

Pamela Martin

From: Adrian Mohareb [REDACTED]
Sent: Wednesday, January 25, 2017 7:17 AM
To: Public Hearings
Cc: Ian Scott
Subject: Support for Dockside Green's updated Neighbourhood Plan

Dear Mayor and Council,

I am writing this letter in support of Dockside Green's updated Neighbourhood Plan. I am a former resident of Dockside Green and still live in Vic West. I have greatly appreciated the engagement that Dockside has undertaken for its redevelopment of the Neighbourhood Plan, and am hopeful that the full development will bring vibrancy to our neighbourhood, including more community amenities. I also look forward to the switch of the district energy system from natural gas to biomass. I hope that you will support the updated Neighbourhood Plan to help create a more vibrant community in Vic West.

Best regards,

Adrian Mohareb
409 Langford St.,
Victoria, BC
V9A 3C3

Pamela Martin

From: [REDACTED]
Sent: Wednesday, January 25, 2017 10:30 AM
To: Public Hearings
Subject: Dockside Green

City Council,

I would like to voice my objection of the changes to the Dockside Green Development.

As someone who commutes on a daily basis through this area it is already having a hard time meeting demand. The buses are full despite many running and traffic is bumper to bumper for long stretches before and on the bridges. Furthermore, Victoria has always had a unique landscape from that of Vancouver. By placing tall imposing buildings close to the sight line in downtown this will change our cities unique atmosphere.

Finally, as people voiced their concerns in the town meeting with representatives from Dockside Green, their lack of clear cut answers concerns me. Individuals brought up their lack of ability to live up to their environmental rhetoric, but they danced around the question to avoid admitting they are not continuously able to meet this. It is concerning that they already cannot live up to their word in addition to the fact this development has been sitting idle for so long.

Thank you,

[REDACTED]

[REDACTED]

[REDACTED]

Pamela Martin

From: Bev & Christian Weber [REDACTED]
Sent: Tuesday, January 24, 2017 10:35 AM
To: Public Hearings
Subject: Dockside Green

January 23, 2017

Mayor and Council
City of Victoria

Re: Support for the new Development Plan for Dockside Green

This letter is in support for the above development plan.

As residents of Balance, Dockside Green, we are impressed with the planning, building standards, and commitment to green space as outlined in the new neighbourhood plan for Dockside.

We feel that the implementation of the plan and launching the completion will be beneficial to our neighbourhood; let's get it done!

Thank you.

Christian and Bev Weber
373-379 Tyee Road
Victoria, BC m V9A 0B4

Telephone: [REDACTED]

Pamela Martin

From: Brad Densmore [REDACTED]
Sent: Monday, January 23, 2017 2:39 PM
To: Public Hearings
Subject: Dockside Green

Hello,

I am a resident at 373 Tyee Rd and would like council to inquire about the developers proposal to build a tower in exceptuonally close proximity to the exisiting 373 tower. When you look at the new proposal and original plan side by side, the difference is striking and problematic; especially when the views of the propsed development are so generous.

When the developer notes that they are abiding by the original view corridor requirements, this predates the 2007 development whose residents interests are no longer represented by the new proponent. I trust we will be represented by council.

Sincerely,
Brad Densmore

[REDACTED]

BUILDING RESILIENT NEIGHBOURHOODS



Mayor and Council
City of Victoria
1 Centennial Square
Victoria, BC
V8W 1P6

January 24, 2017

RE: Support for the new Master Development Plan for Dockside Green

Dear Mayor and Council,

On behalf of the Building Resilient Neighbourhoods Project, I am pleased to offer this letter of support for the new Master Development Plan for Dockside Green. Building Resilient Neighbourhoods is a collaborative initiative focused on community and resilience building in the Capital Regional District. Over the past several years, we have worked intensively with the neighbourhood of Victoria West as a pilot neighbourhood, and had the opportunity to collaborate with Dockside Green as part of this initiative.

Throughout our work in Victoria West, Dockside Green played an important role in community building in the neighbourhood, and our team has always been impressed by their larger vision, commitment, and actions towards enhancing social, environmental and economic sustainability in the community. In our resilience-building work, for example, Dockside Green has played an important role as a member of the Resilient Neighbourhood Resource Table, focused on working across organizations and sectors to improve resilience in Victoria West. As part of this, they have been instrumental in fostering neighbourhood collaboration to start the VicWest Street Fest, which has grown to be an important annual community-building event.

I believe Dockside Green's proposed new Master Development Plan illustrates the underlying values they have related to community sustainability and resilience, and we are excited to see this move forward. In particular, the plan's emphasis on public space, fostering opportunities for greater social connectedness amongst neighbours, supporting local economic development, and enhanced urban green space are all important contributors to community resilience we would hope to see in more neighbourhoods across the region.

Yours Sincerely,
Stacy Barter

A handwritten signature in black ink, appearing to read 'Stacy Barter', written in a cursive style.

Building Resilient Neighbourhoods Facilitator

Pamela Martin

From: Elaine Weidner [REDACTED]
Sent: Wednesday, January 25, 2017 10:27 AM
To: Public Hearings
Subject: Support for Dockside Green re-development

To Mayor and Council,

I want to lend my support to the proposed development at Dockside Green. I have been an owner of a condo since 2006 (#501 - 391 Tyee Rd - Synergy) which is currently rented. I have been impressed with the Dockside Green management and consultation process over the past few years as the project has been re-imagined. I also totally supported the Affordable Housing project on the DG property. Altogether, with LEED Platinum buildings so far, and a LEED Platinum neighbourhood initiative, this plan seems a win-win for the City. It has my heartiest approval.

Regards,

Elaine

ELAINE WEIDNER

Home Address:
1648 Earle Street
Victoria, BC CANADA
V8S 1N5

Phone: [REDACTED]
email: [REDACTED]



Mayor and Council
City of Victoria, 1 Centennial Square, Victoria, BC, V8W 1P6

Dear Mayor and Council,

In your consideration of the Dockside Green Rezoning application, we offer the following perspectives as a citizen's group dedicated to place-based planning and citizen engagement.

We appreciate the concerted effort that Dockside Green has made to incorporate placemaking principles into its site plan. They have paid attention to the quality of public spaces and to neighbourhood connections, in addition to the form of buildings themselves. Elements of the design integrate spaces not just for one demographic but for a diverse public.

We respect the way that this plan has been developed. We have collaborated with Dockside Green on a number of Dockside Dialogue community conversations, and have seen a genuine interest in hearing multiple community perspectives. In many ways, the process of public engagement that Dockside Green has followed in recent years is a positive example of how constructive engagement can be done.

