



## Governance and Priorities Committee Report

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**Date:** March 27, 2014      **From:** Jim Handy, Development Agreement Facilitator  
**Subject:** 2013 Dockside Green Developer's Annual Report

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### Executive Summary

The purpose of this report is to present Council with Dockside Green's Annual Report for 2013. Pursuant to Schedule J (Developer's Annual Report Content) of the Master Development Agreement (MDA) for Dockside Green, the Developer, Dockside Green Ltd., is required to provide an annual report on the status of the development.

The Developer is presenting the attached 2013 Dockside Green Annual Report as their summary of what has been accomplished in the past year as it pertains to the requirements of the MDA. Schedule J of the MDA requires the report to consist of two parts. The first is a summary chart highlighting key objectives, including site remediation, land use and housing affordability, Leadership in Energy and Environmental Design (LEED) considerations, circulation/mobility and high quality public realm. The second is a LEED credit checklist generated by buildings or development areas. As no new construction took place in 2013, a LEED checklist has not been provided.

### Recommendation

That Council receive the 2013 Dockside Green Developer's Annual Report for information.

Respectfully submitted,

A handwritten signature in black ink, appearing to be 'J M' followed by a horizontal line.

Jim Handy  
Development Agreement Facilitator  
Development Services Division

A handwritten signature in blue ink, appearing to be 'D. E. Day'.

Deb Day, Director  
Sustainable Planning and Community  
Development Department

Report accepted and recommended by the City Manager:

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Jason Johnson

JH:aw

Date: March 21, 2014

**1. Purpose**

The purpose of this report is to present Council with Dockside Green's 2013 Annual Report, including a summary chart of key issues, based on Schedule J (Developer's Annual Report Content) of the Dockside Green Master Development Agreement (MDA).

**2. Background**

In previous years (2006, 2007 and 2008), the Developer had provided a lengthy written report entitled "Dockside Green Annual Sustainability Report". This written report component is not a direct requirement of Schedule J of the MDA. Since 2009, the Developer opted to provide a shorter, summary report highlighting the initiatives that took place in that year. For 2013, the Developer has again chosen to provide a shorter summary report.

The required summary chart provides more detail on each of the general objectives including, but not limited to, site remediation, land use and housing affordability, environmental/LEED considerations, circulation/mobility and high quality public realm.

**3. Conclusions**

No new construction took place at Dockside Green in 2013 although, as indicated in the attached letter from Dockside Green Ltd., the developer has engaged City staff and the local community with respect to moving forward with the Dockside Green development in 2014. The summary chart, based on Schedule J, outlines the status of the objectives with respect to the ongoing development of the project as required in the MDA.

**4. Recommendation**

That Council receive the 2013 Dockside Green Developer's Annual Report for information.

**5. Attachments**

- Letter from Dockside Green Ltd. dated March 13, 2014
- 2013 Dockside Green Annual Report
- 2013 Schedule J - Tracking Spreadsheet/Summary Chart.

# DOCKSIDE GREEN

March 13, 2014

Mayor Dean Fortin and Victoria City Council  
City of Victoria  
#1 Centennial Square  
Victoria, BC  
V8W 1P6

Dear Mayor and Council,

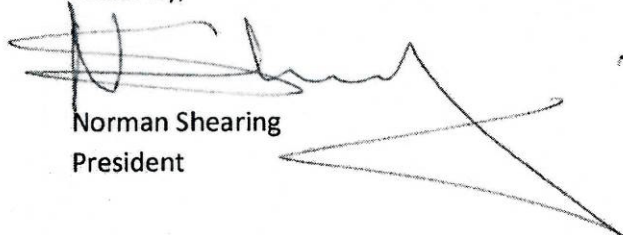
**Re: Filing of Annual Dockside Green Report**

We are pleased to provide you with a completed submission of the 2013 Annual Report on Dockside Green as required by Schedule J of the Master Development Agreement.

When Dockside Green was launched in 2005, Victoria and in particular VicWest looked very different than it does today. The context of the surrounding community has changed; a new bridge is under construction, a new park will be built, new businesses have arrived and new residents have moved in. With all those changes taking place, we want to reassure you that we remain committed to Dockside Green. Our intention is, and always has been, to consider the goals and aspirations of the community around us and those residing within Dockside Green, at all stages of the development. While the attached report showcases the many achievements of the project to date, much of our efforts in 2013 have been initiating conversations with staff and the community on moving Dockside forward.

It is time to reinvigorate Dockside Green and we look forward to meeting with you, city staff, and community stakeholders to help ensure Dockside Green will continue to be an active contributor to the well-being of Victoria by providing a cleaner environment and a stronger local economy.

Sincerely,

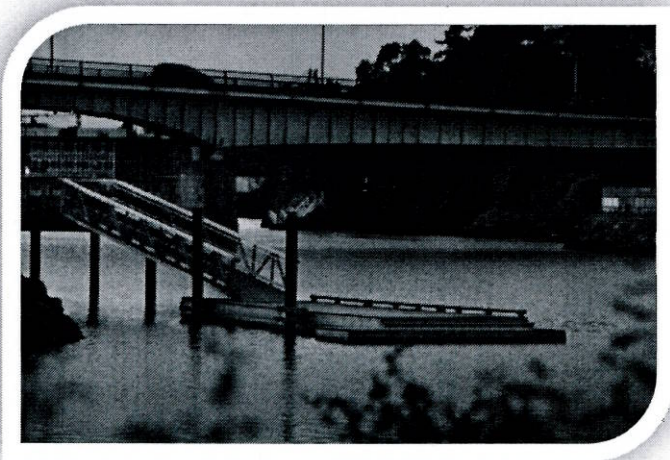
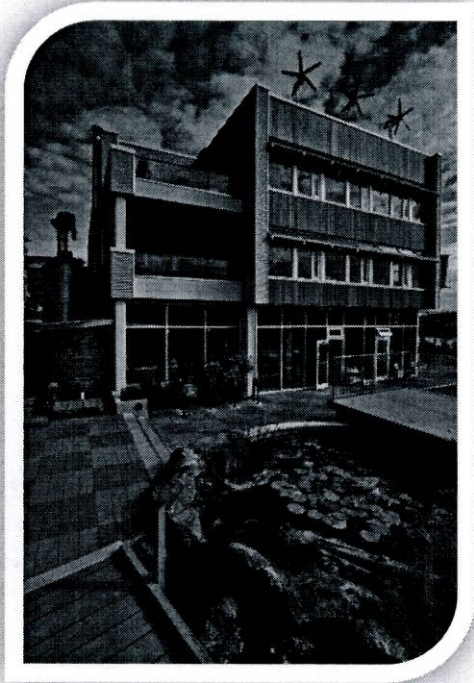


Norman Shearing  
President



# DOCKSIDE **GREEN**

## Annual Sustainability Report 2013



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## Introduction

Dockside Green is a 1.3 million square foot mixed-use sustainable community development on a 15-acre former Brownfield site located in Victoria, British Columbia. The project is made up of residential, office, commercial and light industrial uses.

This report tracks the progress that has been made to date on the stated environmental, social and economic goals including the successes and challenges that have been faced.

A significant amount of good work has occurred at Dockside Green, and while the project has not been immune to the global economic realities of the post 2008 era, the goals achieved in the enclosed report reflect the work of many in moving the vision of Dockside Green forward.

### **Vision Statement**

Dockside Green will be a socially vibrant, ecologically restorative, economically sound and just community. It will be a distinct collection of beautifully designed live, work, play and rest spaces designed to enhance the health and well being of both people and ecosystems, now and in the future.



# Master Plan

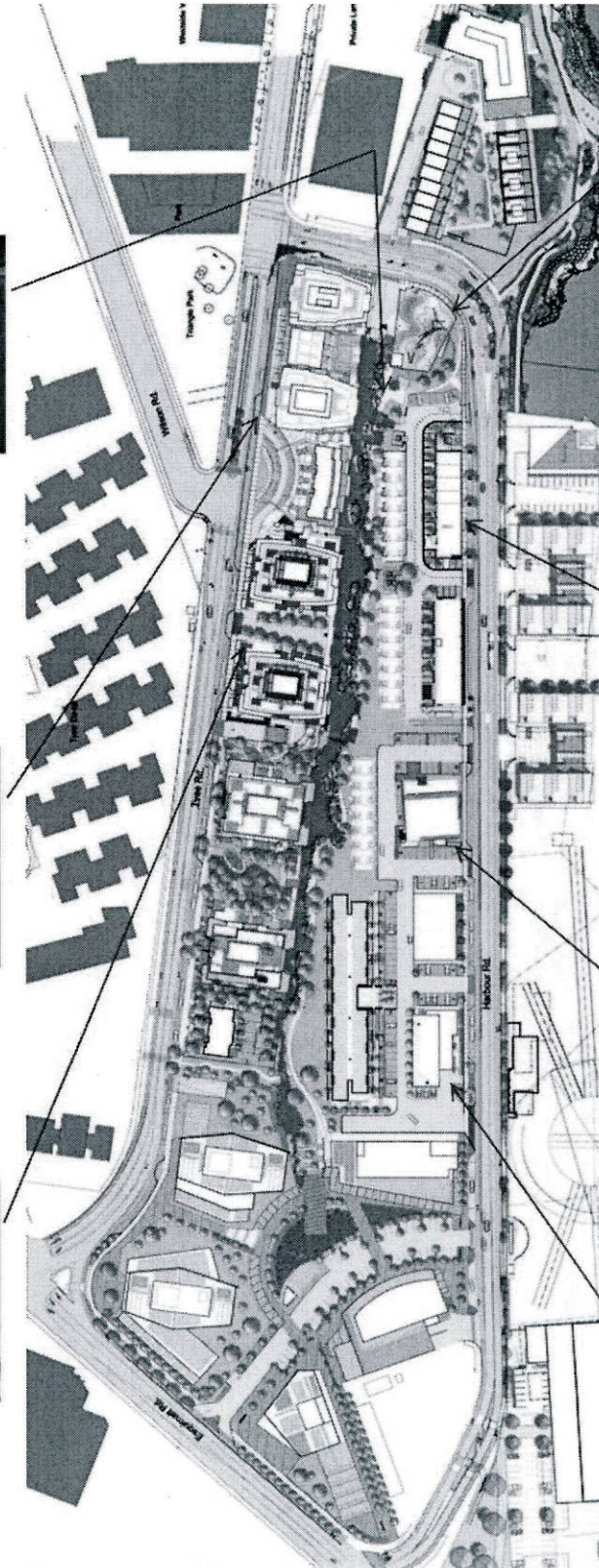
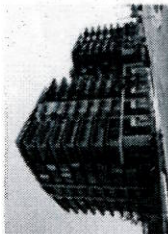
WASTEWATER  
TREATMENT PLANT



