

# SANDSTONE

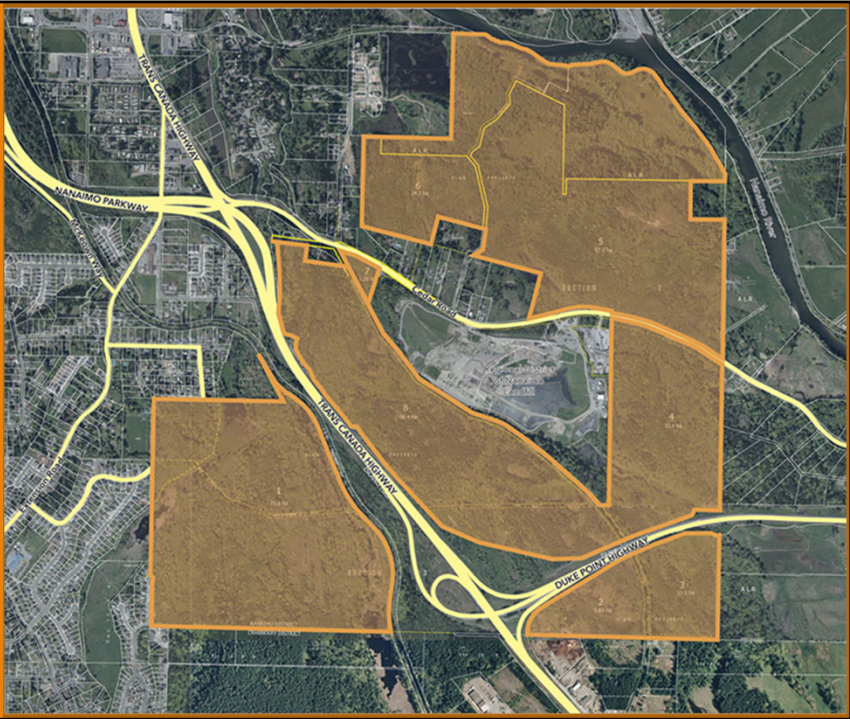
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## SANDSTONE MASTER PLAN 2021



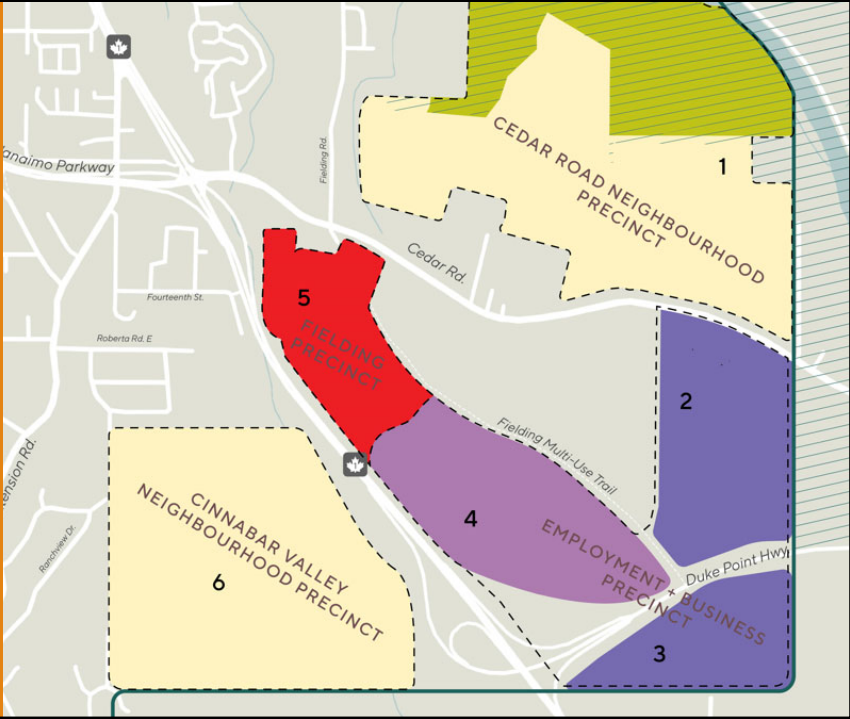
The Sandstone lands are 294 hectares in size, located at the southernmost boundary of the of Nanaimo at the junction of the Trans Canada and Duke Point highways.

