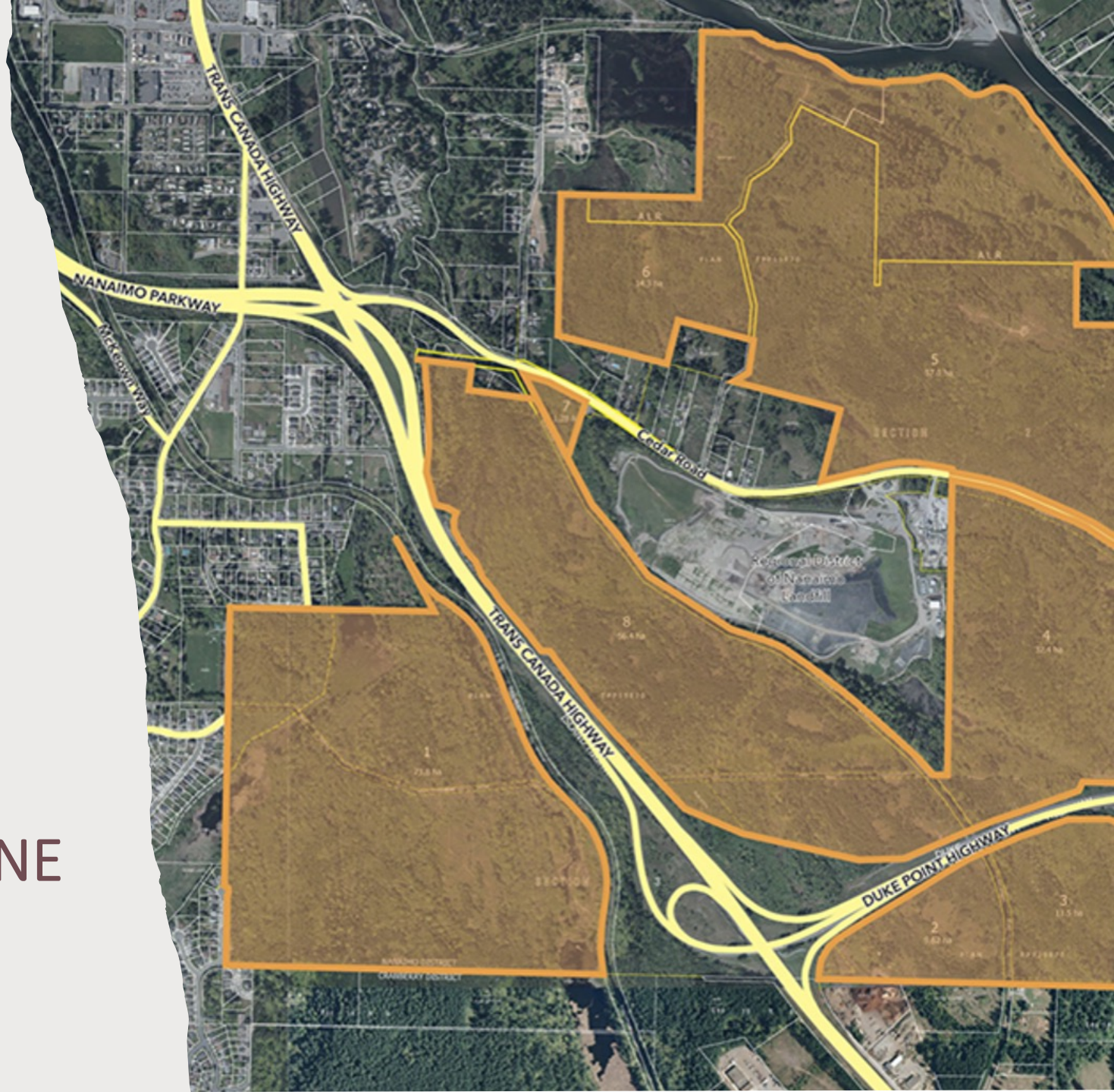


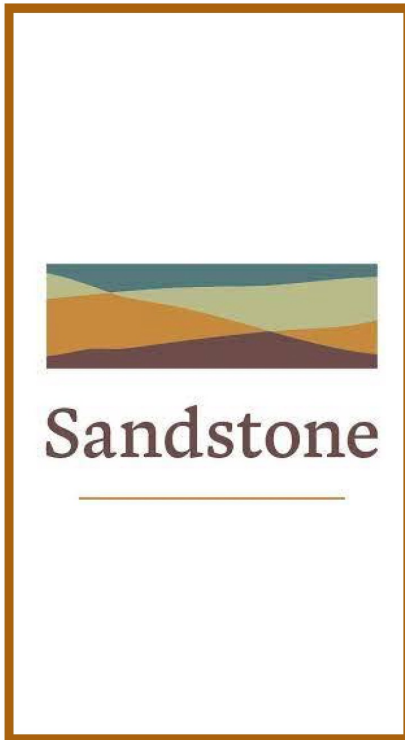
SANDSTONE

March 15, 2023



OCP

ZONING



Sandstone Master Plan (SMP2021)

