



Community Briefing & Workshop - Summary

Wednesday, May 7TH 2014

PUBLIC MEETING SUMMARY – WEDNESDAY, MAY 7TH 2014

SESSION OVERVIEW

The session at the Da Vinci Centre on May 7th was the first public meeting for the 2014 Dockside Green project team. Our hope for the session was to share the most up to date information on the project, its limitations and historic challenges, as well as provide opportunities for residents and interested citizens to ask questions and to participate in some preliminary short and longer term planning on the site.

Here is the schedule of meetings by way of offering some context for this first meeting within the entire process:

Who attended?

- Approximately 50 participants
- A mix of Dockside residents, interested community members, a City Councilor, and local innovators and business people.

What took place?

The two and a half hour meeting consisted of:

- a detailed project briefing, including a review of the emerging project values;
- a question and answer session with the team; and
- an interactive visioning workshop.

The briefing note circulated at the meeting, the full summary of the Q &A session as well as the inventory of ideas generated by participants are appended.

Overall the tone of the meeting was constructive. Participants had a number of direct questions for the team. In summary, many participants were curious about the role of the community in the process of reviewing the plan for Dockside Green. Others expressed concern that they were being asked to participate in work that to their mind, had already taken place many years before. Others were happy to see re-engagement and some focus on next steps for the site.

SUMMARY OF WORKSHOP EXERCISE:

As a way of reflecting on emerging project values as well as working with participants to articulate the themes and directions that are important to them, we asked participants to break into smaller dialogue groups. Participants were asked to reflect on the current places at Dockside Green that are significant to them now as well as to share ideas for the future. Here are the top three themes from each group. We have also appended a rich inventory of ideas captured from sticky notes shared at the tables. Each group was supported by a professional facilitator, each with community development and citizen volunteer experience.

WHAT WERE THE TOP THREE THEMES OR IDEAS THAT EMERGED FROM THE CONVERSATIONS?

TABLE 1 PRIORITIES

1. Community Gathering/ Central Gathering Places
 - family friendly and safe
 - we need retail, boutiques, microbrewery, draw people to waterfront at all hours
 - commercial and office at waterfront
 - improve accessibility and make this a community for people aged 8-80
 - more life, mixed use, independent local business
 - better live work integration
2. Open And Natural Spaces
 - keep and expand what is there now (greenway and waterway)
 - places of respite and natural beauty
 - “destination natural”
 - place to meet – the green hub
3. Environmental Sustainability
 - quality of buildings,
 - showcasing environmental leadership
 - better transportation planning and options
 - shuttle buses, re-routing

TABLE 2 PRIORITIES:

1. Integration & Connectivity
 - improve connection with surrounding neighbourhoods
 - make this a place of education and learning for local neighbourhoods
 - integration with shipyard, a partnership like granville island
2. Local Focus
 - independent business and not for profits
 - sustainability centre:
 - offices
 - social enterprise

3. Meeting Spaces

- green spaces to gather
- community gardens/ rooftop
- mobile vendors on grassy areas

Call out:

"A successful community is ...

- Evolving spaces
- A sense of life
- Weekly or bi-weekly market to attract community
- More restaurants and night life

"Be careful to avoid...

- Overly designed space, ensure as little design as possible

TABLE 3 PRIORITIES:

1. Spaces To Connect People

- BICYCLES
- PETS
- EATING
- COMMUNITY CENTRE

2. Connection to Nature

- MAINTAIN PLACES OF GREEN REFUGE
- BIRDS, BEES BUTTERFLIES, LANDSCAPING

3. Economic Drivers

- BREW PUB/ WINE BAR
- ARTIST STUDIOS

CLOSE/ NEXT STEPS:

At the close of the session, Norm Shearing acknowledged that Dockside Green has not always kept the lines of communication open and that understandably, there was mistrust and worry about what was going to happen next. He also acknowledged the good will and effort that has gone into previous planning for neighbourhood. He reiterated the process that has been developed does not indicate a blank slate for the plan. In fact, much will remain as it was originally conceived. But he indicated a refocusing of efforts to ensure that the project is relevant for residents and community in 2014 and meets an increased focus on economic and social sustainability as well as environmental sustainability.

