

Special Announcement

Please note there will not be a Director's Update issued for the months of August and September.

Have a wonderful summer!

Issues and News

Extreme Fire Rating for Pacific Spirit Regional Park

Please be aware that we are currently in an EXTREME fire rating for Pacific Spirit Regional Park. Hence, no burn permits will be issued until further notice and all burn permits already issued are suspended until further notice. Campfires, chimineas and briquette barbeques are also prohibited; and use of propane barbeques and gas stoves is only permitted in approved facilities under direct supervision.

Keep up-to-date on burn restrictions for your area by visiting <http://engage.gov.bc.ca/bcwildfire> and <http://www.metrovancouver.org/services/parks/parks-greenways-reserves/Pages/default.aspx>.

Water Supply and Water Use Restrictions as of Late July 2015

Due to the ongoing hot and dry weather, Metro Vancouver's water supply is well below normal. As of July 20, Metro Vancouver's water reservoirs were approximately 69 per cent, and Metro Vancouver has implemented Stage Three restrictions. These restrictions are in place until further notice, and include, among other activities, *a complete prohibition on lawn sprinkling*.

Metro Vancouver's Water Shortage Response Plan is designed to manage the demand for drinking water during the summer months or emergencies. The Plan focuses on reducing outdoor water use, and has four stages to restrict or prohibit certain activities depending on the severity of the water shortage.

As of mid-July, we are using approximately 1.40 billion litres of water every day. Water consumption spikes in the summer mostly due to non-essential outdoor residential water uses like lawn sprinkling, and vehicle and boat washing. Collectively, we need to get down to about 1.2 billion litres of water daily and Metro Vancouver encourages everyone to do their part to conserve at home, work, and play.

Stage Three restrictions include:

Prohibited

- Lawn sprinkling;
- Municipal exemption permits for new-lawns or nematode application;
- Watering of trees, shrubs, flowers, decorative planters and vegetable gardens by sprinklers or soaker hoses;
- Private pressure washing;
- Washing of driveways, sidewalks and parkades for aesthetic purposes;
- Washing of all cars, trucks, motorcycles, boats and other recreational vehicles;
- Golf course fairway watering;

- Cemetery lawns – all forms of watering;
- Municipal parks - all forms of watering;
- Operation of ornamental fountains;
- Filling or refilling of private swimming pools, hot tubs and garden ponds.

Permitted

- Hand watering of trees, shrubs, flowers, decorative planters and vegetable gardens using a spring-loaded shutoff nozzle, containers, or a drip irrigation system;
- Watering of turf at turf farms or flowers and vegetables at commercial gardens;
- Hosing of outdoor surfaces (e.g. driveways, sidewalks, roofs) if required to avoid public health and safety concerns or to prepare a surface for painting/sealing or similar treatment;
- Commercial pressure washing for health and safety purposes or to prepare a surface for painting or similar purposes;
- Commercial car wash operations;
- Golf course watering of greens and tee areas at minimum levels required to maintain areas in useable condition;
- Sports playing field (including sand-based) and school yard watering at minimum levels as required to maintain areas in useable condition;
- Artificial turf requiring wetting and outdoor tracks if required for dust control or safety reasons.

For more information visit www.metrovancouver.org.

<http://www.metrovancouver.org/services/water/conservation-reservoir-levels/summer-water-2015/Pages/default.aspx>

Community Works Fund

Like all local governments in BC, Metro Vancouver receives a portion of federal gas tax funds, by way of the Community Works Fund (CWF), to support a wide range of local infrastructure projects. The money will be applied to fund projects in Electoral Area A. In 2015, the amount to be received will be approximately \$110,000. Staff are working on a process for applying these funds and expect to present options and solicit comments in the near future.

Transit Funding Plebiscite Results

As widely publicized, the Yes vote in the transit funding plebiscite was 38.32% and the No vote was 61.68%. Votes were cast by approximately 49% of registered voters (excluding those who submitted invalid ballot packages).

In three small jurisdictions, a majority voted Yes: Belcarra (52.2%), Bowen Island (62.0%), and Electoral Area A (58.6%). Electoral Area A includes the UEL and the UBC campus (academic and residential). Over 98% of the Electoral Area population resides in these two areas.

The Yes vote in Vancouver was just short of a majority, at 49.2%. CBC produced an interesting [map](#) that illustrates with colours how each jurisdiction voted.

