

BAMBERTON BULLETIN

Spring 2009

Healing a Landscape - Rejuvenating a Community

Issue 9



BAMBERTON

THIS ISSUE:

Sustainability:
12 Big Ideas



Page 1-3

Bamberton &
Dockside Green



Page 4

Bamberton Historical Society
Events: 98th Anniversary



Page 5

Bamberton in Step with Plans For a Sustainable Region



View of Bamberton from Brentwood Bay

The Cowichan Valley Regional District (CVRD) Environment Commission has recently developed a set of “12 Big Ideas” with which they are looking to help guide the building of a strong, resilient and sustainable region.

Below are the CVRD’s “12 Big Ideas” and a few examples of how Bamberton is in step with many of these same concepts. Further details can be found on the recently updated Bamberton website at: www.12things.ca

1. *Get Real About Climate Change*

Bamberton has a strong commitment to reducing greenhouse gases which are contributors toward climate change. The project will incorporate various renewable and alternative energy systems and energy efficient design features to have as low an impact on climate change as possible from energy use associated with commercial and residential buildings. Any shortfalls will be addressed through green energy credits to make Bamberton greenhouse gas neutral from a building energy perspective. Alternative transportation options, onsite job creation and heat recovery from the onsite

sewage treatment centre are just a few other examples of how Bamberton will reduce its carbon footprint.

2. *Eat Local*

Bamberton will have community gardens which will encourage the production of local food while creating beautiful landscapes and shared community spaces. The community will also



feature green roofs on many of its commercial and residential buildings. A Bamberton farmers market is also a likely possibility.

3. *Be Energy Smart*

Bamberton’s long term energy goal is to design the building to be highly energy efficient and will significantly reduce the greenhouse gases associated with building energy at Dockside utilizing technologies such as on-site micro-hydro generation, geothermal (open-

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Bamberton in Step with Plans For a Sustainable Region



loop thermal), ocean cooling and heat reclamation from the sewage plant. In addition, with coordination with the local regional government other waste to energy projects like biomass gasification could be installed. Commercial spaces and residential homes at Bamberton will also be designed to be 45 to 50% more energy efficient than the model national energy code.

4. Greening the Economy

Bamberton's proposed Eco-Industrial Park will serve as a magnet for companies of all types interested in sustainability, bringing jobs and expertise to the Cowichan Valley.

Over time Bamberton will treat its waste (garbage, sewage) and find ways to turn much of its waste into energy or revenue.

5. Clean Air

Bamberton's goal is to be greenhouse gas (GHG) positive, having no net emissions from a building energy perspective. Wherever feasible, the biomass co-generation and geothermal systems will create heat and power for the community from green energy sources (in the case of biomass, using what would normally be waste), instead of potentially using fossil fuels to heat and power buildings.

Bamberton will offer more alternative transportation options than more traditional communities including a Park and Ride

facility, car share program, and marine transportation options.

6. Reducing Water Usage

It is estimated that water consumption at Bamberton will be 60% less than traditional developments in the CVRD and on Vancouver Island. These estimates have been created through the design of an integrated water management and use system. This represents an entirely different way of looking at water. 100 % of sewage and wastewater will also be processed on site.



7. Grow Up, Not Out

Bamberton has been largely designed around Smart Growth strategies. The majority of development at Bamberton will take place on remediated Brownfield or Greyfield land, leaving land with the highest conservation values for parkland and green space. The proposal for Bamberton is an excellent example of how density can make the preservation of natural areas entirely feasible and can work to create a vibrant, sustainable community.

8. Revive Biodiversity

Bamberton is the largest privately-funded remediation site on Vancouver Island.

The extensive two-year reclamation and remediation project saw the former cement plant buildings deconstructed and over 800,000 tonnes of contaminated soil remediated, thus renewing the land's ability to sustain life and protecting the Saanich inlet. The community will have hundreds of acres of natural parks and trails for hiking, cycling and enjoying nature. Garry Oak groves and moist maritime Douglas Fir forests will be protected as part of significant greenspace and park dedications. Bamberton will remove invasive foreign species and replant with native species from a locally owned and operated native plant nursery. Wildlife corridors are also being preserved.

9. Get Serious About Zero Waste

Future waste reduction strategies will include treating 100% of sewage on site, the potential to create a sorting and transfer station for waste from the broader community, an electronics recycling system, and a community wide compost system.



During the buildout of Bamberton, the goal is to divert 90% or more of construction waste from landfill. A similar target has been achieved at Dockside Green.

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Bamberton in Step cont.

10. Be Carbon Neutral

Bamberton is determined to lead the way in the CVRD by being a greenhouse gas neutral community from a building energy perspective. The strategy is to energy conservation combined with systems that are highly energy efficient and produce little if no GHG. Such as ground source heat pumps. Bamberton is also committed to working with the local government to take their waste and look at waste to energy projects to produce clean energy (to create more energy than it consumes.)



11. Audit our Assets

The current plans for Bamberton have been informed by numerous third-party environmental reports including species analysis, environmental audits, First Nations culturally sensitive areas, native plant studies, marine life and shoreline studies. For example, the proposed dedication of the property's Southlands area as park was in part informed by the finding of many sensitive species in that area.

12. Lead the Way

Three Point Properties is committed to the transformative process of turning one of Vancouver Island's most environmentally damaged sites into one of the most progressive communities in Canada. Three Point Properties will commit to real measurable objectives and report the progress toward meeting these sustainability goals annually.

For more information about the 12 Big Steps, please go to <http://www.12things.ca/12things/get-involved.php>

WHAT IS 'FUTURE PROOFING'?

