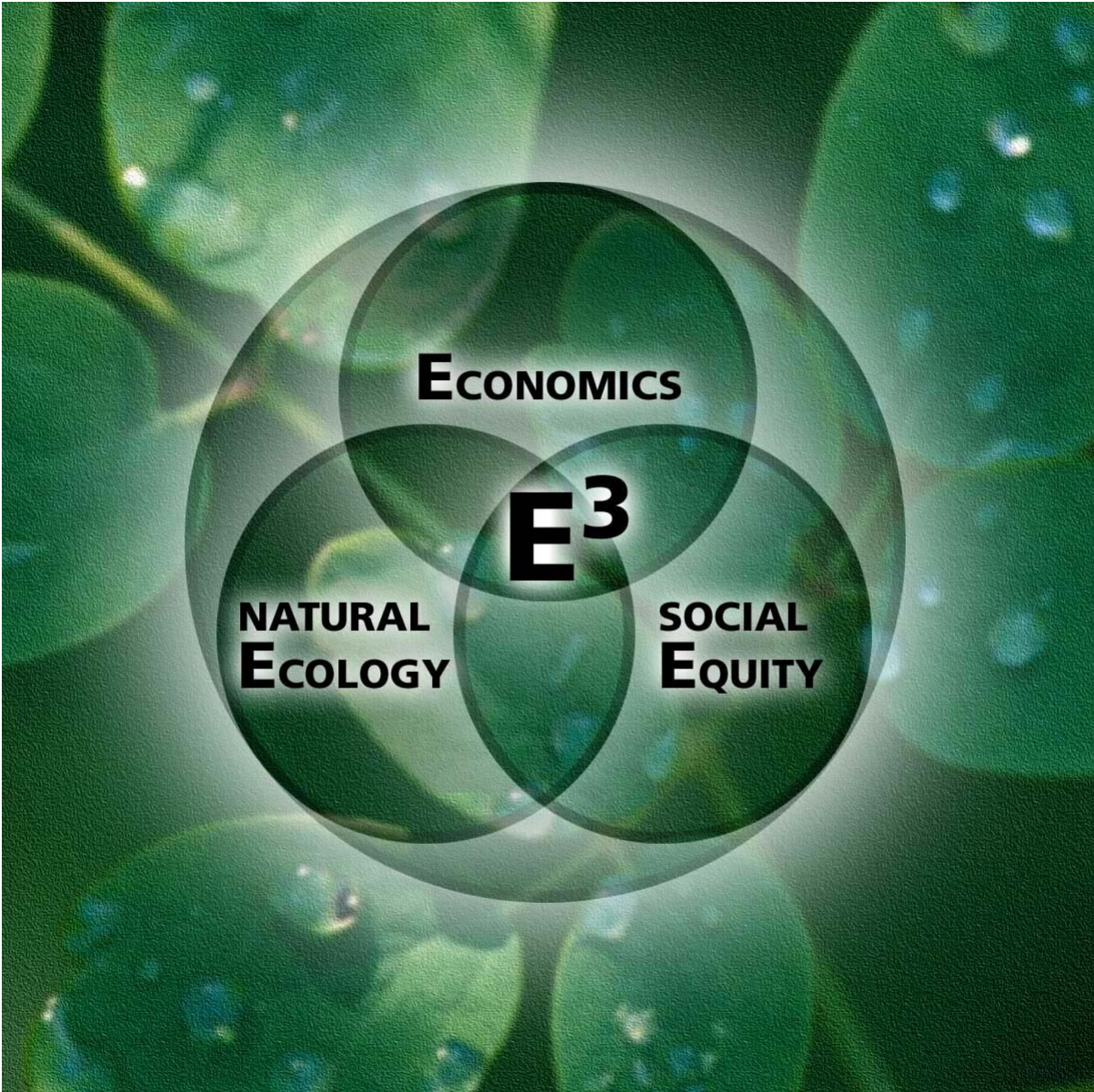


Our Triple Bottom Line...



A Better Approach

We embrace what we consider to be our responsibility as developers to balance profits with environmental and social dividends.

We believe that our long-term economic prosperity depends on our ability to preserve and improve the quality of life and health of the environment within our communities.

As such, we are developing Dockside Green, a dynamic environment where residents, employees, neighbouring businesses and the broader community will interact in a healthy and safe environment.

The principles of New Urbanism, Smart growth, green building and sustainable community design are all essential elements of our development plan.

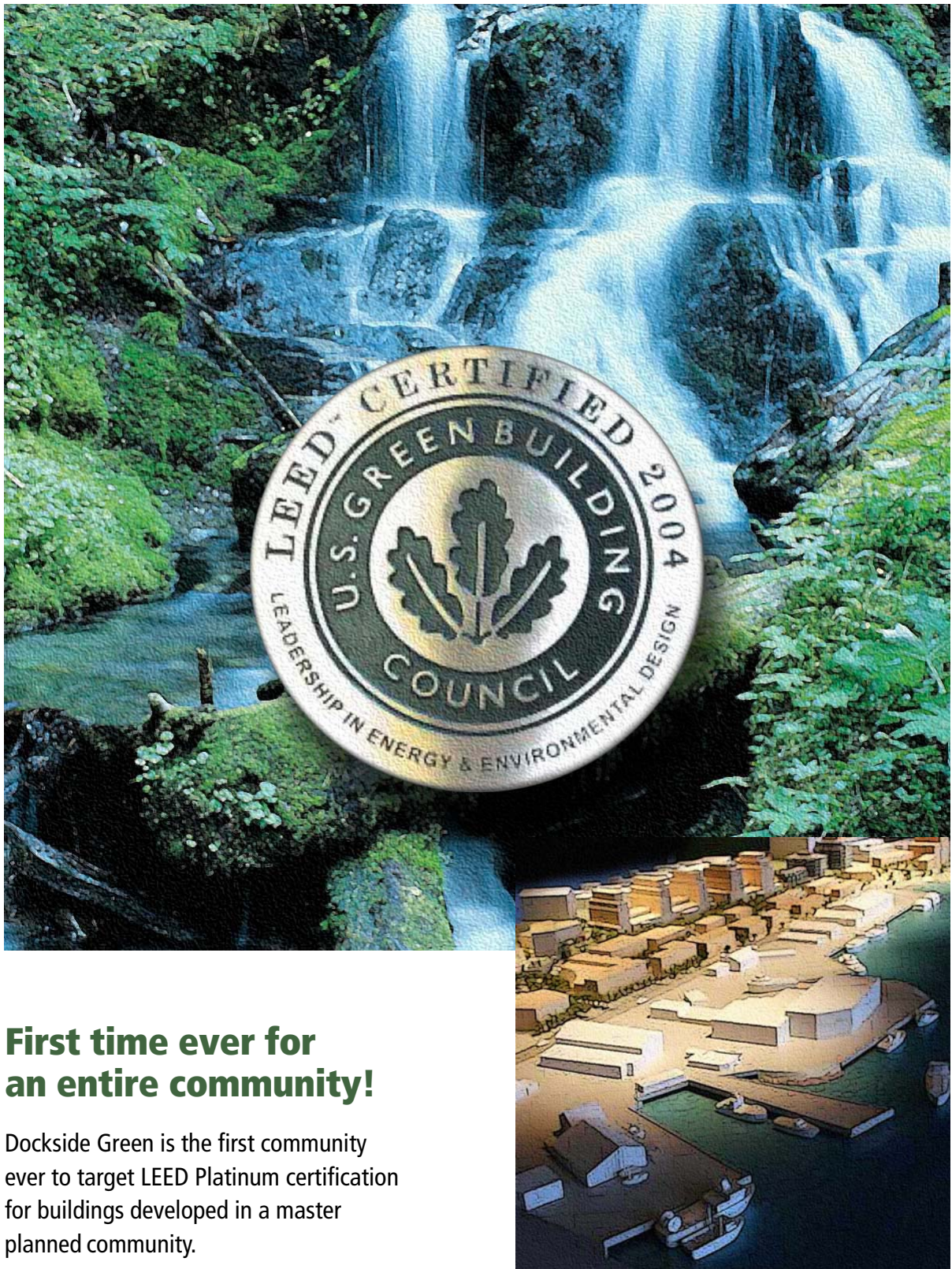
We understand the economics of the triple bottom line approach and we have the experience, vision and drive to deliver on it.

