

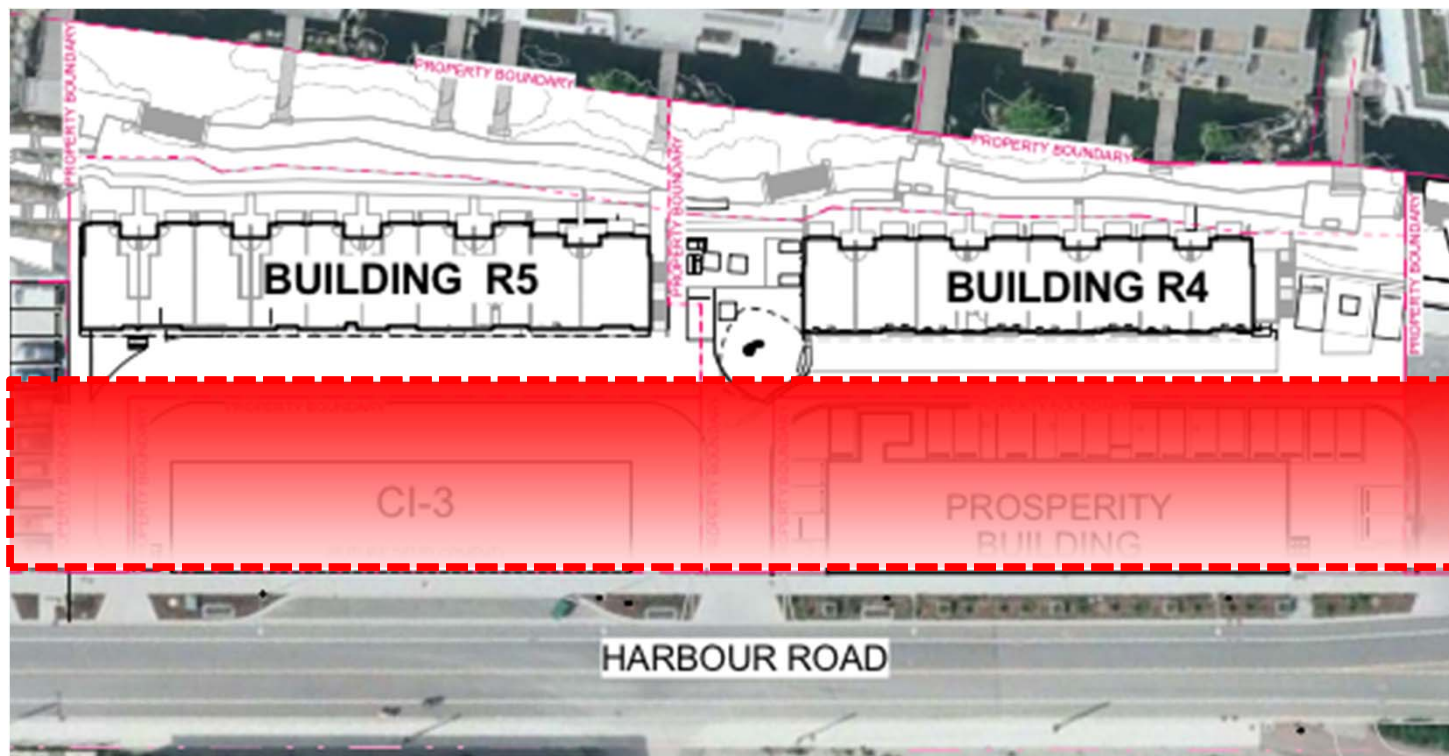




# Zoning Amendment

## Current Siting Requirements for Residential Use

- a) Must not be within 18 m of Harbour Road

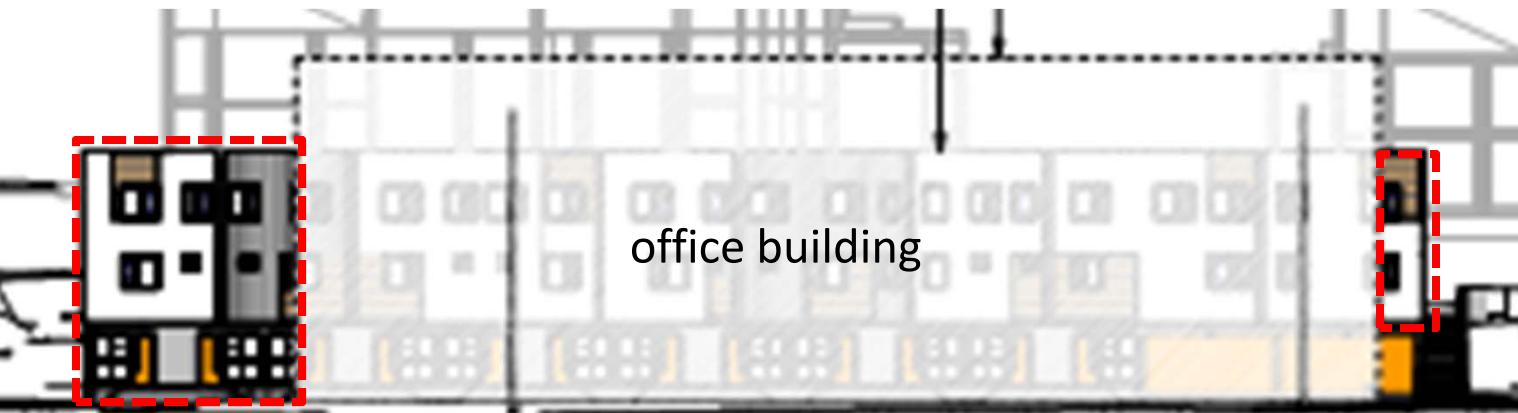


# Zoning Amendment

## Current Siting Requirements for Residential Use

- a) Must not be within 18 m of Harbour Road
- b) Must be on the second storey or higher
- c) Must be buffered by another building

e.g. portions of building not buffered



# Dockside Green MDA

In 2005, The City entered into a Master Development Agreement (MDA) with Dockside Green Ltd. (the Developer).

The Developer and the City agreed to work together to accommodate affordable housing at Dockside Green in the form of:

- market-affordable ownership units
- non-market rental units.

The MDA defines “Affordable Housing” as:

*Housing which costs 30% or less of a household’s gross annual income, targeting households with an income of \$30,000 to \$60,000, as increased from time to time by the increase in the Consumer Price Index.*

## Non-Market Rental unit:

- a residential dwelling unit made available to a non-profit organization
- to be sold at a subsidy by the Developer
- units to be held and managed by the non-profit organization
- units may be located within a strata building or in a stand-alone building.

NOTE: no obligation to provide Non-Market Rental units in each Development Area or in accordance with any set time-frame.

no non-market rental units have been constructed to date.

*Affordable Housing Contribution:* The Developer committed \$3 million to subsidize the sale of Non-Market Rental units to non-profit organizations.

Currently valued at \$3,578,149.

\$239,614.17 also available through the collection of Building Permit fees.

# Proposed Amendments to MDA

Affordable Housing Contribution, and balance comprised of 20% of Building Permit fees, be directed towards the development of the proposed non-market affordable units.

Upon occupancy of the proposed non-market affordable units, the Developer will have satisfied their affordable housing commitments.



# City Approval of Land Sale

The Developer is proposing to sell the properties to Catalyst Community Development.

The Developer may not sell or assign its controlling interests in the Agreement without the prior written approval from the City.

# Housing Agreement

The proposed rent levels represent a slight change to the targets established in the MDA (household incomes of \$32,600 - \$65,200 at February 2015).

The range of household incomes targeted for this project change slightly to \$29,500 - \$67,000.

These household income targets as they are consistent with the City's *Housing Reserve Fund Guidelines*.

