

October 14th, 2015

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

Dear Mayor Helps and City of Victoria Council,

**RE: Dockside Green 2015 Rezoning Application – PLUC Report Consideration Request:
Recommendation #12 and #17**

Dockside Green Limited is pleased to have our combined Rezoning, Official Community Plan and Master Development Agreement (MDA) Amendment application be received and reviewed by the Planning and Land Use Committee tomorrow. I commend staff on a thorough report that does a good job of summarizing a very large and complex application. It has taken us nine months of work with staff and an additional twelve months of work with community stakeholders to get to this point and I cannot overstate the importance to Dockside Green of finding opportunities for the application process to proceed forward in a timely way. Addressing the changes identified in our application are critical if the development is to proceed. With 1.0 million square feet of buildable floor area yet to be developed and an array of public amenities, the enclosed application finds a delicate balance between economic viability and the delivery of an important sustainable project in Victoria.

The recommendations as presented to the Council have established a path forward that in general terms is workable. I would like, however, to draw Council's attention to two recommendations that are of concern to Dockside Green which at this stage significantly impact our application and consequent project update in terms of time, cost and complexity.

Recommendation #17 – Request for City-initiated Rezoning on lands outside of our Application Boundary

Dockside Green requests Council's careful consideration to Recommendation #17 given the potential substantive impacts on the time, cost and complexity of our current application. We have shared information with staff that confirms our application can be completed without the need of a major re-write of the CD-9 Zone. As you can appreciate, integration of our application with an undefined and potentially unnecessary City-driven process for lands outside of our application would inevitably complicate our application, which we cannot afford.

As noted in our application, Dockside Green is not seeking any major updates to the current CD-9 Zone outside of the minor amendments noted in our application and in the letter to Mayor and Council. The 2015 Dockside Green Neighbourhood Plan fits well within both the density and land use elements of the current zone. This is attributed to a number of structural components embedded in the zone (similar to the Selkirk Zone and those in other jurisdictions), which are instrumental in accommodating the complexities of a long term neighbourhood scale development.



At the end of the day, we wish our application to be focused solely on our new plans and amendments being requested, which will allow our application to be evaluated on its substance alone rather than introducing other issues that we don't support, have not asked for and could impact our application in a negative way.

Recommendation #12 – Return to PLUC

In terms of process, Dockside Green is looking for Council's support to review and discuss Recommendation #12 which relates to the need for an additional PLUC review of the revised MDA. This request will add an additional administrative step, commit further staff resources and will lengthen the application approval process.

Our experience with the current amended MDA related to the Dockside Green affordable housing at 370 and 384 Harbour Road presented to PLUC earlier in 2015, illustrates how an amended MDA can be presented to Council along with other relevant documents with first and second reading of the amendment bylaws without the need to return to PLUC. Further, this approach allows Council and the public the ability to view all components of the application together and further focus discussion on the application in its totality without complicating the process via separation of components, multiple staff reports and procedural steps. We trust Council and Staff will consider this request or other ways to create a timely process moving forward for this application.

Conclusion

While a letter was not our preferred method of presenting our concerns to Council regarding the PLUC report for our application, I hope the description above highlights Dockside Greens' concerns as noted.

Our team here at Dockside is fully committed to realizing the revitalization of the project. Given the substantive work achieved to date we are hopeful that the Council will take into consideration our requests to continue to work with Staff, Council and the Community to move forward this important and significant project in the City.

Sincerely,

A handwritten signature in black ink, appearing to read 'Norm Shearing', with a stylized flourish at the end.

Norm Shearing, BA, BArch, MAIBC, MRAIC, LEED AP
President, Dockside Green Limited