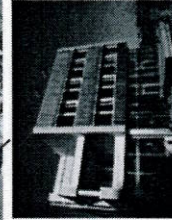
R1 - SYNERGY



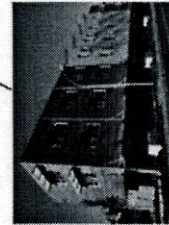
R2 - BALANCE



CI-1 - INSPIRATION



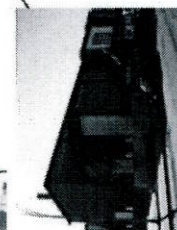
CI-2 - PROSPERITY



FARMER CONSTRUCTION  
HEAD OFFICE



BIOMASS PLANT





## Completed Phases

### Phase 1 – Synergy (Residential)



- 95 Suites / 3 Commercial spaces
- 5 storeys and 8 storeys
- 389, 391, 395, 399 Tye Road

### Phase 2 – Balance (Residential)



- 171 Suites
- 9 storeys and 10 storeys
- 373 and 379 Tye Road

### Phase 1 – Inspiration (Commercial)



- Retail and office space
- 398 Harbour Road

### Phase 2 – Prosperity (Commercial)



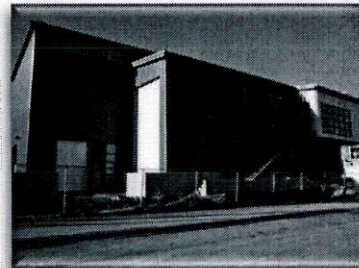
- Office Space
- 388 Harbour Road

### Wastewater Treatment Plant



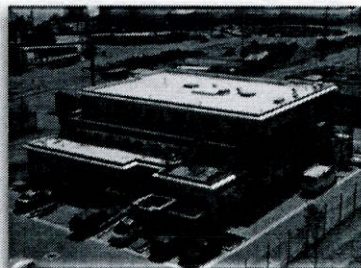
- 390 Harbour Road

### Biomass Plant



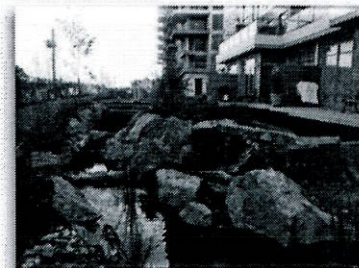
- 354 Harbour Road

### Farmer Construction Head Office



- 360 Harbour Road

### Naturalized Creek System



- Phase 1 and Phase 2



## Summary of Achievements to Date

- Dockside Green was the first project to register for the LEED® for Neighborhood rating system and was selected as a pilot project and subsequently became the first project in North America to reach stage 2 of the certification process with a platinum designation.
- Completion of the Biomass District Energy Plant which provides hot water and heating to all buildings within Dockside Green
- Completion of the Waste Water Treatment Plant which treats 100% of waste water generated within Dockside Green
- The Storm Water management plan is in place with the first portion of the naturalized creek completed which treats and controls storm water within Dockside Green
- Meters measuring hot and cold water, heat and electricity are installed in each suite, allowing for residents to pay only for what they use
- Variations of green roofs are featured in Synergy, Balance, and Inspiration
- Park remediation complete with plantings of native and adaptive species
- A strong working relationship with the Victoria West Community Association continues
- A Housing Affordability Strategy was completed in 2007 and is currently being reviewed to fit with market conditions
- Market affordable ownership suites completed to date include nine suites in Synergy and seventeen suites in Balance
- A Memorandum of Understanding was signed with the Songhees and Esquimalt First Nations which initiated First Nations art installation along with a First Nations training initiative
- A portion of the Princess Mary building has been preserved and redeveloped as Farmer Construction's head office with the remainder of the building deconstructed in 2011
- Electric car charging stations installed in spring 2013
- American Standard Grand SAM Award 2010 – SAM Awards, CHBA
- Project of the Year 2009 - CARE Awards, CHBA-Victoria
- Top Ten Green Projects Worldwide - AIA (American Institute of Architects)
- Residential Development of the Year 2009 – Georgie Awards, CHBA-BC

## Social Goals

**Goal #1:**

**LEED® for Neighborhood Design** – obtain LEED® ND program status

**Status:**

**Completed winter 2009**

Dockside Green was the first project to register for the LEED® for Neighborhood rating system and was selected as a pilot project and subsequently became the first project in North America to reach stage 2 of the certification process with a platinum designation.

**Background:**

Although Dockside Green could be considered a neighbourhood in itself, it is also part of a larger community. From the start Dockside Green has been committed to making sure that not only the buildings on the site are brought together into a neighborhood, but also that this neighborhood be connected and engaged with the larger region and the surrounding landscape.

The overall goal is to create a livable, sustainable community for people of all ages and income levels by working with the existing surrounding community to revitalize urban areas, preserve green spaces, reduce automobile dependency, promote pedestrian and bicycling activities and decrease polluted stormwater runoff.

**Goal #2:**

**Mixed-Use Development** - create a mixed-use community using 'Smart Growth' principles

**Status:**

**Completed for all existing buildings**

The principles of 'Smart Growth' are in effect with Dockside Green being able to house more than 2,200 residents on the 15-acre site. If 2,200 residents were to be housed in single family dwellings, it would take a housing project of 115 acres; approximately 115 football fields of open space (Dockside Green is 15 acres).

The master plan has been and will be continually revised and improved based on input from the Community Association, its Residents and the City of Victoria. For instance, Synergy and Balance have added more pedestrian connections than originally planned. As well, Synergy has added some commercial uses near the Harbour Road and Tyee Road intersection to promote activity on the ground plane within the neighbourhood.

**Goal #3:**

**New Urbanism Design** - use new urbanism principles in the project design

**Status:**

**Completed for all existing buildings**

The project design has embraced the principles of new urbanism. Both Synergy and Balance have created interesting streetscapes, bringing the building close to the street and creating landscaped



“bulbs” for parking to narrow the street. Townhouses have been built along Tyee Road to create a friendly streetscape.

**Goal #4:**

**Mix of Residential Units** - create a mix of unit types to attract a wide range of ages

**Status:**

**Completed for all existing buildings**

Dockside Green is attracting residents of all ages and backgrounds who share a desire to live in a healthy, vibrant community. The project has been carefully designed as a mixed-use community to reinforce new urbanism principles including providing neighbourhood shopping, interconnectivity to surrounding neighbourhoods and numerous connected pathways.

The wide range of community amenities including parks and the dock facility, urban ecology practices, the greenway and access to waterfront are all factors that have attracted a diverse range of ages. Both Synergy and Balance include a varied mix of unit types (1 bedroom, 1 bedroom and den, 2 bedrooms, 2 bedrooms and den, and 3 bedrooms) in the form of condos, garden flats and two- and three-storey townhouses.

**Synergy suite mix**

Condo – market affordable ownership 1 bedroom	9
Condo – 1 bedroom or 1 bedroom/den	22
Condo – 2 bedroom or 2 bedroom/den	50
Condo – 3 bedroom	5
Townhouse – 3 bedroom	6
Commercial/retail	3

**Balance suite mix**

Condo – market affordable ownership studio	5
Condo – market affordable ownership 1 bedroom	12
Condo – studio	5
Condo – 1 bedroom or 1 bedroom/den	84
Condo – 2 bedroom or 2 bedroom/den	59
Townhouse – 1 bedroom	4
Townhouse – 2 bedroom/live-work	2

**Goal #5:**

**Affordable Housing** - provide a fund for housing affordability initiatives

**Status:**

**Ongoing**

The Affordable Housing Strategy was created by the Dockside Green Housing Advisory Committee in 2006 and was submitted to the city as part of the requirements of the Master Development Agreement (MDA).

Market affordable ownership suites completed to date:

Phase 1 Synergy	9 suites	1 bedroom
Phase 2 Balance	5 suites	Studio
Phase 2 Balance	12 suites	1 bedroom

Opportunities with affordable housing authorities continue to be actively pursued for development of affordable housing projects at Dockside Green. Affordable housing remains a priority for Dockside Green as it moves forward into 2014.

**Goal #6:**

**First Nations** - work with First Nations to develop historical signage of their past connection to the lands and undertake a meaningful and thoughtful relationship with First Nations people.

**Status:**

**Ongoing**

A Memorandum of Understanding was signed with First Nations in October 2007. During the rezoning process several First Nations chiefs attended to celebrate the beginning of our relationship. During the ceremony we presented a written ecological pledge to be good stewards of the land.

Other initiatives that have taken place over the past 3 years are as follows:

- Artwork from First Nations artists was commissioned for manhole covers, path stones, site signage, and a totem pole
- Various on-site ceremonies with the First Nations people as guests have been held
- Historical photographs of First Nations involvement on the site have been included in on-site signage

**Goal #7:**

**Encouraging a Sense of Connectedness** - provide various pedestrian, cycle and vehicle connections and intersections and crossings.

