

What is a Community Development Plan (CDP)?



A **Community Development Plan** is broken out into the following sections:

NEEDS ASSESSMENT: What are Klahoose's infrastructure needs on Tork IR7? I.e. buildings, parks, roads, pipes, etc.

LAND SUITABILITY ANALYSIS: Where are the best areas to support these needs?

COMMUNITY ENGAGEMENT: What do community members want to see?

PHYSICAL DEVELOPMENT PLAN: Pen to paper - how does this fit? How do we implement it?

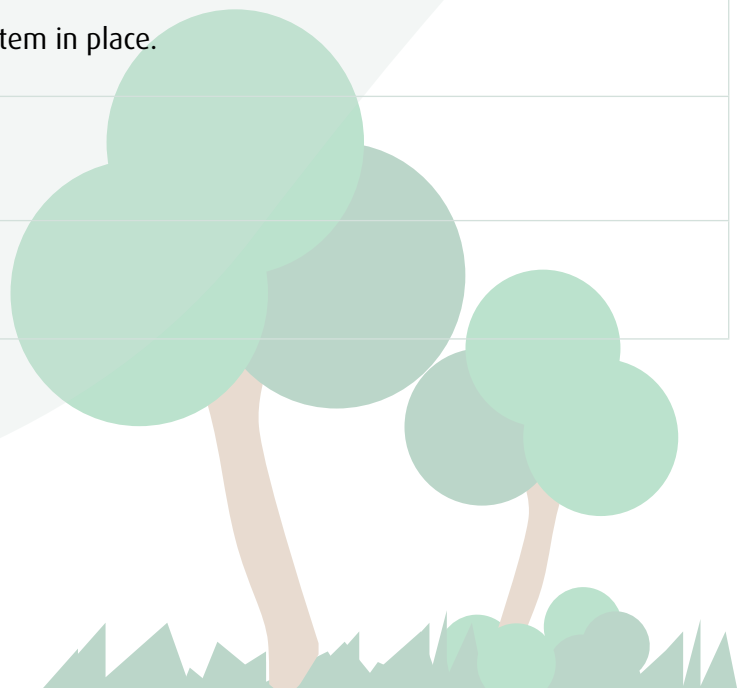
CAPITAL PLAN: How will Klahoose fund this development?



Needs Analysis

The Needs Analysis takes into account needs identified by Klahoose, as well as infrastructure needed to support the existing and future development. The analysis considered several different community infrastructure systems.

Community Infrastructure System	High Level Summary Refer to CDP report for more details
Housing	Lack of available served lots. Not enough homes and existing housing stock is not fully adapted to community needs.
Community Buildings	See page 3 for detailed list of priorities.
Parks and Open Space	Lack of outdoor recreational facilities. Cemetery needs to be expanded and upgraded.
Transportation	Road infrastructure is deteriorating. Lack of safe pedestrian and non motorized vehicle routes. Emergency evacuation route needed. Road to dock needs to be upgraded.
Energy	Single power supply is currently not meeting community needs. Power back-up systems required due to outages.
Water System	The elevation of the water reservoirs prevents development above the 75m contour line (see map 1 page 5).
Sanitary System	Wastewater system upgrade in progress.
Stormwater	No stormwater management system in place.
Telecommunications	Poor Internet and cell service.
Commercial and Industrial Development	More space required.



Community Engagement: Infrastructure Projects

Community Engagement sessions were held in Klahoose September 16, 2020 and June 9, 2021. Additionally, two door to door surveys were conducted. The following section provides an overview of the priorities identified by Klahoose through these engagement sessions.

Infrastructure Project Priorities

See list of all projects on page 6- Capital Projects.

- ✓ Recreation Centre
- ✓ Daycare
- ✓ Cultural Centre
- ✓ Big House
- ✓ New Administrative Office Space
- ✓ Cemetery Expansion
- ✓ Outdoor Multi-sport Court
- ✓ Cemetery Expansion
- ✓ Funeral Home
- ✓ Fish Hatchery Upgrade

**Additional
Developments
Identified**
School (K-12)
Sweat Lodge
Elders Home/Village
New road behind sawmill,
connecting Tork and the
road to the dock

Priority Projects for Engagement Session Attendees

1. Recreational Building
2. Outdoor Multisport Court
3. Daycare



Community Engagement: Housing

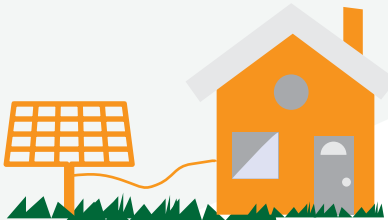
Klahoose's is running out of space in Tork IR7. It is projected that 18 new housing units are needed over the next 10 years and 13 over the following 10 years.

