, and 24 meters.

TREE QUALITY ASSESSMENT

Centennial Square Tree Inventory January 2017

Map #	Address	Street	Species	Diameter	Maintenance	Overall Condition	Tree Category	SiteID
1	1500	DOUGLAS ST	Parrotia persica 'Ruby Vase'	5	STM Water/Mulch/Fert	Excellent	Hardscape Trees	34621
2	1500	DOUGLAS ST	Fraxinus angustifolia	21	Assessed Tree Assessment	Poor	Hardscape Trees	10050
3	1500	DOUGLAS ST	Fraxinus angustifolia	44	Assessed Tree Assessment	Good	Hardscape Trees	10049
4	1672	DOUGLAS ST	Pyrus calleryana chanticleer	19	Assessed Cyclical Prune	Fair	Hardscape Trees	10055
6	1684	DOUGLAS ST	Pyrus calleryana chanticleer	19	Assessed Cyclical Prune	Fair	Hardscape Trees	10066
6	1695	DOUGLAS ST	Pyrus calleryana chanticleer	20	Assessed Cyclical Prune	Fair	Hardscape Trees	10057
7	1695	DOUGLAS ST	Unacceptable planting site	0	Unsuitable Planting Site	N/A	Hardscape Trees	13036
8	1695	DOUGLAS ST	Unacceptable planting site	0	Unsuitable Planting Site	N/A	Hardscape Trees	13035
9	625	FISGARD ST	Unacceptable planting site	0	Unsuitable Planting Site	N/A	Hardscape Trees	13037
10	625	FISGARD ST	Magnolia x soulangiana	9	Assessed Cyclical Prune	Very Good	Hardscape Trees	10059
11	631	FISGARD ST	Unacceptable planting site	0	Unsuitable Planting Site	N/A	Hardscape Trees	13038
12	645	FISGARD ST	Magnolia x soulangiana	8	Assessed Cyclical Prune	Very Good	Hardscape Trees	10056
13	645	FISGARD ST	Magnolia x soulangiana	10	Assessed Cyclical Prune	Fair	Hardscape Trees	34630
14	645	FISGARD ST	Magnolia x soulangiana	10	Assessed Cyclical Prune	Fair	Hardscape Trees	34629
15	645	FISGARD ST	Magnolia x soulangiana	10	Assessed Cyclical Prune	Fair	Hardscape Trees	34628
16	645	FISGARD ST	Magnolia x soulangiana	10	Assessed Cyclical Prune	Fair	Hardscape Trees	34627
17	645	FISGARD ST	Magnolia x soulangiana	10	Assessed Cyclical Prune	Fair	Hardscape Trees	34626
18	645	FISGARD ST	Magnolia x soulangiana	10	Assessed Cyclical Prune	Fair	Hardscape Trees	34625
19	645	FISGARD ST	Magnolia x soulangiana	10	Assessed Cyclical Prune	Fair	Hardscape Trees	34624
20	645	FISGARD ST	Magnolia x soulangiana	10	Assessed Cyclical Prune	Fair	Hardscape Trees	34623
21	645	FISGARD ST	Magnolia x soulangiana	10	Assessed Cyclical Prune	Fair	Hardscape Trees	34622
22	1689	GOVERNMENT ST	Magnolia X 'Galaxy'	5	STM Water/Mulch/Fert	Good	Hardscape Trees	10069
23	1689	GOVERNMENT ST	Ginkgo biloba	10	None	Very Good	Hardscape Trees	10067
24	1689	GOVERNMENT ST	Robinia pseudacacia	47	Assessed Cyclical Prune	Fair	Hardscape Trees	10066
25	1689	GOVERNMENT ST	Magnolia x soulangiana	11	Assessed Cyclical Prune	Very Good	Hardscape Trees	10065
26	1689	GOVERNMENT ST	Magnolia x soulangiana	10	Assessed Cyclical Prune	Very Good	Hardscape Trees	10064
27	1689	GOVERNMENT ST	Magnolia x soulangiana	12	Class 1 Pruning	Fair	Hardscape Trees	10063
28	1689	GOVERNMENT ST	Pyrus calleryana chanticleer	21	Assessed Cyclical Prune	Good	Hardscape Trees	10054
29	1689	GOVERNMENT ST	Pyrus calleryana chanticleer	23	Assessed Cyclical Prune	Good	Hardscape Trees	10053
30	1689	GOVERNMENT ST	Pyrus calleryana chanticleer	5	STM Water/Mulch/Fert	Excellent	Hardscape Trees	10052
31	1689	GOVERNMENT ST	Pyrus calleryana chanticleer	23	Class 1 Pruning	Fair	Hardscape Trees	10051
32	1689	GOVERNMENT ST	Prunus thunbergiana	41	Assessed Cyclical Prune	Fair	Hardscape Trees	10068
33	1689	GOVERNMENT ST	Ginkgo biloba	12	Assessed Cyclical Prune	Very Good	Hardscape Trees	10627
34	1689	GOVERNMENT ST	Ginkgo biloba	10	Assessed Cyclical Prune	Very Good	Hardscape Trees	10626
36	1689	GOVERNMENT ST	Ginkgo biloba	11	Assessed Cyclical Prune	Very Good	Hardscape Trees	10625
36	1689	GOVERNMENT ST	Ginkgo biloba	10	Assessed Cyclical Prune	Very Good	Hardscape Trees	10624
37	1689	GOVERNMENT ST	Ginkgo biloba	9	Assessed Cyclical Prune	Very Good	Hardscape Trees	10623
38	1689	GOVERNMENT ST	Ginkgo biloba	10	Assessed Cyclical Prune	Very Good	Hardscape Trees	10622
39	1689	GOVERNMENT ST	Ginkgo biloba	10	None	Very Good	Hardscape Trees	10621