**Status:**

**Completed for existing development**

The master plan continues to be refined, with connections being expanded to the neighbouring community. Improvements to date include the north/south greenway, numerous east/west pedestrian trails, a crossing on Tyee Road, a safe interface between the Galloping Goose Trail and Harbour Road and general upgrade of the Galloping Goose trail.

Completed initiatives include:

- The greenway (north/south) creek system and trail is approximately 50% complete
- Design improvements on Tyee Road were installed to provide landscape bulbs and as a traffic calming measure
- Pedestrian feel of Tyee Road has been improved and enhanced by the addition of walk-up townhouses and the retail component at the corner of Harbour and Tyee Roads
- Plaza area and east/west connection at Synergy
- Consultation with the community has led to additional public corridors including a new trail to the south of the Balance buildings and a trail along the Bay Street Bridge
- The re-design of the Galloping Goose Trail and a pedestrian cross-walk at Tyee Road
- Outdoor seating at the bakery and coffee shop plaza



**Goal #8:**

**Encouraging a Sense of Community** - inspire a sense of community and establish a healthy working relationship with the local community association, environmental groups and the business community

**Status:****Ongoing**

Relationships with the local community associations are strong, in particular, the Vic West Community Association. The VWCA continues to be an integral part of our design process moving forward.

The business community has also been very supportive of the development, as has the Chamber of Commerce. We are striving to support local business and BC technology companies.

Staff of the municipality, Ministry of Environment and Capital Regional District has been supportive of our innovative approaches and have proposed new strategies to enhance the triple bottom line elements of Dockside Green.

A sense of community is being cultivated and there has been a steady overwhelming acceptance expressed towards the development during the numerous rezoning, community and development permit meetings.

Our goal is to create a model of how developers, municipalities and community, environment and business groups can work together to create sustainable developments.

**Goal #9:**

**Public Amenities** - provide the amenities that improve the livability of the development and the surrounding community, including:

- Public art (complete spring 2009)
- Dock and small boat launch (completed spring 2009)
- Upgrade of Galloping Goose Trail (completed spring 2009)
- Sustainability centre (completion in conjunction with future phases)
- Historical and environmental education signage (complete spring 2009)
- Main plaza, vista and triangle pathway, playground, staircase from the Johnson Street Bridge and public washrooms (completion in conjunction with future phases)

**Status:**

- A First Nations totem pole has been installed
- Inclusion complete of a harbour ferry connection, kayak or small boat launch, and public spaces, upgraded Galloping Goose Regional Trail have been completed.
- Significant educational signage has been placed to explore environmental and First Nations' connections within the project.

**Goal #10:**

**View Corridors and Open Space** - continue to refine the master plan to improve view corridors and open space

**Status:****Completed on existing phases**

As a result of consultations with the Vic West Community Association, the City Planning Department, and approval support from City Council, additional paths and view corridors have been added between buildings. In addition, the association's suggestion to develop townhouses along Tyee Road to improve the pedestrian feel of the street was implemented.

**Goal #11:**

**Encouraging Innovations in Design and Sustainability** - promote true triple bottom line results with clear communication of the challenges facing sustainability-focused developments

**Status:****Completed on existing buildings**

- Developers and delegations from Victoria, across North America and around the globe have toured the site
- Local, national and international presentations
- Featured in numerous industry magazines and newspapers
- Featured on "The Nature of Things" hosted by David Suzuki
- Facilitation of tours for various government officials including Natural Resources Canada, Public Works, National Defense, CMHC and various municipal governments from Canada and the U.S.
- Green Shores program participation, in which the shoreline remediation of Point Ellice Park is being used as a case example ([www.greenshores.ca](http://www.greenshores.ca)) to create tools for sustainable coastal design and development.
  - The objective of the Green Shores case example is to work with the shore design team to incorporate Green Shores principles into the shore remediation plan and apply the pilot Green Shores rating system to the final design plan.

**Goal #12:**

**Educating Our Youth on Sustainability** - engage in a program aimed at educating students about sustainability

**Status: Completed on existing buildings**

- A series of educational signs pointing out sustainable initiatives are placed around the site
- A brochure was designed to allow for self-guided tours of the property noting interesting environmental initiatives
- Regular educational school group tours are facilitated

**Goal #13:**

**Treating Our Workers with Respect** - recognize those who work on-site in constructing our buildings and show our appreciation of their efforts, craftsmanship, quality work and enthusiasm for sustainability goals

**Status:****Ongoing**

Programs are in place to honour those who work on our site. In the past workers were treated to developer-hosted barbeques where project gifts were shared with the on-site team.

## Environmental Goals

### Water Conservation

**Goal #14:**

**Sewage Treatment** - treat 100% of sewage generated from the site

**Status:****Completed June 2008 - Ongoing**

The plant has been operating since June 2008.

At project completion, treated flows from the site will equal approximately 380 cubic metres per day (702,240 gallons in a week) – equivalent to the amount of water it takes to fill an Olympic-sized swimming pool. The treated water is used to maintain levels in the naturalized creek system, and in all buildings for toilets, on-site irrigation and green roof garden maintenance.

Potable water used for bathing, drinking and washing is provided by the regional water system.

**Background:**

In Canada, approximately 340 litres of potable water per person per day is used. Toilet flushing alone uses the most water in buildings, accounting for approximately 4.8 billion litres per day.

**Goal #15:**

**Water Efficiency (Buildings)** – introduce water saving measures

**Status:****Completed for all existing buildings**

Water efficient appliances, low-flow showerhead and toilets are in each suite. Treated water is used for irrigation and flushing toilets. Meters measuring hot and cold water use are installed in each suite. These meters interface over the internet allowing for greater consumption awareness.

**Goal #16:**

**Water Efficiency (Landscaping)** - use no potable water for on-grade landscaping

**Status:****Completed for all existing buildings**

Only treated water and rainwater are used for landscaping. The use of native and adaptive species has significantly reduced the demand for treated water for irrigation.



**Goal #17:****Stormwater Treatment** - treat all stormwater via a naturalized creek and pond system**Status:****Completed spring 2009**

The stormwater management system uses the on-site naturalized creek and pond system to treat and control flows. The system is designed well beyond LEED® standards and can accommodate a 1-in-100-year rain event for the majority of the system and 1-in-25-year event for the balance of the system. The design promotes integrated stormwater and urban ecology features including green roofs.

The Municipal Parks Department was concerned about the costs of maintaining a rain garden approach to “parking bulb” treatments on their roads. Dockside Green therefore agreed to install and pay for these as a pilot case for the city.

## Energy Conservation

**Goal #18:****Building Energy** - design energy-efficient buildings**Status:****Completed for all existing buildings**

The design of the buildings focuses on passive design, which takes into consideration how building orientation affects energy performance and how faces of the building perform differently. Building insulation, window shading and day lighting all affect the size of mechanical systems needed and operating costs.

To complement the passive design features and increase energy efficiency, a number of notable features have been included:

- Averages of R17 wall insulation and R22 roof insulation
- Low E double-glazed windows provide a cool atmosphere in the summer and warm atmosphere in the winter resulting in increased indoor comfort and less energy consumption
- Most south-facing and west-facing windows are equipped with motorized exterior sun shades to provide shade during the summer months
- LED lights are used in corridors and compact fluorescents are used in suites and common areas that save energy and maintenance costs
- Heat recovery technology captures the heat from ventilated air being exhausted to pre-warm incoming heat
- A four-pipe fan coil system is used with two of the pipes designated for domestic hot water and cold water supply system which provides some free cooling to the retail spaces

**Goal #19:****Measuring Performance** – install consumption meters in individual suites

**Status:****Completed for all existing buildings**

Each residential suite has a meter that measures cold water, hot water, heat and electrical consumption. The technology is provided by Victoria-based Reliable Controls.

Heat settings can be controlled remotely through the web-based platform. Heating can also be pre-programmed for a day or a holiday period.

**Background:**

Studies have shown that when individuals are given the ability to monitor their own water and energy use, they traditionally use up to 20% less than those who don't have access to a monitoring system. Other reports indicate that 30% of the occupants use 70% of the energy in a residential building.

**Goal #20:**

**Energy Conservation (Energy Efficient Appliances)** - provide Energy Star® rated appliances

**Status:****Completed for all existing buildings spring 2009**

Every appliance provided with the purchase of a new suite at Dockside Green was Energy Star® rated and has achieved **higher** performance over the base Energy Star® rating for certain appliances. For instance, front-loading clothes washers and dryers have been selected, which use less energy. These washers use the equivalent of less than a water cooler jug amount of water for every two loads.

Appliance	Standard	Dockside Green
Dishwasher	623 kWh/year	377 kWh/year
Refrigerator	527 kWh/year	476 kWh/year
Stove/Range	750 kWh/year	545 kWh/year
Clothes Washer	876 kWh/year	145 kWh/year
Clothes Dryer	909 kWh/year	340 kWh/year
Total per Suite	3,685 kWh/year	1,883 kWh/year

**Goal #21:**

**Commissioning** - independently commission each building to ensure building systems are installed correctly and working properly

**Status:****Completed for all existing buildings fall 2011**

An independent agent has commissioned all buildings. The process includes review of the design and construction drawings followed by testing them upon building completion to ensure they work as intended.

The buildings were re-commissioned at the two-year anniversary of the building opening.



**Background:**

Commissioning identifies problems that would traditionally go undetected in buildings, allowing the problems to be addressed early on. Studies show that commissioning and verification can improve building efficiency and performance by 5-15%.

**Goal #22:**

**Renewable Energy** - demonstrate various renewable energy systems and environmental techniques

**Status:****Completed for all existing buildings**

Various examples of renewable energy products are used as demonstrations of renewable energy technology including the integrated photovoltaic shading strategy used on the first commercial phase, Inspiration and the wind turbines installed on the rooftop.

Carmanah Technologies' street traffic signals and photovoltaic lighting products at the harbour ferry shelter have also been installed along with a solar compactor using photovoltaic technology.

