

DOCKSIDE **GREEN**

TOWER 2
ADVANCED INFO PACKAGE

Your chance to own a new harbourside home at Dockside Green by Bosa.

TOWER 1 90% SOLD

**TOWER 2 COMING SOON
COMPLETION SPRING/SUMMER 2023**

Belong to a community that's designed for wellness at 363 Tye Road, part of Vic West's Dockside Green. The modern concrete form is inspired by West Coast tones and textures, and is built for today and tomorrow to the highest energy standards. From the shared rooftop deck or from your own windows, live with a stunning perspective of Victoria's Upper Harbour – and all the activity that criss-crosses the water.





Welcome to thoughtful design –
where communities are born.

WALK THE WALK

The gently sloping greenway is layered with naturalized plants, creating a habitat that welcomes bees and other pollinators to keep the land evolving. Stroll down the pathway to get from A to B or take your time without a destination in mind – stop along the way at seating areas, viewpoints and an adventure playground. It's a setting that encourages you to move, to socialize, to think.



Amenities create another space where residents will play, meet, talk and build community.

The Dockside community grows tighter bonds in amenity spaces designed to be flexible for a variety of uses. Be together in celebration with friends or enjoy a cozy corner on your own. Smoothly move socializing from indoors to outdoors, with an expansive deck overlooking the peaceful waterway.

The modern spaces are comfortable and welcoming to encourage residents to consider them another chapter of home.



The rooftop lounge gives residents a new view on Victoria and Vic West.

Pop up to the rooftop deck for another vantage point in the fresh air. The space is divided into pods, each with its own cooking, dining and lounge area, so multiple groups can enjoy the amenity. At the centre, a glowing fire pit surrounded by seating draws people together.



Homes are smart, sustainable, functional and beautiful – and, of course, built to last by Bosa.

Timeless design forms the framework for each home, featuring West Coast materials and natural palettes – a perfect backdrop for you to stage your individual style. Whatever kind of home you live in, interiors are noticeably spacious with plenty of room to move and arrange furniture. Large windows welcome the light throughout and frame the picturesque harbour views that define Victoria living.



A home you will appreciate for years to come. A haven you can always retreat to. A place to welcome friends and family.

DESIGN ENHANCES LIVING

There are no compromises at Dockside – quality is a priority in every detail. Fine Italian cabinetry sets the tone in state-of-the-art kitchens, where appliances blend contemporary European design with cutting-edge performance and energy efficiency.

Bathrooms mirror the same minimal aesthetic as kitchens, with innovative features designed for functionality. Relaxation, entertaining and day-to-day routine come easy in these modern, practical and comfortable homes.

THE DOCKSIDE LIFE
STARTS RIGHT **HERE.**



DISCOVER A PLACE YOU WILL LOVE TO **LIVE**

Just across the water from downtown Victoria, Docksider Green is an urban wellness neighbourhood built for health and happiness, recreation and sustainability. It's centred in the growing community of Vic West, surrounded by water, outdoor recreation, character and unique conveniences.

JOHNSON ST BRIDGE

Connecting you to quintessential Victoria.

DOCKSIDE LANDING

The future home of on-premise conveniences, it's a place to connect and enjoy this energetic community.

THE SHIPYARDS

Injecting the community with a legacy of character and craftsmanship, the Shipyards are an ever-changing destination.

DOCKSIDE GREENWAY

A lush greenway and peaceful waterway uniquely curve through Docksider, drawing people together in a stunning outdoor environment.

FUTURE DOCKSIDE

First chance to own a home at Docksider Green.

DOCKSIDE COMMUNITY HUB

Local businesses welcome you home with conveniences that create social connection and an active lifestyle.

THE GALLOPING GOOSE TRAILHEAD

This 55km biking and walking pathway is a recreational lifeline that allows you to explore the beauty of Victoria right outside your door.

LOCAL CONVENIENCES

Everything you need is right outside your door at West Side Village Shops including Save On Foods and other retail shops for your daily needs.

