



DOCKSIDE GREEN

PROVIDING PROPERTY DEVELOPERS CAN ACHIEVE BOTH ENERGY EFFICIENCY AND ECONOMIC SUCCESS

Dockside Green is one of the most ambitious mixed-used residential developments in British Columbia today. Located on a former Brownfield site in Victoria, the development—once complete—will include more than 20 buildings clustered in three neighbourhoods over 15 acres, with all of the buildings designed and built to achieve the highest LEED® scores ever awarded.

“There’s no doubt it’s a bold target,” says Joe Van Belleghem, development manager for Dockside Green and a partner in Windmill West, the private company developing the property in partnership with Vancity Credit Union, “but we’ve already proved we can do it.”

When Dockside Green’s first residential phase opened in 2008, it easily achieved LEED Platinum certification, receiving the highest score of any development to date, worldwide. And Joe says a significant part of the credit for that resounding success has to go to BC Hydro’s New Construction Program.

ENERGY EFFICIENCY FROM THE GROUND UP

The New Construction Program provides financial incentives, resources and technical assistance to help developers of new commercial and multi-residential building projects build-in energy efficiency where it can make the most difference: from the ground up.

“It’s no secret I really like the program,” says Joe. “BC Hydro’s incentives mean that we can afford to do more things, that we have more money to put into projects that we think were really important, like our on-site sewage treatment plant, our biomass heat generation plant and our green roofs.”

“It’s in the best interests of developers—of business in general—to become more energy efficient,” says Joe Van Belleghem, Dockside Green Development Manager and Partner, Windmill West. “Energy efficiency is not a cost of doing business, but an opportunity for better economic outcomes.”



DOCKSIDE GREEN GOES EVEN GREENER

Energy-saving measures developed with the help of the New Construction Program include:

- hard-wired CFLs in all suites and LED lighting in all corridors
- low-e glass in all windows and exterior sun shades for south- and west-facing windows
- ENERGY STAR® appliances in all suites
- improved wall insulation
- 4-pipe fan coil system provides heating and cooling in all suites
- in-suite meters that measure hot and cold water, heat and electricity use and also allow residents to control their heat settings remotely
- motion-sensor lighting controls in closets and storage areas and occupancy sensors in parking lots, and
- heat-recovery ventilators everywhere that dramatically reduce the amount of energy required to heat outdoor air to a comfortable indoor temperature, while keeping air quality high—a benefit for anyone with allergies or asthma.

“We estimate,” says Joe, “that our buildings will consume 50 to 53 per cent less energy than conventionally designed buildings.”

IF YOU BUILD IT, WILL THEY COME?

But all that fabulous energy efficiency could go to waste if the development does not attract the people it needs to live and work there—and in today’s rocky economic climate, it seems that no development, no matter how good, is guaranteed.

Joe Van Belleghem and his partners in Dockside Green are not worried, however. “I know people will pay for good design and for energy efficiency,” he says. “They will choose to live and work here because they like and approve of what we’re doing, and they know they will benefit from long-term energy savings. In fact, last year when the markets started to slow and buyers started to become more selective, our sales actually went up by 215 per cent.”

The development is attracting high quality commercial tenants as well, including an organic baker and an organic coffee shop. And for office tenants, it’s really a no-brainer, says Joe. “Businesses will of course save money in an energy-efficient space, but they’ll save even more by having a comfortable and healthy environment for their workers. Healthy workers are productive workers.”

DOCKSIDE GREEN HIGHLIGHTS

When complete, Dockside Green will include:

- 20 buildings over 15 acres
- residential, commercial and light industrial space
- a scenic greenway with a natural water feature that will also serve as treatment for storm water runoff
- on-site sewage treatment and biomass heat generation
- a public plaza and public art installations
- a car-sharing program with 10 electric cars, and
- vegetable plots for residents on the green roofs.



For more information on BC Hydro’s New Construction Program, please visit bchydro.com/construction or call **604 522 4713** in the Lower Mainland or **1 866 522 4713** elsewhere in B.C.