

Tlowitsis Nation
**Conceptual
Land Use Plan**

Draft | May 2015

barefoot

Confidential

NOTE TO READERS

June, 2016

This draft document was created in May 2015 as internal and confidential to the Tlowitsis Nation, to reflect the results of their community visioning process. However, in a demonstration of good faith and transparency, the draft Conceptual Land Use Plan has been made available to the public. This draft internal document (made public) is representative of some of the meaningful and important planning undertaken for this Nation and its future home over the past four years.

In recent months, there has been much public speculation regarding the Tlowitsis Nation, the future of the subject site, and the Addition to Reserve process. This document, most recently updated in 2015, does not specifically address these issues. Please, consult the “Frequently Asked Questions” section of the Tlowitsis Nation’s website (tlowitsisnation.ca) for more information on these and other issues.

It is important to note that, as the title indicates and as reiterated throughout, the contents of this draft document do not constitute a functional or ‘final’ land use plan. Rather, the contents are illustrative of the planning and membership consultation efforts to date.



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INTRODUCTION

The Tlowitsis Nation is a dispersed aboriginal community of approximately 400 members, whose ancestral territory spans the remote coastal area of northeastern Vancouver Island and adjacent mainland inlets. Members currently live in urban centres across British Columbia, primarily on Vancouver Island and in Greater Vancouver.

Re-establishment of a sustainable community on Tlowitsis existing reserve(s) is not justifiable due to its remoteness and complete lack of social, economic, and employment opportunities. The dislocated membership need a location that allows them to reside together, rebuild their identity, and reinforce the values and traditions that define who they are.

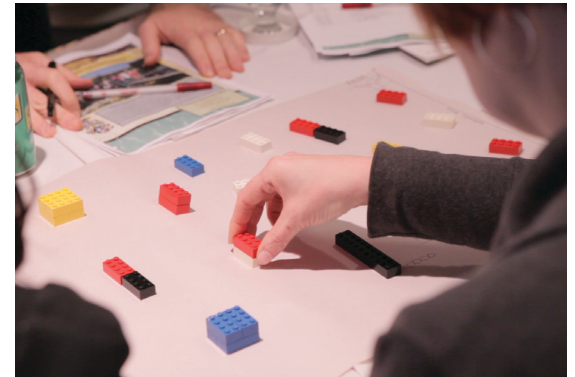
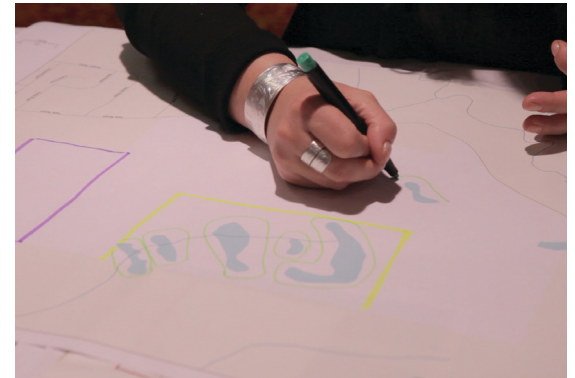
The subject property of this Conceptual Land Use Plan (LUP) will allow the Nation to meet its short- and long-term needs. The land's proximity to employment and services – being a short distance from both Campbell River and Courtenay-Comox – provides an ideal place to establish a sustainable home community.

To date, following ATR support from Chief and Council, a member engagement strategy was carried out with two core consultative bodies – a Community Advisory Group and an Elders Advisory Group. Over a

two year period, more than 10 multi-day workshops were held with these groups to [1] collaborative develop a vision and conceptual plan for this future community, and [2] build capacity about related decision-making and future operational planning. Additionally meetings were held throughout BC to share information and build consensus with the wider membership.

This Conceptual LUP package integrates community engagement outcomes and planning efforts with the needs of on-going processes (e.g., Addition to Reserve). Essentially, the content represents both an analysis and an illustration of the land's suitability and potential as the Nation's home community and centre of government. Moreover, this LUP presents and represents the Nation's values and principles, which will guide its development and decision-making into the future.

Importantly, this document and its contents (including the Land Use Plan Map) **do not represent an operational land use plan or official community document**. This LUP is *conceptual* and should only be regarded as such.



