

Development Permit for 359 – 369 Tyee Road (Dockside Green)

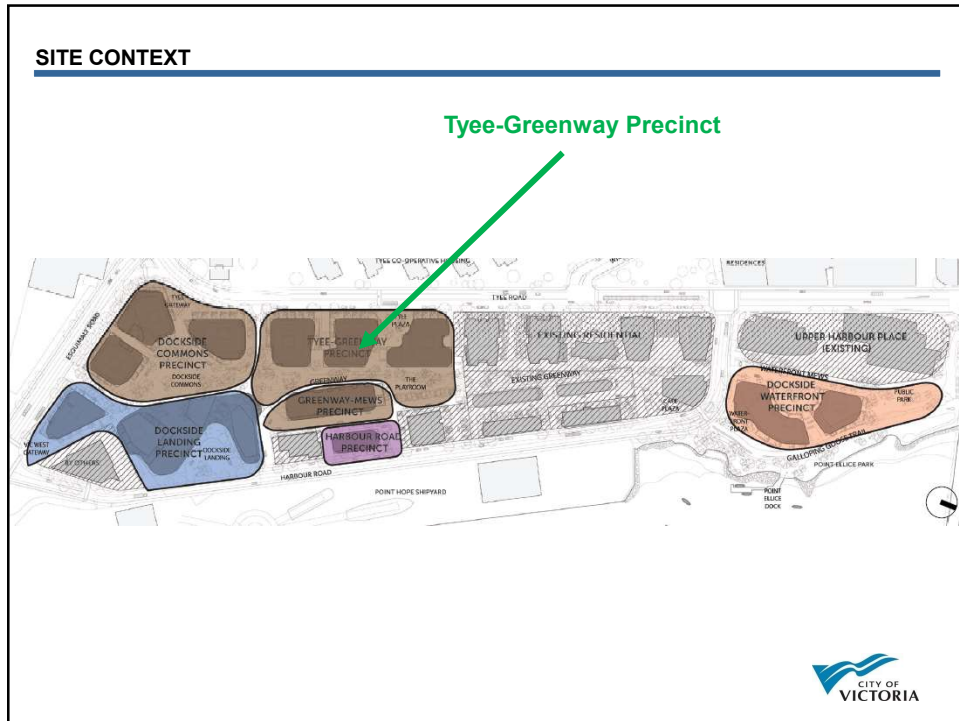


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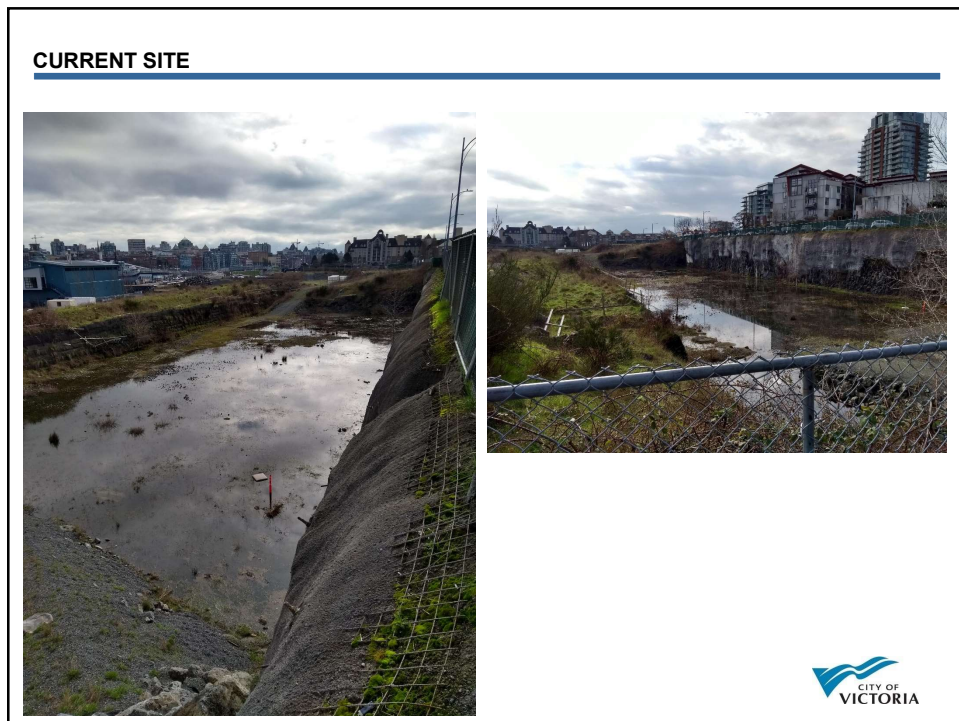
AERIAL PHOTO