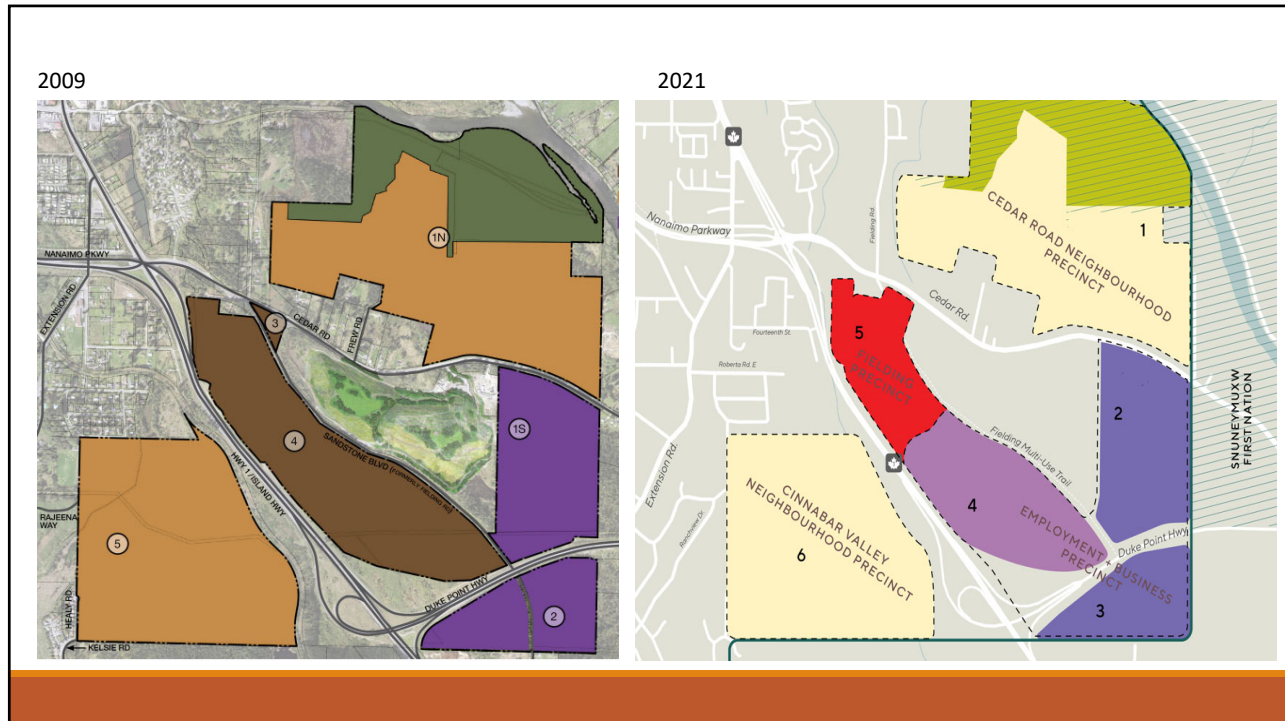
The confluence of marine and highway transportation modes, and the proximity to the Nanaimo Airport creates an opportunity for Sandstone to become a major anchor in the region.



Sandstone is intended to be a comprehensively planned yet diverse community that offers a wide range of land uses within four distinct 'precincts'.

- Strong economic focus and provision of substantial industrial lands
- Development of a neighbourhood centre, providing a mix of multi-family residential and commercial/retail opportunities
- Two new residential neighbourhoods
- Approximately 121 hectares of parks, open spaces and trails





## Master Plan Comparison:

### 2009

- 2400 units
  - High density residential in the Neighbourhoods and the City Commercial Centre
- 79,000m<sup>2</sup> Urban Node (850,000ft<sup>2</sup>)
  - 56,000m<sup>2</sup> Regional Commercial Centre with large format buildings
  - 23,250m<sup>2</sup> City Commercial Centre
- 84,000m<sup>2</sup> 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
- 16,500m<sup>2</sup> Fielding Neighbourhood Centre (175,000ft<sup>2</sup>)
  - 2.5 acres earmarked for a potential Community Centre
- 140,000m<sup>2</sup> light industrial and 168,000m<sup>2</sup> 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