DOCKSIDE **GREEN**

Vancity

Windmill

LEED Platinum Target...



First time ever for an entire community!

Dockside Green is the first community ever to target LEED Platinum certification for buildings developed in a master planned community.

LEED™ is an independently audited, green building tool whereby points are awarded for energy and water efficiency, site ecology issues, indoor air quality, the use of environmental building materials and climate change initiatives.

Only four buildings in the world have reached the platinum level.

How are we standing behind our commitment?

We have backed up our commitment with a potential penalty of up to \$1 million dollars (\$1 per buildable sq. ft.) payable to the Municipality should we not obtain the LEED Platinum designation for each building.

Healthy Buildings...



Healthy People

Most homes and offices are toxic environments. Numerous studies have shown dramatic increases in health, happiness and productivity for people living or working in green buildings.

Our buildings provide 100% fresh air through either a central or individual heat recovery ventilators.

At Dockside Green we use low or no volatile organic compounds (VOC's) paints, sealants and adhesives and we avoid the use of urea-formaldehyde composite wood products.

EcoFact:

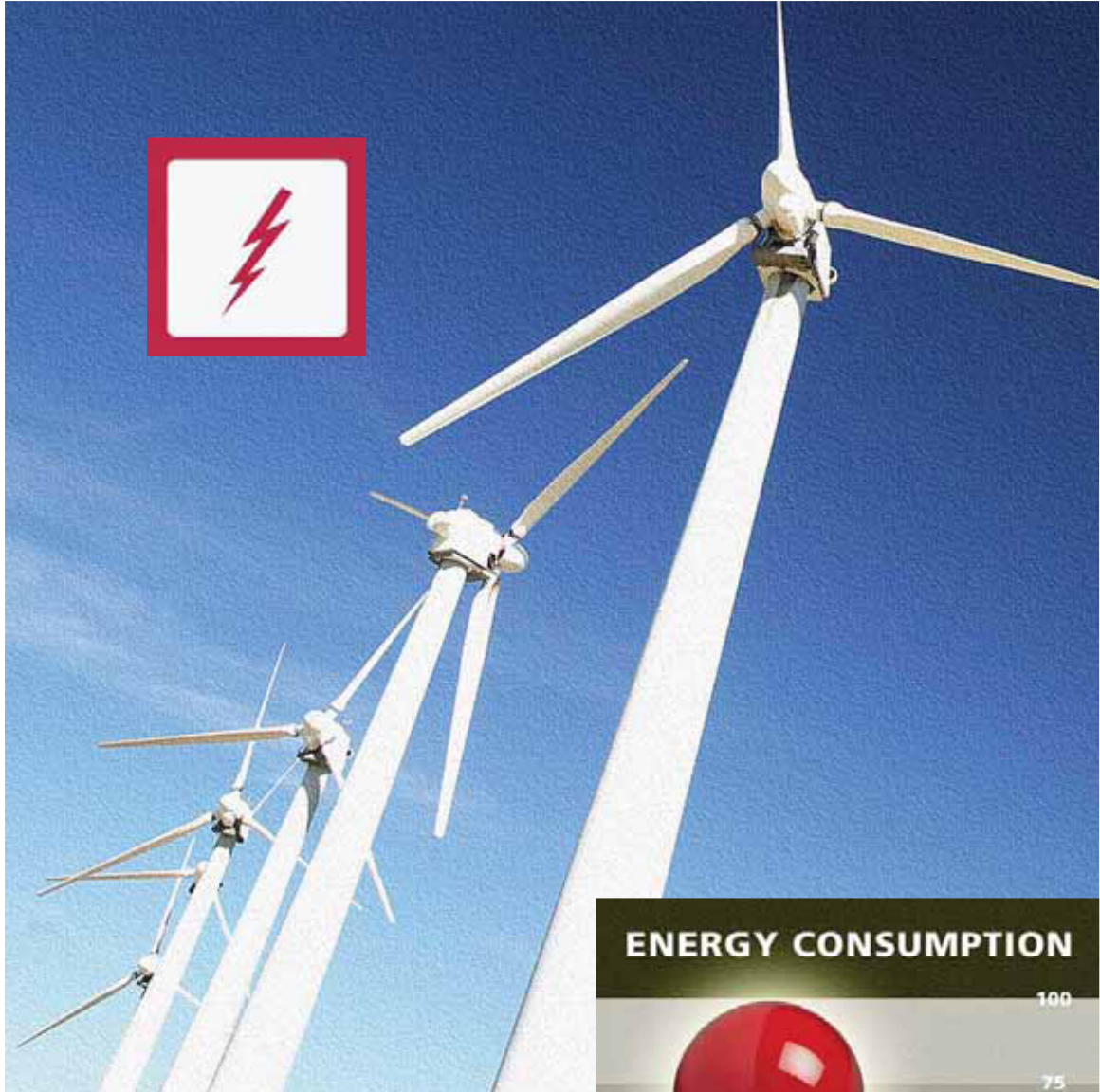
Our 100% fresh air system utilizes heat recovery from the exhaust system and preheats incoming air saving energy costs while providing fresh air.

