

DOCKSIDE GREEN



# Dockside Green 2014 Annual Report

# Introduction

Dockside Green is pleased to provide the City of Victoria our 2014 installment of our Annual Report on the Dockside Green Neighbourhood. In the past our report to the City of Victoria outlined our progress in achieving a number of stated goals. As 2014 was a very different year for Dockside Green, we have decided to take a different approach to our report.

Much has changed in the ten years since the project was first launched in 2005 - Vic West has changed and grown, a new Johnson Street bridge with new transportation connections is being constructed, a new Official Community Plan has been adopted, the Point Hope Shipyard is planning a major reinvestment and the City of Victoria perspectives on sustainability have evolved, with increased emphasis on social, cultural and economic sustainability drivers.

Given this context, in 2014 Dockside Green set out to revisit some of our early thinking about our Neighbourhood Plan to ensure that what was originally envisioned in 2005 is relevant today and reflects, the needs and wants of the evolving local community today and beyond. We created a process to help bring clarity around the core beliefs on which Dockside Green was founded, and to understand how those beliefs could foster a community that is not only healthy in built form, but vibrant, well-loved and enduring – a driver of community connection.

This process brought together the development and design teams with the public, providing focus to the project through a series of community meetings and a collaborative design workshop. This annual reports summarizes our work through the year including the challenges and consequent outcomes of this work.

We are thankful to the hundreds of stakeholders who helped shape the new Neighbourhood Plan which is described in this report. The public consultation process was a true articulation of Dockside Green’s connection with the community of people who live at Dockside Green, the Vic West community and the City of Victoria.

2014 was a year of revitalization for Dockside Green and we look forward to 2015 and beyond as we move forward in the realization of this truly sustainable neighbourhood.

# Timeline



# What Needed to Change:

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As an early adopter of sustainable development, Dockside Green has been recognized as one of the greenest communities in North America. We have, however, also experienced many challenges. Innovation means taking risks and learning from being at the leading edge of the “green building movement”. Dockside Green faced a number of challenges that required us to reconsider aspects of the original 2005 plan. These included:

**Dockside Green as a Neighbourhood Builder:** To move forward in the new economy, Dockside Green has changed its previous business model to become a neighbourhood builder who will partner with 3rd party developers to develop individual land parcels. While we will not build residential or commercial buildings, we will create and manage a neighbourhood. This includes taking responsibility for the construction of all public amenities such as roads, parks, public space, art, etc.

**Buildings Too Large for the Post - 2008 Victoria Real Estate Market.** To be developable, the Dockside Green Neighbourhood Plan requires updates to redistribute the current density which includes buildings of over 200,000 square feet into land parcels with a development density of between 85,000 and 140,000 square feet. These newly created parcels are marketable and financeable for local developers, allow the project to progress forward in a phased manner, and have a built form that is efficient while allowing the potential for a variety of residential unit types.

**Poor Connections to its Edges:** The 2005 Dockside Green Neighbourhood Plan was originally developed at a time when this part of Victoria looked much different than it does today. The plan focused around an internal main plaza and responded poorly along its edges to the surrounding community – physically or socially. The surrounding community has changed in the past decade, and with a new bridge under construction, a new park to be built, new businesses arriving and new residents moved in there is a need to revisit the plan to stay relevant.

**Timelines for Delivery of Amenities.** To date Dockside Green has completed over 75% of all its amenity obligations, with only 22% of the project completed. This has created a substantial financial burden for the project. The current MDA structure provides an unworkable scenario whereby remaining amenities such as public plazas and parks are to be delivered with no connection to the buildings that neighbour it. This notion, along with the relevancy of specific amenities in 2015 required to complete Dockside Green, has resulted in a difficult position from which to move forward.

**LEED.** In 2005, Dockside Green set a goal of achieving the highest levels of certification under the LEED New (Building) Construction (NC) program and the LEED Neighbourhood Development (ND). While the MDA focused solely on LEED Canada-NC v 1.0 Platinum certification as Dockside Green’s standard, Dockside Green sought to achieve Platinum level certification for both LEED NC and LEED ND standards. With our role shifting from developer to neighbourhood builder, we have re-affirmed our focus to LEED® ND, which emphasizes sustainability at the neighbourhood level. The MDA permits this modified approach with City of Victoria approval.

**The Evolution of Sustainability.** The concept of sustainability has evolved in the past decade from when Dockside Green was first conceived – the social and economic pillars of sustainability have grown in approach. Therefore while Dockside Green has recognized the environmental pillar of the triple bottom line approach, we need to better integrate the other two pillars to truly be sustainable.

**Making Use of Vacant Land.** The extended build-out for a project of the scale of Dockside Green means many years with land sitting idle and unused. There is an opportunity for Dockside Green and the community to animate this space with active uses - bridging Downtown Victoria and Vic West until the final development occurs. Dockside Green is inspired by how other communities have developed pop-up retail, arts and culture, food and urban agriculture, and recreation opportunities on unused vacant urban land.

# First Principles

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Before we began our public conversations, the Dockside Green team spent some time thinking about our core values and vision for the neighbourhood. We saw this as a starting point for a conversation. We set out to answer some of the following questions: *What do we believe? What makes this project unique? And what are the commitments we will make to our communities?*

We came up with a set of draft values: sustainability, inclusivity, a respect for local, creative and cultural vitality. We also came up with a working vision statement: A well-loved, culturally vital neighbourhood where the mix of people and environment fuels health and a vibrant local economy.

We then asked the community to comment, both in person and online, on these values. Did they resonate? Did they match the values of residents and community members? We also used these draft values as a helpful anchor in our planning. Over the months, through conversation and workshops, we have shaped them into a neighbourhood charter that will guide our activities and relationships.

