



Dockside Green



Applications for Council's Consideration:

Amendments to:

- the *Zoning Regulation Bylaw*
- the *Official Community Plan* (Design Guidelines for the Dockside Area and new design guidelines)
- the *Land Use Procedures Bylaw*
- the *Dockside Green Master Development Agreement*

Additional Application:

- Proposed City Initiated Rezoning for Developed Lands



Dockside Green Ltd Rezoning Area

Proposed City Initiated Rezoning Area



History of Dockside Development

Dockside Lands RFP Response



Purchase Price: \$8.5M (6 instalments)
Amenities: 75% in 2007-2009,
balance delivered by 2013

→ Sale Contract and Option to Purchase

Sale of the land and schedule of payments

Option for City to purchase back the land
(under certain conditions)

→ Performance Guarantee

Describes obligations of Developer and Vancity
for deliver of amenities.

Provides financial back-stop for amenities

→ Master Development Agreement (MDA)

Describes amenities, affordable housing, LEED
obligations, and other development obligations and
timing

Master Development Agreement (MDA)

MDA Commitment		Developer's Performance to Date	
Purchase Price of Land	\$8,500,000	\$8,500,000	100%
Remediation	\$6,000,000	\$5,400,000	90.0%
Amenities	\$9,378,490	\$5,749,256	61.3%
Total	\$23,878,490		

Purchase Price

- Developer has paid the purchase price in full

Remediation

- Certificates of Compliance have been issued for all parcels. Remaining funds to be used for carrying out the conditions of each Certificate of Compliance (e.g. soil monitoring, vapour barrier installation).

Amenities

- Developer is currently in default of the MDA with regard to the provision of amenities.



Mix of Residential, Office, Retail and light industrial uses
Maximum = 2.084 FSR

Commitment to LEED

- Buildings (with specific exemptions) on the Dockside Lands must be constructed to the LEED Platinum standard.
- If the Developer fails to deliver a building to the LEED Platinum Standard, then a monetary penalty is applicable.
- **2 LEED Certified Residential Buildings** (266 units)
- **3 LEED Certified Office/Commercial Buildings**
- **District Energy System & Wastewater Treatment Plant** (below ground)