**Goal #23:**

**Elimination of CFC, Halons and Ozone Protection** - avoid the use of CFCs (chlorofluorocarbons) and halons

**Status:****Completed for all existing buildings spring 2009**

Refrigeration units, HVAC systems and fire suppressants that do not contain halons have been installed.

**Background:** Halons and CFCs are harmful to the atmosphere and increase the rate of ozone depletion.

## **Sustainable Sites & Urban Ecology**

**Goal #24:**

**Green Roofs** – install green roofs

**Status:****Completed on all existing buildings**

Synergy, Balance, and Inspiration all have variations of green roofs.

**Background:**

Green roofs reduce the heat island effect of urban settings while promoting urban ecology. Other benefits include sound insulation, natural habitat for birds and insects, extend the life of the roof base, filter pollutants and carbon dioxide and can improve the aesthetic appeal from viewing platforms.

**Goal #25:**

**Vertical Green Wall elements** - introduce a vertical green wall element in the project

**Status:****Completed spring 2009**

Two vertical green walls (or "living walls") were installed in Balance but have since been removed due to lack of plant growth.

**Goal #26:**

**Use of Native and Adaptive Species** - use only native and adaptive species in landscaping

**Status:****Completed for all existing buildings and greenway**

All building and site landscaping include only native and adaptive species.

**Goal #27:**

**Tree Planting and Site Landscaping** - plant 1,000 trees throughout the development

**Status:****Ongoing**

Native or adaptive trees have and will continue to be planted in strategic positions throughout the site to reinforce the West Coast character of the project, provide shade from the sun in summer and wind breaks in winter, and attract birds. The trees planted (Synergy 60; Balance 81, CI-1 and CI-2 26) range from very small Japanese maples and Pacific crabapples to full-size canopy trees and berry trees. In addition, 47 trees have been planted along the greenway, 137 trees in Point Ellice Park and 7 trees on Esquimalt Road. In total, the planting of 358 trees has occurred, and it is expected the 1,000 tree goal will be met upon project completion. There is also an old growth arbutus tree that was on-site prior to construction that will remain protected.

**Goal #28:**

**Integrated Pest Management Plan** - develop and implement an integrated pest management plan

**Status:****Ongoing**

The plan has been approved by the Municipality and implemented.

**Goal #29:**

**Erosion and Sedimentation Control** - follow an erosion and sedimentation plan during construction

**Status:****Completed winter 2011**

An overall site erosion and sedimentation control plan was developed by Komex International Environmental and Water Resource Engineering and Aqua-tex Consulting. The plan conforms to the required standards and has been implemented.

**Goal #30:**

**Rehabilitate Point Ellice Park Shoreline** - rehabilitate the shoreline along Point Ellice Park



**Status:****Completed fall 2009**

The park design was developed with input from a broad range of community members and other stakeholders, such as the Garry Oak Ecosystem Recovery Team, the Urban Agriculture Group, Natural Resources Canada and the City Environment and Shoreline Committee.

The park is complete and signage has been erected to showcase the various features along with a new pedestrian pathway.

A total of 137 trees have been planted in the park including oak, arbutus, and pine.

The project is also part of the Green Shore Initiative and is being used as a case example by that group ([www.greenshores.ca](http://www.greenshores.ca)). Green Shore is an initiative of the Stewardship Centre of BC to develop tools for sustainable coastal design and development, including a rating and certification system for coastal development projects. The plan includes a new sand beach and tidal pool and native adaptive plant species.

**Goal #31:****Alternative Transportation Strategies**

- Purchase vehicles for a car share program (ongoing, 2 cars purchased)
- Provide car co-op stalls for commercial spaces (completed spring 2009)
- Upgrade the Galloping Goose Trail (completed spring 2009)
- Construct a dock for the Victoria Harbour Ferry (completed spring 2009)
- Provide bike storage for residential and commercial space (completed winter 2011)
- Work with BC Transit to add additional bus routes (goal not met due to lack of interest on behalf of BC Transit)

**Status:**

- A Smart Car and a Honda Insight were purchased for the car share program
- 2 dedicated car share stalls are located in the parking loop off of Tyee Road between Synergy and Balance.
- The upgrade design of the Galloping Goose Trail has been completed along with the safe interface between the bike trail and Harbour Road.
- The construction of the dock facility is complete and Harbour Ferry service is active.
- Customized bike racks are installed and individual secure bicycle lockers have been provided in the underground parking for the safe storage of residents' bicycles.
- A shower is installed for the retail users in Synergy and 18 on-grade bike stalls have been set up for Synergy and Balance and 14 for the commercial buildings
- Discussions took place to add bus routes to Dockside Green although BC Transit has decided not to change their existing routes

**Goal #32:**

**Remediation** - carry out the site remediation in accordance with the Ministry of Environment approvals including ensuring buildings in risk-assessed areas have proper vapour barriers and controls

**Status:****Completed spring 2009**

Under the requirements of the AIP (Approval in Principle) provided by the Ministry of Environment, the removal of hazardous and contaminated materials from the site has been completed and Certificates of Compliance have been received on all parcels.

## Human Health & Wellbeing

**Goal #33:**

**Fresh Air** - provide 100% fresh air to residential suites

**Status:****Completed for all existing buildings**

In Synergy and Balance, a central heat recovery ventilation system is in place which provides 100% fresh air directly into each residential suite. The system pumps fresh, filtered air into each suite and recovers heat in the exhausted air to help warm the incoming air.

**Background:**

According to the Canada Green Building Council (CaGBC), Canadians spend an average of 90% of their time indoors. The environmental movement has long been effective in focusing attention on the quality of air outside, but not in focusing on air quality inside.

The causes of indoor air pollution vary with the main factors being ineffective or inadequate ventilation and the off-gassing of resins, adhesives, paints and other synthetic and organic polymers used to coat, seal or manufacture household furnishings and products.

**Goal #34:**

**Low or No VOC Emitting Materials Paints, Sealants and Adhesives** – meet the LEED® requirements for providing low or no volatile organic compound (VOCs) in paints, sealants and adhesives

**Status:****Completed for all existing buildings**

Paints, sealants and adhesives that meet strict low-emitting standards for VOC's have been used.

**Goal #35:**

**Non-Urea Formaldehyde Composite Wood Products** – avoid using urea formaldehyde composite wood products

**Status:****Completed for all existing buildings**

Wheat board substrates were used in residential cabinets and non-urea formaldehyde medium-density fiberboard was used in the suite as required.

**Goal #36:**

**Low emitting carpets** – ensure all carpets meet the Carpet and Rug Institute's Green Label Indoor Air Quality Test Program



**Status:****Completed for all existing buildings**

Carpets in all residential buildings meet Carpets and Rug Institute's Green Label program.

**Goal #37:**

**Indoor Chemical & Pollutant Source Control** – install permanent systems at all high-volume entryways (e.g. grills and grates) to capture dirt and particulates preventing them from being tracked into buildings

**Status:****Completed for all existing buildings**

Buildings have permanent entryway chemical and pollutant control systems.

**Goal #38:**

**Construction Indoor Air Quality Management Plans (during construction)** – follow the LEED® requirements for instituting and following an Indoor Air Quality Plan during construction

**Status:****Completed for all existing buildings**

An Indoor Air Quality Plan was prepared for all buildings and was followed which included protecting installed absorptive materials from moisture damage.

**Goal #39:**

**Construction Indoor Air Quality Management Plan (testing before occupancy)** – follow the LEED® requirements for testing an Indoor Air Quality plan prior to occupancy

**Status:****Completed for all existing buildings**

To ensure good indoor air quality in all suites, a contract was let to measure the following in Synergy and Balance:

Contaminant	Maximum Concentration
Particulate Matter (PM10)	50 ug/m3
Formaldehyde	50 parts per billion
Total Volatile Organic Compounds	500 ug/m3
Carbon Monoxide	9 PPM and no greater than 2 PPM above outdoors
4- Phenylcyclohexene	6.5 ug/m3

The IAQ test performed in 10 units at Synergy determined that all units are well within the allowable limits as demonstrated in the following table:

Contaminant	Maximum Concentration	Average Test Results for Synergy
Particulate Matter (PM10)	50 ug/m3	26.9 ug/m3
Formaldehyde	50 parts per billion	26 ppb

Total Volatile Organic Compounds	500 ug/m3	309 ug/m3
Carbon Monoxide	9 PPM and no greater than 2 PPM above outdoors	1.8 ug/m3
4- Phenylcyclohexene	6.5 ug/m3	< 1 ug/m3

**Goal #40:**

**Indoor Cleaning Products** - promote the use of eco-friendly cleaning products

**Status:**

**Completed for all existing buildings**

A Green Housekeeping Plan was prepared and a six-month supply of environmentally friendly cleaning products was provided to each resident and business upon occupancy.

**Goal #41:**

**Smoking** - meet the LEED® requirements for avoiding tobacco smoke in the building

**Status:**

**Completed for all existing buildings**

Smoking is not permitted in any common areas inside the buildings. Smoking is also prohibited within 7.5 metres of all commercial buildings' doorways, windows and air intakes.

**Background:**

The testing and associated performance requirement, which is a prerequisite to achieve LEED® certification, proved problematic for multi-unit residential buildings. Dockside Green in collaboration with its design and construction team worked with the Canada Green Building Council to develop an acceptable procedure and implement the procedure through a detailed Environmental Tobacco Smoke Control design and construction plan.

**Goal #42:**

**Controllability of Systems** - meet LEED® requirements governing the installation of operable windows and lighting control zones

**Status:**

**Completed for all existing buildings winter 2011**

All commercial and residential buildings meet the LEED® requirements for operable windows and lighting controls.