[\[http://electionsbccnr.blob.core.windows.net/electionsbccnr/2015-Plebiscite-Results.pdf\]](http://electionsbccnr.blob.core.windows.net/electionsbccnr/2015-Plebiscite-Results.pdf) [\[http://www.cbc.ca/news/canada/british-columbia/multimedia/transit-referendum-how-did-your-city-vote-1.3121124\]](http://www.cbc.ca/news/canada/british-columbia/multimedia/transit-referendum-how-did-your-city-vote-1.3121124)

Investing in transportation and transit today remains a crucial step in realizing our vision for a livable region tomorrow. However, it is not apparent at the moment how the funding dilemma will be resolved. At this time, the Mayors' Council is continuing to analyze the results and is assessing next steps. Full details of the voting results are available from [Elections BC](#).

Rezoning Application for UEL Block F

Metro Vancouver staff were asked to comment on the rezoning application for the University Endowment Lands (UEL) Block F. Staff provided comments from relevant departmental perspectives, which are based largely on Board adopted documents such as parks plans, Regional Growth Strategies, etc. In addition, I provided comments in my capacity as the elected representative of the area at Metro Vancouver. These are attached to this Update.

Sulfur Dioxide Emissions

In May, the Metro Vancouver Board adopted a stringent new objective for [sulphur dioxide](#) (SO₂) that will better protect public health and the environment. High levels of SO₂ may cause people with lung conditions, such as asthma, to experience breathing problems, increased hospital admissions, and even premature death.

Marine vessels and petroleum refining are the largest sources of SO₂ emissions in the region. As of 2015, vessels entering North American waters are required to use fuel with only 0.10% sulfur, compared to a world average of between 2% and 3%. This will reduce SO₂ emissions from marine vessels by 95% compared to 2005 emission levels.

While the federal government plans to revise the national SO₂ standards, provinces and other jurisdictions may not have to achieve those standards until 2020. To bridge this gap, Metro Vancouver has adopted its new SO₂ objective on an interim basis until new national standards are put in place. Metro Vancouver's new objective of 75 parts per billion (previously 174 ppb) will help people in our region, especially those communities surrounding the Burrard Inlet, breathe some of the cleanest air of any major metropolitan area in the world.

Since the implementation of the new marine fuel requirements and of the new emission objective, improvements in SO₂ levels have been observed at Metro Vancouver air quality monitoring stations and further improvements are expected.

GVRD Sustainability Innovation Fund

The GVRD Sustainability Innovation Fund was created by the Metro Vancouver Board in 2004 to provide financial support to Regional District projects that contribute to the region's sustainability. This year a Strata

Energy Advisor Program was proposed and approved with support from a number of municipalities as well as UBC – Campus and Community Planning.

The Program aims to provide interested strata corporations assistance with conducting baseline energy assessments, developing business cases, and connecting with qualified professionals, and provides information on utility energy rebates, incentives and energy-saving options.

Many of the 5,500 strata buildings in Metro Vancouver are 20 years or older. Provincially-mandated depreciation reports indicate that major renewals and upgrades are necessary to maintain the function and value of many of these older buildings. The project is designed to share information on and provide guidance to strata renewals and upgrades in order to achieve energy savings and greenhouse gas reductions. Preliminary research suggests that 100 to 230 strata buildings in the region undertake major retrofits annually, and a 4 to 25 percent reduction in greenhouse gas emissions is possible through building renewal efforts.

The initial phase involves working with a small number of strata corporations in order to understand the specific advisory services that would be most valuable. In subsequent phases, a larger number of stratas will be engaged. The services of an advisor will be supplemented by outreach to strata members through public meetings, printed materials and on-line resources.

Love Food Hate Waste

The May Electoral Area Director's Update included a report on Metro Vancouver's Love Food Hate Waste campaign. Metro Vancouver's website, www.lovefoodhatewaste.ca, provides tips, recipes and ideas on how to reduce food waste when preparing meals, how to keep food fresher longer and much more.

Organics Disposal Ban

On January 1, 2015, Metro Vancouver introduced the Organics Disposal Ban. The first six months show some early success - recycling rates for food waste have increased significantly since the implementation of the ban - in the first quarter of 2015, food waste recycling rates were 50% higher than the first quarter of 2014. And inspection reports show that 99 per cent of loads received at Metro Vancouver's regional disposal facilities complied with the organics disposal ban before enforcement began on July 1.