We also note that the existing plan calls for ongoing community input as specific elements of the plan evolve and develop.

As Victoria undergoes significant intensification of its built environment, it is critically important to advance and integrate new opportunities for public spaces, placemaking and the pedestrian realm. The GVPN believes the development community can make valuable contributions to those goals, via ongoing conversations and engagement with the public and city hall.

Dockside Green and others in the local development are to be congratulated for their efforts in that regard.

Ray Straatsma, President

Pamela Martin

From: maurice yacowar [REDACTED]
Sent: Tuesday, January 24, 2017 9:50 AM
To: Public Hearings
Subject: Dockside Green Amendments Bylaw #17-005

The Dockside Green amendments to Bylaw #17-005 have three very serious problems. Any one alone would warrant Council's rejection.

First, by this proposal this premium site would get about a 12-block wall of high-rises barely separated. This eyesore would spoil the west side's view of the downtown and the downtown's view across the water. This is a radical change from the original proposal with but two high-rises.

Second, the developer also proposes to parcel out the project among several developers. Piecemeal developing would produce piecemeal construction and a serious dilution of responsibility. There would be no overall guarantee of consistent standards and cohesion. As the amendment does not clearly commit to public hearings and Council approval for further changes, the uncontrolled patchwork could worsen.

I gather that representatives have been promising that future changes would have to pass public hearings and Council. But that isn't explicit in the amendment. And as Samuel Goldwyn, observed "An oral agreement isn't worth the paper it's written on."

Third, Council should remember that the city sold the land for far below market value on the promise of a LEED NC platinum rating. But the District Energy Plant has never managed that. It's just a giant gas furnace that for seven years has significantly increased the Greenhouse Gas emission. That's a far cry from the developer's Carbon Neutral promise — and even his current claim! The amendment's proposed penalty of \$1.25 /square foot for failing to achieve the platinum LEED rating is laughably inadequate. All the more so, when the land's bargain price was based upon that very assurance.

The original Council in its wisdom wrote in the right to buy back the land if the developer did not achieve the promised objectives. Given the lack of progress after 12 years and the developer's inability to meet the NC Platinum standard, Council should now exercise that right, buy back the land and seek to sell it at true market value to an established developer who can carry through on the commitment.

As Council's primary responsibility is to serve the city's (i.e., the taxpayer's) best interests they should not accept a new plan so inferior to the original. The requested changes are radical transformations, all for the worst, not slight inflections.

maurice yacowar
#212-100 Saghalie Road
[REDACTED]

P. H. Mark Mawhinney

2001 Runnymede Avenue
Victoria, British Columbia V8S 2V5
[REDACTED]
[REDACTED]

January 23, 2017

Via Electronic Mail: publichearings@victoria.ca

Mayor and Council
City of Victoria
1 Centennial Square
Victoria, BC V8W 1P6

Dear Sirs and Mesdames:

Master Development Plan for Dockside Green

It is my pleasure to write this letter of support for the Dockside Green master development plan.

This development touches so many characteristics that are special to Victoria, including:

- (1) Being environmentally sensitive through its design and LEED Platinum plans.
- (2) Being socially considerate with its inclusion of multiple types of housing, protection of site corridors and provision of easily accessible public spaces.
- (3) Being financially viable byway of effective stewardship from Vancity and its development partners.
- (4) Being consistent with the City of Victoria community plans by including friendly multi-modal transport infrastructure and increased density proximate to the city's downtown core.

I hope Mayor and Council approve this forward looking and community friendly development plan.

Feel free to contact the undersigned with any questions.

Yours very truly,

Mark Mawhinney

[REDACTED]

RE: DOCKSIDE GREEN DEVELOPMENT

Dear Mayor & Council –

My husband and I moved to Victoria West in 2004, when Dockside Green was just an idea. We were elated that this innovative community, by description, was going to be our neighbor. We watched with pride as the first phases of Dockside became a reality. Work stopped in 2009 and for the last seven years, there has been no further construction on the Dockside site. Our community gateway has been a barren, fence-in, weed-covered slope. The recent food trucks, art installations and dialogue events have only been realized lately, and in “activating the site” we are not distracted enough to forget that there has been no progress for so many years.

I have reviewed the requested changes that have been made by the developer and recorded in MDA amendments over the years and have the following comments:

SALE OF DEVELOPMENT PARCELS:

Dockside Lands were sold to the developer for a fraction of market value, even considering that remediation was required. Payment to the City for the land was spread out over 9 years. The developer was obligated to develop the Dockside Lands in accordance with the requirements of the rezoning bylaw and the design guidelines.

Based on an article in the Times Colonist (June 9, 2015 – by Carla Wilson)

“...Dockside Green has rolled out a new business model to ignite stalled construction...”

“VanCity Credit Union is inviting third-party developers to build their own projects on individual lots.”

Is it reasonable for the developer to **1)** be allowed to subdivide into so many small parcels **2)** sell individual lots for a profit and **3)** be excused of their obligations to develop the Dockside Lands?

LEED OBLIGATIONS:

Dockside Green has already received numerous awards and accolades for environmental consciousness.

Why is the developer not striving for the highest standards that are currently used to gauge high caliber environmental responsibility? It will be disappointing, and embarrassing, if Dockside Green does not continue to embrace innovations that inspired the original vision for the project.

LEED Platinum for original buildings was achieved largely due to the District Energy System, which was not even completed at the time the certification plaque was presented, and, apart from the time of commissioning, has never operated as intended.

SUSTAINABLE ENERGY STRATEGIES:

Based on information obtained from Federation of Canadian Municipalities Dockside Green: Brownfield to Sustainable Development Application Number GMF 7259 (final report Jan. 2007), Dockside selected two combined sustainable energy strategies in order to meet all on-site heat requirements:

- 1) Wood based biomass System (District Energy Plant)
- 2) Heat Reclaim from both Municipal Sewage and Sewage Treatment Plant

It does not appear the either of the Sustainable Energy Strategies have been successfully implemented.
It is unclear if this will improve with future growth.

DISTRICT ENERGY PLANT:

As documented in the original **2005 MDA**, the developer was to construct an on-site waste wood co-generation facility.

In **2008**, the **MDA** was amended to delete reference to the words “waste wood co-generation facility” and replace with “biomass gasification energy system”. This change meant that no electricity would be generated by the District Energy Plant, only heat.

