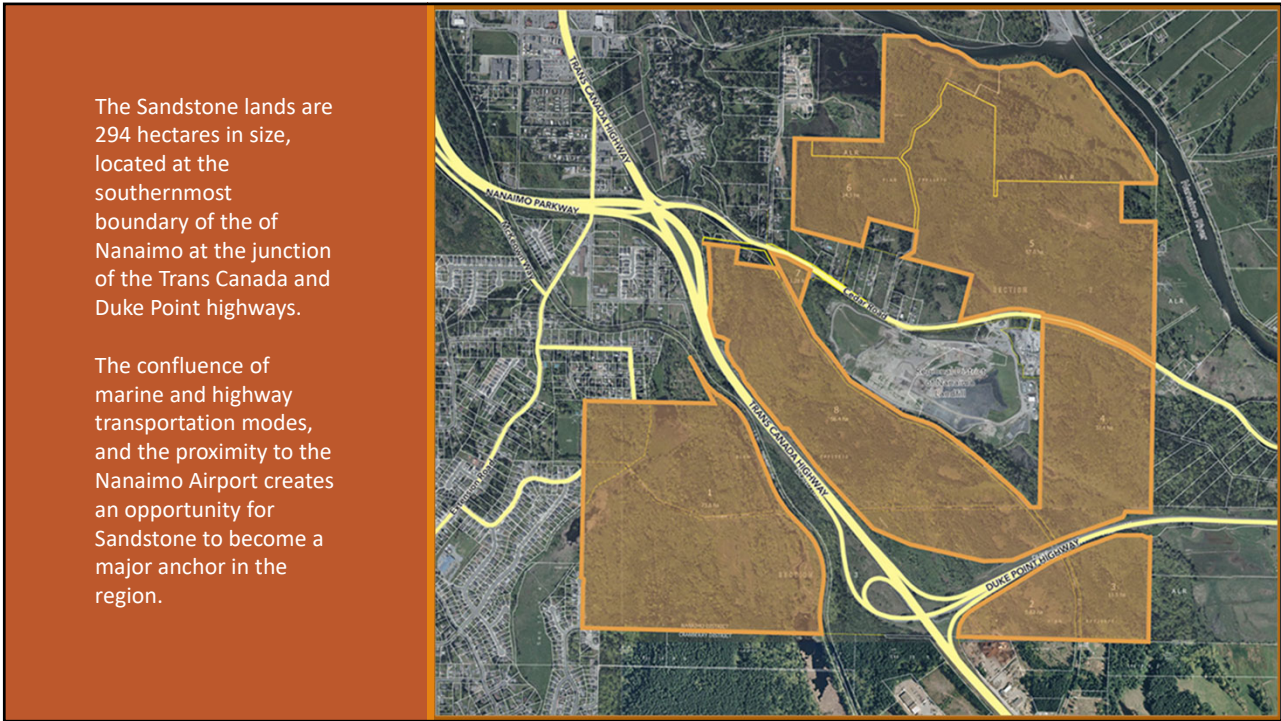
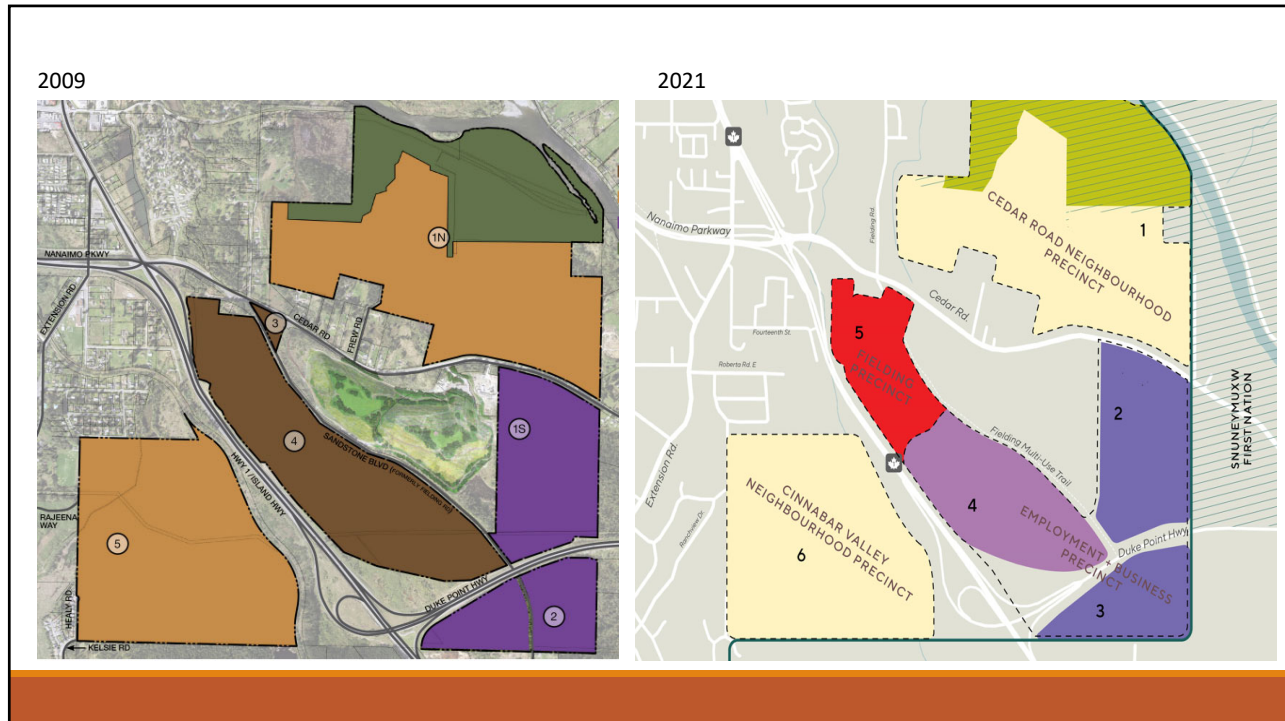


