

Developer's alternate vision for Jordan River designed with public in mind

Plan for property on Island's south coast provides access to beaches and thousands of acres of green space

Victoria, BC, April 18, 2008: Developer Ender Ilkay has preliminary plans for how he would approach the development of the 5450 acres of land between the Sooke and Jordan rivers which would include parks, public access to kilometers of shoreline and a vast trail network in addition to the development of a town site at Jordan River.

"Typically I wouldn't be releasing plans prior to public input," said Ilkay, founder and principal of Ilkay Development Corporation, the company under contract to purchase the land. "But with the door closing fast on any opportunity for such a discussion, I felt that's it's important to get this out there to answer some questions." The concept for Jordan River would reinstate a town site in a location that had a thriving community of thousands of residents early in the last century. The new town could be home to over ten thousand residents over the next two decades.

The plan includes leaving more than 2930 acres as natural green space in addition to neighborhood parks within the Jordan River housing area. Access to the vast stretches of waterfront will be enhanced by a comprehensive trail system that will help complete the link between the Galloping Goose and Juan de Fuca trails. The greenspace will provide important linkages between the Sooke Potholes Regional Park and the Sea to Sea Greenway. It also provides an addition to French Beach Provincial Park and extensive contiguous greenspace and waterfront access in the Jacob Creek area and connection to existing Fishboat Bay Park. The concept provides full public access to all the waterfront.

The Capital Regional District Board will meet on April 23 to consider final adoption of the bylaws to downzone the land to 120 hectare parcels. The current landowner, Western Forest Products Inc., currently has a subdivision application pending with the Ministry of Transportation to divide the land into 319 acreages that would include no parks.

"This is such a unique and beautiful area of the province and it deserves an approach that is different from traditional development," said Ilkay, who has owned property in the area for several years. "Development can be done in a way that allows it to be enjoyed and is respectful of the environment."

Preliminary plans for housing throughout the area include single family housing, commercial, resort and retail development in Jordan River to create a sustainable town centre, and development of rural residential lots in Shirley and Otter Point. The 335 acres of land making up the Sooke Potholes group would be left as green space or converted to a public park. Despite these early plans, Ilkay recognizes the community input is needed to determine all factors in development.

"If the opportunity is there for me the first step will be extensive public consultation with residents in the region," said Ilkay. "I am absolutely committed to responsible development and building a world class model community on Vancouver Island."

What Ilkay would like to see happen is for the CRD to delay adoption of the downzoning bylaws and Western Forest to delay their subdivision plans to give the communities and public time to consider and comment on his alternate vision for the area.