DOCKSIDE PUBLIC DOCK

Easily launch your vessel into the water to connect with the scenic Gorge Waterway or Victoria Harbour.




OWN NOT JUST A RESIDENCE, BUT THE WHOLE PLACE



ACTIVE, ENERGIZING AND INSPIRING

A complete community is on the rise – one with personality and substance. Only minutes from downtown Victoria, Dockside plays a significant role in Vic West's evolution.

Dockside Landing will be a hub of residential, retail and greenspace designed to offer meaningful connections for its residents and neighbours.



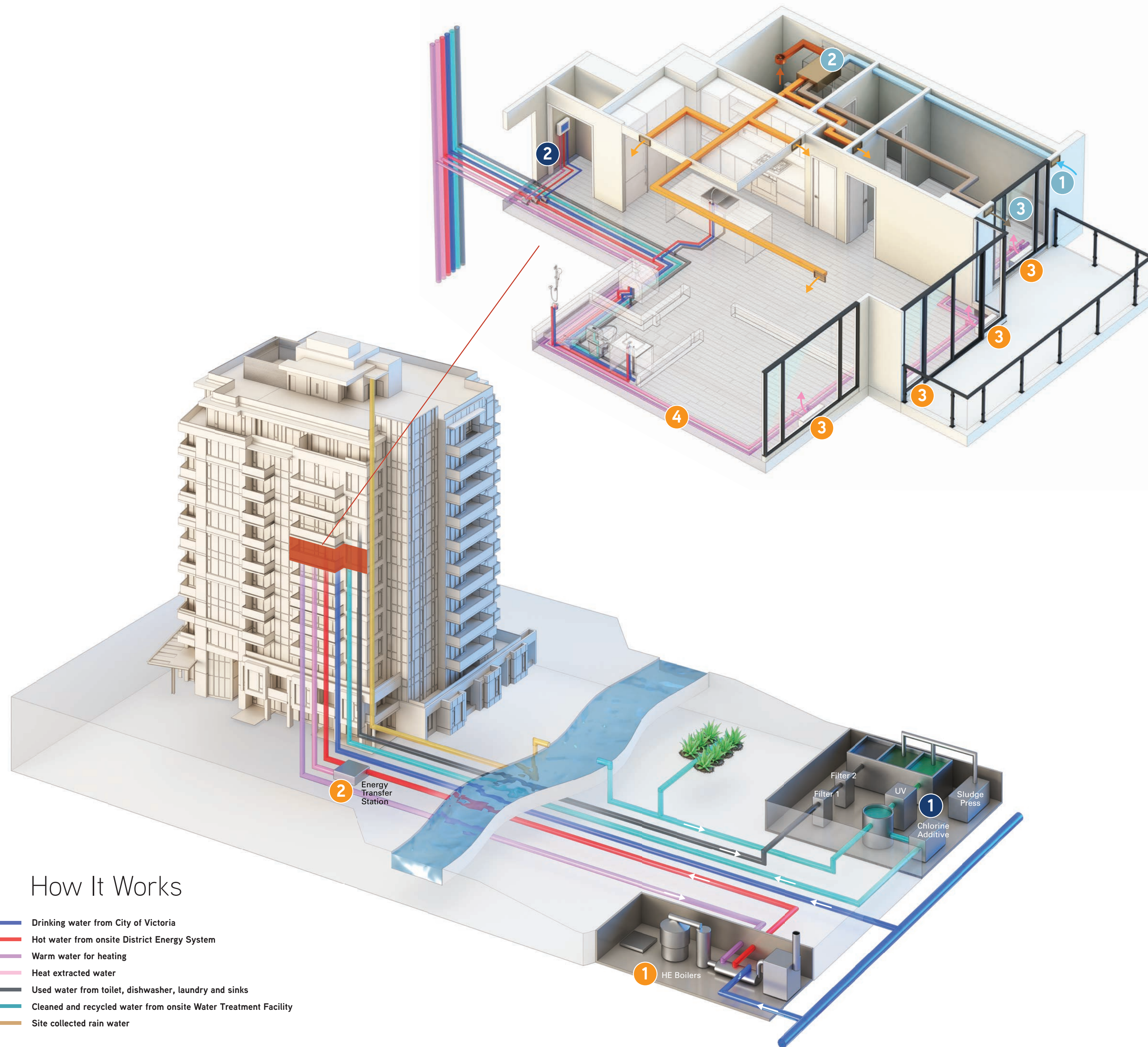
OUR SUSTAINABLE
MODEL OF LIVING.
TRIED, TESTED, TRUE

Since its inception, Dockside has been raising the bar on what sustainable living means in Canada.

