



**North Park Neighbourhood Association
Sept 2025 Monthly Meeting -Arts and Culture/ OCP Hearing**

DATE: Sept 9, 2025
TIME: 6:30 p.m. - 8:30 p.m.
LOCATION: Community Room at [1025 Mason Street](#)
- or -
Zoom <https://us02web.zoom.us/j/88416867584>
Phone in: 778-907-2071 (Meeting ID: 884 1686 7584)

6:30 pm Territorial acknowledgement, Opening Remarks and Introductions - NPNA
<i>The North Park Neighbourhood Association acknowledges the homelands of the Lekwungen Speaking Peoples, known today as the Songhees and Esquimalt First Nations, on whose lands we are living, working, and collaborating.</i>
Attendance / Introductions
Board members present: Kaitie Fillion, Darren Marr, Guests: Bri Godsman (NPNA), Jessica Murray (NPNA), Jenny Farkas (Make Space North Park) Other: This month’s meeting’s theme is Arts and Culture. We will talk about exciting projects and upcoming events in North Park. We will also talk about the OCP (Official Community Plan) public hearing coming up this Thursday.
6:35 -Introduction/ Welcome- Jessica Murray (NPNA)
6:40 pm City of Victoria Update - Gary Pemberton
City Updates from Gary Pemberton.
6:50 pm City Councillor Update- Steven Hammond



Questions/ comments for Stephen Hammond

7:00 pm: Make Space North Park- Jenny Farkas

The North Perk cafe at 2150 Quadra is open and hopping! Make Space is currently signing up members.

7:15 pm Land Use Update - Courtney Miller (NPNA)

1056 North Park Street

Project Overview: SOLID Outreach Society has submitted a rezoning application to allow the continued operation of the Cannabis Substitution Program. A covenant would ensure that cannabis distribution remains ancillary to harm reduction services and is not for retail or profit purposes.

Project Update: The rezoning application was submitted to the City of Victoria on August 5th and is currently under review. The application can be viewed on the City's [development tracker](#).

855 Cormorant Street

Project Overview: The city is considering a development application for a Delegated Development Variance Permit to permit residential use (secondary suite) at the first storey floor level. This application has been added to the development tracker to inform the neighbourhood on the application, but does not require any formal engagement.

Project Update: The Delegated Development Variance Permit application was submitted to the City of Victoria on August 5th and is currently under review. The application can be viewed on the City's [development tracker](#).

934 Balmoral Road

Project Overview: The Property Development Council of the United Church of Canada and Aryze Developments are partnering to create a new faith, arts, and culture space while redeveloping the surrounding land into a six-storey, mixed-use rental building at 934 Balmoral Rd, which is currently the First Met Church. The proposal includes 129 rental homes (a mix of market and affordable units) and commercial space on the ground floor.



Project Update: The formal development application was submitted to the City for review and comments on June 17, 2025.

The United Commons and Aryze Development are hosting an information session:

- Monday, September 22nd at 7:00 pm
- 934 Balmoral Rd (First Met Church)

Guest Speakers:

- **Don Evans** – Executive Director, BC Property Development Council, United Church of Canada
- **Chris Quigley** – Director of Development, Aryze Developments

1625 Quadra Street

The Victoria Cannabis Buyers Club has submitted a rezoning application to permit a cannabis retail store that will provide low-cost cannabis for medicinal purposes. The proposal includes a safe on-site consumption lounge with seating for approximately 18 people. No formal CALUC or engagement has been held as part of this application.

1555 Vancouver Street

Project Overview: Warmland Cannabis has submitted a rezoning application to permit a cannabis retail store adjacent to the Save-On-Foods on Pandora Avenue. A CALUC meeting or public hearing is not required, as the application involves a change in land use only, not new construction and aligns with the City of Victoria’s Official Community Plan (OCP).

BC Housing Project Updates:

926/930 Pandora Avenue Redevelopment

Project Overview: BC Housing, the City of Victoria, and the Capital Region Housing Corporation (CRHC) are partnering to build 205 new affordable rental and supportive homes at 926/930 Pandora Avenue. The proposed 20-storey building will also feature a large community space with childcare facilities on the ground floor. The project includes:

- 158 affordable rental homes for individuals and families, offered at below-market rates. Residents will apply and be selected through the CRHC.
- 47 supportive homes for people experiencing or at risk of homelessness, with on-site support services. Residents will be selected through BC Housing and matched with appropriate services.
- A 16,000-square-foot community space, managed by the City of Victoria, which will be used for community programs and childcare services.



Project Update: Demolition work by BC Housing began in June 2025, but was temporarily paused due to an active bird's nest. Approval has since been granted to relocate the nest, with the relocation scheduled for the week of August 26. Demolition is expected to resume in the following weeks, after which the Mason Street lane will be reopened.

938 Mason Street (Wellness House)

Project Overview: The ACEH, in collaboration with BC Housing, is developing the Wellness House at 938 Mason Street. This new facility will provide 30-35 studio and two-bedroom units, offering both individual and family accommodations. It will also deliver wrap-around services, including culturally appropriate social, health, and land-based healing support, tailored for the Indigenous Street Family as they work toward healing and recovery from substance use. This project addresses a critical gap in transitional housing and aims to improve housing stability, health, and social integration for one of the region's most vulnerable population.

Project Update: BC Housing sent out a demolition notice on July 31, notifying neighbours that construction will begin in mid-August for 4-6 weeks. An exterminator had been hired to carry out pest remediation before the demolition.

7:30 pm - Official Community Plan Public Hearing-NPNA Land Use Committee

The Public Hearing for the Official Community Plan (OCP) will be held on **September 11 at 6:30 pm** in Council Chambers at Victoria City Hall, 1 Centennial Square.

This is the community's final opportunity to share input on the proposed OCP update and related zoning modernization. To prepare for the hearing, you can review a summary of the proposed changes and zoning map, as well as access additional information, bylaws, and reports on the City of Victoria's website.

7:45 pm North Park Events and Updates- (NPNA) Bri Godsman

Embroidery Workshop

Learn embroidery basics with Cynthia. In our office at 1701 Quadra Street.

September 10, 2025 at 6:30 PM

Family friendly and free event

Open Mic Night

Hosted by Wes Carroll, at the First Met Church, 932 Balmoral Road

All genres welcome, acoustic musicians, poets, storytellers, comedy, improv, (10 minute sets)

Friday Sept 12th 6-9pm

Family friendly and free event



Bird Installing Workshop/ Party

Sunday Sept 21st 1-4pm

Free event

We will learn how to install the mosaic birds from a previous community art project in the Courtyard next to Vinyl Envy 1701 Quadra Street. We will then go on a walk around the neighbourhood to install the birds in at least 3 locations!

Light refreshments at each event.

8 pm Questions/ action items.

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