

Heather McIntyre

From: Bev Weber [REDACTED]
Sent: February 24, 2020 8:05 PM
To: Victoria Mayor and Council
Subject: Dockside Green Development Permit - Feb 27 COW

As residents of Dockside Green, we are writing in support of the Bosa project to commence the next phase of the Dockside community.

We bought our condo four years ago trusting that the development of the three new residential buildings would be brought forward to Council within a reasonable timeframe to complete the sustainable neighbourhood.

The community involvement has been exceptional; we only have positive things to say about the planning and development going forward. The development and completion stages of Dockside Green will be an important step in providing additional housing (with green space) within walking distance to the City Center and beyond. It will also enhance and beautify the area, which presently is an eyesore - unkempt and unusable.

Thank you.

Bev and Christian Weber
306-379 Tyee Road
Victoria

Heather McIntyre

From: Brian & Elizabeth Elliott [REDACTED]
Sent: February 22, 2020 1:20 PM
To: Victoria Mayor and Council
Subject: Next Phase - Dockside Green development Feb 27/20 COW Agenda

We note that Committee of the Whole is scheduled Feb 27/20 to review the development application for Dockside Green's next phase. FINALLY, it is time for this project to restart and move forward in providing both rental and owner occupied housing in Victoria. BOSA (Dockside's "new" developers) have appropriately consulted and in our opinion have responded, in their planning, admirably to suggestions for integration of the development within the community. It is reassuring to see BOSA's continued commitment to achieve LEED Platinum Neighborhood Development objectives for Dockside Green. Further it is refreshing to see new development outside of the City's core which in some people's opinion is becoming very crowded – new development in Vic West is a welcome enhancement to the city's growth and is upon lands that have been wisely designated, for the past 15 years, for housing/community development. As the application has no noted variances with regards to the Official Community Plan or Dockside's Master Development Agreement it would seem most appropriate for Council to promptly approve this application in order that construction can commence.

Thank you – Brian & Elizabeth Elliott (ten year occupant owners – Dockside Green)

Heather McIntyre

From: Chris Lawson [REDACTED]
Sent: February 24, 2020 3:42 PM
To: Victoria Mayor and Council
Subject: Dockside Green Development Permit - Feb 27 COW

As a long-time resident of Dockside Green and Victoria West, I am writing in strong support of Bosa's Development Permit Application for 359, 363 and 369 Tyee Road which I understand is on your February 27 Committee of the Whole meeting agenda.

As the mayor and council are aware, at a time when all forms of housing in Victoria are in short supply, the build-out of Dockside Green has been long delayed. It is great to see that Bosa Development is now ready to commence the next phase of construction which will bring 364 much needed new rental and condominium units in close proximity to the core of Victoria. Due to its many energy and resource conservation features, the development meets LEED ND v4 – Platinum Neighbourhood Standards and is therefore highly sustainable. However, it is not just the physical features of the new development that contribute to its sustainability. At full occupancy of the three new buildings, likely well over new 500 occupants will be able to live in close proximity to work, shopping and entertainment, not to mention public transit and the walking and bike trails adjacent to the development – reducing their reliance on cars. As such, this development will assist in meeting Victoria's sustainability and environmental objectives.

Over the past two years, Bosa Development has met with the community on a number of occasions to update us on their progress. At each meeting that I have attended, their plans have been warmly received by the community and the main question has been "when are you starting construction?"

Simply put, the application now before you meets all the requirements set out in the 2017 Master Development Agreement for Dockside Green. I hope that you give approval this week so that construction can commence in the very near future.

Chris Lawson
379 Tyee Rd, Victoria BC.

Heather McIntyre

From: jim ross [REDACTED]
Sent: February 24, 2020 4:20 PM
To: Victoria Mayor and Council
Subject: Dockside Green Development Permit – Feb 27 COW

Dear Mayor & Council

We hope council will grant Bosa Development the development permit approval for the next three residential buildings within the Dockside Green project.

Eleven years ago we were first to move into Dockside Balance, the 2nd phase of the development. We have considered moving to other condos in the greater Victoria area but just can't see giving up our fantastic community (Strata and Vic-west). We honestly don't think there is a better place to live, unless it is one of the (soon to be built?) new Dockside condos.

It has been very frustrating looking at the huge hole ready for new buildings with not a sign of activity for over 10 years now. They say that good things come in time and Bosa seems to have arrived to answer our wish. Bosa has held meeting with residents to hear suggestions and concerns regarding the next phase to be developed. We, along with all of our friends (residents of Dockside) are impressed and excited to finally have a quality developer take charge of this world class project.

We are fully confident in the ability of Bosa Development to build a strong community while filling the housing needs of Victoria. Please consider approving this permit as quickly as possible, we would hate to see a quality developer fold and leave this project which is so needed in Victoria.

