

May 27, 2015

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

**Re: Affordable Housing at 370 & 384 Harbour Rd in Victoria West**

Dear Mayor, Council, and City Staff

On 18<sup>th</sup> November, 2014 Robert Brown of Catalyst Community Developments Society with his design team presented a proposed affordable housing project on the Dockside Green property known as 370 & 384 Harbour Rd in Victoria West which would be owned and operated by the Society.

Approximately 20 people attended the meeting. Those in attendance learned of the development targeting occupants who are singles and couples with net incomes between \$25-60 thousand per year. Forty nine residents are being proposed, including studio, one and two bedroom non-smoking units. The proposed development of affordable housing was considered a departure from what was believed to be market housing planned for that area of the Dockside development.

While the proposal was received respectfully and with appreciation and support for affordable housing at Dockside Green, most in attendance expressed some significant concern for this particular development proposal. Of concern to most of those in attendance is the **proximity** of proposed buildings to **neighbouring buildings** and to the central greenway, the **concentration of affordable housing** within the relatively small area, and **parking**.

The northern most building is proposed to be located approximately 2 metres from the central green pathway and just 11 metres from the nearest building at its closest point. While the development team indicated that these setbacks are consistent with zoning for density, and given the building height, parking, open space and use, there was a strong feeling of discontent expressed by those in attendance. Privacy, acoustic/noise issues, and significant encroachment on the greenway were articulated as the major concerns with site location.

Most people in attendance also expressed significant concern with the density of affordable housing within the proposed confined space. There was general appreciation stated for the pursuit of affordable housing, though awareness about the impacts of what 49 affordable housing units will have on residents within a stone toss away. The socio-economic circumstance of building occupants aside, two multi-residential tightly placed buildings within the narrow area between Balance and the existing and future commercial buildings along Harbour Road was considered highly problematic, particularly given the limited access options (via the greenway) available to the upper units. The inherent increase in pedestrian traffic

along the greenway (26 units will be accessed by the greenway only), and general household activity that is associated with medium density residency is expected to unduly and negatively impact the quality of lives of those in the neighbouring units and the sanctity/ecological integrity of the greenway. There was also concern expressed that the concentration of affordable units in the confined space would create a pocket ghetto situation, rather than the preferred integration of affordable housing that is more disbursed throughout the site.

The concern about parking was expressed as a growing issue in the area. The significant limitation in parking for existing commercial operations was raised, and additional pressures associated with the proposed development is expected to exacerbate the issue. Reduced parking requirements in affordable housing developments are somewhat understandable if there is a capacity to supplement within neighbouring areas. With the phase two development going ahead at the Wing, in this area, parking demand is already beyond availability. Severe parking conflicts are anticipated unless dedicated parking is developed as a priority in advance of additional residences at Dockside.

Additional comments articulated at the meeting in addition to or in reinforcement of the summary provided above include:

- "love the community", "love the project", "not trying to shut it down", but..."parking is a huge issue. Without parking spaces people will not come to the bakery and other businesses"
- "City must face the fact that there is no public parking in Vic West. Pacifica already approved with less parking." Recommendation that the City to look at developing a parking plan for the area.
- "Like almost everything but the parking plan.", "Don't like massive change in use of greenway where furniture, garments etc will be moving through. It's a beautiful space." "Move the entrances along the other side."
- Suggestion (with general agreement) to move R4 (northern most building) further south to maintain open space and address concerns about noise, privacy etc.
- "not sure the site is right" for an affordable housing project
- Concern about lack of LEED certification
- Noise mitigation measures are required for the heat recovery ventilators
- bike storage is limited, requiring bikes to be brought into units – causing the greenway to be worn out
- "Not enough storage for recycling and bikes."
- "Maybe change the medium of the laneway from gravel to something safer"
- "Lack of children's facilities" on site where there will inevitably be families being housed
- Shadow study – concern about the quality of housing for the ground level townhouses (facing the existing and yet to be constructed building planned along Harbour Road)
- Too much density of development on the north side of the development

- There is a problem filling the restaurant because of parking and the Advertisement business moved out because of the parking issue
- "Street parking in the area is not well managed"
- Suggest "turning the parking into two or three hour parking"
- Unhinging the matching buildings; to help address some of the issue (i.e. larger units to R4 to reduce density of occupancy)
- The proposal is perfectly pitched to attract younger people with lower incomes
- "Like the design", "beautiful"
- Concern for laundry facilities – could put laundry into the studios to mitigate outside access requirement of common facilities
- "Like orientation to the greenway and access to the greenway giving life and energy"; "two-story scale feels human"
- Likes the density
- Suggest changing ground floor studios to parking
- Appreciation expressed for the safety aspect of the having more people around

I trust this will help supporting modification to the proposed project as presented at the Community Meeting to better meet the interests of Victoria West residents.

I suggest that an additional Community Meeting be scheduled where modifications can be properly presented to interested community members to ensure concerns have been adequately addressed.

Cheers

Bernie Gaudet  
President, Victoria West Community Association

Cc:

- VWCA Board of Directors
- Norm Shearing (President, Dockside Green Ltd)
- Ally Dewji (Land Development Manager, Dockside Green)

**From:** Marilyn Winterbottom  
**Sent:** Wednesday, May 20, 2015 10:31 AM  
**To:** Mike Wilson  
**Cc:** Chris Lawson  
**Subject:** Dockside Green Land Use Amendment

Hello

I am one of the concerned owners at Dockside Green opposite to where the proposed housing development is to take place if the city approves it. Though Dockside Green Ltd. purports to encourage dialogue w.r.t. this development and advertises so on their billboard, there has been very little "dialogue" regarding our concerns about density, access, parking and original zoning bylaws. It would appear that they have done very little to address our concerns. So it will be up to the city and the planning department to decide.

A number of us sent our concerns to city council early in the year. Please find attached our letter. We will be attending the Dockside Green information meeting Thurs. May 21, 2015 to hear if any of our concerns have been addressed....though according to Chris Lawson, the plan remains unchanged. We understand there is a planning meeting next week, which we will not be able to attend. However, we wish you to be aware of our issues regarding this Land Use Amendment and urge the planners to look at this very carefully and delay any decision until you have thoroughly examined the proposal. There are other options.

Thank you for your attention to this matter.

Respectfully,

Marilyn Winterbottom

Herb Davies

109-373 Tyee Road

Dockside Balance



January 4, 2015

To the Mayor and Councillors

As owners in Dockside Green Balance, it has been brought to our attention that Dockside Green Ltd and Catalyst Community Housing Society will be making an application for a bylaw amendment in order to construct two three story affordable housing buildings composed of 49 units at 370 and 384 Harbour Road. These two sites will be referred to as R5 and R4 respectively. They are within development area D of the CD-9 Zone, Dockside District.

