

Pamela Martin

From: Alex Nagelbach [REDACTED]
Sent: Wednesday, January 25, 2017 11:07 PM
To: Lisa Helps (Mayor); Marianne Alto (Councillor); Chris Coleman (Councillor); Ben Isitt (Councillor); Jeremy Loveday (Councillor); Margaret Lucas (Councillor); Pam Madoff (Councillor); Charlayne Thornton-Joe (Councillor); Geoff Young (Councillor)
Cc: Public Hearings
Subject: RE: Support for the new Master Development Plan for Dockside Green

Dear Mayor and Council,

The Greater Victoria Cycling Coalition supports Dockside Green's new neighbourhood plan and we look forward to Dockside Green being fully completed. We believe that this plan is well aligned with the City's environmental, land use and multi-modal transportation goals, especially with regards to adding density along existing and future All Ages and Abilities bikeways.

We are particularly pleased with Dockside Green's commitment to safe and secure bike infrastructure. This neighbourhood plan includes many tangible benefits towards these goals, including:

1. Providing funds dedicated to cycling improvements on Harbour Road, which is currently a gap in the All Ages and Abilities Galloping Goose Regional Trail.
1. High quality bicycle parking (the greater of the LEED ND v4 standard or City standard).
1. 160 public bike parking spaces.
1. 6 grants of \$3,500 each to help support key interest groups for the use of promotional or educational events at the Dockside Lands related to cycling, transit and pedestrian travel.

We believe that the positive impact of these investments in biking will be felt far beyond Dockside Green itself and therefore the City would be well served by approving this neighbourhood plan.

Thank you,
Alex Nagelbach, CPA, CGA
Treasurer, Greater Victoria Cycling Coalition

Pamela Martin

From: Willie Waddell [REDACTED]
Sent: Wednesday, January 25, 2017 9:55 PM
To: Public Hearings
Subject: Public Hearing - Dockside Green January 27, 2017

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

Dear Mayor Helps and Council

I am writing as a permanent long term resident of Dockside Green – Synergy Strata.
I have attended almost all of the meetings held over the past few years regarding the buildout of DSG so I feel well versed in events that have occurred in the development and evolution of DSG.

I gave my support for the affordable housing, one of which is situated directly in front of my townhouse at 1-389 Tyee Road.

The original height has been reduced following a revision of the original plan after consultation meetings with directors and residents, and I believe it meets the original mandate to provide affordable housing, and is an asset to the development.

Prior to this meeting with the City of Victoria there have been a number of meetings and information sessions with DSG so we have had many opportunities to express our ideas and concerns and we have been listened to.

I feel strongly in DSG and I support and give my approval for the updated plan and look forward to the project moving on to completion.

Kind regards,
Willie Waddell

[REDACTED]

1-389 Tyee Road



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

UVic Urban Development Club
4433 Fieldmont Court
Victoria, BC, Canada
V8N 4Z1
T: 250-686-8815
E: uvicudc@gmail.com
W: uvicurbandevlopmentclub.com



January 25, 2017

Mayor and Council

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

Dear Mayor Helps and accompanying Council members,

RE: Support for the Rezoning Application No. 00473 for the Easterly 300 Block of Tyee Road and the Westerly 300 Block of Harbour Road (Undeveloped Lands at Dockside Green)

The University of Victoria Urban Development Club is a unique interdisciplinary body on campus that brings together like-minded students from across departments and disciplines to discuss and learn about all aspects of urban development. Since our inception in September 2013, we have had a returning membership of over 100+ students.

As students at UVic, many of us have had the pleasure of touring Dockside Green as an example of sustainable urbanism both through the club and as a part of formal class activities. They are an anchor of beautiful, interesting, and responsible development on the West Shore, and we are very excited to see the build-out phase of the project proceed.

The updated design guidelines, with their attention to green space and community amenities, are a further representation of excellent development and a commitment to community involvement. Dockside Green's focus on social, economic, and environmental sustainability is exactly the sort of development philosophy that should be supported by those in favour of a more beautiful and livable Victoria. We are fully in support of these amendments in order to better allow the full vision of Dockside Green to develop. They have a track record as excellent place makers, both in the realm of semi-public and private space. This provides further assurances to the quality and character of their development projects past, present, and future.