The first six months of 2015 were an education period – effective July 1 [penalties](#) will be applied to loads with excessive amounts of food waste or clean wood. Penalties will be applied on loads of garbage with over 25 percent organic waste mixed in with regular garbage. Penalties are charged to the waste haulers that deliver the loads to Metro Vancouver disposal facilities.

Disposal bans are an effective tool for ensuring recyclable materials are kept out of the waste stream, and they will help our region reach our [recycling goals](#) of 70 per cent in 2015 and 80 per cent by 2020.

<http://www.metrovancouver.org/media-room/media-releases/solid-waste/402/initial-success-for-waste-clean-wood-disposal-bans-enforcement-begins-july-1>

Agriculture Awareness Grants

Over the past seven years, Metro Vancouver has provided up to \$40,000 in funding grants each year to non-profit organizations to deliver agriculture awareness activities throughout the region. This year, the Centre for Sustainable Food Systems (CSFS) at UBC Farm has received a grant of \$2,966.

For the past two years, CSFS Farm has been engaged in the planning, implementation and development of a three-year *Scaling Up* project, an initiative which aims to increase the connection between local farmers, food system actors, and public institutions.

The overarching goal of this project is to increase awareness and public knowledge about Metro Vancouver's growing farm-to-institution movement. Farm-to-institution aims to increase the amount of locally produced foods served by public institutions such as schools, colleges, hospitals, and community centres.

<http://ubcfarm.ubc.ca/>

Strait of Georgia Ambient Water Quality

The Iona Island Wastewater Treatment Plant treated about 202 billion litres of wastewater in 2014. The plant provides primary treatment to wastewater from about 600,000 residents in Vancouver, the University Endowment Lands, the UBC campus (residential and academic) and parts of Burnaby and Richmond. Once treated, wastewater is discharged into the Strait of Georgia.

Monitoring of the receiving environment of the Iona Island WWTP deep sea outfall started in 1988. Since 2003, Metro Vancouver in partnership with the Fisheries and Oceans Canada Institute of Ocean Sciences has monitored the ambient (background) environment in the Strait of Georgia. Ten-year collaboration with Fisheries and Oceans Canada concluded in 2013 and Metro Vancouver has since engaged a team of experts from UBC's Earth, Ocean and Atmospheric Sciences Department.

The Strait of Georgia Ambient Monitoring Program objective is to understand the relative contribution and significance of liquid waste discharged from the Metro Vancouver Region to the Strait of Georgia. To achieve this objective, it is necessary to understand water conditions, changing circulation patterns in the Strait, long-term trends in water properties and their effect on dispersal and removal of critical contaminants.

Recycling Receptacles in Public Spaces

Metro Vancouver is engaged in a collaborative effort with UBC's Brain & Attention Research (BAR) Lab, Emily Carr University of Art + Design, and a number of municipalities to tackle the hurdle of inconsistent messages on recycling receptacles across the region. Adopting a consistent approach to recycling would reduce the thinking required by members of the public to recycle properly in public spaces.



New bin models have been assessed by municipal and Multi-Material BC (MMBC) collection and waste reduction staff. Signage was considered easy to interpret and the ergonomic approach to how contents are removed would reduce back injuries. A prototype recycling station was field-tested in 2014 on UBC campus and will be tested further this summer in North Vancouver, Richmond and Penticton.

Overall accuracy within the recycling streams was 85 percent. And further testing in 2014 in Surrey, New Westminster and Vancouver averaged 79 percent recycling accuracy.

The prototype recycling bins are now available to be tested. For further information, please contact ExternalRelations@metrovancover.org.

Events

Summer Watershed Tours

Every summer Metro Vancouver opens its protected watersheds to let residents discover the pristine valleys first hand. Guided tours are offered Thursday to Sunday from July to September.