We support affordable housing on the Dockside Green Site. This was a part of the original vision. However, the proposed design and location are concerns for these reasons.

- **the proposed buildings do not comply with the Dockside Zoning Bylaws for area D**, as they would contain a number of units on the ground floor facing Harbour Road. The existing bylaw permits multiple dwelling use "but only on the second floor and up, not within 18 m of the Harbour Road and no part of any unit can face the Harbour Road unless there is a buffer of another building equal or greater height between it and the easterly property line". This is intended to offer residents some protection from the noise generated by Point Hope Shipyard. As you are well aware, the activities of the shipyard have already created difficulties for residents in Balance with respect to noise, dust etc. The proposed use would have residential dwellings placed almost directly across from these noisy activities.

- **parking is a problem.** Only a few spaces are planned for the two buildings, assuming that residents will forgo having a vehicle. Hopeful but not practical. There is already another affordable housing application in the works in this neighbourhood to be located on the vacant lot across from the mall near the park. There are no plans for in building parking there either. The area is already congested and parking spots on the street are at a premium. The development of R5 and R4 will exacerbate this problem.

- **the proposal as designed will negatively impact the existing greenway and the residents who currently face it.** Because some of the units in the proposal will be accessed only from the greenway, one questions how they would move in and move out if there is no vehicle traffic allowed. What about access for emergency vehicles? The greenway is a narrow space as it is, intended to provide a quiet and tranquil buffer zone. With a high density building right on the greenway, the ambiance would change to one of busy foot traffic, since according to the plan, this would be the only access point for some of these units. Unless there is a plan to double the width of the greenway to provide some privacy for the garden suites and to allow privacy for the 2nd and 3rd level units who would be looking directly into the living and sleeping areas of units facing each other, this plan will not work. The proposed building is too large for the site.

- **negative impact on property values.** As owners, there was a good reason to invest in Dockside Green as a living space. We were attracted by the quality of the original plan, the greenway and water features, the LEED platinum designation, and as such, paid a premium for these amenities. The proposed plan and the design of the new units will adversely affect the value of these properties, particularly those garden suites. It is doubtful that they will be built to LEED standards as the design calls for wood frame construction. How will this new development support the existing values of Dockside Green? (emphasis on the Green.) Why not stick to this original plan and keep the continuity and compatibility of design and construction to LEED standards.

There exists a very large parcel of land to the south of this narrow area of R5/R4 with few of the impediments of the existing proposal. Why not build the housing there and keep the existing plan in place? Why promote opposition and adversity? Surely there is a way that all parties can be satisfied.

We urge council to consider the application carefully. We know council is committed to building affordable housing.....no problem. There is lots of vacant land in the existing Dockside Green parcel. Build the housing in an area that is less fraught with stumbling blocks and opposition.

We urge council to come on site and look at what our concerns are regarding this proposed land use and bylaw amendment. We hope that council will reject the amendment and ask the developer to re design the plan with our concerns in mind.

Thank you

Marilyn Winterbottom  
Herb Davies  
109-373 Tyee Road  
Victoria, BC

**From:** SL

**Sent:** Friday, May 22, 2015 4:57 PM

**To:** Mike Wilson

**Subject:** Dockside Green - Supporting Affordable Rental Housing

Dear Mike Wilson,

As a Dockside Green resident, **I support the current plan for affordable rental housing** as outlined during yesterday's (May 21st) presentation by **Dockside Green and Catalyst Community Developments.**

My husband and I own two suites here at Dockside, having bought in as original owners in Balance A building in 2009. Both of us deliberately invested here because we felt it aligned with our values of environmental, social and economic sustainability. Our experience living here has been overwhelming positive.

Over the past year, I have attended numerous Dockside Green community engagement events regarding next steps for our neighbourhood. To date, I have nothing but the highest regard for Norm, Ally and the Dockside team, including the designers and architects who have invested their time listening to--and reflecting back what they have heard from-- our community.

Having Robert Brown of Catalyst respond to specific questions and concerns relating to the affordable rental housing units has also brought confidence that our voices are being considered and reflected as the development process proceeds.

Thank you considering my perspective, Mike. I look forward to supporting this inspiring process.

Appreciatively,

Stephanie Lepsoe

203-373 Tyee Rd.  
Victoria, BC  
V9A 0B3

**From:** Willie  
**Sent:** Monday, May 25, 2015 10:59 AM  
**To:** Mike Wilson  
**Cc:**  
**Subject:** Dockside Green Development  
**Importance:** High

Good Morning Mr Wilson:

I am writing you to indicate my support for the Affordable Housing project that The Catalyst Community Development Society is planning at Dockside Green.

I have a personal interest in the ongoing development at Dockside Green both as a resident of a townhouse directly opposite the north end block and as a concerned citizen. I recognise that housing for all citizens is necessary for the good of all.

I have been interested and involved in DSG since the first proposal and offerings were made for purchase in 2005. In fact I was the first purchaser.


I am well aware of the initial build out plans and how they were impacted by the recession in 2008, the year I moved in. I have taken an active interest in Synergy, and was on the first Strata Council.

I strongly support the direction this project is going in, not only for the my own interests but in the way that affordable housing has been addressed. The revised proposals in the Affordable Housing projects have been modified in a very positive way.

I commend the work that Robert Brown and the Dockside Development team are doing and direction we are going.

Sincerely  
Willie Waddell  
1-389 Tyee Road

Dr. Catherine and Greg Caws  
389 Tyee Road – Unit 5  
Victoria, B.C. V9A 0A9



January 2, 2015

Mayor and City Councillors  
City of Victoria  
1 Centennial Square  
Victoria, B.C. V8W 1P6

Dear Mayor and City Councillors,

**Subject: Development at Dockside Green**

We are writing in regard to the latest proposed development at Dockside Green.

The addresses affected are 370 and 384 Harbour Road, on sites R5 and R4 of the property (diagram attached). We are resident owners at 5-389 Tyee Road.

We believe this will be the subject of an upcoming rezoning review by City Council and we want to be sure my point of view is heard. Thank-you in advance for reading this.

**Dockside Green's Reputation is in Play**

We are in danger of creating a mockery of Dockside Green. We believe the new developer is trying to save money at all costs, even if it means jeopardizing our world-leading community. The rezoning they are requesting will undermine what has been created. We don't want this as an example of a process gone wrong – thus our letter.

**The Developers Should Not be Allowed to Rezone**

We do not support the developers proposed zoning changes although we do respect their right to build on the property as originally planned. We agree with the original objectives that Dockside Green is a place of diversity, one of livability for all and one that adheres to the highest level of environmental responsibility. The shoehorning in of two high-density units under the guise of affordable housing demonstrates very poor judgment.