Sincerely,

Daniel Saxton
President

Morgan Henderson
Director

Nick Glover
Director

Madsen Canitz
Director

Jordan LeBlanc
Director

Sidney North Saanich Industrial Group

763 Tulip Ave.
Victoria, BC V8Z 2P6

John Juricic, Executive Director (PT)
Owner, Harbour Digital Media
john@harbourdigitalmedia.com
(250) 812-8827

January 2017

Re: Dockside Green Re-Zoning

It is with great pleasure that I write a letter of support to the City of Victoria for the proposed *Dockside Green Re-Zoning Application*.

My name is John Juricic and I am the Executive Director of the Sidney North Saanich Industrial Group (SNSIG - <http://harbourdigitalmedia.com/sidney-north-saanich-industrial-group/>). This consortium was formed in the summer of 2011 to deal specifically with the employee related business drivers regarding a lack of workforce housing, a lack of affordable & convenient transportation options to the area and a lack of skilled and trained workforce availability. The Industrial Group consists of the following companies; *Scott Plastics, Seastar Chemicals, United Engineering, Nicholson Manufacturing, AXYs Analytical, Viking Air, Schneider Electric, Titan Boats, Cube Storage and Epicure Selections* who together comprise over 2,400+ employees, generate close to \$900 Million in annual gross revenue and generate close to \$150 Million in annual payroll.

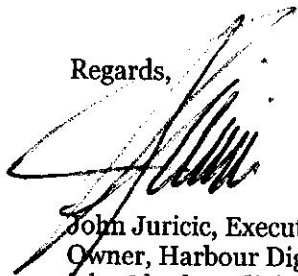
As Executive Director (PT) of the Sidney and North Saanich Industrial Group, I can guarantee that the members would be supportive of new housing proposals and inventory for Lower Vancouver Island.

Sidney North Saanich Industrial Group members have been working tirelessly to promote Affordable Workforce Housing opportunities for member employees on the Saanich Peninsula. This is a business critical requirement for sustainable business growth amongst our member companies.

Our research indicates a combined need for an enhanced inventory of rental property together with entry level homes. If you require more information we can provide relevant studies.

Again, we applaud the Dockside Green community for their housing initiatives. Please do not hesitate to contact me if you have further questions.

Regards,



John Juricic, Executive Director (PT) SNSIG
Owner, Harbour Digital Media
john@harbourdigitalmedia.com
(250) 812-8827

Pamela Martin

Subject: FW: Support for the new Master Development Plan for Dockside Green

From: Robert Wormald [REDACTED]

Sent: Monday, January 23, 2017 7:24 AM

To: Public Hearings <PublicHearings@victoria.ca>

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

Mayor and Council

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 City Council,

Please consider this letter my support for the Updated Dockside Green Neighbourhood Plan. I reside in the Jubilee area and commute daily past Dockside Green to my place of work at the Department of National Defence. I am excited about the new plan, especially the inclusion of the children's play area and new retail spaces. As a father of two young children, my family will often come and meet me on my lunch hour or after work. The proposed design includes a children's play area and the green space provides an excellent meeting place for us to enjoy. Moreover, as a taxpayer of Victoria I would like to see these grounds developed to provide housing options close to town and the inclusion of the affordable housing is a great attribute of this project.

Everyday as I commute across the bridge, I look at the potential of these lands and I hope that progress on this project can start soon in order to enhance the vibrancy of this waterfront community.

Regards

Robert Wormald
Victoria B.C

Pamela Martin

From: Nada Dosenovic [REDACTED]
Sent: Wednesday, January 25, 2017 5:35 PM
To: Public Hearings
Subject: : Support for the new Master Development Plan for Dockside Green

Hi there,

With this letter, I want to express my personal support for the new Master Development Plan for Dockside Green. At present time I live in the neighbourhood just across the street from the Dockside Green.

I am aware of the change from the original plan and I trust that change is for the better of the community as whole.

As long as there is a clear and transparent explanation for all the changes and it is not mainly about few developers making a huge amount of the profit on this project, I would prefer to see this site developed in a near future.

Vic West is a lovely community that is changing and becoming one of the nicest parts of the larger community on this part of the Vancouver Island.

Dockside Green fits perfectly in Vic West community with all modern and functional buildings that exist already as a part of the larger project.

As long as Dockside Green remains committed to the three pillars of sustainability: environmental, social and economic principles, they could be granted permit to continue their fantastic work.

I trust that Dockside Green will become complete wonderful community in a next several years.

