



Parksville's Greig Road Project

Welcome!

This presentation explains our proposal for the Greig Road property — a thoughtful plan that combines permanent parkland protection with attainable housing for Parksville residents.

Our goal is to create a win–win outcome: preserve the natural beauty of the area while meeting the growing needs of the community.



Ken Williams
President
Waterfront
Properties Corp.



Who We Are

We are three long-time BC residents who purchased this 140-acre property more than 35 years ago. It had already been logged and partially used for gravel extraction. Since then, we've maintained it privately while allowing informal use by the public.

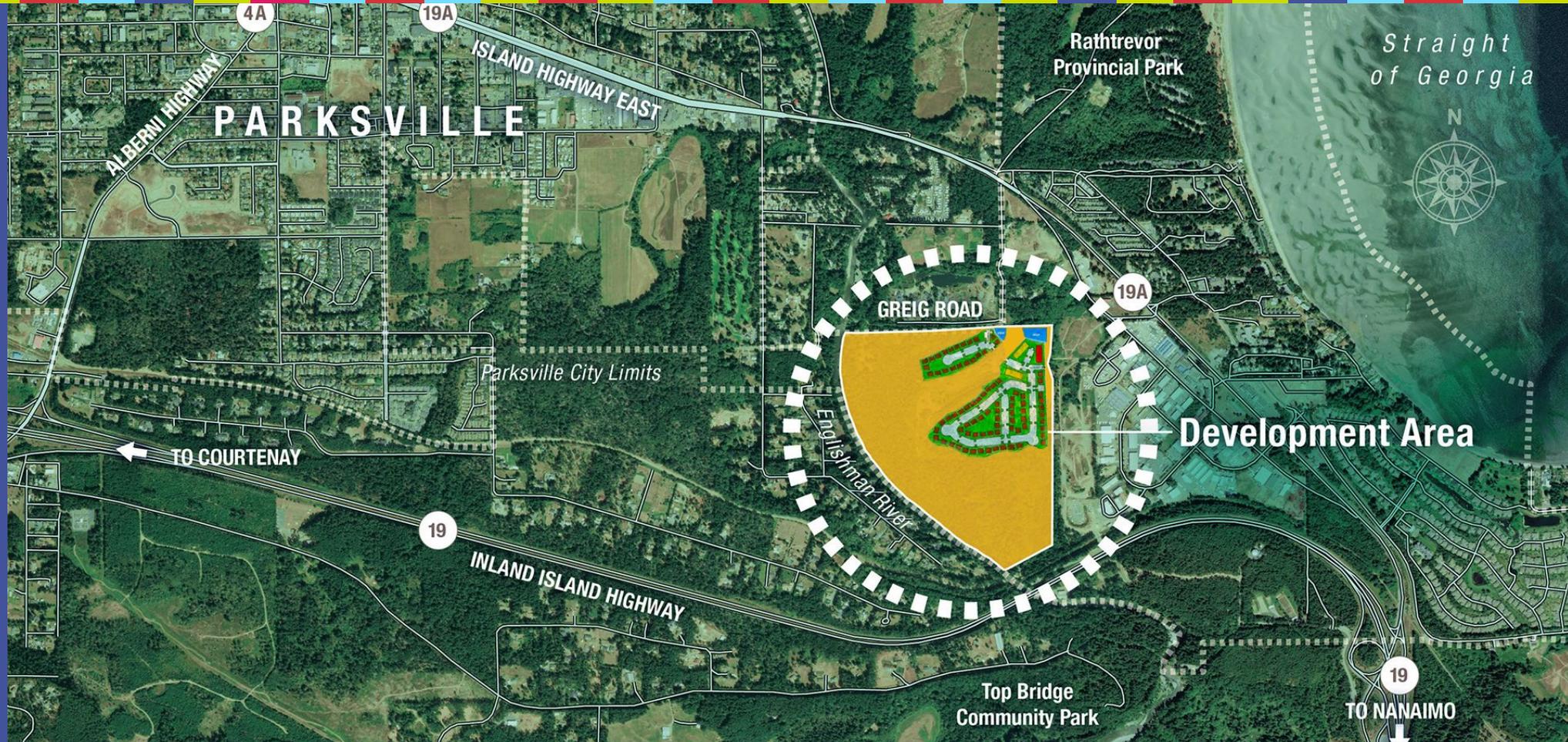
Now, we're ready to plan for its **future in partnership with Parksville** — in a way that benefits **both the environment and the community.**

Tim Ennis
BC Parks Foundation



Our New Plan

Protecting
70% of the
Land —
Forever



We are proposing to:

- **Gift 100 acres** (70% of property) to **BC Parks Foundation**
- **Retain 40 acres** for future housing
- **Preserve all trails** and maintain **public access** through the new park



The closest point of development will be **277 metres from the Englishman River** – nearly **nine times** the provincial requirement





Partnering with the



The **BC Parks Foundation** is a non-profit organization dedicated to land conservation and public enjoyment.