October 2021



Community Amenities



Infrastructure
Improvements & Traffic
Mitigations



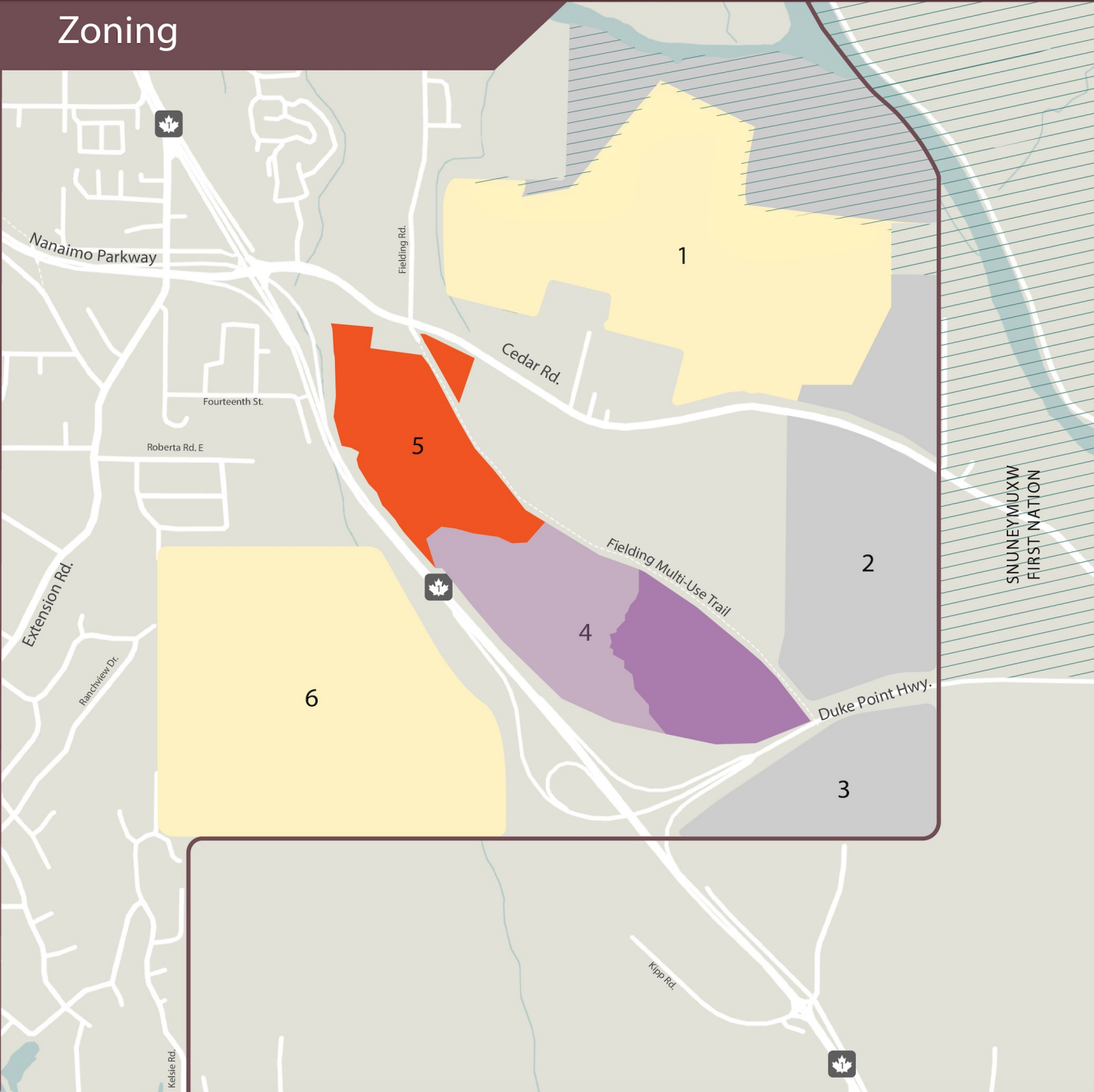
Land Use Regulations

OCP Overview:









- 2200 units total
 - 1000 medium density residential units in Fielding Precinct
 - 1200 residential units in both Cinnabar Valley and Cedar Road Neighbourhood Precincts (600 each)
- 16,500m² of commercial uses in Fielding Neighbourhood Centre (175,000ft²)
 - 2.5 acres to be dedicated to the City of Nanaimo
- 140,000m² light industrial and 168,000m² of light industrial and industrial uses
- Cedar Road Neighbourhood Precinct is subject to a Mutual Benefit Agreement between Snuneymuxw First Nation and Seacliff
- 5 acre site to be dedicated to the School District in Cinnabar Valley Neighbourhood Precinct



Zoning



Legend

-  Steep Slope Residential (R10)
-  Highway Industrial (I1)
-  Light Industrial (I2)
-  Urban Neighbourhood Centre (CC7)
-  Agricultural Land Reserve
-  City of Nanaimo Municipal Boundary
-  Trans Canada Hwy.
-  # Development Area Number



0 100 200 400 Meters

Steep Slope Residential (R10)



Urban Neighbourhood
Centre (CC7)







Highway Industrial (I1)

Light Industrial (I2)

- Custom Workshop
- Mini Storage
- Pet Daycare
- Office
- Production Studio
- Vet Clinic
- Warehouse
- Research Facility
- Recreation Facility
- Wholesale

Sandstone Tech Hub

10% of the density for the I1 and I2 zones is allowed to be 6 floor standalone offices like this



Highway Industrial (I1)



Light Industrial (I2)





