

DOCKSIDE GREEN



NEWS RELEASE

THE GREEN MUNICIPAL FUND COMMITS \$350,000 TO THE SUSTAINABLE REDEVELOPMENT OF DOCKSIDE GREEN

October 12, 2006, Victoria, BC – Councillor Suzanne Anton of the City of Vancouver, representing the Federation of Canadian Municipalities (FCM), and the Honourable Gary Lunn, Minister of Natural Resources, announced today a grant of \$350,000 from the Green Municipal Fund (GMF) for Dockside Green Ltd. to undertake a series of field tests and feasibility studies in relation to the sustainable redevelopment of the Dockside Lands.

The Dockside Green project will reclaim and redevelop a 12-acre former industrial waterfront property on land previously owned by the City of Victoria. The development will provide light industrial, commercial, and residential spaces in 26 buildings, totalling 1.3 million square feet, to be built between 2006 and 2014. Dockside Green Ltd is developing the property in collaboration with the City of Victoria. The firm is comprised of the Windmill Development Group and Vancity, Canada's largest credit union.

"It is exciting to see developments such as Dockside that support the use of clean technologies which are part of Canada's new government's strategy to ensure cleaner air, water, land and energy for Canadians families and future generations," said Minister Lunn.

The Government of Canada has endowed the Federation of Canadian Municipalities with \$550 million to establish and manage the Green Municipal Fund. The Fund supports partnerships and leveraging of both public and private sector funding to reach higher standards of air, water and soil quality, and climate protection.

"FCM is pleased to support this exemplary redevelopment project through the Green Municipal Fund," said Councillor Suzanne Anton. "Along with providing exceptional environmental benefits to the citizens of the City of Victoria, by being the first Triple Bottom Line Request for Proposal process undertaken by a Canadian municipality, it is breaking new ground on how municipal governments approach brownfield redevelopment."

"We wanted to ensure that the benefits to the public and the City extend well beyond those of current-day development practices," said City of Victoria Mayor Alan Lowe. "We are confident that our selection of Dockside Green Ltd. will set new standards in brownfield redevelopment and save taxpayers significant money."

"Dockside Green Ltd is pleased that FCM's Green Municipal Fund is supporting this innovative 'made-in-Canada' approach to brownfield redevelopment," said Joe Van Belleghem, Principal, Windmill Development Group. "For example, through a combination of new strategies and technological applications, we estimate that the project will achieve annual reductions in water consumption in the order of 266,000 million litres per year on full build out, the equivalent of the entire region's water use on the driest day of the year, as well as total greenhouse gas emission reductions of four kilo-tonnes of carbon dioxide equivalent (CO₂e) per year by 2010."

Part of the GMF grant offsets a portion of costs incurred by the developer for research into identifying issues and barriers and finding solutions to allow for on-site treatment of all sewage,

utilizing technology from Ontario-based ZENON; on-site naturalized treatment of stormwater run-off; an alternative transportation strategy and increased building energy efficiency.

GMF funding is also being used for a feasibility study of a biomass gasification system, using technology from British Columbia-based Nexterra Energy Corp. that would generate heat for the entire development and supply excess heat to neighbouring properties. This may result in North America's first greenhouse gas neutral large-scale community.

Dockside Green will identify and showcase on-site the green building and best-practice energy technologies of Canadian companies. These displays will demonstrate ways for government, utilities and businesses to work together to develop energy solutions that are viable for all parties using Canadian knowledge and expertise.

FCM has been the national voice of municipal governments since 1901. It is dedicated to improving the quality of life in communities by promoting strong, effective and accountable municipal government.

– 30 –

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For information on Dockside Greet Ltd, visit www.docksidegreen.com

For information on the City of Victoria, visit www.city.victoria.bc.ca

For information on the Green Municipal Fund, including details of other approved projects and studies, visit www.sustainablecommunities.fcm.ca

For information on the Federation of Canadian Municipalities, visit www.fcm.ca

For information on Natural Resources Canada, visit www.nrcan-rncan.gc.ca

For information on Environment Canada, visit www.ec.gc.ca/