My best wishes to them.

Regards,

Nada Dosenovic
#32-330 Tyee Rd.

Tyee Co-op

Pamela Martin

From: Lindsay La Rose [REDACTED]
Sent: Wednesday, January 25, 2017 6:49 PM
To: Public Hearings
Subject: Support for the Updated Dockside Green Neighbourhood Plan

Dear Mayor and Council,

I am writing in support of this innovative development Dockside Green. As someone who has been commuting for over 10 years to Victoria from Sooke, this type of plan for a community excites my family and I. The abundance of green space, innovative use of stormwater collection, and well-thought out plan for a dog park and children's play area are just a few of the reasons we would consider a move to this community. As a nature-loving, active, and young family, I couldn't be more pleased to have the sustainable Dockside Green as an option for relocating our family.

Kindest regards,

Lindsay La Rose

Josh Wilhelm
Owner/Operator
Coast Lunch Box Ltd. Food Truck

January 25th, 2017

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

Dear Mayor and Council,

I am writing this letter to show my utmost support for the Dockside Green Updated Neighbourhood Plan. I strongly feel that the vision and direction held by Dockside Green will be a great benefit to Vic West & surrounding areas in the immediate future and for many years to come.

Three years ago, I approached Dockside Green with a proposal to allow me to operate my brand new business on Dockside Green property. This request was met with an open mind, a collaborative and positive attitude, and professionalism at its best; traits that I have experienced over the years in all my dealings with them. All of my experiences with Dockside Green have been nothing short of excellent.

Docksides BETA project provided my business with the jumpstart it needed to establish itself and build a positive reputation with my clientele. Their support to my business and others in Vic West through their involvement in events such as Vic West Fest & Thinklandia, has had an immense positive impact.

Their continued development of a sustainably sound neighbourhood in Vic West should be met with open arms and minds as they have done for so many others like myself.

If any further information is needed and/or if you have any questions I can address, please feel free to contact me.

Warm regards,

Josh Wilhelm
Owner/Operator
Coast Lunch Box Ltd.



Pamela Martin

From: Janice Mercer [REDACTED]
Sent: Wednesday, January 25, 2017 2:28 PM
To: Public Hearings
Subject: Support for Dockside Green Development

To Mayor and Council

Please consider this my support for the updated Dockside Green Development. I am encouraged by the inclusion of affordable Housing close to town and would be interested in living there once the development is complete.

Thank you Janice Mercer

Pamela Martin

From: James Thorneloe [REDACTED]
Sent: Thursday, January 26, 2017 7:15 AM
To: Public Hearings

Sent from my iPhone

Dear Mayor and Council,

I am writing this letter to share my support for the Dockside Green Neighbourhood Plan. I live in Sidney and have struggled to commute for the last 4 years into town. This new development provides an opportunity for myself and my young family to consider moving into town. A green space, a dog area and a children's place place all within walking distance to town-we wouldn't even need a car. As a builder, I love the urban design, Leed standard building and use of green space in the area in the plan by Dockside Green. With the completion of the Johnston street bridge around the corner, the update to this up and coming community would open many options for those of us doing the long daily commute to move into town.

Sincerely
James Thorneloe

Pamela Martin

From: Gillian Montgomery [REDACTED]
Sent: Wednesday, January 25, 2017 5:49 PM
To: Public Hearings
Subject: Bylaw #17-005 Rezoning #00473 353 Tyee Rd

To Whom It May Concern,

I am a longtime owner of unit #204 in The Edge building across the street from the proposed structures on the undeveloped land at Dockside.

Specifically, I am very concerned about the amendment to part 12.9- CD-9 Zone, Dockside District, of Bylaw No. 80-159. (Zoning Regulation Bylaw, Amendment Bylaw (No. 1076) No. 17-005.

I do not support an increase in height for this project. I do not want to live in a Vancouver like neighbourhood. A height increase will not work with the current Dockside development. Furthermore, it will affect the value of existing properties in the Edge building.

Unfortunately, I am out of town or would be present in the meeting tomorrow night.

Thanks you for giving me the opportunity to have a voice in this.

Sincerely,
Gillian Montgomery



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

Pamela Martin

From: Eleanor Aylesworth-Warsh [REDACTED]
Sent: Wednesday, January 25, 2017 12:06 PM
To: Public Hearings
Subject: disagree with zoning amendment bylaw 300 Block of Tyee Rd RSVP

I disagree with zoning amendment bylaw 300 Block of Tyee Rd. I own 909-160 Wilson Street in Victoria. I am an original owner and I have seen my beautiful water view disappear. The last small bit of water view will be gone when you amend the zoning bylaw.

