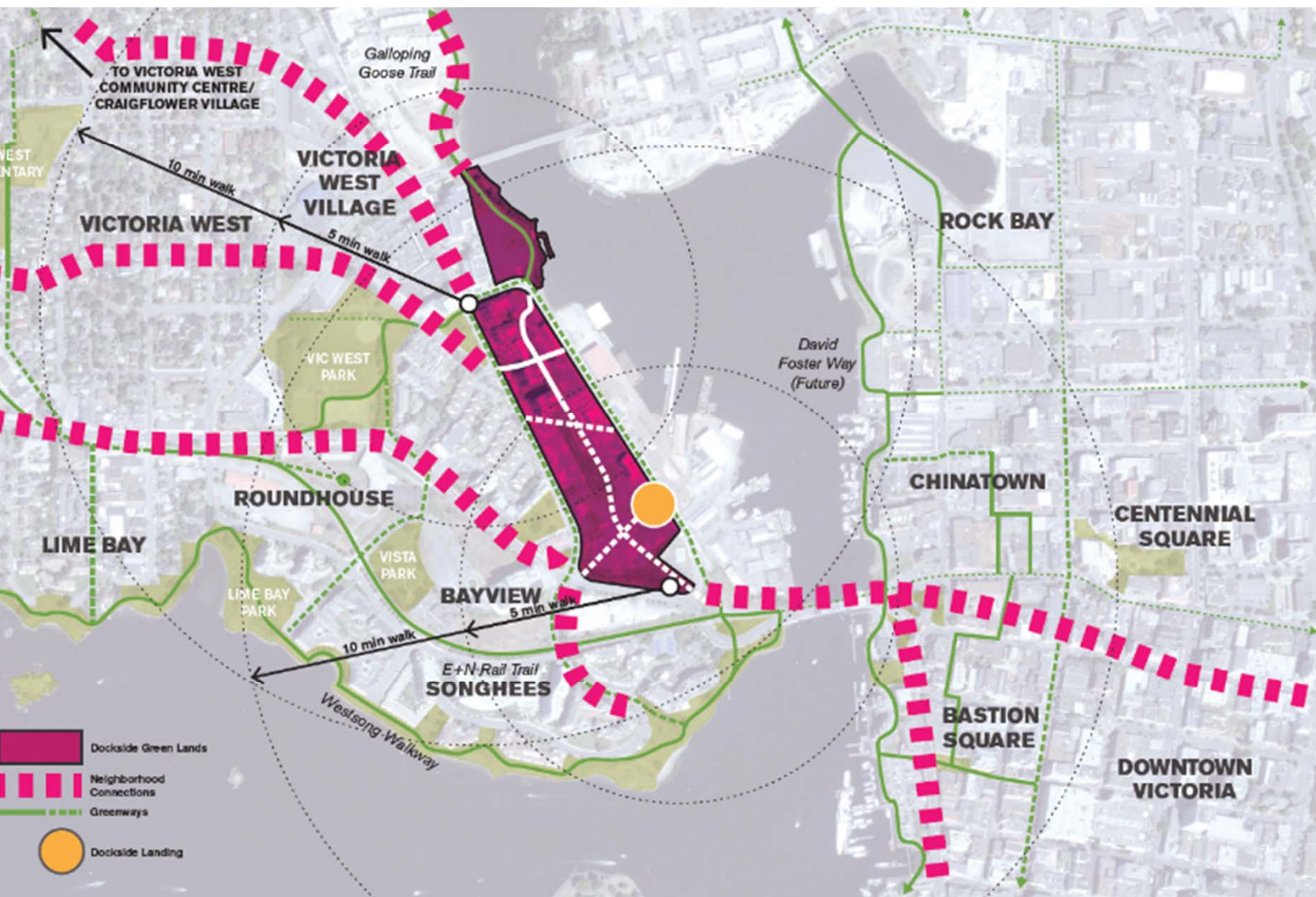


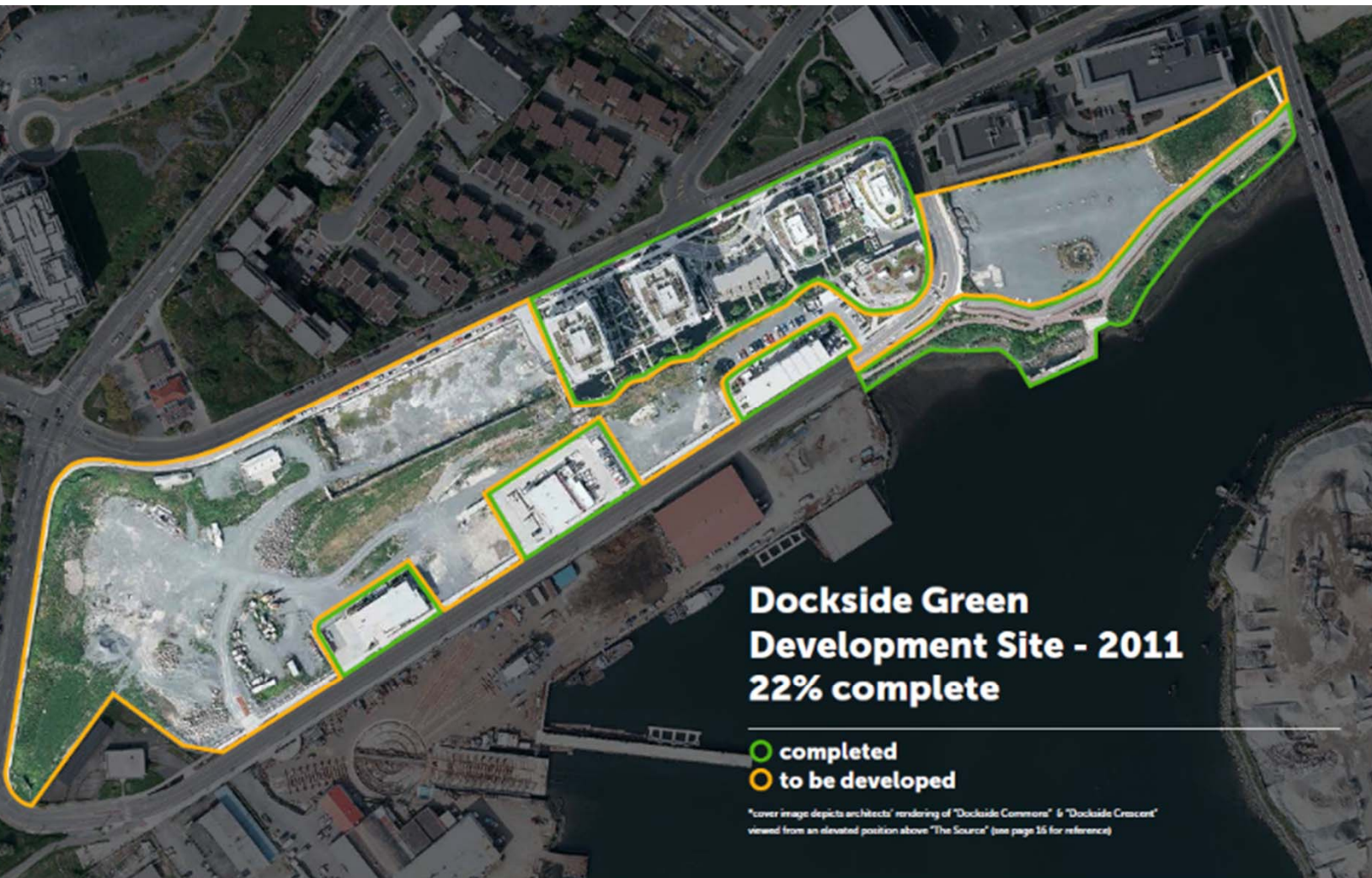
Dockside Green Annual Report for 2014

April 30th, 2015

1. Overview + Context
2. Updated Neighbourhood Design
3. Affordable Housing at Dockside Green
4. Interim Uses at Dockside Green
5. Moving Forward in 2015

Overview + Context





**Dockside Green
Development Site - 2011
22% complete**

- completed
- to be developed

*cover image depicts architects' rendering of "Dockside Commons" & "Dockside Crescent" viewed from an elevated position above "The Source" (see page 16 for reference)

Challenges of the 2005 Dockside Green Neighbourhood Plan:

1. Density of the buildings along Esquimalt Road is too large
2. Amenities are tied to dates rather than building phases
3. The overall plan was internally focused and didn't respond well enough along its edges to the surrounding community – physically or socially
4. A strong focus on individual building technology (LEED NC) and not enough on the overall neighbourhood sustainability elements (LEED ND)
5. Improving the social and economic pillars of sustainability within the plan
6. No opportunity to use the vacant land on an interim basis prior to development of the final buildings

Moving Forward in 2014

We have:

A new team, and a renewed commitment to the project in an evolving neighbourhood all guided by principles of sustainability – social, environmental and economic.

Moving Forward in 2014

WED
MAY 7

**DOCKSIDE COMMUNITY
BRIEFING & WORKSHOP**
Confirming Values & Moving Ahead
INFORM/ CONSULT

SAT
MAY 31

SUN
JUN 1

2

**DOCKSIDE GREEN
NEIGHBOURHOOD
DESIGN WORKSHOP**

INVOLVE/ COLLABORATE

THURS
JUN 12

3

REPORTING BACK
Presenting the Emerging Ideas

INFORM/ CONSULT/ COLLABORATE

TUES
JUN 17

REPORTING BACK
Presenting the Emerging Ideas
Victoria West Community Association
CONSULT/ COLLABORATE