## Neighbourhood Charter

**Based on the community comment at our first meetings we confirmed a Neighbourhood Charter for Dockside Green which will help guide the future development of the site.**

**Vision:**

A well-loved, culturally vital neighbourhood where the mix of people and environment fuels health and a vibrant local economy. Our Statement of Values and Commitments: As we consider the future of the Dockside Green Neighbourhood, we want to be clear about the principles and commitments that will guide our work in community and with our partners, and how we will honour the existing neighbourhoods and help plan for the future.

**We will have a continued focus on:**

- Connecting community, nature, and design;
- The creation of an energetic neighbourhood that places social wellbeing as one of our highest achievements; and
- Leaving an improved human and environmental legacy for generations to come.

**Values:**

These values and commitments offer a way for us to shape our decision-making and to measure our progress over the many years, sometimes decades, it takes to develop and build a dense urban neighbourhood. We also see the Neighbourhood Charter as a “living document” — the values remain the same, but we will review our commitments to ensure that we are meeting these core principles.

# Values and Commitments

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## 1. Sustainability

We are committed to the triple-bottom line of social, environmental and economic helath of our project.

Social: We value the ability to provide opportunities for inclusion and connectedness among neighbours.

Environment: We value the ecological health and sustainability of our community.

Economic: We are committed to a plan that is feasible and enduring given existing resources and measuring our success against long-term goals.

## 2. Respect for Local

We are committed to retaining the industrial and historical character of the Dockside Green site and finding ways to create people-centred spaces.

We value the expertise, passion, knowledge and talent in the larger community and neighbourhoods and are committed to fostering a vibrant local economy that provides opportunities to work, create and learn close to home.

## 3. Inclusivity

We value inclusivity – a community that welcomes and supports a range of socio-economic backgrounds, ages and cultures through a diversity of housing, activities and amenities.

We value community involvement and input. We are committed to ongoing dialogue in the further development of Dockside Green Neighbourhood.

## 4. Cultural and Creative Vitality

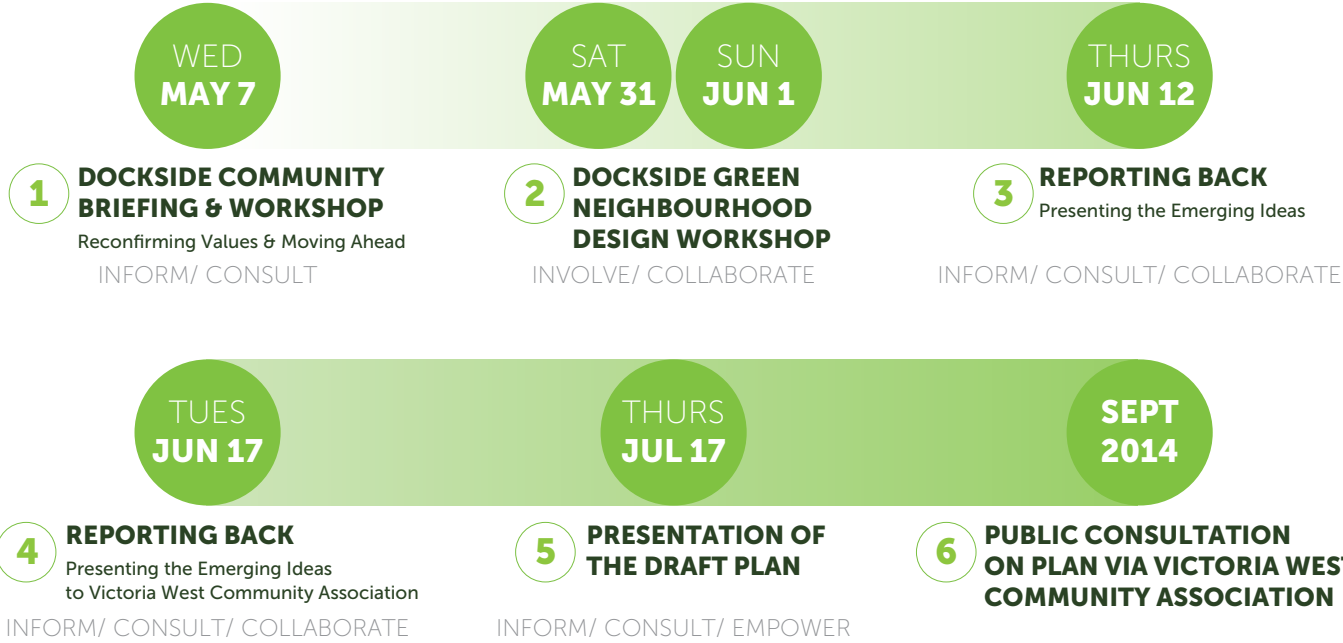
We value creativity and the power of progressive public, cultural and commercial spaces to effect positive social and environmental change.

We are committed to urban design – public and commercial spaces – that foster a sense of inclusion and kinship with neighbours; important places to gather, interact, shop, create and share ideas.

We value a community that promotes arts, culture and education.

# Public Process Summary

Our series of public conversations was intended to create an exchange of ideas and information between engaged citizens and the Dockside Green team. Our process was grounded in transparency, given focus by emerging project values and a sincere desire to inform, involve and collaborate with stakeholders. After every session, we posted a summary of findings online to ensure we were accurately and clearly reflecting back what we heard. We also tried to identify how that feedback was incorporated into the next stage of planning. The meetings were promoted via mail drop and posters; in the Victoria West Community Association’s newsletter; through strata councils at Dockside Green; through our website, via social media and some mainstream media outreach. We attempted to get the word out as broadly and with as much notice as possible.



## 1

### May 7, 2014: Briefing and Public Workshop

This first meeting held at the Da Vinci Cultural Centre in Victoria West combined a thorough briefing and information sharing with an interactive workshop intended to identify values and priorities for Dockside Green.