"My daughter, Sidney, has had bronchial and respiratory problems since an early age. A couple of weeks before we moved into the building, we had taken her to the pediatrician, and as usual he said, "Keep her humidified...give her the cough syrup." On July 15th, we moved into The Solaire. A week went by, and then another week went by and my husband and I noticed that Sidney's cough had gone away. It's been a true benefit for us living here."

"People want to know what they are getting for their money, but with green, the benefits can't always be quantified in that way. You can show benefit in energy savings and water savings, but you can't put a value on better health or productivity. Better air, cleaner water...these things speak to peoples' health. People who live in The Solaire are healthier, happier and more productive people – how do you quantify that?"

Residents of "The Solaire" Green Building, New York, NY

Energy Performance...

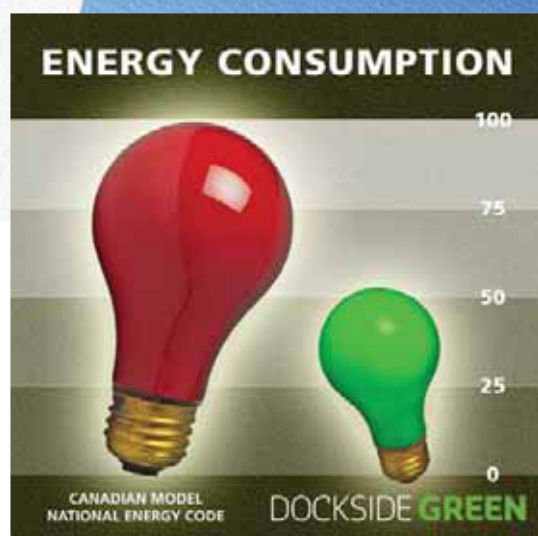


Designed to Save...

Our Buildings are being designed to use 45 to 55% less energy than the Canadian Model National Energy Code (MNECB/H). This saves residents money while reducing harmful, green house gas (GHG) emissions.

We have numerous strategies to saving energy including; 4 pipe fan coil system, low e double glazing and exterior blinds on the west and south faces of the building to keep interior spaces cool. Saving energy not only results in lower strata fees but as utility costs increase the amount of that increase is significantly less than standard building design.

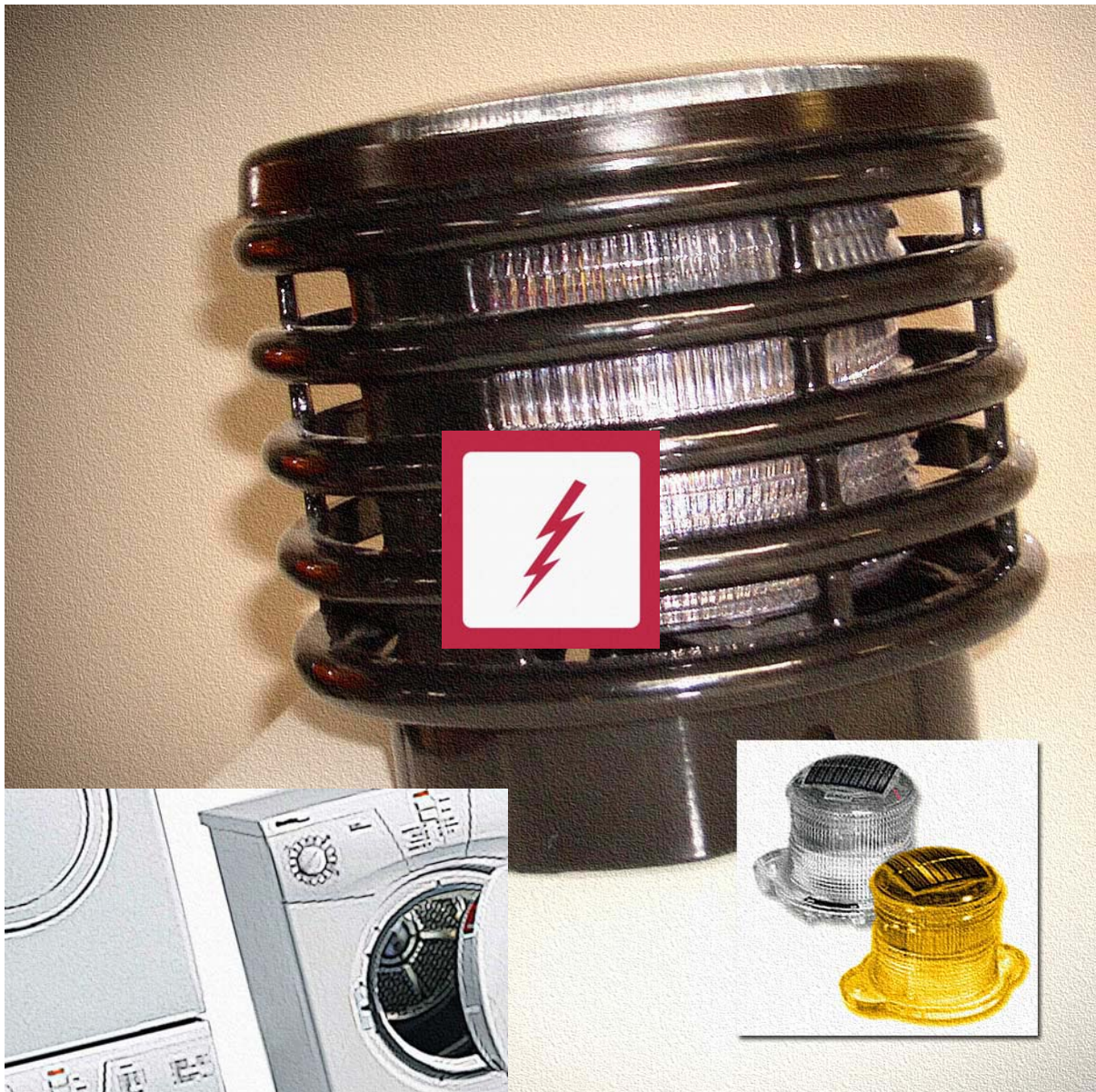
Ask about our "Green Loan™" program.



EcoFact:

Energy efficiency saves residents money and reduces the emission of green house gases! It is estimated that Dockside's Phase 1 building will save over 259 tonnes of GHG's per year due to the building's energy efficiency.

How we do it...



Energy Efficient Appliances

Our investment in Energy Star efficient appliances results in an average 47% energy saving over the Canadian Model National Energy Code base energy rating for appliances.