In 2009 the District Energy System was tested and commissioned by Nexterra, and ran on biomass gasification for a very short period of time. Soon after, the plant was converted to run in a natural gas only state, and has been running on natural gas ever since. Dockside Green has been contributing to greenhouse gas emissions for a minimum of 7 years.

The District Energy Plant is largely responsible for providing LEED Platinum certification and Dockside's international reputation for the "greenest neighbourhood in the world"



2007
THE FUTURE OF GREEN LIVING:
...A SELF-SUFFICIENT, SUSTAINABLE,
NET-ZERO ENERGY USE COMMUNITY...



2009
WORLD'S GREENEST DEVELOPMENT



2008
EXCELLENCE IN URBAN SUSTAINABILITY



2009
RAIC AWARDS – GREEN BUILDING:
...DEVELOPMENT WILL BE GREENHOUSE
GAS-NEUTRAL...NET-ENERGY PROVIDER...



2008
GREEN CITIES PARTNERSHIP AWARD
FOR DEMONSTRATING LEADERSHIP AND
INNOVATION IN SUSTAINABILITY



2009
BIOMASS GAS FUELS VICTORIA'S
DOCKSIDE GREEN:
...BIOMASS PLANT PLAYED A KEY ROLE IN
HELPING DOCKSIDE GREEN GARNER NEARLY
TWO DOZEN NATIONAL AND INTERNATIONAL
HONOURS...



2009
TOP TEN GREEN PROJECTS
WORLDWIDE



2009
"CLIMATE POSITIVE DEVELOPMENT"



2010
CARBON NEUTRAL:
...DOCKSIDE GREEN WILL BE ENTIRELY
GREENHOUSE GAS NEUTRAL DUE TO DISTRICT
ENERGY SYSTEM...



2009
A NEW SHADE OF SUSTAINABILITY:
...AIMS TO BE THE FIRST CARBON-NEUTRAL
COMMUNITY DEVELOPMENT...



2013
IT'S COMPLETELY CARBON NEUTRAL

Claims of "carbon neutral" and "greenhouse gas positive" are misleading and entirely false.

The MDA requires that each new building is connected to the District Energy Plant. If the plant continues to run in a **natural gas only** state, each new building that is connected will further contribute to greenhouse gas emissions.

Adjacent properties have **declined** to be connected to Dockside Green's District Energy Plant, **despite statements** by Dockside Green that excess heat produced will be sold off-site to neighbouring businesses.

Much of what you read about Dockside Green's innovative strategies are **unsubstantiated claims**. If any one of the organizations listed above were to follow-up on the current state of Dockside Green, they would likely be very disappointed with what has been delivered.

I urge Mayor and Council to hold Dockside Green to the highest standard in realizing the full potential of the original vision that was promised to the City and its Citizens. Dockside Green must also be held accountable for their actions and their false claims. Dockside Green must come clean.

Sincerely,

Heather Spinney
735 Front Street
Victoria, BC V9A 3Y3

Pamela Martin

From: Mike and Christina Ashcroft <[REDACTED]>
Sent: Wednesday, January 25, 2017 9:35 AM
To: Public Hearings
Subject: "Dockside Green" Council Meeting Jan 26/17

City Council,

We would like to, once again, voice our objection to the "Dockside Green" proposed amendments regarding the increase in building heights. The proposed revision of the skyline would be much more crowded and resemble Vancouver as opposed to the unique feel of Victoria. Having the buildings close to the harbour and bridge tower over them would certainly further block and overcrowd that particular area both in look and feel. Not to mention the additional strain on infrastructure living with even more people in such a condensed space.

Developers are typically concerned and driven by their bottom line and not about the quality of life for the people left to "live it" after they have moved on to their next project. Building taller increases their ability to sell more units without the need of additional land investment. They are not left to live with the feel and inadequate infrastructure as a result. Therefore, we are strongly opposed to this particular amendment of increasing heights/tall buildings to the Official Community Plan for the Easterly 300 Block of Tyee Road and the Westerly and Northerly 300 Blocks of Harbour Road "Dockside Green" and trust that City Council will take this serious and relevant issue under advisement.

Thank you for your consideration.

Mike and Christina Ashcroft
Saghalie Road, Victoria

GUIDELINES:

*Buildings in this Precinct should **increase in height** towards the corner of Tyee and Esquimalt Roads, with the tallest building located at the corner of Tyee and Esquimalt Roads.*

***New, tall building forms** should contribute*

P.S. We do not wish our private information be disclosed and would appreciate remaining confidential. Thank you.



January 23rd, 2017

LETTER OF SUPPORT FOR THE DOCKSIDE GREEN UPDATED NEIGHBOURHOOD PLAN

Over the last two years, Modo Co-operative has worked with Dockside Green to offer carsharing service to Dockside Green residents, including the provision of the first electric carshare vehicle in Greater Victoria. We are pleased to provide our support to Dockside Green updated neighbourhood plan which will enable the deployment of six additional carshare vehicles for the benefit of the local community.

Modo is a two-way carsharing co-operative, founded in Vancouver in 1997, which now has more than 17,000 drivers sharing 500 cars throughout Greater Victoria and Metro Vancouver. In April 2015, Modo amalgamated with Victoria Car Share Co-operative, now operating over 40 vehicles under the Modo brand in Greater Victoria, and serving more than 2,000 local members. Our mission is to provide drivers with alternatives to the personally owned automobile in order to reduce the growing number of vehicles in our region. Two-way, or round-trip, carsharing is part of a multimodal transportation network, supported by walking, cycling and transit infrastructure: an environment in which people can walk or cycle to neighbourhood amenities, and take transit or a carshare vehicle to go farther afield. Research has identified that Modo enabled its members to reduce their vehicle ownership by 47%, with two thirds of households using Modo not owning a passenger vehicle of their own.

Residential developments located in walkable communities enable more people to adopt a car-light or car-free lifestyle, which translate into significant opportunities for an increase in carsharing users. We are looking forward to be part of the next development phase at Dockside Green whose residents will not need to own a car of their own for their business and personal needs.

Thank you for consideration, and we look forward to expanding carsharing even further within the Victoria.

Regards,

Sylvain Cellaire
Business Development Manager



**ACHESON SWEENEY
FOLEY SAHOTA** LLP
PERSONAL INJURY LAW FIRM

TEL: 250-384-6262

FAX: 250-384-5353

www.achesonlaw.ca

4th Floor, 535 Yates Street, Victoria, BC V8W 2Z6

January 24, 2017

City of Victoria
1 Centennial Square
Victoria, BC V8W 1P6

Dear Mayor and Councillors,

I am writing on behalf of my partners and I with respect to the Dockside Green Public Hearing.