Centennial Square Tree Inventory January 2017

40	1689	GOVERNMENT ST	Ginkgo biloba	9	None	Very Good	Hardscape Trees	10620
41	1689	GOVERNMENT ST	Ginkgo biloba	10	Assessed Cyclical Prune	Very Good	Hardscape Trees	10619
42	1689	GOVERNMENT ST	Cercidiphyllum japonicum	14	Assessed Cyclical Prune	Fair	Hardscape Trees	10618
43	1689	GOVERNMENT ST	Cercidiphyllum japonicum	11	Assessed Cyclical Prune	Fair	Hardscape Trees	10617
44	1689	GOVERNMENT ST	Cercidiphyllum japonicum	18	Assessed Cyclical Prune	Good	Hardscape Trees	10616
45	1689	GOVERNMENT ST	Cercidiphyllum japonicum	19	Assessed Cyclical Prune	Good	Hardscape Trees	10615
46	1689	GOVERNMENT ST	Cercidiphyllum japonicum	20	Assessed Cyclical Prune	Good	Hardscape Trees	10614
47	1689	GOVERNMENT ST	Cercidiphyllum japonicum	21	Assessed Cyclical Prune	Good	Hardscape Trees	10613
48	1689	GOVERNMENT ST	Quercus garryana	83	Assessed Cyclical Prune	Good	Hardscape Trees	10612
49	1689	GOVERNMENT ST	Cornus species x Eddies White Wonder	7	Assessed Cyclical Prune	Very Good	Hardscape Trees	10611
50	1689	GOVERNMENT ST	Cornus species x Eddies White Wonder	7	Assessed Cyclical Prune	Very Good	Hardscape Trees	10610
51	1689	GOVERNMENT ST	Cornus species x Eddies White Wonder	7	Assessed Cyclical Prune	Very Good	Hardscape Trees	10609
52	1689	GOVERNMENT ST	Quercus garryana	8	Assessed Cyclical Prune	Good	Park Trees	9142
53	1689	GOVERNMENT ST	Quercus garryana	8	None	Good	Park Trees	9143
54	1689	GOVERNMENT ST	Quercus garryana	8	Assessed Cyclical Prune	Good	Park Trees	9144
55	1689	GOVERNMENT ST	Platanus acerifolia	70	Assessed Cyclical Prune	Good	Park Trees	9145
56	1689	GOVERNMENT ST	Quercus garryana	85	Assessed Cyclical Prune	Good	Park Trees	9145
57	1689	GOVERNMENT ST	Quercus garryana	90	Assessed Tree Assessment	Good	Park Trees	9147
58	1689	GOVERNMENT ST	Acer platanoides	80	Assessed Tree Assessment	Fair	Hardscape Trees	10608
59	1689	GOVERNMENT ST	Liquidambar styraciflua	62	Assessed Cyclical Prune	Fair	Hardscape Trees	10607
60	1689	GOVERNMENT ST	Quercus garryana	7	Assessed Cyclical Prune	Fair	Hardscape Trees	10606
61	1689	GOVERNMENT ST	Ficus carica	3	None	Good	Park Trees	9150
62	1689	GOVERNMENT ST	Ficus carica	2	None	Very Good	Park Trees	9151
63	1689	GOVERNMENT ST	Sequoiadendron giganteum	142	Assessed Cyclical Prune	Very Good	Park Trees	9152
64	1689	GOVERNMENT ST	Prunus semulata "Shirofugen"	89	Assessed Cyclical Prune	Fair	Park Trees	9153
65	1689	GOVERNMENT ST	Prunus semulata	90	Assessed Cyclical Prune	Fair	Hardscape Trees	10070
66	1689	GOVERNMENT ST	Magnolia x soulangiana	14	Assessed Cyclical Prune	Fair	Hardscape Trees	10062
67	1689	GOVERNMENT ST	Magnolia x soulangiana	11	Assessed Cyclical Prune	Very Good	Hardscape Trees	10061
68	1689	GOVERNMENT ST	Magnolia x soulangiana	13	Assessed Cyclical Prune	Very Good	Hardscape Trees	10060
69	650	PANDORA AVE	Acer rubrum bowhall	16	STM Water/Mulch/Fert	Good	Hardscape Trees	10048
70	650	PANDORA AVE	Acer rubrum bowhall	8	STM Water/Mulch/Fert	Very Good	Hardscape Trees	10047
71	650	PANDORA AVE	Acer rubrum bowhall	8	STM Water/Mulch/Fert	Very Good	Hardscape Trees	10046