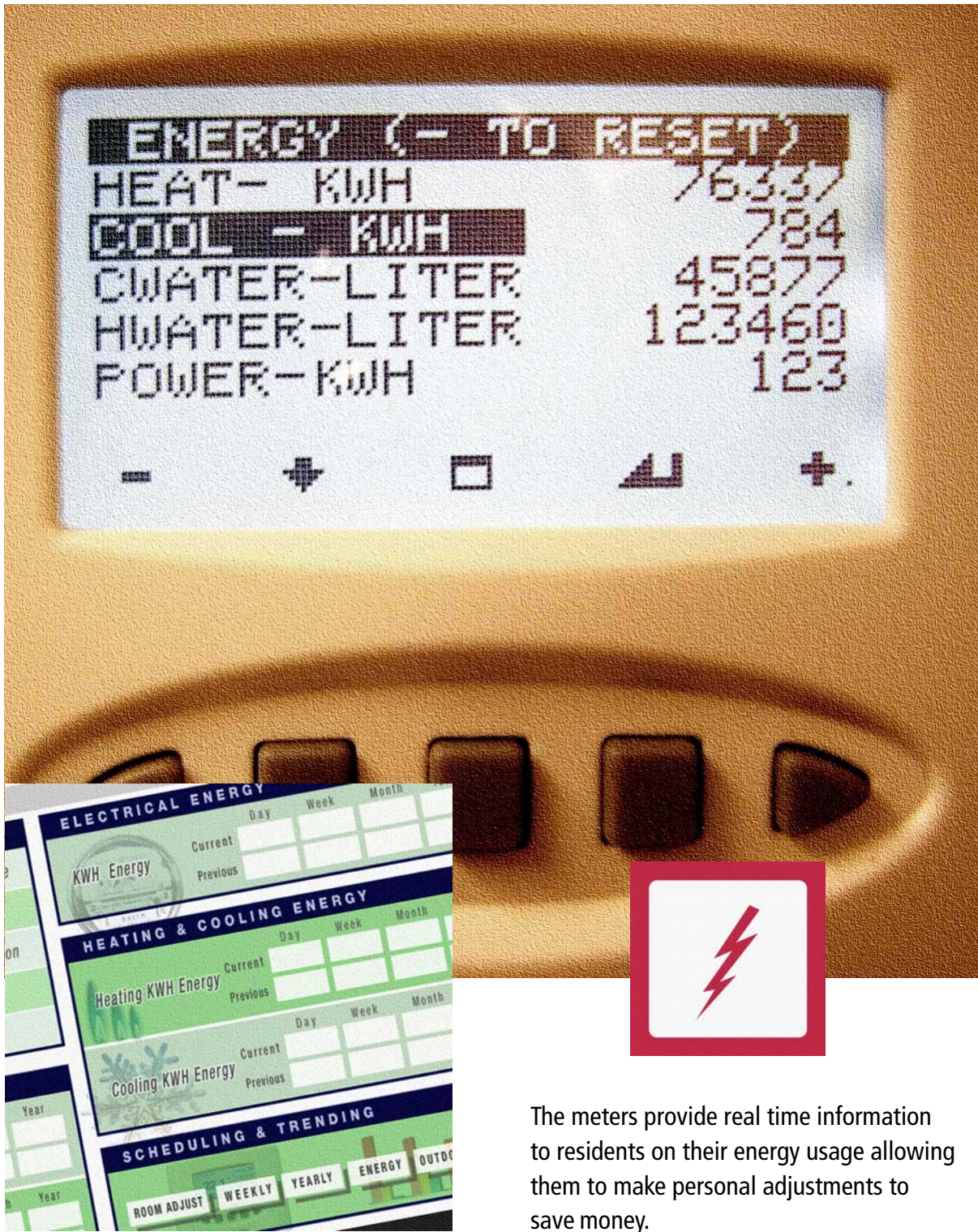
Our high end, energy efficient, condensing dryers not only save energy but operate quietly and protect your clothes from the damages of over-drying by using moisture and temperature sensors.

Energy Efficient Lighting

We are using compact fluorescent lighting, LED lighting in Corridors, occupancy sensors and some solar lighting in landscape areas to reduce electrical costs from lighting.

We have paid attention to design that allows for an abundance of daylight into your home.

How we do it...



Metering

We are providing meters in each suite to measure:

- Domestic hot and cold water use,
- Heating bills and
- Electricity usage

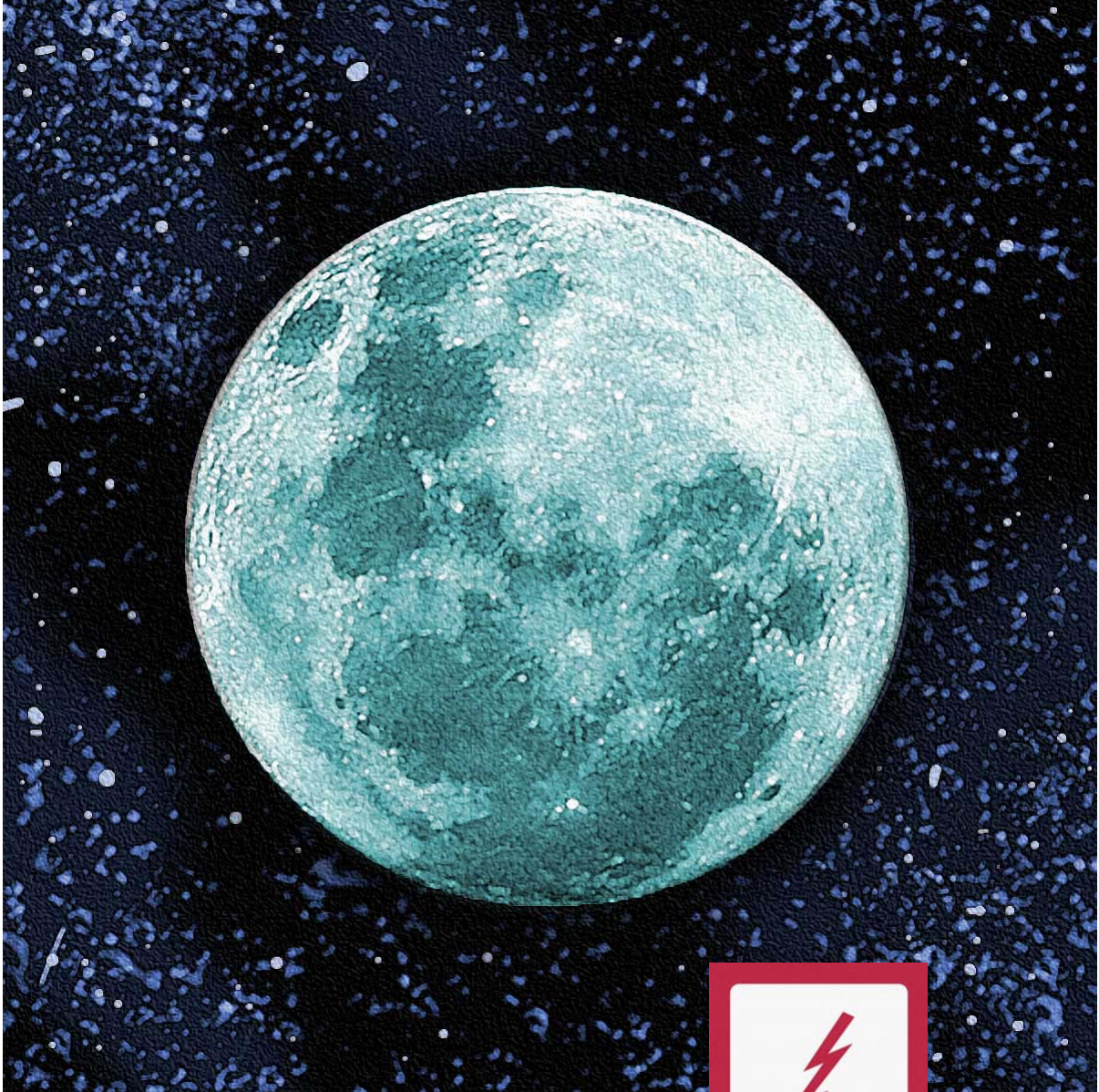
The meters provide real time information to residents on their energy usage allowing them to make personal adjustments to save money.

