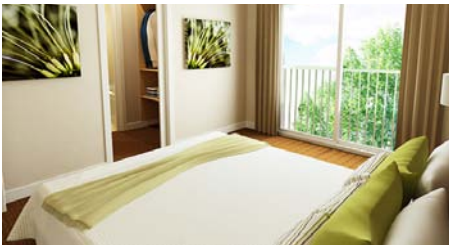
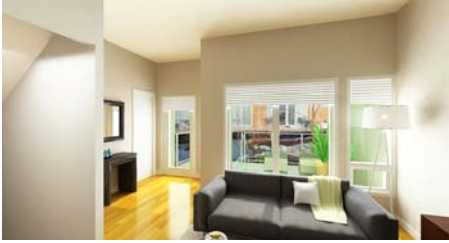


DOCKSIDE



DESCRIPTION

A 15-acre brownfield formerly owned by the City of Victoria, Dockside Green is now being built out over seven years as a model sustainable community, with exemplary energy performance, on-site renewable energy sources, on-site wastewater treatment, and a wide array of green building materials. This LEED Platinum development has earned the distinction of being one of 16 Clinton Climate Initiative Climate Positive developments, and is a new benchmark for triple bottom line achievement.

COMMUNITY

The City of Victoria became owners of this polluted former industrial property through default. The city laid the foundation for Dockside Green through a community outreach and visioning exercise and business case development, which produced a set of ambitious sustainability goals for the project. These goals were incorporated into a competition for development rights in which the Windmill/VanCity partnership prevailed.

The community's vision for the development was and continues to be the key to the project's success. From the initial vision, the rezoning and planning process, the constructive relationship with the design and development team, through to the ongoing monitoring of performance indicators, the process broke the mold in terms of collaboration and trust.

AT A GLANCE

- Dockside Green, Victoria, BC
- 15 acre (6.1 ha), 1.3 million SF master planned infill community
- Mixed-use commercial, residential, micro-utility on a former brownfield
- LEED-Platinum on first two buildings (Synergy and Balance) and LEED-ND
- Platinum (Stage 2 submission) for the neighbourhood master plan.
- Windmill role: Development manager in partnership with VanCity Enterprises;
- sustainability and LEED consultant



DOCKSIDE**FEATURES**

The plan for the community includes a full array of building types, uses and styles, including high-rise and mid-rise residential, townhomes, offices, light industrial and commercial uses. The design embraces walking and cycling as primary modes of transportation, and incorporates a wide array of alternative transportation strategies such as carshare co-ops, shuttle buses, ready access to city buses, bike paths and storage, and pedestrian-friendly design.

The first phase of the project, Dockside Wharf, is nearly complete, with the second two phases, the Commons and the Village, to follow in the next four years.

INNOVATIONS

This carbon-neutral development produces more heat and energy than it uses through a combination of strategies. An on-site biomass gasification plant transforms wood waste into a biogas, which is burnt as fuel to provide hot water and heat. Excess heat is used by neighbouring commercial properties. Solar panels, wind turbines, passive solar design and energy efficiency strategies together complete the carbon-neutral system.

The development treats its own sewage through a biofilter membrane system designed by the Canadian company Zenon – the same type of system that is used in disaster relief/emergency response projects for off-grid water filtration. This is in stark contrast to the prevailing norm in the City of Victoria, which is the absence of primary treatment for wastewater. Treated water is used in toilets, irrigation and in the project's water features, including a central pond system featuring native vegetation, vividly demonstrating the "waste is food" ethic that informs design at Dockside Green.

RECOGNITION & AWARDS**American Standard Grand SAM Award**

Canadian Home Builders Association, March 2010

Sustainable Community Brownfield Award

FCM-CH2MHill Sustainable Community Awards, June 2009

Conferred to Mayor Dean Fortin and Dockside Green

Special Jury Award – AIBC Architectural Awards

Conferred to Busby, Perkins + Will, May 2009

Top Ten Green Projects

American Institute of Architects/Committee on the Environment
Conferred to Busby, Perkins + Will, April 2009

A complete, updated list with more than two-dozen additional awards is available [here](#)