- Coquitlam tours run Thursdays and Saturdays
- Capilano tours run Fridays and Sundays
- Special tours for families are available at the Lower Seymour Conservation Reserve on select weekends

Find scheduling information at metrovancover.org/events/watershed-tours/Pages/default.aspx

For More Metro Vancouver News and Updates

<http://www.metrovancover.org/metrouupdate/>



Links & Connections

[Metro Vancouver](#)

www.metrovancouver.org

[Maria Harris, Electoral Area A Director](#)

www.mariaharris.ca

[@EADirector Twitter](#)

www.twitter.com/EADirector

[Mayors' Council on Regional Transportation](#)

www.mayorscouncil.ca

[Union of BC Municipalities](#)

www.ubcm.ca

[University Neighbourhoods Association](#)

www.myuna.ca

[University Endowment Lands](#)

www.universityendowmentlands.gov.bc.ca

[UEL Community Advisory Council](#)

www.uelcommunity.com

[Metro Vancouver Media Releases](#)

www.metrovancouver.org/media-room

[Metro Vancouver Videos](#)

www.metrovancouver.org/media-room/video-gallery

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File: CR-07-01-EAA-08

July 10, 2015

Jonn Braman, Manager
University Endowment Lands
Ministry of Community, Sport & Cultural Development
5495 Chancellor Boulevard
Vancouver, BC V6T 1E2

Dear Mr. Braman:

Re: Metro Vancouver Comments on Musqueam UEL Block F Rezoning Application

Thank you for providing Metro Vancouver with the opportunity to comment on this development proposal located within the University Endowment Lands in Electoral Area A.

We understand that the proposal is to rezone the 21.44 acre Block F lands from Multi-Family Residential (MF-1) zoning to Comprehensive District (CD) zoning to accommodate a variety of residential, commercial, and amenity uses.

Metro Vancouver is responsible for regional land use planning, regional utilities, administration for parts of the Electoral Area A, and regional parks services. Attached are detailed staff comments on the proposal based on currently available information (Attachment 1). In addition, Electoral Area A Director Maria Harris has provided comments from the perspective of the elected representative for the Area (Attachment 2).

Should you have any questions, please contact the undersigned directly at 604.451.6562 or Marcin.Pachcinski@metrovancover.org.

Sincerely,



Marcin Pachcinski
Division Manager, Electoral Area and Environment
Planning, Policy and Environment Department
Metro Vancouver

cc: Maria Harris, Electoral Area A Director
Elisa Campbell, Director, Regional Planning, Planning, Policy and Environment

enc: Attachment 1 – Metro Vancouver Staff Comments
Attachment 2 – Electoral Area A Director Comments

ATTACHMENT 1 - Metro Vancouver Staff Comments

Regional Planning Comments

- The regional land use designation for the site is 'General Urban', and some of the neighbouring lands are designated as 'Conservation & Recreation', all within the Urban Containment Boundary. Residential and commercial uses as proposed on the site are permitted in General Urban areas.
- The proposed development includes an estimated 1,250 residential units, with 2,150 to 2,500 future population, along with some commercial uses. This development would significantly increase the population of the UEL from its current level of approximately 3,100. Providing a range of services and amenities in the area as part of a complete community is consistent with the objectives found in the regional growth strategy - *Metro 2040*.
- The development proposes a mix of multi-unit housing forms. This diversity of housing options is generally consistent with the objectives found in *Metro 2040*. Where possible, affordable housing should be incorporated as part of the project to support regional housing targets.
- The development includes components to support sustainable forms of transportation. Acknowledging a future potential rapid transit line through the area, the site should allow for the accommodation of this potential transit infrastructure and stop/station.
- Metro Vancouver understands that the UEL will prepare a Regional Context Statement when the Official Community Plan is next updated. Metro Vancouver staff are available to assist with the processing of the Regional Context Statement as appropriate, as well as any other planning issues which may have regional significance.

Regional Parks Comments

- The Pacific Spirit Regional Park, managed by Metro Vancouver Parks Department, is located to the north and south of the subject site.
- One of the planning principles for UEL Block F is to protect and enhance open spaces and community connections to Pacific Spirit Regional Park. The existing recreational trail network in Block F forms the basis for non-vehicular circulation for Block F when developed, including Swordfern Trail and Fairview Trail (refer to Block F Location Map; and Block F Trail Plan). Connections to the Pacific Spirit Regional Park trail network will be readily available to future residents of Block F, limiting the need to access the Park by vehicle.

Stormwater Management

- Currently, stormwater flows from Block F to Salish Creek (refer to Stormwater Flow Map). The existing pipe crossing University Boulevard in the vicinity of Fairview Trail is undersized (300mm diameter) and results in water ponding in this area of Block F. Some existing off-site stormwater drains into Block F from Acadia Road, and will continue in the future.