Victoria's newest legacy, Dockside, offers three core ingredients for sustainable living: our state-of-the-art Waste Water Treatment Facility, our District Energy System, and the highest neighbourhood building standards. Feel peace of mind knowing that your footprint is made smaller by living here. This imprint is not only ideal to the environmentally aware, but it appeals to those who are economically conscious. With the environment and economics taken care of, you can focus your life on the things that bring you joy, and create a lifestyle connected to nature and community.

BOSA'S SMART GROWTH

Dockside benefits from the principles of Smart Growth – an emphasis on building communities, not just structures. We work on making neighbourhoods more walkable, beautiful and purposeful to better communities as a whole. Nature and open space come together to inspire well-being, social interaction and a thriving lifestyle. Live in a home where your internal space is complemented by the space outside your door, where you want to get outside and explore, meet your neighbours and live your best life.



How It Works

- Drinking water from City of Victoria
- Hot water from onsite District Energy System
- Warm water for heating
- Heat extracted water
- Used water from toilet, dishwasher, laundry and sinks
- Cleaned and recycled water from onsite Water Treatment Facility
- Site collected rain water

Water Efficiency

1 DOCKSIDE GREEN WASTE WATER TREATMENT FACILITY

- Drinking water for your home comes from the City of Victoria and feeds directly to all faucets, sinks, laundry and dishwashers.
- Used water from your home is then fed to our onsite treatment facility.
- Rain water is also collected from our entire community and fed to the Greenway system to help grow the ecology within the greenway.
- At the treatment facility, water is processed and purified. Treated water is used to irrigate landscaping and feeds back to your home to flush toilets.
- This process results in a 30–35% overall reduction of water consumption.

2 INDIVIDUAL WATER METERS

All homes are water metered. Homeowner metering has proven to reduce water consumption by an average of 10-15%.

50% POTENTIAL REDUCTION IN WATER CONSUMPTION

Smart Heating

1 DISTRICT ENERGY SYSTEM

On-site high-efficiency condensing boilers provide hot water and heating for the entire community.

2 ENERGY TRANSFER STATION

The Energy Transfer Station converts hot water into heat for your home.

3 RADIANT HEAT

Wall-mounted low-temperature water units generate radiant heat within your home.

4 WATER HEATING CYCLE

Cooled water is recirculated back to the district energy plant, re-heated and reused to continue the water heating cycle.

25% REDUCTION IN ENERGY USE
UP TO 30% REDUCTION IN GHG EMISSIONS

Fresh Air Circulation

1 YOUR OWN FRESH AIR INTAKE

Every home has its own private fresh air intake directly from outside.

2 ENERGY RECOVERY VENTILATOR (ERV)

ERVs circulate fresh air into your home while regulating the temperature, keeping you warm in the winter and cool in the summer.

3 STALE AIR EXHAUST

Stale air is returned to the outside directly from each home.

100% OF YOUR HOME'S AIR COMES FRESH FROM THE OUTSIDE

ONE OF CANADA'S BEST CITIES AT YOUR DOORSTEP

As Canada's most westerly city, Victoria has always been a draw for those seeking a milder climate. But it's not just the weather that attracts people – it's the animated harbour scene and the vibrant and healthy lifestyle.



DOCKSIDE TODAY

The perfect mix of urban activity, walkable location, and natural surroundings make Dockside Victoria's most desirable location for living.

30 MINS CITY TO CITY

Experience easy access and spectacular views on the journey between Victoria and Vancouver by float plane or helicopter.

