

Dockside Green Annual Report – 2014

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DOCKSIDE **GREEN**

Phase 1 – Synergy (Residential)	Phase 2 – Balance (Residential)	Phase 1 – Inspiration (Commercial)	Phase 2 – Prosperity (Commercial)
 <ul style="list-style-type: none"> • 95 Suites / 3 Commercial spaces • 5 storeys and 8 storeys • 389, 391, 395, 399 Tyee Road 	 <ul style="list-style-type: none"> • 171 Suites • 9 storeys and 10 storeys • 373 and 379 Tyee Road 	 <ul style="list-style-type: none"> • Retail and office space • 398 Harbour Road 	 <ul style="list-style-type: none"> • Office Space • 388 Harbour Road
Wastewater Treatment Plant	Biomass Plant	Farmer Construction Head Office	Naturalized Creek System
 <ul style="list-style-type: none"> • 390 Harbour Road 	 <ul style="list-style-type: none"> • 354 Harbour Road 	 <ul style="list-style-type: none"> • 360 Harbour Road 	 <ul style="list-style-type: none"> • Phase 1 and Phase 2

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GENERAL OBJECTIVE: SITE REMEDIATION

(Based on the Approval in Principle obtained from the Ministry of Environment, the Developer will be responsible for site remediation, in accordance with the terms of the sale contract)

Item	Objective	Reporting Content	Source	Status	Details
1	Remove all hazardous materials	Extent of hazardous material removed per site	Consultant report/ Certificate of Compliance	COMPLETED	
2	Complete risk management as per terms set out in Certificate of Compliance	Reporting to Ministry of Environment	Consultant Report/Certificate of Compliance	COMPLETED	

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GENERAL OBJECTIVE: LAND USE / HOUSING AFFORDABILITY

Create wide mix of uses that provide a unique living, working and visiting environment within close proximity that includes commercial, retail and light industrial, and live-work/work-live, allowing for a vertical as well as horizontal mix of uses

The mix of land uses supports:

- a broadly representative residential community that includes a range of income brackets stages of life, and ownership/rental structures
- a working land use that allows residents to live close to where they work and generate new jobs

Item	Objective	Reporting Content	Source	Status	Details
3	Create a broad mix of uses consistent with the development concept	Buildable area of following uses: Residential, office, retail, commercial, industrial, public/institutional	Development Permit Application	Phase 1 / Phase 2 COMPLETED Phase 3 Pending Approval	Residential – 280,647 sq.ft. Commercial – 15,130 sq.ft. Industrial/Office – 46,365 sq.ft. Residential – 974,522 sq.ft. Commercial – 150,851 sq.ft. Industrial/Office – 50,573 sq.ft.
4	Create a mix of residential units that satisfies a broad range of ages and stages of life	Residential units divided into: dedicated seniors housing, live/work, work/live, family (2 bedroom or more)	Development Permit Application	Phase 1 / Phase 2 COMPLETED Phase 3 Market Driven	
5	Create a mix of residential units that satisfies a broad range of income brackets and unit tenure	Number of purpose built rental residential units; number of purpose built ownership residential units; amount of the Developer's affordable housing allocation used to provide non-market units/how many units; identification of non-profit organization operating non-market units; amount of the developer's affordable housing allocation used to provide market affordable units/how many units; identify what efforts have been made to secure additional funding (initial 6 years after closing only)		Phase 1 / Phase 2 COMPLETED Phase 3 Pending Approval	26 Market affordable ownership suites. 49 Affordable Workforce Housing Units submitted for Development Permit.

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6	Mix of land use optimizes post construction employment	Calculated based on following assumption: Office - 1 person year/250 sf Retail/Commercial – 1 person year/500 sf Industrial – 1 person year/500 sf		Phase 1 / Phase 2 COMPLETED Phase 3 Pending Approval	
6a(i)	Support local employment/education	Supporting local businesses		Ongoing	<ul style="list-style-type: none"> • Clean Conscience (green cleaning products) • Fol Epi (on-site organic bakery) • Caffé Fantastico (on-site coffee shop) • Victoria Car Share Co-op • Victoria Harbour/Ferry • Waste Water Treatment Plant Neighbourhood Energy Plant • 12 local professional consulting firms • Food Truck Operators
6a(ii)	Support local employment/education	Values-based businesses encouragement		Ongoing	<ul style="list-style-type: none"> • Attendance/participation at green community seminars/discussions • Sponsorship of events promoting Sustainable Development • Launched initiative to establish Dockside BETA – a shipping container-building food, retail, office, arts and culture node on vacant Dockside land, which focus on supporting emerging local businesses and initiatives.
6b	Construction work through First Nations community work program			Phase 1 / Phase 2 COMPLETED Phase 3 Pending Approval	

