

BAMBERTON BULLETIN

Fall 2008

Remediating a Landscape - Rejuvenating a Community

Issue 8



BAMBERTON

THIS ISSUE:

Update:
Rezoning



Page 1

Community:
North American
Indigenous Games



Page 2

Community:
Historic Bamberton Tours



Page 3

Environment:
Power Smart Alternatives



Page 4

Rezoning Update



View from Bamberton towards Mt. Baker with the Mill Bay ferry in the foreground

The Cowichan Valley Regional District (CVRD) has retained a consultant to undertake a Regional Impact Study (RIS) for the Bamberton rezoning application. The RIS will look at potential positive and/or negative impacts of the application, which Three Point Properties submitted to the CVRD last December. The study will include discussions with First Nations, an assessment of the proposed infrastructure, a review of the mix of land uses (residential, commercial, eco-industrial) and possibly another public meeting in the fall of 2008. The study was awarded to the consultant in mid-June and is expected to be completed by the end of November.

Once the regional study is complete, CVRD staff will incorporate the study findings and present a staff report to the CVRD Board of Directors for consideration. We are hopeful that the staff report will be before the board in the early months of 2009.

For more information on the Bamberton rezoning, you can also visit the CVRD website: <http://cprd.bc.ca/html/whatsnew/bamberton/bamberton.html>



Artist's rendering of a Bamberton neighbourhood



North American Indigenous Games (NAIG)

Three Point Properties was proud to be the sponsor of the Volunteer Centre at this year's North American Indigenous Games, held this August in the Cowichan Valley.



Athletes warming up on the track

The games were hosted by the Cowichan Tribes First Nation, based in Duncan and included a 'Tribal Journey' of over 75 First Nations who arrived by canoe, in their cultural regalia, from as far north as Alaska and as far south as Oregon. The arrival of the tribal canoes marked the start of the games and was closely followed by the grand opening ceremonies on August 3rd in Duncan.

The games, which took place over approximately 10 days, included 16 different sporting events ranging from athletics and golf to more traditional events such as canoe racing and lacrosse with most of the competitors being youth between the ages of 14 and 19.

Three Point Properties sponsored the Volunteer Program at the games, which coordinated approximately 3000 volunteers over the 10 day event. Part of the volunteer program included a volunteer centre on the cultural grounds. It was from this 'home base' that Three Point staff handed out uniforms and refreshments and got to know many of the volunteers and coordinators as they were given their assignments.

"Not only did our sponsorship let us be part of an amazing community and cultural experience, it allowed many of our staff an opportunity to be a part of the games by volunteering during the event." Said Michelle Mahovlich, Development Manager for Bamberton.

Three Point Staff also volunteered at the The Brentwood College dormitories and

were able to meet youth from remote areas of The Yukon and Nunavut Territories. Mahovlich recalls one youth in particular, who had never seen a tree large enough to climb and "was excited about taking his first opportunity to climb a tree."



Volunteers including Ross Tennant, Jack Julseth & Teresa Julseth of Three Point Properties

For many of the youth participating, the NAIG was a first chance to leave their communities and travel to see a different area. They were very proud and excited to recount their competitions and represent their communities. For Three Point, the NAIG was a wonderful way to build relationships with participating First Nations and to take part in a world-class sport and cultural event.



Crowds gathered to watch the arrival of the Tribal Journey

To learn more about the NAIG games visit their website at:
<http://www.cowichan2008.com/>



Tour the Historic Bamberton Site and Museum

Bamberton's History Past and Present

Turn the clock back to the early 1900's when life at Bamberton, one of the most important industrial sites in B.C.'s history, thrived through old-fashioned hard work.

For more than 80 years, Bamberton housed a limestone quarry, cement works and a company town. Now, visitors can experience the Bamberton of old with a guided tour and museum visit. This engaging opportunity is only available until the end of September, so please join us soon.

The guided bus tour travels down the old village street, and includes a majestic view of the original quarry. It continues on to the waterfront, site of the former Bamberton cement plant and the present location of the largest private remediation project in B.C. Here people see the Lehigh Northwest cement barge off-loading cement into storage silos and trucks, ready to distribute it to the rest of Vancouver Island.

Maureen Alexander operates the Bamberton Historical Society, a group that runs interpretive tours of the Bamberton site. The group also operates a museum that archives the site's colourful past. The museum played host to 650 visitors during July and August this year.