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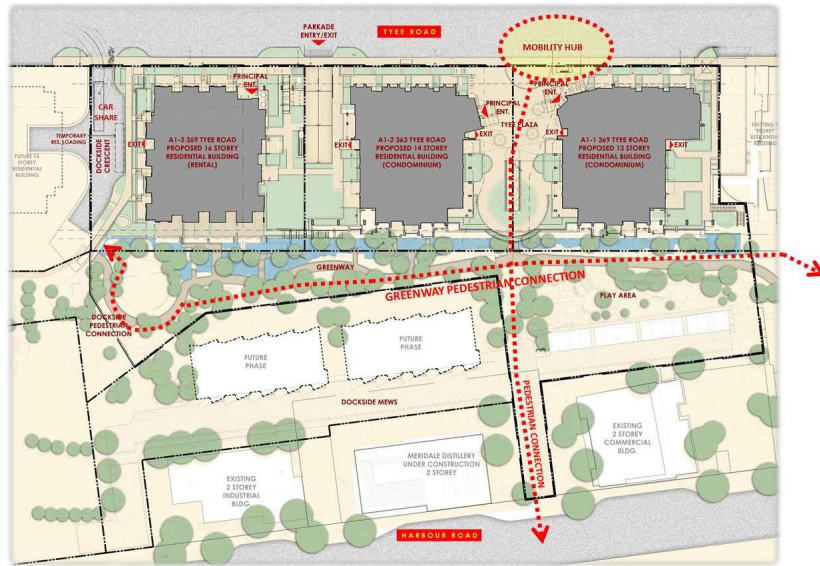


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SITE PROGRAMMING



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RENDERINGS



View towards Tyee Road from North-West



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RENDERINGS



View of Tyee Road from North



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RENDERINGS



View of Tyee Plaza from West



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RENDERINGS



View of main entry - Tower 1



View of main entry - Tower 2



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RENDERINGS



Tyee Plaza



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RENDERINGS



Greenway access to Tyee Plaza



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RENDERINGS



View of Towers from Northeast



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RENDERINGS



View of Tower 3 from Tyee Road
(view from north west)



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RENDERINGS



View of Tower 3 on Tyee Road
(from South West)



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RENDERINGS



View of Tower 3 from Dockside Crescent



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RENDERINGS



View from southern end of Greenway (from south east)