By way of background, we are a personal injury law firm with deep roots in the City extending back over 35 years. We have practiced from the same location, adjacent to the Yates Street parkade on lower Yates for three decades. We are currently working with Dockside Green to develop and construct a three-story office over retail podium building within Dockside Green, though this project does not form a part of this public hearing.

We are moving our offices to Dockside Green after three decades for several reasons. First and foremost, is the commitment of all developments within Dockside Green to principles of sustainability. This commitment has significant impact on the way in which developments are designed, constructed and used. Additionally, this commitment informs the way in which the community is engaged in the use of the various buildings. Second, we are encouraged with the sense of community that is being developed and promoted at Dockside Green and wish to participate in this sense of community. Finally, we are keen to participate in the revitalization of this part of Victoria with a unique and purpose-built office building that subscribes to principles of sustainability (environmental, social and economic).

The updated Dockside Green Neighbourhood Plan that is being proposed is intended to allow this vibrant part of the City to be fully developed. The overall density of the neighbourhood remains the same and additional amenities, like a kids playground, will be a wonderful addition to the neighbourhood.

We enthusiastically and wholeheartedly support the proposal being advanced by Dockside Green and trust that it will meet no serious resistance as it moves forward through the City.

Kind regards,

ACHESON SWEENEY FOLEY SAHOTA

Rajinder Sahota
/js

Deborah A. Acheson QC* | Sean Sweeney* | Natalie Foley* | Rajinder S. Sahota*
Heather Sweeney | Anne M. J. Wrona | Sonny Sidhu | Steve Allardice | David Heffernan | Patrick Dudding

* PARTNERSHIP OF LAW CORPORATIONS

RALMAX GROUP OF COMPANIES

January 9, 2017

Mayor and Council
City of Victoria, 1 Centennial Square, Victoria, BC, V8W 1P6
c/o mayorandcouncil@victoria.ca
RE: New Neighbourhood Plan for Dockside Green

Dear Mayor and Council

I write today to acknowledge Dockside Green's new Neighbourhood Plan that is coming before Council in the coming weeks for approval. As the owner of Point Hope Maritime, Ralmax is a significant stakeholder in this decision as we share Harbour Road with this 15 acre neighbourhood poised for development.

While my professional opinion remains that this land would have been best kept for industrial purposes, this ship sailed in 2005. With this letter, I would like to credit the new leadership team at Dockside Green who have adopted a respectful and cooperative approach in terms of their recognition our shipyard – not only its importance to the local economy, but also our day to day operational requirements in the neighbourhood, and our visual interest to the community.

There are inevitable tensions inherent in the juxtaposition of a residential community and an industrial enterprise. I am proud to say however, that through our collaborations with Dockside Green, our relationships with our neighbours have improved significantly and we are responding to requests to incorporate more opportunities for residents to learn and experience the activities on the shipyard.

This was not the case in 2005, and we welcome the continued spirit of collaboration and good faith engagement that we have experienced over the past three years. With Dockside Green providing leadership to the build out, and with their recognition and support of the private investment we are making to maximize our business objectives, we have no objections to the new plan.

Sincerely,



Ian Maxwell

Pamela Martin

From: Rajiv Khaneja [REDACTED]
Sent: Monday, January 23, 2017 8:06 PM
To: Public Hearings
Subject: RE: Support for the new Neighbourhood Plan for Dockside Green

Dear Lisa Helps and Council,

I am writing in support of the development of Dockside Green. As a business owner, active investor, and community member, I encourage the growth of the city of Victoria. The project at Dockside Green will add value to that area of the city with it's environmentally sustainable housing, the opportunity for commercial growth, and the social and cultural events that the space will host.

The completion of this project will be a big step in the growth of that part of the city, and I fully support that growth.

Sincerely,

Rajiv Khaneja

Pamela Martin

From: Rob Reid [REDACTED]
Sent: Tuesday, January 24, 2017 11:37 AM
To: Public Hearings
Subject: Dockside Green Public Hearing

To Mayor and Council,

I would like to stand and support the development moving forward.

As a business owner who supports a healthy lifestyle through products, clinics and events I value this development, and the benefits to our city. Sustainable living, and forward thinking is the direction Victoria's future should go.

As a parent I value the increase of living spaces for my children, as well as for staff wanting to live within cycling and walking distance to our vibrant downtown core. We are so fortunate to have the talents of other developers too that compliment healthy growth in this whole area.

The proponents have worked hard over these past years, and I would like to see this area continue to flourish.

Thank you for your consideration on this project,

Rob Reid
Frontrunners Footwear
New Balance Victoria
Nomad Victoria

Pamela Martin

From: Mueller, Rosemary [REDACTED]
Sent: Wednesday, January 25, 2017 8:30 AM
To: Public Hearings
Subject: Support for the Updated Dockside Green Neighbourhood Plan

I wish to support the updated Dockside Green Neighbourhood Plan. I am a resident of Victoria West. I lived in Dockside Green in a sublet apartment for almost a year before buying an old house in Vic West and it was this experience that sold me on the Vic West neighbourhood. I continue to walk through and past the current development daily on my way downtown.

I support the integration of the buildings into the neighbourhood with paths and short cuts, not just gated parking as is the case in many developments and as is the case of the buildings along the West Songhees walkway. I think the plan considers preserving views and access to views rather than just selling them in the opulent top floor apartments. I think the sustainability plan of recycling waste and water is admirable and should be continued.

I support the inclusion of rental and businesses within the development since Vic West has always been a very mixed community. I think it is very important to integrate the whole project into the community-which Dockside Green is attempting with good early success- rather than building monolithic apartment towers as is the case further west. I hope the builders invited to do construction will be carefully scrutinized and obliged to continue with the excellent quality construction of the first phases.

I am planning to ultimately purchase and move back into Dockside Green condo when I retire and cannot care for an entire house any longer.

Rosemary Mueller
202 Raynor Ave
Victoria, V9A 3A2

Pamela Martin

From: Scott M [REDACTED]
Sent: Tuesday, January 24, 2017 11:36 PM
To: Public Hearings
Subject: Re: Support for the new Master Development Plan for Dockside Green

Dear City Council Members and Mayor,

My name is Scott Mellett. I am a resident of the City of Victoria and employee of TOPSOIL – Innovative Urban Agriculture. I wish to give my full support for the new Master Development Plan for Dockside Green. In the past year of having worked at Dockside Green and dealing with Ali and Alexa, they have been gracious in supporting progressive and cutting edge projects and companies such as ours. Their vision for a multi-purpose (live, work, and play) community development plan would be a great addition to the City of Victoria, and it's emergence as an exciting place to live.