During the meeting, the team offered:

- a printed resource outlining the history of the project, its challenges and constraints moving forward as well as Dockside Green’s emerging project values;
- a detailed verbal briefing and question and answer period creating space for an open conversation about challenges and proposed changes to the master plan;
- a road map for the proposed engagement process; and
- an interactive exercise facilitated by non- aligned professional facilitators to surface values, challenges and priorities for the neighbourhood.

We heard both frustration and relief from participants who had many questions regarding both the project as well as the process. The findings were captured by our facilitation team and produced as a meeting summary to inform the next stage of planning.

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May 31 and June 1, 2014:

## Design Workshop

This two-day meeting represented an enormous undertaking by the Dockside Green team. Using a variation on the citizen charrette model, we invited the community to join us for a two-day, continuous creative “jam session” under a tent onsite. The workshop featured interactive design conversations among citizens, planners, architects and designers. Part creative process and part barn raising, the session harnessed the knowledge, creativity, and passion of all assembled to begin re- imagine the neighbourhood for 2014 and beyond. The agenda was developed using the findings from the previous workshop and the emerging values as guides.

### *What happened over those two days?*

We provided briefings about the plan from staff and leaders from the planning community, we then asked citizens to sit with architects, landscape designers, planners and facilitators to share their ideas on themes ranging from architectural form and interim projects to community development and parks. Each table produced sketches and planning ideas over the course of a day. Our designers then separated into teams and went to work trying to produce directional, big picture plans from all the stimulating ideas they had heard and captured during the course of the day.

On day two, we met to present these emerging plans and ask participants to weigh in, giving detailed feedback and comments on what had been produced. We then asked our designers to take one more opportunity to incorporate the feedback and produce a final rough plan. This was a tough exercise for everyone involved, and yet ultimately a rewarding one. It showed a nimble, real time method for generating and combining great ideas from the public with the technical know how of designers. We are proud of this workshop and the team felt it offered a crucible for the strongest and most viable project ideas. We posted the summary of the findings and the plans on PlaceSpeak.com and asked for comments, feedback and ideas from the public on the ideas that emerged from the sessions.

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June 12, 2014:

## Reporting Back: What We’ve Heard Public Workshop

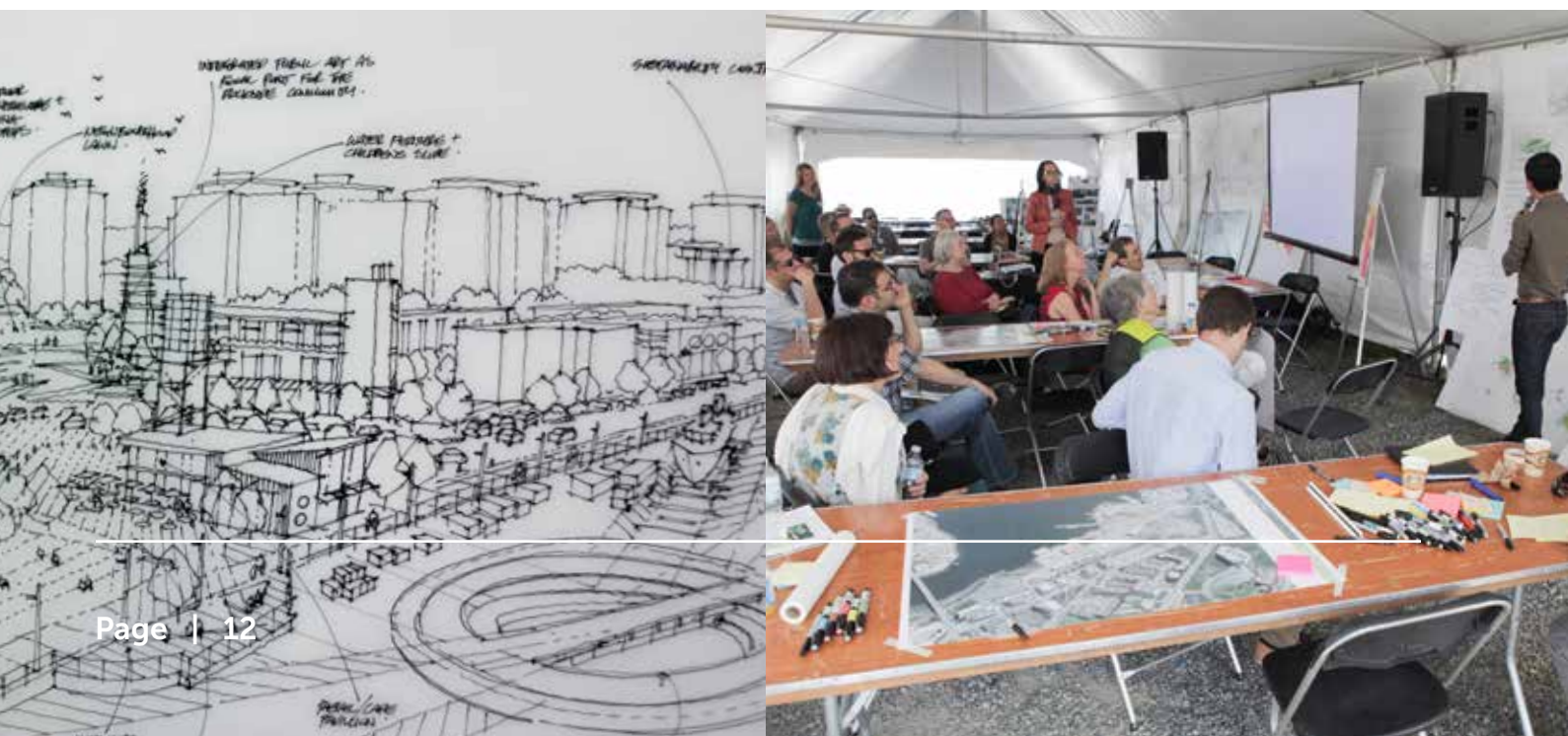
On June 12, we took the base ideas that started to take shape during the design workshop and pushed them further, testing some of the bigger moves and how they might work in a renewed master plan. We then presented the big ideas to the public and sat down for another interactive workshop, both explaining the ideas and gathering feedback. In this case, our two lead designers led two groups through the plan, sketched and listened to comments and ideas. We then asked everyone who attended to fill out a questionnaire, and collated the comments. Once again, we listened, produced some new ideas and thinking informed by what we had heard, presented it and gathered more feedback. This process, and the passion, goodwill and focus of the participants provided inspiration and energy to the team, who wanted to get it right. They wanted to keep shaping the plan in a way that was meaningful, relevant and ultimately of greatest benefit to those who would live, work and play there.

