

Friday, January 27<sup>th</sup>, 2023

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

Dear Mayor Alto and City of Victoria Council,

**RE: Dockside Green Development Permit Application – 90 Esquimalt Road and 343 Tyee Road**

Bosa Development is pleased to be submitting our Development Permit for the next phase of Dockside Green. We are delighted to continue the delivery of this significantly important mixed-used sustainable neighbourhood in the City of Victoria.

At Bosa Development we see development differently than others. We focus on placemaking, smart growth, sustainable projects; delivering housing of all scales with the wellbeing of our residents in mind. This allows us to build projects and neighbourhoods that respond to how people really live, and to anticipate how urban life is changing. With this in mind we have taken the last two years working with our talented design team to ensure that this latest phase of Dockside continues to maintain the project vision by:

- Connecting community, nature, and design;
- The creation of an energetic neighbourhood that places social wellbeing as one of our highest achievements; and
- Leaving an improved human and environmental legacy for generations to come.

At Bosa Development we are committed to the triple-bottom line of social, environmental and economic health of our project. We believe in the ability to provide opportunities for inclusion and connectedness among neighbours. We are committed to urban design – public spaces – that fosters a sense of community and stand the test of time.

**Key Components of the Development Permit Application**

The following new elements comprise the components of the Development Permit Application:

- **Design and Development Permit Guidelines** - the Development Permit application meets all Design Guidelines for Dockside Green. The permit application seeks no variances and includes two buildings that will form the Dockside Commons Precinct. This phase of development will provide a total of 292 dwelling units. The project will complete the next phase of the project adjacent to the nearly completed phase along Tyee Road.
- **A New Gateway** – A new pedestrian-oriented Tyee Gateway has been included at the intersection of Esquimalt Road and Tyee Road to better connect Dockside Green to the surrounding VicWest community located on Songhees Road.
- **A New Mobility Hub** - A new multi-modal transportation hub that concentrates travel options (walking, bike, bus and car share) has been included within the phase. Located at Tyee Gateway, the hub is intended to increase awareness of travel options, to facilitate multi-modal trips, and provide desirable alternatives to single-occupant vehicle travel.

- **Partial Greenway and Partial Dockside Commons** - This phase of Dockside Green will see the completion of the Dockside Greenway along with a portion of the Dockside Commons park. These two elements provide both outdoor social spaces for everyone but allow use to re-establish nature back into these former industrial lands.
- **Environmental Signage** – This phase of Dockside Green will include interpretive signage highlighting the storm water management system within the project.
- **Parking and Zoning** - The application provided meets or exceeds all requirements set out in the CD-9 Zone for the project as well as the Schedule C parking requirements. We insured high levels of accessibility in parking and over 440 bike parking stalls
- **Sustainability**—the Development meets all sustainability requirements contained in the Dockside Green Master Development Agreement and Dockside Green Platinum level LEED for Neighbourhood Development (ND) compliance program. As one of the most comprehensive and sustainable projects’ in North America, this phase of Dockside Green will include:
  - All buildings will be 12% better than ASHRAE 90.1 in their Energy Use
  - Buildings will achieve a 40% Reduction in Indoor Water Use vs. a standard new City of Victoria building
  - Building will achieve a 50% Reduction in Outdoor Water Use vs. standard a new City of Victoria building
  - 100% EV ready Car Charging for all parking stalls
  - Integration of Solar Panels to power all lighting in the parkade.
  - Communal Green Roof Tops for residents to meet and build social connections
  - Connection to Onsite District Energy System
  - Connection to Onsite District Waste Water System
  - Full management of Storm Water runoff onsite
  - High Efficiency Building Envelope
  - Light Pollution Reduction
  - Sound Mitigation/Acoustics Built into every unit
  - Community Engagement program to be followed throughout the development process- pre/during/post construction
  - Sediment and Erosion Control throughout construction
  - Accessible Units included within every building
  - A range of unit types and sizes
  - Heat Island Reduction
  - Re-introduction of natural ecological features
  - Introduction of over 164 new trees
  - Infrastructure Energy Efficiency Standards
  - Meets LEED ND v4 – Platinum Neighbourhood Standards (the first to do so in Canada)

## Conclusion

We are thankful to the hundreds of stakeholders who helped shape the Neighbourhood Plan and have taken their time to provide us their support and feedback through every step of our project over the past 6 years. The public consultation process was a true articulation of Dockside Green’s connection with the community of people who live at Dockside Green, the Vic West community and the City of Victoria.



Bosa Development is focused on its continuation of being a part of this amazing sustainable story and wish to make it a truly wonderful project. Building on more than half a century of expertise and leadership, we strive to exceed expectations with every home we build and project we undertake. We're committed to this project long term and look forward to completing of Dockside Green. We are very proud of our submission and trust it provides Council with the information needed to approve the Permit Application we are seeking.

Sincerely,

Ally Dewji  
Bosa Development