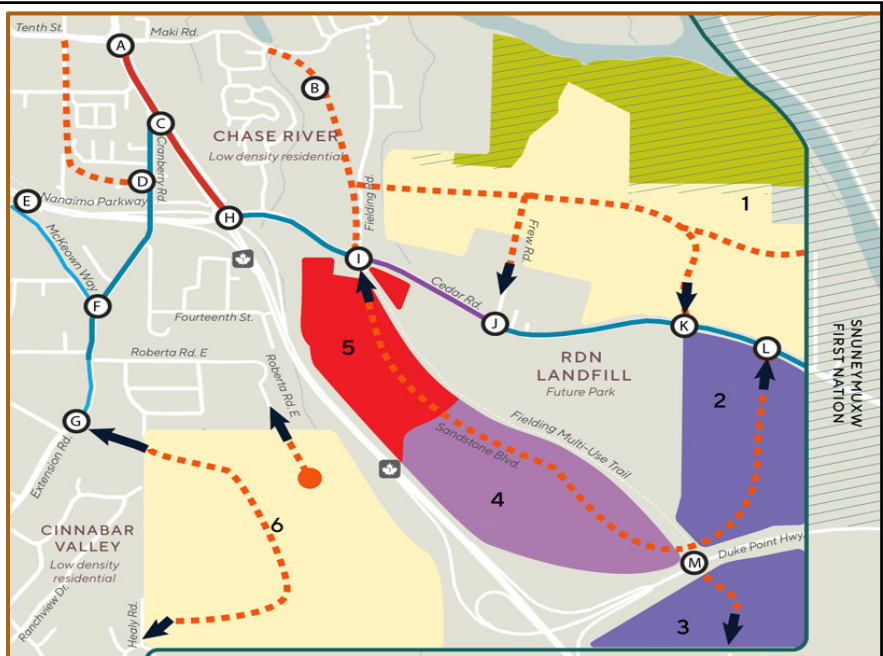
Fielding Precinct



Transportation

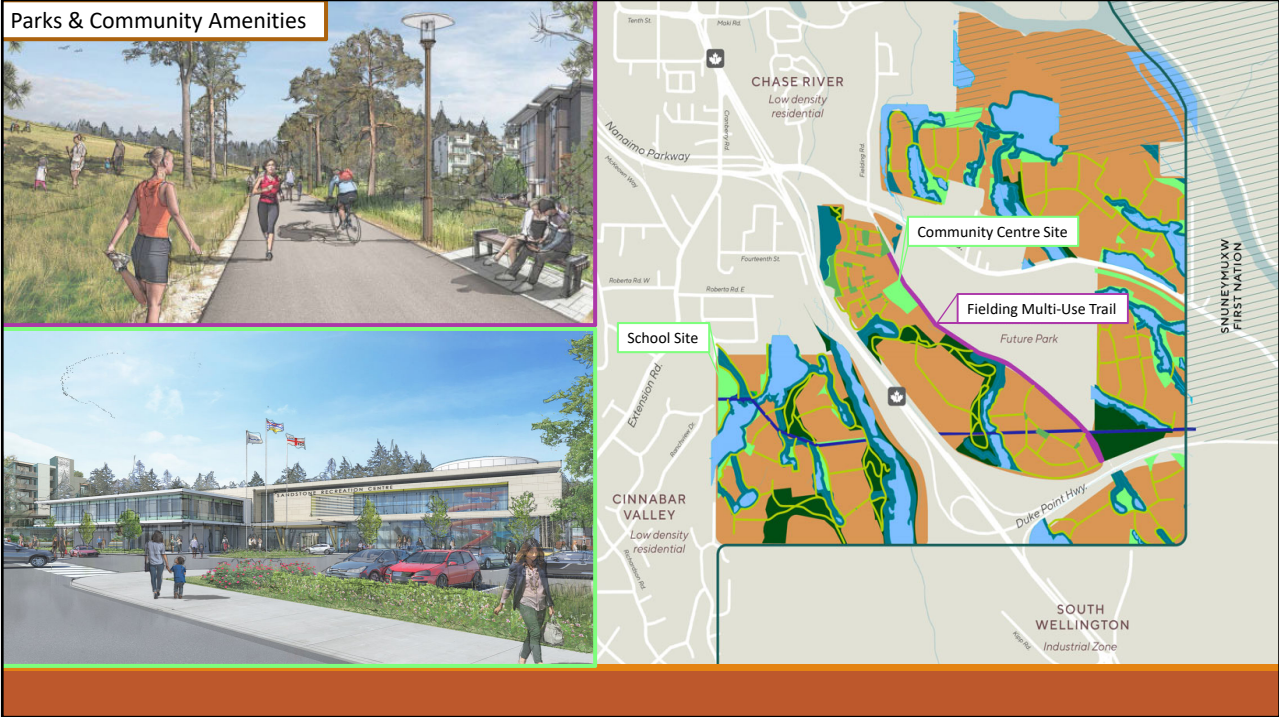
The NTMP contemplated Sandstone as an area that supports increased scale, density and a mixture of land uses to serve the housing, economic, social, health, cultural and recreation needs of the community.

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





Parks & Community Amenities



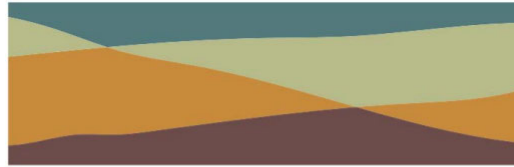
Sustainability





- 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

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Thank You