

Land Use Planning for Economic Development

Alberta First Nations Lands &
Economic Development Training
Symposium 2014



URBAN
systems

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Overview

- About Urban Systems
- Why Plan
- Where to Start
- What's Next
- Sask Pilot Project
- BC Examples
- Conclusion



About Urban Systems

- Founded in 1975
- Over 400 employees and growing
- Interdisciplinary professional practice specializing in:
 - Economic Development
 - Community Planning
 - Civil Engineering
 - Landscape Architecture
 - Environmental Science
 - Management Consulting



About Urban Systems

- Our higher calling:
“Spirit in Service for Vibrant Communities”
- We focus on building long-term client relationships
- Collaboration with you is the key to our collective success

Why is land use planning important?

- Take stock
- Ask and answer the right questions
- Identify opportunities and potential conflicts
- Develop the concept and action plan
- Provide clarity and certainty

Where To Start?

- The Vision
- Plan Purpose
- Define Success
- Seek Endorsement and Participation

What's Next?

- Understand Capacity
- Seek Funding
- Develop Terms of Reference
- Seek Professional Assistance

Economic Development Lands Planning Pilot Project

- Jump start economic development
 - Realize economic development potential of First Nations land holdings
 - Focus on properties with greatest potential for ec dev & revenue generation
 - Share examples of economic development projects from other Provinces
 - Connect First Nations directly with private sector expertise

- Goal: *Build Economic Development Capacity*
 - Develop new revenue streams
 - Create employment opportunities
 - Promote community economic prosperity

Overview of the EDLP Process

Core Components

1. Emphasis on community consultation
2. Gather background Info
3. Extensive mapping
4. Rigorous land use planning review
5. Detailed site analysis
6. Economic Development Action Plan
7. Land Acquisition Strategy
8. Environmental Management framework



EDLP Outcomes

- Each Community selected 3 priority economic development opportunities
 - Two land development projects
 - One resource development or rural project

What About Strengths?

- A Strong Attribute or Inherent Asset
- Geography
- Location
- Market Need
- Competitive Advantage
- People and Skills
- Natural Resources



Play to Your Strengths

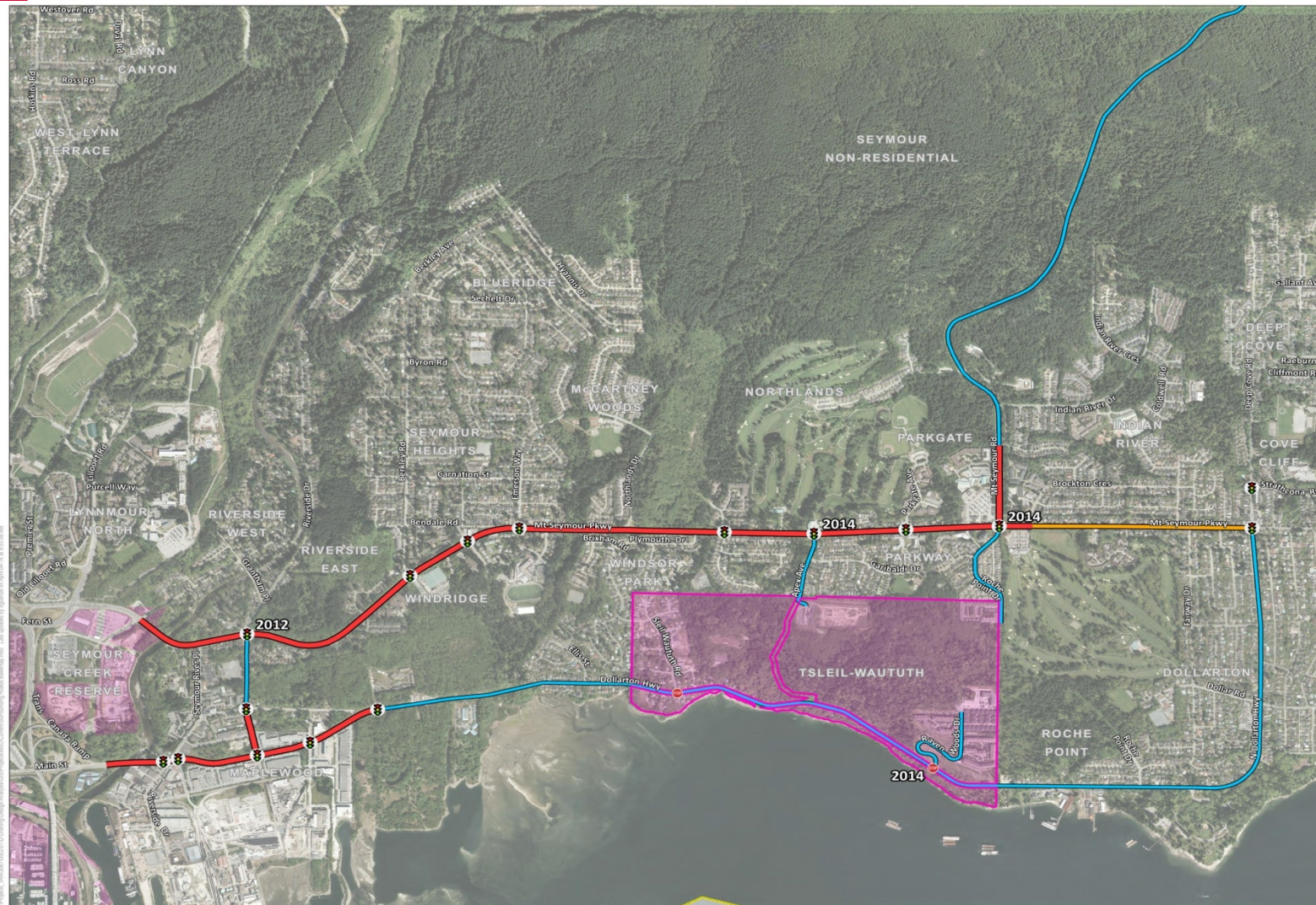
- Klahoose First Nation
 - Run-of-river hydro power
 - RDA with Alterra Power
 - Up to 124 MW capacity
- Creates the opportunity to
 - Look at regional opportunities and priorities
 - Evaluate potential land acquisitions
 - Land selection strategy and action plan



Play to Your Strengths

- Musqueam, Squamish and Tsleil-Waututh
- 32 hectares worth \$307 M
 - Jericho Lands - Canadian Forces garrison
 - Heather Street - old RCMP headquarters
 - Former FOC parcel in on Marine Drive in West Van
- 50% owners of the land
 - 28% as beneficial interest
 - Purchasing 22% for \$68 million

Play to Your Strengths



Tsileil-Waututh Nation

Future Development Plan - Road Network Context

Legend

- Signalized Intersection (Count Year)
- Unsignalized Intersection (Count Year)
- Existing 2-Lane Road
- Existing 3-Lane Road
- Existing 4-Lane Road
- IR #3 Boundary
- Municipal Boundaries



The accuracy & completeness of information shown on this drawing is not guaranteed. It will be the responsibility of the user of the information shown on this drawing to locate & establish the precise location of all existing information whether shown or not.

100 50 0 100 200

Coordinate System:
NAD 1983 UTM Zone 10N

Data Sources:
Tsileil-Waututh Nation
District of North Vancouver
Province of BC

Project #: 3067.0002.01
Author: BCG
Checked: JF
Status: - DRAFT -
Revision: A
Date: 2014/4/4

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FIGURE 1

Potential Opportunities

- Clean Energy
- Land Development
- Aggregate/Resource Development

Conclusion

- Comments/Questions
- Thank You!