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Community Briefing & Workshop Summary: Appendix 2

Summary of Q & A with Norm Shearing

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The questions posed to the team and specifically, to Docksider Green President, Norm Shearing are summarized as follows:

WHAT IS VANCITY'S ROLE AS A DEVELOPER? AND WHAT DO YOU MEAN BY NEIGHBOURHOOD BUILDER?

Vancity will remain responsible for managing Docksider Green and for developing all the neighbourhood elements, roads, parks, design guidelines and public amenities and infrastructure. We will seek partnership with like-minded builders to construct buildings.

WILL THERE BE AFFORDABLE HOUSING AT DOCKSIDE GREEN AND WHAT WILL IT LOOK LIKE?

We are in conversation with affordable/ non-market housing providers and I wish I could announce something tonight, but we are very close. Stay tuned, but we are committed to seeing affordable housing at Docksider Green.

WHAT FORM WILL AFFORDABLE HOUSING TAKE AND HOW DO YOU DEFINE AFFORDABLE HOUSING?

We are working on affordable rental units and use the definition that affordable housing reflects 30% of household income. The affordable housing component is in addition to our amenities commitments. We are committed to below market rental -- we are looking at 40-45 units.

We have heard the conversations about integrating affordable housing into market residential buildings, but those delivering and managing housing find it is much more efficient and cost effective to have the housing located in one building rather than the same number of units scattered through many buildings. At Docksider Green there will be purpose built affordable housing units.

WHY ARE YOU GOING BACK TO THE PUBLIC?

We are seeking public support and active input so that the project is reflects what the community wants. Our goal is getting to what will make Docksider Green an enriching community/ place to live. The City is involved and will play a key role in the technical review of the emerging plan. This will ensure the plan will be stronger and more realistic as it goes through the process.

IS THE PURPOSE OF THESE MEETINGS TO CONSULT OR TO CONVINCING THE CITY THAT YOU HAVE PUBLIC SUPPORT?

We believe and have experienced that the planning of a new neighbourhood is made stronger when the community is engaged and have a sincere role in sharing ideas. We are opening up the process to public involvement and want to ensure that this is a relevant and meaningful plan for 2014 on. We will be taking your input and developing a revised plan that we will bring back to the community and the City of Victoria.

THERE ARE A NUMBER OF OTHER LARGER PROJECTS UNDERWAY IN VICWEST LIKE THE ROUNDHOUSE. HOW WILL DOCKSIDE CONNECT TO THE PLANNING IN OTHER AREAS ALREADY UNDERWAY?

Our approach for Dockside Green is neighbourhood-wide. We are hoping to take a broader approach to our site planning that promotes strong integration with neighbouring areas. We will work to communicate with other projects and communities throughout the process. We are also in conversation with the Point Hope Shipyards and we are looking forward to working with them to explore ways to weave together the projects on both sides of Harbour Road.

WILL YOU BE BUILDING LEED PLATINUM AT DOCKSIDE GREEN OR ARE YOU ABANDONING THIS STANDARD? HOW WILL VARYING LEVELS OF BUILDING STANDARDS ALIGN WITH THE ENERGY AND WASTEWATER MANAGEMENT CURRENTLY ON SITE?

We are seeking to build neighbourhood amenities at the highest possible standard for public realm – LEED ND Platinum. LEED ND is a comprehensive set of measures that reflect the goal that good sustainability is about much more than just buildings. It looks at how the streets are designed, the central greenway and waterway, parks and plazas, roads and transportation, entrances to buildings, and connections to existing neighbourhoods. We will not be expecting our development partners to adopt LEED Platinum for buildings. It has proved prohibitively expensive for the majority of developers to build spec residential buildings to this standard. We will, however, maintaining a LEED standard for buildings, but it will not be LEED Platinum.

The energy system is oversized to ensure that it can handle the loads that are being proposed. We do not foresee a problem with capacity; in fact it will run more efficiently with greater density.

IF YOU ARE LOOKING AT URBAN AGRICULTURE ONSITE, IS THE GROUND HEALTHY ENOUGH TO PLANT?

We would be using raised beds or planters for this work.

WHAT IS HAPPENING WITH THE SUSTAINABILITY CENTRE – A FEATURE OF THE FIRST DEVELOPMENT PLAN?

