



PROJECT SUMMARY

DOCKSIDE GREEN The Story of the Most Sustainable Development in the World

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Dockside Green, a 15-acre redevelopment in Victoria, British Columbia, Canada achieved the world's highest sustainability rating under the LEEDTM green building rating system in 2008 and again in 2009. Kim Fowler, a professional planner, *has written a book* on the 18-year project history detailing her project management process to attract a sustainable developer and the multi-year development and operation. Chapters include sustainable use, design, infrastructure, and the importance of community place and connection. Successes, failures, stories, and lessons to share are discussed, including many innovations:

- 1/ An on-site district wastewater treatment system that reuses 80% of wastewater onsite through irrigation, creek and pond renewal along a greenway running the length of the project and use of greywater toilets.
- 2/ A district heat and hot water plant originally designed to make the site greenhouse gas negative.
- 3/ A 100-year storm retention and overflow design that collects all onsite rainwater.
- 4/ Energy costs that are 50-80% less than convention.
- 5/ Cycling, walking and mass transit as the main forms of transportation with direct connection to the TransCanada Trail and over 48 km of regional trails.
- 6/ Design that embraced New Urbanism.
- 7/ Over \$5 million in community amenities, including: affordable housing fund; Sustainability Centre; public art fund; public dock; a complex of greenways, parks, pathways, and urban streams with over 400 trees; First Nations art, site information and employment priority program; Community amphitheatre, public washroom, park shoreline restoration, children's play area & seniors' housing complex; car co-op with Smart Cars, and; rooftop vegetable garden complex

This project changed conventional planning, procurement, and community consultation, which discourage innovation to more sustainable and integrated processes by using the basic building blocks of sustainability and reward innovation. Some of the changes are:

- 1/ Zoning is a straitjacket that should follow a project, not lead it.
- 2/ Business cases are an essential component of the triple bottom line.
- 3/ Any planning process that takes more than 2 years will now be outdated by the time it is finished.
- 4/ Collaborative, inclusive community engagement is key.
- 5/ Sustainable design mitigates climate change and provides both short & long-term value to occupants and their worldwide community.
- 6/ Significantly reducing the infrastructure burden on local governments assists in addressing the hundreds of billions of dollars in infrastructure funding gaps of local governments in Canada.