Thank you

Jim & Patti Lee Ross
GA4,
379 Tyee Road
Victoria, Bc
V9A 0B4

Heather McIntyre

From: Maura Chestnutt [REDACTED]
Sent: February 24, 2020 7:51 PM
To: Victoria Mayor and Council
Subject: Dockside Green Development Permit – Feb 27 COW

Dear Mayor,

As members of the Dockside Green community, I am writing on behalf of Catalyst Community Developments Society regarding the further development of additional residential units at Dockside Green. Our tenants have greatly appreciated the community that comprises Dockside Green and are now working alongside Synergy on a community project. Our interactions with Bosa staff and the broader Dockside Green community have been positive and helped us to set the tone for our projects and neighbourhood interactions. The sustainability initiatives at Dockside Green are also greatly appreciated by Catalyst and by our tenants

We are extremely happy to support the continued development of our Dockside Green community.

Many thanks,

Maura

Maura Chestnutt
VP Operations and Strategic Initiatives

Catalyst Community Developments Society
maura@catalystcommdev.org
604.445.3134
www.catalystcommdev.org

Please note our address at The Amp Vancouver Co-Sharing Work Space
90-425 Carrall Street, Vancouver, BC V6B 6E3 BUZZER #9050



Heather McIntyre

From: Glenn Bond [REDACTED]
Sent: February 25, 2020 12:35 PM
To: Victoria Mayor and Council
Cc: Barb Bond
Subject: Fwd: Dockside Green Development Permit - Feb 27 COW

By way of this email, I am registering my support for Bosa Development's Permit Application for 359,363, and 369 Tyee Road which I understand is on your February 27 Committee of the Whole meeting agenda. I have included a copy of our Strata President, Chris Lawson's email outlining the reasons for our community's support. I feel that all of the reasons outlined in the email clearly state the reason's this project must be approved as soon as possible.

I look forward to the City of Victoria's approval of Bosa Development's permit and for work to begin again for a much needed community development.

Barb & Glenn Bond
373 Tyee Rd, Victoria BC

From: Chris [REDACTED]
Sent: February 24, 2020 3:42 PM
To: 'Victoria Mayor and Council' [REDACTED]
Subject: Dockside Green Development Permit – Feb 27 COW

As a long-time resident of Dockside Green and Victoria West, I am writing in strong support of Bosa's Development Permit Application for 359, 363 and 369 Tyee Road which I understand is on your February 27 Committee of the Whole meeting agenda.

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Over the past two years, Bosa Development has met with the community on a number of occasions to update us on their progress. At each meeting that I have attended, their plans have been warmly received by the community and the main question has been "when are you starting construction?"

Simply put, the application now before you meets all the requirements set out in the 2017 Master Development Agreement for Dockside Green. I hope that you give approval this week so that construction can commence in the very near future.

Chris Lawson
379 Tyee Rd, Victoria BC.

Heather McIntyre

From: Merle Wall [REDACTED]
Sent: February 25, 2020 10:06 AM
To: Victoria Mayor and Council
Subject: BOSA Development at Dockside Green

Dear Mayor & Council,

Having attended a presentation about the Dockside Green development, and being a resident in one of the Balance buildings, I am in favour of this development because it will add to the rental pool for our city residents plus offer home ownership and will provide 3 more high density buildings that is better for our environment rather than building more single family homes. Continuing of the landscaping found at the present Dockside Green buildings and incorporating space for a park enhances the neighbourhood by combining greenery and water that gives pedestrians a peaceful walkway on the way to or from downtown or elsewhere.

I do hope the development permits for Dockside Green will move forward quickly and efficiently.

Sincerely,
Merle Wall
203 - 379 Tyee Road
Victoria, BC V9A 0B4
Sent from my iPhone

Heather McIntyre

From: Rajinder Sahota [REDACTED]
Sent: February 25, 2020 2:17 PM
To: Victoria Mayor and Council
Subject: Dockside Green Development Permit - Feb 27 COW

Mayor and Council,

I write in support of the DP application for three residential buildings at Dockside Green being considered on 27 February 2020.

We completed our building and occupied our offices on Harbour Road at Dockside Green at the beginning of 2019. The Dockside Green development is the first of its kind in North America and we are very much looking forward to the rest of the development being completed. BOSA has been a tremendous partner and neighbour and we request that you support their upcoming proposal unanimously. The development proposes both stratified condominiums and rental-apartment units. This is a positive addition to the neighbourhood specifically and the City more broadly. The neighbourhood will benefit from additional residents and residents will benefit from living a fantastic location adjacent to amenities and employers.

Raj

Rajinder S. Sahota
Injury & Class Action Lawyer

Acheson Sweeney Foley Sahota LLP
300 - 376 Harbour Road
Victoria, BC, V9A 3S1

e. [REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]



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Downtown Victoria Business Association
20 Centennial Square
Victoria, BC
V8W 1P7
(250)386-2238
info@downtownvictoria.ca

February 26, 2020

Re. Support for Dockside Green Development

The Downtown Victoria Business Association is happy to support this project, which will provide family-sized and rental units adjacent to downtown. We are also very impressed with the careful thought which has gone into the sustainability and community-building aspects of the proposed development. As it meets with the design guidelines of its neighbourhood and develops unfinished areas, we think this is an excellent model of what can be done when a developer considers all aspects of a project.

