

DOCKSIDE**GREEN**



Affordable Workforce Rental Housing



Public Hearing October 15, 2015

HCMA

Hughes Condon Marler Architects

catalyst
Community Developments

DOCKSIDE**GREEN**



Presentation Outline

1. Dockside Green - Overview
2. Catalyst Community Developments Society
3. Project Overview
4. Neighbour Consultation
5. Advisory Design Panel Review

HCMA

Hughes Condon Marler Architects

catalyst
Community Developments

DOCKSIDE**GREEN**



Dockside Green 2005



HCMA
Hughes Condon Marler Architects

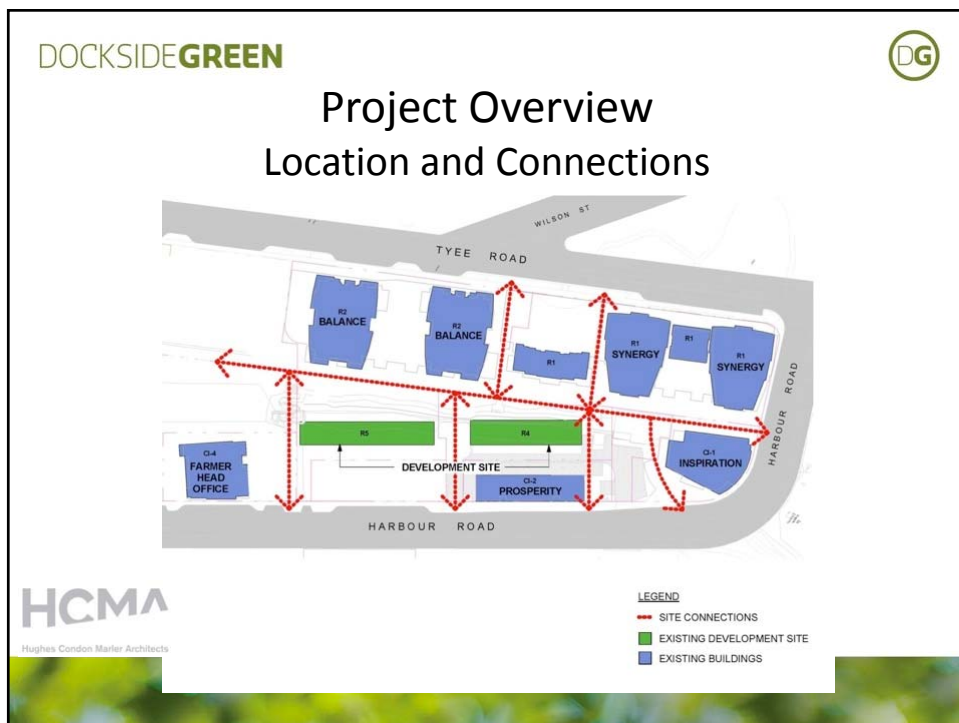
DOCKSIDE**GREEN**



Dockside Green 2005



HCMA
Hughes Condon Marler Architects



DOCKSIDE**GREEN**

Parcel R4



Previously Approved Townhouse Project
Development Permit Drawings – 2007



DOCKSIDE**GREEN**

Parcel R5



Previously Approved Affordable Housing Project
Development Permit Drawings (June 2009)



EAST ELEVATION



WEST ELEVATION




Dockside Affordable Housing

- Dockside remains committed to building a complete and inclusive community
- Two components
 1. Affordable Home ownership - homes dispersed throughout condominium buildings (completed)
 2. Affordable Rental homes – in two buildings
- Important to deliver on Dockside's long standing commitment
- Partnering with Catalyst to deliver



Catalyst Community Developments Society


- Not-for-profit development society
- Extensive real estate development expertise
- Deliver affordability using social equity - freeing up City/CRD funds for other affordable housing projects
- Long-term building owner and operator
- Working with Pacifica Housing to manage day to day operations

DOCKSIDE**GREEN**


Project Overview

- 49 homes – studios to four bedroom townhomes
- Household annual income - \$29,500 to \$67,000 p.a.
- Maximum Rents (30%): \$737 to \$1,675 per mo.
- Housing Agreement on title prior to rezoning
- Ideally located for residents who work in Vic West and Downtown