Sincerely,
Scott Mellett

LORE General Store

1322 Government St
Victoria BC, V8W 1Y8
(250)508.9263

Mayor and Council

January 25, 2017

City of Victoria, 1 Centennial Square, Victoria, BC, V8W 1P6

c/o publichearings@victoria.ca

RE: Support for the new Master Development Plan for Dockside Green

Dear Mayor and Council,

I am a small business owner on Government Street and resident of James Bay. I support the new neighborhood plan for Dockside Green for the following reasons:

- It is a forward-thinking community that has deliberately considered the importance of a inclusivity and social connection and entrepreneurship.
- It will introduce a range of housing options including moderate income earners.
- Through its planning it has demonstrated new ways of living and being in our city – like the TopSoil Urban Farm for instance.
- The BETA element is extremely exciting as I have long been interested in new forms of accessible space for business start-ups.
- The industrial edge is invigorating and both industry and residential interests are considered.
- Its close proximity to downtown will encourage more vibrancy in our shops and restaurants.
- It promotes pedestrian and cycling transportation links to the downtown.
- It will be a catalyst for more sustainable innovation in the future.
- Not very often is there a large piece of vacant land where you have an exciting opportunity to create a unique community and a new type of development.

This land has been vacant for too long. It's an exciting part of town and this neighborhood has been well thought out and informed by the community.

Sincerely,

Stephanie Hartwig

Owner of Lore General Store

Resident of James Bay

Pamela Martin

From: webforms@victoria.ca
Sent: Monday, January 23, 2017 3:30 PM
To: Public Hearings
Subject: Council Meetings

From: Tracy Urquhart

Email : [REDACTED]

Reference :

Daytime Phone : [REDACTED]

Please consider this letter my support for the Updated Dockside Green Neighbourhood Plan.

I currently reside in Esquimalt and am pleased to see the recent development happening in both my community and surrounding areas.

I am particularly excited about the BETA project. As the mother of a young child, I welcome every opportunity to participate in local activities and visit farmers markets to support local food production. Also, as someone who is looking to purchase a home in the next few years, a development such as this is attractive for its location, family friendly amenities and sustainability practices.

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[REDACTED]

Pamela Martin

From: Public Hearings
Subject: FW: Dockside Green

On Jan 23, 2017, at 8:58 AM, Wendy Kirkby [REDACTED] wrote:

Mayor and Council
[1 Centennial Square](#)
[Victoria BC V8W 1P6](#)

Dear Mayor and Council:

I am writing to request you take action regarding the Dockside Green fiasco. I am referring to the failure of Vancity to fulfill their obligations and now the opportunity for the city to do the right thing and reject the request for rezoning and seize the moment and exercise their option to buy back the land.

I am certain the majority of the voters know little of this situation and would be appalled at the lack of action by the city. I will do my part to see that the information gets out there and let the citizens of Victoria decide come next election if the current mayor and council are worthy of reelection if they fail to act responsibly regarding Dockside (NOT SO) Green.

Respectfully yours,
Wendy Kirkby
[748 Front Street](#)
[Victoria BC](#)

Pamela Martin

From: Tye O'Connor [REDACTED]
Sent: Wednesday, January 25, 2017 11:05 AM
To: Public Hearings
Subject: Proposed changes for Easterly 300 Block of Tyee Rd and Westerly 300 Block of Harbour Rd (Undeveloped Lands at Dockside Green)

I have reviewed the changes proposed for the remaining lands at Dockside Green. While I appreciate the timing is right to move ahead with overall development at dockside green, and I agree with a transfer of office and commercial to residential density, and the overall density remaining the same on this site, I do not agree with the relocation of the density to the Tyee Greenway and Dockside Commons project.

Increased height along the Tyee and Esquimalt Rd street frontages creates a corridor of tall buildings that I believe to be too dense and unsightly as a gateway to the city. I believe the same density can be achieved and increased height allocated to the Dockside Waterfront Precinct, Harbiur Rd Precinct, Greenway Mews Precint and Dockside Landing Precinct and will allow for the same overall density and effect of the project.

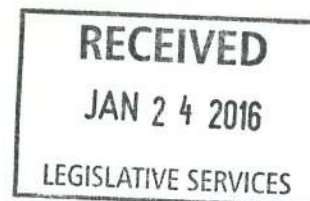
I tunnel of increasingly tall buildings does nothing to enhance the views for all residence with such a large area of land to be developed. The overall desity can be achieved by increasing the height of DA-B, DA-D and DA-E portions and reducing the height planned for the DA-A portion of the develoment.

I frequent this area and look forward to the development of this community as I prepare myself to move to the Vic West community in the near future. I hope the developments proceed keeping shadows and sight-lines as key priorities as well as green spaces and overall architectural appeal.

Tye O'Connor
1460 Charlton Rd
Victoria, BC
V9E 2C8
[REDACTED]

January 24th, 2017

Mayor and Council
City of Victoria



Re: Dockside Green Amendment Application
City Council Meeting January 26, 2017

I preface the following by saying that I strongly believe this site and its appropriate development is key to the fabric of Victoria West and equally, to the entire downtown and waterway districts. While this is overdue, to be successful in the short and long term, the solution must pass detailed scrutiny regarding its ability to fulfill all of the standards, criteria and mandates determined crucial to be met.

I am currently an owner in the Bayview One Residence with views from the seventh floor toward the proposed development. My comments are in part, specific to my residency but as well, being an Architect with additional studies in Urban Planning, I also include comments related to the broader aspects of the proposed amendments as they apply to the Victoria West neighbourhood plus seen potential risks to the City of Victoria.

1. Separately, the **November 9, 2016 Morrison Hershfield letter** related to the Changes in LEED requirements at Dockside Green as well as the issues referenced by Mr. Schionning are in my mind, noteworthy and in themselves, strongly identify the need for the City to reconsider this application and any approval at this time.
2. I suggest that the **September 8th, 2005 "Design Guidelines"** and their drawings and information, forms a key basis of comparison between what was identified as the criteria governing this development at the outset as well as, for any proposed changes/amendments that might be put forward.
3. With these guidelines in mind, and considering the other newly identified issues and concerns identified, I note the following:

- The statement that the current application has made to their "height reductions" is highly misleading. When compared with the maximum heights of the 2005 document, the current amendment represents in fact, a significant increase of up to 70%.