Dockside Green will add an additional 364 units to the housing market near downtown. Of these units, over a third – 145 units – will be available for market rental. As well, two-bedroom and three-bedroom units are very much needed to make housing available for families, and this development will have a total of 168 units (some for rent and some as condominiums) that are suitable. A publicly accessible children's play area is something that locals have long thought an important addition to downtown, so we're happy to see the development plan includes one.

Regarding sustainability, the reductions in energy use and water use are impressive, as are the plans for light pollution reduction and storm water runoff management. We understand that the development will meet LEED ND4 Platinum standards (the first building to do so in Canada). We are particularly impressed by some of the small details that are being added: introduction of new trees to the urban environment; introduction of bee habitat and bird houses; green roofs for residents to garden and build social connections. They are also supporting multi-modal transport by providing bike parking above and beyond City guidelines and ensuring that BC Transit will add a stop along for the high-frequency route 14 bus at the new development.

Dockside Green is an exciting proposal for new development adjacent to our downtown and we are delighted to support it. We hope that Council will approve it quickly so we can soon welcome these new residents.

Sincerely,

A handwritten signature in blue ink, appearing to read "Jeff Bray".

Jeff Bray
DVBA Executive Director

Heather McIntyre

From: Mark Unwin [REDACTED]
Sent: February 25, 2020 4:24 PM
To: Victoria Mayor and Council
Subject: Dockside Green Development Permit – Feb 27 COW

I have been living at dockside green for the last seven years and I am very excited to see the next phase of construction. It will only benefit our community.

Thanks

Mark Unwin
Modern Mortgage Group
207-3531 Uptown Blvd, V8Z 0B9

Download my free mortgage app



Heather McIntyre

From: Willie Waddell [REDACTED]
Sent: February 26, 2020 2:26 PM
To: Victoria Mayor and Council
Subject: Development at Dockside Green

Please take this letter as my endorsement of the proposed development at Dockside Green .

I consider this development a success in terms of community, social inclusiveness, environmental sustainability and location.

I have been a resident at DSG since its very beginning, and plan to stay here, downsizing in the future.

Kind regards,
Willie Waddell
1-389 Tyee Road
[REDACTED]

[REDACTED] 10



RE: Dockside Green Development Permit – Feb 27 COW

Dear Mayor Helps and members of Victoria Council,

We write today as owners of Point Hope Maritime and neighbours of Dockside Green. We write to support BOSA Development's development permit application for Phase 3 of the master planned community with the understanding that the three proposed residential towers represented within their development permit application follow the approved design, seek no variances or amendments and meet the requirement to include sound proofing measures as completed in all previous phases of Dockside. The interface of industrial activity at the shipyard with residential development presents inherent tensions that must be managed as the Dockside neighbourhood is developed. We appreciate very much the positive working relationship that has been established with Dockside ownership and residents over many years. Key to realizing economic, social and environmental wellbeing and vibrancy for the neighbourhood and the city is an ongoing awareness and mutual respect for the broad community benefits that are realized with these disparate land uses. We are pleased to work closely with our neighbours as our shared neighbourhood evolves over the coming decade.

Sincerely,

A handwritten signature in black ink, appearing to read 'Sage Berryman'.

Sage Berryman, Co-CEO

Heather McIntyre

From: Jim Mayer [REDACTED]
Sent: February 26, 2020 11:52 AM
To: Victoria Mayor and Council
Subject: 359, 363, & 369 Tyee Road: Development Permit Application No. 00550 (Victoria West)

Dear Mayor and Council,

I am an existing resident at Dockside Green, and I am writing in support of this application (which, as a neighbor, I read in mind numbing detail). Victoria desperately needs more housing, of all types, and Bosa has done an excellent job here.

I'm excited to welcome new neighbors to one of the best locations in the city of Victoria.

Sincerely,

Jim Mayer
G3-389 Tyee Rd
Victoria, BC V9A 0A9

Heather McIntyre

From: Julie King [REDACTED]
Sent: February 26, 2020 10:41 AM
To: Victoria Mayor and Council
Subject: Dockside Green Development Permit-Feb 27 COW

Good day. My name is Julie King, and I am an owner and resident in Dockside Green, Balance A at 373 Tyee Road. Via this email, I am registering my support for Bosa Development's Permit Application for 359, 363, and 369 Tyee Road. I understand that this application is to be discussed on the February 27th Committee of the Whole meeting agenda. I have read, and am aware, that you are in receipt of a letter, via email, that our Strata President, Chris Lawson, sent to you, dated February 25th 2020. His letter clearly stated the reasons for my support, as well as our entire community's support. I too feel that this project should be approved as soon as possible .

Thank you for your attention to this important matter at hand. I look forward to the City of Victoria's approval of Bosa Development's permit, and for work to begin again for a much needed additional community development.

Respectfully, Julie King