**Goal #43:**

**Thermal Comfort** - comply with ASHRAE (American Society of Heating, Refrigeration, and Air Conditioning Engineers) 55-2004 requirements to meet thermal comfort conditions for human occupancy and provide monitoring systems for temperature control

**Status:**

**Completed for all existing buildings**



All commercial and residential buildings meet the requirements. A four-pipe fan coil system is provided and suites include fresh air systems and residents have the means to control individual air flow and temperature.

**Goal #44:**

**Noise Mitigation Strategies** - ensure residential space does not exceed the following noise levels:

	Noise levels (decibels)
Bedrooms	35
Living, Dining	40
Kitchen, Bathrooms, Hallways	45

**Status:**

**Completed for all existing buildings spring 2009**

All residential spaces comply with the stated noise level maximums. Other noise abatement reduction strategies have also been used such as installation of acoustic underlay and sound insulation.

## Materials & Resources

**Goal #45:**

**Recycling Facilities** - include recycling rooms in all buildings

**Status:**

**Completed for all existing buildings**

In accordance with LEED® certification, a recycling space has been provided in all buildings. Residential suites also included a carbon filter organics collector for each residential suite.

The residents have also taken it upon themselves to enhance the recycling rooms and programs. A committee was formed from the Balance residents to manage the programs. Among many initiatives, they introduced a bottle recycling program where they return the empty beverage containers and donate the deposit money to local charities.

**Background:**

Buildings are major repositories for a wide variety of manufactured products. Building materials have an impact on the environment all the way through extraction, processing, transportation and eventual disposal.

During their life cycle they will contribute to air and water pollution, destruction of habitats and depletion of natural resources. According to the Canadian Green Building Council, the construction industry consumes approximately 40% of the global material flow and generates about 33% of the North American solid waste stream. That is why buildings have a significant "upstream" impact on demand for global natural resources and a significant "downstream" impact on land use.

To minimize Dockside Green's building eco-footprint, the plan is for each building to use recycled content, sustainably harvested materials and rapidly renewable resources. At the same time, construction and household waste are minimized.

**Goal #46:**

**Rapidly Renewable Products** - use rapidly renewable natural materials

**Status:**

**Completed for all existing buildings**

The following products have been used:

- Bamboo flooring and cabinet doors
- Wheat board substrates in cabinets
- Wool carpets (upgrade feature)
- Cork flooring and paneling in lobby areas

**Goal #47:**

**Recycled Content** - use environmentally friendly products with recycled content

**Status:**

**Completed for all existing buildings winter 2011**

- Fly ash: Globally, 3% of greenhouse gas emissions and 5% of total CO2 emissions are attributed to cement production. EcoSmart Concrete, a national non-profit research and advocacy group, worked with Dockside Green to optimize the use of fly ash, a byproduct of coal-fired power generation and cement production. Adding fly ash to concrete reduces the overall amount of cement needed. The 35–40% fly-ash content in our cement reduces the CO2 level emitted and strengthens the concrete
- Interface carpet tile: Approximately 1,000 square metres of Interface carpet tile was used in corridors, lobbies and common areas. The tile is Interface's revolutionary 'Cool Carpet' which, thanks to the incorporation of recyclable materials, energy efficient manufacturing and use of alternative fuel sources, is a greenhouse gas neutral product. According to Interface Carpets Inc., the manufacturer of 'Cool Carpet', Dockside Green will save 14 metric tonnes of greenhouse gases by using the modular 'Cool Carpet'. Although the product is more expensive than rolled carpet, money is saved in the long-term. Worn or stained sections can be replaced by removing only the single tile instead of the whole roll as would be done with a traditional carpet. Carpets are one of the single largest components of North America's landfills. By using modular carpeting, the Dockside strata corporations will be able to maintain new-looking carpets without having to replace entire floor areas.
- Rebar with recycled steel
- Aluminum windows and railings with recycled content
- Terrazzo with post-customer recycled glass
- Recovered concrete crushed and used on-site
- Cork flooring, in the lobbies of Synergy, made from the materials left over from wine cork production

**Goal #48:**

**Construction Waste Management** - divert 75% of construction waste from the landfill



**Status:****Completed for all existing buildings**

A construction waste management plan has been implemented for each phase of the project. An average of 95% of construction waste was diverted from landfills.

**Goal #49:**

**Sustainable Wood** - use sustainable wood products when possible

**Status:****Completed for all existing buildings**

The Synergy townhouses incorporated Triton wood products. Thanks to a revolutionary underwater harvesting technology, which uses guided submersible tree fellers, wood products from preserved trees submerged behind BC's large hydro-electric dams was used.

The technology is that of Victoria-based Triton Logging. Triton is the world leader in underwater logging and a growing player in the environmentally certified wood industry. Using its patented Sawfish™ technology, Triton harvests standing forests flooded by hydro reservoirs. With 45,000 major dam reservoirs around the world containing an estimated 300 million trees, submerged forests represent a significant source of non-living timber that can be used for a wide variety of industrial and consumer applications.

**Background:**

Certain logging practices have had significant negative impacts on ecosystems, fish stocks and biodiversity. Some solutions are to use Forest Stewardship Council certified wood (wood harvested from sustainable forests), reclaimed wood, forgotten wood or other sources of wood from using sustainable harvesting strategies.

**Goal #50:**

**Cement** - work with the Cement Association of Canada to maximize the sustainability of one of the principal materials used throughout the project and document the various environmental strategies with respect to the use of cement

**Status:****Completed for all existing buildings**

- The condo towers used steel-reinforced, solid concrete structure of floor slabs, columns, sheer walls and roofs which allowed for increased structural strength, noise reduction, durability and adaptability.
- Each mix incorporates industrial byproducts such as fly ash (a byproduct of coal-fired power generation and cement production), which is being used at a rate of 35–40% to replace cement. This reduces CO2 levels emitted during production of cement while using a waste product and strengthening the concrete.
- Fly ash was used in the construction of the sewage treatment plant. This resulted in a mix that had a high degree of crack resistance and water tightness thereby eliminating the use of chemical additives and saved about \$40,000.
- A soil stabilization process was undertaken using cement to improve the bearing capacity of inadequate soil conditions on which the biomass plant is located. The soils were dried and

binded, thereby providing increased capabilities avoiding unnecessary and expensive improvements such as floating, raft-slabs, piles or caissons.

- A cement-based solidification/stabilization process was also used to treat 10 tonnes of lead contaminated soil using cement incorporated into the soil. The result achieved by an environmental consultant was non-hazardous soil.
- Insulated concrete forms and a floor system were used to construct three townhouses to showcase the benefits of the system.
- Waste concrete was sent to Ocean Cement to be used to make lock blocks.
- Several buried slabs were found during excavation which were crushed and used for the road base and other building purposes.
- Concrete panels with recycled glass were used in elevator lobbies.

**Background:**

Concrete has many positive attributes including durability, design flexibility, sound proofing, inhibits mould growth, can be easily cleaned and the thermal mass of concrete contributes to the building's energy efficiency.

**Goal #51:**

**Building Moisture Protection** - engage a building envelope specialist to ensure moisture protection

**Status:**

**Completed for all existing buildings**

All buildings have rain screens to protect from unwanted moisture intrusion during wet weather events.

**Goal #52:**

**Reuse Buildings** - preserve existing buildings on the site

**Status:**

**Completed summer 2011**

The site had two pre-existing structures; one was a concrete block building formerly used by Whitehall Industries and the other was the Princess Mary building, a former restaurant.

The one-storey Whitehall building was determined to have no economic or structural value and was a hindrance to future development that would have higher density. There was little embodied energy in the building and it was therefore deconstructed with the waste materials recycled as much as possible.

The Princess Mary building consisted of three structures: the stern of the Princess Mary vessel, a Russian freighter and a two-story wood structure. The stern was salvaged and provided to the former owner of the vessel at no cost. Farmer Construction undertook a due diligence review and proposed to salvage what they could of the building and use it in the construction of their on-site head office. The remaining building was deconstructed with materials recycled where possible.



## Economic Goals

### Goal #53:

**Supporting Local Business** - support local business by using their products and services

#### Status:

##### Ongoing

- Clean Conscience (green cleaning products)
- Fol Epi (on-site organic bakery)
- Caffé Fantastico (on-site coffee shop)
- Victoria Car Share Co-op
- Victoria Harbour Ferry
- Eclipse Creative (marketing/advertising)
- Edibella Organic Landscaping (site landscaping)
- Healthy Green Buildings Consultant – Jack Meredith
- Carmanah Technologies (solar lighting)
- Triton Logging (reclaimed wood from hydro dam reservoirs used in Synergy townhomes)
- Reliable Controls (in-suite metering)

While Dockside Green has developed a strong emphasis on supporting local business, there is a desire by the project to see how to involve more of the great local businesses located in City of Victoria in the project to truly reflect the sustainability, technology and innovation indicatives throughout the region.

### Goal #54:

**Supporting Innovative Environmental BC and Canadian Businesses** - support a sustainable economy by focusing on using environmental technologies from British Columbia and Canadian companies

#### Status:

##### Ongoing

- Nexterra (BC): a biomass heat generation technology using waste wood
- Sol-Air Systems (BC): an ultraviolet air decontamination technology for the sewage treatment facility
- Zenon (Canadian): a sewage treatment process
- Thermal Comfort (Canadian): a system that allows two of the pipes in a four-pipe fan coil to be the domestic hot and cold water supply
- Delta (Canadian): quality bathroom and kitchen faucets and shower fixtures. In our experience, products made by Delta are some of the best-made and most durable faucets in the world
- Quad Lock (BC): insulated concrete forms being used in three townhouses
- HVAC Systems (BC): centralized heat recovery ventilators pump fresh air into each suite

**Goal #55:**

**Support Local Employment and Post-Secondary Education** - collaborate with local learning institutions to support education and training opportunities

**Status:**

Ongoing

**Education**

- University of Victoria's Integrated Management Masters program
- University of Victoria's speaker series on brownfield development
- University of Victoria's business class
- Royal Roads University's Environment Management and Environmental Science MA and MSc programs
- Canadian Public Relations Society (local chapter)
- Camosun College's Construction Management and Civil Tech program
- Pearson College's environmental program
- Numerous speeches on Dockside Green have been given locally, across North America and in Australia.
- BCIT Sustainable Business Leadership

**Local Employment**

- Many of the consultant teams have local offices
- Three co-op students have held positions at Dockside Green
- The biomass system and sewage treatment plant created three operator jobs
- The First Nations Job Initiative resulted in 17 new jobs

**Tourism**

- We have seen numerous groups visiting the city solely for the purpose of visiting Dockside Green.