THURS
JUL 17

5

**PRESENTATION OF
THE DRAFT PLAN**

INFORM/ CONSULT/ EMPOWER

SEPT
2014

6

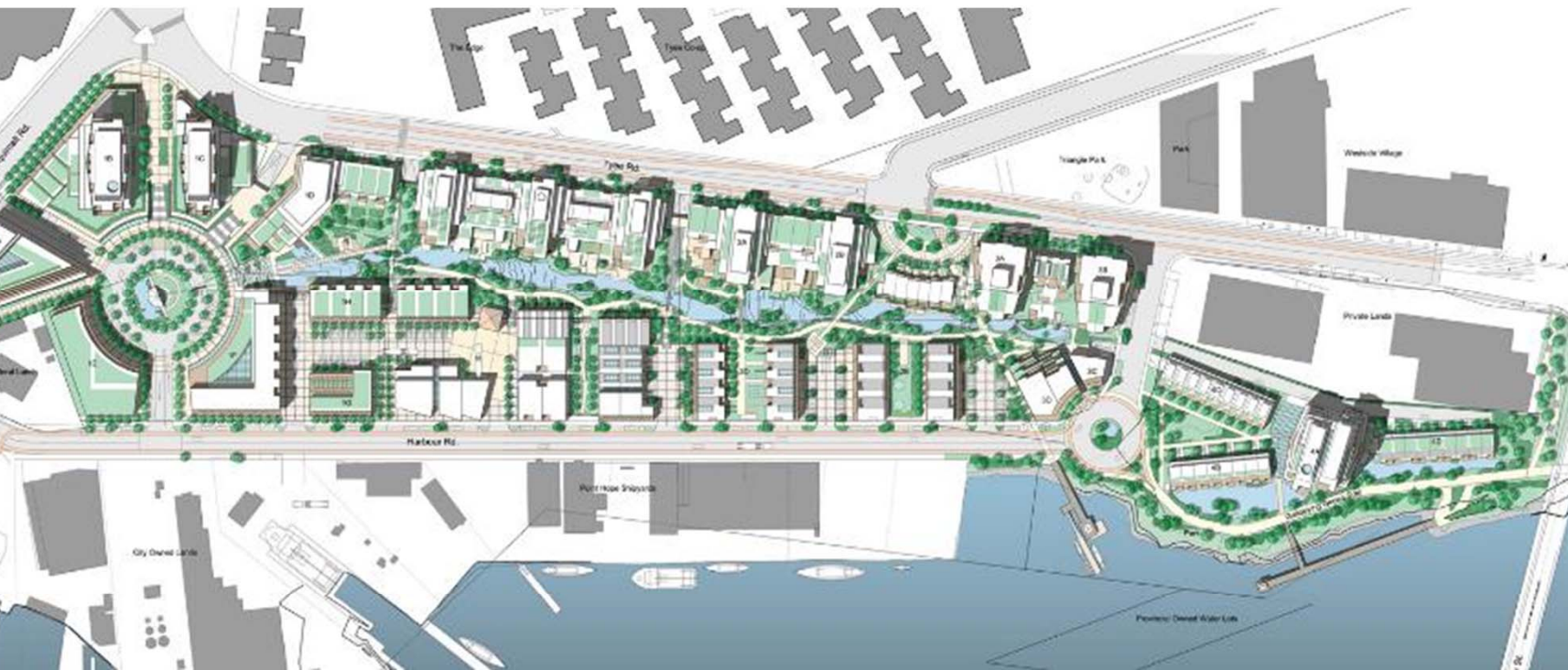
**PUBLIC CONSULTATION
ON PLAN VIA VICTORIA WEST
COMMUNITY ASSOCIATION**



Updated Neighbourhood Design

Our Vision:

A well-loved, culturally vital neighbourhood where the mix of people and environment fuels health and a vibrant local economy.