For example: Parcel DA-A A1 changes from a stated maximum height of 33.83m to 57.5m (+70%) and DA-A A2 from 45.13m to 66m (+46%). Other segments are changed similarly along Tyee.

- In addition, the application requests an exemption for these maximum heights above the roofs to further increase heights with no given limit. This for elements such as structures, towers, architectural elements etc. thus enabling an even greater subjective height increase.
- The application includes the waiving for the requirement for development permits for the various stages of the project. Irrespective of the alternative suggested, the requirement for a formal review and a related permit is a critical, normal and a key stipulation for projects throughout the Country and it should not be bypassed especially

on complex multi phased projects such as this. The risks to doing so are too great for the City.

- References in the application such as: **“any development density/floor area can be exceeded by 10%”**; **“the number of buildings on a lot can vary and can straddle a lot line and/or a development zone”**; provides seemingly unrestricted licence to the developers and the potential for these decisions to be made during construction of one component that immediately would become impacted by or involved with, another component. This potentially following previous approvals by the City to proceed on specific criteria that could be compromised with no recourse available.
- On **page 31 of the 2005 document** (attached), the overall site concept plan clearly identified graphic parameters for building massing, orientations, constraints to control views in and around these buildings, visibility to and through the site both from Victoria downtown and the Victoria West neighbourhood.

Comparing this to the **page 53 site plan** (attached) within the new Amenity Delivery Plan, there are significant and concerning changes. For one example, areas A-1,2&3 now suggest 3 buildings rather than two, which are configured and located so as to form a “wall” and a density and height, that virtually eliminates the required “through site views” noted above as well as the selected criteria established previously as follows:

Excerpts from the July 2012 document:

“DESIGN GUIDELINES FOR: Multi-Unit Residential, Commercial and Industrial”

1.6 Multi-unit residential development that directly abuts any residential building that is lower and smaller in scale, including, but not limited to, single-family dwellings, should:

- 1.6.1 Provide a transition in its form and massing to lower-density building forms.
- 1.6.2 Be designed to address privacy, particularly for portions of the development abutting the side yards of adjacent single-family dwellings.

2.2 New development should avoid long unvaried stretches of frontages in ways that include, but are not limited to:

- 2.2.1 Massing that gives the impression of small blocks.
- 2.2.2 Little or no repetition in the proportion of frontages, where feasible.

2.5 Multi-unit residential developments are encouraged to be oriented to allow exposure to natural light.

2.6 Buildings should be located to address privacy impacts of adjacent residential uses and private open spaces.

3.3.1 Massing should avoid shadowing of open spaces that are publicly accessible.

3.4 Distinctive massing, building articulation and architectural treatments should be incorporated for corner sites, highly visible building sites or buildings, or portions of buildings, when these terminate street corridors.

For areas where mid-rise and high-rise buildings are permitted, upper levels should be stepped back to enable sunlight penetration to the street and public open space, mitigate the perception of building mass and minimize the impact of winds.

- With the above comparison in mind plus seeing similar impacts along the length of Tyee Road, a further emphasis for these concerns is seen in review of the **Skyline Diagram Fig. 19 page 26** (attached).

While the Applications stated "Guidelines" paraphrase those in the original Design Guidelines, when this diagram is oriented properly (must be adjusted per the angles of the building's orientation along Tyee), the extent of the "wall" impacting the Esquimalt and Tyee streetscapes becomes more apparent. It becomes even clearer that the guidelines as intended, will not be met.

The previous 2005 concept created the "**Dockside Commons**" area as a major urban focus both internal to this development as well as a very strong visible element for those walking, driving or living adjacent the site whether tourists or residents. The proposed new approach loses this very positive element and in fact the new "Tyee Gateway" has become a very introverted, angular and narrow corridor between the dramatically high building "walls". The former "visibility" through the site and focus on the internal greenspace and waterway beyond are for all intents and purposes significantly reduced or lost altogether by the public, visitors and residents. Criteria for views, light, wind control etc. are significantly impacted.

The design has rightly indicated that this corner of this block is the most strategic from a number of perspectives. Perspectives being not only when viewed from within this development but and perhaps more but at least equally as important, from an external public and municipal perspective. From an Urban Planning viewpoint, it is suggested that with this amendment, there will be a very critical opportunity/requirement missed that was evident in the 2005 design. As well the implementation plan intended is not conducive to a cohesively designed and managed complex development and cannot hope to protect compliance with the site wide design parameters, quality control and criteria.

As per City policy and requests, public input has mounted a concerted effort to respond with a thoughtful and meaningful critique of this Application. I applaud the City process, these efforts and while I have not been directly involved as part of the broader reviews, believe that they are all presented with the best interests of the City and the success of developing this site in mind and therefore recommend that Council not approve this Application.

Yours truly,



David Ryder
{3 attachments}

1-4
VIEW THRU
CONES

APRIL 2005
DOCUMENT
PLAN

- 1 DOCKSIDE PLAZA
- 2 WATERFRONT PLAZA
- 3 TRIANGLE PARK PATHWAY
- 4 VISTA PARK PATHWAY
- 5 PARKS/GREENSPACE

- 6 BOULEVARDS
- 7 INTERNAL NORTH/SOUTH GREENWAY
- 8 IMPROVEMENTS TO GALLOPING GOOSE TRAIL
- 9 PEDESTRIAN LOOKOUT PIER (SMALL BOAT LAUNCH)
- 10 WATERFRONT WALKWAY

