

BAMBERTON BULLETIN

Winter 2006

Remediating a Landscape - Rejuvenating a Community

Issue 4



BAMBERTON

THIS ISSUE:

News:
Open House



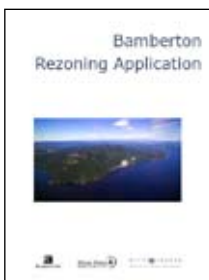
Page 1

Land Use:
Remediation



Page 2

Land Use:
Rezoning



Page 2

Community:
Honouring History



Page 3

Bamberton Open House Offers Insights into Lands' Proposed Future

This fall, over 350 people gathered at Brentwood College to learn more about Three Point Properties' plans for the future of the Bamberton site.

On October 3rd, Three Point Properties hosted an informational open house to share Bamberton land use plans with the community prior to submitting a rezoning application to the Cowichan Valley Regional District.

"This was an opportunity for the public to meet our planning and engineering team that has been putting together numerous technical documents that accompany our rezoning application," says Michelle Mahovlich, Bamberton's Development Manager.

Three Point Properties' entire team of scientists, engineers and planners were on hand at the event to answer questions and explain the studies that would complement and support the application.

"It's vital to engage the community in the specifics of the project at this key stage," says Ross Tennant, Managing Partner with Three Point Properties.

A series of 40 storyboards, (currently accessible online at: www.bamberton.com/boards/index.htm) were on display to provide information about Bamberton's past history, Three Point Properties' plans for the site, as well as to demonstrate the ways in which Three Point Properties is working with local community and communicating with local First Nations groups.

Attendees were presented with a voluntary questionnaire to help Three Point Properties collect feedback on the proposed development, which would combine housing, a waterfront village, extensive parks and trails, a ferry terminal, park and ride facility and potential for additional community amenities.



Area residents review plans for redevelopment at the Bamberton Information Open House held on October 3rd at Brentwood College

"The feedback we received at the session will help guide our future plans," says Mahovlich.

A total of 43 questionnaires were filled out at the event, and some attendees used the extra space provided on the form to offer further suggestions on their vision for the community.

One respondent suggested that there be "some type of museum to tell the story of Bamberton" on site. Another recommended that Three Point Properties allow provisions for a "pool of cars for residents use." Other comments addressed accommodating seniors by creating an atmosphere of "community" living for those on fixed incomes" and "support services for aging residents more advanced than just park and ride."

"We're extremely grateful for the input, and we have already contacted those respondents who provided us with their contact information to discuss their suggestions," says Mahovlich.

Further inquiries can be directed to the Bamberton planning team online, at www.bamberton.com/contact.



Environmental Remediation Nears Completion



Crews finalize clean up of Bamberton's landfills early this Fall

Three Point Properties has now completed its clean up of all three of Bamberton's on-site landfills, and is now in the final phase of the remediation process.

The final stage of the remediation process involves excavating small areas of contamination that had been located between the former cement plant buildings. Once this is complete, the site's soil storage facility will be capped with a layer of clay soil to minimize the possibility of rainwater coming into contact with the contaminated soil.

As the remediation draws to a close, Three Point Properties is moving forward with the first of several submissions to receive a clean bill of health – or Certificate of Compliance under the Environmental Management Act – from the Contaminated Sites Branch of the Ministry of Environment in Victoria. This initial document will be followed by five subsequent submissions in the first part of 2007 to provide further results of Three Point Properties' extensive soil testing, demonstrating the remediation's results.



The central landfill as it approached completion of remediation in September

Remediation Fact:

By the end of October 2006, Three Point Properties had removed in excess of 90,000 dump truck loads of contaminated soil from the Bamberton Lands and replaced it into our engineered soil storage facility located in the site's former limestone quarry. This is a much more permanent solution than was previously proposed for the site remediation. The cost of the remediation process to date is over \$10 million.

Learn about our rezoning application and possible informational meetings in the New Year by visiting: www.bamberton.com

Rezoning Application Under Review

On November 6th, Three Point Properties submitted its rezoning application for the Bamberton Lands to the Cowichan Valley Regional District (CVRD).

The application proposes the rezoning of 632 hectares of land from the current designation of Heavy Industrial and Forestry, to three Comprehensive Development Zones.