15 MIN WALK TO DOWNTOWN

From Dockside, most errands can be accomplished on foot.

GET OUT ON THE BIKE

Ride across the Johnson Street Bridge to downtown Victoria in under 5 minutes or kick off the Galloping Goose from your doorstep.

DOCKSIDE TOMORROW

A diverse and sustainable community with even more inspiring spaces to gather, connect and live.

FERRY DOCKS

Launch your kayak or SUP and get out on the water, or take a water taxi to one of Victoria's many other waterfront destinations.

100+ DINING & SHOPPING CHOICES

Victoria is an ever-evolving and expanding culinary and retail destination.

15 MINS TO UVIC

It's only a short drive to The University of Victoria, one of Canada's top-ranked research universities.



DOCKSIDE GREEN

- 01 Presentation Centre

PARKS, FITNESS & WELLNESS

- 02 Ashtanga Yoga Victoria
- 03 Banfield Park
- 04 Dockside Physiotherapy
- 05 Galloping Goose Trail
- 06 Fisherman's Wharf
- 07 Lime Bay Park
- 08 Spinco Victoria
- 09 Studio 4 Athletics
- 10 Trek Bicycle Store
- 11 Vic West Dog Park
- 12 Annex Fitness Victoria

FOOD & BEVERAGE

- 13 10 Acres Bistro
- 14 Agrius
- 15 Bao
- 16 Big Wheel Burger
- 17 Bodega
- 18 Boom + Batten Restaurant & Cafe
- 19 Brasserie L'Ecole
- 20 Brown's Crafthouse Vic West
- 21 Burger Crush
- 22 Something Exciting Coming Soon
- 23 The Churchill
- 24 Citrus & Cane
- 25 The Courtney Room
- 26 Darcy's Pub Downtown
- 27 The Drake Eatery
- 28 E:ne Raw Food and Sake Bar
- 29 Fantastico bar-deli
- 30 Fiamo Pizza & Wine Bar
- 31 Fol Epi
- 32 Fry's Red Wheat Bread Bakery
- 33 Friends of Dorothy
- 34 Habit Coffee
- 35 Herald Street Brewing Works
- 36 Hey Happy Coffee
- 37 Hoyne Brewing Company
- 38 Il Terrazzo
- 39 Island Poke
- 40 Jam Cafe
- 41 Kid Sister Ice Cream
- 42 La Taquisa
- 43 Little Jumbo Restaurant & Bar
- 44 THE LOCAL
- 45 LURE Restaurant & Bar
- 46 MAiiz Nixtamal Tortilleria
- 47 Mexican House of Spices
- 48 The Mint Restaurant
- 49 Moon Under Water Brewpub
- 50 Nubo Japanese Tapas
- 51 Nubo Kitchen + Bar
- 52 The Palms Restaurant & Lounge
- 53 Phillips Brewing & Malting Beer Shop
- 54 Eva Schnitzelhaus
- 55 Saltchuck Pie Company
- 56 Saveur Restaurant
- 57 Sherwood Cafe & Bar
- 58 Silk Road Tea
- 59 Spinnakers Gastro Brewpub

- 60 Sult Pierogi Bar
- 61 Superbaba
- 62 Swans Pub
- 63 Tacofino
- 64 Tapa Bar
- 65 Tout de Sweet Confectionery
- 66 The Village Restaurant
- 67 The Vicious Poodle
- 68 Varsha Indian Kitchen
- 69 Virtuous Pie
- 70 Wind Cries Mary

SHOPS

- 71 Capital Iron
- 72 Citizen Clothing
- 73 Cherry Bomb Toys Ltd
- 74 Little Gold
- 75 Market Square
- 76 Munro's Books
- 77 MEC Victoria
- 78 Rook & Rose
- 79 Valhalla Pure Outfitters

GROCERIES & SERVICES

- 80 Harbour Air
- 81 Hotel Fairmont Empress
- 82 Legislative Assembly of British Columbia
- 83 The Market Garden
- 84 Market On Yates
- 85 Save-On-Foods
- 86 Spinnakers Spirit Merchants