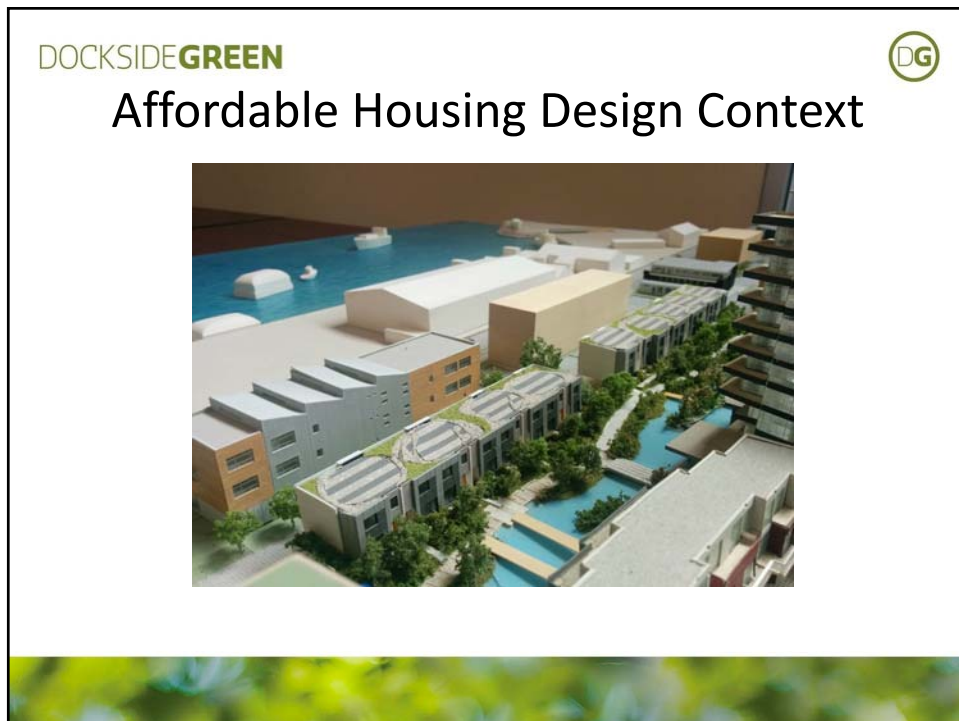
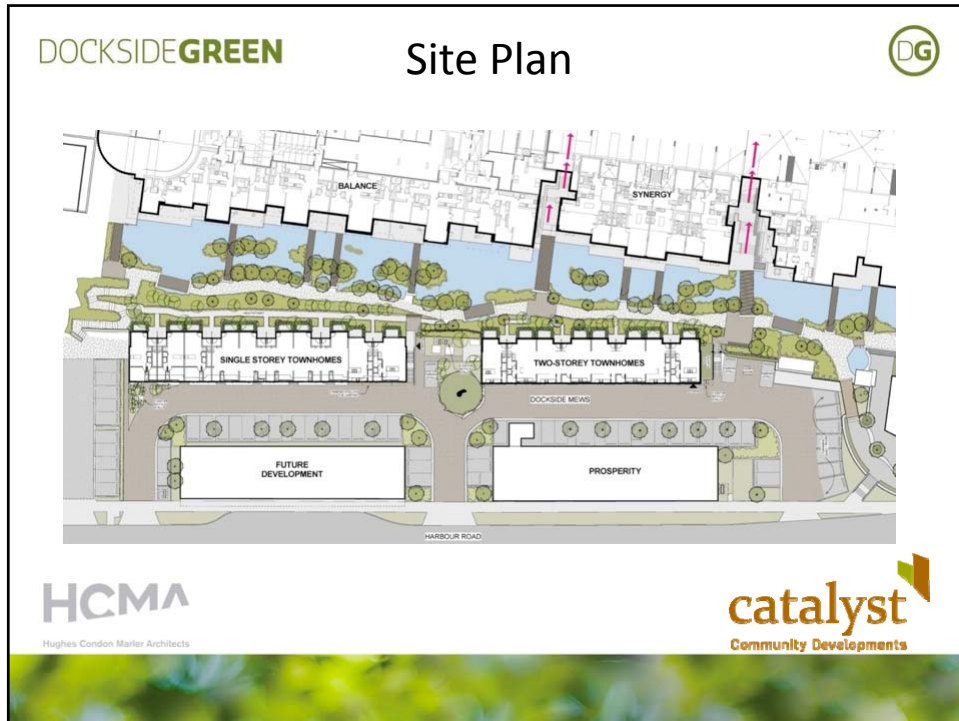
DOCKSIDE**GREEN**


