



Mill Bay - BC

PROJECT SUMMARY



SUMMARY AT A GLANCE

HOUSING Spectrum

- The zoning for the project is in place and allows for housing that can include;
 - Affordable rental apartments
 - Purpose built market rental apartments
 - Seniors rental housing with assisted living options
 - Home ownership condominiums that provide attainable housing
 - Varying sizes of single-family homes, duplexes, cluster housing, townhouses, and low-rise multi-plexes
 - Secondary suites as an additional affordable housing option

PHASING Information

- The project will be developed over many phases, with each phase occurring every 12-16 months
- The first phase is currently in design and civil construction expected to commence summer 2024

ENVIRONMENTAL Protections

- Protection and enhancement of riparian areas
- Integrated stormwater management with natural treatment
- Environmental Protection Covenant including aquifer protection
- Water conservation strategy including homeowner education, fixture requirements under Build Green BC, and project consumption goals

PARK Dedication & Facilities

- Dedication of approximately 35% of the property as parks and greenspace
- Creation of over 10 km of new multi-functional trails that connect the community
- New active parks such as tot-lots, playgrounds, central gathering spaces and pet parks

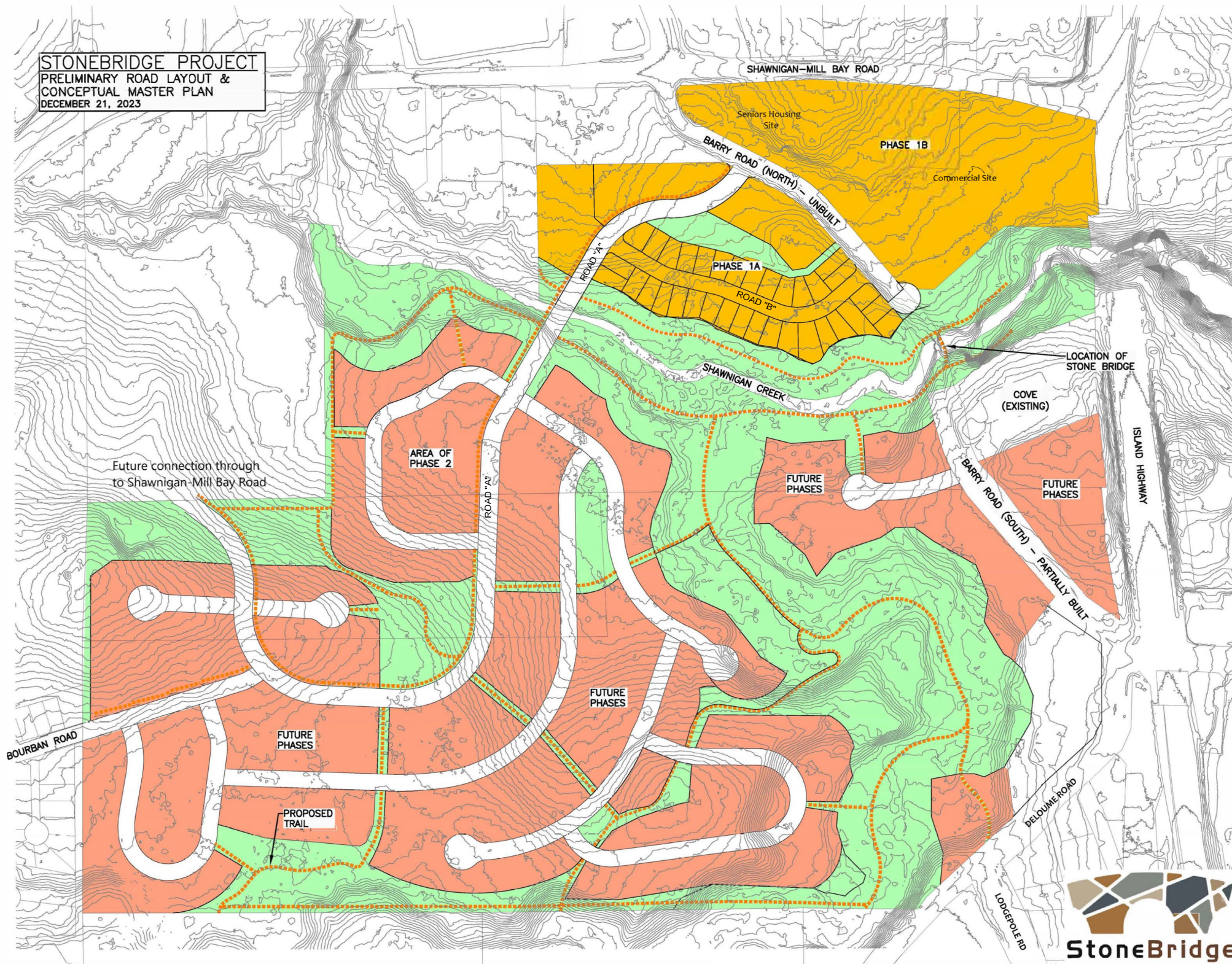
INFRASTRUCTURE Benefits

- Improved access to public transit
- Highway intersection improvements at Shawnigan Mill-Bay Road and Deloume
- Largest financial contributor for the new Mill Bay Sewer System (CVRD)
- Improvements to Mill Bay Waterworks District infrastructure including addition of three water supply wells, supply main upgrading and a new reservoir that will provide storage for peak demands and ability to provide FUS fire protection to the Mill Bay community