"This designation would allow for a mix of household types, and other uses, including a waterfront village centre, and community connections to extensive parkland and trail systems," says Gwyn Symmons, Co-founder and Partner of CitySpaces Consulting, who

is working with Three Point Properties on Bamberton's community planning.

Three Point Properties met with CVRD staff prior to Christmas to learn more about the approval process and timelines for the rezoning application.

"Due to the size of the property, we anticipate that the CVRD's planning and engineering staff will take a few months to study our information prior to issuing a staff report in the New Year," says Mahovich. "That staff report may then recommend that the rezoning application be forwarded to the local Area Planning Commission – a group of local citizens who would

consider whether the actions proposed in the application are suited to the community."

The application may be viewed by linking to the CVRD website at:

<http://www.cvr.bc.ca/> and selecting "Bamberton Rezoning Application."





Three Point Properties Honours Its Storied Places

When Three Point Properties purchased the Bamberton Lands in 2005, they recognized that the site had important historical significance for many people. So, early this year, the company helped to found the Bamberton Historical Society – a not-for-profit organization dedicated to tracing and commemorating Bamberton’s rich history.

“There’s much to be said for tracking down and preserving the history of a site,” says Maureen Alexander, Bamberton Historical Society President. “We recognize how important it is to former residents and community members to know that a site’s legacy has been upheld, and Bamberton is a case in point.”

The historical society, and the archival material that helped to establish it, has been of great interest to former Bamberton families and workers.

The attention the society has drawn has inspired Three Point Properties to acknowledge the historical importance of other development sites, as well.

Another Three Point Properties’ project deserving of historical recognition is The Breakwater, located on the former site of Victoria’s original immigration building.

Three Point Properties is currently transforming the site, located at 50 Dallas Road into an enclave of nineteen classic brick townhouses.

On October 31, Three Point Properties held a ceremony to acknowledge the historic importance of the site as the former location of Victoria’s immigration building. Guests of the ceremony included city officials and representatives from both the Inter-Cultural Association of Victoria and the Victoria Immigrant and Refugee Society. “This site played such an important part in our local history, as it was the point of entry for people from all over the world to Victoria, that we wanted to acknowledge its history somehow,” says Ross Tennant, Managing Partner with Three Point Properties. “At the same time we also wanted to recognize two local organizations that today provide

invaluable support for newcomers to Victoria and Canada.” Both community organizations were presented with a donation from Three Point Properties and a commemorative plaque will be installed on the historic fence as a permanent acknowledgement of the property’s history.



The historic wrought iron and concrete fence remains in front of The Breakwater Seaside Residences as they approach completion

To learn more about the Bamberton Historical Society, visit www.bambertonhistoricalsociety.org. For further information on the Breakwater and the historic origins of its location, visit www.thebreakwater.ca.



Did you know?

The importance of cement derived from the Bamberton plant is evident throughout British Columbia. Bamberton cement was used to build major bridges and buildings in Vancouver as well as the Deas Island Tunnel. Hydro-electric projects, mining operations, and airports throughout BC, as well as the aluminium plant in Kitimat were built with cement from Bamberton.

New Year, New Need *Support Local Food Banks Year-Round*

Community need doesn’t end with the arrival of a New Year. We encourage you to support your local food bank year round. Donations can be made at the following local locations:

Mill Bay/ South Cowichan

Contact: Traci Waite
Patricia Burke Thornton
C.M.S. Food Bank
2740 Lashburn Road, Mill Bay, BC V0R 2P1
Ph: 250-743-5242
Fax: 250-743-5268
E-mail: thorntonpl@shaw.ca or traciwhite@telus.net

Duncan

Cowichan Valley Basket Society
Contact: Betty Anne Devitt
5810 Garden Street, Duncan, BC V9L 3V9
Ph: 250-746-1566
Fax: 250-746-1566
E-mail: devittpr@yahoo.com

Victoria

Contact: Brent Palmer
Mustard Seed Food Bank
625 Queens Avenue, Victoria, BC V8T 1L9
Ph: 250-953-1580
Fax: 250-953-1588
E-mail: brentpalmer@mustardseed.ca