'Future proofing' refers to the ability of new developments to protect their residents and businesses from unexpected increases in energy costs, new building codes, zoning regulations, and other unforeseeable events through the creation of communities that take into consideration the current and future needs of the residents, the economy and the environment.

Bamberton is an example of designing a community based upon a region's needs 25 years down the road when water, greenspace and other similar community resources will be in high demand. Smaller, higher quality homes with a common green space and community gardens is just one example of what will set Bamberton apart in the future.

Dockside Green, Three Point Properties' world-renowned sustainable development already provides examples of successful future proofing as it has been specifically been designed to combat rising energy prices. Development Manager Joe Van Belleghem explains, "Energy efficiency is one of the key elements of future proofing at Dockside Green and will also be a key strategy at Bamberton. As energy prices continue to increase, owners at Dockside Green can relax knowing that the design of their home will have direct positive impact on their energy bills for years to come. Two-tier billing will benefit all of our residents here, but more importantly it will help British Columbians become smarter consumers of electricity."



Dockside Green and Bamberton lead the way in creating a new vision for sustainable communities

Three Point Properties is currently developing two of the world's most innovative communities. Both Dockside Green, in Victoria, and Bamberton, in Mill Bay, represent a new way of planning and building communities that will thrive for generations to come.



Rendering of Dockside Green

Dockside Green, whose initial residents recently celebrated their first anniversary in the community, is known across North America and Europe as a world leader in sustainability. Its first residential phase was recently awarded with the highest ever LEED (Leadership in Energy and Environmental Design) Platinum rating from the Canada Green Building Council. Accomplishments like this are putting Vancouver Island on the map of eco-communities of today and of the future.

Dockside, a mixed-use waterfront community on the Inner Harbour in Victoria, has much in common with the Bamberton site, located just 30 minutes to the north. Both communities are located on remediated Brownfield land and both are located on highly desirable oceanfront properties close to many attractive natural amenities. Each also lends itself well to a mixed-use live/work community that will attract residents and businesses that hold

sustainability as a core value. Further, Dockside already stands as a "proof of concept" that triple bottom line communities that value social equity, environmental responsibility and economic viability equally can indeed flourish. Bamberton plans to build on this foundation.

Bamberton will take the lessons learned and green technologies employed at Dockside to a higher, broader level. Bamberton's plan features extensive system-wide planning and design that incorporates full-system on-site sustainable infrastructure, allowing the community to be much more self-sustaining with a major focus on energy re-use and conservation. And while many of the technologies that will be used have emerged from the Dockside experience, the Bamberton master plan reflects the more rural, natural surroundings of the oceanfront property rather than Dockside's more urban design and focus. Bamberton's commercial and residential building design will remain in concert with regional architecture and will rely heavily on the use of local natural wood and stone.

Being the successor project to Dockside Green will provide Bamberton with many desirable benefits including:

- *The adoption of tried and true green building techniques*
- *The use of progressive local technologies and suppliers*
- *A solid commitment and knowledge of the LEED building and rating system*
- *An innovative First Nations employment program*
- *Municipal heating and sewage infrastructure solutions that can be used by the CVRD*
- *Partnerships with local community groups*

Ground has been broken in many areas of sustainable neighbourhood design at Dockside Green. In the big picture, the Victoria project has demonstrated that the business of development can move from individual green buildings to larger, more integrated sustainable communities. In doing so Dockside Green has shown that this undertaking has the potential to become more viable for the developer, the surrounding community, and the environment.

Dockside has also shown what is possible around energy, water and resource use when an integrated design and planning process is adopted. One example of this is potable water consumption at Dockside Green, which is 56% lower than standard more traditional developments. Building energy consumption is also 50% to 52% below the Canadian Model National Building Code. At Dockside Green, Three Point Properties has shown that energy efficient, whole-systems neighbourhoods are capable of not only meeting aggressive goals for energy efficiency and environmental responsibility, they have done it at virtually no net cost to the developer or to the resident.

Community planners, architects and politicians from around the world have visited Dockside Green looking for inspiration and solutions to take back to their communities. Bamberton would put the Cowichan Valley on the map for similar visitors and would provide inspiration for many communities around the world that share the exciting but often daunting challenge of transforming large scale Brownfield remediation projects into vibrant communities of the future.



Celebrate Bamberton's 98th Anniversary

with great events every Sunday 11:00- 5:00 from June 28 til Sept 27 at the Bamberton site



BAMBERTON HISTORICAL SOCIETY

Enjoy a whole day of family entertainment:

- Live Theatre (New for 2009)
- Bus and Walking Tours of the Historic Site
- Guided Museum Tours
- Documentary Movie 'Bamberton, Gone But Not Forgotten'
- Garden Picnic Area



Bamberton town mid-20th century

The 1 1/2 hour bus tour leaves the museum at 12:00, 1:30 and 3:00. Visit the historic site of the old company town and cement plant; the largest private remediation project and soil storage facility in BC; and the quarry extending over 1000 feet into the mountainside. Enjoy the magnificent ocean and mountain views that are part of this tour.

Ever wonder what life was like on Vancouver Island in the early 1900s?

The Sea and Salt Theatre Company provide visitors with a unique opportunity to see for themselves, with their live theatre performances taking place Sundays at 2:00, June 28-July 26.

Special Celebration Saturday July 11

This is a day to meet special guests, reminisce with people who once lived and worked at the Bamberton cement plant, and take part in exciting activities. Everyone who worked or lived at Bamberton, or is just interested in hearing about 'the good old days' is invited.

So join us at the only 'cement museum' in Canada and experience the Dust to BUST and Back Again theme of one the most important industrial sites in BC's history.

WHEELCHAIR ACCESSIBLE



Home at Bamberton mid-20th century



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