SANDSTONE

SANDSTONE MASTER PLAN 2021







Master Plan Comparison:

2009

- 2400 units
 - High density residential in the Neighbourhoods and the City Commercial Centre
- 79,000m² Urban Node (850,000ft²)
 - 56,000m² Regional Commercial Centre with large format buildings
 - 23,250m² City Commercial Centre
- 84,000m² of light industrial
- ALR lands included in overall parks and open space

2021

- 2200 units
 - Medium density residential only contemplated in Fielding Precinct
 - 5-acre school site in CVN precinct
- 16,500m² Fielding Neighbourhood Centre (175,000ft²)
 - 2.5 acres earmarked for a potential Community Centre
- 140,000m² light industrial and 168,000m² of industrial (currently zoned I4)
- Cedar Road Neighbourhood Precinct is subject to a Mutual Benefit Agreement between Snuneymuxw First Nation and Seacliff

The Four Sandstone Precincts

Employment & Business Precinct: The economic and business focus for Sandstone and the surrounding areas. Located south of Cedar Road and to the north and south of Duke Point Highway this precinct includes substantial industrial and light industrial opportunities.

Cedar Road Neighbourhood Precinct: A single family and attached housing neighbourhood located north of Cedar Road. South of the Nannimo River Estuary are ALR lands.

Cinnabar Valley Neighbourhood Precinct: A single family and attached housing extension of the existing Cinnabar Valley neighbourhood. Includes an elementary school site and formalization of popular parks and trails in the area.

Fielding Precinct: A mixed-use neighbourhood scale centre that includes a commercial high street, public art and plaza spaces, community centre, transit hub and multi-family residential.