**Goal #56:**

**Limits Impacts on Municipal Infrastructure and Utilities (Sewer, Water, Storm, Roads and Landfill)**  
- minimize impact on the municipal and the Capital Regional District infrastructure and utility costs

**Status:**

**Completed for all existing buildings**

The development has succeeded in minimizing impacts on the municipal infrastructure in many ways and has been a catalyst for encouraging other developments to use some of our strategies.

**Sewage**

- City sewage system is not used (except as a back-up measure related to rare unforeseen compliance matters with the treatment plant)

**Water**

- More than 70 million gallons of water is estimated to be saved annually at full build-out of the project



**Stormwater**

- The municipal stormwater system is not used (except as a back-up measure related to rare unforeseen compliance matters with the treatment plant)

**Landfill**

- Less waste is produced than typical developments

**Roads**

- The various alternative transportation strategies ensure the development has less impact on traffic than a standard development
- The car share program reduces individual vehicle usage, and the Galloping Goose Trail, bicycle storage and shower facilities have increase bicycle usage
- The mini-transit system, once implemented, will also result in a positive reduction in traffic

**Goal #57:**

**Economic Benefits to Residents and Business** - offer residents and businesses protection against rising utility costs in the future by providing energy and water-efficient buildings with strategies that reduce ongoing maintenance costs

**Status:****Completed for all existing buildings**

The water and energy efficiency strategies in the buildings reduce ongoing operating costs to residents and businesses.

This approach also protects residents and businesses against rising utility costs. For instance, if utility costs increase by 5% per year, the impact on Dockside Green energy will be less because of the energy-efficient design. The compounded impact of this year over year saves significant dollars.

The installation of meters to measure hot water, cold water, heat and electricity in each residential unit and business provides immediate feedback on energy consumption. This leads to greater energy and water savings overall.

## Concluding Remarks

Despite the achievement of a number of improvements and reaching a number of milestones over the past few years there have been challenges in achieving some of our goals.

When Dockside Green was launched in 2005, Victoria and in particular VicWest looked very different than it does today. The context of the surrounding community has changed; a new bridge is under construction, a new park will be built, new businesses have arrived and new residents have moved in. With all of those changes taking place we want to reassure you that we remain committed to Dockside Green, our intention is, and always has been to consider the goals and aspirations of the community around us and those residing within Dockside Green at all stages of the development.

It is time to reinvigorate Dockside Green and it is with this intention that our next steps are to meet with stakeholders in the community and to engage in a discussion about the long term plans for Dockside Green. In addition, we will also be working together with the City of Victoria to review the project and consult with other community stakeholders to explore the possibilities that are needed to help move Dockside Green forward while contributing to the well-being of residents, a cleaner environment and a stronger local economy.



# Dockside Green Annual Report – 2013 Schedule J

## GENERAL OBJECTIVE: SITE REMEDIATION

(Based on the Approval in Principle obtained from the Ministry of Environment, the Developer will be responsible for site remediation, in accordance with the terms of the sale contract)

Item	Objective	Reporting Content	Source	Status	Details
1	Remove all hazardous materials	Extent of hazardous material removed per site	Consultant report/ Certificate of Compliance	COMPLETE	Under the requirements of the AIP (Approval in Principle) provided by the Ministry of Environment, the removal of hazardous and contaminated materials from the site has been completed and Certificates of Compliance have been received on all parcels. It has been noted in the 2011 and 2012 Groundwater Monitoring reports that one of the water wells has seasonally elevated concentrations exceeding the compliance threshold. Preliminary risk evaluation is underway and the Ministry of Environment is being engaged.
2	Complete risk management as per terms set out in Certificate of Compliance	Reporting to Ministry of Environment	Consultant Report/Certificate of Compliance	COMPLETE	All risk-assessed areas built on or under construction have proper barriers and controls. There was no further development in 2013 as CI2 was completed in 2009 and proper standards were employed.

# Dockside Green Annual Report – 2013 Schedule J

## GENERAL OBJECTIVE: LAND USE / HOUSING AFFORDABILITY

Create wide mix of uses that provide a unique living, working and visiting environment within close proximity that includes commercial, retail, light industrial, and live-work/work-live, allowing for a vertical as well as horizontal mix of uses  
The mix of land uses supports:

- a broadly representative residential community that includes a range of income brackets stages of life, and ownership/rental structures
- a working land use that allows residents to live close to where they work and generate new jobs

Item	Objective	Reporting Content	Source	Status	Details
3	Create a broad mix of uses consistent with the development concept	Buildable area of following uses: Residential, office, retail, commercial, industrial, public/institutional	Development Permit Application	COMPLETE	<p>R1 (Synergy) Residential: 9341m<sup>2</sup> Commercial: 327m<sup>2</sup></p> <p>R2 (Balance) Residential: 14036m<sup>2</sup></p> <p>CI-1 (Inspiration) Commercial: 605m<sup>2</sup> Office: 890m<sup>2</sup> Industrial/Office: 417m<sup>2</sup></p> <p>CI-2 (Prosperity) Office: 890m<sup>2</sup> Industrial/Office: 417m<sup>2</sup></p>
4	Create a mix of residential units that satisfies a broad range of ages and stages of life	Residential units divided into: dedicated seniors housing, live/work, work/live, family (2 bedroom or more)	Development Permit Application	COMPLETE	<p>R1 (Synergy)</p> <ul style="list-style-type: none"> <li>• Condo Market Affordable 1 bdrm: 9</li> <li>• Condo 1 bdrm or 1 bdrm/den: 22</li> <li>• Condo 2 bdrm or 2 bdrm/den: 50</li> <li>• Condo 3 bdrm: 5</li> <li>• Townhouse 3 bdrm: 6</li> <li>• Commercial/retail: 3</li> </ul> <p>R2 (Balance)</p> <ul style="list-style-type: none"> <li>• Condo Market Affordable studio: 5</li> <li>• Condo Market Affordable 1 bdrm: 12</li> <li>• Condo studio: 5</li> <li>• Condo 1 bdrm or 1 bdrm/den: 80</li> <li>• Condo 2 bdrm or 2 bdrm/den: 59</li> <li>• Townhouse 1 bdrm: 4</li> <li>• Townhouse 2 bdrm/live work: 2</li> </ul>



# Dockside Green Annual Report – 2013 Schedule J

5	Create a mix of residential units that satisfies a broad range of income brackets and unit tenure	Number of purpose built rental residential units; number of purpose built ownership residential units; amount of the Developer's affordable housing allocation used to provide non-market units/how many units; identification of non-profit organization operating non-market units; amount of the developer's affordable housing allocation used to provide market affordable units/how many units; identify what efforts have been made to secure additional funding (initial 6 years after closing only)		COMPLETE	<p>The Affordable Housing Strategy was created by the Dockside Green Housing Advisory Committee in 2006 and was submitted to the city as part of the requirements of the Master Development Agreement (MDA).</p> <p>Market affordable ownership suites completed to date:</p> <table><tr><td>Phase 1 Synergy</td><td>9 suites</td><td>1 bedroom</td></tr><tr><td>Phase 2 Balance</td><td>5 suites</td><td>Studio</td></tr><tr><td>Phase 2 Balance</td><td>12 suites</td><td>1 bedroom</td></tr></table>	Phase 1 Synergy	9 suites	1 bedroom	Phase 2 Balance	5 suites	Studio	Phase 2 Balance	12 suites	1 bedroom
Phase 1 Synergy	9 suites	1 bedroom												
Phase 2 Balance	5 suites	Studio												
Phase 2 Balance	12 suites	1 bedroom												
6	Mix of land use optimizes post construction employment	Calculated based on following assumption: Office - 1 person year/250 sf Retail/Commercial – 1 person year/500 sf Industrial – 1 person year/500 sf		COMPLETE	<p>R1 (Phase 1)</p> <ul style="list-style-type: none"><li>Retail: 3,520 sf / 500 = 7</li></ul> <p>CI-1</p> <ul style="list-style-type: none"><li>Office: 13,616 / 250 = 54</li><li>Retail/Commercial: 6,512 sf / 500 = 13</li></ul> <p>CI-2</p> <ul style="list-style-type: none"><li>Office: 9,225 / 250 = 37</li><li>Retail/Commercial: 4,499 / 500 = 9</li></ul> <p>Total to date = 120</p> <ul style="list-style-type: none"><li>Numerous site tours with local elementary, high school and post-secondary institutions consistently take place throughout the year</li></ul>									
6a(i)	Support local employment/education	Coordination/collaboration with local learning institutions to support education and training opportunities		COMPLETE	<ul style="list-style-type: none"><li>Clean Conscience (green cleaning products)</li><li>Fol Epi (on-site organic bakery)</li><li>Caffé Fantastico (on-site coffee shop)</li><li>Victoria Car Share Co-op</li><li>Victoria Harbour Ferry</li><li>Eclipse Creative (marketing/advertising)</li></ul>									
6a(ii)	Support local employment/education	Supporting local businesses		COMPLETE										