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BUILDING ARTICULATION



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CONTEXT MASSING



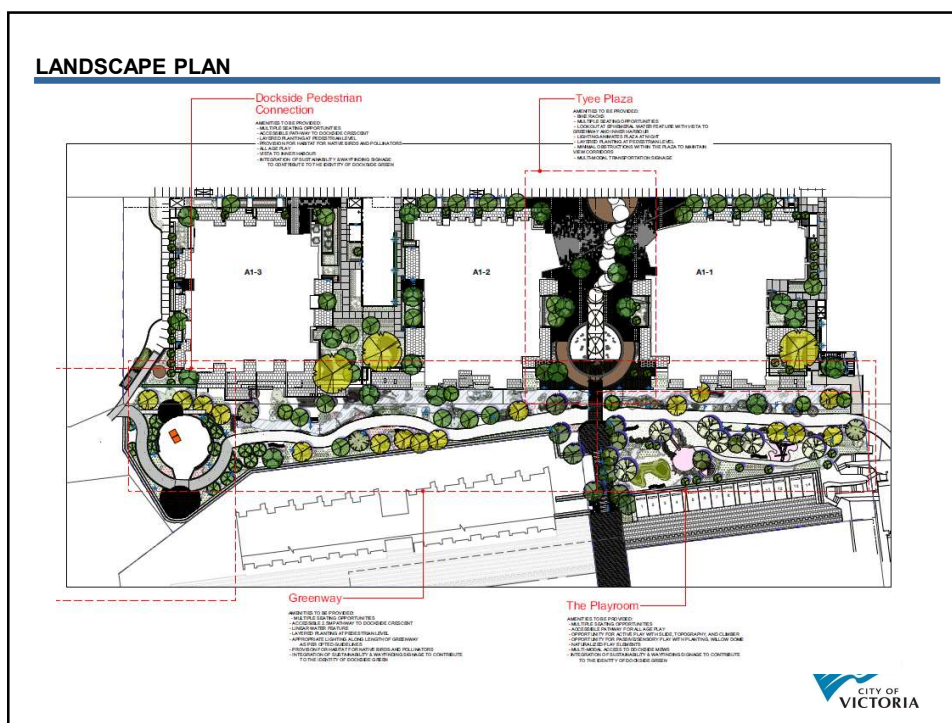
Street Context from Tyee Road



Street Context from Harbour Road



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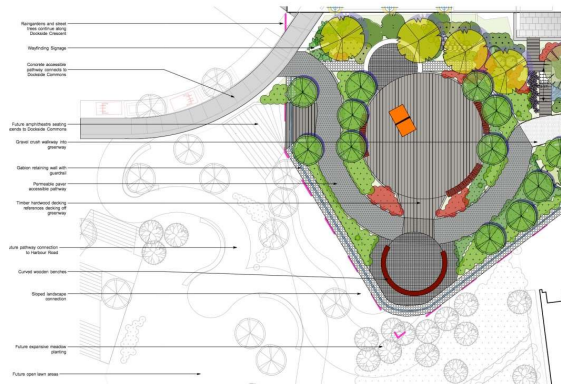


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GREENWAY



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RENDERINGS

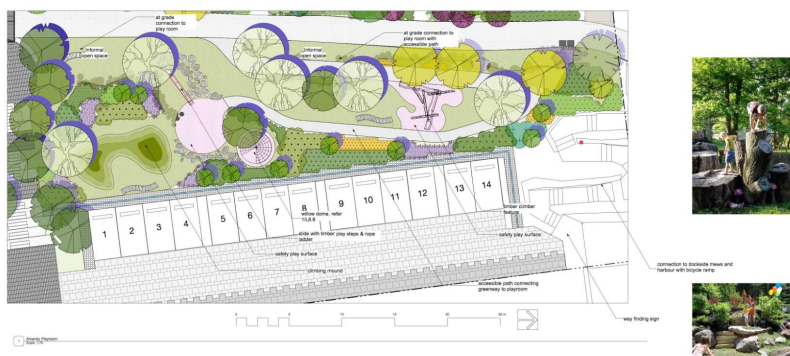


View of Greenway and Pedestrian Connection



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PLAYGROUND



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RENDERINGS



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Dockside Green Master Development Agreement

Amenities:

- completion of Greenway
- environmental signage
- playground
- partial Dockside Crescent (pedestrian link from Tyee Road to south end of the Greenway)
- partial Dockside Mews (pedestrian link from the Greenway to Harbour Road)

Sustainability:

- buildings will connect to the existing on-site waste water treatment plant and district energy system
- all buildings will satisfy the required green building standards



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Transportation Demand Management

- secure storage for 497 bikes
- 45 visitor bike racks
- an additional 40 bicycle racks provided in public areas
- a new bus bay and bus shelter on Tyee Road
- mobility hub signage
- a \$3,500 grant (to explore innovative TDM approaches that Dockside Green can support or test on site)
- a car share vehicle, dedicated car share parking space and car share memberships for each residential unit.