COMMUNITY VISION

As part of the community planning process, the Tlowitsis Citizens Advisory Group (TCAG) and Elders (herein Ninogaad) were brought together to create a vision that would guide the design and development of a home community.

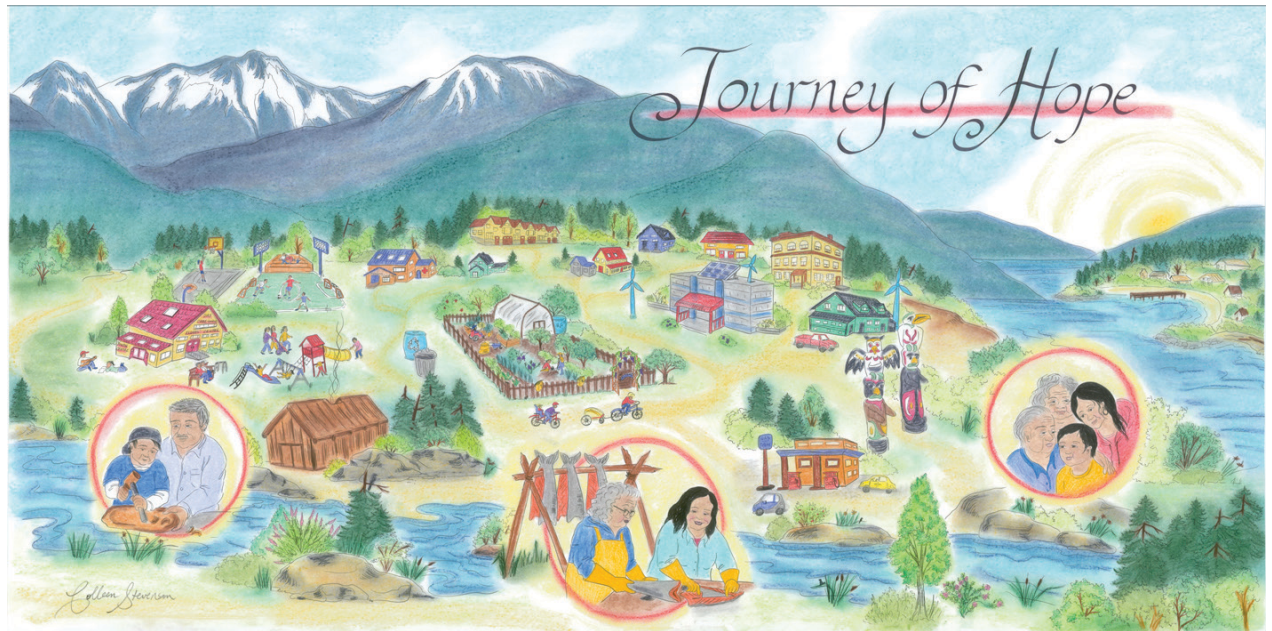
First, TCAG members produced visual illustrations of their ideal home community and then helped the Ninogaad produce their own visions. The initial visions shared many common elements: intergenerational learning, preservation of cultural traditions, sustainability, economic development, and a big house and community gardens. The visions inspired meaningful discussion about the potential character and features of a Tlowitsis home community.

The two sets of visions were then given to a graphic facilitator who combined the common themes into a large community design mural (shown on right). This mural is a powerful visual expression of the central features of the community's visions.

The vision also helped the TCAG explain the principles of community planning and the emerging vision to the broader membership at regional meetings held across the Province. The broader membership will actively contribute to the on-going development and refinement of the vision as the community planning efforts continue.

"We need a place where me and my generation, and now the younger generation, can come back home to, feel good, and say that we now have a home."

– Martha, Tlowitsis Ninogaad



COMMUNITY VALUES

A community values workshop was an essential part of the engagement and planning process. Following a brainstorming session, the TCAG established these core community values, which are at the heart of the Land Use Planning process.

Cultural Heritage

Cultural heritage is about reestablishing a community with a distinct identity in which members feel a sense of belonging and sense of pride. It's about returning to traditions, forming cultural infrastructure, providing opportunity for intergenerational learning, and recreating a traditional governance structure.