Preprogram your temperature settings to be lower while you are away from home. Monitor and adjust your settings on the meter or on your computer while at home or remotely via a secure website.

Ecofact:

Individual meters have been shown to result in up to 20% energy savings by providing real time information to residents.

How we do it...



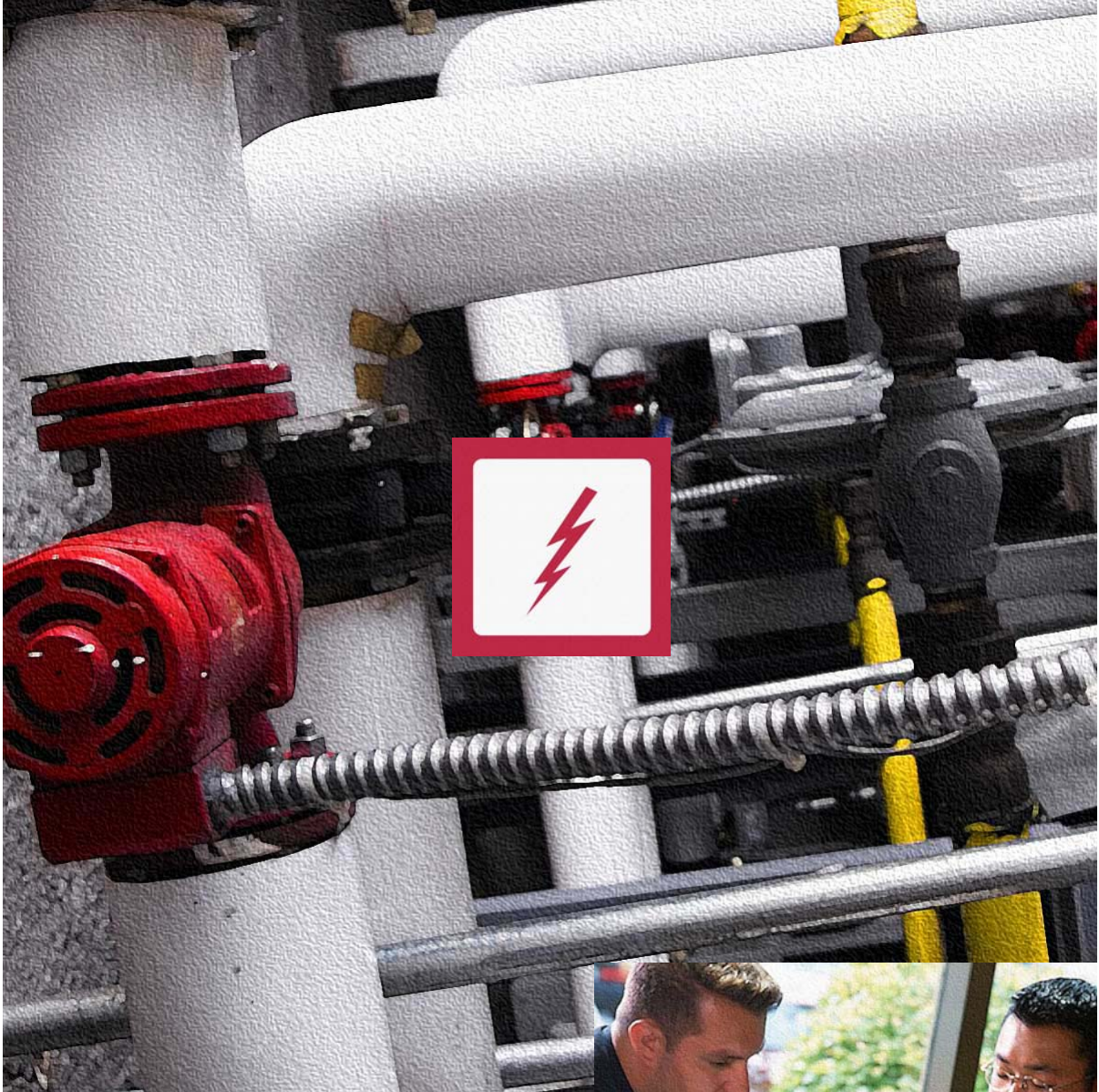
Light Pollution

We don't believe in wasting energy to light the sky.

We use fixtures that provide downward lighting to enhance safety and save energy while retaining the natural beauty of the night sky.

In addition, we are using photovoltaic lighting on site for landscaping areas, harvesting electricity from the sun.

How we do it...



Building Commissioning

We will retain the services of an independent commissioning agent to verify that mechanical systems are designed and working properly upon construction completion.