## Affordable Housing Doesn't Mean Second-Class Citizens

The developer seems to assume that affordable housing means that the new residents deserve less. This is unconscionable and it affects not only the new residents but also the whole community. They have enlisted so-called experts in affordable housing, to support their objectives but the original proposal was so poorly done, we wonder if they are compromising their judgment.

## There Are Too Many Corners Being Cut

Frankly, the development seems like an afterthought to deal with two difficult land parcels. This summarizes our thoughts pretty well:

*Let's jam two buildings into this tiny area where we can barely fit a laneway, let alone anything else; don't worry about livability, residential access or emergency vehicle issues, and forget about parking; let's call it "affordable housing" and get some consultants involved to get the monkey off our back; let's avoid proper LEED certification because it's a pain; lastly let's increase the density to a point where we might turn a profit - who cares if it doesn't fit with what is there. Anyhow, we just did a big planning process for the rest of the development, so let's pretend this was part of it and see if we can slip this by the new Mayor and councillors.*

## Issues Were Not Thought Through

During the November town-hall meeting and after a review of materials made available by the developer, it became apparent to us that the planning was, in our opinion, poorly done. A few of the obvious issues include:

1. **Very restricted vehicular access to either building.** - How are new residents supposed to move in and out? What about the residents with disabilities? How many other buildings in the area have recently been allowed such a waiver? The building is completely surrounded by four other tall buildings.
2. **Walking access in limited.** - Current walking access from the upper levels involve stairs to a bridge and gravel path, they are not wheelchair accessible. The proposal sees residents walking fifty to one hundred feet.
3. **Safety and Liability - No emergency vehicle access.** - Fire trucks, ambulances and police vehicles will have very restricted access. In case of emergency, paramedics would have to go up the side staircase, and access the units from the greenway path, making the management of stretchers hardly possible. At the time of the November community meeting, the developer had not thought about consulting the ambulance service and it



remains to be seen if they have properly engaged both police and fire officials with their detailed plans. Insurance premiums will rise for the residents. The close proximity of the surrounding buildings may create a high fire risk. City liability could be a big issue.

4. **Very limited parking.** – Neither building has adequate residential parking. Harbor Road has effectively no parking; it is already overflowing during the day. New residents will have vehicles; any assumption to contrary is wishful thinking. There is already a huge overflow issue on the street above, Tyee Road, at the south end, where on any given night 50-100 vehicles are parked on the side of the road.
5. **Local business will be grossly affected.** – Fol Epi, Café Fantastico and local businesses will lose most of their parking under the proposal. The BC Oil and Gas Commission is affected as well. These are highly trafficked businesses and there is already an issue on busy days. This issue may affect the future development of business in the area, hindering the viability of a mixed community.
6. **Little creative thought given to building necessities.** – There are no elevators, only open stair access that will hinder easy residential access, moving companies and emergency crew access. Laundry facilities, for studio units, will have to be accessed by leaving the building, going outside (in the rain), and accessing a laundry room; this makes no sense – there is no reason why smaller units should not include their own laundry facilities. There are no common area's, nor exercise facilities and there are no park areas for the little ones to play in – no space for kids. Will there need to be a building manager to shovel snow or take care of the units other interests? Livability has not been thought through, for example the lower units will get no direct sunlight.
7. **The developer wants to avoid LEED certification.** – The responsibility for making it LEED standard is left to the developer who says they'll try and make it as close as possible. They said they can save a lot of money if they don't officially certify – they believe LEED inspectors are unneeded overhead. On the contrary, the developer is the last one that should have control as they are in a complete conflict of interest. A separate certification is required, this is the very reason certification bodies exist.
8. **Population density increase is disproportionate.** – Such an increase in population was never considered in the original development and nothing has changed. The original plan for a dozen or so townhouses over both sites makes sense, a few more families, in other words. In this proposal there are 49 units proposed (including 23 studio units with no laundry facilities). The number of people rises dramatically and the ensuing social factors of living in

such close quarters will come in to play. Families will have less of a role, as the units are small. Quality of life will be affected in a large way.

9. **Means test for resale.** - In jurisdictions where affordable housing is properly instituted, the new homeowners are always subject to a means test. This limits the resale to people in need rather than the highest bidder. Where these covenants are not put in place, the property values quickly rise to market value and residents become the prey of property speculators or landlords trying to extract maximum rental income. While well intentioned during the planning stage, a lack of on-going support, oversight and investment from the city will create difficulties. The city of Victoria will always need to be responsible for maintaining supervision over the housing process, pricing and the means test to ensure that those in need of affordable housing actually benefit.

### **Alternative Options**

**Alternative 1:** The town-hall consensus was to move the proposed site R4 building somewhere on the rest of the site, for example next to Harbour Road below Site R5. Take the R4 property land and turn it into proper parking, or perhaps a children's playground/open space with underground parking.

**Alternative 2:** Stay with the approved plans for townhouses. Advantages include lower density and proper parking for residents.

**Alternative 3:** Relocate the affordable housing units to wider spaces on the Dockside Green property. Rather than rushing into building affordable housing in a questionable location, wait to get better livability planned and do it right. Use R4 and R5 slots for business or original townhouses. Plan open spaces.

### **Summary**

The Dockside Green Development is critical to the City of Victoria and frankly its place on the world stage. Responsible development is a hallmark of the city and in my opinion the developer's current process with this part of Dockside Green leaves a lot to be desired and sets a precedent for the future.

Please ensure that development of the affordable housing on Dockside Green properties is not just an afterthought and exercise your power to create a community plan that makes sense for the new residents and for livability.