For more information on plans visit: www.sooketojordanriverdraftplans.com

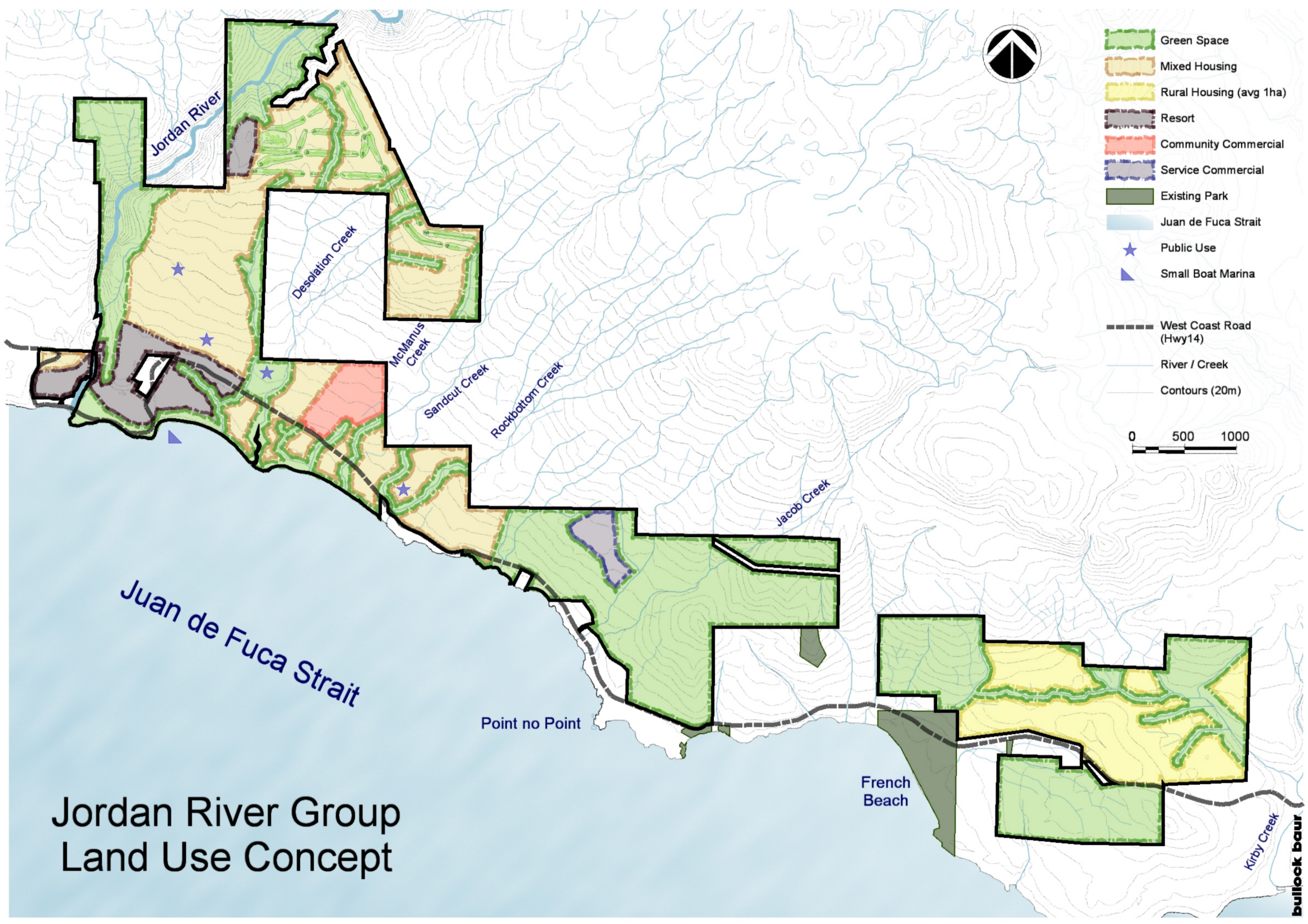