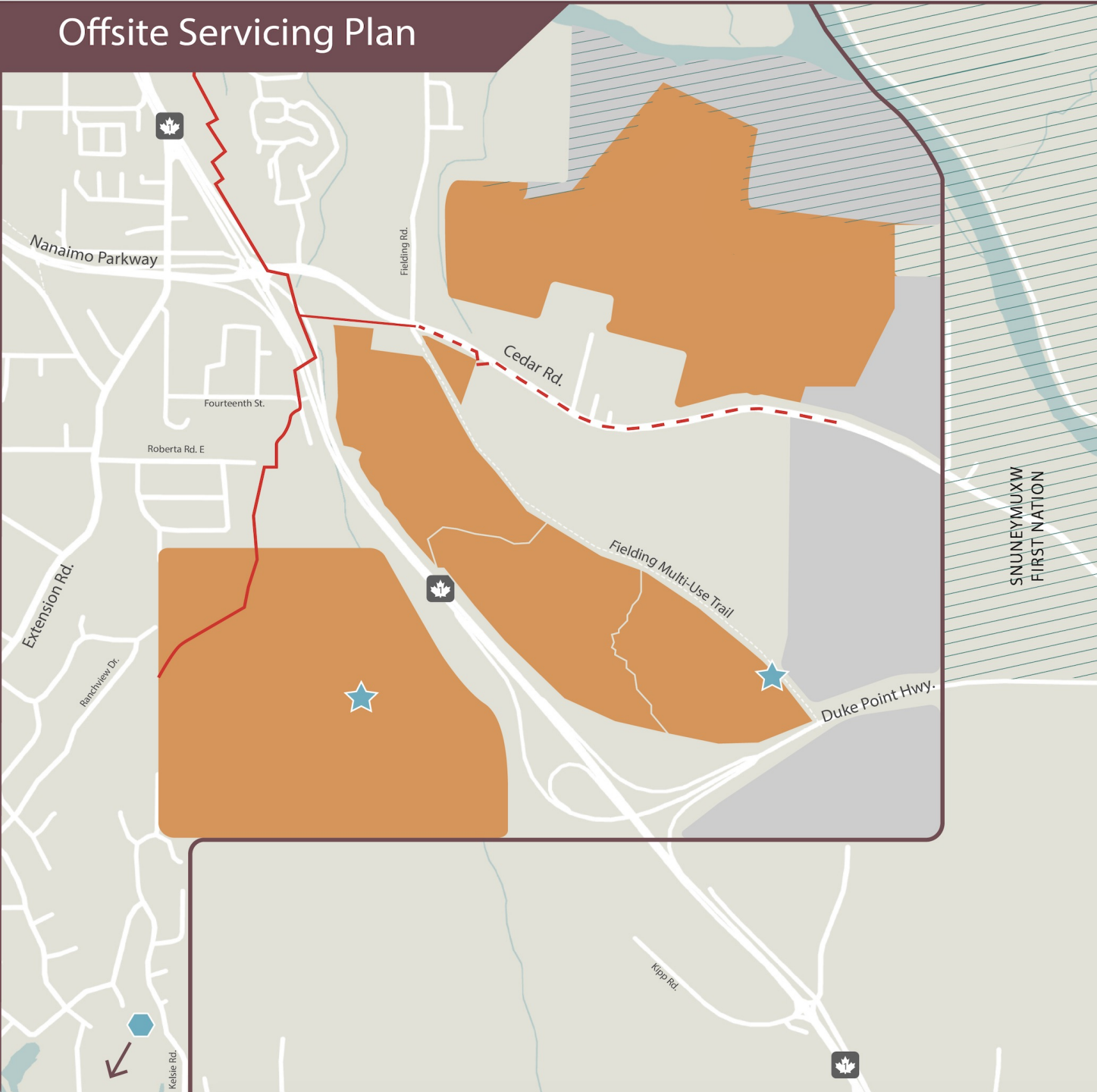
Highway Industrial (I1)



Light Industrial (I2)