Yours Sincerely,

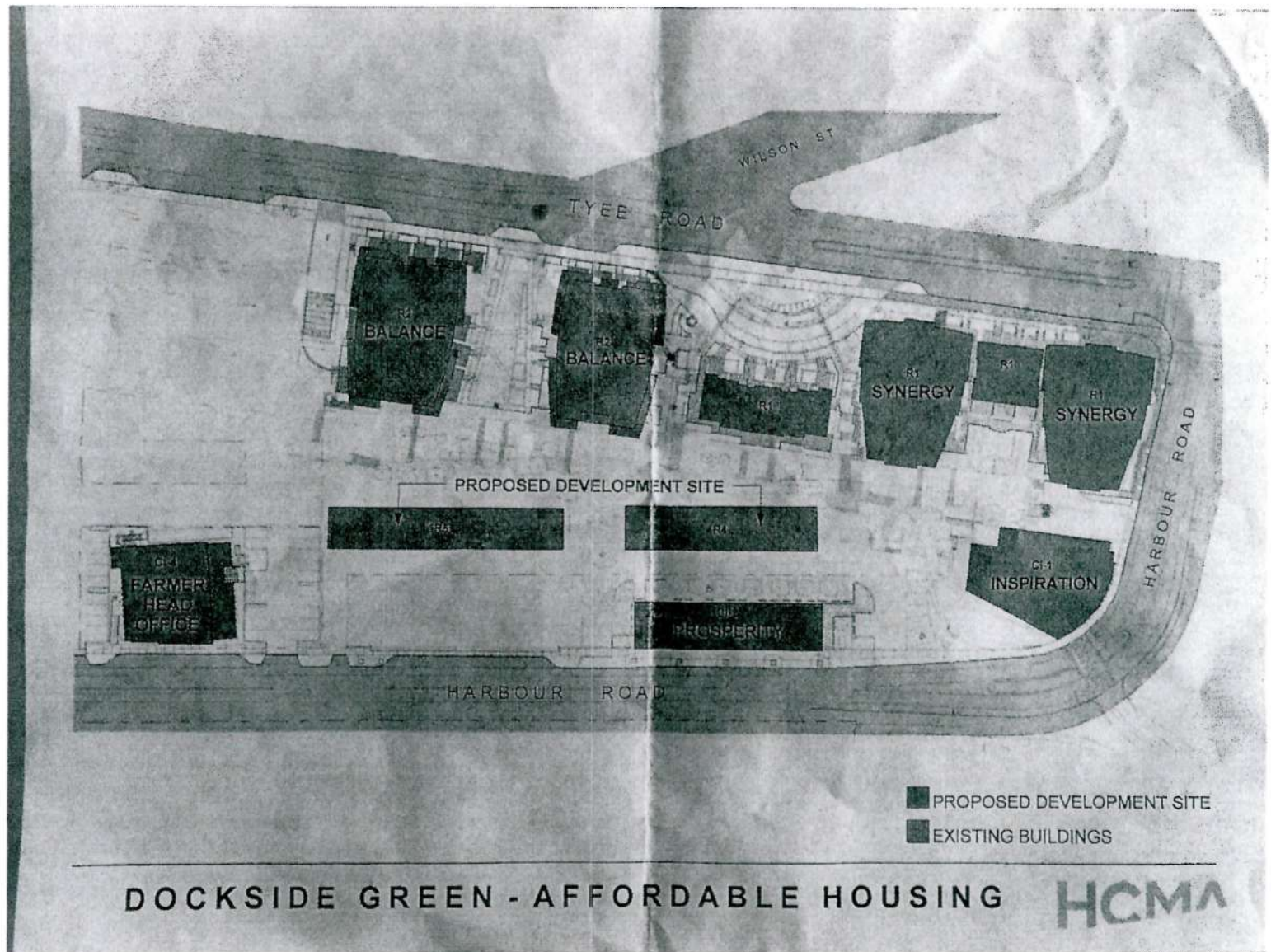


Dr. Catherine Caws



Greg Caws





## Mike Wilson

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**From:** Evelyn [REDACTED]  
**Sent:** Tuesday, Nov 25, 2014 10:49 AM  
**To:** Mike Wilson  
**Subject:** construction of 3 storey buildings for workforce affordable rental housing

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Dear Mr. Wilson,

I understand you are the planner for Victoria West, which covers the Dockside Greens project. I am writing to you as the landlord of stratas in CI-1 and CI-2 and representative of our tenant, BC Oil & Gas Commission who has been there since 2008.

With regards to this housing development to be located behind our buildings, we just wanted to voice our concern for the potential congestion, especially for parking that this will result in for the area. Given the geographical diversity of the employees of BC Oil & Gas, driving is the only option for many of them, and as it currently stands, they actually need approximately 20 more parking stalls. If there is potential for losing any parking, it will be very inconvenient for their business.

Additionally from what we understand, the retail in CI-I is also in need of extra parking for their staff and guests.

Thank you for your time. We appreciate any consideration for our parking and congestion concerns as this project moves forward. Should you wish to discuss this further please contact me at the information below. Thank you again.

--

Evelyn Louie, Financial Controller  
PO Box 16120 Lower Mount Royal  
Calgary, Alberta T2T 5H7  
[REDACTED]

## Mike Wilson

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**From:** Community Planning email inquiries  
**Sent:** Wednesday, Nov 26, 2014 2:43 PM  
**To:** Mike Wilson  
**Subject:** FW: Community Planning

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**From:** Mike Palmer  
**Sent:** Sunday, Nov 23, 2014 3:28 PM  
**To:** Community Planning email inquiries  
**Subject:** Re: Community Planning

Hi. This might have been sent to me by accident... Just wanted you to know in case you were expecting a response.

Mike Palmer  
Chief Information Officer  
Information Technology Division  
City of Victoria  
101 - 1803 Douglas Street, Victoria BC V8T 5C3

T 250.361.0394 F 250.361.0214



On 2014-11-20, 11:29 AM, "Community Planning email inquiries" <[CommunityPlanning@victoria.ca](mailto:CommunityPlanning@victoria.ca)> wrote:

-----Original Message-----

**From:** [REDACTED]  
[REDACTED] Planning email inquiries  
**Subject:** Community Planning

**From:** Jim Ross  
**Email :** [REDACTED]  
**Reference :**  
**Daytime Phone :** [REDACTED]  
**to:**  
City of Victoria  
Planning and Development Department 1 Centennial Square Victoria, BC V8W 1P6

and

Lisa Helps, Mayor Elect and elected council

Re; Proposal to change current land use, description and zone from CD-9, Dockside District to Modified CD-9 Zone, Dockside District.



I attended the Vic West community meeting last night and was impressed and happy with the proposed OCP amendment and use of land & buildings except for a huge parking concern.  
I am a Dockside resident living in a Garden Flat on the greenway ground level which is directly across from the proposed low income rental units.  
We are excited to have our new neighbours right across from us and love the proposed design and appearance of the rental units.  
It came through loud and clear that all attending were concerned with the temporary parking that will be lost with the new buildings replacing the parking. One of the commercial building tenants has moved because of the shortage of parking and with an increase in residents and reduction of 20 stalls, more business' will have to relocate to maintain their client base.  
Vacant buildings in our community decreases the value and pride of all residents.  
Please encourage the developers (who are open to change the parking area proposed) to provide parking.

Thank you

Jim Ross  
GA-4, 379 Tyee Road  
Victoria, BC  
V9A 0B4

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IP Address: 184.66.13.207

## Mike Wilson

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**To:** Alison Meyer  
**Subject:** RE: Proposed Affordable Housing Development: CD-9 Zone Dockside District

On Feb 2, 2015, at 11:37 PM, Telus [REDACTED]:

Hello all. I support and concur with the points raised by Mr. Lawson. I am very concerned about the negative impact that this development will have on the current residents of Dockside Green. I am particularly concerned that the proposed development is to be rammed through notwithstanding that it does not seem to reflect the development as proposed when I bought my ground floor condo -- which I did in good faith.