SPECIAL EVENTS AND PROGRAMMING

Permitted Special Events										
	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016
Permits Issued	32	13	30	49	51	47	47	53	60	
Days of Operation/Use	78	53	73	99	138	102	150	141	130	
Events by Month										
January				0	0	3	1	0	0	
February				3	0	1	1	2	0	
March				4	3	5	5	4	3	
April				3	5	3	5	3	7	
May				7	6	8	5	13	10	
June				7	10	4	5	2	4	
July				4	6	8	6	4	8	3
August				7	7	12	7	7	5	1
September				8	7	1	7	9	11	
October				2	3	1	1	3	4	
November				2	2	1	2	3	4	
December				2	2		2	3	4	
TOTAL				49	51	47	47	53	60	
City Programming										
Chess/Board Games in the Square				0	15	0	15	15	18	17
Lunchtime Concerts				45	45	43	64	37	33	36
Dancing in the Square				6	6	6	7	6	6	33
Christmas Events				3	1	2	0	0	0	0
Other				2	2	2	1	30	50	21
TOTAL				56	69	53	87	88	107	107

Other 2010

Surface Arts Festival
Living Colour Olympic Celebration

Other 2011

Culture Days
Governor General Visit

Other 2012

Ryder Hesjedal Celebration
Olympic Athlete Homecoming

Other 2013

Culture Days

Other 2014

Hip Hop Dance Instruction
Eventide Music Series
Yoga and Zumba Instruction
United Way Bootcamps

Other 2015

Staff Yoga Class (6)
Wellness Programming: Zumba, Yoga and Aerobics (15)
Eventide Concert Series (10)
Salsa Sundays in the Square (14)
Hip Hop (4)
Panam Games Welcome Home Celebration (1)

FOUNTAIN REPAIR AND MAINTENANCE SUMMARY

CITY OF VICTORIA - CENTENNIAL FOUNTAIN CONDITION ASSESSMENT

budget of remedial work
August 12, 2016

RECOMMENDATION

Prepare and repaint concrete with a suitable product, paint and gloss to match existing.

Specify, supply and install new paint under a Master Painters Institute (MPI) program of inspections and warranty.

3.0 BUDGET OF REMEDIAL WORK

Building on the estimate of repairs presented by Goal in 2011, the budget listed below is an updated estimate of repairs based on 2016 market values on the scope of work outlined in this report.

Mobilization/Demobilization	\$5,350
Repairs	
Moss on Concrete	\$500
Corroded Steel Repair	\$3,210
Concrete Sealer	\$2,140
Tile Repair (including surface preparation)	
Option A	\$28,350
Option B	\$51,150
Film on Tile	\$2,140
Mortar Repair	\$1,070
Light Fixture Housing	\$5,350
Fountain Pool Finish	\$2,000
Bench Finish	\$750
Subtotal Option A	\$50,860
Subtotal Option B	\$73,660
Contingency Option A (@15%)	\$7,629
Contingency Option B (@15%)	\$11,049
Total Estimated Cost excl. tax Option A	\$58,489
Total Estimated Cost excl. tax Option B	\$84,709