2/3 of engagement attendees support the creation of multi family units (townhomes or condos).
2/3 would not be interested in living in multi family housing.

By 2040
approx. 31 new
units will be
needed



**Variety of
Housing Stock**
Including multi-family units
Ranked as top priority



**Energy
Efficiency**
Ranked as second priority



**Accessibility/
Adaptability**
Ranked as third priority

HOUSING PRIORITIES

NEW HOUSES LOCATION

The majority of the community engagement attendees favored area 1 and area 2 for the construction of new housing units.



Land Suitability Analysis

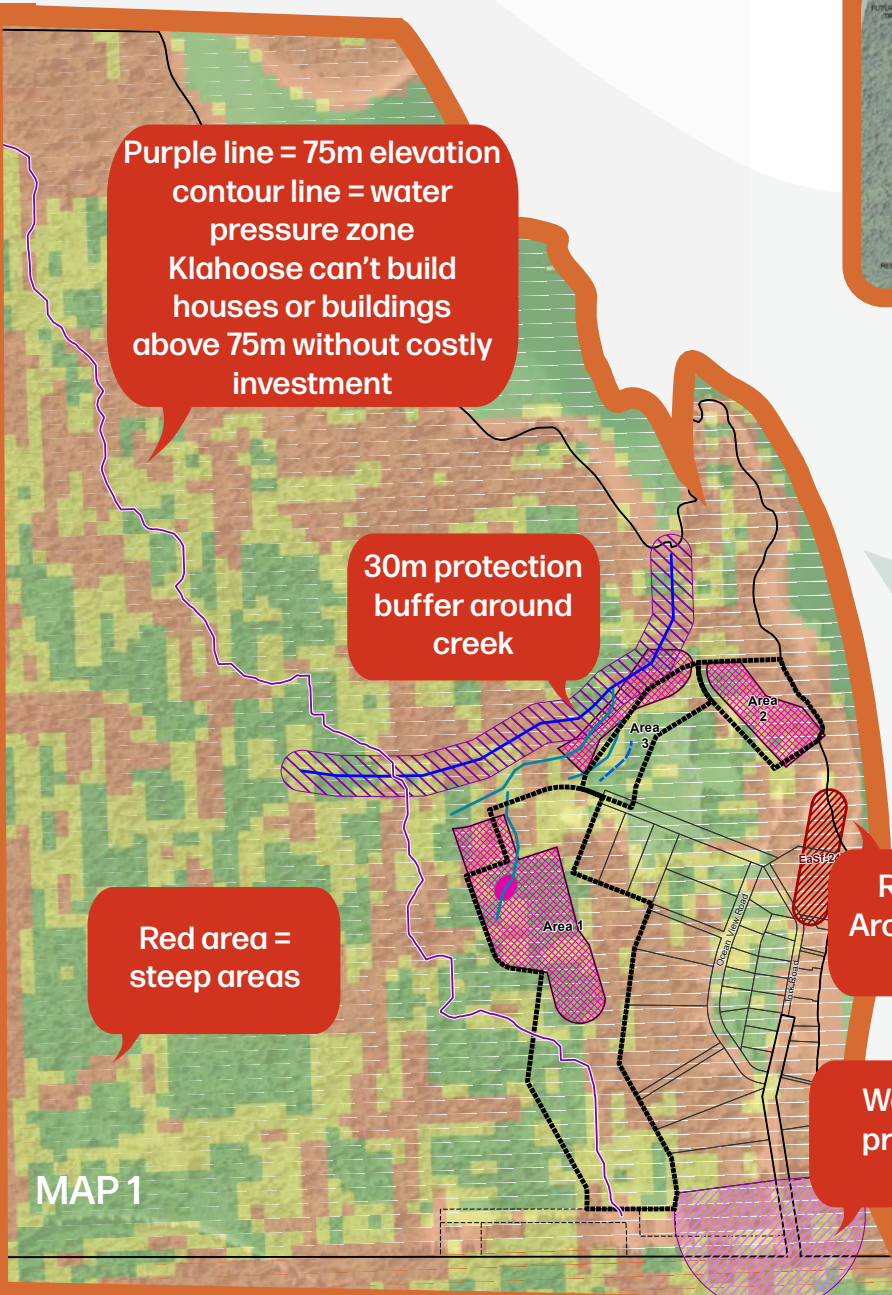
The Land Suitability Analysis (Land Use Plan) responds to the Needs Assessment by identifying the location, amount, type, and density of a range of land uses required to meet anticipated Klahoose needs over the next 20 years.