# Dockside Green Annual Report – 2013 Schedule J

					<ul style="list-style-type: none"> <li>• Edibella Organic Landscaping</li> <li>• Healthy Green Buildings – Jack Meredith</li> <li>• Carmanah Technologies (solar lighting)</li> <li>• Triton Logging</li> <li>• Reliable Controls (in-suite metering)</li> <li>• Information on all local food markets is provided to residents through our resident's on-line portal.</li> </ul>
6a(iii)	Support local employment/education	Values-based businesses encouragement		COMPLETE	<ul style="list-style-type: none"> <li>• Attendance/participation at green community seminars/discussions</li> <li>• BC SEA (BC Sustainable Energy Association)</li> <li>• Edibella Organic Landscapes</li> <li>• Eclipse Creative</li> <li>• SOUL (Society for Organic Urban Landscaping)</li> <li>• Sponsorship of events promoting Green Building Practices</li> </ul>
6b	Construction work through First Nations community work program			COMPLETE	<p>Dockside Green's General Contractor, Farmer Construction placed 40-50 workers through construction training and another 25 were trained and hired by the sub-trades.</p> <p>The lack of onsite construction since late 2009 has meant that there have been no opportunities for employment.</p>
7	Concerns about noise and air pollution are addressed through design	Compliance with noise and nuisance mitigation measures	Building Permit Application	COMPLETE	<p>All residential spaces comply with the stated noise level maximums. Other noise abatement reduction strategies have also been used including installation of acoustic underlay and sound insulation.</p>
8	Overall development density doesn't vary from approved density	Buildable area and site area	Development Permit Application	COMPLETE	<p>A summary table was provided to city staff on October 23rd, 2008, verifying that the buildable area does not exceed approved density. No additional construction took place in 2012.</p>
9	Development density by	Buildable area and site area	Development	COMPLETE	Same as above.



# Dockside Green Annual Report – 2013 Schedule J

	site doesn't vary more than the percentages allowed through zoning/design guidelines		Permit Application		
10a	The development limits impact to municipal infrastructure and utilities (sewer, water, storm sewer, power)	Status of on-site sewage treatment system	Development and Building Permit Applications  Guarantee Release	COMPLETE	<p>The plant has been operating since June 2008 and faced a number of technical issues. These issues have been resolved and the plant is operating as intended meeting the compliance requirements of the Ministry of Environment.</p> <p>At project completion, treated flows from the site will equal approximately 380 cubic metres per day (702,240 gallons in a week) – equivalent to the amount of water it takes to fill an Olympic-sized swimming pool. The treated water is used to maintain levels in the naturalized creek system, and in all buildings for toilets, on-site irrigation and green roof garden maintenance.</p> <p>Potable water used for bathing, drinking and washing is provided by the regional water system.</p> <p>At the request of the Ministry of Environment, a bypass has been installed as a means of temporarily diverting non-compliant effluent from the waterway to the City sewer system (a rare occurrence).</p>
10b	The development limits impact to municipal infrastructure and utilities (sewer, water, storm sewer, power)	Status of waste wood energy system		IN PROGRESS	<p>Wood waste biomass gasification system was completed in 2009.</p> <p>An additional connection to the Delta Hotel was commissioned in 2009 but is not as yet operational pending being able to run continuously on waste wood.</p> <p>Work continues on sourcing a compatible</p>

# Dockside Green Annual Report – 2013 Schedule J

10c	The development limits impact to municipal infrastructure and utilities (sewer, water, storm sewer, power)	Status of the bio-diesel plant		COMMITMENT UNDER REVIEW	and reliable fuel source and in the interim the plant is primarily operating on its backup natural gas system.  It was agreed to build a bio-diesel facility and lease the building to Wise Energy on condition that the company completed its business case and arrange sufficient funding. Wise Energy decided not to proceed with its plans to operate a facility because of economic and supply issues.
10d	The development limits impact to municipal infrastructure and utilities (sewer, water, storm sewer, power)	Status of storm water management system		COMPLETE	Engineering reports have been completed and the storm water design has been completed with the storm water system constructed for all existing phases.  The stormwater management system uses the on-site naturalized creek and pond system to treat and control flows. The system is designed well beyond LEED® standards and can accommodate a 1-in-100-year rain event for the majority of the system and 1-in-25-year event for the balance of the system. The design promotes integrated stormwater and urban ecology features including green roofs.  The Municipal Parks Department was concerned about the costs of maintaining a rain garden approach to "parking bulb" treatments on their roads. Dockside Green therefore agreed to install and pay for these as a pilot case for the city.
10e	The development limits impact to municipal infrastructure and utilities (sewer, water, storm sewer, power)	Amount of grease collected from local restaurants and re-used		COMMITMENT UNDER REVIEW	No grease has been collected for re-use. In 2012, the residents were approached to include a developer-sponsored cooking oil recycling program in the recycling rooms of the buildings, the offer was rejected due to spillage concerns in common areas.



# Dockside Green Annual Report – 2013 Schedule J

## GENERAL OBJECTIVE: ENVIRONMENTAL/LEED CONSIDERATIONS

Item	Objective	Reporting Content	Source	Status	Details
11	The buildings in risk assessed areas are designed to include a soil vapour barrier or other approved engineered vapour controls	Building construction details and specifications	Certificate of Compliance Building Permit Application SNC Lavalin/ Environmental Report	COMPLETE	Under the requirements of the AIP (Approval in Principle) provided by the Ministry of Environment, the removal of hazardous and contaminated materials from the site has been completed and Certificates of Compliance have been received on all parcels. It has been noted in the 2011 and 2012 Groundwater Monitoring reports that one of the water wells has seasonally elevated concentrations exceeding the compliance threshold. Preliminary risk evaluation is underway and the Ministry of Environment is being engaged.
12	The buildings obtain the highest LEED certification feasible	Confirm how many buildings (where LEED standard is applicable) meet LEED Platinum standard	LEED checklists and certification per building	COMPLETE	LEED Platinum achieved on all completed applicable buildings thus far. Residential: R1 (Phase 1) – Synergy Residential: R2 (Phase 2) – Balance Commercial: CI-1 - Inspiration Commercial CI-2 - Prosperity Famer Construction Head Office (private) See item #6
12a(i)	Pursue other sustainable development strategies (proposal related)	Extent of support for values-based businesses		COMPLETE	
12a(ii)	Pursue other sustainable development strategies (proposal related)	Extent of selection of sustainable building materials and services that create employment locally (synthetic lumber, green roof systems, native plant material, tile, terrazzo counter tops, reclaimed/sustainably harvested wood, non-ureaformaldehyde substrates, compressed wheatboard, high recycle-content metals, fly-ash content cement)		COMPLETE	<ul style="list-style-type: none"> <li>Carmanah Technologies (Victoria, BC): providing site lighting, photovoltaic, traffic signage.</li> <li>Triton Logging (Sidney, BC): providing reclaimed wood from hydro-electric dams using Triton's underwater harvester.</li> <li>Reliable Controls (Victoria, BC): supplying each unit in Synergy and Balance with individually controlled meters that measure and record water, heat and electricity usage.</li> </ul>

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					<ul style="list-style-type: none"><li>• Juneau Bros: providing exterior blind systems on most of the west and south windows of Synergy and Balance.</li><li>• Ocean Cement (Victoria, BC): The developer is working with Ocean Cement to mix fly ash with cement to reduce CO2 emissions.</li><li>• Stone Designs (Victoria, BC): providing a glass-crete product for the elevator lobbies. All the materials were salvaged from the downtown core.</li></ul>
12a(iii)	Pursue other sustainable development strategies (proposal related)	Identify how local products have been showcased on site	COMPLETE	<ul style="list-style-type: none"><li>• Informational signage in show suites</li><li>• Sales Centre materials</li><li>• Resident-only website</li><li>• Tenant guidelines</li><li>• On-site signage</li></ul>	Local products have been showcased through:
12a(iv)	Pursue other sustainable development strategies (proposal related)	Extent to which the development has showcased structural monitoring technology that tracks moisture penetration in buildings	NOT COMPLETE		Consideration will be given for future phases to include moisture tracking technology.
12a(v)	Pursue other sustainable development strategies (proposal related)	Consideration of fruit and nut trees where agreed upon by the City Department of Parks	NOT APPLICABLE		Ministry of Environment regulations restricts the use of fruit and nut trees to rooftop areas in order to comply to risk management requirements.
12a(vi)	Extent to which tree seedlings have been planted (either in the development or equivalent to the number of trees used in construction on site)		IN PROGRESS		Native or adaptive trees have and will continue to be planted in strategic positions throughout the site to reinforce the West Coast character of the project, provide shade from the sun in summer and wind breaks in winter, and attract birds. The trees planted (Synergy 60; Balance 81, CI-1 and CI-2 26) range from very small Japanese maples and Pacific crabapples to full-size canopy trees and berry trees. In addition, 47 trees have been planted along the greenway, 137 trees



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					in Point Ellice Park and 7 trees on Esquimalt Road. In total, the planting of 358 trees has occurred, and it is expected the 1,000 tree goal will be met upon project completion. There is also an old growth arbutus tree that was on-site prior to construction that will remain protected.
12a(vii)	Extent to which bio-diesel has been used for treatment of concrete formwork			COMMITMENT UNDER REVIEW	Not applicable
12a(viii)	Extent to which all initial residents have received a 6-month supply of green cleaning products			COMPLETE	Original purchasers of Phase 1 and 2 all received a 6-month supply of green cleaning products from Clean Conscience, a local company.