ANNUAL OPERATING COSTS

Centennial Square Annual Operating Cost

Building Maintenance - Includes Centennial Square Washroom

Work Order	Service	Cost
WO# 175529	Building Fabric	\$8,200.00
WO# 100149	Carpentry	\$2,000.00
WO# 100225	Painting	\$200.00
WO# 175530	Electrical	\$2,200.00
WO# 175531	Mechanical	\$6,000.00
WO# 103617	Security	\$280,000.00
WO# 101179	Utilities	\$2,500.00
WO# 175332	Graffiti	\$5,500.00
Total		\$306,600.00
Total excluding security		\$26,600.00

Building Services - Includes Centennial Square Washroom

Work Order	Service	Cost
WO# 139556	Janitorial	\$165,000.00

Approximate Capital Investment Required

Centennial Square Fountain	\$120,000.00
Government Street Fish Fountain	\$10,000.00
Government Street Globe Fountain	\$0.00
Washroom	\$0.00
Total	\$130,000.00



Committee of the Whole Report

For the Meeting of July 18, 2019

To: Committee of the Whole **Date:** July 8, 2019
From: Chris Coates, City Clerk
Subject: "Clover Point Parkrun Day" August 10, 2019

RECOMMENDATION

That the *Clover Point Parkrun Day* Proclamation be forwarded to the July 25, 2019 Council meeting for Council's consideration.

EXECUTIVE SUMMARY

Attached as Appendix A is the requested *Clover Point Parkrun Day* Proclamation. Council has established a policy addressing Proclamation requests. The policy provides for:

- A staff report to Committee of the Whole.
- Each Proclamation request requiring a motion approved at Committee of the Whole prior to forwarding it to Council for their consideration.
- Staff providing Council with a list of Proclamations made in the previous year.
- Council voting on each Proclamation individually.
- Council's consideration of Proclamations is to fulfil a request rather than taking a position.

A list of 2018 Proclamations is provided as Appendix B in accordance with the policy. Consistent with City Policy, Proclamations issued are established as fulfilling a request and does not represent an endorsement of the content of the Proclamation.

Respectfully submitted,

A handwritten signature in blue ink, appearing to read "Chris Coates".

Chris Coates
City Clerk

LIST OF ATTACHMENTS

- Appendix A: Proclamation "Clover Point Parkrun Day"
- Appendix B: List of Previously Approved Proclamations

“CLOVER POINT PARKRUN DAY”

WHEREAS *The City of Victoria is home to a variety of parks and trails that celebrates the preservation and expansion of green space to the benefit of residents and visitors; and*

WHEREAS *The Clover Point parkrun seeks to increase public awareness and appreciation of our City's parks and connect our communities through emphasis on inclusiveness, a healthy lifestyle, and improving public health; and*

WHEREAS *On August 10, 2019, the Clover Point parkrun celebrates its second anniversary of community and health with a free weekly five kilometer walk or run, inclusive to all regardless of age, gender, and ability.*

NOW, THEREFORE *I do hereby proclaim August 10, 2019 as “CLOVER POINT PARKRUN DAY” on the HOMELANDS of the Lekwungen speaking SONGHEES AND ESQUIMALT PEOPLE in the CITY OF VICTORIA, CAPITAL CITY of the PROVINCE of BRITISH COLUMBIA.*

IN WITNESS WHEREOF, *I hereunto set my hand this 25th day of July Two Thousand and Nineteen.*

