



THE FOOTHILLS MEDIA KIT
PROJECT BACKGROUNDER

1 OF 4

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The Foothills at Lantzville: The Adventure Begins

Located minutes from the BC Ferry terminals in Nanaimo, Lantzville is a small (pop: 3,700) community that hugs the Strait of Georgia between Vancouver Island and the Lower Mainland. It's tucked away from the hustle and bustle of the Hub City, as Nanaimo is known, but is close enough to take advantage of regional hospitals, schools, shopping malls, major warehouse stores and any commercial service that a big city demands.

The 1838-acre site of The Foothills at Lantzville is located in the District of Lantzville, within the Regional District of Nanaimo (RDN), adjacent to the city of Nanaimo and near other communities such as Ladysmith, Nanoose, Parksville and Qualicum Beach. Lantzville residents have the best of all possible worlds—peaceful, pastoral ambience and the convenience of a bustling, modern city.

The Foothills site features exquisite beauty that will utilize the extreme topography of the Copely Mountain and Bald/Lone Tree Mountain building site. There are bluffs, gullies, forests, rocks, cliffs, high country marshes, viewpoints, creeks, and a diversity of vegetation from fern-filled rainforest canyons to dry viewpoints with natural arbutus trees.

THE ADVENTURE BEGINS

The Foothills at Lantzville is an 1838 acre, master-planned neighbourhood, currently zoned for 730 homes at full build out, a mixed-use village area and a 900-acre park. It is the gateway to the highlands of Lantzville and the rich array of recreation experiences. The Foothills offers the best of Island living, including outdoor experiences, food, education, arts, culture and lifestyle.

2017 marks the introduction of the first phase at The Foothills as it has now launched its first sales and marketing campaign. The first phase will include 77 homes sites. These homes are located on the northeast area of the site, closest to the existing neighborhoods in Lantzville.

Homes will be built by local high-quality builders. There is a range of home sites from family oriented homes and high-end homes. The majority of these homes will have spectacular views. Residential home site prices range from \$250,000 to over \$500,000 with the majority of home sites being in the low \$300,000 range. Lots range in size from 0.25 to 1 acre.



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PROJECT BACKGROUNDER

2 OF 4

WWW.THEFOOTHILLSLIFESTYLE.COM

In 2015, a new team of industry experts was assembled to move the project now known as The Foothills to construction. The project had been delayed when the previous developer had financial difficulties as a result of the 2008 recession.

Between 2011-2013, Lone Tree Properties Ltd. put the project back together and began working with the District of Lantzville on a new process and agreements for development. A framework for a new Phased Development Agreement with the District of Lantzville was negotiated in 2014 ensuring The Foothills will set ambitious social and sustainability goals that will influence all aspects of community design.

With exceptional and creative design of all of its outdoor spaces and buildings, The Foothills will be a high-quality neighbourhood developed to offer a diversity of housing, many amenities, and will simultaneously have both an urban sophistication and a rural, relaxed feeling. The Foothills will have a quiet elegance in its contemporary homes and landscape combined with a cozy, safe, and friendly atmosphere. The beauty of the landscape will be preserved and will provide a memorable island setting for all stages of life.

It will be designed to foster a broad range of social interactions and vibrancy, while providing a sense of privacy and safety. Designed to support a healthy, active, and community-oriented lifestyle, The Foothills will offer many opportunities for learning, exploring, artistic expression, and cultural experiences.

The project is currently envisioned to have several phases of development. Phase 2 will expand on home options and include a wider range of residential types as well as construction of an entirely new mixed-use pedestrian-friendly village. Phase 3 is expected to provide more residential uses – expanding around the village area and deeper into the site, while Phase 4 will feature a greater percentage of acreages and ranchettes.

Why the Foothills? A seamless meld into your surroundings

The Foothills believes a true community shouldn't be gated or fenced in – it should seamlessly meld into its surroundings. The Foothills will become the next legacy destination for recreational living.