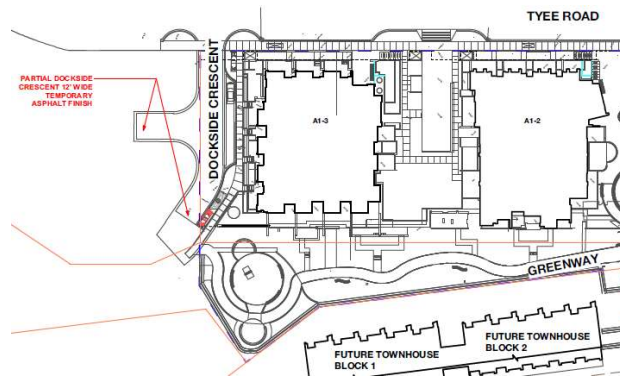
Example: mobility hub signage



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Other MDA requirements:

- future Strata Bylaws must permit the rental of 20% of residential units
- 75 adaptable housing units
- noise mitigation measures (secured by way of Covenant)
- Easement required over “interim condition” areas



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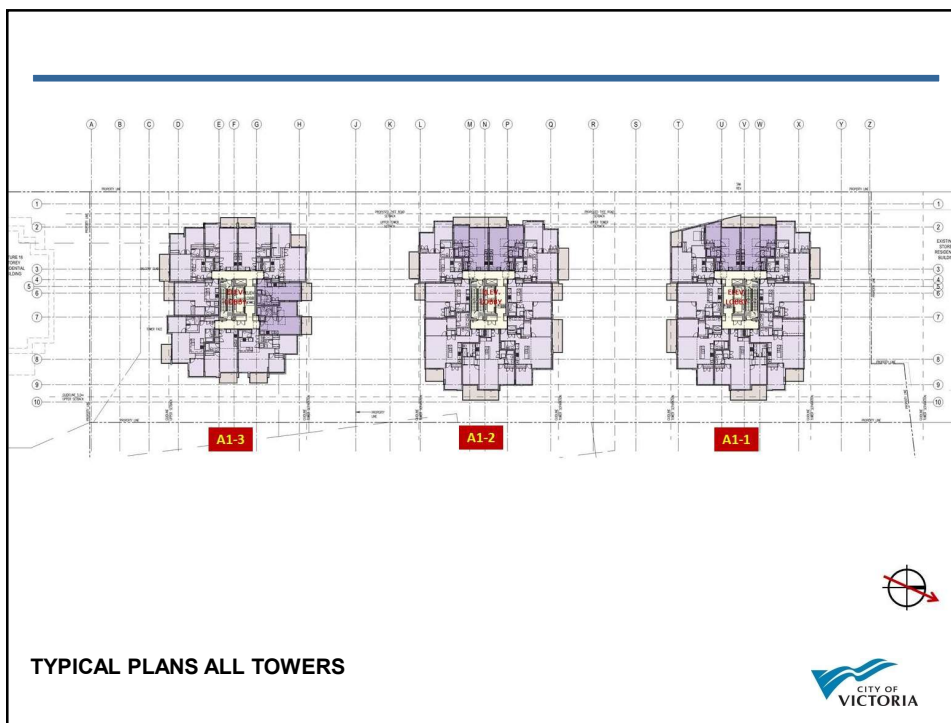
QUESTIONS