Can anyone point me to an understandable diagram of exactly what is currently on the table? It may be a function of the fact that I don't live full-time in Victoria and so have been unable to attend any of the meetings to date, but I find that what's available on line to answer my questions is inadequate.

Karen McDougall

Sent from my iPad

On Feb 3, 2015, at 12:24 PM, Chris Lawson <[REDACTED]> wrote:

Hello. By way of this e-mail, I am copying you on a letter sent today by registered mail to Norm Shearing, President of Dockside Green, regarding the proposed development in the CD-9 zone of Dockside District. Please see the attached.

The 10 other owners are being copied via BCC since I do not have their express permission to share their email addresses.

Thank-you.

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Chris Lawson  
GA6-379 Tyee Road  
Victoria, BC V9A 0B4  
[REDACTED]

<Dockside Green February 2.pdf>

Chris Lawson  
GA6-379 Tyee Road,  
Victoria BC V9A 0B4  
February 2, 2015

Norm Shearing, President Dockside Green  
353 Tyee Road,  
Victoria BC V9A 0B5

Dear Mr. Shearing:

As you know, I was in attendance at the information meetings held on November 2 2014 and January 26 2015, regarding your proposal to develop the CD-9 zone at Dockside District (sites "R4" and "R5") with affordable housing.

I was very disappointed and somewhat surprised at the January 26 meeting. Your proposal was materially no different than the original proposal presented on November 2; this despite a number of very significant concerns and issues having been identified by me and other owners at Balance and Synergy at the two previous meetings and in related letters and emails, both to Dockside Green and to the Victoria city council.

Furthermore, I was not able to attend the Community Information Meeting held on November 18 but I understand that at that meeting, there was a proposal from at least one participant that the affordable housing be built to the west of the existing Farmer building, on land you say you are planning to build a children's playground. I am told by another owner that at that meeting, there was a show of hands and there was significant support for this proposal from those present at the meeting. Yet you did not address this proposal at the January 26 meeting.

Moving the affordable housing to the "Farmer" site would address the following key objections and concerns which have been identified by me as well as at least 10 other owners who have written letters to the city:

1. Density of the proposed development: 49 additional living spaces, likely containing up to 100 residents, directly adjacent to and facing the existing Synergy and Balance buildings. This is a large increase in a very confined area.
2. Close proximity of the proposed buildings to existing buildings. For example, the "R4" building would be only about 30 feet from my patio.
3. A majority of the units would have sole access via the greenway which would drastically decrease privacy and enjoyment of those units currently adjacent to the greenway as well as their property values. Along this stretch, there are currently 10 units in Balance and Synergy which open onto the greenway at ground level (but which also have alternate access via the parkade). You are proposing to add an additional 26 units with no access other than via the greenway, an increase of 260 % and causing, along with loss of privacy, a massive increase in foot traffic, comings and goings, noise, night light, wear and tear etc. Needless to say, this will also be very inconvenient for the tenants and will cause extended response time in case of emergencies.



4. The proposed development will exacerbate an already serious parking situation. Even though the R4 site is currently used for parking for adjacent stores and businesses, there is a serious parking situation in that area. Many cars double park during business hours. The proposed development would remove this parking area and add 49 additional residential units and many more residents, some of whom will have cars. Virtually no additional parking space is being proposed. The minor changes you announced at the January 26 meeting will not make a significant difference.
5. The proposal would require amendments to existing bylaws, which are intended to protect residents from industrial noise at the harbour.

I would like to know why this proposal was not incorporated into your plans and addressed at the January 26 meeting. Building the housing on this site, even though it is still directly adjacent to the existing Balance buildings, would have far less impact on existing owners and residents, virtually eliminating the above issues.

I am not a representative of the other owners and I am not speaking on their behalves, but I don't believe anyone has an issue with "affordable housing" at Dockside Green, as long as it is properly managed, and it appears that Catalyst will do that. The fact that there is support for affordable housing on the land behind the Farmer building, which is directly adjacent/ kitty corner to 373 Tyee Road proves that point.

The real issue here is that while there are numerous other sites within the remaining Dockside Green lands where affordable housing could be built, you are proposing to build it at a location that will have the greatest impact to existing residents and owners, yet you have so far taken none of our key concerns seriously.

None of the very minor adjustments you announced at the January 26 meeting materially address the above listed issues. There is still the same density; twenty-six of the proposed units still have sole access from the greenway; the two buildings are still virtually the same distance from existing residential buildings and there is no increase in parking allotment. This is very concerning, especially in light of the recent BC Supreme Court ruling regarding the social housing development in Vancouver (Yaletown). It's clear from that ruling that the concerns of adjacent stakeholders must be taken seriously.

You say that dialogue is happening at Dockside Green. Dialogue includes both speaking and listening. So far, you are only speaking.

Instead of listening to the concerns of stakeholders and addressing them, you spent most of the January 26 meeting giving the participants a history lesson and suggesting that affordable housing on these sites was carved in stone based on the original development plans. But a year ago, you said that everything that was originally envisaged for the project was up for discussion and subject to input from residents.

Here is what you said to *Vibrant Victoria*, published on January 31 2014 (italics are mine for emphasis; complete article at <http://vibrantvictoria.ca/local-news/dockside-green-mega-project-goes-back-to-the-drawing-board/>):

*"We are in the infancy stages of discussions with the community and our residents. We will be approaching the Vic West Community Association with updates and will create a foundation for consulting with stakeholders. We are committed to Dockside Green but what we do in terms of moving the project forward and delivering on our promises will require consultation,"* Shearing said, suggesting that *all facets of the project are in line for a lengthy debate and planning process.*

All of this consultation is pointless if you are not prepared to listen to feedback and address significant issues. Adding in-suite laundry facilities and making the buildings non-smoking does nothing to address the significant issues of existing stakeholders listed above. And it's nice that you have removed eight doors from "R4," except that those same eighty doors have just been added to "R5."

After the meeting on January 26, I sent Ally an email suggesting that exterior corridors be included on the 2<sup>nd</sup> floor at the east sides of the two proposed buildings. This would not address all of the above issues but it would significantly improve the proposal both for existing stakeholders and for the new residents, by allowing access to the twenty six units from that side of the two buildings and eliminating access via the greenway. I have communicated with a number of other owners on this and while they still believe the proper location for this development is on the land behind the Farmer building, they agree that this change would make a significant difference. As such, I urge you to consider this proposal very seriously and I would appreciate a response as soon as possible.