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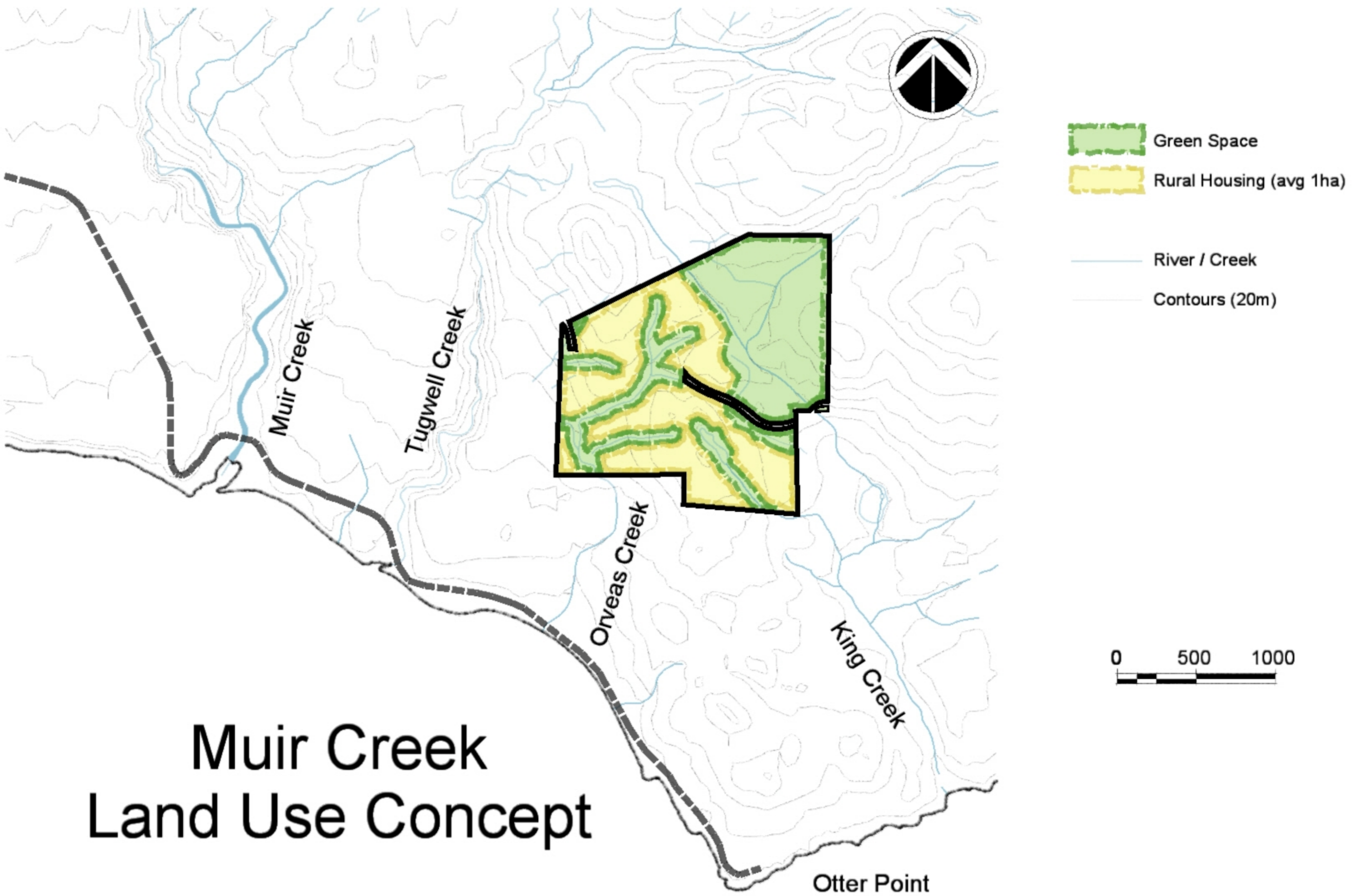
Jordan River Group Land Use Concept