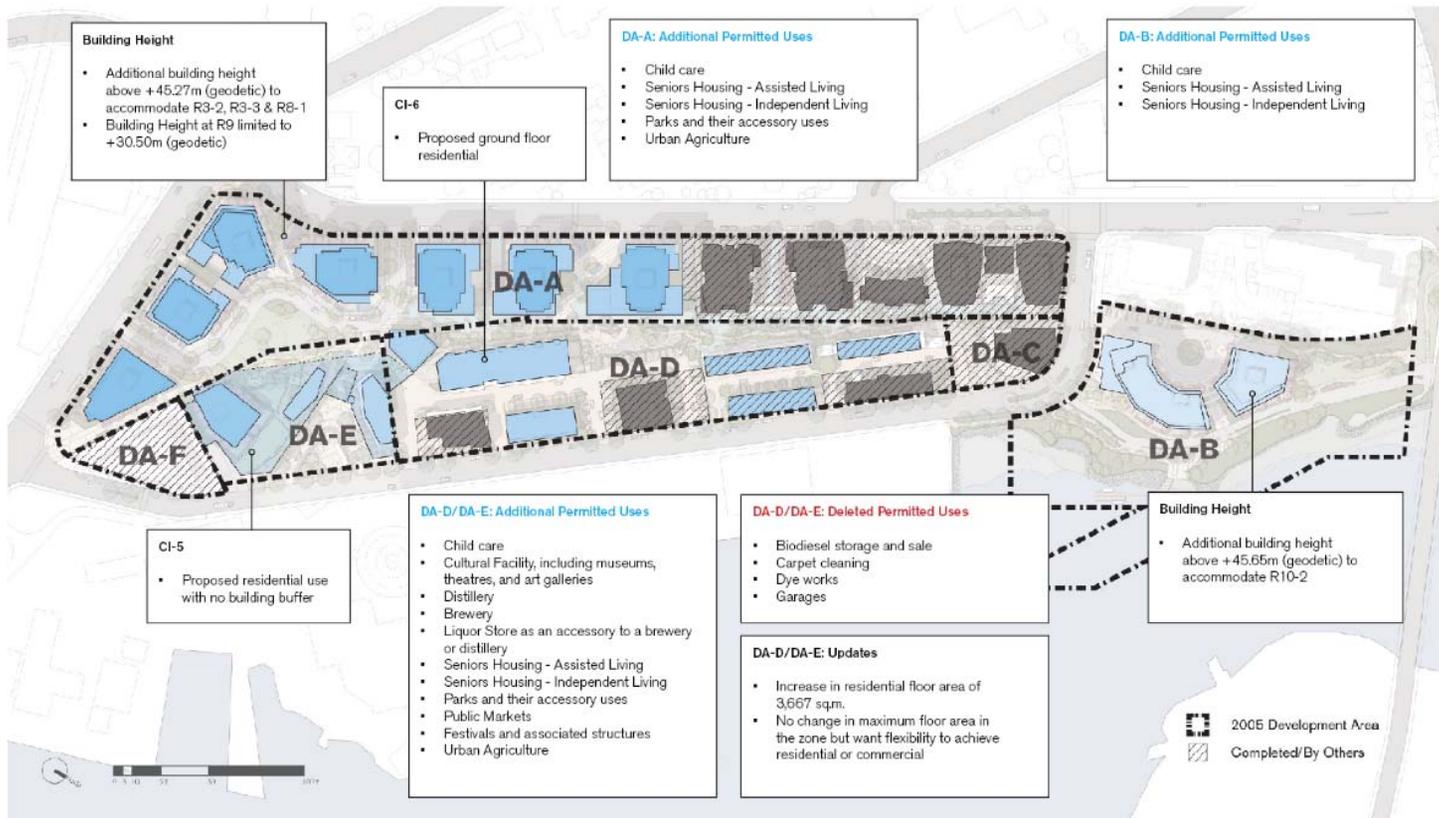
Public Process through 2014



Result: New 2015 Neighbourhood Plan



Plans Compared

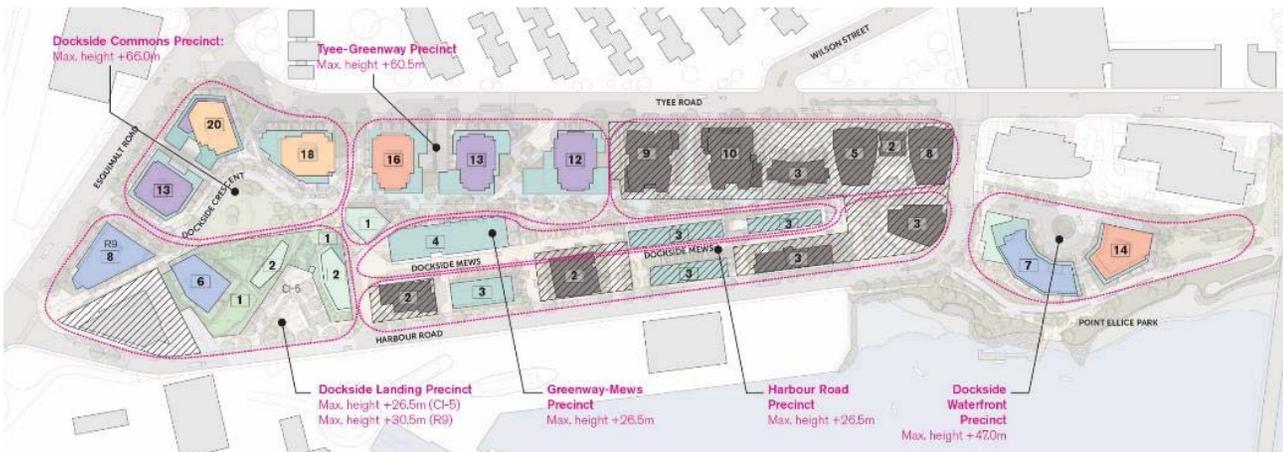


Zoning Amendments

2005



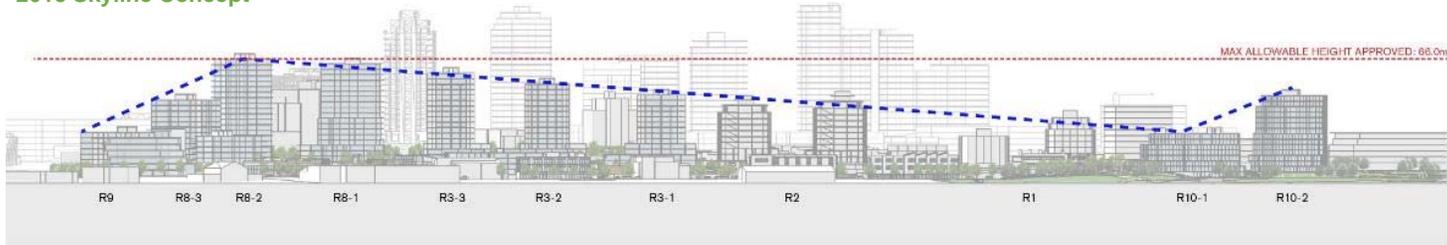
2015



- 3 # Storeys
- 1-2 Storeys
- 3-5 Storeys
- 6-8 Storeys
- 9-13 Storeys
- 14-17 Storeys
- 18+ Storeys
- Completed/By Others
- * Storeys above average grade
- ** Heights noted above geodetic datum

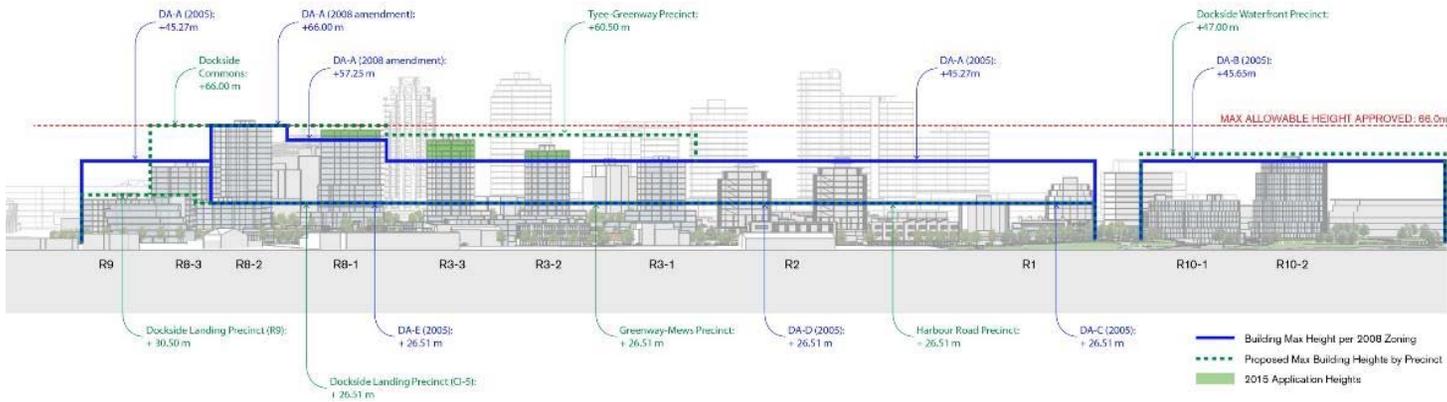
2005 vs 2015 Plan Details: Building Heights