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June 17, 2014:

## Presentation to Land Use Committee, Victoria West Community Association

On June 17th the team presented the rough plan to the Victoria West Community Association in a meeting chaired by Bernie Gaudet. It was an opportunity for the Association to learn and ask questions about the emerging plan, the process and the opportunities and gaps they saw. We took careful notes and once again, the questions provided helpful food for thought in the ongoing revision of the plan.



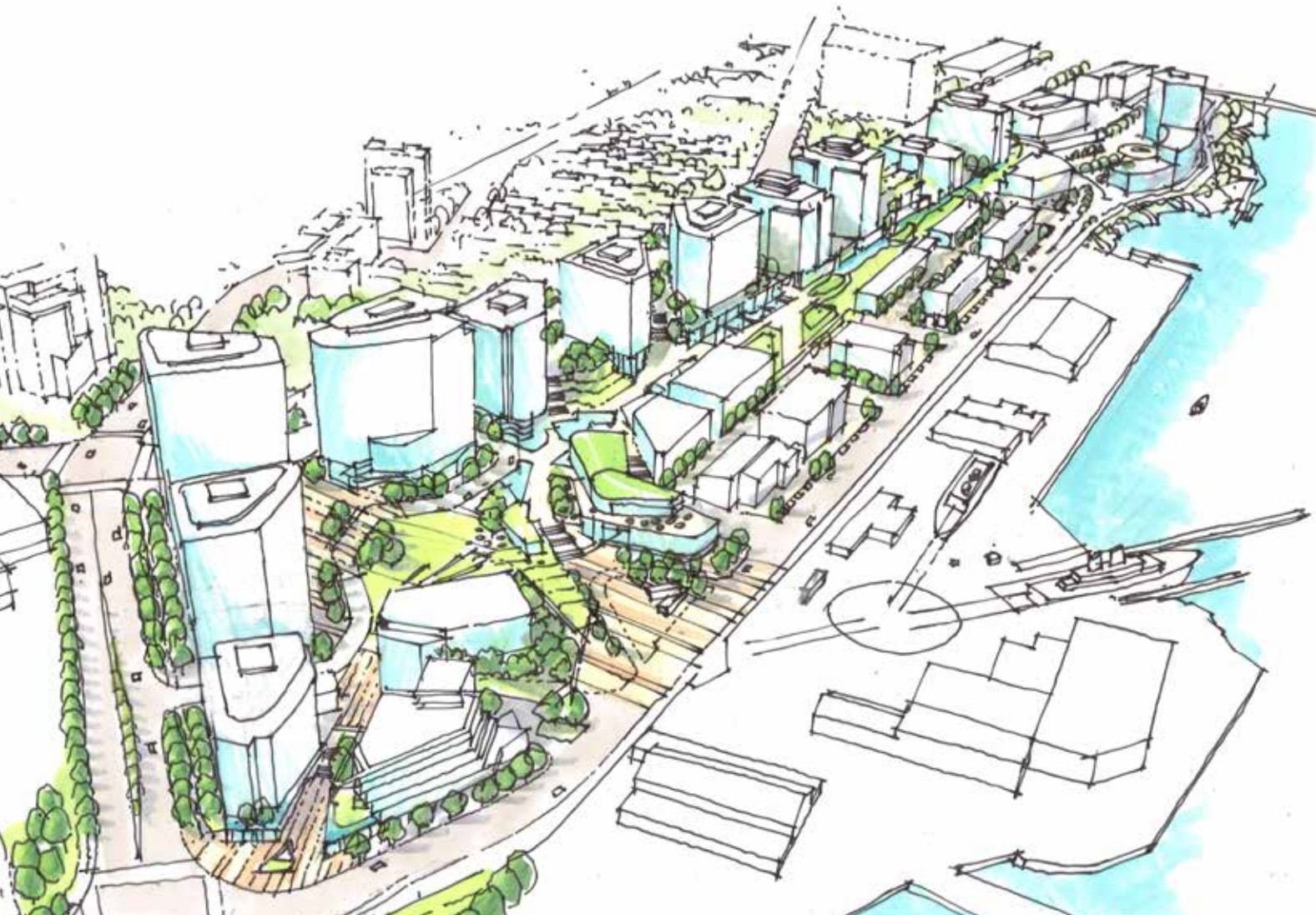
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July 17, 2014:

## Getting Clearer: Presentation of the Emerging Plan

On July 17th, after a month of highly focused activity by our team, we were ready to present a much clearer picture of the plan. This meeting offered the public a thorough explanation and briefing by the design team; a question and answer period in plenary; a pin-up of the plans followed by an open dialogue with team. Again, we gathered questionnaires, detailed feedback and have used the comments as another opportunity to sharpen our work.

It is in the context of these meetings, which have asked participants to share their ideas and then offer ongoing feedback and guidance, that we present this renewed plan. We have not seen ourselves as mere recorders of public ideas, but as active co-creators and collaborators with the community.