Neighbour Consultation Highlights

| | |
|--|--|
| • November 3 rd 2014: | Meeting with Dockside Residents |
| • November 18, 2014: | Vic West CALUC |
| • January 26 th 2015: | Meetings with Neighbouring Residents |
| • May 21 st 2015: | Meeting with Neighbouring Residents |
| • June 16, 2015: | CALUC Update |
| • June 19, 2015: | Site Meeting with Neighbours and Councilor Loveday |
| • June thru Sept 2015: | Continued Correspondence with Neighbours |
| • September 30 th /Oct 1st: | Neighbourhood Open Houses (23 attendees) |
| • October 15, 2015: | Public Hearing |





The image displays two architectural elevation drawings, labeled R4 and R5, showing the exterior of a building. Both drawings illustrate a multi-story structure with a complex facade composed of various materials and cladding types.

Building R4:

- Materials and Cladding:** The facade features a mix of materials including metal cladding (labeled METAL CLADDING 1 through 4), concrete (CONCRETE - SEALED), fiber cement panels (FIBER CEMENT PANEL 1 - CONCRETE - SEALED), and perforated metal (PERFORATED METAL).
- Levels and Height:** The drawing indicates levels from 0.00 (FINISHED FLOOR) to 14.10 (ROOF). Key levels include LEVEL 1 (4.00), LEVEL 2 (7.00), LEVEL 3 (10.00), and LEVEL 4 (13.00).
- Other Features:** A GARBAGE ENCLOSURE is shown on the left side. Soffit-mounted lighting (TYP) is indicated along the base of the building.

Building R5:

- Materials and Cladding:** Similar to R4, R5 features metal cladding (METAL CLADDING 1 through 4), concrete (CONCRETE - SEALED), fiber cement panels (FIBER CEMENT BOARD 4), and perforated metal (PERFORATED METAL).
- Levels and Height:** The drawing indicates levels from 0.00 (FINISHED FLOOR) to 14.10 (ROOF). Key levels include LEVEL 1 (4.00), LEVEL 2 (7.00), LEVEL 3 (10.00), and LEVEL 4 (13.00).
- Other Features:** A GARBAGE ENCLOSURE is shown on the left side. Soffit-mounted lighting (TYP) is indicated along the base of the building.