2015 Skyline Concept



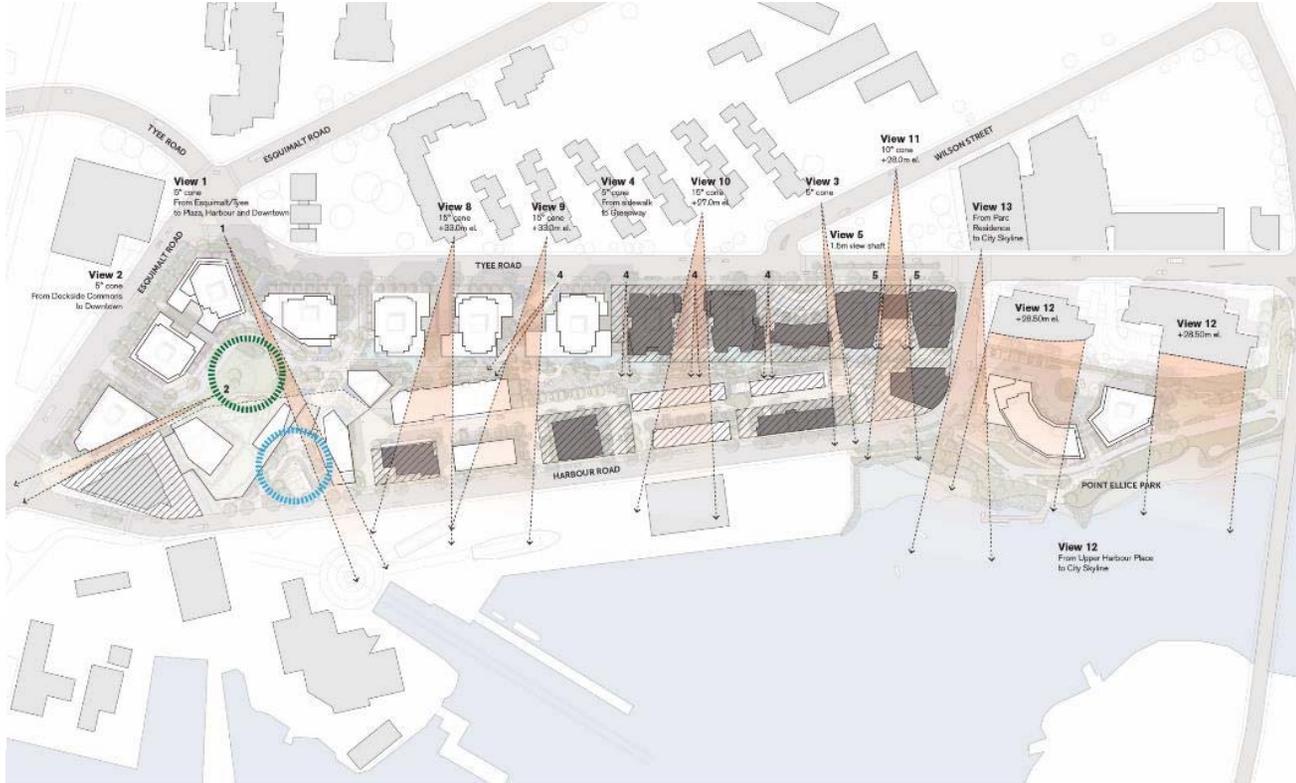
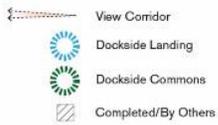
--- SKYLINE CONCEPT:
 Building heights gradually increase towards the corner of Esplanade + Tyne, with additional height at the north end of the site to reinforce the 'bridge-to-bridge' concept.