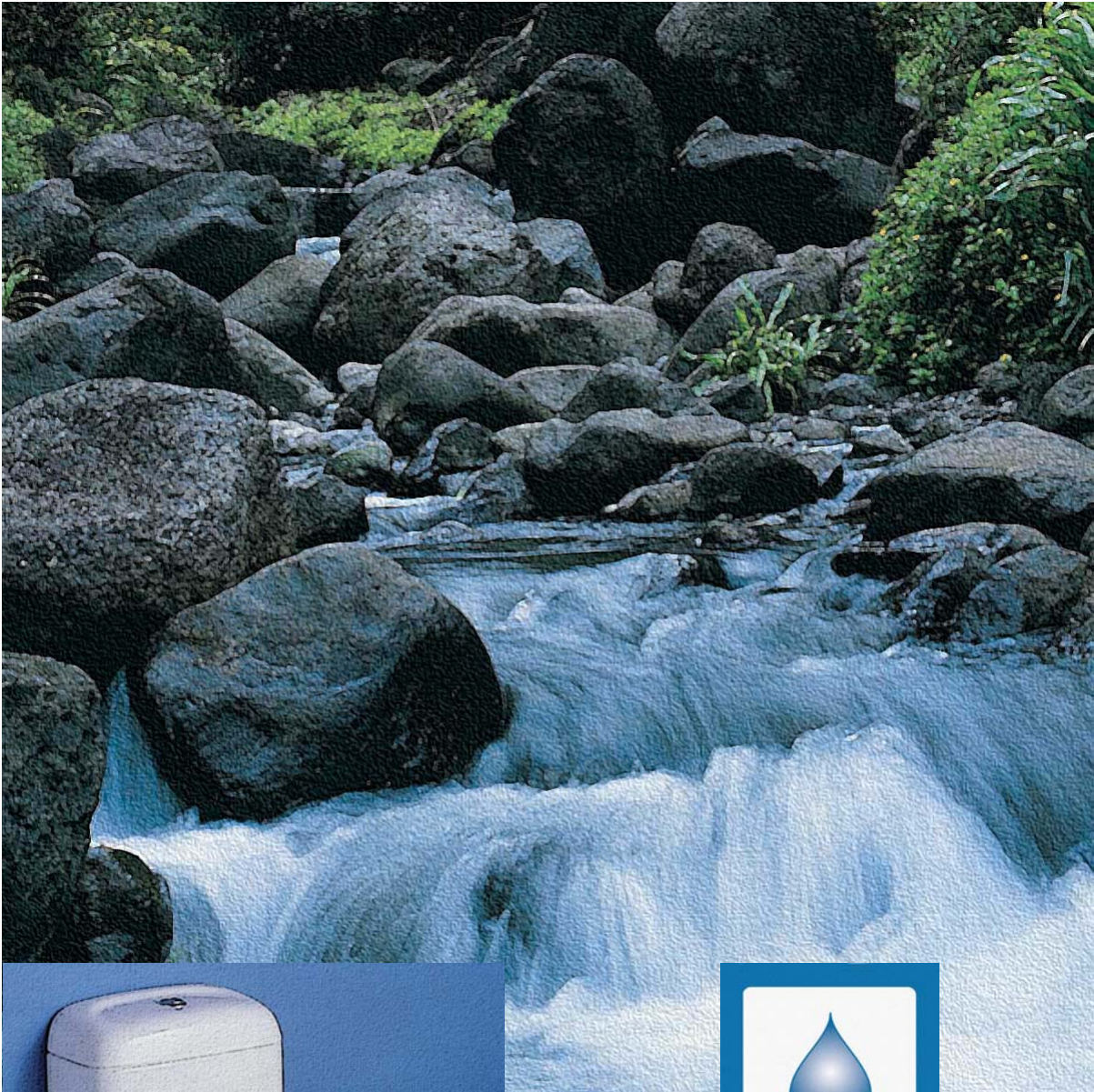
We also have the commissioning agent revisit the building within a year of occupancy to retest the mechanical systems to ensure they are working properly.



EcoFact:

There are numerous studies that show non-commissioned buildings are generally 5 to 15% less energy efficient because systems were not fine tuned and/or parts were incorrectly installed or not working properly.

Sewage Treatment...



... and Reuse of Treated Water

The development will treat 100% of its sewage on site and use the treated water for flushing toilets, landscape irrigation and water features.

Ecofact

It is estimated that over 38 million gallons of potable water will be saved by treating and re-using the water on site.

The city will not bill residents for the sewage component charge of the water bill nor for the use of treated water. This saves you money.

Water Conservation...



Potable Water

The Potable Water Consumption at Dockside Green is estimated to be 65% less than traditional developments.

We accomplish this by using high performance water fixtures and appliances such as water efficient dishwashers, washing machines, dual flush toilets, faucets and shower that save water without sacrificing personal comfort.

The amount of water saved for the entire development is equivalent to the annual water use of 580 homes, saving you money.



EcoFact:

The entire development is anticipated to save over 70 million gallons of potable water per year – the equivalent of the Greater Victoria region's water use on the driest day of the year.

The dollar savings from water efficient fixtures, the reuse of treated water and no sewage charge from the city are projected to exceed the operating costs of sewage treatment on site. Residents will save money from sewage treatment!

Stormwater & Urban Ecology...



EcoFact:

Storm water will be treated through green roofs and flow via a series of connected naturalized creeks and waterways to achieve LEED requirements and create a delightful, lush and 'living' urban environment.

Alternative Transportation



Alternative transportation strategies at Dockside Green will reduce one’s reliance on the automobile. Enjoy the car share program, upgraded bike trails and bike racks in each building, harbour ferry dock, transit and a mini-transit shuttle bus.

