



Tsawout First Nation: Our Vision for Tomorrow

November 12th, 2009 Presentation of Land Use Options

East Saanich IR 2 Option 1

The focus of this option is to maximize income for lease holders, employment for members and the tax base for the Band.



All proposed land uses will be subject to the expiration of current leases and will require improved road access.

A casino is proposed at the north west edge of the community. The existing MacDonalds, Esso and trailer park will be redeveloped into a large commercial development that will extend south to the present day location of Hawthorne Village. A business park and office-industrial area will be located to the south. A mix of housing and office uses will be located to the east of Sandhill Creek.

The Tsawout community will be strengthened as new services and facilities are provided and the housing stock is regenerated. In this option, the existing recreation centre and Band office forms a village centre. The Long House is rebuilt on its existing site.

Market housing, including single-family and townhomes on long-term leases, will provide a stable income and property tax base to support community needs.

The Tixen Spit and the marsh are protected for environmental and cultural reasons.

Total Employment: 3,300 jobs
Annual Property Tax: \$20 million
Estimated Annual Lease Revenue: \$66 million



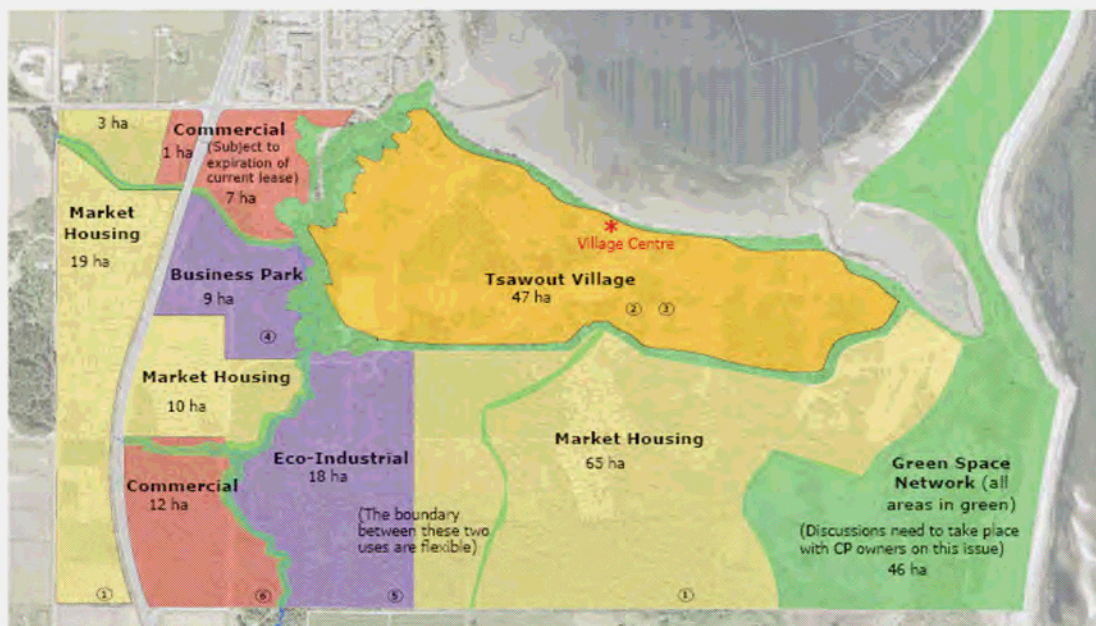


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East Saanich IR 2 Option 2

The focus of this option is to diversify the land base and re-establish the Tsawout Village on the waterfront.



All proposed land uses will be subject to the expiration of current leases and will require improved road access.

The lands west of the highway are used for market housing with a small commercial node at the current location of White Spot.

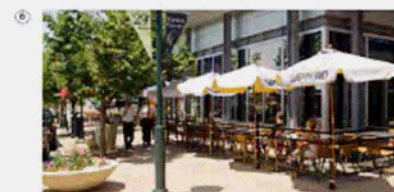
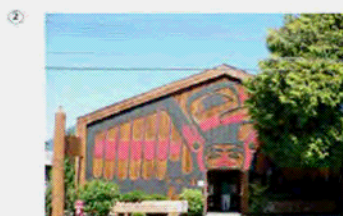
The existing MacDonalds, Esso and trailer park will be redeveloped into a large commercial development that will extend south to the present day location of Hawthorne Village.

A commercial development is located south of Hawthorne Village. An eco-industrial park is located to the east of Sandhill Creek which will include clean distributors and manufacturers.

The Tsawout community will be strengthened as new services and facilities are provided and the housing stock is regenerated. In this option, a new village centre is created on the waterfront, organized around a relocated Long House.

Market housing will provide a long term, stable income and property tax base to the community. This will include single family homes and townhomes on long term leases.

The Tixen Spit and the marsh are protected for environmental and cultural reasons.



Total Employment: 3,200 jobs
Annual Property Tax: \$16 million

Estimated Annual Lease Revenue: \$62 million



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Fulford Harbour IR 5 Option 1

The focus of this option is to maximize economic returns for the Tsawout Community.

The Fulford Harbour lands are used as an economic generator for the community. A high quality resort and marina will employ Tsawout members and provide revenue for the Band. Some staff housing will be provided near the resort. The rest of the site will be market housing – single family homes on large lots and clusters of town houses carefully nestled amongst the lush forested landscape and taking advantage of the views over the waterfront.

Market Housing

Total Employment: 2 jobs
Estimated Annual Lease Revenue: \$1 million
Annual Property Tax: \$4 million

Resort

Total Employment: 50 jobs
Estimated Annual Lease Revenue: \$500,000
Annual Property Tax: \$0 if owned by Tsawout





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Fulford Harbour IR 5 Option 2

The goal of this option is to preserve the site in its current state for the short-term.

The “do nothing” option for this site is aimed to preserve the land in its current natural condition as further study is needed to develop a clearer understanding of the site’s market potential. Further community capacity is also necessary for development as extensive costs would be involved to provide services (water, sewer, roads) this site.

Total Employment: 0 jobs

Estimated Annual Lease Revenue: \$0

Annual Property Tax: \$0





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Tell Us What You Think...

East Saanich Land Use Options:

Which elements of Option 1 do you like? What don't you like?

Which aspects of Option 2 do you like? What could be changed?

Fulford Harbour Land Use Options:

Which option do you prefer? Why?

What else could be shown?
