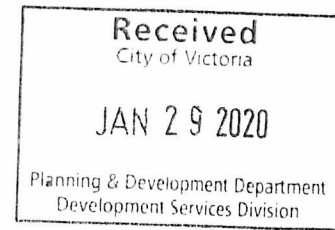




Monday, January 20<sup>th</sup>, 2020

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



Dear Mayor Helps and City of Victoria Council,

**RE: Dockside Green Development Permit Application – 359, 363 and 369 Tyee Road**

Bosa Development is pleased to be submitting our Development Permit for the next phase of Dockside Green. We are delighted to be moving closer to restarting this important mixed-used sustainable neighbourhood in the City of Victoria.

At Bosa Development we see development potential differently than others. We focus on placemaking, smart growth, sustainable projects; delivering housing of all scales with the wellbeing of our residents in mind. This allows us to craft projects and neighbourhoods that respond to how people really live, and to anticipate how urban life is changing. With this in mind we have taken the last two years working with our talented design team and community members to ensure that this phase before you maintains the vision of Dockside Green by:

- Connecting community, nature, and design;
- The creation of an energetic neighbourhood that places social wellbeing as one of our highest achievements; and
- Leaving an improved human and environmental legacy for generations to come.

At Bosa Development we are committed to the triple-bottom line of social, environmental and economic health of our project. We believe in the ability to provide opportunities for inclusion and connectedness among neighbours. We are committed to urban design – public and commercial spaces – that fosters a sense of community and stand the test of time.

**Key Components of the Development Permit Application**

The following new elements comprise the components of the Development Permit Application:

- **Design and Development Permit Guidelines** - the Development Permit application meets all Design Guidelines for Dockside Green. The permit application seeks no variances and includes three building within the Tyee Greenway Precinct. This phase of development will provide a total of 369 dwelling units, of which 145 units will be market rental. The project will complete the long unfinished excavation on the east side of the Tyee Road site adjacent to the existing portions of the Dockside Green residential buildings.
- **A New Children Play Area** – The development of this phase of Dockside Green will include the construction of a new a publicly accessible children's play area integrated into a central location of the neighbourhood part way along the Greenway. The space will provide enhanced opportunities to play, rest or gather, and enjoy the Greenway and views over the harbour.
- **A New Gateway** – A new pedestrian-oriented Gateway has been included mid-block along Tyee Road to better connect Dockside Green to the surrounding VicWest community.



- **A New Mobility Hub** - A new multi-modal transportation hub that concentrates travel options has been included within the phase. Located at Tyee Gateway, the hub is intended to increase awareness of travel options, to facilitate multi-modal trips, and provide desirable alternatives to single-occupant vehicle travel.
- **A New Bus Shelter and Confirmation of BC Transit Route 14 on Tyee Road** – A new bus shelter will be included within this phase of the project. Further we have worked with BC Transit to confirm that the high frequency Route 14 will now permanently stop at this new location to the benefit of all users along Tyee Road.
- **Master Development Agreement** – The application provided meets all requirements set out in the 2017 Master Development Agreement for Dockside Green. The application has been presented to neighbours, community members, staff and Advisory Design Panel. Further updates to the application have been made over the last number of months to address comments received to meet as many objectives as possible.
- **Sustainability** –the Development meets all sustainability requirements contained in the Dockside Green Master Development Agreement and Dockside Green LEED for Neighbourhood Development (ND) compliance program. As one of the most comprehensive and sustainable projects' in North America, this phase of Dockside Green will include:
  - All buildings will be 12% better than ASHRAE 90.1 in their Energy Use
  - Buildings will achieve a 40% Reduction in Indoor Water Use vs. a standard new City of Victoria building
  - Building will achieve a 50% Reduction in Outdoor Water Use vs. standard a new City of Victoria building
  - Communal Green Roof Tops for residents to meet and build social connections
  - Connection to Onsite District Energy System
  - Connection to Onsite District Waste Water System
  - Full management of Storm Water runoff onsite
  - High Efficiency Building Envelope
  - Light Pollution Reduction
  - Sound Mitigation/Acoustics Built into every unit
  - Community Engagement program followed throughout the development process- pre/during/post construction
  - Sediment and Erosion Control throughout construction
  - Accessible Units included within every building
  - A range of unit types and sizes
  - Heat Island Reduction
  - Greenspace and Public Realm Elements to build expand social infrastructure within the neighbourhood
  - Introduction of bee habitat, bird houses and re-introduction of natural ecological features
  - Introduction of over 164 new trees
  - Infrastructure Energy Efficiency Standards
  - 40 additional public bike parking spaces above and beyond City standards
  - Meets LEED ND v4 – Platinum Neighbourhood Standards (the first to do so in Canada)



BOSA  
DEVELOPMENT

### Conclusion

We are thankful to the hundreds of stakeholders who helped shape the Neighbourhood Plan and have taken their time to provide us their support and feedback with this Development Permit. The public consultation process was a true articulation of Dockside Green's connection with the community of people who live at Dockside Green, the Vic West community and the City of Victoria.

Bosa Development looks forward to being a part of this amazing sustainable story and wish to make it a truly wonderful project. Building on more than half a century of expertise and leadership, we strive to exceed expectations with every home we build and project we undertake. We're committed to this project long term and look forward to completing the Dockside Green neighbourhood over the next 10 years. We are very proud of our submission and trust it provides Council with the information needed to approve the Permit Application we are seeking.

Sincerely,

Ally Dewji  
Bosa Development