In conclusion, in view of the many available alternative locations and options that would have minimal or no impact to existing owners and residents, I am asking you to come back with a revised affordable housing proposal that fully mitigates the concerns identified by me and other owners, listed above. My preference, and I believe the preference of many other owners, would be that the affordable housing be built on the site behind Farmer and that the parking at "R4" be preserved. The "R5" site could be combined with the land fronting Harbour Road and be used for one low rise office building. I can't imagine why this would not be possible, but if there really are sound reasons why it is not, then clearly there are options available to mitigate impacts of the development where currently proposed.

Yours sincerely,

Chris Lawson.

CC: By e-mail to:

Ally Dewji, Development Manager Dockside Green,  
Robert Brown, President Catalyst Community Development Society,  
Vic West Community Association Land Use Committee,  
Victoria City Mayor and Councillors,  
10 other owners at Balance and Synergy.



**Mike Wilson**

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**From:** Chris Lawson <[REDACTED]>  
**Sent:** Thursday, May 14, 2015 4:40  
**To:** [REDACTED]  
**Cc:** [REDACTED]  
**Subject:** FW: Proposed Affordable Housing Development: CD-9 Zone Dockside District

Hi Mike. Here is another email that I would appreciate being added to the file (from another owner at Dockside Green). The issue of emergency access was raised with Dockside Green and Catalyst at several of their information meetings but wasn't taken seriously. Based on the incident identified below, it IS in fact a serious issue.

Thanks.

**From:** John Stewardson [REDACTED]  
**Sent:** May-14-15 4:25 PM  
**To:** Catherine Caws  
**Cc:** Chris Lawson; [REDACTED]  
**Subject:** Re: Proposed Affordable Housing Development: CD-9 Zone Dockside District

Hi All,

Just an added note re the proposed stairs of the affordable housing buildings. John has had some health issues (hopefully now resolved) and last Friday evening I had to call an ambulance to take him to Vic General. As our unit, G-1 can be tricky to find, I said I would wait in the circular drive to lead them to it.

When the ambulance arrived, I said to the attendants that G-1 was just down "these stairs." The response was, "Where is the elevator?" I said that there wasn't one but it was only a single flight. They looked at each other and then one asked if John could walk. When I said he could, they followed me down the stairs without a stretcher and escorted him up. I don't know where things would have gone if John \*hadn't\* been able to walk, but they were clearly not pleased with the thought of having to stretcher someone up a flight of stairs. So, for all the Dockside folks' assurance that they'd talked to ambulance and fire people and they were cool with the building design, I suspect the front line staff wouldn't be at all.

Feel free to use this info for whatever.

Best, Dawn Stewardson

On Thu, May 14, 2015 at 1:26 PM, Catherine Caws [REDACTED]  
Thank you Mike for all that work. The letter you sent to Mike Wilson is very informative. I cannot attend the meeting on May 28 because I will be out of town, but I would be happy to hear about it if you attend.

Regards,

Catherine



COMMUNITY SOCIAL PLANNING COUNCIL  
**research·insights·solutions**

September 28, 2015

**TO:** Jim Handy, MCIP RPP  
Senior Planner - Development Agreements  
Sustainable Planning and Community Development Department  
City of Victoria  
1 Centennial Square, Victoria BC V8W 1P6

**FROM:** Rupert Downing  
Executive Director,  
Community Social Planning Council of Greater Victoria

**SUBJECT: Affordable Rental Housing at Dockside Green**

I am writing to express the support of the Community Social Planning Council of Greater Victoria for the current proposal for affordable rental housing at the Dockside Green development that is going before Council for third reading this week.

The Council has recently completed a Gap Analysis for the Capital Regional District on the supply of housing relative to income of residents. We found that the largest shortage in supply relative to demand was rental housing for households at or below the median income. The proposed 49 homes at Dockside Green will contribute to providing much needed rental housing for households earning between \$29,500 and \$67,000 per year. Affordable rental housing for people in this income range, together with social housing units, is the most pressing housing need facing our community. We hope Council will support the development proposal.

Sincerely

Rupert E. Downing

## Janet Hawkins

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**From:** [REDACTED]  
**Sent:** Tuesday, Sep 29, 2015 2:00 PM  
**To:** Public Hearings  
**Subject:** October 1, 2015 Meeting - Rezoning application No. 00478, 370 and 384 Harbour Rd - Submission for inclusion in agenda

RE: REZONING APPLICATION FOR 370 AND 384 HARBOUR ROAD

IN 2005, WHEN MY HUSBAND AND I PURCHASED OUR DOCKSIDE CONDO, THE DEVELOPMENT WAS ONLY A PLAN AND A VISION. BUT IT WAS AN IMPRESSIVE VISION, AND ALONG WITH MANY OTHER OWNERS, WE'RE NOW WORRIED THAT A SIGNIFICANT PART OF IT MAY BE DESTROYED.

WHILE WE COMMEND THE MAYOR AND COUNCIL MEMBERS ON THEIR CONCERN FOR PROVIDING AFFORDABLE HOUSING, AND WE SUPPORT THEIR EFFORTS, THE ORIGINAL DOCKSIDE GREEN PLAN WAS FOR INTEGRATED, NOT SEGREGATED, AFFORDABLE HOUSING.

THIS INTEGRATION EXISTS IN DOCKSIDE'S TWO COMPLETED RESIDENTIAL PHASES. 10% OF THE UNITS IN THE SYNERGY AND BALANCE COMPLEXES ARE AFFORDABLE HOUSING – TOTALLY INTEGRATED INTO THE MAIN BUILDINGS.

IN CONTRAST, THE DEVELOPER'S CURRENT PROPOSAL CONSISTS OF 2 SIDE-BY-SIDE BUILDINGS, SOLELY DEDICATED TO AFFORDABLE HOUSING UNITS - DESPITE THE NUMEROUS STUDIES WHICH CONCLUDE THE IDEAL MODEL IS INTEGRATION.

THE PROPOSED SITE FOR THESE 3 STORY BUILDINGS IS A NARROW STRIP, LOCATED AT THE NORTHERN END OF THE DEVELOPMENT – THE REMAINING VACANT LAND FARTHEST AWAY FROM THE JOHNSON STREET BRIDGE.

WHILE THE SITE MAKES PERFECT SENSE FROM A DEVELOPER'S PERSPECTIVE, MANY DOCKSIDE OWNERS ARE CONVINCED THAT THIS STRIP OF LAND IS FAR TOO SMALL FOR THE BUILDINGS PROPOSED – PARTICULARLY FOR THE ONE DESIGNATED R4 – AND THAT CREATING SUCH A HIGH DENSITY POPULATION IN SUCH A SMALL AREA IS SIMPLY INVITING PROBLEMS.