"This has been an incredibly busy summer and we still have tours booked until the end of September", says Alexander, museum manager. "Our museum and tours have



A tour group looks over historic artifacts

community that went from 'Dust to Bust'. The most common remark we hear from people is, 'I've lived on Vancouver Island all my life and I had no idea this was here.'"

Many exhibits recognise the families who lived in the company town during the plant's 70-year-operation. History buffs can learn why the original manufacture of Portland cement was so shrouded in secrecy it was considered a magical process. Bamberton's connection with Butchart Gardens is also revealed.

The Bamberton Museum is open Sundays from 11:00 a.m. to 5:00 p.m. until the end of September. Admission to the one-hour museum tour is by donation to the Bamberton Historical Society.

The Bamberton Historical Society offers interpretive tours on Sundays until September 28. Cost for the one-and-a-half-hour village and waterfront tour is \$10. The bus leaves the museum at 12:00, 1:30 and 3:00 p.m.



Artifacts on display at the Bamberton Museum

drawn enormous interest from people of all ages. Numerous groups, as well as individuals from all over, have visited and many have returned with family and friends. We've been so successful we expanded the museum into three new display areas and added a new bus tour."

Visitors can also view a specially produced DVD called 'Bamberton, Gone But Not Forgotten' that shares the memories of what life was like during the plant's 70-year operation.

"People find our tours very engaging because they can stroll down the old village street and share the personal memories of our guides who grew up at Bamberton," Alexander says. "Our goal is to bring Bamberton's history to life, and people leave more appreciative and connected to a



Bamberton museum and volunteers

For further information and tour bookings, please contact:

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Bamberton Offers Power Smart Alternatives

Green power technologies create affordable-energy communities

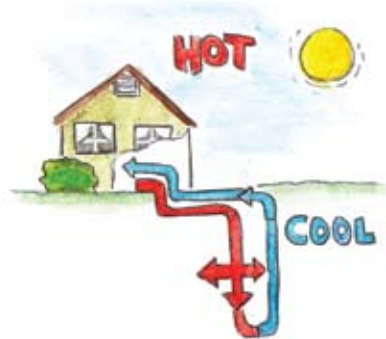
Using Dockside Green as a blueprint for sustainable energy use and the triple bottom line approach to development, Three Point Properties is proposing to turn its Bamberton site, one of the largest independently remediated brownfield sites in B.C., into an affordable energy community.

Bamberton has various natural assets such as its own independently owned lake that happens to be 400 meters higher in elevation



than the main property and geological rock formations that allow for various energy savings and generation strategies.

The proposed development at Bamberton would see the former industrial cement plant footprint used as a high density commercial/residential waterfront village. With a memorandum of understanding with Corix Utilities already in place, water based geo-exchange would feed into the village District Energy System (DES). In the summer months hot air would be removed from buildings and stored in closed-loop coils in the cooler ocean, while in the winter the warmer air stored inside the closed loop system would be pumped back into the buildings. The DES means that energy savings will be realized by all buildings connected to it. The DES can easily be integrated with solar energy by orientating the buildings in the village area to maximize solar radiation uptake and further enhance energy savings.



Ground source geo-exchange concept for single-family lots

For single family lots, the local geology is ideal for ground-based geo-exchange which would be installed on an individual basis into homes. Oliphant Lake, Bamberton's own potable water supply is located at a higher elevation than the site. This means

that where traditional pressure reducing valves would have been installed into the water system to reduce the water pressure from the lake to the developed area, these can be replaced by turbines that will generate energy. There would be enough energy generated by this independent power project to power the water and sewage treatment plants and street lighting on the property.

Our proposed 70- acre eco-industrial park would be home to such commercial endeavours as clean woodwaste recycling, organic composting, biosolids composting and electronics recycling. The objective of the eco-industrial park would be to have its own District Energy System changing waste into energy.

Like Dockside, along with energy efficient design, we anticipate using individual meters that provide direct feedback to residents on energy use to allow them to manage their own energy saving behaviors and enabling them to stay at the lower rate on the two-tiered system. These systems should in-fact, help Bamberton homeowners stay within the first tier” - Joe Van Belleghem, Managing partner for Dockside Green and managing partner in Three Point Properties.