They currently own and manage over **403,000 acres** of parks and nature reserves across BC — including sites right here on Vancouver Island.

Their model ensures:

- ✓ **Permanent public access**
- ✓ **Professional conservation management**
- ✓ **Local community involvement in stewardship**



BC Parks Foundation Provides Permanent Public Access



Environmental Protection



An environmental study by EDI Environmental Services identified all wetland and forested areas.

We've designed the plan to:

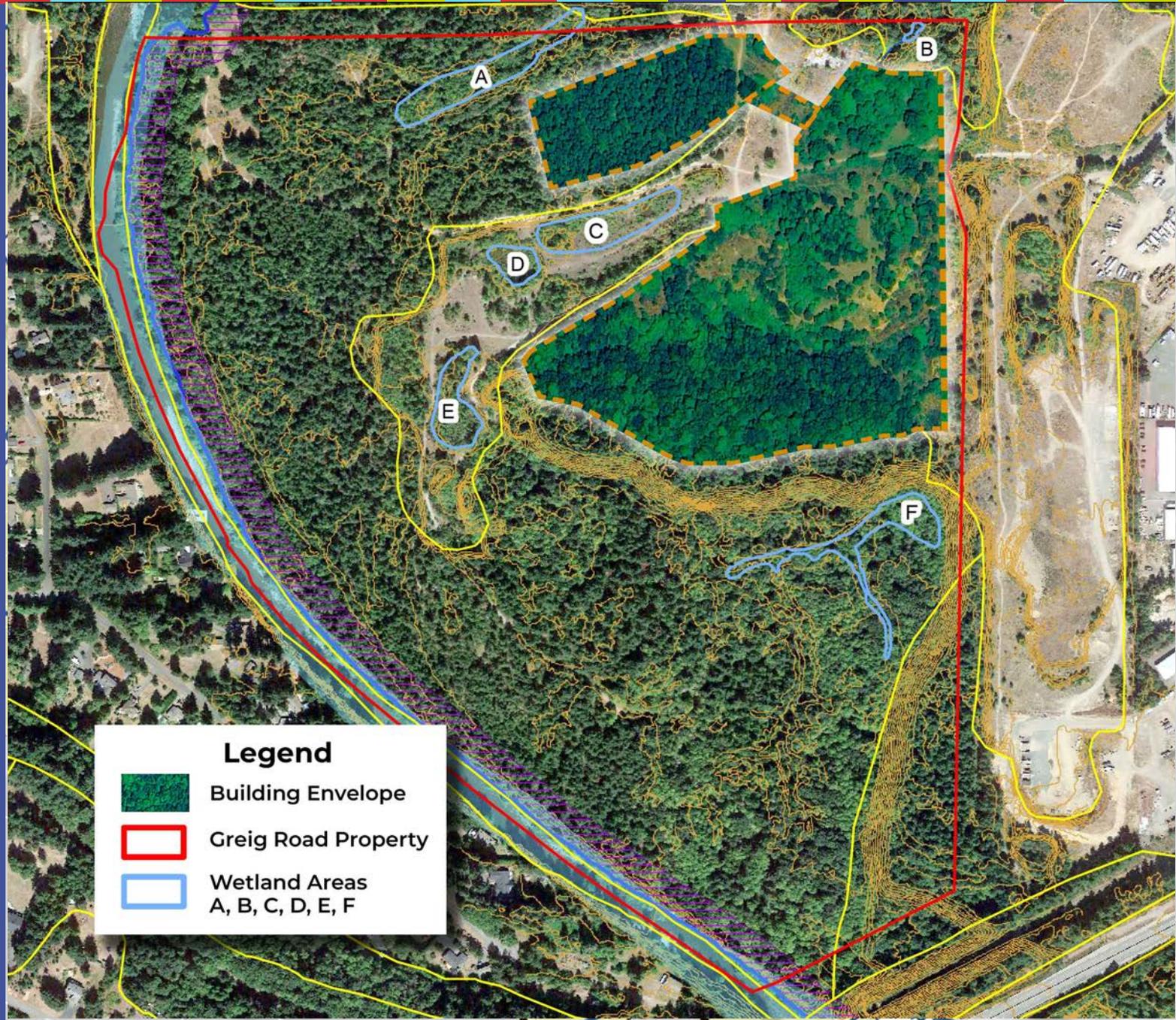
- ✓ Avoid sensitive areas
- ✓ Preserve wetlands inside both the park and housing zones
- ✓ Maintain healthy forest cover
- ✓ Keep trails open and connected

The vast majority of trees are located within the 100-acre conservation area to be gifted.

