

## **Executive Summary**

Dockside Green is an area of 6 hectares of land located in the Victoria West neighbourhood and across the two bridges that link the neighbourhood to the downtown core. This project will not only see a vacant brownfield site remediated, but it will also be developed as a sustainable community, built to the highest environmental standards possible. The design guidelines for the site take into account the triple bottom line – environmental, economic and social – and focus on such public amenities as affordable housing, green space and a Sustainability Centre. The project will take approximately seven years to build out and will be a mixed use community of residential, commercial and light industrial activity.

A model for holistic, closed-loop design, Dockside Green will function as a total environmental system in which form, structure, materials, mechanical and electrical systems will be interrelated and interdependent – a largely self-sufficient, sustainable community where waste from one area will provide fuel for another.

Committed to achieving the highest level of certification under the LEED™ green building program, Dockside Green will be the first community ever to accomplish a goal that has so far eluded an entire development and has only been reached by four buildings in the world.