Affordability

Affordability is the creation of not only affordable homes but also economic opportunities for band members. It's about all Tlowitsis being able to return home and meet their needs.

Sustainability

Sustainability is about meeting the needs of the present without restricting the ability of future generations to meet their needs. It's about going beyond a financial cost-benefit model of decision-making, incorporating economic, environmental, and social factors.

Eco-Friendliness

The environment is the paramount pillar of sustainability. This should be reflected in all aspects of the community development. Most tangibly, this will be reflected in the predominance of natural 'green' space on the community lands.

Resilience

Resilience is about creating a community (physically, socially, and economically) that can adapt and respond to change. In other words, it's about being adaptable to a changing population, a changing climate, a changing economic paradigm, and so on.

Industriousness & Self-Sufficiency

This value is about transitioning toward a self-sufficient, low-carbon community. It is reflected in the idea of systems integration and meeting needs on site – via food and energy production, water harvesting, waste treatment, etc..

Age-Friendliness

Age-friendliness is seen in a community that equally caters to the young and the old, the able and the less able. It is about a pedestrian-friendly, accessible community that, in particular, allows children to flourish and Elders to age in place.



COMMUNITY PRINCIPLES

Evolving from the core community values, the Tlowitsis Nation also established principles that would specifically guide each step of the land use planning and development process. By following these principles, the band seeks to create a sustainable home community that reflects its core values.

Conservation

Conservation means the protection of natural lands. Development should be compact and designed to protect ecosystem functioning. A good rule of thumb is “worst land first”; that is, whenever possible, development should occur on the least functional (i.e., least healthy) land available.

Systems Integration

Systems integration is the inclusion of energy, water, waste, food, and other systems into the built environment. The basic goal is self-sufficiency for a given system (e.g., solar energy). The main premise is that, as in nature, there is no waste – only resources for other systems (e.g., greywater = irrigation).

Human Scale

Human scale – which can be contrasted with ‘car-oriented’ – refers to (built) environments that are in harmony with the human body and its abilities, in terms of size/distance, speed, sound, etc.. Essentially, a human scale place is one that pedestrians find comfortable, safe, and appealing.

Simple

Simple refers to favouring planning and development solutions that are passive and local, rather than active and global. Passive solutions tend to be inexpensive, long-lasting, and able to be built by anyone. Local solutions tend to create jobs and develop skills, locally, while reducing environmental impact.

Sustainable Transportation

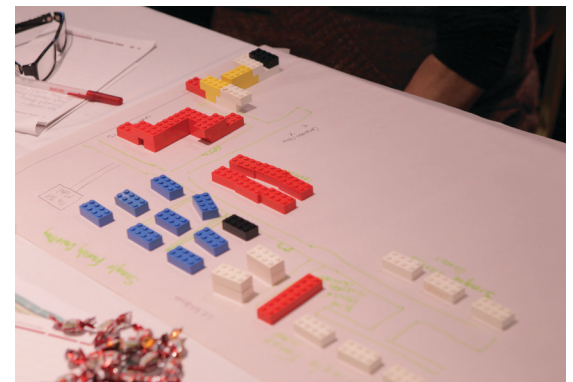
Transportation is another system to be integrated. Transportation systems should prioritize active modes (walking, cycling, transit, etc.) – which are healthier, more equitable, and more economical than car-oriented systems – and creative solutions, like car-sharing cooperatives.

Social/Cultural Vibrancy

Social/cultural vibrancy encourages a welcoming community in which individual and cultural traditions are valued and accounted for. The basic goal is to build community through the development of trust, friendship, and a celebratory way of life.

Cooperative Local Economics

A cooperative local economy prioritizes the development of local businesses, local partnerships, and sharing of local resources. This is economically empowering for communities, putting control of profits and decision-making in the hands of community members.



LAND USE CONTEXT

The subject property is conveniently located adjacent to the southern edge of the City of Campbell River, in the Strathcona Regional District. The property sits outside the Agricultural Land Reserve, bordered by similar swathes of forested lands, as well as rural and suburban-style residential lands.