Preserving Existing Wetlands

Identified wetland areas are to be preserved.

The plan even creates opportunities to enhance nearby wetlands and improve ecological resilience.



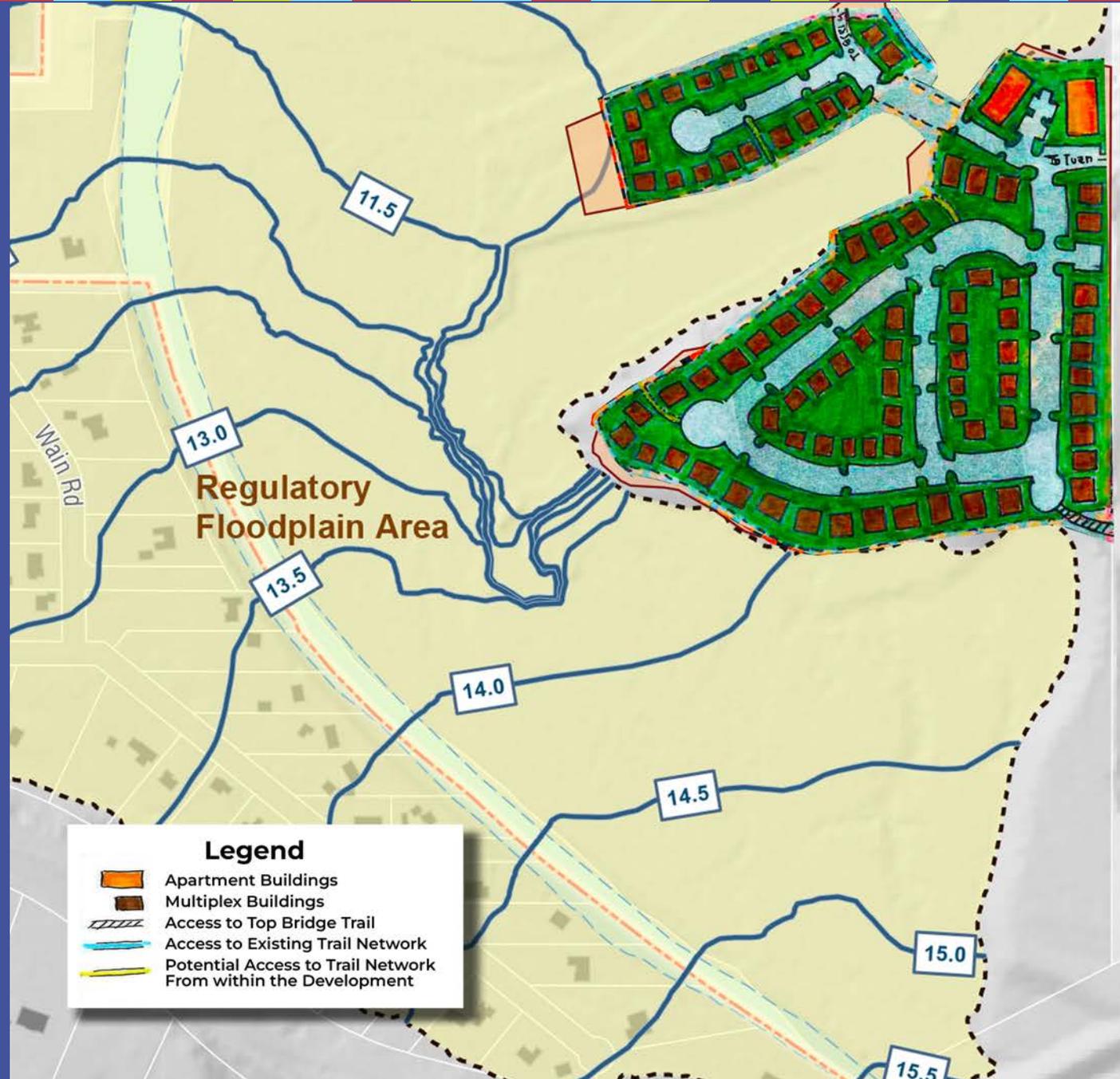
Floodplain Respect Improves Ecological Resilience

We've carefully designed the development to **respect the Englishman River floodplain.**

Only a **small portion** — about **7 acres** — lies within the mapped floodplain area.

Offsets more heavily treed non-floodplain section not included in development boundary.

Engineering work by **Aplin & Martin Consultants** ensures no net effect on river hydraulics or neighbouring properties, **fully compliant** with the adopted **RDN Flood Hazard Mitigation Bylaw.**





Housing for the “Missing Middle”

Homes for Families, Workers,
and Retirees

Our 32-acre development area will offer a **mix of housing types** designed to serve the “missing middle”:

- **A few smaller apartment-style buildings**
- **Multiplex units** (4–6 per building)
- **Total of up to 405 homes**, built gradually
- Overall low density **preserving greenspace** and **open areas** between buildings

This will help **younger families** buy their first home and **older residents** downsize — all while staying in Parksville.

