

# Dockside Green

Victoria, British Columbia, Canada



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**Size:**

23 acres, 282 residential units




**Dates:**





2009 – ongoing

**Project Team:**

Michael Tavel Architects, David Kahn Studio (Landscape Architect)

## Goals & Strategies

 <b>Place</b>	
<b>Food</b>	<p><b>Goals:</b> Goals not defined.</p> <p><b>Strategies:</b> Urban agriculture, food truck locations.</p>
<b>Habitat</b>	<p><b>Goals:</b> Goals not defined.</p> <p><b>Strategies:</b> Indigenous planting in constructed wetlands. Roof gardens. Green roofs.</p>
<b>Transportation</b>	<p><b>Goals:</b> Goals not defined.</p> <p><b>Strategies:</b> Emphasis on public transportation for access to services. Bike infrastructure. Care share co-op. Preferred parking and charging stations for electric vehicles. Access to public transport.</p>
 <b>Water</b>	
<b>Water</b>	<p><b>Goals:</b> Goals not defined.</p> <p><b>Strategies:</b> Wastewater treatment plant. Consumption meters in each unit. 65% reduction in consumption compared to similar conventional projects. Constructed wetlands for wastewater. Greywater recycled for non-potable use.</p>
 <b>Energy</b>	
<b>Energy</b>	<p><b>Goals:</b> Net energy producer. Residential units 50% more efficient than code.</p> <p><b>Strategies:</b> LEED Platinum. LEED for Neighborhood Development. 50% higher efficiency than CMNEC. Biomass plant. Cogeneration. Individual metering. Heat recovery ventilation. Natural gas backup. Carbon footprint monitors. Resident education.</p>

 <b>Health + Happiness</b> (Details not provided by researchers)	
 <b>Materials</b>	
<b>Material Plan</b>	<b>Goals:</b> Goals not defined. <b>Strategies:</b> LCAs for materials.
<b>Embodied Energy &amp; Carbon</b>	<b>Goals:</b> Goals not defined. <b>Strategies:</b> Reduce construction waste. Use recycled material with low embodied energy. 40% flyash concrete.
<b>Waste</b>	<b>Goals:</b> Goals not defined. <b>Strategies:</b> Sewage treatment plant for 100% of site sewage. Recycling. Reuse of construction materials.
 <b>Equity</b>	
<b>Neighborhood &amp; Access</b>	<b>Goals:</b> 10% affordable units. <b>Strategies:</b> Strategies not reported.
<b>Access to Nature</b>	<b>Goals:</b> Goals not defined. <b>Strategies:</b> Biophilic design. Access to waterfront.
<b>Access to Community Services</b>	<b>Goals:</b> Goals not defined. <b>Strategies:</b> Mixed-use development creating close access to services.
 <b>Beauty</b> (Details not provided by researchers)	

> See next page for Performance Levels achieved

**Performance Levels Achieved:**

	Standard	Good	Better	Living	Regenerative
<b>Place</b>					
Limits to Growth					
Food					
Habitat					
Transportation					
<b>Water</b>					
<b>Energy</b>					
<b>Health + Happiness</b>					
Civilized Environment					
Neighborhood Design					
Biophilia					
Resilient Connections					
<b>Materials</b>					
Material Plan					
Embodied Energy & Carbon					
Waste					
<b>Equity</b>					
Neighborhood & Access					
Access to Nature					
Access to Community Services					
Investment					
<b>Beauty</b>					
Beauty & Spirit	Not specified				
Inspiration					

**Sources:**

- <https://docksidebybosa.com/>
- <https://www.terrain.org/unsprawl/25/>
- <http://docksidegreenenergy.com/>

*\*Note: This case study was developed using found information.*

**21st Century Development** is a model for the creation of regenerative communities that strives to provide a healthy environment for all people and living systems now and in a dynamic future.

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