Greenway Elevation

R4



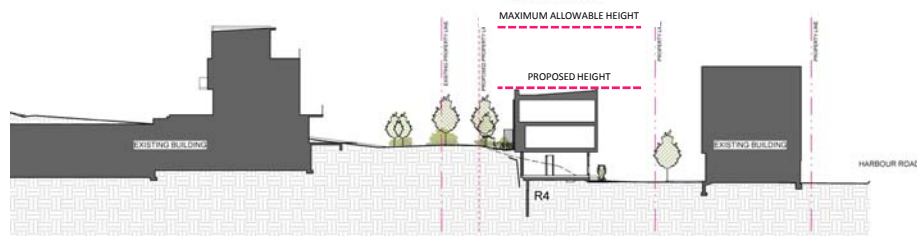
R5



DOCKSIDE GREEN

R4 Context Section

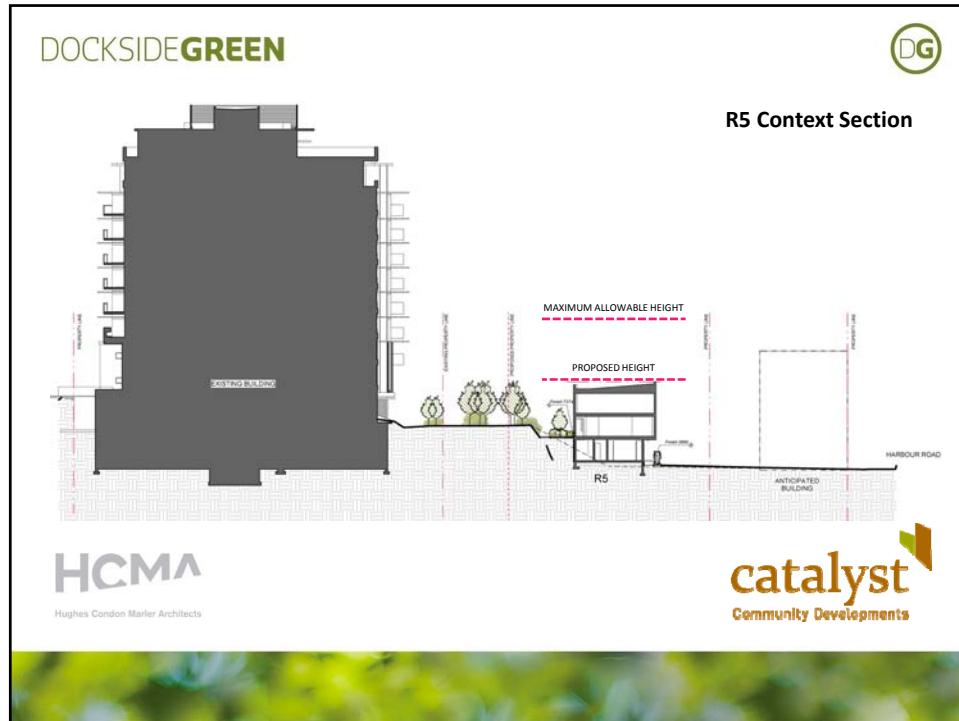
Permitted Height – 72'. Proposed Height – 46'
(18' 6" on Greenway Elevation)

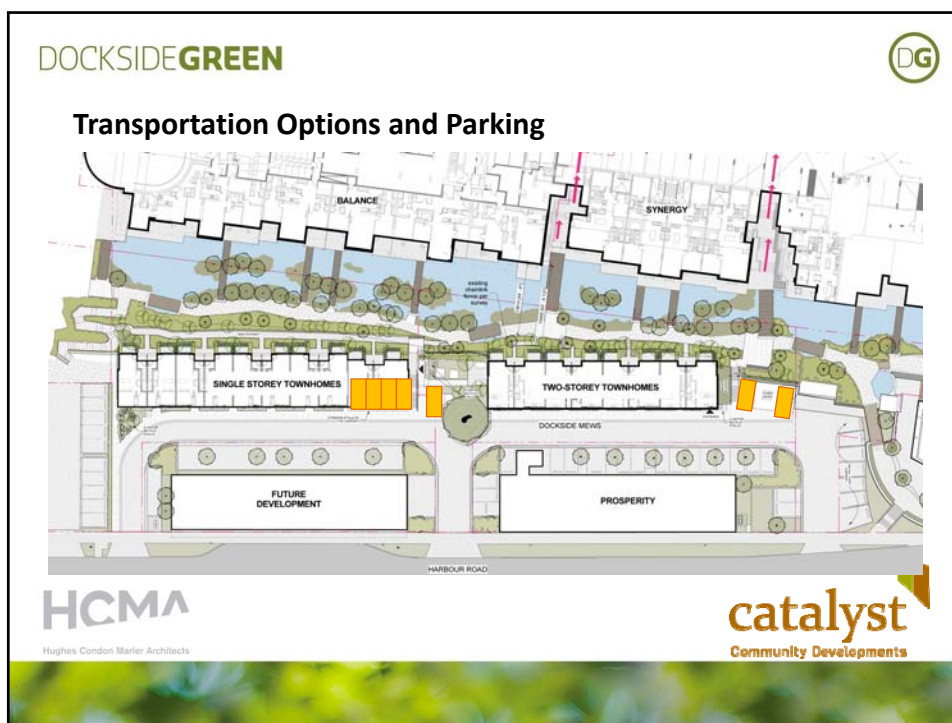


HCMA

Hughes Condon Marler Architects

catalyst
Community Developments





DOCKSIDEGREEN

Transportation Options and Parking

- Under current zoning 6 stalls required. 7 stalls being provided
- Reduced demand through:
 - Highly convenient location: walking; biking; Galloping Goose; transit
 - Small home sizes (80% = studio to two bed)
 - Targeted tenant mix/income (80% between \$25,000 and \$43,000 p.a.)
 - Seeking non-vehicle owners as tenants

HCMA
Hughes Condon Marler Architects

catalyst
Community Developments

DOCKSIDE**GREEN****Transportation Options and Parking**

- Alternative transportation strategy – to reduce need for cars



- Free car share memberships for tenants - second co-op car located at Dockside
- Free bike provided for each home
- Extensive bike storage
- Transit pass subsidies for 3 years