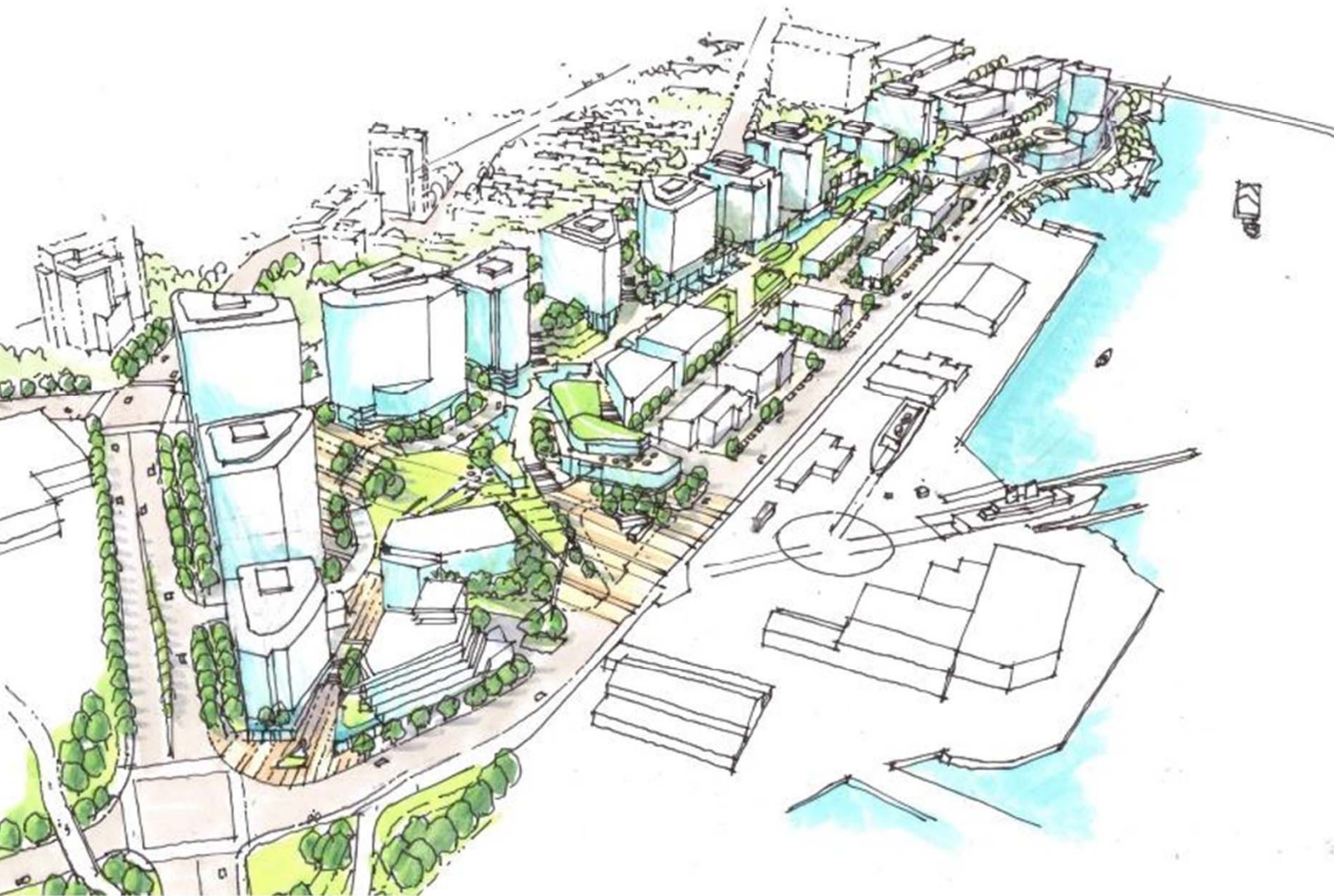








KSIDE**GREEN**

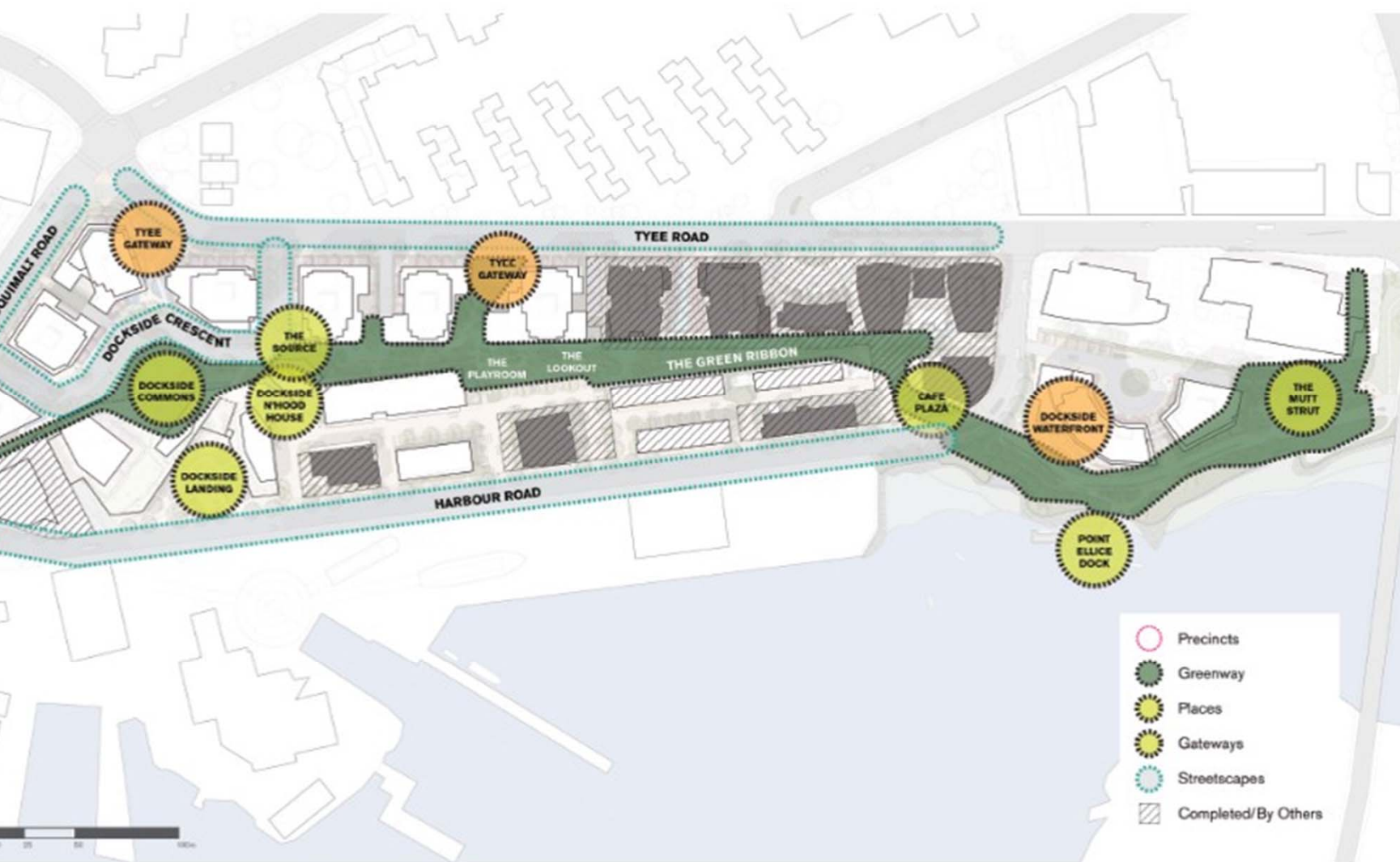


KSIDE **GREEN**



Precincts, Places + Parcels