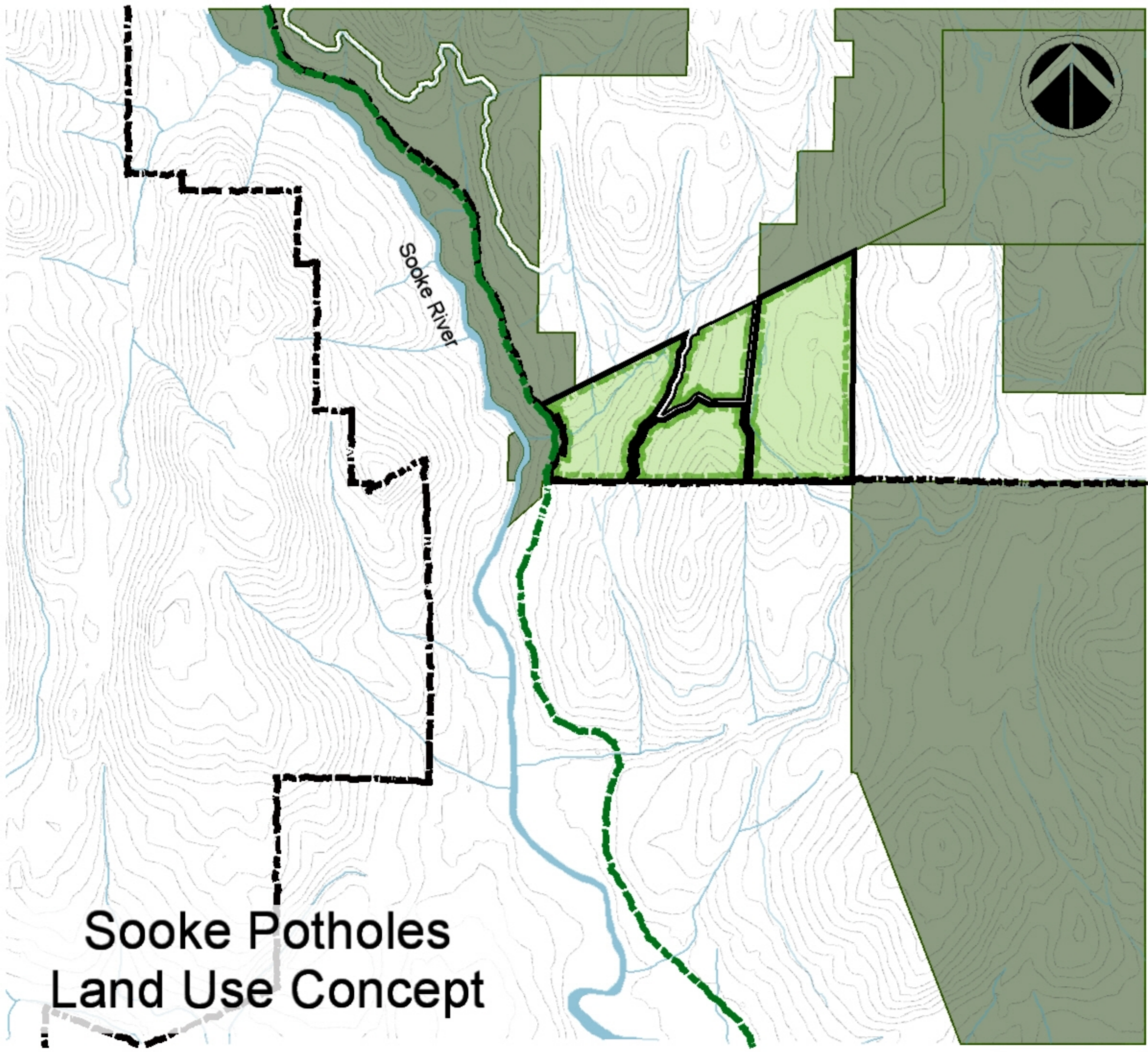


- Green Space
- Mixed Housing
- Rural Housing (avg 1ha)
- Resort
- Community Commercial
- Service Commercial
- Existing Park
- Juan de Fuca Strait
- Public Use
- Small Boat Marina
- West Coast Road (Hwy14)
- River / Creek
- Contours (20m)

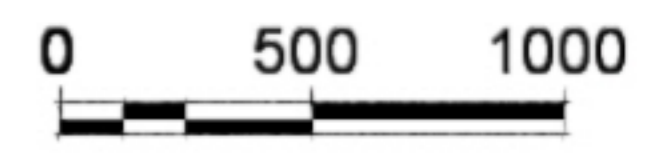
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Muir Creek Land Use Concept





-  Green Space
-  Existing Park
-  Galloping Goose Trail
-  Municipal Boundary
-  River / Creek
-  Contours (20m)



Sooke Potholes Land Use Concept

Ilkay Developments
Jordan River To Sooke River
Conceptual Land Use Areas

Use	Jordan River		Shirley		Muir Creek		Potholes		Total Project	
	area (ha)	area(%)	area (ha)	area(%)	area (ha)	area(%)	area (ha)	area(%)	area (ha)	area(%)
Residential Housing										
mixed housing	454	33%							454	21%
rural housing (1 ha avg)			211	43%	108	47%			319	14%
sub-total	454	33%	211	43%	108	47%	0	0%	773	35%
Mixed Use Core										
resort	109	8%							109	5%
community commercial	40	3%							40	2%
service commercial	24	2%							24	1%
sub-total	173	13%	0	0%	0	0%	0	0%	173	8%
Greenspace										
greenspace	655	48%	276	57%	120	53%	135	100%	1187	54%
golf/greenspace	77	6%							77	3%
sub-total	732	54%	276	57%	120	53%	135	100%	1264	57%
Total	1359	100%	487	100%	228	100%	135	100%	2210	100%