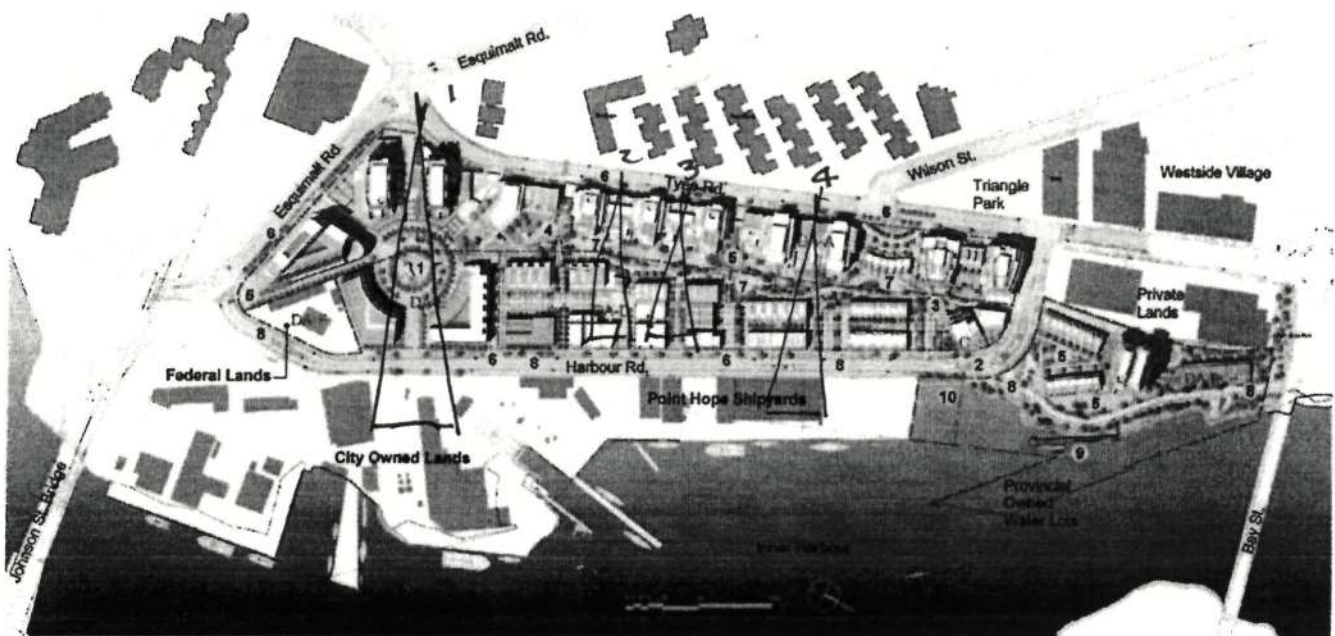
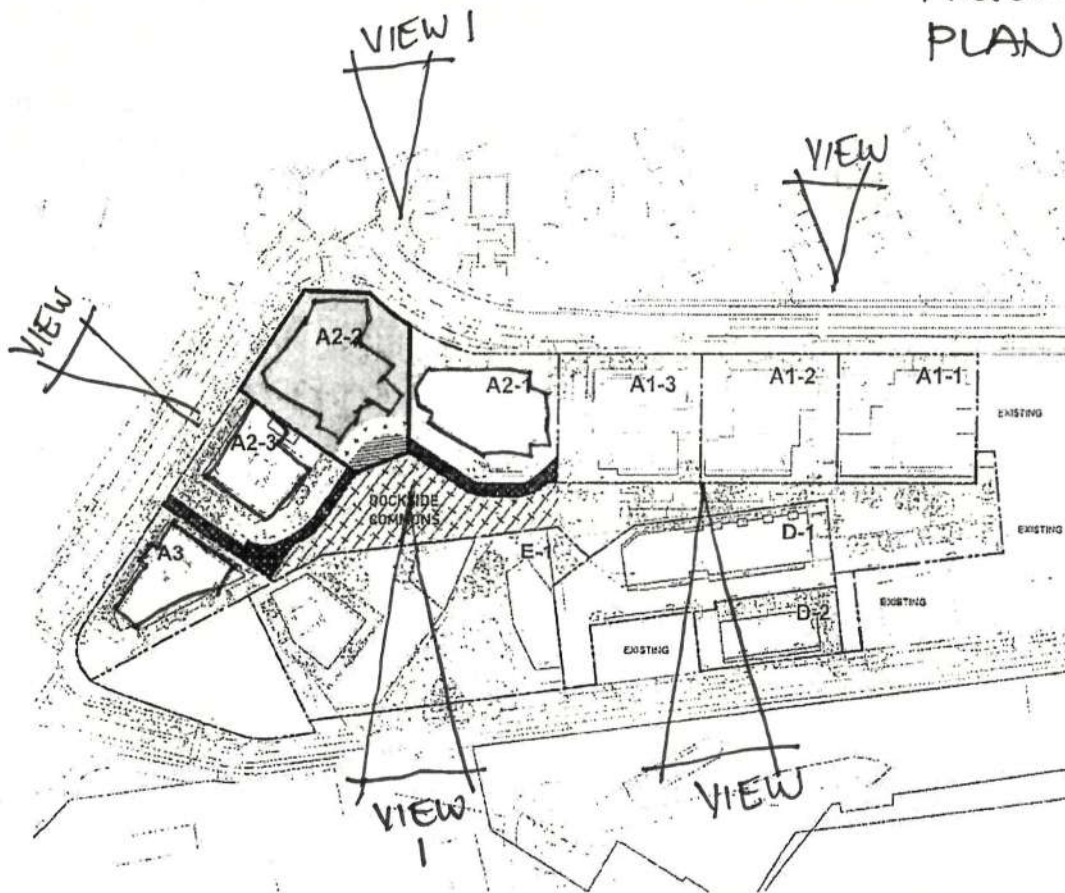


Figure 19: Illustrative Master Plan of the Dockside Area (Building footprints and locations may vary)
Note that base plan is same as that shown in MDA, however number sequence of features is not the same.

PROPOSED NEW PLAN



A2-2
Follows A2-1 or A2-3

- KEY**
- DEVELOPMENT PARCEL
 - AMENITY AREA
 - DEVELOPMENT BOUNDARY
 - W/TERMIN COORDINATION AREA
 - DOCKSIDE COMMONS
 - DOCKSIDE CRESCENT

AMENITIES TO BE DELIVERED

- PARTIAL DOCKSIDE CRESCENT*
- DOCKSIDE COMMONS**

* THIS AMENITY WILL BE DELIVERED IN ITS ENTIRETY IF A2-2 IS THE LAST DEVELOPMENT AREA OF THE A2 DEVELOPMENT AREA SERIES.

** THIS AMENITY WILL BE DELIVERED IF A2-2 IS THE LAST DEVELOPMENT AREA OF THE A2 DEVELOPMENT AREA SERIES (I.E. A2-1, A2-3 AND A2-3).