- As part of the development, the goal of the stormwater management plan is to limit the storm water rate and volume of site runoff to that of the un-developed site to ensure there are no impacts to the downstream ecosystems in Pacific Spirit Park. The proposed stormwater management plan includes stormwater from Block F running through bioswales to a constructed wetland before it leaves Block F, thereby addressing water quality and water rate. The rate at which stormwater leaves Block F will be regulated as well.

Utilities – General Comments

- New sanitary mains will be required along Acadia Road and the two proposed roads through Block F. The proposed sanitary system will tie-in to the existing manhole just north of the intersection of Toronto Road and Acadia Road. Metro Vancouver staff require additional time to analyze and provide comments on impacts to the Spanish Banks interceptor and downstream infrastructure. You may contact Mark Wellman, Senior Project Engineer, directly at 604.436.6933 or Mark.Wellman@metrovancover.org for sewer related questions.
- Water service for the Block F development will be provided from an extension of the existing UEL water system, including three new connection to the UEL water system along Toronto Road and University Boulevard. New water mains would run beneath Acadia Road from Toronto Road to the new roads into Block F.
- Hydro-electric, gas and communication utilities will run underground along the boulevard areas of proposed roads. Existing overhead hydro lines on Acadia Road will be undergrounded as part of the Block F development. The existing gas main that crosses the northern part Block F will need to be addressed.

Utilities – Water – Specific Comments

- Although UEL represents a very unique water consumption, potentially dominated by a mobile population, a greater than 10% increase in the fixed UEL population will result in higher peak consumption. This will have a direct impact on the GVWD Sasamat Pump Station which supplies the Vancouver 570 zone and the UEL during peak consumption periods. Therefore, to be prudent, an updated review of UEL's entire peak water requirement will be required, specifically the forecasted consumption and consumption patterns used in design. UEL will also require this information to determine their own distribution system capacity.

As background, below is information sent on April 11, 2014, to a consultant (AECOM), who was working for the UEL on a similar potential development.

Overview of the GVWD water supply to the University Endowment Lands

The 27 ML (6.0 MG) GVWD Sasamat Reservoir has a top water level of 97.3 metres (410.5 feet GVWD datum) and a floor elevation of 91.3 metres (391.0 feet GVWD datum). The Water District maintains the hydraulic grade line (HGL) at 25th Avenue & Highbury Street in Vancouver at 131.9 metres (524 feet GVWD datum) or higher by direct Capilano system head or, if that is not possible, by pumping at

the Sasamat Pump Station from the Sasamat Reservoir. As a consequence, the HGL at 16th Avenue & Tolmie Street for the UEL is usually above 124.6 metres (500 feet GVWD datum). There is no formal supply agreement between the two agencies, however, from past correspondence with UEL a target HGL of 127.6 metres (510 feet GVWD datum) has been established for 16th Avenue & Tolmie Street. Beyond that point, which is the limit of GVWD responsibility, the HGL and pressure will depend on the prevailing UEL demands and UEL infrastructure.

However, please be aware that Metro Vancouver does not design regional facilities to supply municipal fire flows.

What are the typical operating pressure at the connection point to UEL?

Flow and pressure in the University Endowment Lands Mains No. 1 & 2 are recorded at 16th Avenue & Tolmie Street with GVWD SCADA flow and pressure collection points. In addition, a GVWD/Vancouver totalizer flow meter is located at 6th Avenue & Drummond Street where the UEL is supplied directly from Vancouver's distribution system.

Historical information can be provided however it may not represent design conditions.

What is the typical servicing strategy (e.g. direct gravity feed from north shore reservoirs)?

The Water District maintains the hydraulic grade line (HGL) at 25th Avenue & Highbury Street in Vancouver at 131.9 metres (524 feet GVWD datum) or higher by direct Capilano system head or, if that is not possible, by pumping at the Sasamat Pump Station from the Sasamat Reservoir.

What is the minimum operating pressure at the connection point to UEL?

As a consequence, the HGL at 16th Avenue & Tolmie Street for the UEL is usually above 124.6 metres (500 feet GVWD datum). There is no formal supply agreement between the two agencies, however, from past correspondence with UEL a target HGL of 127.6 metres (510 feet GVWD datum) has been established for 16th Avenue & Tolmie Street.