2008 vs 2015 Skyline Comparison

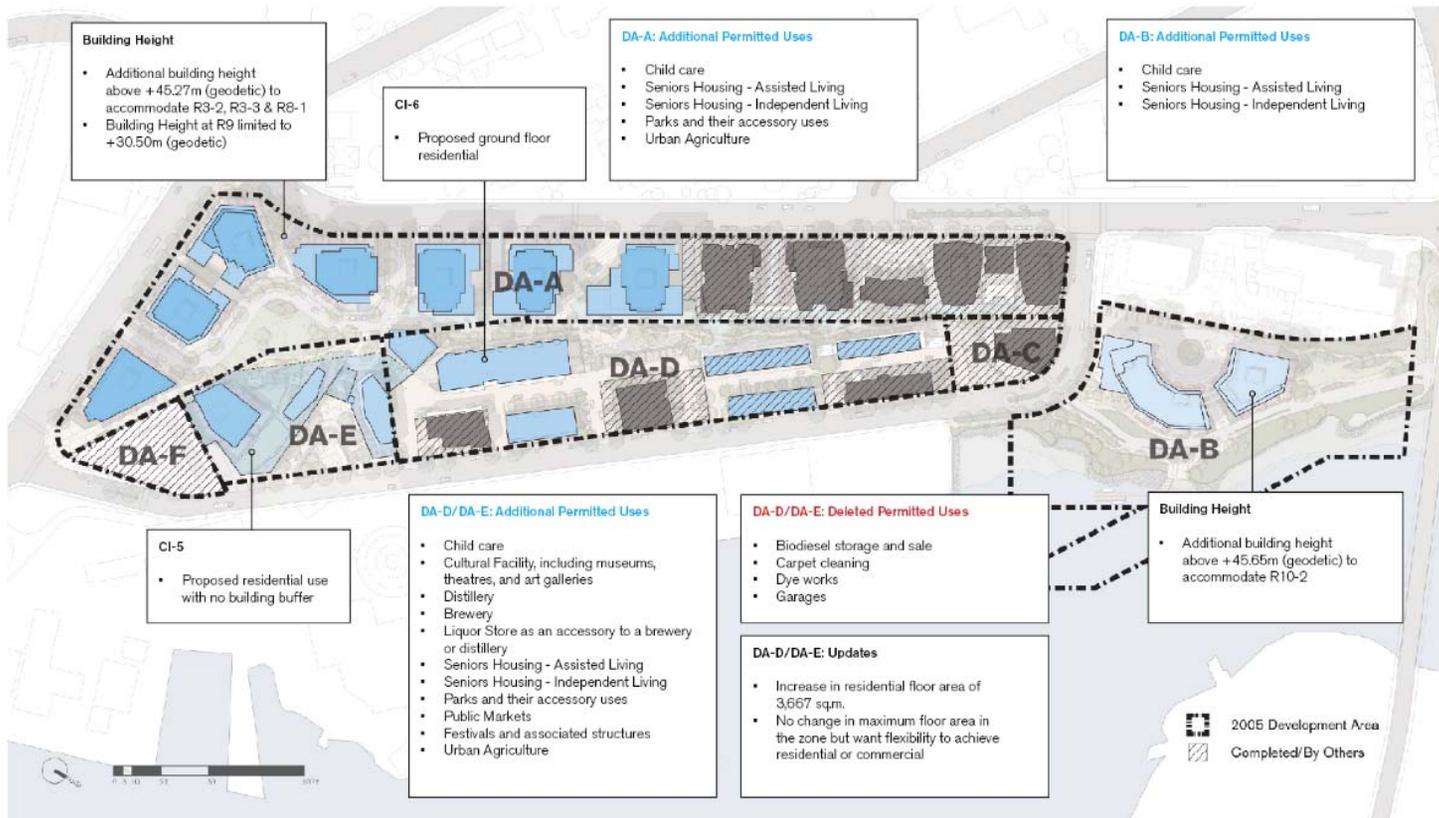


2005 vs 2015 Plan Details: Skyline

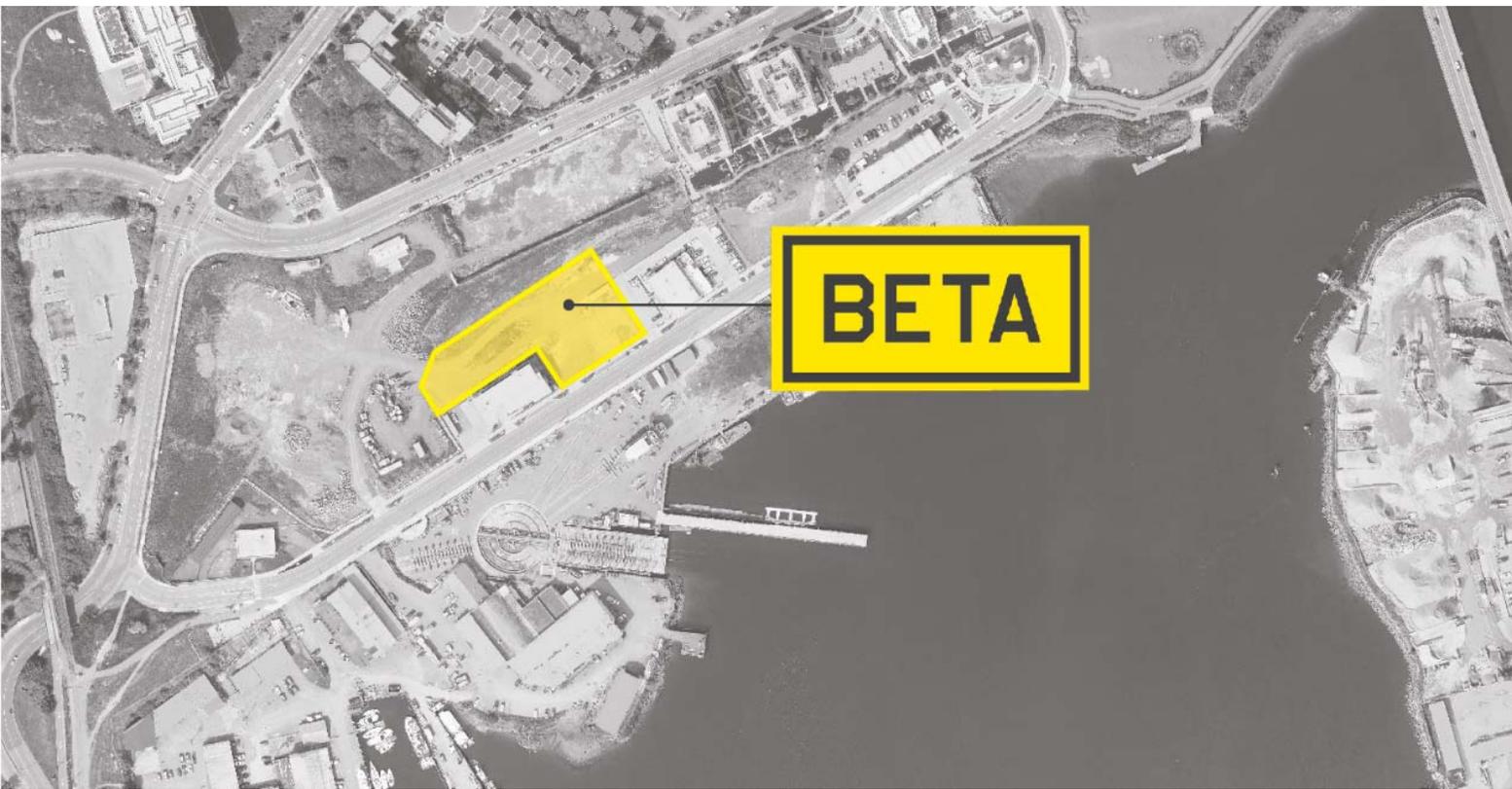
- 2005 view requirements retained



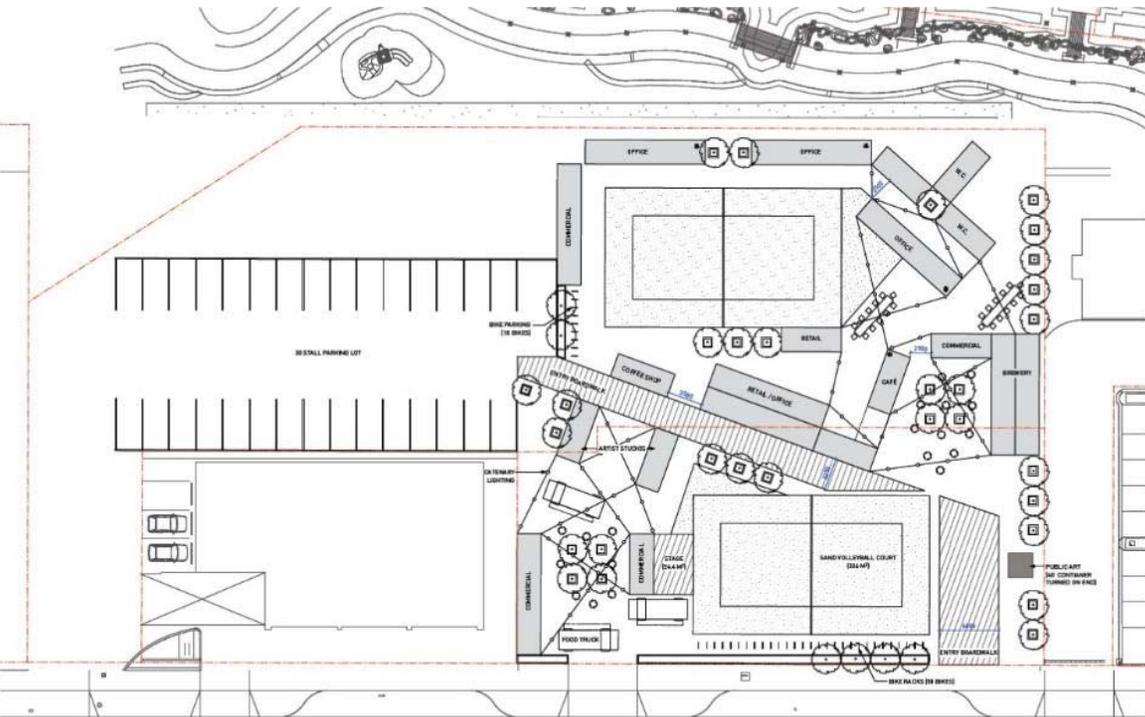
2005 vs 2015 Plan Details: Views



Zoning Amendments



Dockside BETA



BETA Details	
Conceptual Total Floor Area	5,920 sq ft
Maximum Buildout Height	40 ft
Bike Parking Spot Count	76
Car Parking Count	30
Shipping Container Count	9 - 8'x40' (1-4 potential Additions) 11 - 8'x20' (Including Washrooms)

* = STACKED CONTAINERS
2x HEIGHT

Dockside BETA Conceptual Site Plan

- New Docksider Green Urban Design Guidelines for the 2015 Rezoning Area
 - Precinct-based design guidelines
 - Revised skyline that keeps “bridge to bridge” concept with tallest towers at either end of the site
 - Additional taller towers along Tyee Road
 - Inclusion of minimum separation distances between residential towers
 - Revised public realm elements and guidelines to reflect updated public amenity plan



OCP Amendments



The key changes to the MDA being proposed relate to:

- Sale of Development Parcels
- LEED Obligations
- Sustainability Centre
- Amenity Package
- Phasing of Amenities
- Site Remediation
- Transportation Demand Management (TDM) Measures





Sale of Development Parcels

Current MDA Requirements:

- The Developer may not sell or assign its controlling interest in the Agreement without the prior written approval of the City.

Proposed MDA Amendment:

- Remove this requirement.



Sale of Development Parcels

Staff Recommendation:

The proposed amendment is acceptable subject to Dockside Green Ltd:

- still being responsible for providing all public amenities, on-site services and off-site services; and
- providing a security covering 120% the cost of constructing public amenities, on-site services and off-site services.





LEED Obligations

Current MDA Requirements:

- Buildings (with specific exemptions) on the Dockside Lands must be constructed to the LEED Platinum standard.
- If the Developer fails to deliver a building to the LEED Platinum Standard, then a monetary penalty is applicable.



LEED Obligations