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7	Concerns about noise and air pollution are addressed through design	Compliance with noise and nuisance mitigation measures	Building Permit Application	Phase 1 / Phase 2 COMPLETED Phase 3 Pending Approval	Will meet noise mitigation measures.
8	Overall development density doesn't vary from approved density	Buildable area and site area	Development Permit Application	Phase 1 / Phase 2 COMPLETED Phase 3 Pending Approval	The updated neighbourhood plan developed in 2014 maintains the same overall density as previously approved in 2005.
9	Development density by site doesn't vary more than the percentages allowed through zoning/design guidelines	Buildable area and site area	Development Permit Application	Phase 1 / Phase 2 COMPLETED Phase 3 Pending Approval	The updated neighbourhood plan developed in 2014 maintains the overall development density. Amendments to the zone related specific site elements have been included in our overall rezoning application.
10a	The development limits impact to municipal infrastructure and utilities (sewer, water, storm sewer, power)	Status of on-site sewage treatment system	Development and Building Permit Applications Guarantee Release	Phase 1 / Phase 2 COMPLETED Phase 3 Pending Approval	The plant is operating as intended meeting the compliance requirements of the Ministry of Environment. The treated water is used to maintain levels in the naturalized creek system, and in all buildings for toilets, on-site irrigation and green roof garden maintenance. The regional water system is only used for bathing, drinking and washing.

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10b	The development limits impact to municipal infrastructure and utilities (sewer, water, storm sewer, power)	Status of waste wood energy system		COMPLETED	<p>Wood waste biomass gasification system was completed in 2009.</p> <p>An additional connection to the Delta Hotel was commissioned in 2009 but is not as yet operational pending being able to run continuously on waste wood.</p> <p>There is not enough density on the site for the plant to run efficiently on bio-fuel. The plant presently runs on Natural Gas and will do so for the foreseeable future.</p>
10c	The development limits impact to municipal infrastructure and utilities (sewer, water, storm sewer, power)	Status of storm water management system		<p>Phase 1 / Phase 2 COMPLETED</p> <p>Phase 3 Pending Approval</p>	<p>The stormwater management system uses the on-site naturalized creek and pond system to treat and control flows. The system is designed well beyond LEED® standards and can accommodate a 1-in-100-year rain event for the majority of the system and 1-in-25-year event for the balance of the system. The design promotes integrated stormwater and urban ecology features including green roofs.</p>

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GENERAL OBJECTIVE: ENVIRONMENTAL/LEED CONSIDERATIONS

Item	Objective	Reporting Content	Source	Status	Details
11	The buildings in risk assessed areas are designed to include a soil vapour barrier or other approved engineered vapour controls	Building construction details and specifications	Certificate of Compliance Building Permit Application SNC Lavalin/Environmental Report	Phase 1 / Phase 2 COMPLETED Phase 3 Pending Approval	All risk-assessed areas built to date include the installations of proper barriers and controls as required under our Certificates of Compliance. Buildings will comply to Certificates of Compliance.
12	The buildings obtain the highest LEED certification feasible	Confirm how many buildings (where LEED standard is applicable) meet LEED Platinum standard	LEED checklists and certification per building	Phase 1 / Phase 2 COMPLETED Phase 3 Pending Approval	5 buildings have been built to LEED Platinum. LEED ND is being sought for Phase 2.
12a	Pursue other sustainable development strategies (proposal related)	Extent of selection of sustainable building materials and services that create employment locally		Phase 1 / Phase 2 COMPLETED Phase 3 Pending Approval	

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GENERAL OBJECTIVE: CIRCULATION/MOBILITY

Item	Objective	Reporting Content	Source	Status
13	The development encourages a sense of connectedness and a sense of community	Status of pedestrian, cyclist and vehicle connections, intersections and crossings	Phase 1 / Phase 2 COMPLETED Phase 3 Pending Approval	The master plan continues to be refined, with connections being expanded both internally and to the neighbouring community.
14a	Modes of transportation of sustainable to maintain and service, now and in the long term	Status of provision of information packages to prospective purchasers	Phase 1 / Phase 2 COMPLETED Phase 3 Pending Approval	
14b	Modes of transportation of sustainable to maintain and service, now and in the long term	Status of the Dockside website highlighting pedestrian, bicycle, and public transit routes, information on car share and car pooling programs, and online bicycle user information	Phase 1 / Phase 2 COMPLETED Phase 3 Pending Approval	
15a	The development encourages alternate modes of transportation	Status of the provision of 10 car share vehicles (combination of neighbourhood electric and high fuel efficient vehicles) for the Development or purchase of car share co-op memberships to the value of \$240,000 for Dockside residents	Phase 1 / Phase 2 COMPLETED Phase 3 Pending Approval	<p>The program has been in place since March 2008.</p> <p>Over the past few years Victoria Car Co-op has removed one of the vehicles due to lack of demand. However recently VCSC has merged with Modo and is currently in the process of updating their fleet. It is anticipated that two vehicles will be allocated to Dockside Green in 2015.</p>