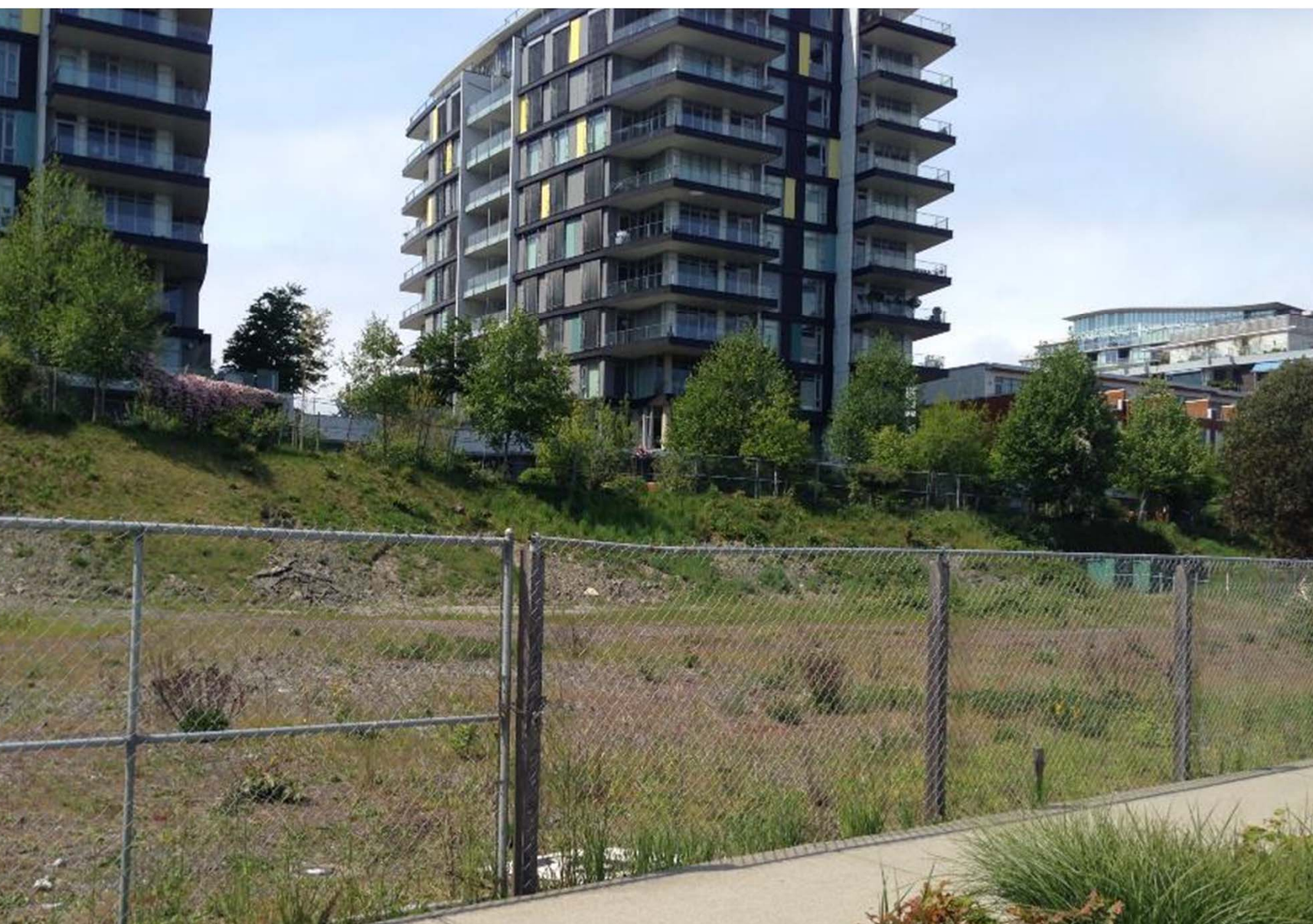






370 Harbour Road Looking North





384 Harbour Road Looking West





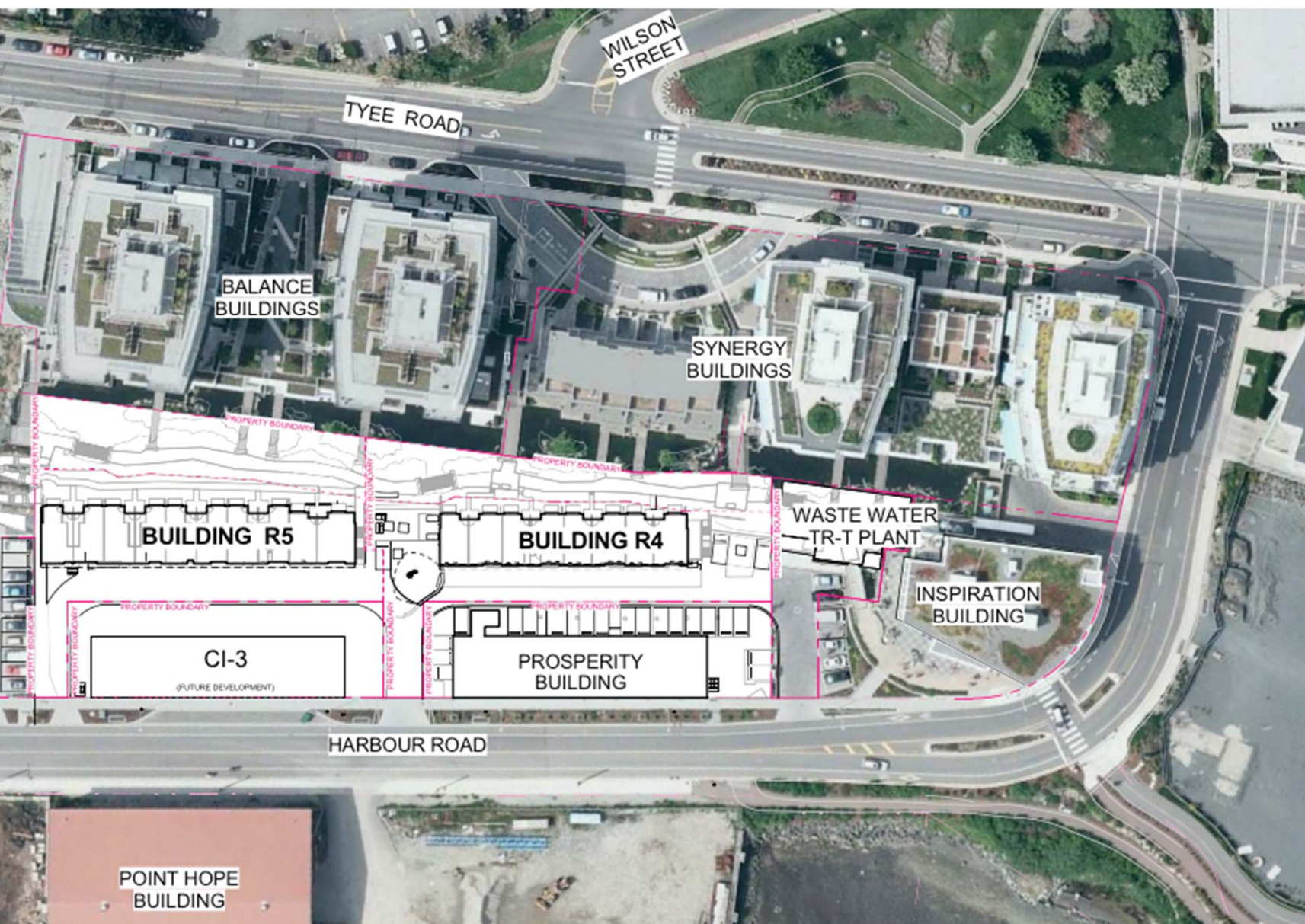
370 Harbour Road Looking South





Greenway – West of 370 Harbour Road



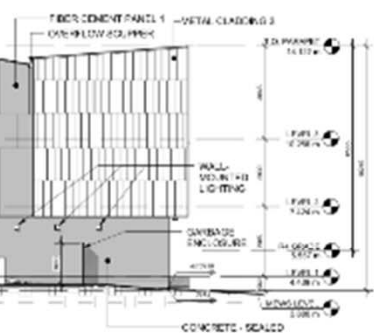


Site Plan (over air photo)