Proposed MDA Amendments:

- Change the applicable LEED standard to LEED ND Platinum.
- LEED Gold NC standard for all new commercial buildings.
- Remove the financial penalty clause.



LEED Obligations

Staff Recommendation:

- That the applicant submit LEED ND Platinum performance targets for each phase of development and a reporting out structure to ensure that performance targets are being met and potentially including some form of financial guarantee.
- LEED NC 2009 Gold standards for new commercial buildings.



Sustainability Centre

Current MDA Requirements:

- Contribute \$400,000 towards establishing a “Sustainability Centre”.

The MDA defines the “Sustainability Centre” as a facility of not less than 2000 m² and not more than 4645 m², that:

- is a centre for learning, innovation, collaboration, action and environmental social non-profit organizations and other enterprises;
- models and promotes the creative design of vibrant, healthy and green communities;
- is operated under a cooperative or non-profit structure or organization; and
- includes a minimum of 30 m² of area that is available for community use without charge.



Sustainability Centre

Proposed MDA Amendments:

- Redirect the \$400,000 towards a package of revised amenities.



Sustainability Centre

Staff Recommendation:

- That the Developer consider providing an alternate amenity that will carry forward the theme of sustainability and provide some educational value to the community.
 - If this is not viable, that the \$400,000 be paid directly to the City.



Amenity Package

Current MDA Requirements:

- A public amenity package with a value of \$9,378,490 is secured under the terms of the MDA.



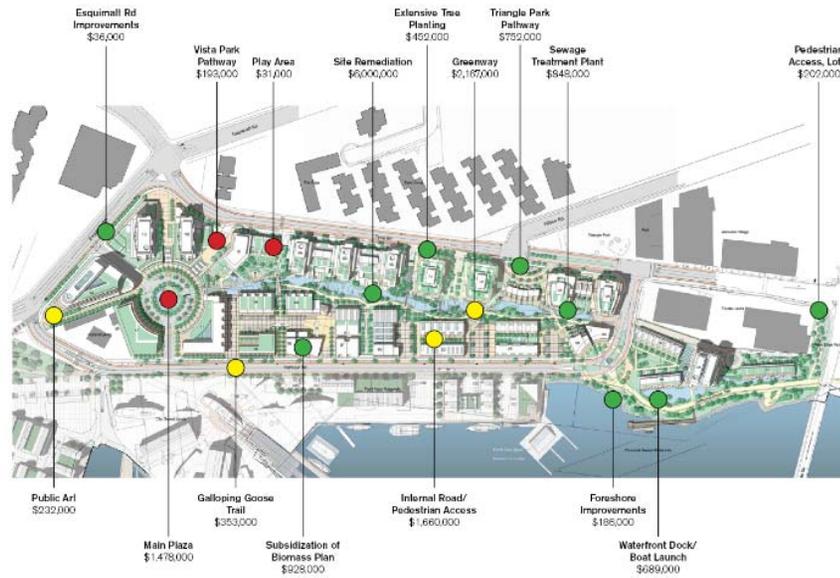
OTHER AMENITIES

- Access over Esquimalt Rd \$59,000
- Johnson St. Bridge Stairs \$97,000
- Bike Racks \$76,000
- Car Share \$300,000
- Historic/First Nations/Environmental Signage \$48,000
- Green Technologies \$247,000
- Sustainability Centre \$400,000
- Public Washrooms \$31,000

TOTAL 2005 AMENITIES
(Excluding land purchase)

\$17416,000

- Not Complete
- Partially Complete
- Complete



MDA Amendments: Public Amenities 2005 (in \$2015)





