

Three Point begins cleaning up Bamberton site

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Concrete is coming down at Bamberton to pave the way for development on the long-idle site. Work to take down about 35 structures, deal with industrial waste, rebuild the dock, and build access roads is expected to take up to two years.

"There are lots of silos and old structures that will be coming down over time," said Ross Tennant, development manager for the 592-hectare Malahat property. He expects the cost to come in under \$10 million.

Precautions will be taken in environmentally sensitive areas and those which are culturally significant, a company release said. Fresh water and marine fish habitat will be protected.

Three Point Properties, owned by Three Point Motors owner Jack Julseth, bought the site this year from Bamberton Investments, a consortium of four union pension funds.

The site, which boasts five kilometres of waterfront land, has long tempted developers who have seen potential in its scenic location on the Saanich Inlet.

Old buildings used for manufacturing cement, which carried on until 1980, have been an industrial landmark on the property. "It is a real eyesore," Tennant said, likening it to a ghost town.

Headquarters for the project is in the former manager's house, where the swimming pool is filled for staff and their families.

"It's a pretty grand old place," Tennant said.

It will likely be converted back to residential use in the future, he said. "Our plan is to save the parts that have got character."

Many of the remaining buildings have been vandalized over the years. Some have already been taken down, leaving only the foundations.

Three Point does not plan to log the site, but will have to take out some trees to create access. Rebuilding the dock and barge-ramp facility is expected to cost about \$1 million, he said. It's possible that steel removed from the buildings may be barged out.

Environmental remediation will probably cost about \$2.5 million. Options for doing that are being examined. Old cement-kiln dust deposited over several decades needs to be either covered and capped or perhaps moved to the old quarry. Work would ensure that it does not leach into the ground, Tennant said. Options will be vetted by government for approval.

Two thousand barrels of bunker fuel used to fire furnaces must be pumped out. It will be re-refined and recycled.

Because Bamberton manufactured cement, most of the buildings are concrete, Tennant said. "We will crush the concrete and recycle that for road base."

If the buildings are tall, they will likely be blasted. In one case, a wrecker's ball was used. Taking down the buildings is expected to cost \$2.5 million.

The developer will be working with local authorities, civil and environmental engineers, First Nations, and Fisheries and Oceans Canada.

Noise of heavy equipment and periodic blasting may be heard on Mill Bay and Brentwood Bay sides of the inlet during business hours, the release said. Measures will be taken to protect the inlet from sediment or run-off.

For public protection, signs, gates and security staff will control site access.

After the buildings come down and industrial waste is dealt with, Three Point Properties will begin consulting with community members to discuss possible development.

Citizens with questions can call Fran Generous, property manager at Three Point Properties, at 250-743-3737.

[Illustration]

Photo: Bruce Stotesbury, *Times Colonist* / Most of the buildings at the Bamberton site will be taken down and recycled.