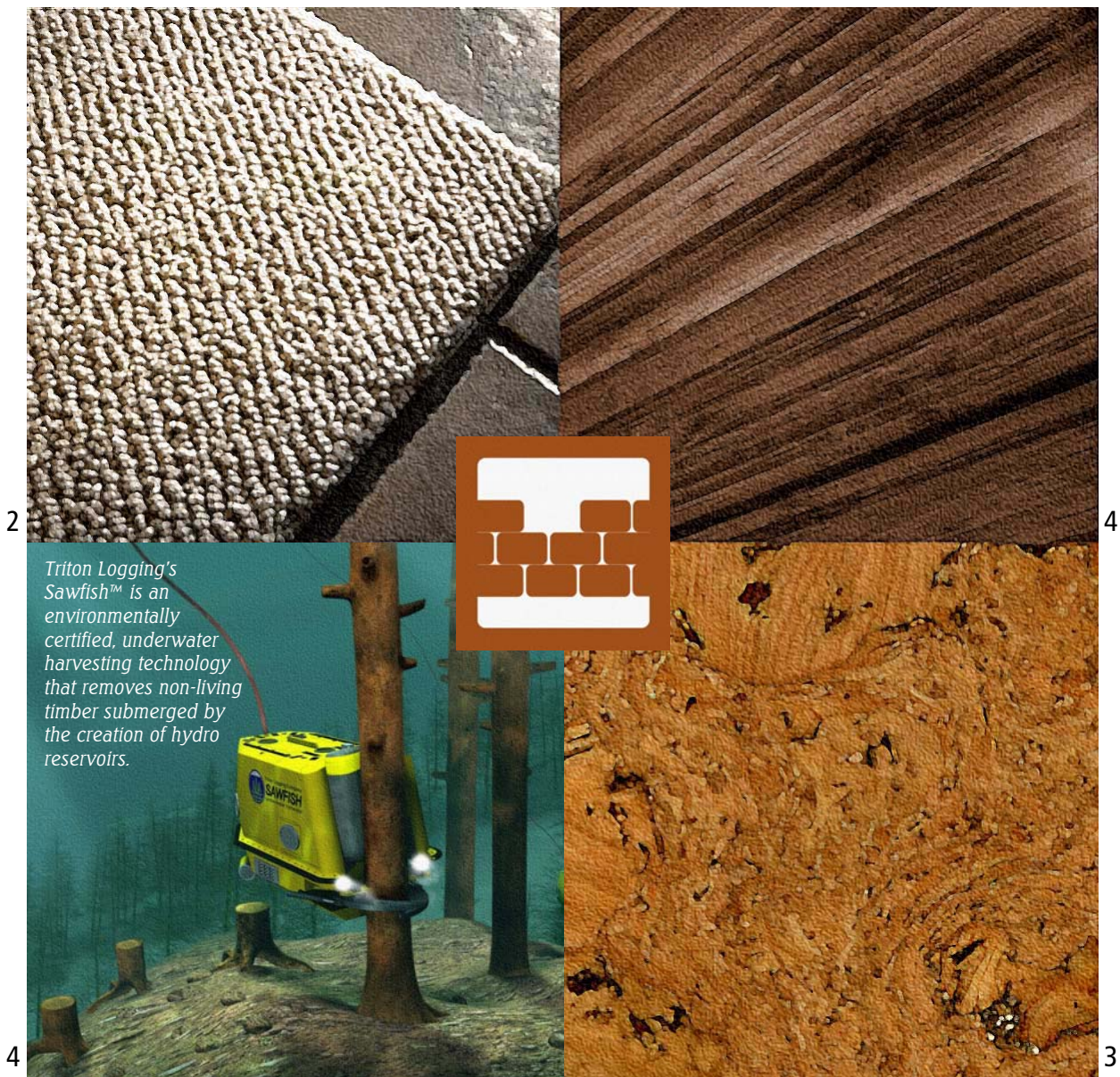
You can save money by not owning a car or eliminating the need for a second car.



EcoFact:

The project is designed with many trails and walkways throughout the development which enhances livability. The Galloping Goose is a regional bike trail providing Dockside residents onsite, non-vehicular access between BC Ferries and Sooke and all points in between. Over 632,000 people enjoy this trail annually.

Materials and Resources...



Durable and Eco-Friendly...

We are committed to selecting materials that are durable and environmental-friendly.

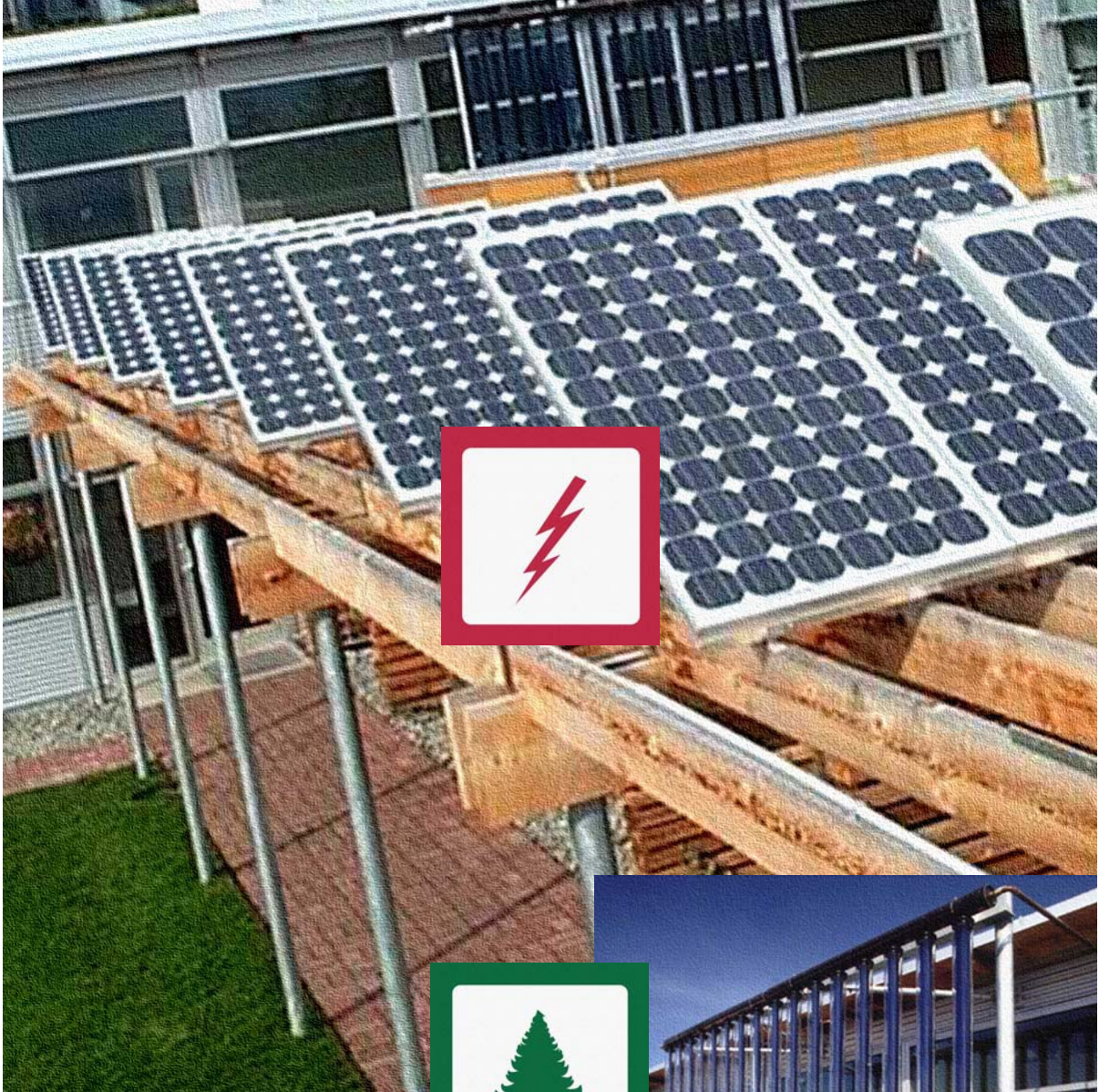
1. Carpets are carefully selected based on low emissions and environmental qualities.
2. We use more expensive carpet tiles for corridors in the residential buildings as this will reduce long term maintenance and waste for condo owners. In addition, we purchase our tiles from Interface a global, sustainable business leader utilizing their "Cool Carpet™" program which means their products are GHG neutral.