LISA HELPS
MAYOR
CITY OF VICTORIA
BRITISH COLUMBIA

Sponsored by:
Mike Angrove
Clover Point parkrun

Appendix B**Council Meetings****Proclamations**

17-Jan-19	BC Aware Days 2019: Be Secure, Be Aware Days - Jan 28 - February 5
31-Jan-19	Eating Disorder Awareness Week - February 1 - 7, 2019 International Development Week - February 3 - 9, 2019
14-Feb-19	Heritage Week 2019 - February 18 - 24, 2019 Rare Disease Day - February 28, 2019
28-Feb-19	Tibet Day - March 10, 2019
14-Mar-19	Purple Day - March 26, 2019 World Kidney Day - March 14, 2019 World Tuberculosis Day - March 26, 2019
28-Mar-19	Sikh Heritage Day - April 14, 2019 Global Meetings Industry Day - April 4, 2019
11-Apr-19	National Organ and Tissue Donation Awareness Week - April 21 - 27, 2019 Human Values Day 2019 - April 24, 2019 Global Love Day - May 1, 2019 National Dental Hygienists Week - April 6 - 12, 2019
25-Apr-19	Child Abuse Prevention Month - April 2019 St. George Day - April 23, 2019 Huntington Disease Awareness Month - May 2019 Falun Dafa Day - May 13, 2019
09-May-19	Apraxia Awareness Day - May 14, 2019 North American Safe Boating Awareness Week - May 18 - 24, 2019 Phones Away Day - May 23, 2019 International Internal Audit Awareness Month - May 2019
23-May-19	Brain Injury Awareness Month - June 2019 Orca Action Month - June 2019 Orca Awareness Month - Southern and Northern Residents - June 2019 Intergenerational Day Canada - June 1, 2019 Pollinator Week - June 17-23, 2019 ALS Awareness Month - June 2019 Myalgic Encephalomyelitis Awareness Day - May 12, 2019 Built Green Day - June 5, 2019
13-Jun-19	Small Business Month - June 2019 International Medical Marijuana Day - June 11, 2019 World Refugee Day - June 20, 2019
27-Jun-19	Pride Week - June 30 - July 7, 2019 Parachute National Injury Prevention Day - July 5, 2019
11-Jul-19	Mexican Heritage Week - July 9 to 14, 2019



Council Member Motion
For the Committee of the Whole Meeting of July 18, 2019

To:	Committee of the Whole	Date:	July 11, 2019
From:	Councillor Marianne Alto		
Subject:	Attendance at the Canadian Capital Cities Annual Conference, September 15-17, 2019, in Regina, Saskatchewan		

BACKGROUND

The Canadian Capital Cities Organization (CCCO) is a network for Canada's capital cities and capital commissions to promote and support the unique and symbolic significance of Canada's capital cities to citizens. Since 1995, this collaborative organization has been working quietly to help Canada's 14 provincial, territorial and federal capitals define and express their identities, and serves as a network for beneficial cooperation among capital cities and their residents.

The City of Victoria is a founding member of the CCCO, and throughout the organization's history has often taken a leadership role in its operation. This year's CCCO annual conference will be held in Regina, Saskatchewan, September 15 – 17, 2019. As the current Chair of the CCCO, Councillor Alto will travel two days earlier to undertake final conference planning activities.

Costs associated with attending the CCCO conference are as follows:

Registration:		\$300.00
Transportation:	Airfare	\$457.01
	Carbon offset:	\$66.00
	Local transit	\$29.00
Accommodation:		\$940.93
Incidentals		\$150.00

Approximate total:	\$1942.94
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RECOMMENDATION

That Council authorize the attendance and associated costs, up to \$1942.94, for Councillor Alto to attend the 2019 CCCO Conference to be held in Regina, Saskatchewan, for the period September 13 – 18, 2019.

Respectfully submitted,

A handwritten signature in black ink, appearing to read "M. Alto".