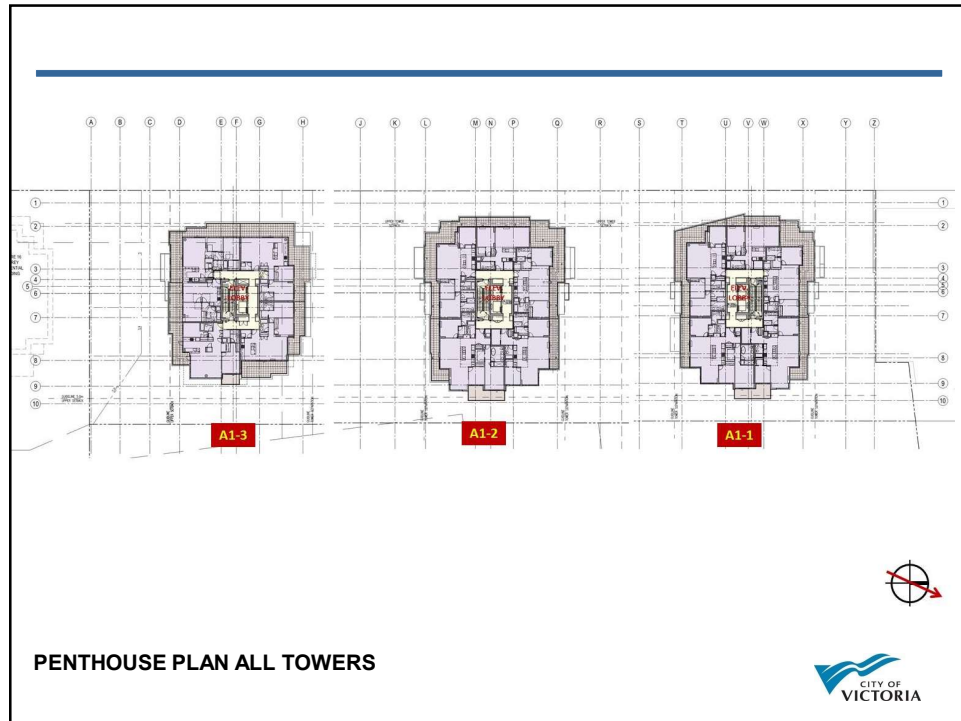
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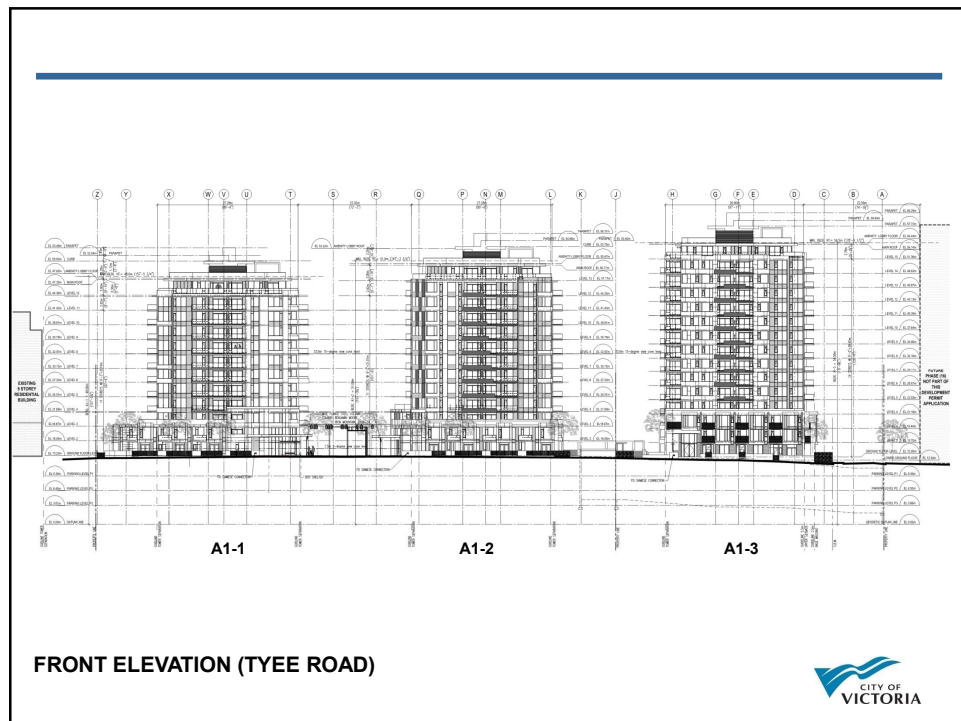
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