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15b	The development encourages alternate modes of transportation	Status of the provision of dedicated parking for the car share vehicles	Phase 1 / Phase 2 COMPLETED Phase 3 Pending Approval	A new electric vehicle charging station has been installed.
15c	The development encourages alternate modes of transportation	Status of exploring alternative strategies with BC transit (such as subsidized bus passes)	Phase 1 / Phase 2 COMPLETED Phase 3 Pending Approval	Discussions have taken place with BC Transit in 2014 to add bus routes to Dockside Green. Currently, the #15 bus on Esquimalt Road makes over 300 stops per day and the #14 bus on Bay Street makes over 150 stops per day. It is expected that the #14 bus will soon be routed down Tyee past Dockside Green.
15d	The development encourages alternate modes of transportation	Status of provision of bicycle racks for a minimum of 15% of residential occupants and bicycle racks and shower facilities for a minimum of 5% of commercial/office/industrial users	Phase 1 / Phase 2 COMPLETED Phase 3 Pending Approval	A total of 33 bicycle racks have been provided.

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GENERAL OBJECTIVE: HIGH QUALITY PUBLIC REALM

Item	Objective	Reporting Content	Source	Status	Details
16	The streetscape is pedestrian friendly and of an appropriate scale relative to the proportions of the human body	Indication of how design complies with design guidelines with respect to scale and format of streetscape and pedestrian areas	Development Permit and Building Permit Applications	Phase 1 / Phase 2 COMPLETED Phase 3 Pending Approval	
17	The Development meets CPTED requirements	Indication of how building and site design complies with CPTED requirements	Development Permit and Building Permit Applications	Phase 1 / Phase 2 COMPLETED Phase 3 Pending Approval	
18	The operating costs of the public realm elements are paid for by the Developer /Development			Phase 1 / Phase 2 COMPLETED Phase 3 Pending Approval	
19	The natural shoreline is enhanced and protected			COMPLETE	The shoreline park dedicated to the City in 2009.
20a	The development will provide or accommodate a waterfront walkway and small non-motorized boat launch/pier	Schedule D of the MDA		COMPLETE	
20b	The development will provide for or accommodate improvements to the Galloping Goose Trail	Schedule D of the MDA		COMPLETE	Improvements were completed in 2009.

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20c	The development will provide for or accommodate open/green space	Schedule D of the MDA		<p>Phase 1 / Phase 2 COMPLETED</p> <p>Phase 3 Pending Approval</p>	The public dialogue and planning process undertaken by Dockside Green in 2014 have led to master / neighbourhood plan changes that will increase the amount of open/green space and lead to the development of a number of new open/green spaces – Dockside Commons, Lookout, Mutt Strut & Tyee Plaza – and will still include the Greenway, Dockside Landing (Main Plaza), Play Area and Gateways.
20d	The development will provide for or accommodate a Sustainability Centre	Schedule D of the MDA		<p>Phase 3 Pending Approval</p>	The public dialogue and planning process undertaken by Dockside Green in 2014 highlighted the structural challenges with the original sustainability centre concept.
20e	The development will provide for or accommodate Market Assisted Housing			<p>Phase 1 / Phase 2 COMPLETED</p> <p>Phase 3 Pending Approval</p>	<p>26 Affordable Home ownership units.</p> <p>Catalyst Community Developments Society, in partnership with Dockside Green, has been consulting with the public, neighbours and business owners regarding the development of a 49 unit workforce rental housing. A Development Permit has been applied for.</p>
20f	The development will provide for or accommodate a Fire Hall	If the City confirms the required, an agreement to build and lease back a fire hall to the City within the first 2 years of development		Not Applicable	The City has determined a Fire Hall is not required on-site.
20g	The development will provide for or accommodate Public Art	Schedule D of the MDA		<p>Phase 1 / Phase 2 COMPLETED</p> <p>Phase 3 Pending Approval</p>	More public art will be commissioned in future phases.

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21	The operating costs of the public realm elements are paid for by the Developer/Development	Maintenance of on-site provisions assured by the Developer/Development in a legally binding manner		Phase 1 / Phase 2 COMPLETED Phase 3 Pending Approval	
22	The public realm elements have environmental benefits			Phase 1 / Phase 2 COMPLETED Phase 3 Pending Approval	<ul style="list-style-type: none"> • Waste Water Treatment Plant - Dockside Green does not use the city sewage system. • Water - Use of water-efficient appliances and the reuse of treated water from the sewage treatment process. • Stormwater – Dockside Green does not use the municipal stormwater system. • Landfill – Reduce waste to regional landfills. • Roads - The development has less impact on traffic than a standard development.