I strongly object to any to an amendment to allow extra height to buildings. There is already high density in the area. I purchased my unit under the original zoning and am very concerned about these proposed changes.

Sincerely,

Eleanor

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Eleanor Aylesworth-Warsh

Cell: [REDACTED]
[REDACTED]

Pamela Martin

From: Brendon Dawson [REDACTED] on behalf of Tamara Vrooman [REDACTED]
Sent: Wednesday, January 25, 2017 3:18 PM
To: Public Hearings; Lisa Helps (Mayor)
Subject: Letter of Support for Dockside Green

Dear Mayor Helps and Council

I would like to express my sincere thanks to you and City staff for your careful consideration of the rezoning application for Dockside Green. We value our relationship with the City of Victoria and appreciate all the hard work and dedication that has gone into this process.

Our vision for Dockside Green has always been to build an environmentally sustainable development that serves the well-being of residents, protects and nurtures the environment, and acts as a catalyst for a vibrant local economy in Victoria. Your work and input throughout this process, as well as the insights and advice from those in the community, have helped significantly as we continue pursuing that vision.

From the outset of developing Dockside Green in 2005, we made a commitment to work together with the City, residents and community stakeholders to seek input, ideas and advice. This collaboration has been invaluable throughout the history of this project, but particularly throughout this most recent process as it has helped inform a revitalized neighbourhood plan that reflects the needs and wants of the local community, both now and into the future. For example, to help meet the needs of the local community, Dockside Green is incorporating 75 units of affordable housing.

With the insights we have gathered throughout the process, we are confident in our vision to deliver a neighbourhood that embodies the principles and spirit of the original plan. We look forward to your decision, and if the application meets with your approval, to partnering with like-minded builders to bring this revised plan to life.


Thank you again for your consideration.

Sincerely,


Tamara

Tamara Vrooman
President and CEO
Vancity
[REDACTED]

183 Terminal Ave Vancouver BC V6A 4G2
www.vancity.com



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Pamela Martin

From: Angela Thorneloe [REDACTED]
Sent: Thursday, January 26, 2017 7:13 AM
To: Public Hearings
Subject: RE: Support for the Updated Dockside Green Neighbourhood Plan

Dear Mayor and Council,

I am writing this letter to share my support for the Dockside Green Neighbourhood Plan. I currently reside on the Saanich Peninsula and commute daily downtown to my place of work. This new development provides an opportunity for many individuals and young families who face long commutes to consider moving into town. A green space, a dog area and a children's place all within walking distance to town provides an amazing opportunity for young families. On my lunch hours, I will often walk along the waterfront and enjoy the beautiful scenery and would visit the retail centres located in this area, maximizing my time as a busy mom. This development boasts many attributes that the larger community can enjoy and I support it's development.

Thanks,
Angela Thorneloe

Pamela Martin

From: Andrew Whiting [REDACTED]
Sent: Thursday, January 26, 2017 9:55 AM
To: Public Hearings
Subject: RE: Support for the new Master Development Plan for Dockside Green

I support the Master Development plan for Dockside Green!! Let's get it built!

Andrew Whiting
4th Class Power Engineer
Utility Operator
Corix Utilities
354 Harbor Road, Victoria, B.C. V9A 3S1
[REDACTED]

Pamela Martin

From: ANDREW BECKERMAN [REDACTED]
Sent: Wednesday, January 25, 2017 6:09 PM
To: Public Hearings
Cc: Victoria Mayor and Council
Subject: Fwd: Docksider Green zoning changes 300 block Tyee Road and 300 block of Harbour road

From: "Andrew Beckerman" [REDACTED]
To: "public" <hearings@victoria.ca>
Cc: "mayorandcouncil" <mayorandcouncil@victoria.ca>
Sent: Wednesday, January 25, 2017 6:04:28 PM
Subject: Docksider Green zoning changes 300 block Tyee Road and 300 block of Harbour road

dear mayor and council,

first i must disclose to you that i own a suite (currently rented) in the condominium building at 100 Saghalie Road which overlooks the lands covered by this application. furthermore come May 1, 2017 i will be undertaking renovations in anticipation of moving in on or near Canada Day. the proposed development will block my views to the east including parts of the gorge waterway, the north end of downtown, chinatown and on a clear day Mt Baker.