LEVELS 5-12

03 B1 PLAN

1 BEDROOM · 1 BATH
590 SF

02 D1 PLAN

2 BEDROOM · 2 BATH
863 SF

01 B2 PLAN

1 BEDROOM · 1 BATH
644 SF

09 D5 PLAN

2 BEDROOM · 2 BATH
1,096 SF

08 D3 PLAN

2 BEDROOM · 2 BATH
1,010 SF



04 B1m PLAN

1 BEDROOM · 1 BATH
594 SF

05 D2 PLAN

2 BEDROOM · 2 BATH
883 SF

06 B3 PLAN

1 BEDROOM · WORKSPACE · 1 BATH
686 SF

07 D4 PLAN

2 BEDROOM · 2 BATH
1,042 SF

DRAFT

DIMENSIONS, SIZES, SPECIFICATIONS, LAYOUTS AND MATERIALS ARE APPROXIMATE ONLY AND SUBJECT TO CHANGE WITHOUT NOTICE. E.&O.E.

PENTHOUSE

PH 1

3 BEDROOM · 2 BATH
1,231 SF

PH 2

1 BEDROOM · DEN · 1 BATH
807 SF

PH 3

2 BEDROOM · 2 BATH
1,010 SF

PH 5

3 BEDROOM · MEDIA · 2.5 BATH
1,573 SF

PH 4

2 BEDROOM · MEDIA · STORAGE · 2.5 BATH
1,228 SF



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DOCKSIDE FEATURES

SUSTAINABILITY

Tried, tested, and true sustainability.

- State-of-the-art, on-site Waste Water Treatment Facility
- District Energy System efficiently provides hot water and heating to all Dockside residents
- ERVs circulate fresh air into your home and help regulate temperature
- Dockside is a LEED Platinum community
See Sustainability Summary insert for more details

BUILDING

Thoughtful design means homes are built with livability in mind.

- Superior Bosa concrete construction
- Grid-tied rooftop solar panels help offset common area power consumption
- Vertically extended windows maximize stunning views
- Spacious balcony or terrace in every home
- Bosa-sized homes enhance livability
- Electric vehicle charge station options
- Enter-phone system with secure floor-specific fob access
- Private gated underground parking
- Secure storage lockers
- Visitor parking
- Bicycle storage & bike tuning area
- Pet wash & grooming station

- Two elevators
- Bosa Flood Protection™
 - Dishwashers and washing machines equipped with smart valves
 - Luxury vinyl plank flooring throughout all homes
- Comprehensive industry-leading warranty:
 - 2 years workmanship, materials, and labour
 - 5 years building envelope
 - 10 years structural defect

AMENITIES

Linked to the extensive Dockside Green outdoor recreational space where the community comes to connect.

- Tyee Plaza, the gateway to welcome you home
- Dockside Greenway Waterway — a scenic walkway with a water feature and part of the storm water system
- The Playroom, an outdoor play area for the child at heart
- Fully-equipped fitness centre
- Multi-purpose social lounge
- Rooftop outdoor lounge complete with Chill Zone, BBQ cooking and dining areas, and a cozy central fire pit

HIGHLY LIVABLE HOMES

Spacious interiors are paired with timeless design.

- Contemporary West Coast design by BBA Design, with choice of two colour schemes: Light and Dark
- Stone entry threshold

- Warm LED pot lighting in entry and kitchen
- USB plugs in main bedroom and kitchen
- Custom roller blinds on all windows
- Full-size front-loading Whirlpool washer and dryer
- Over-height ceilings in living area and bedrooms
- Air conditioning (on Penthouse level)

MODERN AND FUNCTIONAL KITCHENS

Quality is part of every detail.