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September 16, 2014

## CALUC Meeting

On Tuesday September 16th, the Dockside Green team presented the revised, 2014 Neighbourhood Plan to the Victoria West Community Association, Land Use Committee. The presented plan was the collaborative result of many months of hard work by the Dockside Team, feedback received in our community engagement and collaborative design workshop process, as well as innovative ideas from our design team.

Thrilled by the level of dedication and involvement that the community brought to this process, we were excited to share the results with those involved, and with the broader public before we moved into formal dialogue with the City of Victoria. Following the presentation of the plan, residents, board members and citizens of Vic West provided positive feedback to this new plan, and there was excited energy in the room to see the project come to fruition.





## Updated Dockside Green Neighbourhood Plan

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The updated Dockside Green Neighbourhood Plan envisions an on-going sustainable, complete neighbourhood reflecting and respecting the influences and principles of the original vision and design intent, while appropriately updating the urban design, architecture and landscape design to respond to current conditions.

It will incorporate progressive new urbanism initiatives based around human-scaled Precincts, Places, Permeability and Linkages which contribute to a truly sustainable lifestyle and define it as a unique community destination, where people can live, work, shop and play in one location.

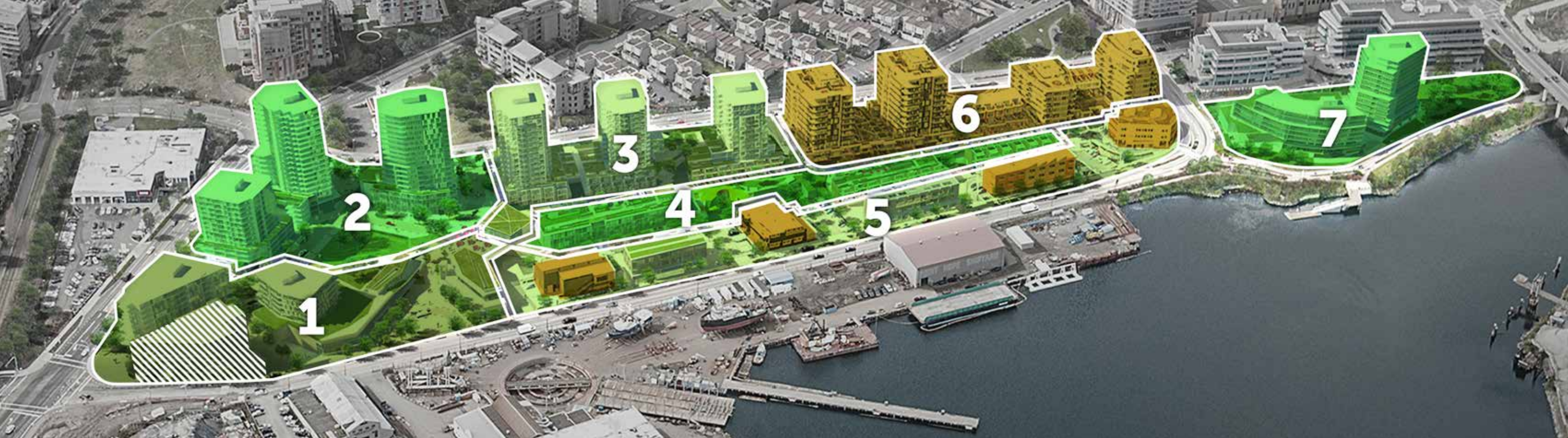
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The new Neighbourhood Plan will feature a high quality urban character with an appropriately scaled concentration of retail/commercial experiences paired with a mix of other complementary uses, comprising a range of residential unit types, including affordable housing, commercial, retail, office and service uses.

The diverse mixture of uses will be planned around an exceptional public realm, featuring a continuation and enhancement of the existing Greenway corridor, and offering a variety of interesting open spaces and gathering places, culminating at the Neighbourhood Park, “Dockside Commons”, and the new urban plaza and commercial-retail heart of the community, “Dockside Landing”.

The new Neighbourhood Plan will be a fitting update and refresh of the Dockside Green site, realizing its original vision, and with its completion helping to invigorate this significant area of the local neighbourhood and the City of Victoria as a whole.

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# PRECINCTS

Precincts are the large building blocks which together form Dockside Green. Each precinct has its own specific character and response to the particular site and land use requirements within each area. Factors such as views, adjacent uses, soil suitability, grade changes, vehicular servicing and proximity to open spaces were considered in developing the specific character of each precinct.

## 1 DOCKSIDE LANDING PRECINCT

The Dockside Landing Precinct is defined by the main urban plaza for the neighbourhood, which opens onto Harbour Road and the ever-changing backdrop of the working waterfront at the Point Hope Shipyard. The precinct is intended to become the main commercial core of the neighbourhood, with local businesses completing the edges of the plaza. Incorporating comprehensive, mixed-use development, with a highly integrated neighbourhood park, the Vic West Gateway, and the 202 Harbour Road site, this precinct aims to encapsulate the core retail components in a tiered landscape that follows the natural on-site change in grade.

## 2 DOCKSIDE COMMONS PRECINCT

The Dockside Commons Precinct is comprised of several key open spaces: Dockside Commons, Dockside Crescent, and both the Tyee and Vic West Gateways. Due to its location at the south end of the site, the buildings within this precinct are highly visible. Building heights are will increase as they approach the corner of Tyee and Esquimalt Roads – ultimately providing a backdrop to the Dockside Commons green space, and an iconic contribution to the skyline of Victoria West. The building lobbies are intended to open onto Dockside Commons, allowing residents the opportunity to interact in a relaxed setting.

## 3 TYEE-GREENWAY PRECINCT

The Tyee-Greenway Precinct is located along Tyee Road, between the existing residential phase, Balance, and the proposed access road, Dockside Crescent, to the south. Given its mid-block location, the Tyee-Greenway precinct’s function is to link the elements of the existing Dockside Green neighbourhood with the larger, updated towers - creating harmony in urban design and character. Three residential towers form the basis of the precinct, continuing the character of Tyee Road, and connecting it to the Greenway in orientation and experience. A key aspect of the precinct is Tyee Plaza, which offers a gateway into the Dockside Green Neighbourhood, inviting Victoria West residents and visitors into the project.