A lot of work and energy was devoted to the idea of a Sustainability Centre that would provide an on site hub for local not for profits working on sustainability issues. We have had discussions with many of the citizens who were involved in these early discussions and have been awed by the amount of work and thought that went into their conception of a centre. We are still committed, as in the first plan, to a contribution of \$400,000 to a community initiative.

We want to ask what the community wants in 2014. If there is still energy, interest and fundraising capacity for a Sustainability Centre, then that's great. Are there other community serving initiatives that would better serve residents and the broader community? We hope to hear from you over the coming months.

CAN WE INVOLVE ARTISTS IN THE DESIGN CHARRETTE?

Absolutely, we are open and interested in having citizens participate and bring their skills and knowledge to all of these events.

WHAT IS THE SITUATION WITH THE BIOMASS PLANT? IS IT FUNCTIONAL? IS THERE A SHORTAGE OF FUEL?

The district energy plant currently runs on a backup boiler powered by natural gas. This is not ideal, but we do not have a sufficient heating load (in other words, not enough buildings) to run the plant as originally conceived.

How did this arise? We committed to building this plant by a certain date, but unfortunately this wasn't the best situation for making it fully functional. We will run the plant on gas until there is enough density to run it on biomass.

WHAT HAS BEEN BUILT TO DATE?

You'll see in your briefing note what has been delivered and what has yet to be developed, but in short there is 1.3 million square feet of space to be developed at Dockside Green and we have delivered 300,000 so far. There is 1 million square feet of density left to build.



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Inventory of Ideas Generated in Workshop

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Inventory of Ideas Generated in Workshop

- Recycling room is a wonderful meeting place
- Community-based craft studio
- Continued development of greenway – proximity to nature
- More car coop
- Need more community space to promote interaction among residents – markets space or central meeting space
- Outdoor seating in a public square
- Temporary use of space for example a garden between Commercial buildings and Farmer building would be low cost and easily removed when development occurs
- Places that are good for people of all ages
- Safe places where we are known by our neighbours
- Address empty unused storefronts next to coffee shop
- The coffee shop and bakery and gorge pathway are important places.
- More beautiful places to stop and be by yourself and with others.
- Rooftop gardens are places to meet people, share seedlings, help one another, plan and hold a party
- Granville Island includes walkways by water, access for kayaks, mixed residential, industrial, tourists, studios and markets
- Viewing platform to observe activity at Point Hope Shipyards
- Sustainability Centre to model world class solutions
- Embrace modern parking ratios to reduce car parking needs.
- Sustainability Centre that could also become a community centre and host rental space for NGOs.
- A place for cyclists to sit, such as picnic tables with trees around them, espaliered apple trees et a place of comfort and seclusion
- Places of refuge throughout
- Dockside Brew Pub

- Co-housing and affordable rentals
- Mid-scale theatre space
- Enhance eco-system services in green areas
- Temporary community gardens
- Maintain environmental leadership with regenerative design
- Access to waterfront and recreation on far end of site
 - Add ferry stop, boathouse for kayaks and other forms of water recreation, maintain a natural waterfront or recreate natural vegetation to increase bird life.
- Community centre for events, meetings and socializing
- Community centre for arts and sustainability learning
- Community family courtyard
- Small boutiques for groceries, coffee, deli
- Food trucks at dinner hour
- Delicious place for evening drinks
- Community bus route to service Tyee Road
- Potential parking spots underground
- Ensure accessibility for those with disabilities and mobility challenges – closer transit to site and better frequency
- Greenway feels like someone's backyard and I don't belong
- Don't make small businesses look like typical boring high-rise with main floor shops -- we need character!
- Not a wall of buildings along Tyee and Esquimalt Roads
- Shipyard is important, both historical and functional
- Waterfront access is important
- A farmer's market like the Byward Market in Ottawa -- a destination

- Innovation Centre, could be a hub or start up incubator
- Art galleries
- Sound absorbing building materials to address noise from shipyard and cement yards
- Food truck hub
- Wine bar
- Brew pub and brewery
- Roof top community gardens
- Include some randomness in positioning of buildings
- The root cellar grocery store, smaller scale grocer, butcher, nursery
- View corridors are important, don't block views of downtown legislature Empress Hotel, Olympic Mountains for existing residents
- Create a feeling of experience, education with tours and really highlight sustainability aspects
- Foi Epi creates a sense of place
- Consider Dockside part of downtown Victoria