Amenity Package

Proposed MDA Amendments:

Amenities no longer proposed	New amenities proposed
Main Plaza (replaced by “Dockside Commons” and “Dockside Landing”)	“Dockside Commons” (Public Green Space)
Mini-Transit Service	“Dockside Landing” (Entry Plaza)
Pedestrian link from Johnson Street Bridge (the Bridge design no longer accommodates the specific pedestrian link identified in Dockside Masterplan 2005)	“Mutt Strutt” Dog Park
Sustainability Centre	

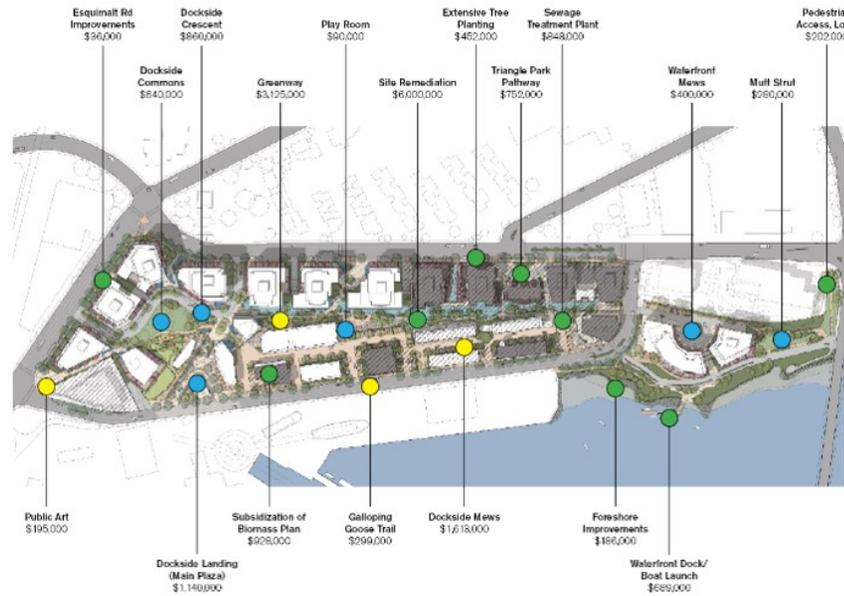


OTHER AMENITIES

- TDM (Car Share/Bike Racks) \$376,000
- Historical/First Nations/Environmental Signage \$41,000
- Public Washrooms \$25,000
- Access over Esquimal Rd \$38,000
- Green Technologies \$116,000

TOTAL 2015 AMENITIES
(Excluding Land Purchase) **\$19,423,000**

- Not Complete
- Partially Complete
- Complete
- New



MDA Amendments: Public Amenities 2015





Phasing of Amenities

Current MDA Requirements:

- The Developer agreed to provide the required public amenities within specific time limits.
- The public amenities are secured under a Performance Guarantee.



Phasing of Amenities

Proposed MDA Amendments:

- The delivery of the remaining amenities be linked to phases of development.
- Amenities would be secured via a cost estimate and security at time of the sale of a development parcel.



Phasing of Amenities

Staff Recommendation:

- submission of a satisfactory Phasing Plan;
- still being responsible for providing all public amenities, on-site services and off-site services;
- providing a security that covers 120% of the cost of constructing public amenities, on-site services and off-site services.



Site Remediation

Current MDA Requirements:

- Dockside Green Ltd. to undertake all necessary site remediation on the Dockside lands.
- The Guarantee provided by Vancity allocated \$6,000,000 specifically for this purpose.
- There is currently \$600,000 remaining in the Guarantee for site remediation.





Site Remediation

Proposed MDA Amendments:

- Monies remaining in the Guarantee for site remediation be removed.



Site Remediation

Staff Recommendation:

Staff recommend that Council accept the Developer's request on the basis that:

- Dockside Green Ltd. remain legally responsible for any required site remediation.



TDM Measures

Current MDA Requirements:

- Car Share (10 car share vehicles or car share memberships)
- BC Transit Service
- On-Site Mini-Transit Service
- Bicycle Racks
- Education



TDM Measures

Proposed MDA Amendments:

- Provide 8 Car Share vehicles
- Remove requirement for Mini-Transit system
- Annual Grant
- Mobility Hubs



TDM Measures

Staff Recommendations:

That Council consider accepting the applicants' request to amend the TDM package, subject to Statutory Rights-of-Way being registered on title:

- to provide space for enhanced bus stops that incorporate the placement of bus shelters at both the Tyee Road and Esquimalt Road bus stops and
- on the north side of Esquimalt Road to improve conditions for cycling and walking on the westbound approach to Tyee Road.



To test the skyline at Dockside Green, four composite views were taken from various points in both Victoria West and Downtown Victoria.

These are located at the following locations:

1. From Fort Street and Wharf Street
2. From the base of Swift Street
3. From the Bayview Development at Esquimalt Road
4. From Pandora Street and Wharf Street



2005 vs 2015 Plan Details: Composite Views

View 1: From Fort and Wharf Streets





* 2008 and 2015 versions are shown for comparison purposes. Note that the 2008 views may not be from the exact same position as the 2015 views.