HCMA
Hughes Condon Marler Architects

catalyst
Community Developments

DOCKSIDE**GREEN****Sustainability**

- Support the Dockside's LEED ND Platinum certification
- LEED ND Energy modeling to optimise design
- Connection to District Energy System
- Connection to waste water treatment plant
- High performing envelope with low window/wall ratio
- Water/energy efficient fixtures and appliances
- No/Low VOC finishes
- Constant ventilation
- High recycled content in materials used

HCMA
Hughes Condon Marler Architects

catalyst
Community Developments

DOCKSIDE**GREEN**

Main Items Raised During Neighbour Consultation

1. Proximity of buildings to Greenway
2. Access to units from Greenway
3. Parking in the neighbourhood
4. Other: common laundry; smoking; garbage/recycling; noise abatement

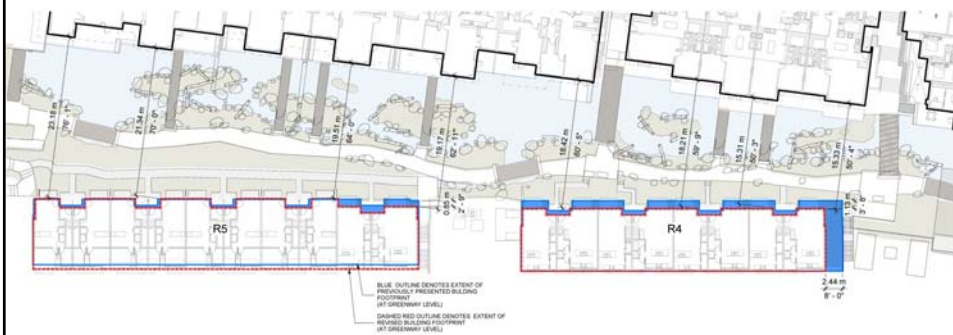


Hughes Condon Marler Architects

DOCKSIDE**GREEN**

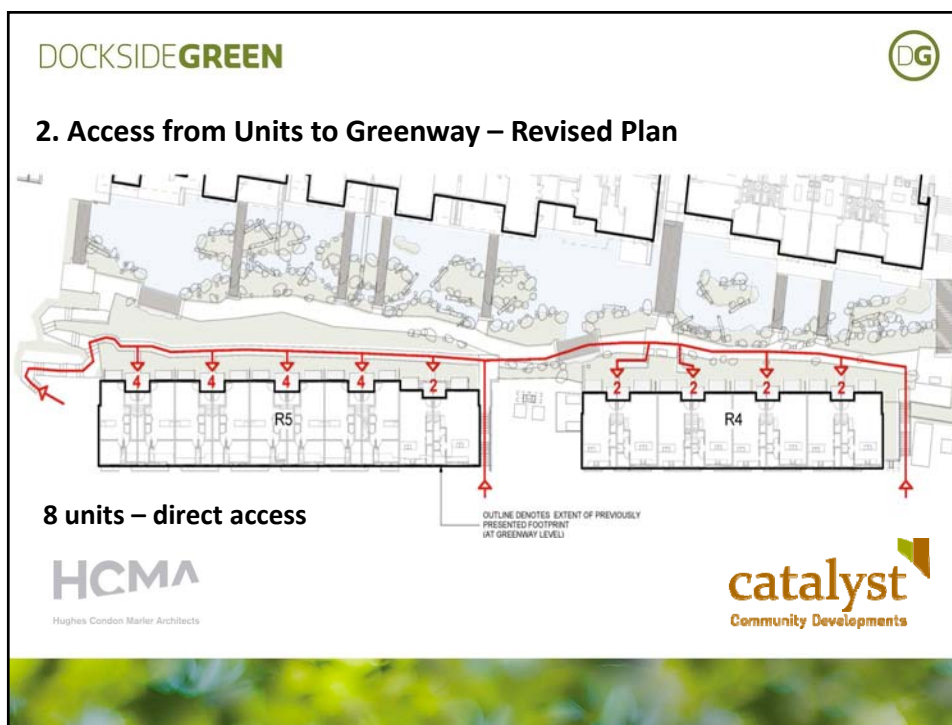
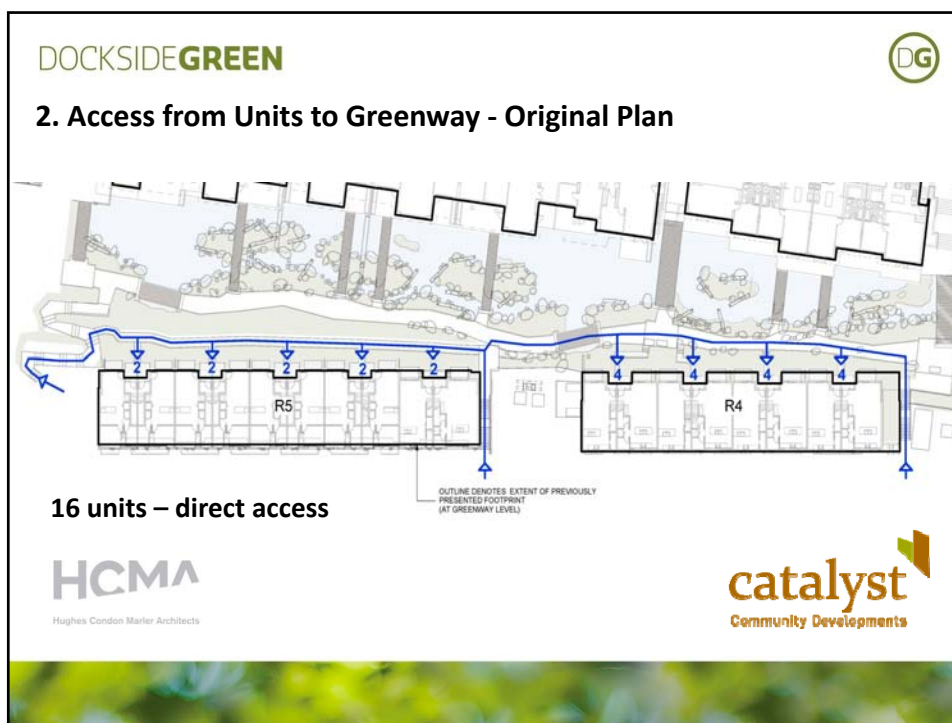
1. Proximity to Greenway.