3. Bamboo flooring and Cabinets will be used in the development with upgrade options for other environmentally friendly products like Cork flooring.
4. We will also be using some salvaged wood products to promote sustainable harvesting practices.
5. Our goal is to recycle or reuse 90% of our construction waste on site and we will report our actual results.

EcoFact:

Bamboo is a fast growing grass and is sourced from areas where it is being sustainably harvested every 3-6 years. Our supplier verifies that no fertilizers or pesticides are used in the growth process.

Climate Change...



Our Initiatives

We have many climate change initiatives on site that are not only good for the environment but result in better products and design.

Dockside Green will showcase various renewable energy strategies

- Energy efficient Building Design
- Fly ash will be used in Concrete
- Various Renewable Energy Strategies on site with emphasis on BC technologies.
- We have a successful program of supporting local businesses and suppliers which supports our local economy and reduces CO2 emissions by minimizing transportation needs.

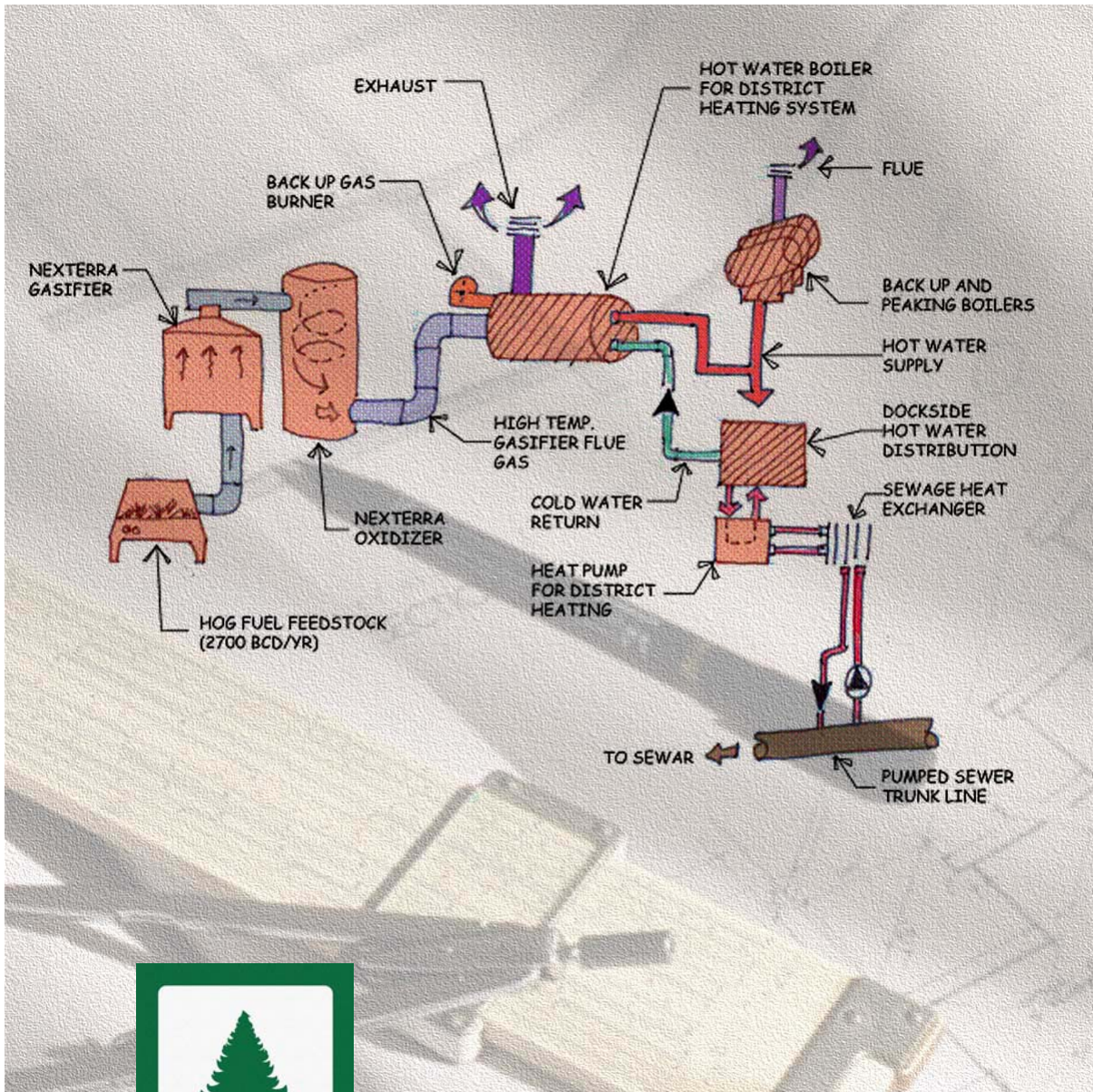
- Extensive Tree planting and green roofs to absorb carbon

The biomass system when implemented will result in the first greenhouse gas positive community development in North America.

EcoFact:

One tonne of cement production generates about one tonne of CO2 and is a significant generator of GHG. By utilizing the ash waste product from cement production in our concrete mix we are reducing the amount of CO2's and making the concrete stronger.

Biomass System...



Greenhouse Neutral...

Dockside Green is striving to be the first greenhouse neutral development from a building energy perspective.

To that end we are investigating an onsite centralized heat plant that would use waste wood biomass to produce a clean gas that converts to heat for heating and domestic hot water needs on site.

The entire system would be backed up by central boilers in the event the primary plant was down providing complete backup.

Buildings would be required to hook up to this system and the utility rates would be consistent with other central plants in the province such as the Lonsdale plant.

There would be no need for individual boilers in buildings under this approach which would save residents maintenance and replacement costs associated with boilers.

EcoFact:

Rising Utility costs and environmental pressures will change the way buildings are built. Our goal is to develop buildings at Dockside that appreciate in value (because of our environmental and energy efficient design), and also provide energy security. We call this “future proofing” your investment. If the biomass system proceeds, this will be the first large scale community development to be green house gas neutral.