## 4 GREENWAY MEWS PRECINCT

The Greenway-Mews Precinct is located between Dockside Mews and the Greenway. The precinct draws its character from the waterway’s natural features, which influence the perceived scale of the buildings within it. With the Greenway serving as a corridor through the site, this precinct also includes low-rise buildings which will function to connect the Greenway to Harbour Road, and provide a vital connection for the transition from non-residential uses on Harbour Road to the residential towers along Tyee Road.

## 5 HARBOUR ROAD PRECINCT

As the eastern boundary of Dockside Green, the Harbour Road Precinct is comprised of an existing collection of small-scale industrial structures, and proposed commercial buildings that are intended to form a lively and inviting front with building

character playing off the industrial history and context of the site. A combination of elegant, robust, well-finished, light-industrial details and materials will define this precinct, while simultaneously providing vehicle access into Dockside Green and bicycle traffic via the Galloping Goose Regional Trail.

## 6 EXISTING RESIDENTIAL

Comprised of both the Synergy and Balance buildings, the existing residential precinct is home to 266 units at Dockside Green. Oriented to Tyee Road, with commercial uses located at the base of Synergy, the existing residential precinct includes a mix of structure heights that provide the precinct with a pedestrian-oriented experience. The precinct is home to public art and a private driveway, which includes a Car Share Co-op Vehicle. The character of the precinct is urban, and includes a design vocabulary and open space that is cohesive and reflective of the vibrancy of the residents that live and work within the precinct.

## 7 DOCKSIDE WATERFRONT PRECINCT

As the sole precinct at Dockside Green with direct access to the harbour, the Dockside Waterfront Precinct is characterized by the native shoreline and the adjacent Upper Harbour. This precinct will include mixed-use development which follows the curve of the Galloping Goose Regional Trail. Due to its location at the northern end of the site, with immediate connectivity to Point Ellice Park and the Galloping Goose Trail, the precinct provides recreational opportunities right at the doorstep for those located at Dockside Waterfront.



# PLACES

Open spaces form a network of Places that help to define the civic realm within Dockside Green. With a view of fostering a more diverse and vibrant neighbourhood, which is strongly connected to the wider Victoria West community, the Neighbourhood Plan aims to provide a range of types and scales of open spaces, each with a specific character related to its anticipated use.

## 1 VICTORIA WEST GATEWAY

The Victoria West Gateway will be the first thing one sees when crossing over the new Johnson Street Bridge from Downtown Victoria. It will serve as a threshold that establishes the visual and physical connection between Dockside Green and Victoria West.

## 2 TYEE GATEWAY

Tyee Gateway will be situated on the southwestern corner of Dockside Green, functioning as an entrance into the neighbourhood from surrounding Victoria West via Esquimalt and Tyee Roads, leading to the Dockside Commons green space.

## 3 TYEE PLAZA

Tyee Plaza is intended to serve primarily as a welcoming zone where visitors and residents will enter the site from public transit or by foot and quickly orient themselves to the neighbourhood.

## 4 DOCKSIDE LANDING

Dockside Landing will serve as the primary urban plaza for the site - the commercial and retail core of Dockside Green. Set against the ever-changing backdrop of Point Hope Maritime, the plaza is intended to connect to the energy of Harbour Road and periodically function as a place of assembly for markets, concerts, and bazaars.

## 5 DOCKSIDE COMMONS

This park space, accessible to all, will serve as open space for visitors and residents of Dockside Green. The park is intended to unfold to the green rooftop of Dockside Landing's commercial building. This multipurpose space acts as an amphitheatre for active play or passive enjoyment, and a connecting place for residents of Victoria West and Dockside Green.

## 6 DOCKSIDE NEIGHBOURHOOD HOUSE

As an addition in the updated Neighbourhood Plan, the Neighbourhood House creates an indoor gathering space for Dockside Green residents at the heart of the development. The design of the space will be flexible, accommodating a variety of uses including strata meetings, fitness activities, and resident assembly.

## 7 THE SOURCE

Situated at one of the most important crossroads of the site, the Source is where the story of water at Dockside Green begins. Designed to emulate natural wetlands, this public space is where stormwater from the site is collected, before being distributed into the water table.

## 8/9 THE PLAYROOM/LOOKOUT

Centrally located along the Greenway, this kids play area with an integrated public sundeck provides opportunities to stop, play, rest or gather, and enjoy the views over the harbour.

## 10 CAFÉ PLAZA

The Café Plaza is a favourite stop on the Galloping Goose trail - a meeting point, and the northern commercial hub of Dockside Green. The vibrant local businesses at the Café Plaza attract visitors, and represent the core values of the development.

## 11 DOCKSIDE WATERFRONT

Dockside Waterfront is the northern gateway of Dockside Green. Situated alongside the Upper Harbour, Dockside Waterfront is framed by the existing Point Ellice Park and Dock, the Galloping Goose Regional Trail, and is slated to be a part of the regional Green Shores Program.

## 12 THE MUTT STRUT

The Mutt Strut will be a cozy dog park nestled into the north end of the Dockside Green site. Adjacent to the Galloping Goose Regional Trail, it will create opportunities for residents and neighbours from the surrounding area to come together and socialize with their loyal companions.