DOCKSIDE GREEN





WILKINSIDE **GREEN**



KSIDE **GREEN**



KSIDE **GREEN**





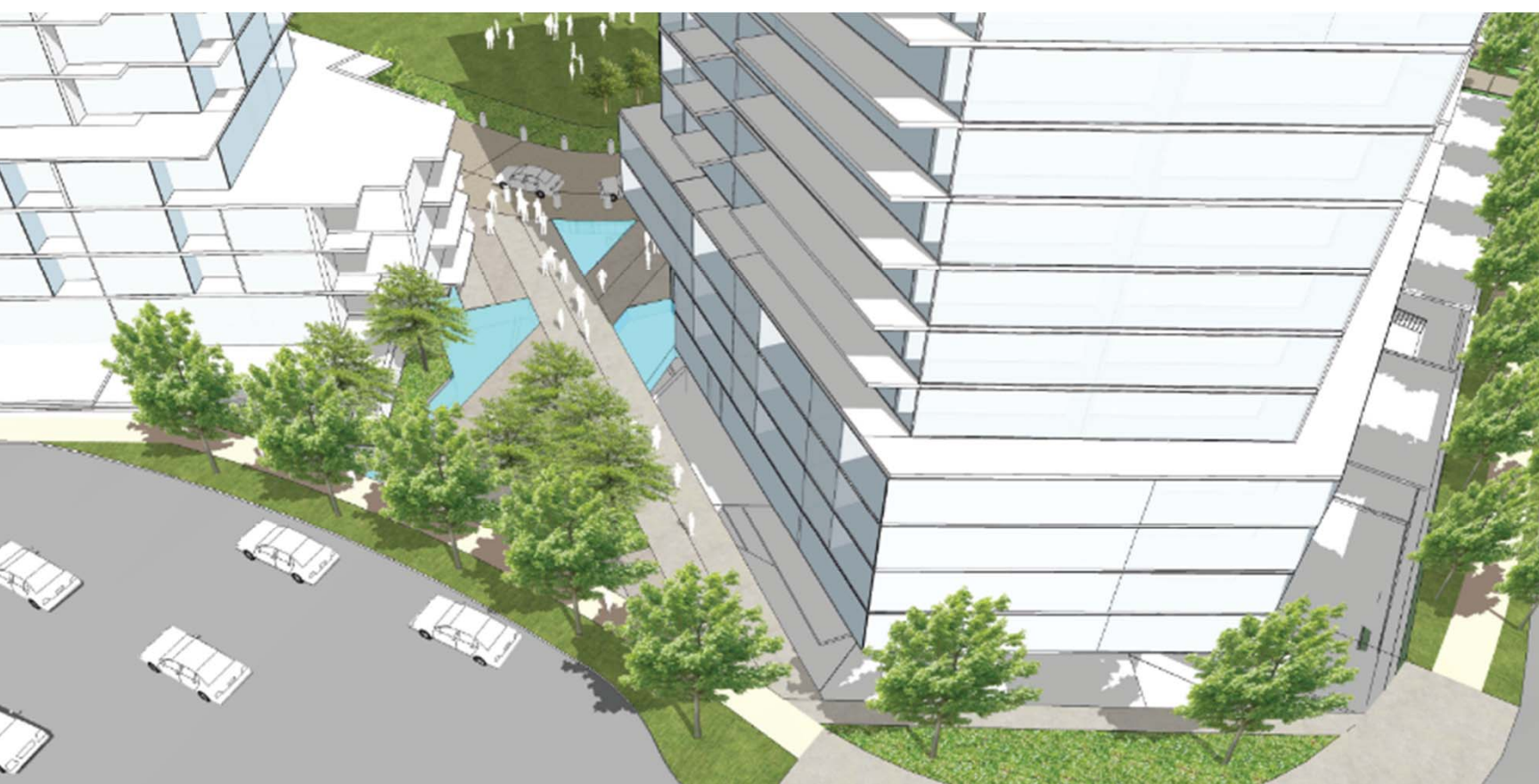
KSIDE **GREEN**



KSIDE **GREEN**