THE R4 BUILDING IS SO VERY MUCH TOO LARGE IN RELATION TO THE AVAILABLE SPACE, THAT CONSTRUCTING IT WOULD REQUIRE REMOVING TREES WHICH WERE PLANTED IN 2007 AND 2008 AS PART OF DOCKSIDE'S INITIAL LANDSCAPING.

UNDER THE ORIGINAL MASTER DEVELOPMENT AGREEMENT, THE DEVELOPER IS REQUIRED TO PROVIDE THE CITY WITH THESE AFFORDABLE UNITS. BUT \*HE\* IS THE ONLY ONE WITH AN OBLIGATION. THE MAYOR AND COUNCIL HAVE NO OBLIGATION TO REMOVE SITING RESTRICTIONS IN ORDER TO FACILITATE THIS SOLE OPTION PRESENTED.

BETTER IS ALWAYS POSSIBLE, AND I URGE THAT THEY CONSIDER ALTERNATIVES – NOT ONLY BECAUSE R4 AND R5 WOULD BE SHOEHORNED, TOGETHER, INTO A SMALL SPACE. AND NOT ONLY BECAUSE INTEGRATION OF AFFORDABLE HOUSING UNITS IS PREFERABLE TO SEGREGATION. BUT ALSO BECAUSE OF THE SERIOUS ISSUE OF NOISE AT THE PROPOSED SITE.

WAY BACK WHEN THE ORIGINAL DOCKSIDE DEVELOPMENT PLANS WERE APPROVED, THE VICTORIA CITY COUNCIL INSISTED ON PROTECTIVE REQUIREMENTS FOR THIS AREA. THOSE OF YOU WHO WERE ON COUNCIL AT THAT TIME UNDOUBTEDLY REMEMBER WHY. YET IT IS THESE VERY SAME REQUIREMENTS WHICH THE DEVELOPER IS NOW ASKING YOU TO REMOVE SO THAT R4 AND R5 CAN BE CONSTRUCTED.

I QUOTE FROM THE MAY, 2015 PLANNING AND LAND USE COMMITTEE REPORT BY MIKE WILSON, CITY SENIOR PLANNER:

“THESE REQUIREMENTS WERE BUILT INTO THE ZONE TO REDUCE THE POTENTIAL FOR CONFLICT BETWEEN THE RESIDENTIAL USES AND NEIGHBOURING INDUSTRIAL USES... THE REGULATIONS THAT ARE PRESENTLY LINKED TO THE SITING OF RESIDENTIAL USE ARE:

. RESIDENTIAL USES MAY ONLY BE LOCATED ON THE SECOND FLOOR AND HIGHER

. NO PART OF ANY RESIDENTIAL UNIT CAN FACE HARBOUR ROAD UNLESS THERE IS A BUFFER OF ANOTHER BUILDING OF EQUAL OR GREATER HEIGHT BETWEEN IT AND THE EASTERLY PROPERTY LINE.” END OF QUOTE.

THE CURRENT PROPOSAL CALLS FOR APPROXIMATELY HALF THE UNITS TO BE LOCATED ON THE \*FIRST\* FLOOR. \*AND\* TO BE FACING HARBOUR ROAD. PRESENTLY, THERE IS NO EXISTING BUFFER AT ALL FOR R5 AND ONLY A PARTIAL BUFFER FOR R4.

CANADA MORTGAGE AND HOUSING HAS INTERIOR NOISE THRESHOLDS, WHICH CORRELATE TO AN OUTDOOR NOISE LEVEL. THE MEASURE OF NOISE LEVEL IS TERMED Dba AND THE OUTDOOR MEASURE SHOULD NOT EXCEED 55 dBA.

EARLIER THIS YEAR, CONSULTING ACOUSTICAL ENGINEERS, WAKEFIELD ACOUSTICS, CONDUCTED NOISE MONITORING OVER A 48 HOUR PERIOD. THEIR SUMMARY OF RESULTS, FROM 3 MONITORING SITES (WHICH REPRESENTED THE BUILDINGS' EXTERIOR FACADES) SHOWS OUTDOOR dBA LEVELS OF BETWEEN 51.5 AND 55.2 - THE LATTER SLIGHTLY EXCEEDING THE CMHC MAXIMUM.

BUT IT IS IMPERATIVE TO NOTE THAT (AND HERE I QUOTE FROM THE WAKEFIELD ASSESSMENT): “DURING THE NOISE MONITORING PERIOD, HARBOUR ROAD WAS CLOSED AT ITS SOUTH END DUE TO JOHNSON STREET BRIDGE CONSTRUCTION. THEREFORE TRAFFIC VOLUMES...WERE REDUCED DURING THE MONITORING.”

THE ASSESSMENT CONTINUES, “ACTIVITY LEVELS AT POINT HOPE SHIPYARDS WERE TYPICAL AND NO PARTICULARLY NOISY ACTIVITIES SUCH AS BARGE BREAKING WERE BEING UNDERTAKEN.”

MY DOCKSIDE NEIGHBOURS AND I CAN TELL YOU THAT BARGE BREAKING IS NOT INFREQUENT AND IS HORRENDOUSLY NOISY.

FURTHERMORE, SINCE POINT HOPE HAS ANNOUNCED ITS INTENTION TO EXPAND ( BOTH IN GEOGRAPHIC AREA AND IN NUMBER OF EMPLOYEES) IT WILL ONLY WORSEN AS A SOURCE OF NOISE.

THE MAJORITY OF THE DOCKSIDE LAND HAS NOT YET BEEN DEVELOPED, SO I CONCLUDE BY AGAIN URGING MAYOR HELPS AND COUNCIL NOT TO REMOVE THE PROTECTIVE RESTRICTIONS ON THE HARBOUR ROAD LOCATION. RATHER, PLEASE CONSIDER ASKING THE DEVELOPER FOR ALTERNATIVE PROPOSALS – HOPEFULLY ONES THAT WOULD PHYSICALLY SEPARATE THE TWO AFFORDABLE RENTAL BUILDINGS.

ONCE THE SITE DECISION HAS BEEN MADE, WE WILL ALL HAVE TO LIVE WITH IT FOREVER. AND AS ONE OF MY NEIGHBOURS POINTED OUT IN AN EARLIER LETTER TO COUNCIL ON THIS MATTER, “AFFORDABLE HOUSING DOESN'T MEAN SECOND-CLASS CITIZENS.”

DAWN STEWARDSON  
G1 - 389 TYEE ROAD

September 30, 2015

**RE: Rezoning Application No. 00478 for Property known as 370 and 384 Harbour Road**

To Whom it May Concern,

I am a current owner of a small commercial office space in the Prosperity Building (#388 Harbour Road) at Dockside Green. I am unable to attend the meeting scheduled for October 1, 2015 in person but would like to express significant concerns regarding the parking situation at the Dockside Green, as this rezoning application will undoubtedly compound existing difficulties that have yet to be addressed.