ECONOMIC Benefits

- Over \$600 Million in economic activity during the construction of the project, and over 100,000 ft² of new retail and commercial space including a grocer, pharmacy, restaurants, early childhood daycare and learning centre, and a new integrated medical health centre

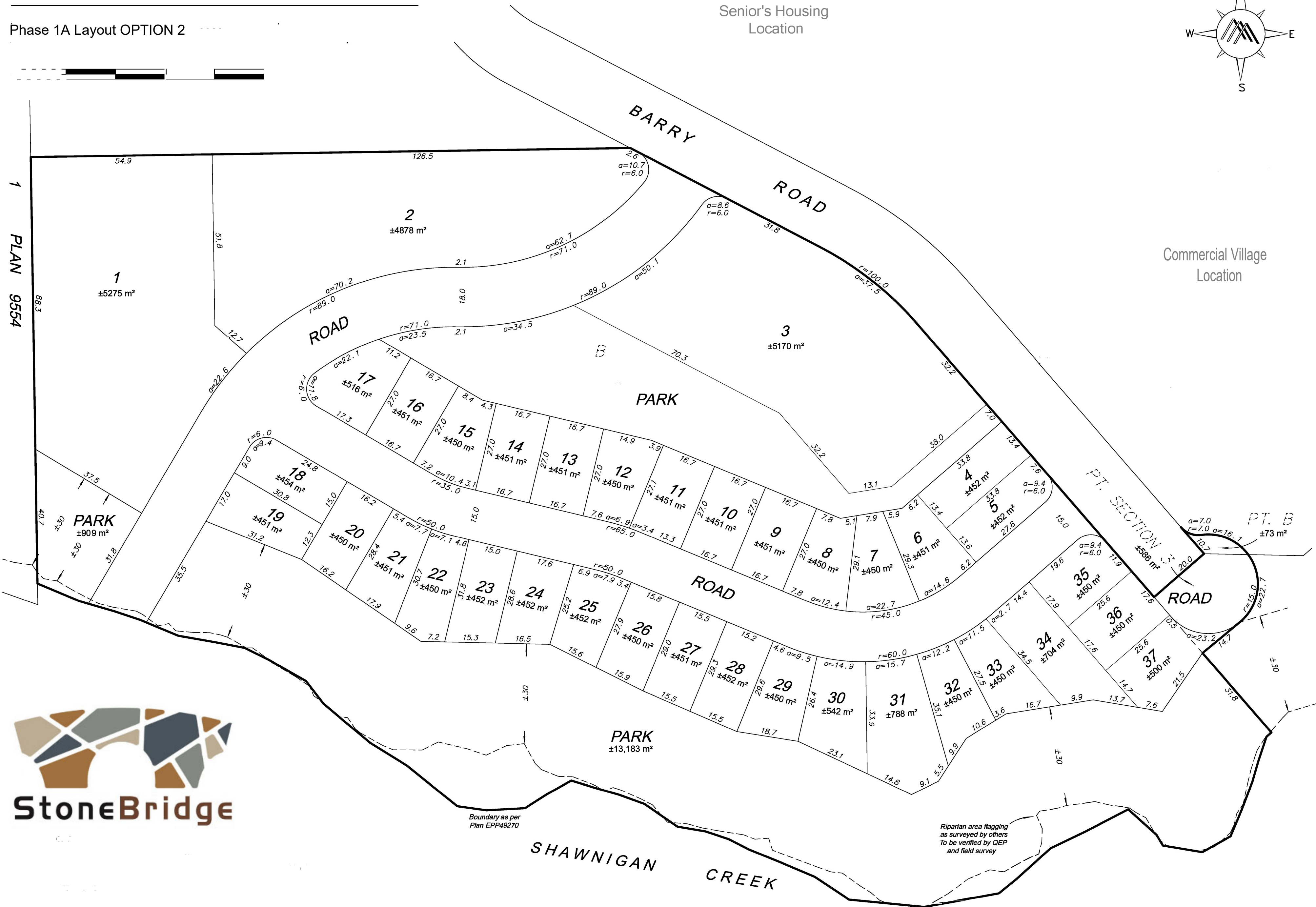
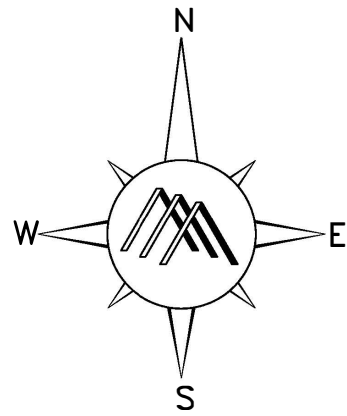
STONEBRIDGE PROJECT
PRELIMINARY ROAD LAYOUT &
CONCEPTUAL MASTER PLAN
DECEMBER 21, 2023



STONEBRIDGE PROJECT

PHASE 1 SUBDIVISION PLAN

Phase 1A Layout OPTION 2



Layout for Phase 1A is subject to change prior to registration of the legal plan at Victoria Land Title Office.