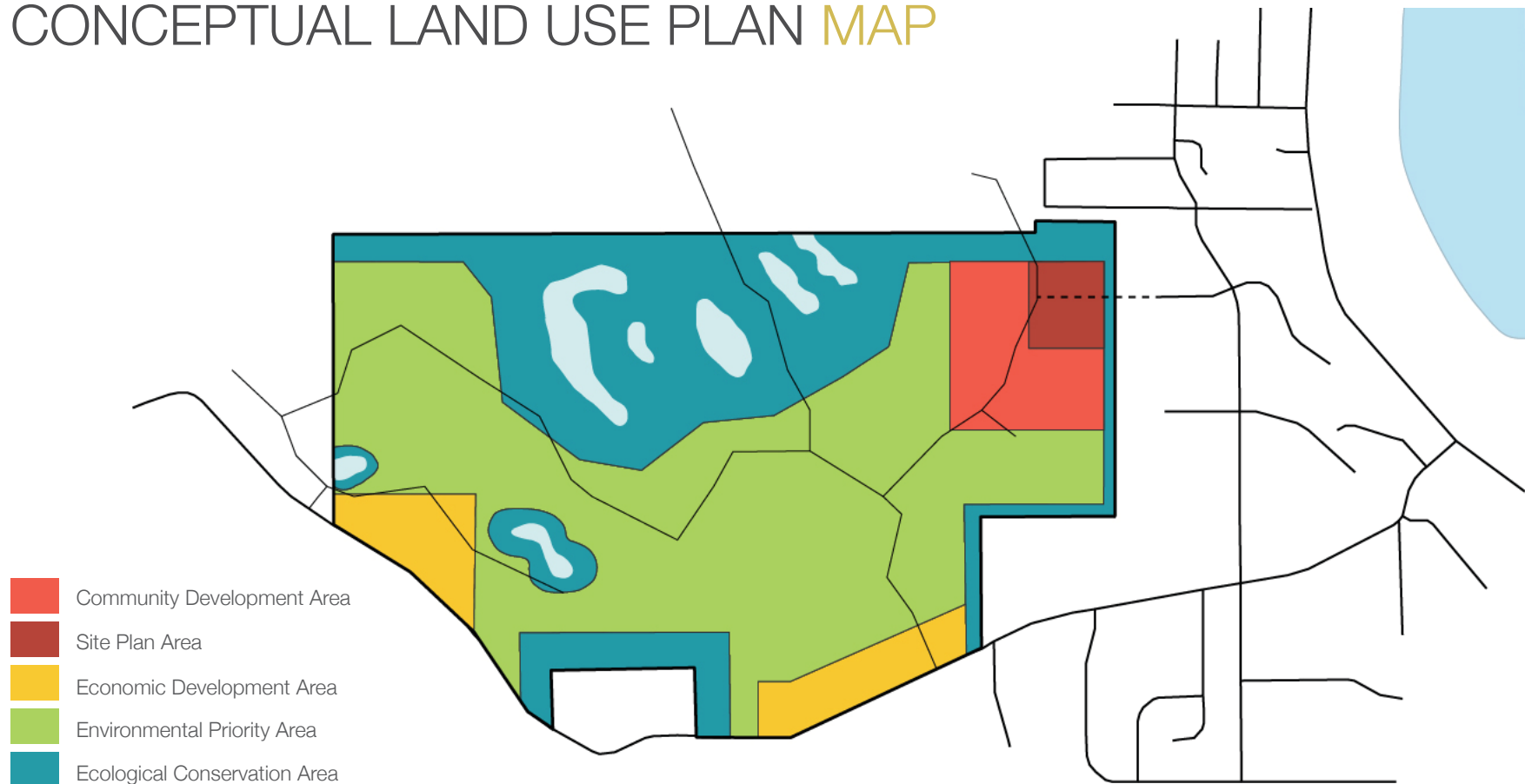
The property is a short walk to scenic beaches and a short drive or transit trip to schools, employment, and the airport. The nearby South Island Highway leads north to Campbell River or south to Courtenay-Comox.