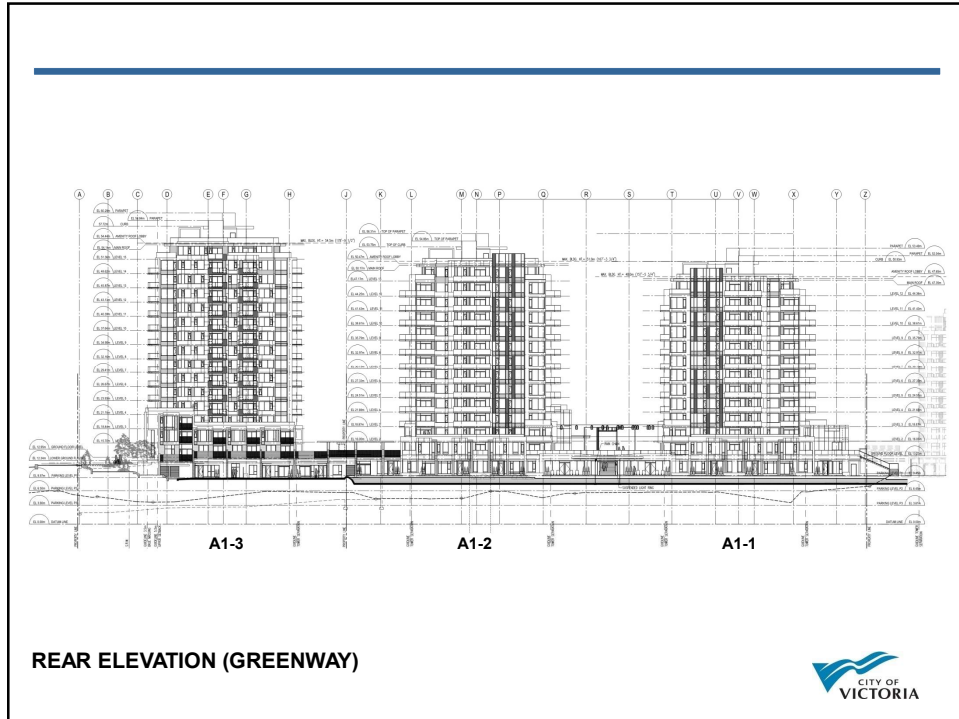
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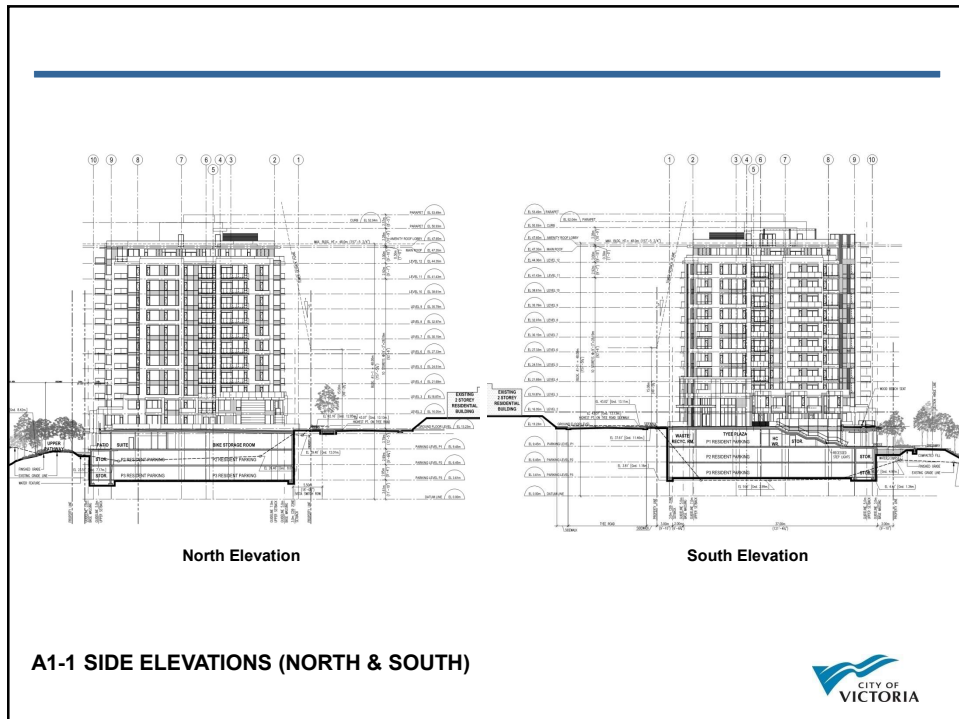
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