



Planning and Land Use Committee Report For the Meeting on April 30, 2015

To: Planning and Land Use Committee **Date:** April 16, 2015
From: Jim Handy, Senior Planner – Development Agreements
Subject: 2014 Dockside Green Developer's Annual Report

RECOMMENDATION

Staff recommend that Committee forward this report to Council and that Council consider the following motion:

"That Council receive the 2014 Dockside Green Developer's Annual Report for information."

EXECUTIVE SUMMARY

The purpose of this report is to present Council with Dockside Green's Annual Report for 2014. Pursuant to Schedule J (Developer's Annual Report Content) of the Master Development Agreement (MDA) for Dockside Green, the Developer, Dockside Green Ltd., is required to provide an annual report on the status of the development.

The Developer is presenting the attached 2014 Dockside Green Annual Report as their summary of what has been accomplished in the past year as it pertains to the requirements of the MDA. Schedule J of the MDA requires the report to consist of two parts. The first is a summary chart highlighting key objectives, including site remediation, land use and housing affordability, Leadership in Energy and Environmental Design (LEED) considerations, circulation/mobility and high quality public realm. The second is a LEED credit checklist generated by buildings or development areas. As no new construction took place in 2014, a LEED checklist has not been provided.

CURRENT APPLICATIONS

On January 16, 2015, the City received a Rezoning Application and Official Community Plan Amendment Application for the Dockside Green lands. The Applications propose additional uses on the lands, an increase in permitted floor area in specific locations, amendments to the *Design Guidelines for the Dockside Area (2005)* and amendments to the Dockside MDA. These Applications are currently under review and, as they involve some complex issues, it is anticipated that they will be presented to Planning and Land Use Committee (PLUC) later in 2015.

In addition to the above, on February 23, 2015, the City received a Rezoning Application and

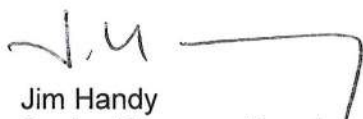
Development Permit Application proposing the construction of 49 affordable rental residential units at 370 and 384 Harbour Road. Since these affordable residential units would be operated by a non-profit organization, the application qualifies, as per Council's policy, as a "Priority Processing" Application.

CONCLUSION

No new construction took place at Dockside Green in 2014; however, as indicated above, the City is now in receipt of a number of applications relating to the rezoning of the undeveloped portions of the site and the development of affordable rental residential units.

Staff recommend that Council consider receiving the 2014 Dockside Green Developer's Annual Report for information

Respectfully submitted,



Jim Handy
Senior Planner – Development Agreements
Development Services



Alison Meyer, Assistant Director
Development Services
Sustainable Planning and Community
Development Department

Report accepted and recommended by the City Manager:



Jason Johnson

Date:

April 21, 2015

JH:lw

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Attachments

- Letter from Dockside Green Ltd. dated March 24, 2015
- 2014 Dockside Green Annual Report
- 2014 Schedule J - Tracking Spreadsheet/Summary Chart.

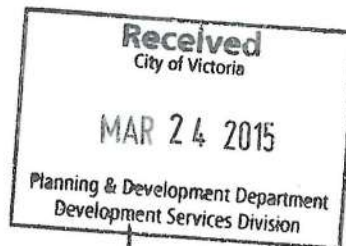
DOCKSIDE GREEN

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March 24, 2015



Dear Mayor Helps and City of Victoria Council,

RE: Dockside Green 2014 Annual Report

On behalf of the team at Dockside Green, we are pleased to provide you with the 2014 Annual Report on Dockside Green as required by Schedule J of the Master Development Agreement.

As an early adopter of sustainable development, Dockside Green has learned a great deal about the risks associated with being at the leading edge of the "green building movement" and as a consequence, have experienced significant challenges. Much has changed since 2005 when the project was first launched, and we have spent this past year working in and with community to revisit some of the early thinking to test whether what was originally envisioned remains relevant today and reflects the needs and aspirations of the evolving local community in 2015 and beyond.

Nearly five hundred residents and a dozen businesses today call Dockside Green home. The new Johnson Street bridge, along with new transportation connections, is shaping and informing a new gateway to Vic West. Across the city, new conversations on sustainability are reflecting perspectives with increased emphasis on social, cultural and economic sustainability drivers. It is in this context of community transformation that Dockside Green undertook a public engagement process in 2014 - bringing together a team of architects, planners, and designers with residents, community members, First Nations groups and citizens of Victoria to revisit the project plan with the ultimate goal of delivering a more relevant neighbourhood plan. While the project's physical structures began to reconfigure, Dockside Green remained committed to the vision of building a well-loved, culturally vital neighbourhood where the mix of people and environment fuels health and a vibrant local economy. Four guiding values also emerged that began to drive the project: Sustainability, Respect for Local, Inclusivity, Cultural, and Creative Vitality.

This report documents the broad enthusiasm for our extensive community process and support for the updated Neighbourhood Plan. The community process has been vital to our understanding of community's perspectives. The questions, comments and suggestions we have received combined with the skill of our consulting team have led to a number of important project refinements. The updated Dockside Green Neighbourhood Plan reflect innovative community-inspired thinking - changes that strengthen the original plan - and represent solutions to barriers that address the original plan's relevance and economic viability. With over 1 million square feet of buildable floor area yet to be developed and over 75% of the public amenities already delivered, our new plan strives to find a delicate balance between economic viability and the delivery of this significant project for the City of Victoria.

Progress made in 2014 represents important and exciting milestones for all involved, and we look forward to sharing our new plan with you and working with Council and City staff in 2015.

Sincerely,

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