Revised Site Layout



Hughes Condon Marler Architects





DOCKSIDE**GREEN**



View of Existing Greenway




DOCKSIDE**GREEN**



Additional Landscaping at Greenway





DOCKSIDEGREEN 

4. Other Items:

- In-suite washer/dryer
- No smoking in building or on property
- Indoor noise level requirements met: study by acoustical engineer; recommendations secured in a “noise mitigation agreement” – already to title.
- Garbage and recycling relocated to enclosure for extra space and ease of access

HCMA
Hughes Condon Marler Architects

catalyst
Community Developments

DOCKSIDEGREEN



Advisory Design Panel Review

- Unanimous Approval
- Key Areas for review
 - Reconsideration of the paving treatment and/or patterns on the mews to better define the mews as a pedestrian priority area versus car oriented.
 - Further consideration of lighting.

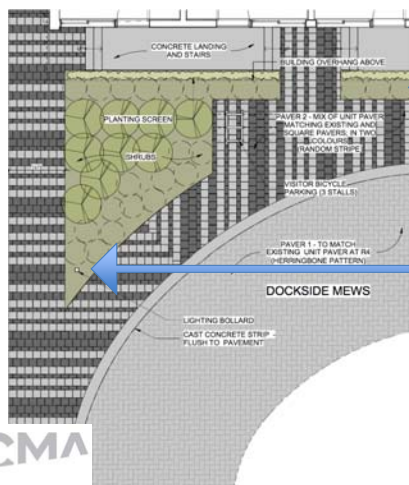
HCMA
Hughes Condon Marler Architects

catalyst
Community Developments

DOCKSIDEGREEN



Advisory Design Panel Review



Bollard lighting

HCMA
Hughes Condon Marler Architects

catalyst
Community Developments

DOCKSIDE**GREEN**

Public Hearing

Proposal compliant with current zoning re: height, density, setbacks, and parking.

Rezoning for OCP amendment requested for:

- Residential use at Mews level
- Residential facing Harbour Road before CI-3 built – Noise Mitigation Covenant on title

HCMA
Hughes Condon Marler Architects

catalyst
Community Developments

DOCKSIDE**GREEN**

Thank You



HCMA
Hughes Condon Marler Architects

catalyst
Community Developments