Offsite Servicing Plan



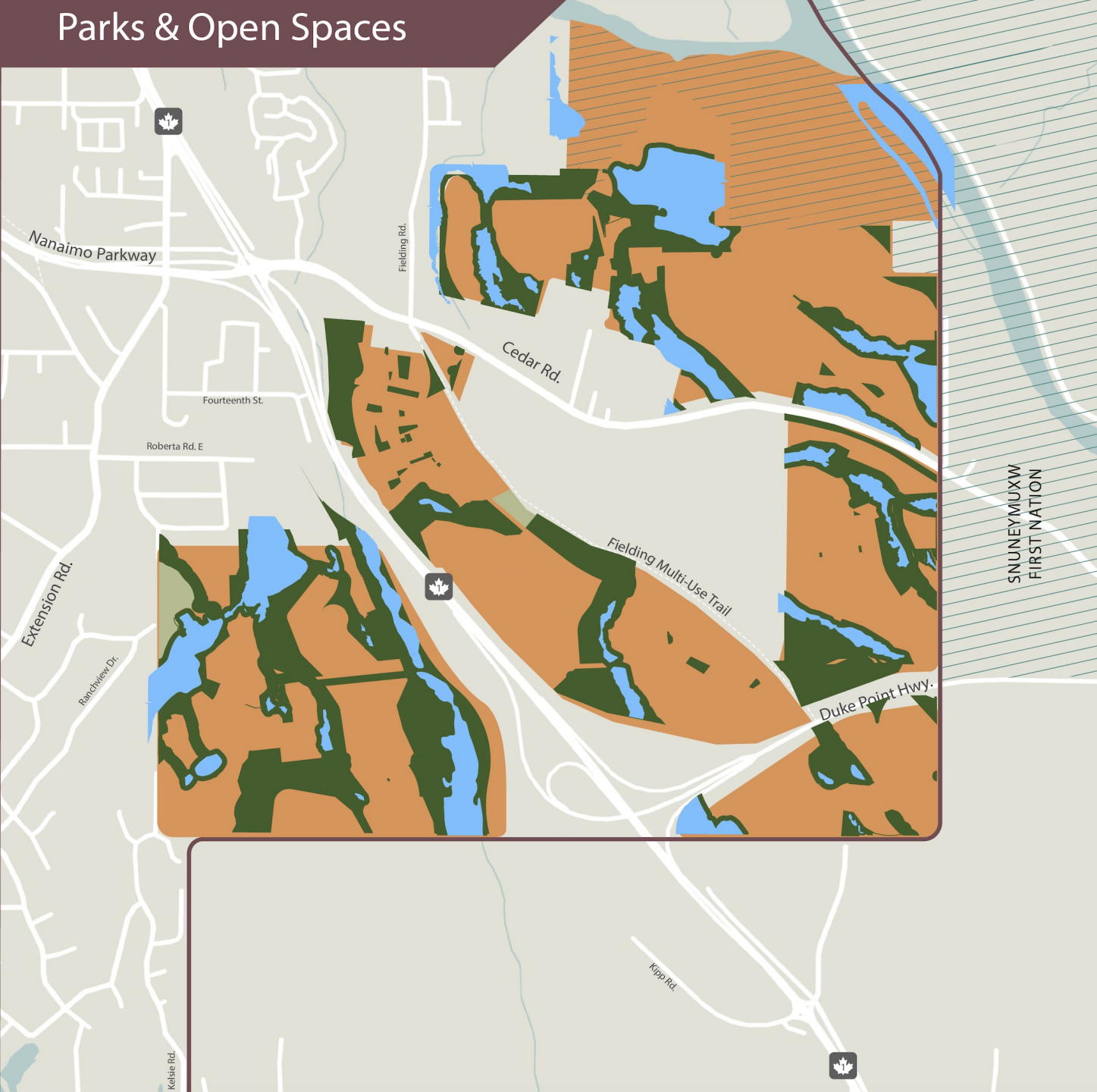
Legend

-  Pressure Reducing Valve
-  Water Reservoir
-  Existing Gravity Sanitary Sewer Main (Upgrades As Required)
-  Proposed Sanitary Sewer Force main
-  Agricultural Land Reserve
-  City of Nanaimo Municipal Boundary
-  Trans Canada Hwy.



0 100 200 400 Meters

Parks & Open Spaces



Legend

-  Parks
-  Wetlands & Floodplains
-  Institutional
-  Agricultural Land Reserve
-  City of Nanaimo Municipal Boundary
-  Trans Canada Hwy.