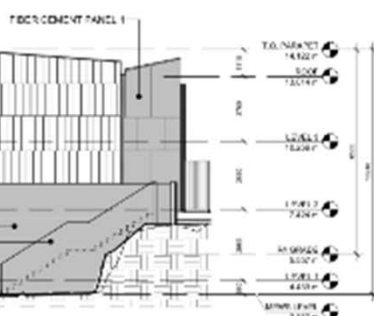








NORTH ELEVATION



SOUTH ELEVATION



2 R4 EAST ELEVATION

1:100



4 R4 WEST ELEVATION

1:100

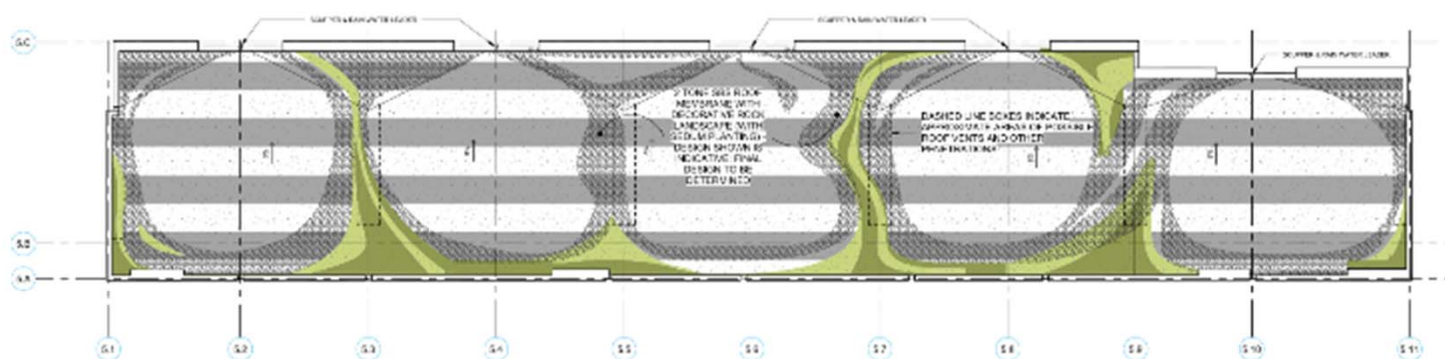
# Elevations – 384 Harbour Road



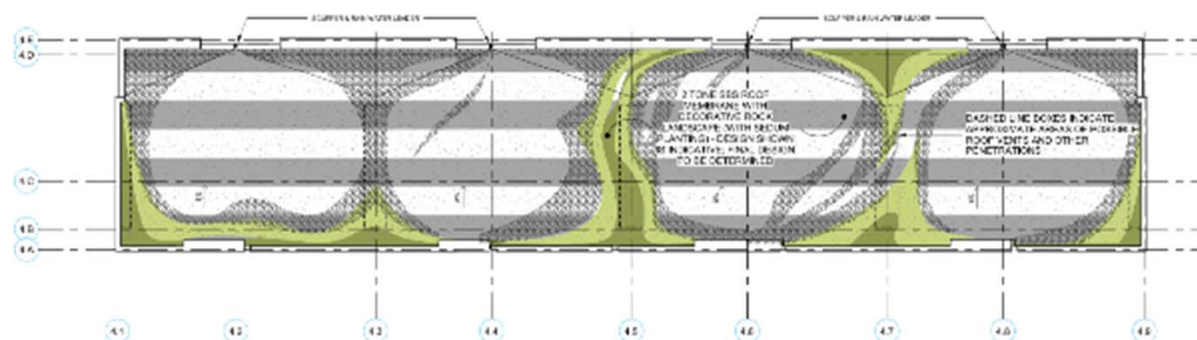
## Elevations – 370 Harbour Road



BUILDING R5



BUILDING R4



Roof Plan



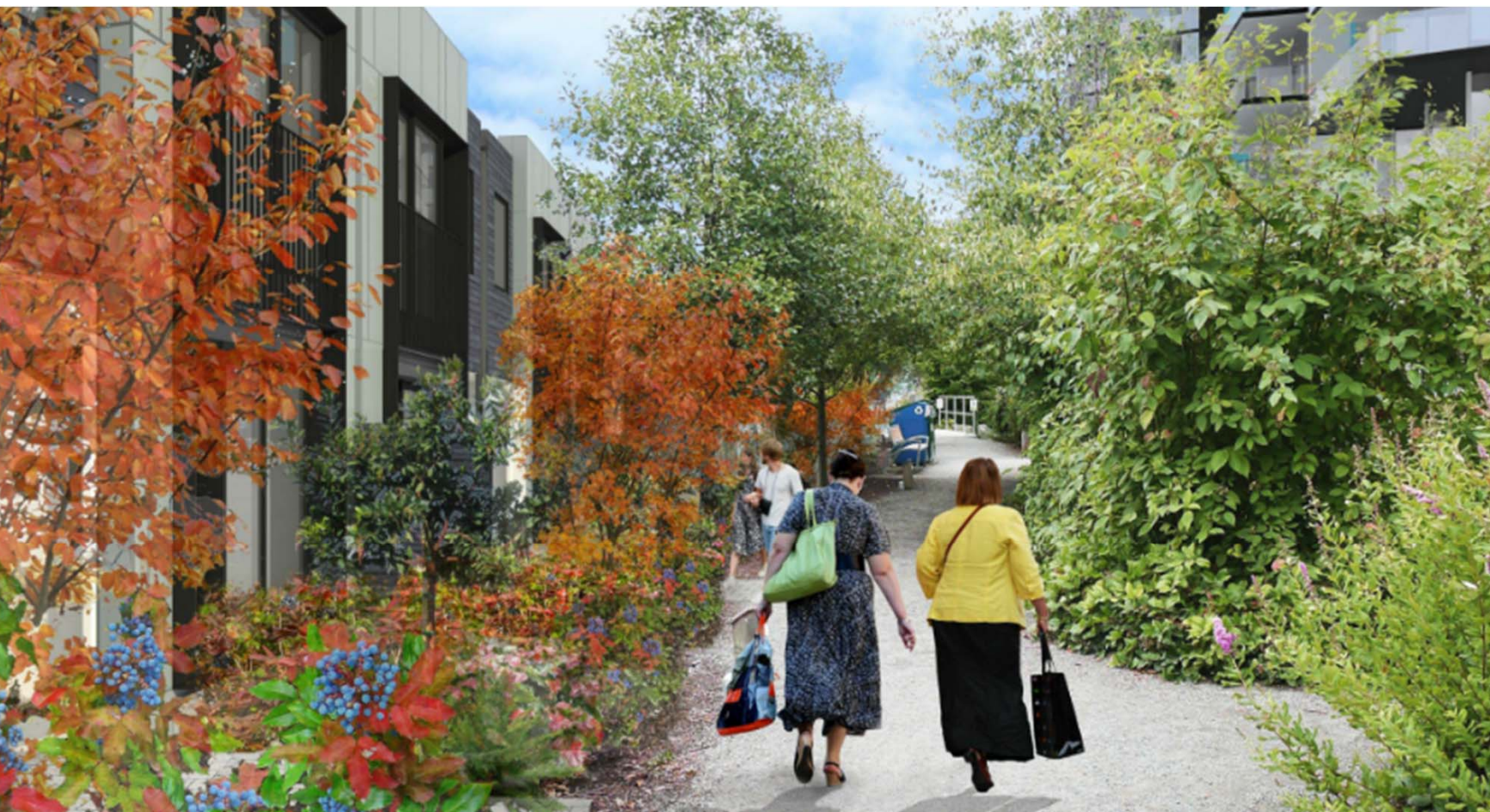
Rendering – 370 Harbour Road Mews Level





Rendering 370 Harbour Rd Greenway Level