What is the high demand servicing strategy (e.g. pumped supply)?

The Water District maintains the hydraulic grade line (HGL) at 25th Avenue & Highbury Street in Vancouver at 131.9 metres (524 feet GVWD datum) or higher by Capilano system head or, if that is not possible, by pumping at the Sasamat Pump Station from the Sasamat Reservoir.

ATTACHMENT 2 – Electoral Area A Director Comments

My comments relate solely to matters that are relevant to Metro Vancouver. UEL residents have provided comments from the local perspective through their Community Advisory Council. I expect that Pacific Spirit Park Society will provide comments regarding the impact of the proposed development on park users.

Neighbourhood Sustainability

- The emphasis on neighbourhood sustainability, as described in section 12.1 of the Rezoning Application and on pages 17 to 19 of the UEL Block F Design Guidelines, is commendable and consistent with the overarching role given to sustainability in Metro Vancouver's plans for the region.

Carbon Footprint

- The Rezoning Application and Design Guidelines do not include explicit proposals for projects that would lower the neighbourhood's greenhouse gas (GHG) emissions, thereby reducing its carbon footprint. Metro Vancouver's Regional Growth Strategy and its Integrated Air Quality and GHG Management Plan both include actions for the reduction of GHG emissions.
- Strategy 3.2 of the Integrated Air Quality and GHG Management Plan notes that heating for buildings makes up approximately 30% of regional GHG emissions and calls for the installation of more efficient and low carbon heating systems (see page 24). If this is not required by the LEED Gold standard for buildings, then I would suggest that it be added as a requirement for the approval of the rezoning application.
- For the neighbourhood level, *A Citizen's Guide to LEED for Neighbourhood Development*¹ makes the following statement (p. 15):

Similarly, installing **renewable energy sources and distribution systems** at a neighborhood scale, which serves multiple buildings or homes, is often more cost- and energy-efficient than installing them building-by-building. Examples include geothermal wells, photovoltaic (solar) or wind-powered electrical systems, combined heat and power plants using biofuels, hydroelectric power, and wave or tidal power. Heating and cooling multiple buildings through a centralized system requires less infrastructure and capacity per individual building. This is true whether it harnesses renewable sources, conventional boilers and air-conditioning systems, or heat that is a by-product of industrial processes. Installing either shared renewable energy sources or shared heating and cooling usually requires close collaboration between multiple buildings landowners.

- I would suggest that the applicant be requested to examine approaches (such as district energy, geothermal wells and solar energy) to reduce Block F's carbon footprint at the neighbourhood level. Given the size of the development, it presents a wonderful opportunity for innovative approaches to reducing GHG emissions.

¹ www.nrdc.org/cities/smartgrowth/files/citizens_guide_LEED-ND.pdf

- An example of a development that includes a community energy source is [Dockside Green](#)², a 15-acre urban development on Victoria's inner harbour. The energy utility has its own [website](#).³
- For a basic introduction to community energy sources, I would refer the applicant to *An Illustrated Guide to Community Energy*.⁴ This guide has been developed by the Collaborative for Advanced Landscape Planning and the Elements Lab at UBC in partnership with Metro Vancouver and others.

Urban Agriculture

- While the Design Guidelines refer to the incorporation of urban agriculture, they do not specifically mention community gardens except on rooftops (section 7.10.3, page 87).
- Strategy 4.2 of Metro Vancouver's Regional Food System Strategy (page 36) calls for the encouragement of urban agriculture, including community gardens as well as fruit trees along boulevards and parks. The strategy recognizes, however, that the dedication of public lands to community gardens has to be balanced with the recreational and conservation values associated with some of the lands.
- The applicant should be asked to consider whether there are possibilities for including community gardens in Block F.
- Consideration should be given to the use of public land along Acadia Road for community gardens and fruit trees, instead of some of the parking currently contemplated for this land.

Public Drinking Fountains

- It is not apparent from the applicant's material whether the development includes public drinking fountains. These should be encouraged.

² en.wikipedia.org/wiki/Dockside_Green. See also the [Dockside Green 2014 Annual Report](#).

³ docksidegreenenergy.com/

⁴ web.forestry.ubc.ca/calp/CALP_CommunityEnergyGuide_highRes.pdf