WILKINSIDE **GREEN**





KSIDE**GREEN**



KSIDE **GREEN**





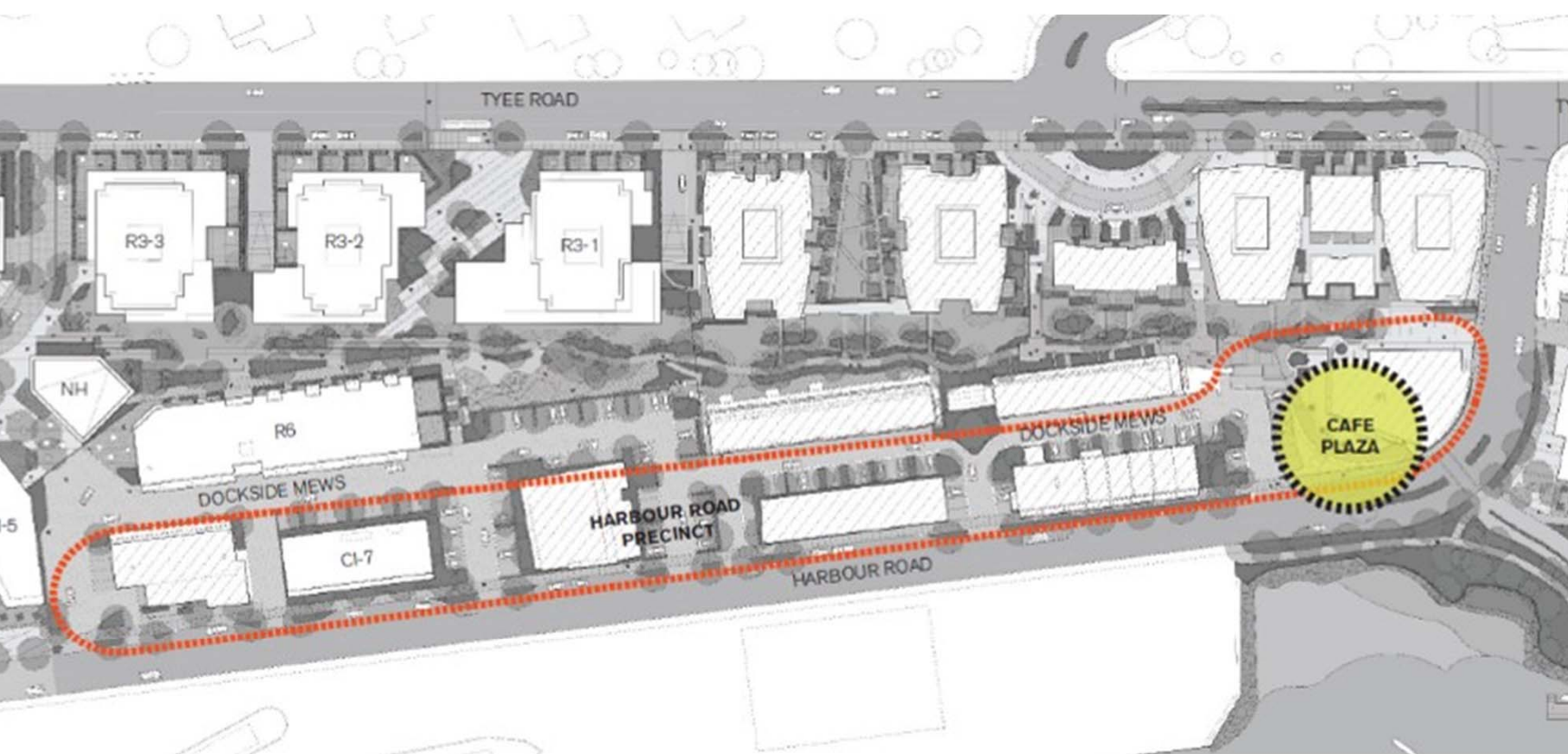
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KSIDE **GREEN**

