

BAMBERTON BULLETIN

Spring 2008

Remediating a Landscape - Rejuvenating a Community

Issue 7



BAMBERTON

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Rezoning Update



Artist's concept for the Waterfront at Bamberton

In our last newsletter we provided an update on our rezoning process, a process which began with an initial rezoning application submission in November 2006 and that will continue through 2008. While there currently is not a great deal of new information about Bamberton's rezoning process, this issue of the bulletin provides a good opportunity to review the process to date.

In November 2007 Three Point Properties hosted an information open house to provide details of our updated land use plans. The updated land use plans resulted from detailed work completed by the architecture firm of Hughes, Condon, Marler as well as landscape architects Phillips, Farevaag, Smallenberg.

The land use plans presented a detailed and comprehensive look at what Bamberton could become, should the rezoning be successful. The proposed community was created using a triple bottom line approach to community planning – the same philosophy used to plan Victoria's much-lauded Docksider Green development – that gives equal emphasis to social, environmental and economic stakeholders. This

integrated approach to building communities intertwines economic, environmental and social objectives so that each enhances the attributes of the others, creating a more well-rounded, sustainable community. Details of the land use plan are available in the form of storyboards from the November public open house and are available for download at www.bamberton.com

The information was well received by the community, and in December 2007 an updated application was submitted to the CVRD.

You may view the Bamberton rezoning application at: <http://cprd.bc.ca/html/whatsnew/bamberton/bamberton.html>



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REZONING

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In January 2008, the local Area Planning Commission or APC began consideration of the rezoning application. The first matter for consideration was whether the application had merit to move forward. The APC decided that it did. Since that time, Three Point Properties has been working closely with the APC to answer some of their questions pertaining to the application.

At an APC meeting in the beginning of March a draft terms of reference for a regional study on the implications of Bamberton being zoned or not zoned was shown to the APC by CVRD planner Rob Conway. This same terms of reference was considered by the Electoral Area Services Committee (EASC), which consists of the 9 Area Directors from within the CVRD Electoral Areas. The EASC approved issuance of a call for Expressions of Interest (EOI) for firms to undertake a regional impact study considering the Bamberton

rezoning application. The EOI was issued at the end of March. It is anticipated that a short list of eligible consultants will be made from respondents to the EOI. The CVRD will then solicit proposals from the consultants and eventually award the contract to complete the regional study. The deadline for completion of the regional study is slated for mid July.

Following completion of the regional study, Three Point Properties is hopeful that the CVRD Board will consider whether to give first and second reading to the Bamberton rezoning application and move towards a public hearing. With a municipal election pending for November 2008 the timing for consideration of our rezoning application is proving to be interesting. As we learn more about the timing of the rezoning application's movement forward we will provide further updates on the application's progress.



An integration of greenspace and residential space is envisioned for Bamberton



Neighbourhoods will feature park spaces



Artist's concept for integration of natural and human environments

Website Updates

Many of you have contacted us inquiring about property or employment opportunities. Due to the fact that we are still in rezoning, we currently do not have any property available. By popular demand, Three Point Properties has added a registration database to its Bamberton website for anyone wishing to sign up to receive information on property sales and employment opportunities, should the application be successful. While the rezoning is by no means guaranteed, this database will allow people who may be interested in eventually living or working at Bamberton to get first notice of any opportunities should they arise. This database is completely separate from the newsletter. If you would like to receive updates regarding property, you are welcome to join the database at:

www.bamberton.com/property.php

To join the employment database, please visit:

www.bamberton.com/employment.php.



Tour the Historic Bamberton Site and Museum

Bamberton's History Past and Present

Step back in time to the early 1900s and relive life at Bamberton, one of the most important industrial sites in BC's history.

Tour the largest private reclamation project on Vancouver Island, and experience Bamberton's current history in the making.

AVAILABLE TOURS:

1. **2008 Waterfront Tour:** Take a guided van tour to the site of the former Bamberton cement plant and quarry. Also visit the present location of the newly completed remediation project. See the soil storage facility containing 800,000 tonnes of relocated material.
2. **Village Tour:** Walk down the main street of the old company village where your guide will stop at several points of interest, including a majestic view of the original quarry which extends over 1000 feet into the mountainside.
3. **Museum Tour:**
 - Memorabilia and displays illustrate the important role Bamberton played in changing and shaping BC's geography and economy. Learn about Bamberton's connection with Butchart Gardens.
 - Numerous exhibits pay tribute to the families who lived in the company town during the 70 years of the plant's operation.
 - Displays outline the history of cement. Learn why the original manufacture of Portland cement was so secret it was considered a magical process.
 - Watch a specially produced DVD called "Bamberton, Gone But Not Forgotten" that tells the compelling story of a unique piece of island history.
4. **Group Tours** by special arrangement.



Artifacts on display at the Bamberton Museum

This opportunity is available for a limited time only so please join us:

Dates:

Sundays 11:00am - 5:00pm
June 29, July 6, 13, 20, 27
August 3, 10, 17, 24, 31
September 7, 14, 21, 28

Location:

Located just off the Malahat Drive at the Bamberton site

Tours:

\$6 /Person

Museum:

Admission by donation to the Bamberton Historical Society

For further information, please contact:
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BAMBERTON HISTORICAL SOCIETY