It's just a 3-minute walk from the northeast corner of the site to a bus stop – then a 20-minute ride to Campbell River

Overall, the site poses no major development challenges, being generally flat, well-drained, and void of major topographical challenges. The site is regenerating from timber harvesting and ideally suited to a sustainable development pattern that integrates and enhances the surrounded ecological systems, including ephemeral wetlands/creeks.



CONCEPTUAL LAND USE PLAN MAP



Rather than being an operational Land Use Plan (LUP), this Conceptual LUP is meant to reflect the values and principles of the Nation while demonstrating a sustainable balance of economic, environmental, and social priorities.

This LUP was ‘workshopped’ with the TCAG, in which Tlowitsis members created LUPs in small groups. Their plans bore remarkable similarities to one another, as well as to this plan.

Note two key points:

First, the primary environmental feature of the property is the wetlands (light blue). They are to be conserved and enhanced for their significant ecological, social, and even economic value.

Second, the majority of the land is ‘banked’ for environmental protection and future opportunity. This is driven by a) the need to strategically phase

development and be judicious in all land use decisions; b) placing a value on ecosystem services and natural resources; c) the increase value (not just economic) of the land and its resources over time; and d) the potential for the community to meet its needs on site, now and in an uncertain future.

LAND USE DESIGNATIONS

Total LUP Area

624 acres

Red // Community Development Area

Where we'll live.

e.g., houses, big house, administration offices, playgrounds

52 acres / 8% of lands

* Dark Red (13 acres / 2%) is the site plan area and represents the first 3 phases of development (app. 75 units).

Yellow // Economic Development Area

Ways to make money, sustainably.

e.g., shops/services, recreational facility, low-impact commercial or residential

45 acres / 7%

Green // Environmental Priority Area

Low-impact uses of green space while considering future development.

e.g., eco-forestry, sustainable agriculture, recreation.

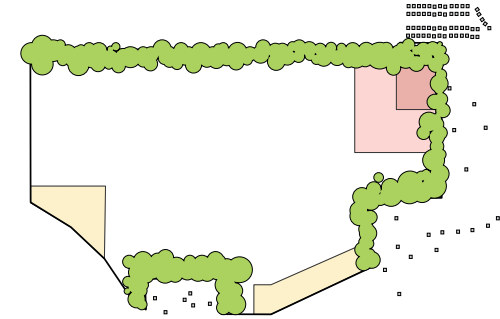
315 acres / 50%

Blue // Ecological Conservation Area

Long-term protection of natural land

e.g., eco-forestry, food harvesting, cultural practices, low-impact recreation.

