

**From:** Marilyn Winterbottom  
**Sent:** Wednesday, May 20, 2015 10:31 AM  
**To:** Mike Wilson  
**Cc:** Chris Lawson  
**Subject:** Dockside Green Land Use Amendment

Hello

I am one of the concerned owners at Dockside Green opposite to where the proposed housing development is to take place if the city approves it. Though Dockside Green Ltd. purports to encourage dialogue w.r.t. this development and advertises so on their billboard, there has been very little "dialogue" regarding our concerns about density, access, parking and original zoning bylaws. It would appear that they have done very little to address our concerns. So it will be up to the city and the planning department to decide.

A number of us sent our concerns to city council early in the year. Please find attached our letter. We will be attending the Dockside Green information meeting Thurs. May 21, 2015 to hear if any of our concerns have been addressed...though according to Chris Lawson, the plan remains unchanged. We understand there is a planning meeting next week, which we will not be able to attend. However, we wish you to be aware of our issues regarding this Land Use Amendment and urge the planners to look at this very carefully and delay any decision until you have thoroughly examined the proposal. There are other options.

Thank you for your attention to this matter.

Respectfully,

Marilyn Winterbottom

Herb Davies

109-373 Tyee Road

Dockside Balance

January 4, 2015

To the Mayor and Councillors

As owners in Dockside Green Balance, it has been brought to our attention that Dockside Green Ltd and Catalyst Community Housing Society will be making an application for a bylaw amendment in order to construct two three story affordable housing buildings composed of 49 units at 370 and 384 Harbour Road. These two sites will be referred to as R5 and R4 respectively. They are within development area D of the CD-9 Zone, Dockside District.

We support affordable housing on the Dockside Green Site. This was a part of the original vision. However, the proposed design and location are concerns for these reasons.

- **the proposed buildings do not comply with the Dockside Zoning Bylaws for area D**, as they would contain a number of units on the ground floor facing Harbour Road. The existing bylaw permits multiple dwelling use "but only on the second floor and up, not within 18 m of the Harbour Road and no part of any unit can face the Harbour Road unless there is a buffer of another building equal or greater height between it and the easterly property line". This is intended to offer residents some protection from the noise generated by Point Hope Shipyard. As you are well aware, the activities of the shipyard have already created difficulties for residents in Balance with respect to noise, dust etc. The proposed use would have residential dwellings placed almost directly across from these noisy activities.

- **parking is a problem.** Only a few spaces are planned for the two buildings, assuming that residents will forgo having a vehicle. Hopeful but not practical. There is already another affordable housing application in the works in this neighbourhood to be located on the vacant lot across from the mall near the park. There are no plans for in building parking there either. The area is already congested and parking spots on the street are at a premium. The development of R5 and R4 will exacerbate this problem.

- **the proposal as designed will negatively impact the existing greenway and the residents who currently face it.** Because some of the units in the proposal will be accessed only from the greenway, one questions how they would move in and move out if there is no vehicle traffic allowed. What about access for emergency vehicles? The greenway is a narrow space as it is, intended to provide a quiet and tranquil buffer zone. With a high density building right on the greenway, the ambiance would change to one of busy foot traffic, since according to the plan, this would be the only access point for some of these units. Unless there is a plan to double the width of the greenway to provide some privacy for the garden suites and to allow privacy for the 2nd and 3rd level units who would be looking directly into the living and sleeping areas of units facing each other, this plan will not work. The proposed building is too large for the site.

- **negative impact on property values.** As owners, there was a good reason to invest in Dockside Green as a living space. We were attracted by the quality of the original plan, the greenway and water features, the LEED platinum designation, and as such, paid a premium for these amenities. The proposed plan and the design of the new units will adversely affect the value of these properties, particularly those garden suites. It is doubtful that they will be built to LEED standards as the design calls for wood frame construction. How will this new development support the existing values of Dockside Green? (emphasis on the Green.) Why not stick to this original plan and keep the continuity and compatibility of design and construction to LEED standards.

There exists a very large parcel of land to the south of this narrow area of R5/R4 with few of the impediments of the existing proposal. Why not build the housing there and keep the existing plan in place? Why promote opposition and adversity? Surely there is a way that all parties can be satisfied.

We urge council to consider the application carefully. We know council is committed to building affordable housing.....no problem. There is lots of vacant land in the existing Dockside Green parcel. Build the housing in an area that is less fraught with stumbling blocks and opposition.

We urge council to come on site and look at what our concerns are regarding this proposed land use and bylaw amendment. We hope that council will reject the amendment and ask the developer to re design the plan with our concerns in mind.

Thank you

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