When I purchased my office space several years ago, I was informed there would be a building constructed in what is currently a gravel lot (lot 384); however, the proposal was for 7 townhouses, all with their own allocated parking spaces. I was assured that Dockside Green was aware of the scarcity of parking to service the needs of businesses, and they were in discussion with the City of Victoria to secure a parking surface to meet the needs of businesses and the surrounding community. Dockside Green is now proposing a major shift in their planning that will add much higher density buildings with less parking. The parking situation is already stretched beyond capacity, and Dockside Green continues to forge ahead with plans for construction without a viable or long-term parking plan to address the issue in an adequate or sustainable way.

At the time of purchase, I was informed each individual parking space would cost \$30,000, and the number of spaces allocated for each owner of the commercial building was based on the square footage purchased. Over the years, the lack of parking available for clients, employees and residents has become a major strain, and two of the original five commercial owners who purchased into the Prosperity building have now put their spaces up for sale. Major reasons cited include: 1) the sky-high property taxes, and 2) a dearth of parking space for clients and employees. The three commercial owners remaining in the building are either running a small office that requires limited parking for one client at a time, or operating a business that does not require high client turnover to survive (i.e., BC Oil & Gas).

At the time of purchase, I was also informed that there was one designated handicap parking space available for the use of everyone in the building to assure offices remained accessible to all. When attempting to secure this space for a client; however, I discovered the one handicap parking space allocated for the building had been sold to one of the owners in the building. As such, the remaining offices in the building have no ability to assure accessibility for those with physical disabilities and/or medical conditions, and this becomes a serious issue in the event lot 384 is developed as proposed with no additional parking in the immediate vicinity made available.

With the current proposal as is, we are going to lose the small space for parking that the commercial owners and tenants have relied on over the past several years to meet client needs and support business revenue (lot 384). There has been no discussion or problem-solving over the years to address the dearth of parking in the area as a whole. Unlike the rest of the downtown core, there are absolutely no public parking facilities to rely upon when the limited street parking closer to the building is unavailable. I have personally run into too many disputes over the years with frustrated people parking in my clearly marked reserved spot, with a more recent interaction resulting in a report to VicPD, as the individual made threats to my property and person. I suspect the potential for conflict will only worsen as the population densifies and parking becomes increasingly scarce.

The Dockside Green is already informing the current owners with purchased parking spaces of the need to vacate the parking premise behind the Prosperity building for a period of at least one year in order to construct the building being proposed. I find this directive ignorant and completely unacceptable. I work alone and often leave the office later in the evening, and there are serious safety concerns with the current proposal, as I rely on my parking spot to be near the exit door to the building in a well-lit area. This was part of the agreement I made with Dockside Green when I purchased my office and parking space. I am unwilling to "give up" my purchased and privately owned parking spot for the purpose of Dockside Green constructing a building that is completely out-of-line with the plans laid out when I purchased my office space.

The reality is that any viable business in the Dockside Green community relies on a much wider base of clients than the immediate vicinity. In addition, those of us providing professional services work with a number of clients who struggle with compromised physical and functional capacity. I believe the expectation that all individuals walk, bike or use public transit to gain access to the businesses at Dockside Green is unrealistic and, quite frankly, discriminatory. I will leave the expression of many of the other concerns about this rezoning proposal to the residents of the Dockside Green community, as my intention as a business owner was to bring attention to the significant parking issues that have arisen and continue to worsen over the years.

Sincerely,

Dr. Andrea McEachran, R.Psych.  
202-388 Harbour Road



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September 30, 2015

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

Re: Dockside Green Affordable Housing Project located 370 and 384 Harbour Road

Dear Mayor and Council,

I am pleased to write this letter in support of the Catalyst Community Development Society's proposal to develop affordable housing at Dockside Green for a target population of low- to mid- income families and individuals. It is exciting to see this development come to fruition - more affordable housing is a positive step in addressing the needs of Victoria's young families, single-parent households and low income adults.

The work that Pacifica Housing Advisory Association undertakes provides an insight into the challenges faced by the target population. The value of providing new affordable housing units is an essential component in addressing social equity and improving the quality of lives those living in our community.

Pacifica Housing supports Catalyst Community Development Society's proposed development of 49 affordable housing units which will range from studios to three-bedroom and den townhouses. The rent for these units will be at Housing Income Level rates, set by BC Housing, to ensure affordability. Catalyst Community Development has a solid reputation and the necessary experience to succeed with this project.

We, at Pacifica Housing have an established relationship with the Catalyst Community Development Society and are looking forward to an opportunity to support their efforts in Dockside Green.

Sincerely,

Dean Fortin  
Executive Director



**Janet Hawkins**

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**From:** Brant Pulsford [REDACTED]  
**Sent:** Tuesday, Oct 6, 2015 6:51 PM  
**To:** Public Hearings  
**Subject:** 370 and 384 Harbour Rd

Dear Council,

I write to you hoping to help sway you against granting a development permit with variances at Dockside Green. When we purchased our condo there were no such plans and we would NOT have purchased here had there been mention of 49 rental units in this location. We are not keen to have that influx of families in our community. Nor do we wish to be forced to live in a construction zone again. I will be communicating with my lawyer to determine if a class action lawsuit stopping this development is feasible. We are 100% AGAINST granting permission to develop this land.

Regards,

Brant Pulsford  
[REDACTED]  
[REDACTED]

**Willie**

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**From:** Willie [REDACTED]  
**Sent:** May-25-15 10:59 AM  
**To:** mwilson@victoria.ca  
**Cc:** robert@catalystcommdev.com; adewji@docksidegreen.com  
**Subject:** Dockside Green Development  
  
**Importance:** High

Good Morning Mr Wilson:

I am writing you to indicate my support for the Affordable Housing project that The Catalyst Community Development Society is planning at Dockside Green.

I have a personal interest in the ongoing development at Dockside Green both as a resident of a townhouse directly opposite the north end block and as a concerned citizen. I recognise that housing for all citizens is necessary for the good of all.

I have been interested and involved in DSG since the first proposal and offerings were made for purchase in 2005. In fact I was the first purchaser.

I am well aware of the initial build out plans and how they were impacted by the recession in 2008, the year I moved in. I have taken an active interest in Synergy, and was on the first Strata Council.

I strongly support the direction this project is going in, not only for the my own interests but in the way that affordable housing has been addressed. The revised proposals in the Affordable Housing projects have been modified in a very positive way.

I commend the work that Robert Brown and the Dockside Development team are doing and direction we are going.

Sincerely  
Willie Waddell  
1-389 Tyee Road  
[REDACTED]