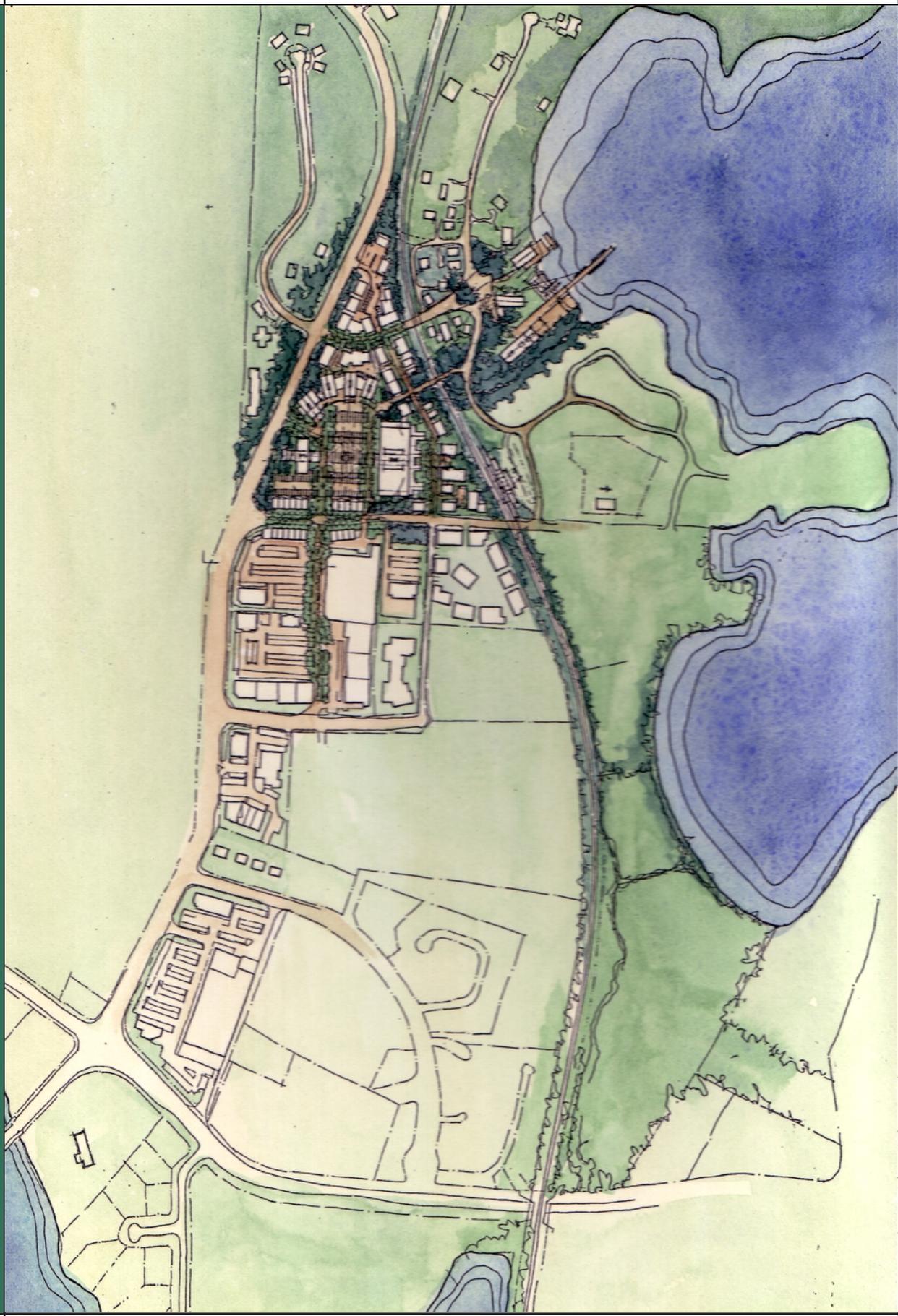


Esquimalt Nation lands comprise a 45 acre site at the edge of spectacular Esquimalt harbour, looking south to the Olympic Mountains and west to the forests of the Sooke Hills. The lands are strategically located at the juncture of the Municipalities of Vic West, Esquimalt and View Royal.

A triangular site, separated from the rest by the E&N railway, is being considered for development. Esquimalt Nation envisions an innovative development that will enhance the region, will invite cross-cultural associations, and will embrace the principles of 'sustainable' and 'green building' design.

We offer this vision as a gift to our ancestors who lived on this land, and to our children who will live on it.





## HISTORY

This area has played a key role in the more recent history of the Victoria region. Historically Portage Park, immediately to the north, has been an important overland link for small boat traffic moving between Esquimalt Harbour and Portage Inlet. Esquimalt Nation lands are flanked by Admirals Road and the railway tracks; two of the original primary thoroughfares to the north of the Island. The north corner of the site, at Hallowell Road, has always been used as a 'flag stop' on the E&N line. Less than one kilometre to the north lie the Heritage destinations of Craigflower School and Craigflower Bridge.