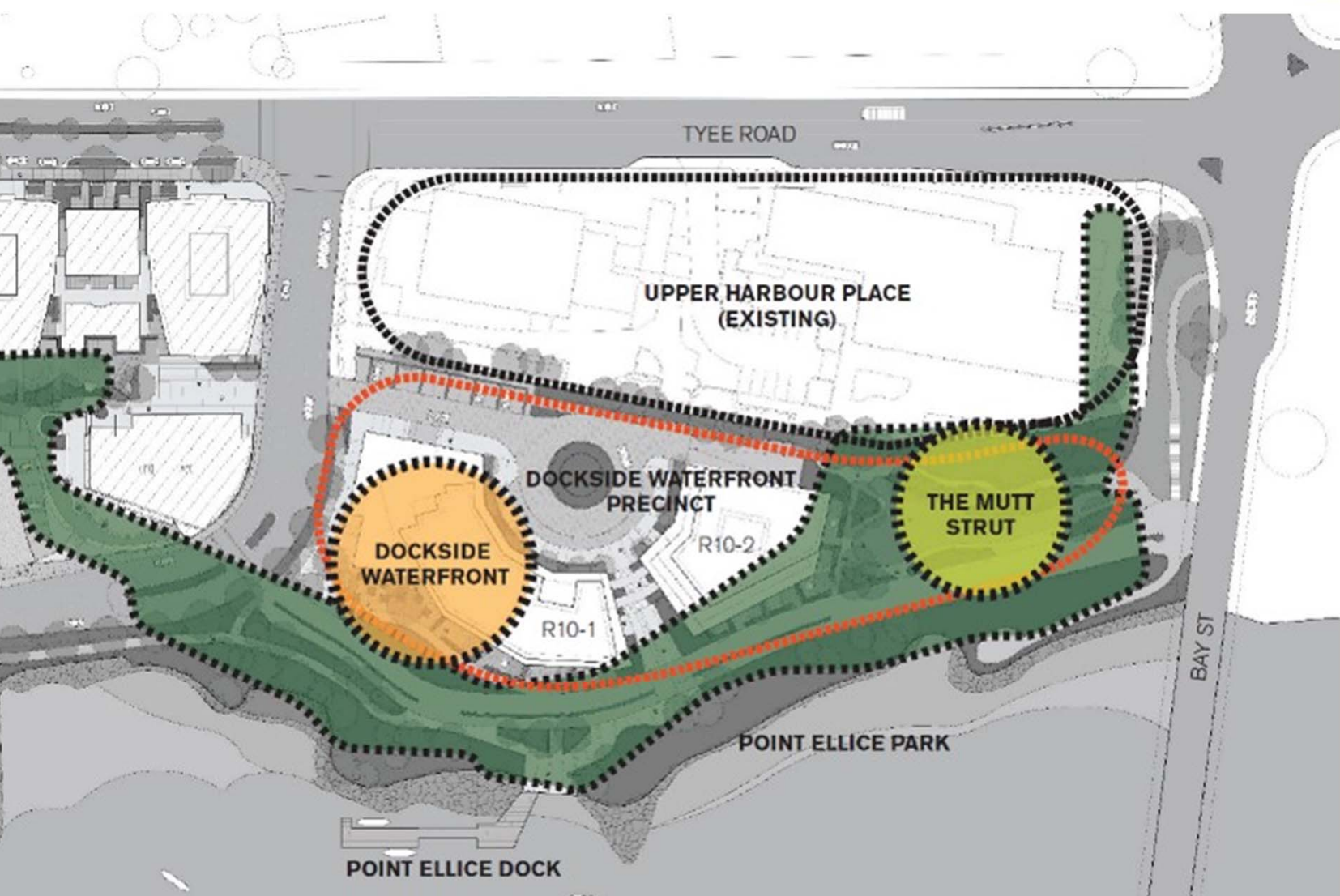






KSIDE**GREEN**





WILKINSIDE **GREEN**



WILKINSIDE **GREEN**





Affordable Housing at Dockside Green

Dockside Affordable Housing

Dockside remains committed to building an inclusive community

Two components

1. Affordable Home ownership - homes dispersed throughout condominium buildings (completed)
2. Affordable Rental homes - consolidated in one or two buildings

Important to deliver on our long standing commitment in a way that seamlessly integrates the project into the larger neighbourhood

Dockside Green 2005



North end of Dockside Green showing buildings in a townhouse form in the centre of the site (R4 and R5 lots)

View of Proposed Building for R5 from Harbour Road



Dockside Affordable Housing

The 2014 Proposal builds on updates, discussion and outcomes developed in 2008/09

Rental rates will be based on a maximum of 30% of targeted household income ranges of between \$30,000 and \$60,000