Employment & Business Precinct

Employment & Business Precinct



Employment & Business Precinct



Cinnabar Valley and Cedar Road Neighbourhood Precincts



Fielding Precinct



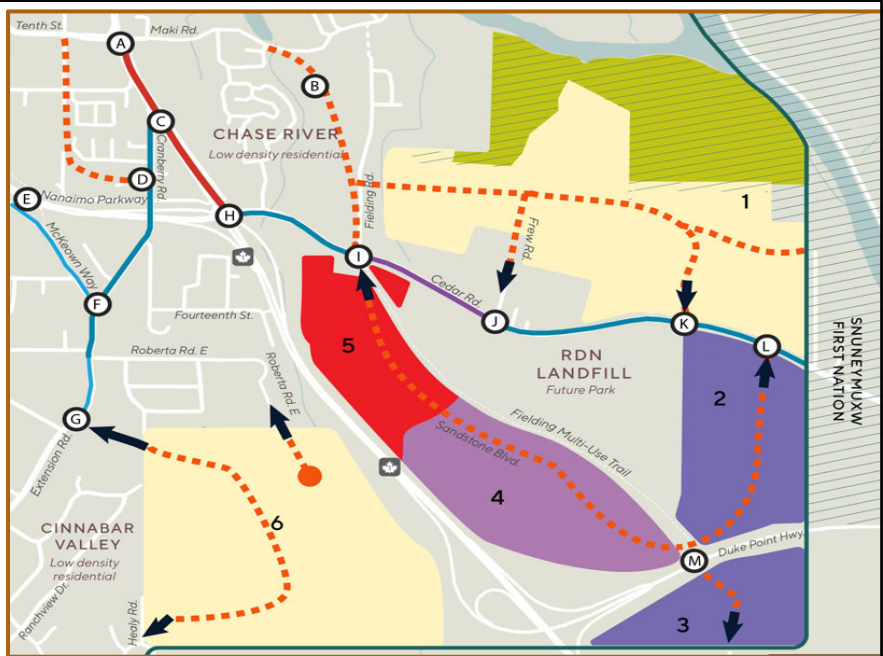
Fielding Precinct



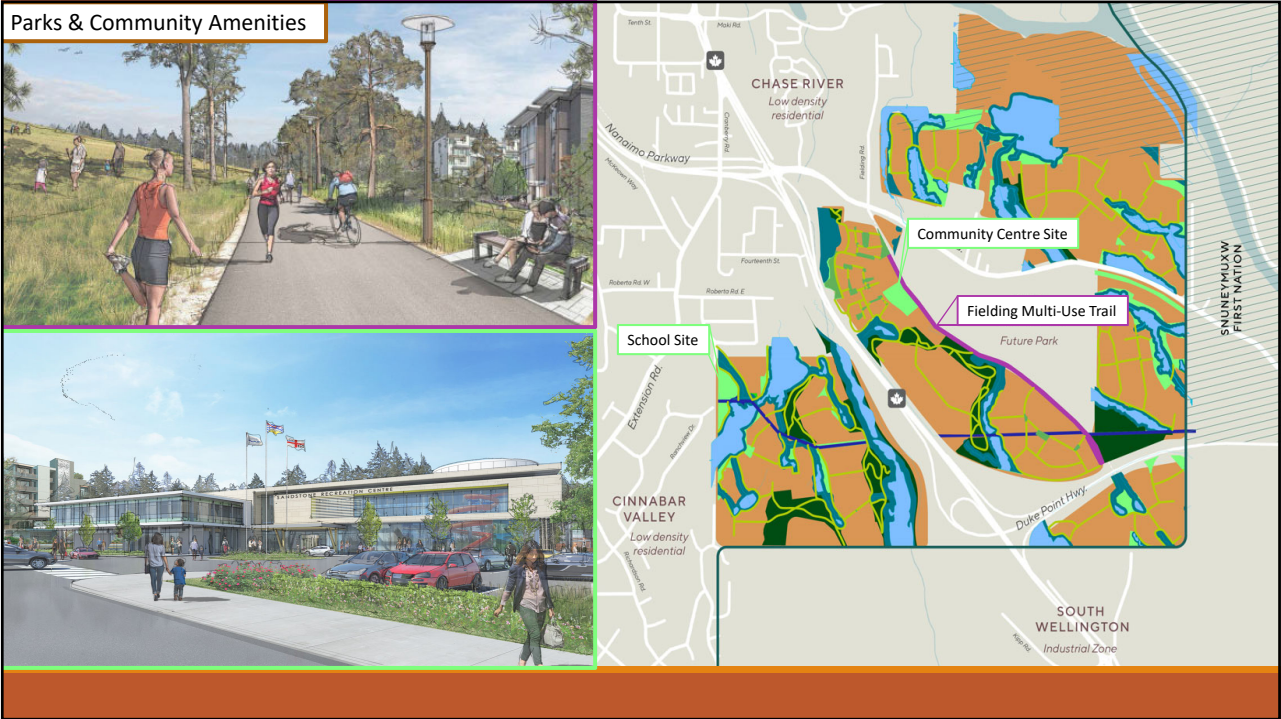
Transportation

The NTMP contemplated Sandstone as an area that supports increased scale, density and a mixture of land uses to serve the housing, economic, social, health, cultural and recreation needs of the community.

Sandstone is proposing tens of millions of dollars in off-site transportation improvements and mitigations.



Parks & Community Amenities

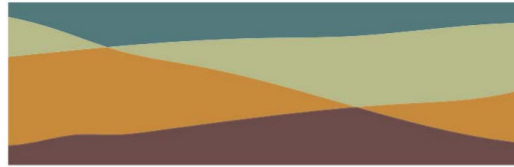


Sustainability



- Strong economic focus and provision of substantial industrial lands
- Realistic, feasible and planned using Nanaimo standards, bylaws and policies to guide future approvals
- Substantial off-site road and servicing improvements
- Approximately 121 hectares of parks, open spaces and trails

The OCP Amendment is the first step in making this long-awaited development a reality.



Sandstone

Thank You

Delegation Request

Delegation's Information:

Chief Michael Wyse, Snuneymuxw First Nation, has requested an appearance before Council.

City: Nanaimo

Province: BC

Delegation Details:

The requested date is November 15, 2021.

The requested meeting is:
Council

Bringing a presentation: No

Details of the Presentation:

Sandstone Master Plan

Delegation Request

Delegation's Information:

Dale Porter, has requested an appearance before Council.

City: Nanaimo

Province: BC

Delegation Details:

The requested date is November 15, 2021.

The requested meeting is:
Council

Bringing a presentation: No

Details of the Presentation:

Sandstone Master Plan

Speak about the impacts of the plan and benefits.

Delegation Request

Delegation's Information:

Mike Parker, Chase River Community Association, has requested an appearance before Council.

City: Nanaimo

Province: BC

Delegation Details:

The requested date is November 15, 2021.

The requested meeting is:
Council

Bringing a presentation: No

Details of the Presentation:

Sandstone Master Plan

Support from our Association for the OCP Amendment as it relates to the Sandstone lands.

Delegation Request

Delegation's Information:

Mark Walsh, Secretary-Treasurer, School District #68, has requested an appearance before Council.

City: Nanaimo

Province: BC

Delegation Details:

The requested date is November 15, 2021.

The requested meeting is:
Council

Bringing a presentation: No

Details of the Presentation:

School Site Acquisition Charge

To provide information and be available to answer questions related to the topic