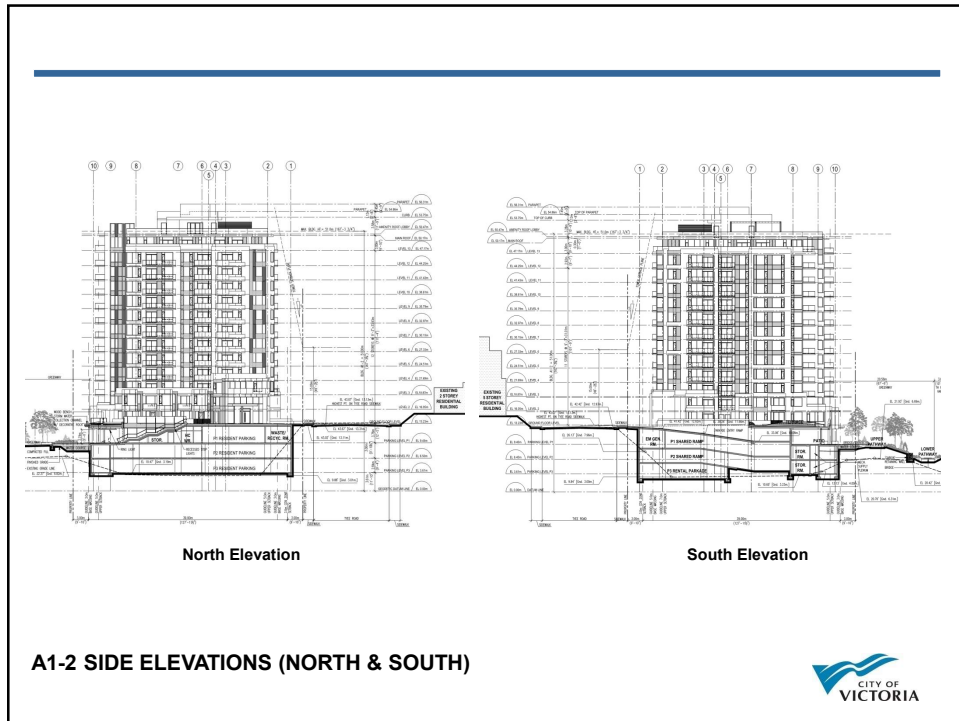
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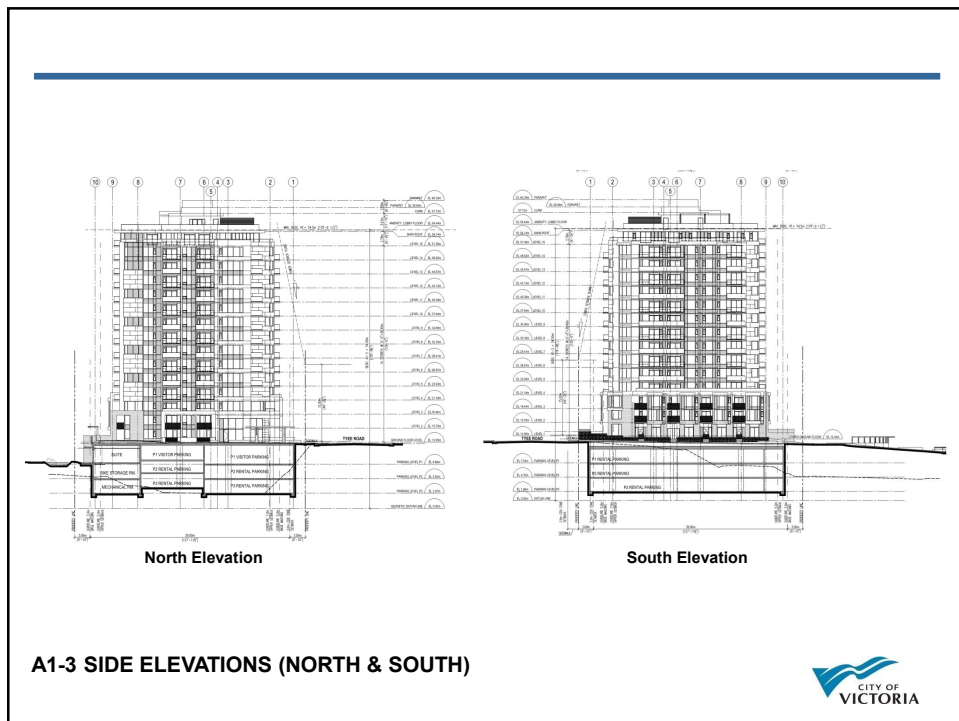
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