- High-end Stosa Italian kitchen cabinetry with soft-close doors supplied by Inform Interiors
- Quartz countertops
- Large-format, single-slab designer backsplash
- Deep basin, stainless steel undermount sinks (single basin in 1 bedroom homes and double basin in 2 bedroom and larger homes)
- Grohe faucet with pull down
- Under-cabinet LED lighting
- Integrated garbage recycling system

Appliances

Premium European appliance package:

1 bedroom homes

- 24" Blomberg stainless steel refrigerator
- 24" Fulgor Milano stainless steel 4-burner gas cooktop
- 24" Fulgor Milano stainless steel wall oven
- 24" Panasonic trim kit microwave
- 24" Blomberg stainless steel dishwasher
- 24" integrated hood fan cabinet

2 bedroom and larger homes

- 30" Blomberg stainless steel refrigerator
- 30" Fulgor Milano stainless steel 5-burner gas cooktop
- 30" Fulgor Milano stainless steel wall oven
- 24" Panasonic trim kit microwave
- 24" Blomberg stainless steel dishwasher
- 30" integrated hood fan cabinet
- Premium Miele wine fridge (Penthouse level 2 bedrooms)

RELAXING BATHROOMS

A sanctuary comes together with with a clean minimalist design.

- Large-format floor and wall stone tile
- Stosa bathroom vanity with undermount stone wash basin
- 24" medicine cabinets for extra storage*
- LED under-vanity lighting in ensuite
- Chrome Grohe fixtures
- Frameless, tempered glass shower doors
- Soaker tubs

*in second bathrooms for two and three bedroom homes

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PIONEERING HOMES AND COMMUNITIES BUILT BY BOSA

At Docksider, Bosa Development is thrilled to partner with architects, planners and designers who share our vision of sustainable livability and aesthetic excellence to create a dynamic development that will continue to energize the growing Vic West community.

With a legacy of envisioning and building successful waterfront communities that are now considered vibrant destinations in Vancouver, San Diego and Calgary, we are excited to bring our expertise and unwavering commitment to the landmark development of Docksider Green.

Building on more than half a century of expertise and leadership, Bosa strives to exceed expectations with every home we build and project we undertake. We are bold, forward-looking, and committed to acting with integrity. We see development potential differently than others.

We pursue urban design excellence and are long-term investors in the places we build, making our communities coveted destinations. With every project, we strive to elevate expectations, with livability always at the core.

THE BOSA DESIGN PHILOSOPHY

We have evolved from project builders to city builders, and with that comes a greater responsibility. We pride ourselves on the homes and projects we develop, but we have to think bigger – building sustainable, pedestrian-centric communities that seamlessly incorporate public spaces, retail, office, hospitality and residences. Homes integrated with parks, coffee shops, outdoor plazas, grocery – this is what makes urban living unique and guides our approach to design.

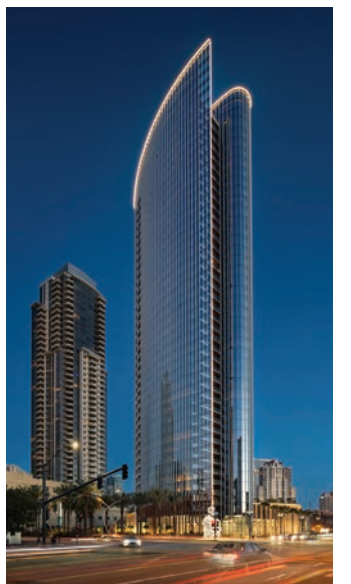
— Ryan Bosa



RYAN BOSA
President, Bosa Development



NAT BOSA
Chairman, Bosa Development



CLOCKWISE FROM TOP LEFT: BOSA WATERFRONT CENTRE, VANCOUVER · EVOLUTION, CALGARY · MADRONE, SAN FRANCISCO · CITYGATE, VANCOUVER · PACIFIC GATE, SAN DIEGO · WATERFRONT, SAN DIEGO (BAYSIDE, THE GRAND NORTH, THE GRAND SOUTH, ELECTRA, PACIFIC GATE, PARK PLACE) · WATERFRONT, SAN DIEGO · FAIRMONT EMPRESS, VICTORIA

FEEL GOOD LIVING HERE

DOCKSIDEBYBOSA.COM



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