rendering – 984 Harbour Road Greenway Level



#### WALLS

##### METAL CLADDING:

- METAL CLADDING 1: VERTICAL METAL CLADDING PROFILE - EXPOSED FASTENERS - WHITE COLOUR
- METAL CLADDING 2: VERTICAL PLUS-H METAL PROFILE - RANDOM PATTERN - WHITE COLOUR
- METAL CLADDING 3: VERTICAL STANDING-SEAM METAL CLADDING - WHITE COLOUR
- METAL CLADDING 4: HORIZONTAL METAL BOARD CLADDING - WOOD EFFECT

##### SEALED CONCRETE:

- SEALED CONCRETE AS IN SHAND STRUCTURE

##### BOARD SIDING:

- LAPPED WOOD BOARDS WITH SEMI-TRANSPARENT STAIN - MEDIUM GREY

##### FIBRE CEMENT BOARD:

- FIBRE CEMENT BOARD 1 (SMOOTH WALLS) - LIGHT GREY
- FIBRE CEMENT BOARD 2 (SMOOTH WALLS) - DARK GREY
- FIBRE CEMENT BOARD 3 (SMOOTH WALLS) - WHITE
- FIBRE CEMENT BOARD 4 (SMOOTH WALLS) - ACCENT COLOUR

##### ROOF:

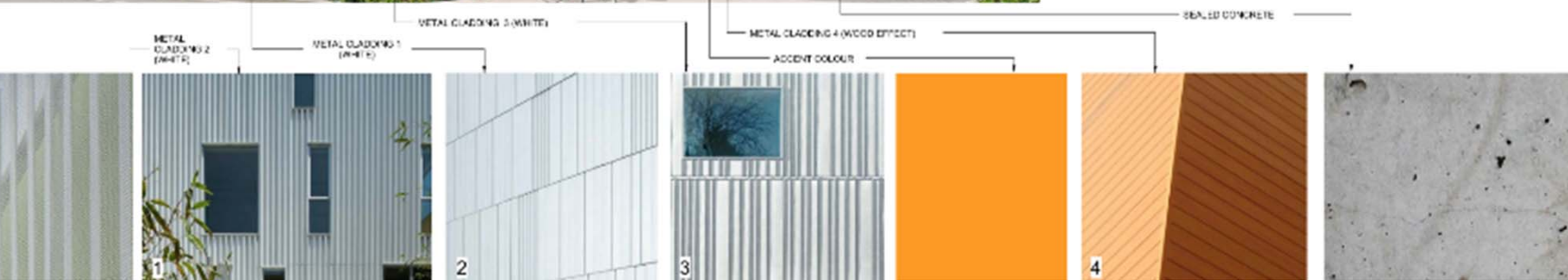
- METAL CLADDING 4: HORIZONTAL METAL BOARD CLADDING - WOOD EFFECT
- FIBRE CEMENT BOARD: IN WHITE AND ACCENT COLOURS AS ABOVE

