

## DOCKSIDE GREEN

355 Tyler Road  
Victoria, British Columbia  
Canada V8A 3S3  
www.docksidegreen.com



Monday October 30th, 2017

City of Victoria  
1 Centennial Square  
Victoria, BC  
V8W 1P6

Dear Mayor Helps and City of Victoria Council,

**RE: Dockside Green D-2 Rezoning Application (356 Harbour Road)**

Please find enclosed our rezoning application for the purpose of correcting a bylaw drafting error for the recently completed Dockside Green rezoning. The enclosed application seeks to address Development Area Sub Area D2 so as it includes the same uses as Sub Area D1 as was intended by our original rezoning application approved in 2017.

As a bit of background, in the Rezoning Submission presented to Council in October 2015 Dockside Green applied to add a number of new uses to the Dockside Green lands. As detailed on page 95 of our application booklet, Dockside Green applied to add the following uses to Development Areas D and E:

- Child Care
- Cultural Facility, including museums, theatres and art galleries
- Distillery
- Brewery
- Liquor Retail stores as an accessory to a brewery or distillery
- Seniors Housing – Assisted Living
- Seniors Housing – Independent Living
- Parks and their accessory uses
- Public Markets
- Festivals and associated structures
- Urban Agriculture

This component of the application was summarized for Council on page 12 the staff report presented to Committee of the Whole in October 2015. Shortly following the Committee of the Whole meeting, staff and Dockside Green crafted revisions to the CD-9 Zone such that the proposed zoning changes would only apply to those lands yet to be developed within the project. An outcome of those updates included the creation of a series of Development Area Sub Areas within the Zone.

With regards to Development Area D, the final draft of the Zone created two Development Area Sub-Areas – D1 and D2. While the previous draft zones authored by Staff included the new uses in both D1 and D2, the final draft (clause 13.1.2) only added these uses to D1 and not both D1 and D2. The result of this drafting error is that no new uses were applied to Development Area Sub-Area D2. This drafting error is made particularly apparent when viewed with other parts of the Zone such as the Parking section 7, which applies parking regulations for the new permitted uses to both D1 and D2.



Unfortunately this drafting error was not noticed by either staff or Dockside Green until recently. Regrettably, at no time did any party involved in this process notice that the new use applied for in 2014 were omitted in the final zone for this one portion of the Dockside Lands.

We acknowledge that there is shared responsibility for this drafting error, but trust that staff will work to correct this error in conjunction or separately with the Development Permit Application submitted by Merridale for this site. Dockside Green is excited to have the Merridale project as part of the Dockside Green project and broader VicWest neighbourhood and with Councils support we look forward to this becoming a reality.

Sincerely,

Ally Dewji, Director of Development  
Dockside Green Limited

**Victoria Silver Springs Distillery Inc. dba  
Merridale @ Dockside**



Merridale Ciderworks Corp.

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October 31, 2017

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

Your Worship and Council,

Merridale is pleased to provide this letter as part of our Development Permit application for our proposed Brewery and Distillery at Dockside Green. As local business owners in the Cowichan Region for over 17 years, we are excited to begin the next chapter in growth of our local business by creating an inspiring and sustainable brewery and distillery right here in Victoria.

At Merridale, we are a team of people who are passionate about what we do and how we do it. We believe that we are custodians of environment for future generations, with a focus on enhancing each community in which we work in with all we do. In selecting a site for our brewery and distillery we sought to find a location and neighbourhood that shared these same values and we could not be happier to locate our proposed along Harbour Road at Dockside Green.

#### **Project Overview**

The project will be comprised of 4 stories with a total floor area of approximately 1122 square metres (12,077 square feet), with parking as required but a keen focus on providing bicycle parking and infrastructure. We believe the project meets all design guidelines and zoning requirements for the site while meeting and exceeding with environmental sensitivities of the site.

#### **Project Design**

Merridale has retained HCMA Architects to design the building for the Development Permit application. This design meets the criteria for the Dockside Green Harbour Road Precinct reflecting the marine industrial character of the neighbourhood. The simple massing of the building reflects the industrial character while still providing an anticipation of the use and function of the building within. The colour choices reflect the predominant colours of the distilling and brewing equipment being copper colour and stainless steel. The building brings life to the sidewalk with streetside seating and lots of glazing to allow the pedestrian and bicycle traffic to see in. The interior design and layout give the visitors and guests a proximity to the production area. This is a building for patrons to experience the distilling and brewing process. We have included an number of measures to insure that our project fits into the overall Dockside Green Neighbourhood and further strives to be a good neighbour by incorporating new process to reduce odours, meet all parking requirements and provide landscaping and entrances that minimize operational impacts to surrounding buildings.

#### **Community Consultation**

Have a strong connection and hearing from the community is a core importance to our organization. We were please to have the opportunity along with Dockside Green and our design team to present our proposal to the Dockside Green Residents and the Victoria West Community Association at a general information meeting in July. The meeting was well attended and the response was positive. We were encouraged by the level of interest and support for the project and we are thankful for their time and efforts for those that attend the meeting. During the meeting we responded to questions related to

noise, smell abatement and parking. The plans as provided have ensured we have addressed the comments received to date.

**Contributing to a Sustainable City**

This project is designed to achieve LEED Gold (the first in Canada) and to contribute to the LEED ND Platinum standards for the Dockside Green Neighbourhood as a whole. We envision the project to not only meet the highest green building standards but further help grow our local economy and provide opportunity to grow the social and educational elements within the City.

In summary, we believe this is a positive and attractive project that will be a complimentary addition to the neighbourhood.

Best Regards,

A handwritten signature in cursive script that reads "JR Pipes".

Rick Pipes, Director Victoria Silver Springs Distillery Inc