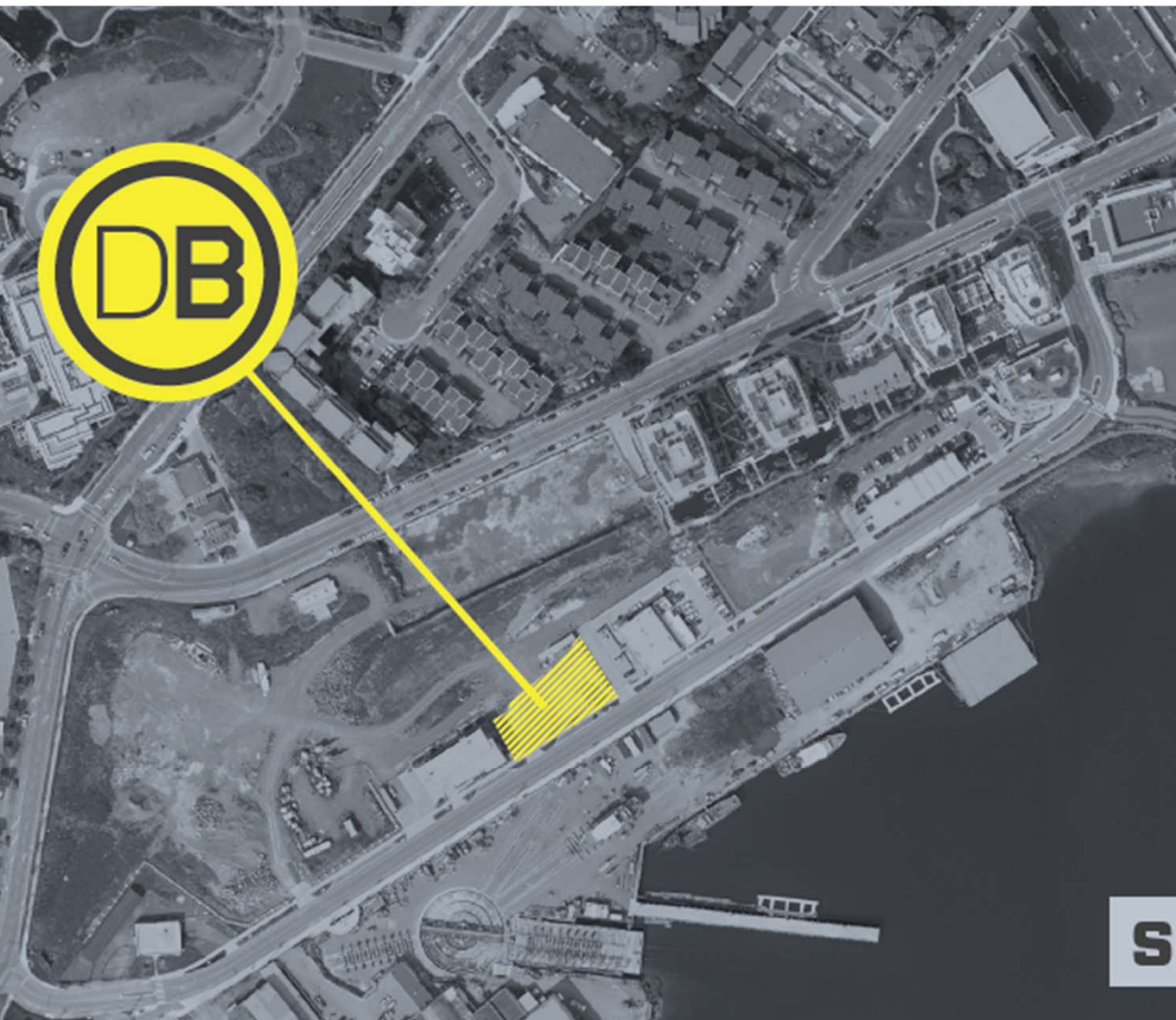
Showcases the new collaborations that emerging within the not for profit sector for delivery of affordable housing.

Critically the proposal does not rely on current Victoria and CRD housing grants set aside for Dockside Green – consequently returning \$920,000 back to those funds to further the creation of more affordable housing in the City

Dockside Green Interm Uses

KSIDE GREEN





Tenant Mix at Dockside BETA:

- Brewery
- Café or roastery
- Social impact businesses
- Urban agriculture
- Art gallery/studio space
- Boutique retail
- Small workshops
- Food Trucks
- Bike maintenance
- Education

SITE

MAP

Moving
Forward

Moving Forward in 2015

Continue to work with City toward a
2015 Public Hearing

- Design Guidelines
- MDA
- Zone

Affordable Housing Application in 2015

BETA DP application in 2015

Working with Development Partners for
future Phases of Dockside Green

Moving Forward in 2015

Dockside Green Dialogue Speaker Series

VicWest Street Fest

Food Trucks at BETA launching in May
of 2015

Progressing onsite Urban Agriculture
with local organizations to add to our
local food system

KSIDE**GREEN**

