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## Dockside Green: A Sustainable Community in the Heart of Victoria, B.C.

By Chantal Hunter  
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Victoria, the capital of British Columbia, is home to [Dockside Green](#), one of the most innovative sustainable community development projects in North America. Located on 15 acres of former industrial land, this community — a mix of residential, office and commercial buildings — is a global showcase. In fact, the first condominium building in phase one of the project has been awarded the [Leadership in Energy and Environmental Design \(LEED\) Platinum certification](#), the highest rating in the global standard for developing and measuring high-performance, green, sustainable buildings. The neighbourhood development plan is one of the first in the world to achieve [LEED Platinum](#).



Dockside Green view

This groundbreaking development — which will eventually include 26 buildings and be home to approximately 2,500 people in three neighbourhoods — demonstrates how federal funding can support innovation. [Natural Resources Canada](#) (NRCan) contributed \$2.39 million to Integrated Community Energy Solutions (ICES) for this innovative approach.

"Dockside Green is a leading example of sustainability in community redevelopment and paves the way for future communities in Canada and around the world," says Kevin Lee, Director of Housing at [NRCan's Office of Energy Efficiency \(OEE\)](#). "The 'triple bottom line' approach taken with [Dockside](#) shows how the consideration of social, economic and environmental benefits can lead to strong, beautiful communities that mutually benefit homeowners, local businesses, and the surrounding ecosystem," adds Kevin, who is currently exploring how [NRCan](#) programs can best support [ICES](#).



Dockside Green technology

A number of cutting-edge technologies make [Dockside Green](#) a model of eco-friendly design. It features a biomass gasification plant, which uses a [Nexterra Systems Corp.](#) product to turn scrap wood into heat for all the buildings on site. It also includes a wastewater treatment plant and reuses the treated water for flushing toilets, landscape irrigation and water features. The development has several green roofs and two "living" walls irrigated with water from the development's wastewater system. Striving to be greenhouse gas (GHG) neutral — contributing no [GHG](#) emissions from the operation of its buildings — the community is helping its neighbours reduce their greenhouse gas emissions. For example, [Dockside Green](#) will soon be transferring its excess [GHG](#) emission-free heat to a nearby hotel.

The biomass gasification heat generation plant and the waste water treatment plant are already in operation, serving the first residential and commercial buildings.

[Dockside Green](#) represents the communities of the future. "The movement toward a clean energy future for Canada is an area of tremendous growth for the leading-edge development of new technologies," said François Dubrous, acting Director of Housing, Buildings, Communities and Simulation at [NRCan's CanmetENERGY](#). "Dockside Green is an excellent example of what is possible for future sustainable communities in Canada and around the world."

[NRCan's](#) case study of [Dockside Green](#) can be found on [NRCan's CanmetENERGY Web site](#). For more information about [ICES](#), visit [NRCan's Office of Energy Efficiency \(OEE\) Web site](#).

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