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GENERAL OBJECTIVE: CIRCULATION/MOBILITY

Item	Objective	Reporting Content	Source	Status
13	The development encourages a sense of connectedness and a sense of community	Status of pedestrian, cyclist and vehicle connections, intersections and crossings	COMPLETE	<p>The master plan continues to be refined, with connections being expanded to the neighbouring community. Improvements to date include the north/south greenway, numerous east/west pedestrian trails, a crossing on Tyee Road, a safe interface between the Galloping Goose Trail and Harbour Road and general upgrade of the Galloping Goose trail. Completed initiatives include:</p> <ul style="list-style-type: none"> <li>• The greenway (north/south) creek system and trail is approximately 50% complete</li> <li>• Design improvements on Tyee Road were installed to provide landscape bulbs and as a traffic calming measure</li> <li>• Pedestrian feel of Tyee Road has been improved and enhanced by the addition of walk-up townhouses and the retail component at the corner of Harbour and Tyee Roads</li> <li>• Plaza area and east/west connection at Synergy</li> <li>• Consultation with the community has led to additional public corridors including a new trail to the south of the Balance buildings and a trail along the Bay Street Bridge</li> <li>• The re-design of the Galloping Goose Trail and a pedestrian cross-walk at Tyee Road</li> <li>• Outdoor seating at the bakery and coffee shop plaza</li> </ul>
14a	Modes of transportation of sustainable to maintain and service, now and in the long term	Status of provision of information packages to prospective purchasers	COMPLETE	Information provided to prospective clients identifies the alternative transportation options provided by the development. Residential purchasers were given the option to reduce the sale price of their unit should they not want a parking stall.
14b	Modes of transportation of sustainable to maintain and service, now and in the long term	Status of the Dockside website highlighting pedestrian, bicycle, and public transit routes, information on car share and car pooling programs, and	COMPLETE	The Dockside Green website includes the following paragraph regarding alternative transportation: "Alternative transportation strategies at Dockside Green will reduce your reliance on vehicles. Enjoy the car share program, upgraded bike trails and bike racks in each building, harbour ferry dock, and easily accessible public transit."

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		online bicycle user information		
15a	The development encourages alternate modes of transportation	Status of the provision of 10 car share vehicles (combination of neighbourhood electric and high fuel efficient vehicles) for the Development or purchase of car share co-op memberships to the value of \$240,000 for Dockside residents	IN PROGRESS	Dockside Green Community Portal (a resident/tenant-only website) provides information and/or schedules for BC ferries, BC Transit, Car Share Program, Harbour Ferry and Regional bike and pedestrian trails.  Two vehicles have been purchased for the car-share program a Smart Car and a Honda Insight. Car-share stalls are located in both Synergy and Balance. The Victoria Car Co-op to manage the program for Dockside Green. The program has been in place since March 2008.  To date, \$45,000 has been spent towards the Car Share program.
15b	The development encourages alternate modes of transportation	Status of the provision of dedicated parking for the car share vehicles	COMPLETE	Two dedicated on-site car-share stall are reserved for the car share program.  Two electric vehicle charging stations have been installed.
15c	The development encourages alternate modes of transportation	Status of exploring alternative strategies with BC transit (such as subsidized bus passes)	IN PROGRESS	Potential operators of the mini-transit system continue to be investigated.  Discussions have taken place with BC Transit to add bus routes to Dockside Green. Currently, the #6 bus on Esquimalt Road makes 209 stops per day and the #14 bus on Bay Street makes 145 stops per day.  A new bus line was introduced in 2010 that runs from Jubilee Hospital to Dockside Green.  The affordable housing units were provided with a dollar subsidization for bikes, transit and car-share memberships.  Nothing to report.
15d	The development encourages alternate modes of transportation	Status of amenities and facilities to support public transit (such as lay-bys and shelters) and related easements	NOT STARTED	
15e	The development encourages alternate modes of transportation	Status of a mini-transit service purchase at the value of \$60,000	IN PROGRESS	Potential operators of the mini-transit system continue to be investigated.
15f	The development encourages	Status of provision of bicycle	COMPLETE	A total of 33 bicycle racks have been provided within R1



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	alternate modes of transportation	racks for a minimum of 15% of residential occupants and bicycle racks and shower facilities for a minimum of 5% of commercial/office/industrial users		(Synergy), R2 (Balance), CI-1 (Inspiration) and CI-2 (Prosperity).
15g	The development encourages alternate modes of transportation	Status of provision of access to bicycles for hotel guests	NOT APPLICABLE	Nothing to report.
15h	The development encourages alternate modes of transportation	Status of the provision of an additional 150 bicycle racks throughout the Development	IN PROGRESS	A total of 33 bicycle racks have been provided within R1 (Synergy), R2 (Balance), CI-1 (Inspiration) and CI-2 (Prosperity).
15i	The development encourages alternate modes of transportation	Ratio of parking spaces per residential unit sold	COMPLETE	One parking space per suite with the exception of the 26 affordable housing units. Two residents out of the remaining 206 units sold did not require a parking space.
15j	The development encourages alternate modes of transportation	Ratio of parking spaces per buildable square foot of other uses sold/provided as compared to approved parking variance ratios (as per schedule C of City's zoning by-law for Dockside)	COMPLETE	Parking ratio consistent with Schedule C of the zoning bylaw

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GENERAL OBJECTIVE: HIGH QUALITY PUBLIC REALM

Item	Objective	Reporting Content	Source	Status	Details
16	The streetscape is pedestrian friendly and of an appropriate scale relative to the proportions of the human body	Indication of how design complies with design guidelines with respect to scale and format of streetscape and pedestrian areas	Development Permit and Building Permit Applications	COMPLETE	Designs have been approved through the development permit process which ensures compliance with design guidelines.
17	The Development meets CPTED requirements	Indication of how building and site design complies with CPTED requirements	Development Permit and Building Permit Applications	COMPLETE	Designs have been approved through the development permit process which ensures compliance with design guidelines.
18	The operating costs of the public realm elements are paid for by the Developer /Development			COMPLETE	Maintenance costs are covered as outlined in the Master Development Agreement.
19	The natural shoreline is enhanced and protected			COMPLETE	<p>The park (dedicated to the City in 2009) design was developed with input from a broad range of community members and other potential stakeholders, such as the Garry Oak Ecosystem Recovery Team, the Urban Agriculture Group, Natural Resources Canada and the City Environment and Shoreline Committee.</p> <p>The park is complete and signage is installed that speaks to the various features of the park. A total of 137 trees have been planted in the park. The project is also part of the Green Shore Initiative and is being used as a case example by that group (<a href="http://www.greenshores.ca">www.greenshores.ca</a>). Green Shore is an initiative of the Stewardship Centre of BC to develop tools for sustainable coastal design and development, including a rating and certification system for coastal development projects.</p>

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20a	The development will provide or accommodate a waterfront walkway and small non-motorized boat launch/pier	Schedule D of the MDA	COMPLETE	Updates and modifications to the master plan have been made to better facilitate the use of the north end of the Dockside site. The final plan, now built, has a water taxi connection, sufficient space for kayak, canoe or small boat launches, and plenty of space for pedestrians. Connecting to this small boat launch and to the rest of the Dockside site is the Galloping Goose Trail.									
20b	The development will provide for or accommodate improvements to the Galloping Goose Trail	Schedule D of the MDA	COMPLETE	Improvements were completed in 2009.									
20c	The development will provide for or accommodate open/green space	Schedule D of the MDA	COMPLETE	As a result of consultations with the Vic West Community Association, the Planning Department and approval support from Council additional paths and view corridors have been added between buildings. In addition, the association's past suggestion to develop townhouses along Tyee Road has been implemented which has improved the pedestrian feel of the street. Open space was also increased around the CI-1 office building (occupied 2008) and is available for public use.									
20d	The development will provide for or accommodate a Sustainability Centre	Schedule D of the MDA	IN PROGRESS	Opportunities for development are being investigated.									
20e	The development will provide for or accommodate Market Assisted Housing		IN PROGRESS	The Affordable Housing Strategy was created by the Dockside Green Housing Advisory Committee in 2006 and was submitted to the city as part of the requirements of the Master Development Agreement (MDA). Completed to date: <table><tr><td>Phase 1 Synergy</td><td>9 suites</td><td>1 bedroom</td></tr><tr><td>Phase 2 Balance</td><td>5 suites</td><td>Studio</td></tr><tr><td>Phase 2 Balance</td><td>12 suites</td><td>1 bedroom</td></tr></table> Opportunities with affordable housing authorities continue to be actively pursued for development of further affordable housing projects.	Phase 1 Synergy	9 suites	1 bedroom	Phase 2 Balance	5 suites	Studio	Phase 2 Balance	12 suites	1 bedroom
Phase 1 Synergy	9 suites	1 bedroom											
Phase 2 Balance	5 suites	Studio											
Phase 2 Balance	12 suites	1 bedroom											



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20f	The development will provide for or accommodate a Fire Hall	If the City confirms the required, an agreement to build and lease back a fire hall to the City within the first 2 years of development		NOT APPLICABLE	The City has opted out of the creation of a Fire Hall on-site.
20g	The development will provide for or accommodate Public Art	Schedule D of the MDA		COMPLETE	Dockside Green commissioned a totem pole for a public art piece. Tsartlip artist Charles Elliott was selected and the Totem Pole entitled: "Water Keepers - Pole" was inaugurated and installed on May 24, 2008. Another glass art piece was commissioned and installed at the Synergy Plaza.
21	The operating costs of the public realm elements are paid for by the Developer/Development	Maintenance of on-site provisions assured by the Developer/Development in a legally binding manner		COMPLETE	Confirmed – costs will be covered as outlined in the MDA
22	The public realm elements have environmental benefits			COMPLETE	<ul style="list-style-type: none"> <li>• Sewage - Dockside Green does not use the city sewage system. Construction of the plant was completed in early 2008 and is operational with all sewage treated on-site.</li> <li>• Water - Potable water use water-efficient appliances and the reuse of treated water from the sewage treatment process. Meters in each suite also collect usage data for resident review.</li> <li>• Stormwater - Dockside Green does not use the municipal stormwater system.</li> <li>• Landfill - Dockside Green will produce less waste than typical developments, contributing positively to regional landfill costs.</li> <li>• Roads - The various alternative transportation strategies will ensure the development has less impact on traffic than a standard development, as confirmed by the traffic demand study prepared by the municipality.</li> <li>• Improvements to the Galloping Goose Trail with bicycle storage and shower facilities will increase bicycle usage.</li> </ul>