During this analysis Squirrel Cove was broken into 6 development zones based on Klahoose's needs:

- ✓ Cultural, Institution and Community Buildings
- ✓ Residential
- ✓ Outdoor Recreational Sport Area
- ✓ Economic Development
- ✓ Parks and Green Space
- ✓ Community Infrastructure



Example of zone identification



Suitable Development Areas

How do we meet our land needs?

Due to the topography of Squirrel Cove there are limited feasible development locations.

See Map 1 below.

Future Subdivision Location Preliminary Scenario



Preliminary layout - final layout to be confirmed with Klahoose during the design stage.

Physical Development Plan

Through careful consideration of the population, infrastructure, and land use needs of the community, the following Physical Development Plan (PDP) is proposed to guide development in IR7. The following summarizes the key takeaways from the CDP mapping work:

- ✓ Proximity, Pedestrian Access, Accessibility, and Safety are paramount.
- ✓ Klahoose lacks both community buildings (Recreation Building, Bighouse, Cultural Centre, Funeral Home, Daycare, etc) and new houses.
- ✓ **There are opportunities to use undeveloped land within the existing community.**
- ✓ Purple block symbols show potential community buildings with their parking space in gray. Yellow block symbol show houses.





Capital Plan

The Capital Plan has two primary purposes:

- ✓ It provides a decision-making tool to assist Klahoose First Nation to allocate limited financial resources to best meet the Community's needs; and
- ✓ It serves as a valuable tool to define overall capital needs and helps in negotiations to secure adequate needs-based funding.

SHORT TERM

Ideal 5 year Capital Plan

Projects:

- ✓ Cultural Centre
- ✓ Recreation Building
- ✓ Subdivision
- ✓ Cemetery
- ✓ Health and Admin Building Upgrade
- ✓ Funeral Home
- ✓ Canoe Shed
- ✓ Daycare
- ✓ Big House
- ✓ Homes
- ✓ Trail Expansion
- ✓ Community Garden Upgrade
- ✓ Dock Expansion

Total: \$38,600,000

Like many communities, Klahoose cannot afford all the needs identified in the CDP

LONG TERM

Ideal 5 -20 year Capital Plan

Projects:

- ✓ Evacuation Road
- ✓ Administration Office Space
- ✓ Homes
- ✓ Shoreline Protection
- ✓ Hatchery Upgrade
- ✓ Firebreak

Total: \$9,300,000

This capital plan is a tool to assist Klahoose in:

- Choosing priority projects
- looking for funding

Implementation Plan - Examples

Examples of project references found in the CDP. More information, including the costs, project designs, and builders is listed in the CDP Report.

Cultural Centre

Musqueam Cultural Centre
Construction Cost N/A
Building Footprint: 800 m²

Includes:

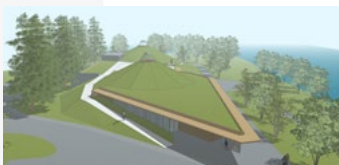
- ✓ Exhibition space,
- ✓ Gathering space,
- ✓ Offices.



Quesnel Indigenous Cultural Centre – Lhtako Dene First Nation
Building Footprint: 1,717 m²

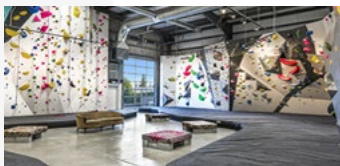
Includes:

- ✓ 251 seat theatre
- ✓ Gift store
- ✓ Admin office
- ✓ Café



Recreation Building with Climbing Wall

Wip Climbing Gym - Courtenay
Building Footprint: 720 m²



Cumberland Recreation Center with Climbing Wall
Building Footprint: 720 m²

Includes:

- ✓ Indoor gymnasium,
- ✓ Climbing wall.



Cemetery

Ashcroft Indian Band Cemetery
Restoration – Future Layout
Concept

\$435,000

Building Footprint: 1,680 m²



Outdoor Multisport Court

Ucluelet First Nation Community Centre

Building Footprint: 1,858 m²

Includes:

- ✓ Two storey,
- ✓ Offices,
- ✓ Meeting rooms,
- ✓ Lounges,
- ✓ Commercial kitchen,
- ✓ Gymnasium.



Westbank First Nation Community Core Multi-Use Park

Building Footprint: N/A

Includes:

- ✓ Basketball court,
- ✓ Skate bowl,
- ✓ Pump track.



Tseshat Outdoor Multisport Court
Building Footprint: 1,680 m²

Includes:

- ✓ Basketball court,
- ✓ Ball hockey court,
- ✓ Lacrosse court.