while there was never any guarantee that my views would be perpetual. certainly the original masterplan for Docksider Green which i believe was abandoned in the market downturn of the last decade was a significantly less intensive development, not dissimilar to what was constructed in the first phase.

i have heard no reason as to why the dramatic increase in height, density and the number of additional suites will generate any particular benefit to residents of Victoria. i would be surprised if the increased number of units did not increase the profitability for the developers. the city (certainly with a lack of inclusionary zoning) has often responded to developers pleas that they need taller larger denser development to make a profit. as an architect and builder of small scale development i understand the need for a profit. while observing zoning requests over the past decade what council has failed to recognize is the difference between a profit and a killing.

i recall listening to the redeveloper of "The Hudson Bay" building on upper Douglas Street telling a previous council that they had no idea how much the retention and renovation of the historical features of that building was going to cost them, so they needed a change in zoning for some extra development. pardon me, no developer would buy that building or any other building or parcel in our community without costing the project. Council repeatedly gave and has given density increases with little benefit to our community. i believe in the not too distant past the developer of "The Escher" across from the YW/ YMCA asked for additional suites. my recollection is that council settled for 200,000 +/- rather minimal in my opinion given the opportunity for extra profit for Chard

i have been at public presentations regarding the increased development being petitioned for by the current owners of the Docksider Green project. they made much of the fact that if they could increase the height of the buildings and move them to the high point of the lands in question, this would allow for more open space around the buildings and toward Harbour Road. i ask cui bono? who exactly benefits from this increase in open space within the development boundaries. given that the neighbourhood is relatively rich in open space already (the galloping goose, the skate board park and open space beyond, the dog park adjacent to the Bayview development and the walkway and patches of spaces along the walkway that runs from the Blue Bridge to West Bay Marina.)

the promise of more open space seems unnecessary given the significant amount already in existence. what the increased density, mass and height of the proposed zoning change will give the neighbourhood is a somewhat continuous wall of building (albeit with discreet spacing between the towers) that would be completely at home in Yaletown. i feel less welcome here. as someone who bicycles up and down the galloping goose and kayaks in the gorge above the Blue

Bridge, i am not sure the wall of proposed development will contribute in any way to the enjoyment of both those community amenities.

furthermore, given our lack of significant inclusionary zoning , i have heard little or nothing about the affordability or the number of any significant quantity of "affordable/ supportive " housing . so can you tell this citizen what possible rationale council might have in accepting this massive increase in a project that appears to have been bulked up on steroids without any perceptible benefit to our city and what appears to be a significant increase in developer profits.

i apologize that i will not be present for this hearing tomorrow evening to speak at greater length or answer questions council might have for me of the points i have raised as i will be out of town

respectfully

andrew beckerman (owner 511-100 saghalie road)

Pamela Martin

From: daniel ethier [REDACTED]
Sent: Thursday, January 26, 2017 2:13 PM
To: Public Hearings
Subject: FDockside Green

From: daniel ethier [REDACTED]
Subject: Dockside Green
Date: January 26, 2017 at 2:09:30 PM PST
To: publichearing@victoria.ca

Im opposed to the new zoning regulations proposed for several reasons

- Reducing parking (already issues on TYEE rd with current resident parked there)
- Parcel to be sold to different developers (uniformity , responsibility for common areas etc)
- ongoing zoning changes with different builders
- Green certification is being altered from the original plans or intent
- Dockside not complying with Green regulations as their water treatment plant as not been working since day 1 and theres also bad odours in some condos toilets
- Current buildings are cement and now they are building wood construction 4 level town homes that in no way matches the environment around it which is ilkely an example to come with different builders involved in different pieces being sold
- dog park and common area have all been reduced with this new amendments
- For years Vic west as had this big hole left by Dockside and an ugly fence which is not very pleasant for neighbours...

-

I live in the Bayview One building which are creating a great community with the highest standards and to have Dockside in constant changes in plans, dealing with different builders etc is not good for Victoria, Vic West etc.

Just think of this beautiful bridge soon to come and as we come across we will see Dockside with tall buildings on the waterfront that are not uniform and also it will take years when theres different developers involved .

daniel ethier
209-100 Saghalie rd
[REDACTED]