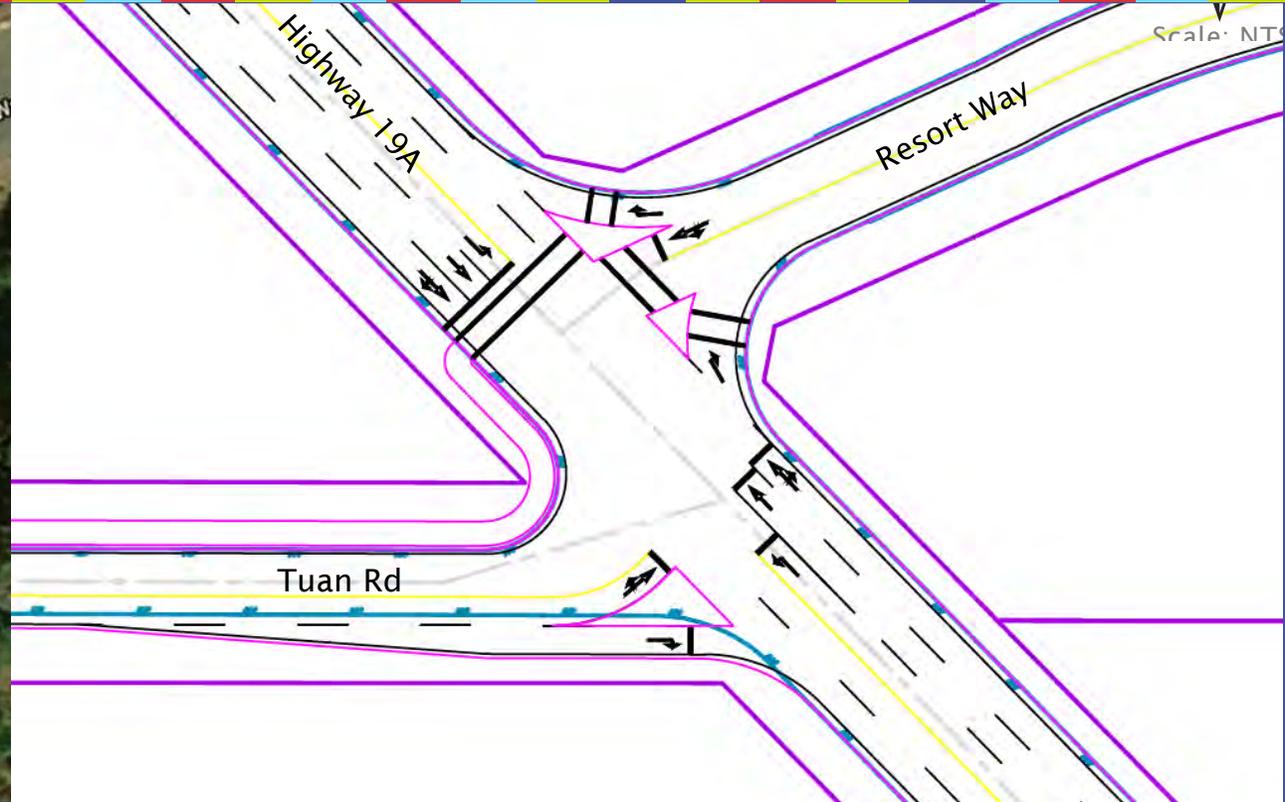


Housing for the “Missing Middle”





Preserving Existing Wetlands



All required services — water, sewer, and power — are already nearby. We'll ensure:

- **Tuan Road upgraded** to City standards
- **Intersection improvements** at Tuan/Resort Way and Highway 19A for safer access
- **Environmentally sound stormwater systems** to protect the river and wetlands

Infrastructure & Safety



Why This Makes Sense

If Approved:

- ✓ 100 acres protected forever
- ✓ Public trails secured
- ✓ New attainable housing for locals
- ✓ Safer road and intersection upgrades

If NOT Approved:

- ✗ Zoning allows for 10-acre private lots
- ✗ Public access restricted
- ✗ Tree clearing closer to river
- ✗ No land for middle-income housing

A Community Win–Win

We've learned from the past and designed this proposal around **balance and respect** — for the environment, for Parksville residents, and for the future.

This plan means:

- **Nature protected forever**
- **Homes for local families and seniors**
- **Trails and green space for all to enjoy**

Together, we can make Greig Road a place that reflects Parksville's values — a community that cares for both people and the planet.





Thank You

We appreciate your time, your input, and your care for Parksville's future.

Waterfront Properties Corp.

in partnership with

BC Parks Foundation