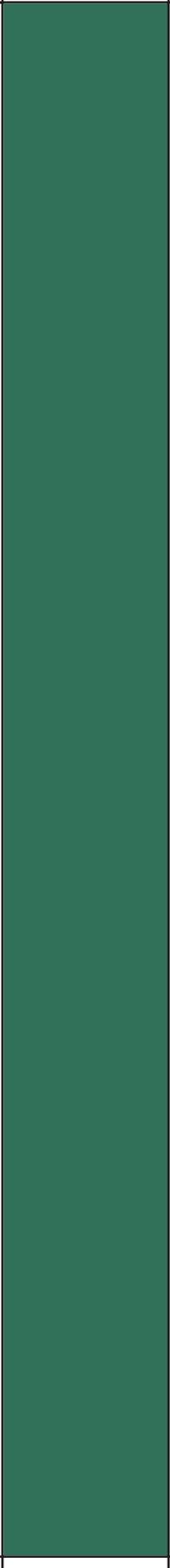




*Panoramic view of Theits Cove*



*The 'triangle' - looking up Hollowell Road*



## THE VISION

Esquimalt Nation is assessing the needs of its people and how to best provide for them; including the consideration of land assets, growth, and housing. In the year 2000 six new homes were built on Nation land – representing an innovative approach to housing based on principles of sustainability and ‘green design’. The ‘Little Big Houses’ of the Esquimalt Nation have attracted Canada wide attention for their quality, spirit, and expression of native values.

The Nation has begun a process of bringing back life to other areas of the land. The ‘triangle’, its three sides bound by Admirals Road to the east, the railway to the west, and the new Admirals Walk Mall to the north, is a site initially used for landfill and periodically for industrial purposes.



Kosapsun Development on behalf of Esquimalt Nation has conceived a vision for future development of this land. Our key objectives are:

- to provide a source of revenue for the Esquimalt Nation
- to heal and inject life to the land employing principles of ‘sustainable’ and ‘green building’ design
- to express essential elements of our indigenous culture
- to recognize the land’s place in history
- to create a centre of regional significance





We have undertaken an initial conceptual study of the land and how we might use it.

#### A VILLAGE CENTRE

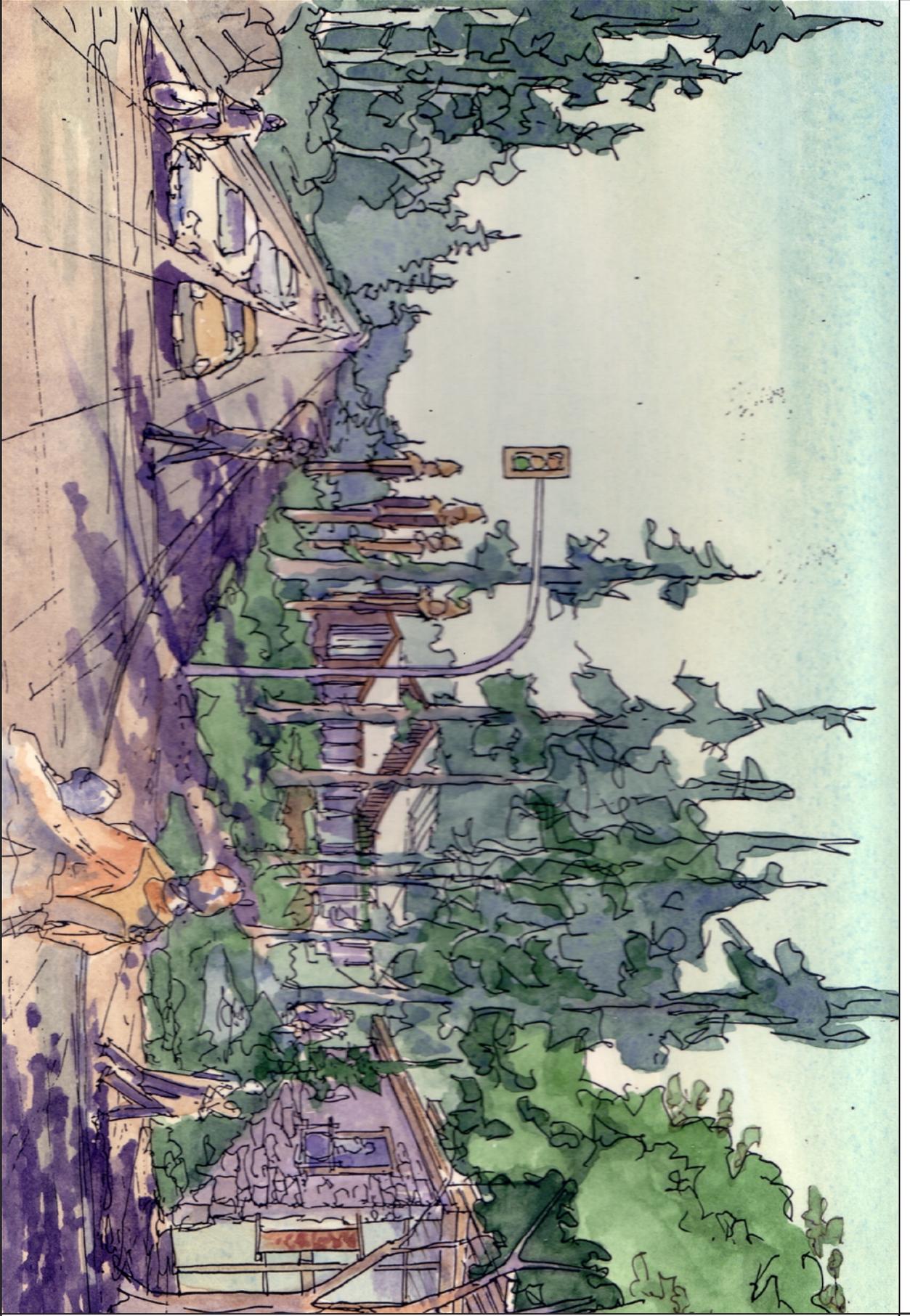
A dynamic, mixed-use centre of activity. Esquimalt Nation calls this place “Mux Wiah” which loosely translated means “belly button” or “centre of the universe”. Thinking about the land this way suggests it can be a village of regional significance. Uses could include:

- Office space for the Capital Regional District
- Native lodge and interpretive centre
- Elders housing, daycare and parenting centre
- Regional Library
- Teaching or research extension of a University or College

#### STREET VILLAGE

We imagine that the approach to the site along Hallowell Road will be an intimate village street with the feel of Cook Street Village in Victoria. The street is an important edge to the Esquimalt Nation lands and also a main access point to the Admirals Walk Mall, residential areas, the Point, and the southern edge of Portage Park. The street would be narrow with large trees and wide sidewalks for gathering. This would be a great place for a coffee shop, bakery, convenience store, professional office, or gallery. Two level spaces could have access from the street at a lower level and at the second level from parking behind.





## RETURN OF THE FOREST

Starting at Esquimalt Harbour beside the existing 'big-house', indigenous species would be planted along waterways all the way back through the village to Admirals Road. We imagine a time when the drive along Admirals Road will include a glimpse through giant Fir to the village beyond.

## INDIGENOUS CULTURE

This site is envisioned as a centre of culture for First Peoples in the region. We imagine that schools located here could teach cultural traditions and language. The harbour's edge could be home to a coastal lodge with accommodations and meeting halls for conference groups. The standing figures of the ancient Salish culture would once again line the shore to welcome travellers.

## ALTERNATIVE TRANSPORTATION

The railway bed is slated to become a valuable 'loop connector' to the Galloping Goose Trail, allowing for pedestrian travel in and out of Victoria. The portage route from Portage Inlet to Esquimalt Harbour would allow small boating enthusiasts to do a circular route from Victoria Harbour through Esquimalt Harbour, Portage Inlet and on to the Gorge Waterway. These greenways and blueways are important parts of our vision of sustainable design, providing scenic and clean transportation alternatives to visit Mux Wiah Village.





## SUSTAINABILITY

We imagine that this development can be 'off-grid' – independent from surrounding Municipalities for infrastructure needs. Embracing notions of 'green building' and 'sustainable design' means that particular attention will be paid to minimize needs for power and water, and handling wastes on site.

All storm water generated on site would be managed through a system of swales, retention ponds and natural channels to prevent erosion and runoff contamination of the harbour. Sufficient water could be retained from the site to meet irrigation needs.

## LEED

The US Green Building Council, working to develop industry standards and design guidelines to steer the construction industry towards good sustainable design, formed the LEED Green Building Rating System to provide a measure of accountability to the movement. We recognize and embrace this rating system as a framework for our vision.









Our vision is broad brushed. In the leading edge thinking about sustainable design we see the wisdom of the Ancestors. We see the opportunities for growth, for cultural expression, and for discovery. Esquimalt Nation invite those interested in sharing our vision to bring forward their ideas.

Esquimalt Nation has designated 22 acres of our lands for economic development and are now in possession of a head lease from the Federal Government.

The Nation has formed a development corporation (Kosapsun Development) to negotiate leasing arrangements.

For further information please contact William Ross at Kosapsun Development  
tel: (250) 389-1112, fax: (250) 384-9309, email: [sundoggroup@shaw.ca](mailto:sundoggroup@shaw.ca).

Merrick Architecture were commissioned to produce the initial conceptual design for our vision.

They also designed the Little Big Houses of the Esquimalt Nation.

Please contact Paul Merrick, MAIBC, FRAIC, RCA or

Ayrie Cunliffe, MAIBC, P. ENG., MRAIC, LEED Accredited Professional  
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