## 13 THE GREENWAY

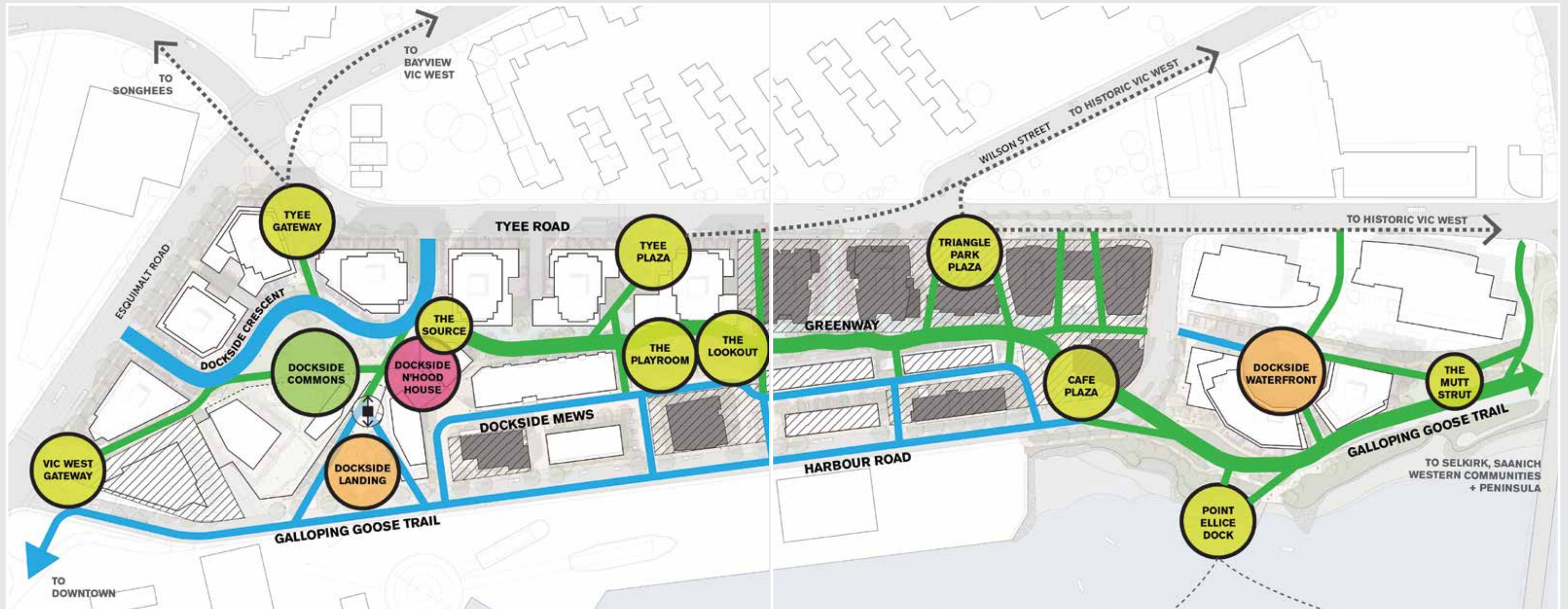
The Greenway is a defining characteristic of the Dockside Green Neighbourhood as a main pedestrian artery, with a pathway located adjacent to a meandering, scenic waterway. It creates character and sense of place for the residents, visitors and wildlife that use it, while simultaneously connecting to the Source, and, most importantly, serves as the final step in Dockside Green's innovative wastewater treatment process, and as a key stormwater collection and filtration system.

## 14 DOCKSIDE CRESCENT

Dockside Crescent is designed to be a low-speed, multi-modal street which will connect Esquimalt Road and Tyee Road. Located entirely within the development, this street will provide cycling, pedestrian and vehicle access into the interior of the south end of the site, the residential towers, and Dockside Commons.

## 15 HARBOUR ROAD

Running south to north, Harbour Road is the eastern boundary of the Dockside Green Neighbourhood. The street's minimal vehicle traffic, level grade, and generous bike lane makes it ideal for cycling. The experience of walking along Harbour Road is enhanced by the visual interest of the shipbuilding that occurs street side, visible from the proposed Dockside Landing.



## Linkages & Connectivity

Each individual “place” within the Neighbourhood Plan exists within a wider context, both internal to the Dockside Green site and externally, to the larger Victoria West community. With steep slopes and limited opportunities for cross-streets through the site, there exists a design challenge to introduce a system of human-scale connective linkages that weave through the site. Grade changes across the site are accommodated through terraces, steps, and a publicly accessible elevator.

### **Neighbourhood Connections**

On a larger scale, gateways and pathways emphasize connections to the wider community, both in Victoria West, Downtown and across the Capital Region, including the new Johnson Street Bridge, the Esquimalt + Nanaimo Railway Corridor and the Galloping Goose Trail.

### **North-South Connections**

The Greenway, together with Dockside Commons and Dockside Landing, forms the primary pedestrian spine, running north-south through the site and connecting with the Galloping Goose Trail at the north and south ends of Harbour Road. The Galloping Goose Regional Trail runs between the Dockside Waterfront sites and the Harbour shoreline, connecting Dockside Green to a region-wide system of trails and green spaces.

### **East-West Connections**

East-west connections, ranging from smaller secondary paths to the shared pedestrian/vehicle zone of Dockside Commons, provide both physical and visual linkages between the Greenway and the surrounding streets - and towards the wider Victoria West community and Downtown Victoria. These connections connect Tyee Road to the Greenway and Harbour Road beyond. At the northern end of the site, a stair connection is encouraged from Upper Harbour Place to the Galloping Goose Trail.



## What will remain the same from 2005

- Same overall density.
- No increase in maximum building height.
- A mixed-use neighbourhood with retail, office, commercial and light-industrial components.
- A central north-south Greenway.
- Residential uses focused along Tyee & Esquimalt with office and commercial focused along Harbour Road.
- The tallest buildings located at the extreme north and south ends of the neighbourhood, with building heights that step down toward the middle and eastern edge of the site.
- Urban design strategy that is reflective of its neighbourhood context and connections and complementary to its industrial, residential, office and retail edges.
- A broad set of public amenities, public spaces, new infrastructure and street improvements.
- A transportation system focused on multi-modal options.
- Recognition and integration with the shipbuilding at the Point Hope Shipyards.
- Full remediation of the contaminated lands.
- A commitment to LEED Platinum certification.
- A 3.5-million dollar commitment to affordable housing.
- Noise mitigation building strategies to reduce conflicts with adjacent industrial land uses.
- Adaptable housing.
- On-site waste water treatment system, storm water management and grey water re-use.