Councillor Marianne Alto

Council Conference Attendance - Approved & Pending Requests 2019		Budget	Mayor / Council Motions	Total Requests/ Actuals
Mayor Budget 2000.4116 (Conferences/Travel)		\$ 15,000		
<u>Approved at the February 14 Meeting</u>				
Mayor Helps - New Westminster Mayor's Housing Roundtable at New Westminster, B.C. February 16			541	410
Mayor Helps - Federation of Canadian Municipalities Annual Meeting held in Quebec City May 30-June 2			2,406	4,529
Mayor Helps - Federation of Canadian Municipalities Annual Meeting held in Quebec City May 30-June 2			-	186
Mayor Helps - UBCM Annual Conference held in Vancouver Sep 23-27			1,671	1,671
Mayor Helps - Chamber Luncheon Jan 30			-	62
<u>Approved at the April 11 Meeting</u>				
Mayor Helps - Association of Vancouver Island and Coastal Communities Annual Meeting held in Powell River April 12-14			920	1,152
<u>Approved at the May 9 Meeting</u>				
Mayor Helps - International Conference on Climate Action (ICCA) held in Heidelberg, Germany on May 21-24			3,409	3,252
Mayor Helps - International Conference on Climate Action (ICCA) held in Heidelberg, Germany on May 21-24: Carbon Tax portion only			399	399
Mayor Helps - South Island Prosperity Partnership (SIPP) in Ottawa, Ontario on May 12-15			284	198
Mayor Helps - South Island Prosperity Partnership (SIPP) in Ottawa, Ontario on May 12-15: Carbon Tax portion only			177	171
<u>Approved at the June 13 Meeting</u>				
Mayor Helps - Tour of Ambrose Place in Edmonton, Alberta held on June 17-18, 2019			348	348
Mayor Helps - Tour of Ambrose Place in Edmonton, Alberta held on June 17-18, 2019: Carbon Tax portion only			21	21
Mayor Helps - Wellbeing Cities Forum held in Montreal, Quebec held on June 18-20, 2019			1,416	1,416
Mayor Helps - Wellbeing Cities Forum held in Montreal, Quebec held on June 18-20, 2019: Carbon Tax portion only			177	177
Total Requests/Actuals		\$ 15,000	\$ 11,769	\$ 13,992
Remaining				\$ 1,008
Council Budget 2000.4116 (Conferences/Travel)		\$ 35,000		
<u>Approved at the January 31 Meeting</u>				
Councillor Isitt - Higher Ground Governance Forum held in Harrison Hot Springs March 29-30			1,050	1,050
Councillor Isitt - Association of Vancouver Island and Coastal Communities Annual Meeting held in Powell River April 12-14			1,000	1,000
Councillor Isitt - Federation of Canadian Municipalities Annual Meeting held in Quebec City May 30-June 2			2,700	3,870
Councillor Isitt - Federation of Canadian Municipalities Annual Meeting held in Quebec City May 30-June 2 Carbon Tax portion only			0	93
Councillor Collins - Association of Vancouver Island and Coastal Communities Annual Meeting held in Powell River April 12-14			1,000	1,000
Councillor Collins - New Westminster Mayor's Housing Roundtable at New Westminster, B.C. February 16			200	200
<u>Approved at the February 28 Meeting</u>				
Councillor Collins - Federation of Canadian Municipalities Annual Meeting held in Quebec City May 30-June 2			2,700	2,700

Council Conference Attendance - Approved & Pending Requests 2019		Budget	Mayor / Council Motions	Total Requests/ Actuals
<u>Approved at the March 28 Meeting</u>				
Councillor Dubow - Association of Vancouver Island and Coastal Communities Annual Meeting held in Powell River April 12-14			900	900
Councillor Alto - Higher Ground Governance Forum held in Harrison Hot Springs March 29-30			666	666
Councillor Loveday - Higher Ground Governance Forum held in Harrison Hot Springs March 29-30			1,100	1,100
Councillor Loveday - Association of Vancouver Island and Coastal Communities Annual Meeting held in Powell River April 12-14			915	915
Councillor Loveday - Federation of Canadian Municipalities Annual Meeting held in Quebec City May 30-June 2			3,145	3,583
Councillor Loveday - Federation of Canadian Municipalities Annual Meeting held in Quebec City May 30-June 2 Carbon Tax portion only			0	92
<u>Approved at the April 11 Meeting</u>				
Councillor Potts - Association of Vancouver Island and Coastal Communities Annual Meeting held in Powell River April 12-14			918	918
<u>Approved at the June 13 Meeting</u>				
Councillor Dubow - Federation of Canadian Municipalities Annual Meeting held in Quebec City May 30-June 2			3,767	3,767
Councillor Dubow - Federation of Canadian Municipalities Annual Meeting held in Quebec City May 30-June 2: Carbon Tax portion only			201	201
<u>Approved at the July 11 Meeting</u>				
Councillor Dubow - BC Active Transportation Summit in New Westminster, June 17-18			368	368
<u>Pending Requests:</u>				
<u>July 18, 2019 COTW</u>				
Councillor Alto - Canadian Capital Cities Annual Conference in Regina, Saskatchewan Sept 13-18			1,877	1,877
Councillor Alto - Canadian Capital Cities Annual Conference in Regina, Saskatchewan Sept 13-18: Carbon Tax portion only			66	66
<u>Miscellaneous Conferences and Expenditures</u>				
Councillor Alto - Urban Development Luncheon held in Victoria Jan 31				65
Councillor Alto - Urban Development Institute Luncheon				43
Councillor Dubow - GVCC Breakfast				52
Councillor Thornton-Joe - Urban Development Institute Luncheon				43
Councillor Isitt - Misc meal expenses				434
<u>Probable Upcoming Events:</u>				
UBCM Annual Conference held in Vancouver Sep 23-27 (estimated 5 x \$2,300)				11,500
Total Requests/Actuals		\$ 35,000	\$ 22,573	\$ 36,503
Remaining				\$ (1,503)