TOM MEASURES	DELIVERED DURING PHASE
BIKE RACKS	1
BIKE SHED	2
PEDESTRIAN BRIDGE	2
EDUCATION GRANT	2
MOBILITY HUB SIGNAGE	2

DOCKSIDE GREEN | AMENITY DELIVERY PLAN

Dockside Green Limited Partnership, LTD | Victoria, BC | November 25 2016 | 1:1 250

PWL partnership

3.1.2 SKYLINE & VIEWS

GUIDELINES:

1. The preservation of public views will be an important consideration during design and development.
2. Buildings on Tyee and Esquimalt Road shall increase in height towards the corner of Tyee and Esquimalt Roads, in order to cluster the highest buildings at the corner intersection.
3. Buildings within the Tyee Greenway Precinct should provide a minimum of 3m difference in height between buildings.
4. Buildings within the Dockside Commons Precinct should provide a minimum of 6m difference in height between buildings.
5. The massing and design of the tallest buildings at either end of the site should be designed to address views from either the Bay Street or Johnson Street Bridge respectively.
6. Public viewpoints developed within the Dockside Lands should be reinforced by the placement of seating, open spaces, circulation routes and the massing of buildings.
7. Views 1, 2, 4, 6 and 7 must be maintained (see Views Diagram & Views Table).
8. View 8 and 9 are intended to provide views above low-profile buildings and between the taller towers along Tyee Road, and are permitted to vary in a north-south direction (i.e. parallel to Tyee Road) from that shown in the Views Diagram.

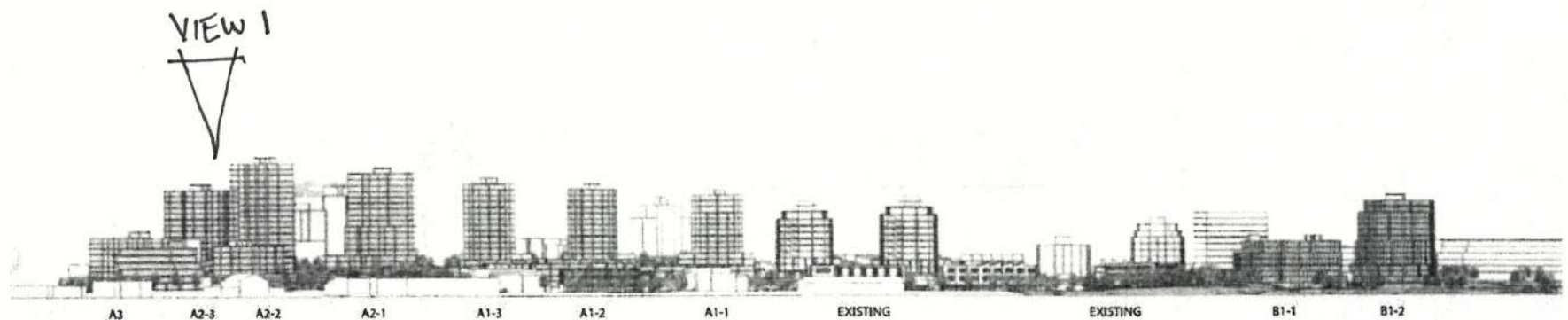


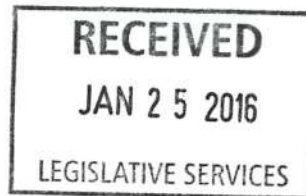
Fig 19. Skyline Diagram

SKYLINE CONCEPT:
Building heights gradually increase towards the corner of Esquimalt + Tyee, with additional height at the north end of the site to reinforce the "bridge-to-bridge" concept



January 25, 2017

Attn: City of Victoria
1 Centennial Square
Victoria, BC V8W1P6



Delivered via courier

RE: Dockside Green Rezoning

Mayor Helps and Council:

As the master developer of Bayview Place and the Roundhouse development we have an expressed interest in the future of the Dockside Green Lands. Both developments establish an important gateway to the Vic West community and surrounding neighbourhood.

Bayview has had an interest in the Dockside Green development since the initial sale and has a continued interest in seeing the successful development of this portion of Victoria's harbour front. Enclosed you will find our letter to Vancity outlining our interest in discussing a purchase offer or assisting with the development of the Dockside Green Lands. We are likewise available to meet with the City of Victoria and Dockside Green.

We have proven expertise in the area of small and large scale energy development including biomass which we can make available to Dockside Green as it moves forward. We also remain willing to assist in height distribution for the site to maximize sightlines and achieve appropriate density.

We encourage Dockside Green to consult with the current and future residents of Bayview Place. They have valuable perspectives to share on how the two sites can be developed to ensure the residential population and surrounding communities can best be served by the retail, cultural and other amenities under consideration.

Bayview Place and Dockside Green together represent a tremendous opportunity for the City of Victoria to create a compelling harbour front community uniting the very best in urban design and innovative technology, connecting to a very compelling history of place. We at Bayview Place are committed to delivering on that promise.

Paul Corns on behalf of Kenneth Wm. Mariash, Sr.
For Focus Group of Companies & Bayview Place

Cc: Tamara Vrooman, C.E.O of Vancouver City Savings & Credit Union (Vancity)

Norm Shearing, President Dockside Green Ltd.

Paul Corns, Bayview Place

Chris Reiter, Bayview Place



January 25, 2017

Delivered via courier

Attn: Tamara Vrooman, C.E.O
Vancouver City Savings & Credit Union (Vancity)
100-183 Terminal Avenue
Vancouver, B.C. V6A 4G1

Re: Meeting to discuss potential purchase and sale of undeveloped Dockside Green Lands

Dear Ms. Vrooman,

We appreciate the invitation from Norm Shearing to meet to discuss the future plans for Dockside Green. We believe that your participation could assist in a positive outcome for Vancity, Bayview and the City of Victoria. Among other things, we would like to discuss how we could assist with the planning, the energy system, and our potential purchase of the entire site.

Our group Focus Equities, owner and developer of numerous large-scale projects, is one of North America's premiere residential, commercial, and industrial master developers. Our 50 years of experience delivering multifaceted, large scale developments can achieve a positive result which respects the vision and values underpinning the project, creates a fair-market solution for taxpayers and Vancity members and delivers the highest quality of design and build befitting the entire harbour front development.

Our group is also involved in numerous larger and smaller scale power and energy generation projects, including biomass, and could offer some alternative approaches to the situation at hand.

We need the support and involvement of the Vancity executive to proceed with constructive discussions. A sale of the lands and additional planning would allow Vancity to monetize its investment and transfer the long-term master planning and master development obligations to our group. We are committed to investing in this area. I recommend an immediate meeting to discuss these matters as soon as possible.

The Dockside Green Lands and the Bayview Lands deserve the best possible outcome. We are available to assist at your convenience.

Sincerely,

Paul Corns on behalf of Kenneth Wm. Mariash Sr.,
For the Focus Group of Companies

Cc: City of Victoria
Norm Shearing, President Dockside Ltd.
Paul Corns, Bayview Place
Chris Reiter, Bayview Place