## What has been updated in 2014

- Redistribution of Buildings – The updated plan includes 12 new buildings, one more than in the prior plan.
- Updated Main Plaza now located along Harbour Road – Dockside Landing will serve as the primary urban plaza for the site, with the intention of connecting better to the energy of Harbour Road and the shipyards.
- A New Central Park – Dockside Commons will serve as the new, multipurpose park space at Dockside Green, providing additional open space for visitors and residents of Dockside Green.
- An Updated Kids Play Area - The Play Room is a kids play area that will be integrated into a central location of the neighbourhood part way along the Greenway.
- A New Dog Park – Another new amenity, The Mutt Strut will be located at the north end of the site.
- A New Dockside Green Resident Centre - The Neighbourhood House has been included with the updated plan to create an indoor neighbourhood gathering space for Dockside Green residents.
- New Gateways - Four pedestrian oriented Gateways have been created at the three corners of Dockside Green, and mid-block along Tyee Road to better connect to the surrounding community.
- Updated Vehicle Access – Dockside Crescent is a low-speed, multi-modal street intended to connect Esquimalt Road and Tyee Road. The street provides access into the interior of the south-end of the site, the residential towers and Dockside Commons.
- New Mobility Hubs - A series of 8 designated multi-modal transportation hubs that concentrate travel options within Dockside Green to increase awareness of travel options, strengthen connections between modes to facilitate multi-modal trips, and provide desirable alternatives to single-occupant vehicle travel.
- Use of Vacant Land in the Interim – Given the long term build out of the Dockside Green Neighbourhood we see possibility of new and bold ideas having the opportunity to take shape in the interim at Dockside Green.

# BETA at Dockside Green

Through our conversation with community in 2014, the notion of interim uses at Dockside Green began to be discussed. Building on this energy, the concept of BETA at Dockside Green was developed.

BETA has a vision to become a staging ground for localism, food security, and culture building while embracing the industrial character of the working harbour. BETA will reclaim a portion of the undeveloped land in the Dockside Green neighbourhood, and use shipping containers as building blocks to cultivate a culturally vital environment where Victoria artisans, community leaders, makers, growers and entrepreneurs can collaborate, exchange ideas, and showcase their work.

BETA at Dockside Green will be located on Harbour Road between the Dockside Green Biomass District Energy Plant and the Farmer Construction office building. The location provides the opportunity to build on the human energy of Harbour Road and the adjacent Point Hope Shipyards. The adjacent buildings will help to provide urban edges and foster a sense of enclosure. The other advantage of this location is that much of the Dockside Green project can develop without disturbing BETA, and without BETA interfering with the development of future phases.

BETA at Dockside Green strongly supports the creativity of thinkers and doers in Victoria. It will be a place to build on what is already happening in Victoria, providing a location for some of this creative energy to coalesce and grow. BETA will be a curated tenant mix with food, brewery, boutique retail, office and art/culture components. The focus will be on businesses and organizations that demonstrate and showcase creative, sustainable, local goods and services. We see the mix of tenants as vital to create a community of likeminded values. The office mix may include social enterprises which are both run by and support the work of non-profit organizations. In addition to permanent tenants, there may be opportunities for short period tenancies in rotating kiosks.

## *Uses*

Envisioned uses include: brewery, distillery, café or roaster, social impact businesses, urban agriculture, art gallery/studio space, boutique retail, small workshops, food trucks, bike maintenance, and education.

## *Amenities*

Amenities are available to the public and to tenants in the form of shared washroom facilities, drinking fountains, garbage, recycling and compost services. In plazas and other common areas, lighting, shading, and seating are provided. Utility connections are available to tenants depending on individual needs, with both waste water and storm water connections tied to the Dockside Green on-site systems.





# Next Steps

Moving forward in 2015 Dockside Green will be pursuing the following:

**Development Application:**

We have submitted a Rezoning / OCP Amendment application to seek approval for our Neighbourhood Plan changes. We look forward to presenting that application to Council in the near future and our targeted approval of our application by the end of 2015.

**Affordable Housing:**

Our development partner, Catalyst Community Developments Society, has submitted a development application for a 49 unit, affordable, workforce rental housing project near Fol Epi / Caffe Fantastico. This application will be presented to Council in the near future with construction anticipated to begin at the end of 2015.

**Speaker Series:**

Dockside Green has the aim of exploring the urban design, creative and cultural foundations that shape the City of Victoria via an event series titled Dockside Green Dialogues. The series will include 5 events throughout 2015, providing the opportunity for new conversations, questions and dialogue to emerge within our city.

**Vic West Street Fest:**

Dockside Green intends to hold a one day street festival on Harbour Road in the early Spring/Summer of 2015. Co-hosted by Point Hope Shipyards as well as the Building Resilient Neighbourhoods Group working in Victoria West, the festival will be focused around activities on Harbour Road and will aim to close off the street for the days' events. Shipyard tours, Food Trucks, First Nations elements, and VicWest organizations and companies will establish a presence in the street festival to celebrate Harbour Road and Victoria West as a whole.

**BETA at Dockside Green:**

Later this year we will be submitting a Development Application for the site layout and installation of the first container buildings at BETA. We expect BETA at Dockside Green to launch in the Spring/Summer of 2016.

**Development Partners:**

We are actively seeking development partners with shared values so that the next residential phase (likely along Tye Road) can proceed shortly after our proposed Neighbourhood Plan changes are approved.



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