0 100 200 400 Meters



Transportation Map



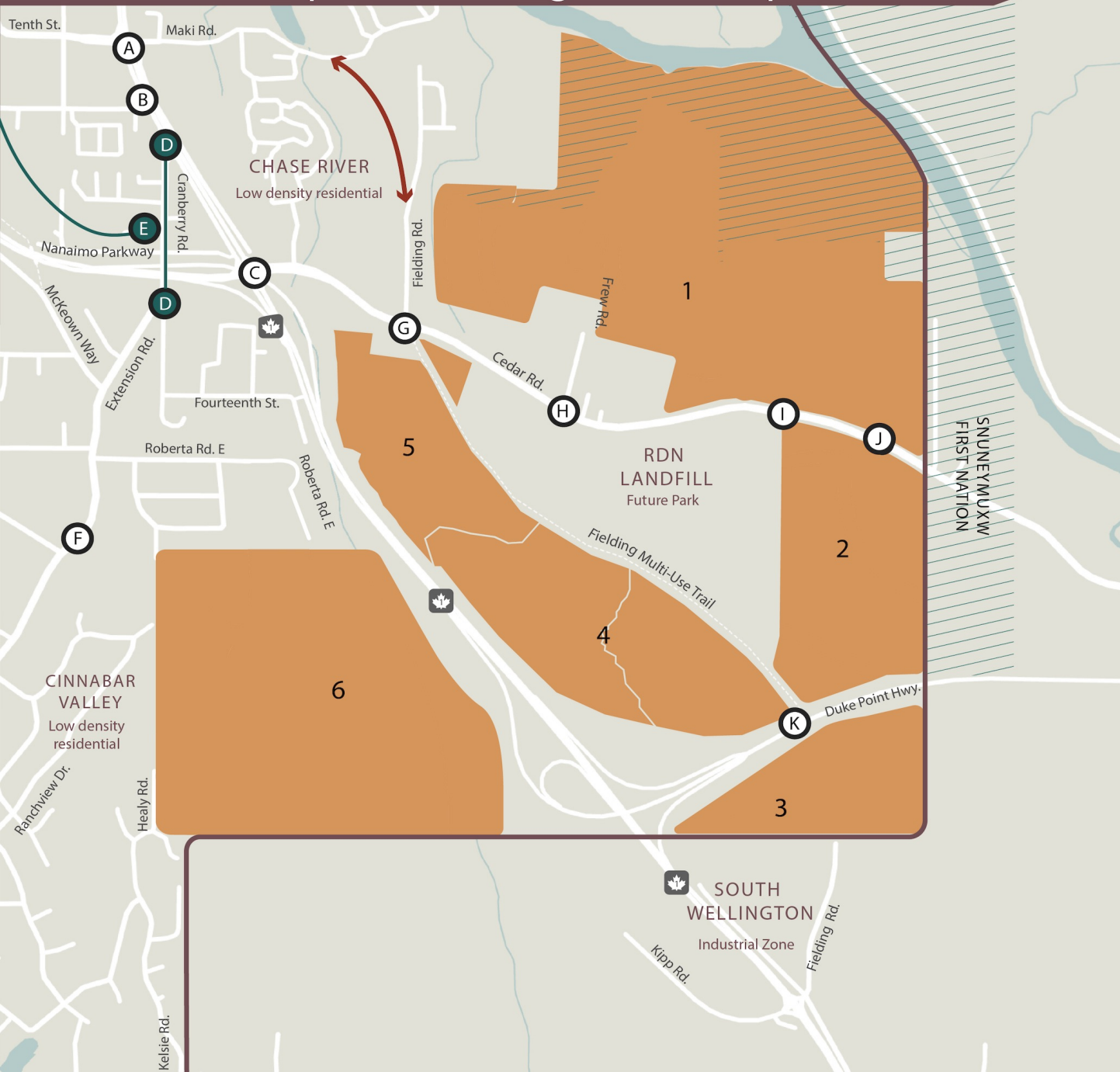
Legend

- Proposed Collector
- Urban Arterial (both sides)
- Urban Arterial (one side)
- Urban Collector (east side)
- Active Transportation
- Future Connection
- Sandstone Connections
- Potential Mitigation Locations
- DCC Projects
- City of Nanaimo Municipal Boundary
- Trans Canada Hwy.
- Agricultural Land Reserve


















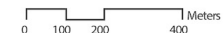
0 100 200 400 Meters

Potential Transportation Mitigations & Improvements



Legend

-  Dual northbound lanes & receiving lanes
 -  Southbound auxiliary lane
Tenth St to Cranberry Rd
 -  Signal timing adjustment
 -  City DCC Project #75
 -  City DCC Project #71
 -  Signal with southbound left
 -  Signal with left turns & four lanes
 -  Eastbound left lane
 -  Eastbound left lane
 -  Signal with westbound left turn
 -  Short term signal & long term interchange
-  Future Connection
-  City of Nanaimo
Municipal Boundary
-  Trans Canada Hwy.
-  Agricultural Land Reserve





THANK YOU

The question-and-answer component of the meeting is now beginning. Please indicate if your question is for the Sandstone team, CRCA Executive or a representative from the City of Nanaimo. If there is something you want to know but don't want to ask tonight, or you think of something after the meeting concludes feel free to contact the Sandstone team using teunesha@keycorp.ca