View 3: From Bayview Development at Esquimalt Road



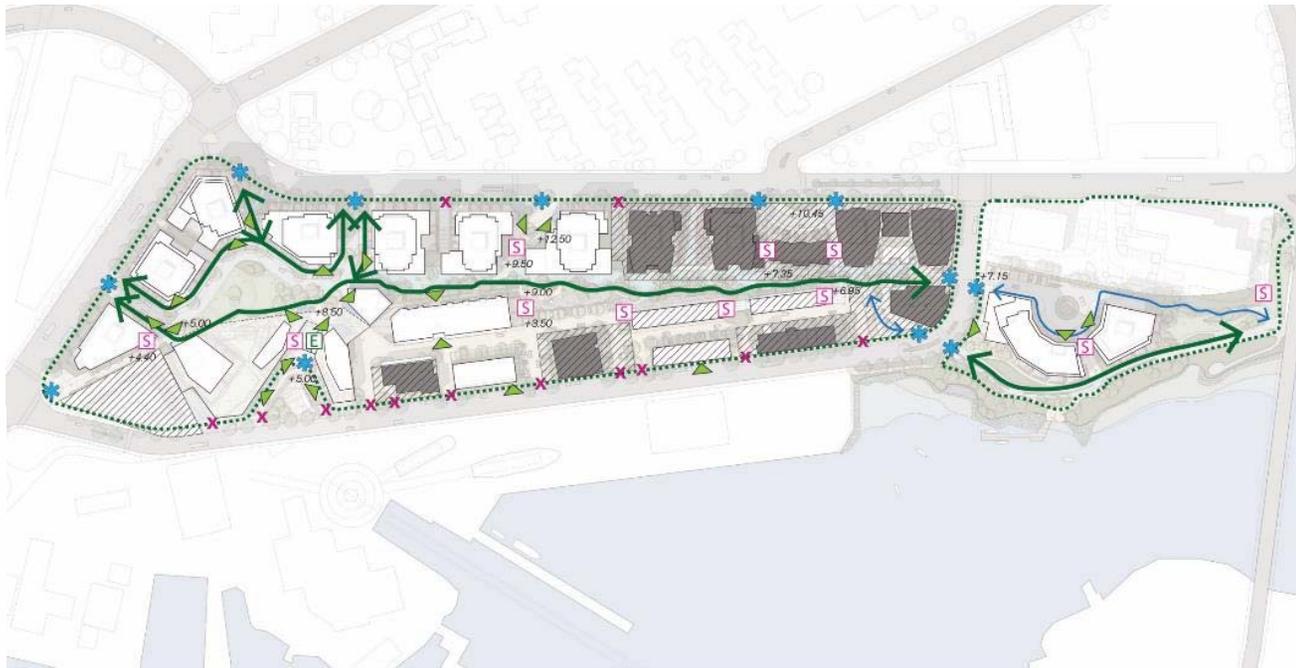
2005 vs 2015 Plan Details: Composite Views

View 4: From Pandora and Wharf Streets



* 2008 and 2015 versions are shown for comparison purposes. Note that the 2008 views may not be from the exact same position as the 2015 views.

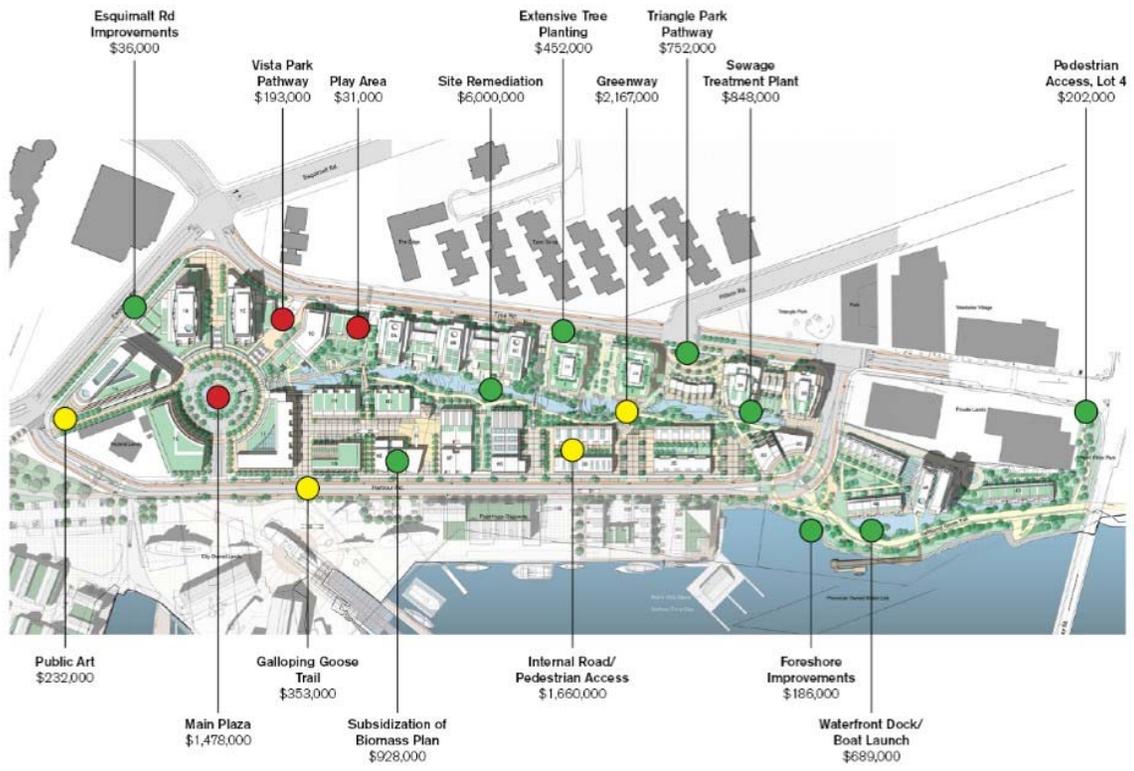
-  PRIMARY UNIVERSALLY ACCESSIBLE ROUTE
-  SECONDARY UNIVERSALLY ACCESSIBLE ROUTE
-  UNIVERSAL ACCESS AT SITE PERIMETER
-  KEY BUILDING ENTRY
-  KEY ACCESS NODE
-  ELEVATOR
-  STAIR
-  VEHICULAR CROSSING
- +12.50 KEY SITE GRADE