##### ROOF:

- GGG ROOFING WITH TWO COLOURS LAYED IN STRIPED PATTERN WITH ROCKS AND PLANTING

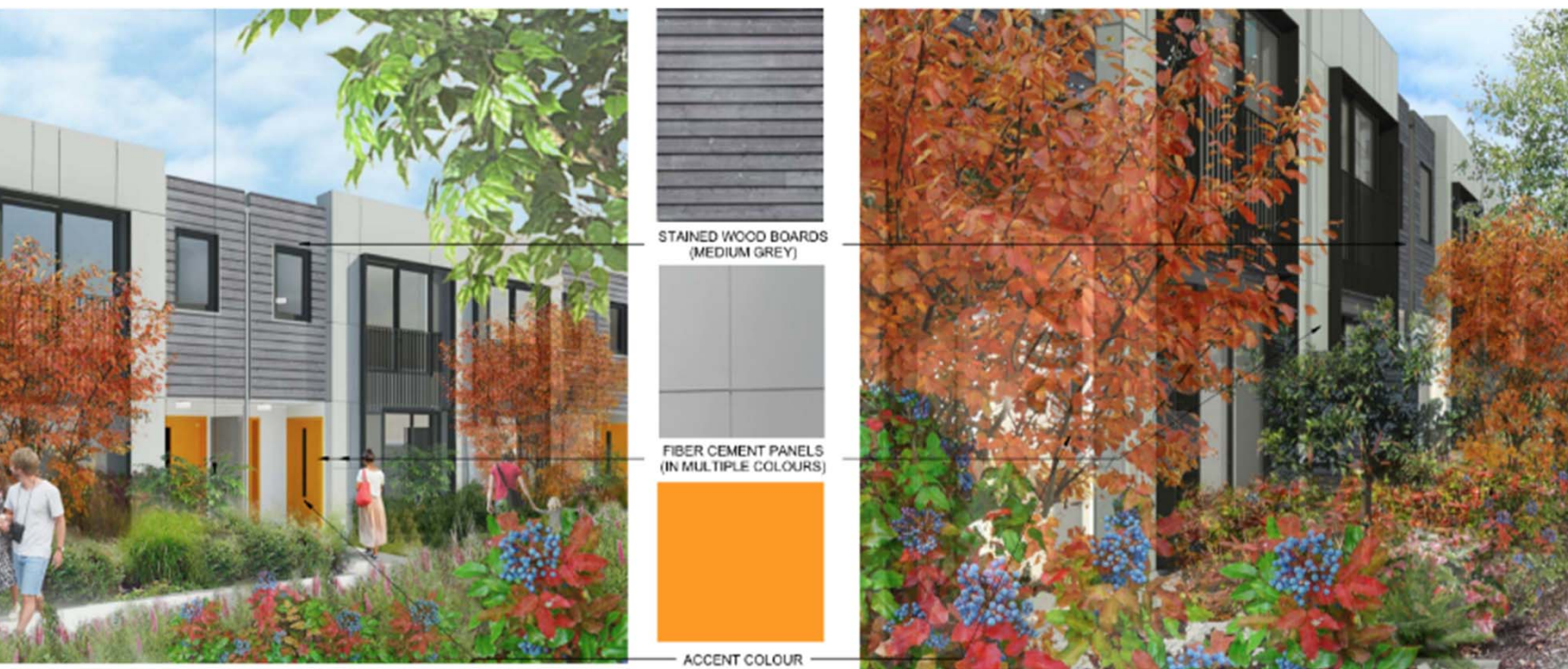
##### ROOFING:

- METAL CLADDING 5: SAME AS METAL CLADDING 1: PERFORATED



# Materials Plan





# Materials Plan



**PROPOSED LAND USE**

RESIDENTIAL	0.28	ha
DOCKSIDE GREEN VICTORIA SOCIETY	0.16	ha
GROSS SITE AREA	0.44	ha

All distances are in metres and decimals thereof.

The intended plot size of this plan is 280mm in width by 432mm in height (B size) when plotted at a scale of 1:500.

## Proposed Subdivision Plan

February 12, 2015