223 acres / 35%

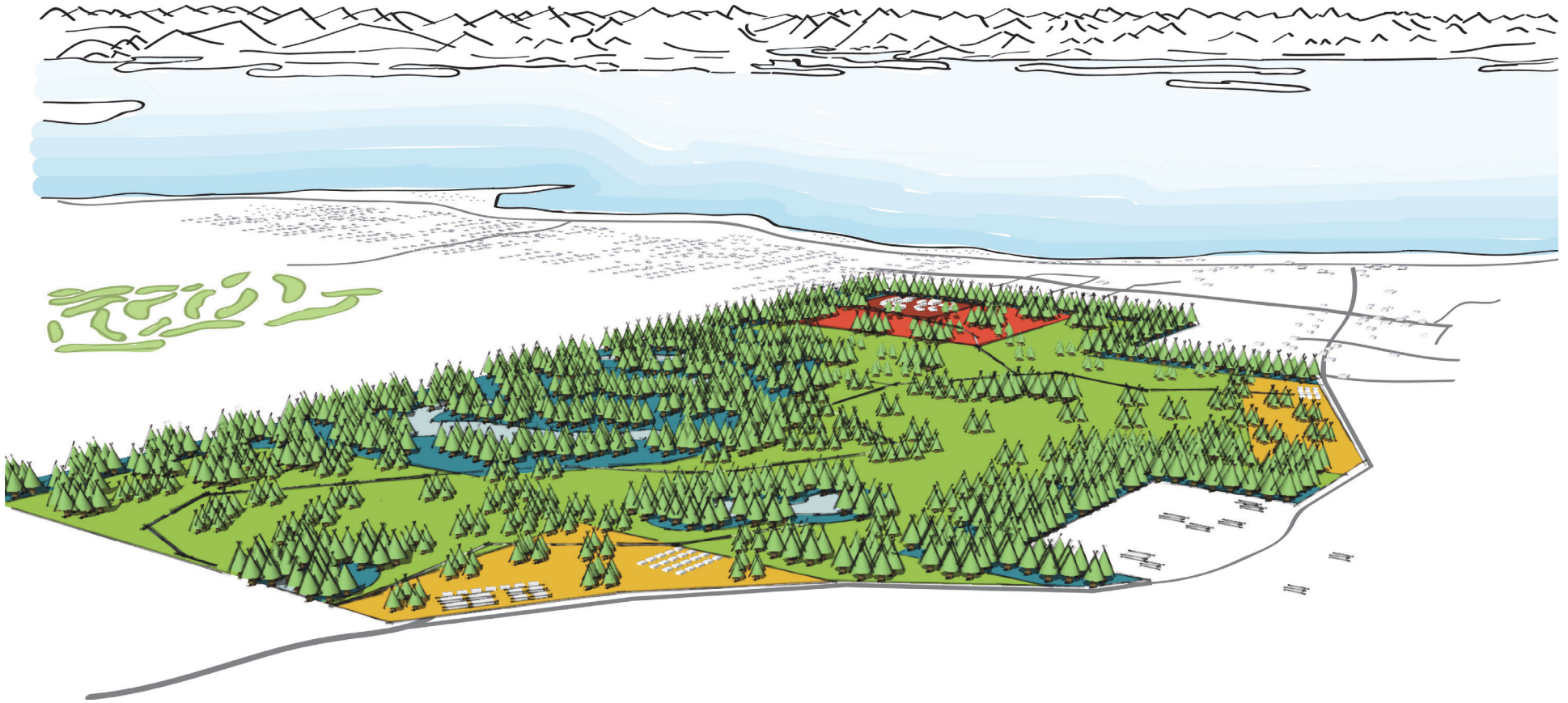


Maintaining and enhancing a natural green buffer around neighbouring residential.



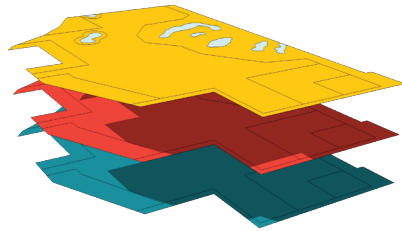
Maintaining and enhancing neighbourhood connectivity on the lands.

LAND USE PLAN PERSPECTIVE



This 3D perspective demonstrates how the LUP dictates a very compact development model and footprint. The image shows a longer-term build out (roughly 30 years) on the lands, showing several economic development clusters, 75+ residential units, and other community buildings – all making little impact on the larger community lands..