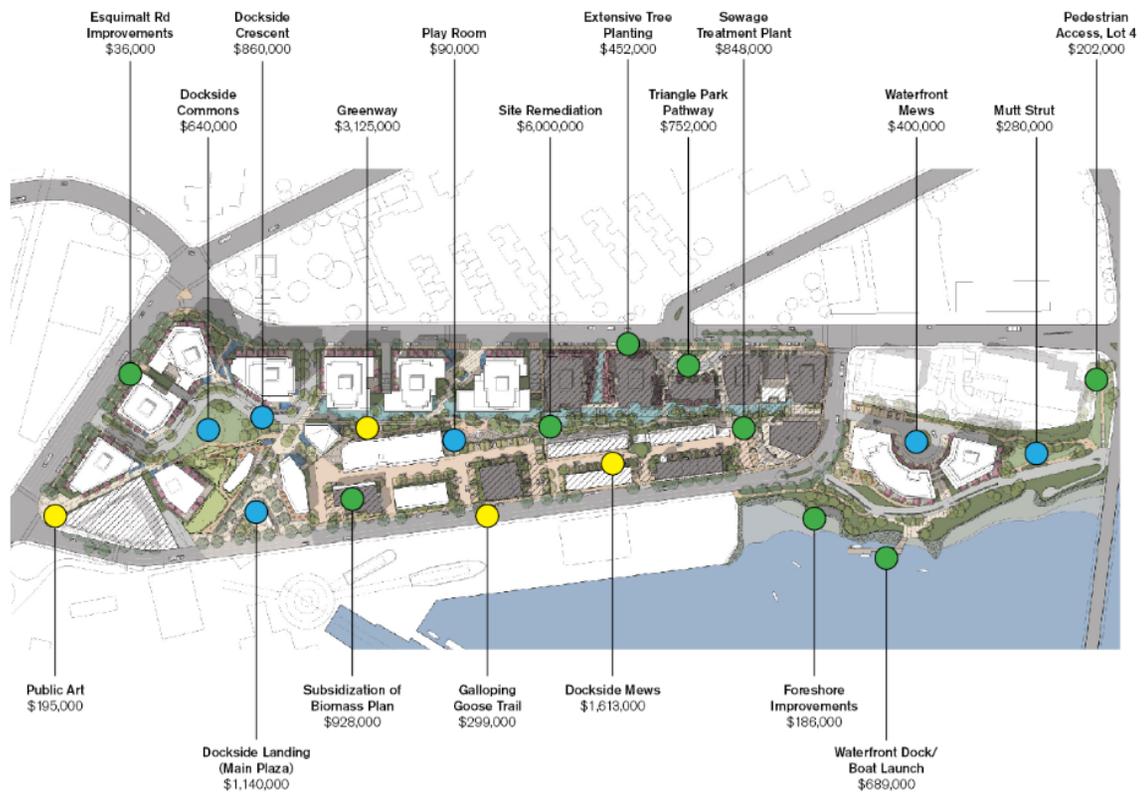
2005 vs 2015 Plan Details: Universal Accessibility + Circulation

- OTHER AMENITIES**
- Access over Esquimalt Rd \$69,000
 - Johnson St. Bridge Stairs \$37,000
 - Bike Racks \$76,000
 - Car Share \$300,000
 - Historic/First Nations/Environmental Signage \$49,000
 - Green Technologies \$247,000
 - Sustainability Centre \$400,000
 - Public Washrooms \$31,000
- TOTAL 2005 AMENITIES**
(Excluding land purchase)
- \$17,416,000**

- Not Complete
- Partially Complete
- Complete



MDA Amendments: Public Amenities 2005 (in \$2015)



OTHER AMENITIES

● TDM (Car Share/Bike Racks)	\$376,000
● Historical/First Nations/Environmental Signage	\$41,000
● Public Washrooms	\$25,000
● Access over Esquimalt Rd	\$38,000
● Green Technologies	\$118,000
TOTAL 2015 AMENITIES (Excluding Land Purchase)	\$19,423,000

- Not Complete
- Partially Complete
- Complete
- New

MDA Amendments: Public Amenities 2015

TDM Mobility Hub Plan



SUMMARY OF TDM PROVISIONS, BY MOBILITY HUB

	Car Share	Bus Stops	Bike Parking	Ferry Dock	Signs, Info
A	x	x	x		x
B	x		x		x
C	x		x		x
D	x		x		x
E	x	x	x		x
F	x		x		x
G	x		x		x
H	x		x	x	x

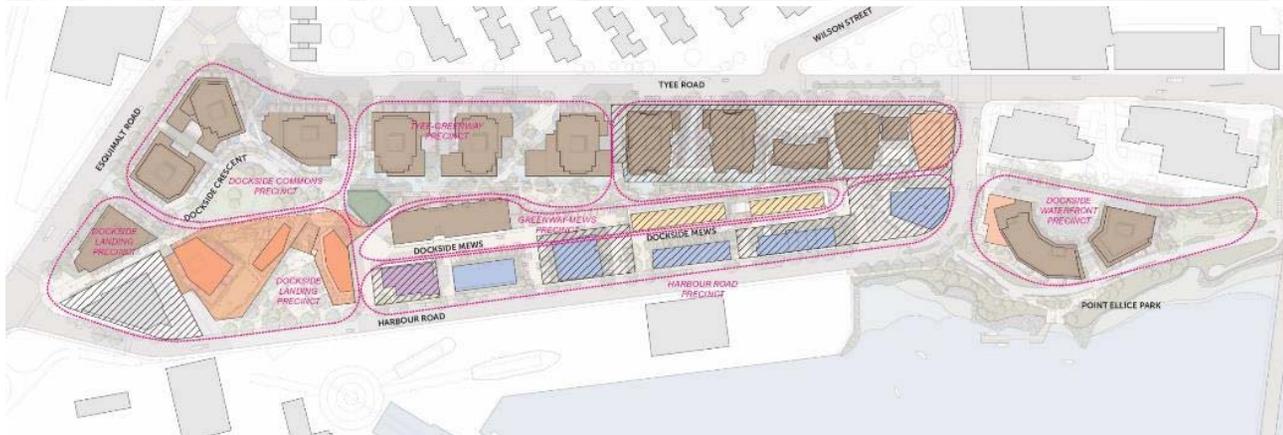
- Mobility Hub
- Completed
- Proposed
- Car Share Vehicle
- Secondary Car Share Space
- Bike Racks
- Bus Stop
- Harbour Ferry Stop
- Phase Completed/By Others

MDA Amendments: Multi-Modal TDM

2005



2015



2005 vs 2015 Plan Details: Land Uses

- Revised public amenity list
 - Estimated value *increasing* by \$2 million
- Sustainability Centre contribution now dedicated to public amenities
- Amenity delivery linked to construction of specific lots
- Amenity performance guarantee provided when particular phase developed
- Change to LEED ND from LEED NC to align with Dockside Green's role as a neighbourhood developer
- Modified Transportation Demand Management (TDM) program
- Adaptable housing required for 20% of units instead of 100%
- Permitting subdivisions consistent with 2015 Neighbourhood Plan without need for Council approval



Dockside Commons



Dockside Landing

MDA Amendments