From all points of the compass, The Foothills offers panoramic vistas as far as the eye can see. To the north/northeast across the Salish Sea to the Sunshine Coast and the Chelsea Islands. Look east towards Nanaimo, Newcastle Island and Gabriola Island, with distant views of Mt Baker in Washington State. Gaze



westward to Mount Arrowsmith (a UNESCO Biosphere Reserve) and the mountains of central Vancouver Island.

Key reasons for living at The Foothills:

- Live in an 1838-acre master planned community, with retail village and a 900-acre recreational driven park that features endless miles of trails, hiking, biking and horseback riding.
- Build your own custom home on .25 acres to 2 acre lots with jaw dropping panoramic views. All lots come with full civil infrastructure of water, sewer, gas, and electric.
- Build security with a strong investment. Lantzville and Nanaimo are currently underserved by new single family home types. Properties in this region have held their value more than other, remote communities on Vancouver Island.
- Benefit from regional healthcare centres and many shopping and commercial opportunities that the Nanaimo region offers.
- Explore hundreds of miles of coastline, beaches, waterfront communities and many small islands.
- The shopping, culture and economic opportunities of nearby Vancouver are just a 90-minute ferry ride away.
- Ski at Mount Washington, and take in views of the ocean on both sides of Vancouver Island from its peak
- A rich world of artisan food and drink is located in nearby areas known as “the Provence of Canada”
- Gulf Islands are believed to have the highest density of artists and writers in Canada per square km.

About the Developer: Lone Tree Properties Ltd. and Storm Mountain Development Corporation

Lone Tree Properties Ltd. is a subsidiary company to Storm Mountain Development Corporation and developing The Foothills. Storm Mountain Development Corporation is a recreational and residential property developer that is transforming real estate markets across British Columbia. With more than 80 years combined experience in real estate development and finance, the principals of Storm Mountain bring proven recreational real estate development expertise to the communities it is building. It has an exemplary portfolio of recreation property spanning Vancouver Island to the Rocky Mountains.

History: From Coal to Cottages

The eastern shore of Vancouver Island was first inhabited thousands of years ago by the Coast Salish natives who named the area “Sne-ney-mous” which means “meeting place”. The great and mighty Coast Salish



THE FOOTHILLS MEDIA KIT
PROJECT BACKGROUNDER

4 OF 4

WWW.THEFOOTHILLSLIFESTYLE.COM

nations travelled from villages along the Nanaimo River and False Narrows to build long houses near the current site of the Departure Bay ferry dock.

Change began with Imperial Spain's explorers charting these coastal waters in 1791. Control over the area passed to the British Empire in the early 19th century and the first settlers arrived in the early 1800s and set up a trading post, which established Nanaimo as an important hub of commerce. A fort was erected by the Hudson's Bay Company in 1853 and is now a restored landmark.

From 1852 until 1952, Nanaimo was primarily a coal town. Coal-burning ships re-fueled here and coal was exported in large quantities from numerous mines in the area, including Grant's Mine which later became known as Lantzville, named after an American industrialist Fraser Harry Lantz who was one of the early directors of the mine. The names of early settlers can be found on the streets and place names around the area.

When the market for coal declined in the 1940s, the area made the transition to forestry, thanks to its abundant fir and cedar forests. Around this time, the beaches and sea front were dotted by summer cottages, leading to a small scale boom in tourism.

Over the past two decades, Nanaimo's economy has diversified from a commodity-based economy that traditionally relied on an abundance of natural resources; i.e. forests and oceans; towards a service-based "knowledge" economy that relies on the skills and innovation of the local workforce. The city is now a regional centre for technology, manufacturing, tourism, retail, healthcare, and government services.

Residents of Lantzville have always maintained a significant amount of pride and it is an area independent of others. Lantzville is an area known for its small community charm and the residents feel very strongly about ensuring that it remains that way.