LAND USE SUSTAINABILITY



Economic Sustainability

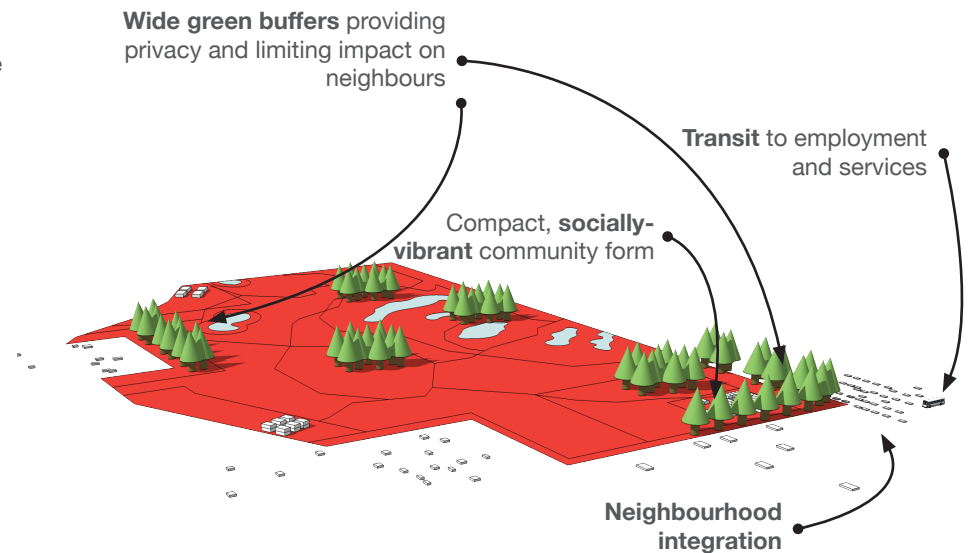
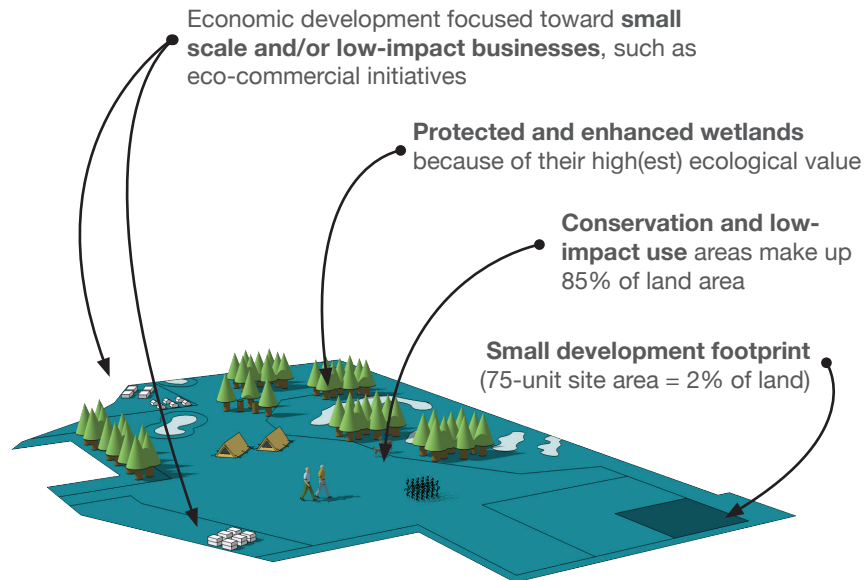
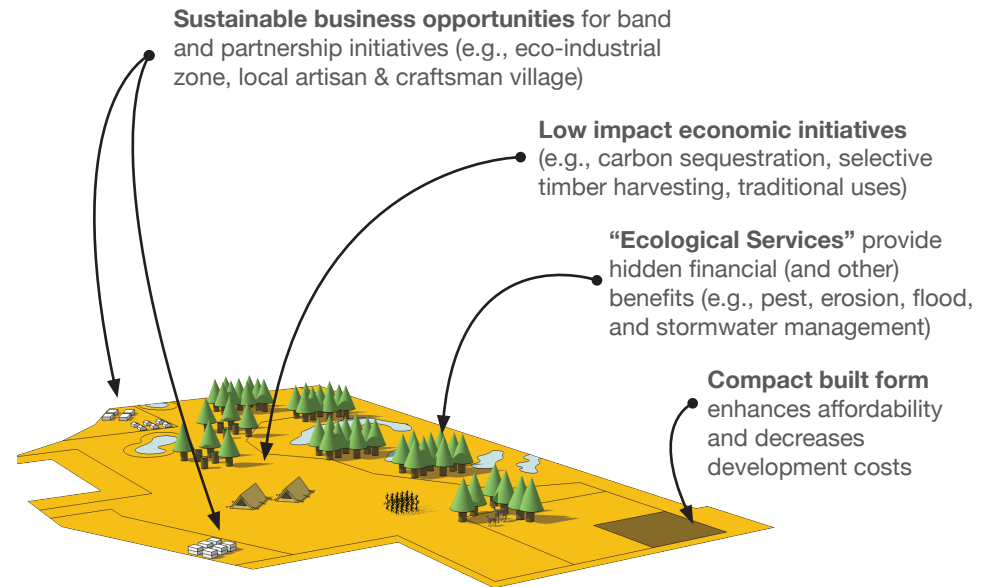
Making a profit, today, without diminishing the prospects of tomorrow

Social Sustainability

Providing livability, affordability, and security in an equitable way

Environmental Sustainability

Preserving, enhancing, and limiting our impact on the natural environment



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