

ON SITE » MALAHAT



The Bamberton site overlooks Saanich Inlet.

Former cement plant ready for rebirth

BAMBERTON

DEVELOPER: *Three Point Properties*

PRICE: *TBA*

SIZE: *TBA*

SALES CENTRE: *TBA*

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BY THOMASINA BARNES

It's early days yet for Three Point Properties' planned re-development of the British Columbia Cement Co. lands at Bamberton, but the accolades have already started to roll in.

Last month, the Canadian Urban Institute and National Brownfields Association gave its Brownie Award to Three Point for the ambitious reclamation project on the north end of Vancouver Island's Malahat drive.

The award for sustainable design and technological innovation was the latest in a string of prizes for the project, which has already seen over 125 acres of land fully remediated. The process removed 850,000 tonnes of contaminated soil, which was placed in an engineered soil storage facility filling a 120-foot-deep quarry, upon which an 11-acre green space will be built to beautify the proposed waterfront village's landscape.

Three Point Properties has also completed the demolition of 30 large buildings where over 2,800 tonnes of scrap metal was removed and barged to a recycling facility in Tacoma, Washington.

"This lot has remained dormant for many years, despite numerous attempts to develop it," says Ross Tennant, the co-founder and president of Three

Point Properties. "It is an amazing site and was once a thriving community. We want to revitalize it once again and help create a vibrant, dynamic and sustainable community that will be a proud addition to southern Vancouver Island," he says.

The project is still in the planning stages, but early sketches foresee a mix of detached, semi-detached and multiple family dwellings within a master-planned community.

With an expected build-out period of 20 to 25 years, Mr. Tennant says he intends to work closely with the community to create a development which will honour the site's land, history and neighbours. "Our vision for the property promises to take a measured and patient approach to ensure the right uses and the right timing," he says. "We envision a high-quality, low-density living experience that offers the best in Island lifestyle with an emphasis on integration with the natural environment."

The site's history will remain a dominant feature. "As a former cement plant and company town, Bamberton has a history of architecture and style that will be reflected in future building plans and how the community is planned," says Mr. Tennant. "Some of the original structures will be maintained and renovated for future generations to enjoy. Others will be recreated in an effort to reflect a modern approach to historical features."

Mr. Tennant also wants to ensure that the site plans reflect the wants of the community. "The community is very interested in the future plans for the site and has been willing to participate in planning forums and focus groups in order to ensure that the plans for the site are consistent with their desires," he says.