

Canadian Conference of the BIC - Camp Kahquah - Presentation
April 18, 2009
Waterloo Mennonite Brethren Church

1. A year ago, we indicated that at conference this year, Camp Kahquah would unveil the progress in our site Master Plan. We are about to share a glimpse of the draft version which looks ahead over a 20 year horizon
2. We hope to share with you:
 - i. What do we mean by a site Master Plan?
 - ii. Why develop such a plan?
 - iii. What are the key development guidelines?
 - iv. A summary of the process to date
 - v. The highlights of the Master Plan
 - vi. Where do we go from here?
3. Well, a site Master Plan is
 - i. A document which directs the development and conservation of the camp property
 - ii. It's a vision for the physical setting, architecture, landscape, and social environment
4. There are several reasons behind the development of such a plan?
 - i. We have a five year Strategic Plan. A site Master Plan is a logical extension with a focus on the long term.
 - ii. Knowing the long term vision for the property, the placement of facilities will fall in line
 - iii. We need to be able to set future site capacity based on
 - (1) marketing goals
 - (2) infrastructure
 - (3) And geographical limitations
 - iv. We need to look at the eventual development of the Upper Campus
 - v. And we need to improve the quality of the facility
 - vi. Simply stated - "In order to move forward, You need a plan"
5. As the plan was being developed, there were some key guiding factors
 - i. Think long term
 - ii. Think about the big picture
 - iii. Focus on strengths
 - iv. Design things that will last
 - v. Be careful of the environment
 - vi. Don't be afraid to spend money on expert advice

6. Keeping these guidelines in mind, the Plan's development focused on the need to:
 - i. Respond to the needs of the community with
 - (a) Adequate facilities and
 - (b) Keeping accommodation and programming separate
 - ii. Identify and support program needs by
 - (a) Expanding facilities required for programming and
 - (b) Consolidating programming areas
 - iii. Create an aesthetically pleasing environment
 - iv. Consider the safety of the community by keeping motor vehicles away from campers
 - v. Protect our environment by:
 - (a) identifying and protecting our sensitive natural areas
 - (b) and developing a Forest Management Plan
 - vi. Resolve any legal issues related to property
 - vii. And finally end up with a master plan that is flexible and will adapt to changing conditions while providing direction
7. The Overall Process involved a preliminary:
 - i. site topography study
 - ii. and a gathering of existing plans, sketches, reports
 - iii. followed by the formation of a site development committee that went through 3 phases
8. Phase 1 involved input from the Directors from all of various camps:
 - i. They shared a Needs and Wish list
 - ii. A Functional Zones Map was created
 - iii. And research began on property issues and zoning requirements
 - iv. During this time, the Board of Directors created a Strategic Plan which would be used as a basis for the Master Plan
 - v. And we began the New Cabins
9. Phase 2 relied on volunteers with technical expertise which led to
 - i. A 20 year planning time frame
 - ii. Infrastructure studies
 - iii. And Conceptual layouts and Design assessments
10. And finally Phase 3 sought Guidance and input from professional planning and design consultants:
 - i. Almas & Associates Limited
 - ii. Pinestone Engineering Limited
 - iii. Seferian Design Group
11. As it stands today, we are in the development stage of a Draft Master Plan for both the Upper and Lower campuses. The plan includes both conceptual layouts and reports.

12. Looking at the Lower Campus, some of the highlights of the Master Plan include:

A Core area complex

- i. with a renovated Lodge
- ii. a new multipurpose building with:
 - (1) a gym
 - (2) reception area
 - (3) offices
 - (4) access to kitchen
 - (5) and storage
- iii. a new chapel/pavilion
 - (1) with a multi-use lower level
- iv. a new 10 room apartment
 - (1) with two staggered floors of 5 rooms each
- v. expanded dining and kitchen facilities
- vi. and links between the central hub buildings

13. Other accommodations will be made up of either:

- i. Chalet style buildings
- ii. or Cabins of the "Wyldewood" prototype
- iii. as well as renovated shoreline cabins
- iv. The Lakefront will have
 - (1) a floating dock marina
 - (2) and a beach area cordoned off by floating docks
- v. The bog will be used for passive recreation and programming as will the Hiawatha trail
- vi. A consolidated programming area will have both specific and general purpose uses
- vii. And finally, there will be more gathering/seating areas in the core area and waterfront

14. Connecting all these features will be:

- i. Wider and resurfaced main roads
- ii. And secondary roads restricted to vehicular traffic
- iii. And of course we will need both primary and overflow parking areas

15. The Upper Campus will move towards:

- i. A provincial park style campground for 50 sites
- ii. Staff residences
- iii. A maintenance building
- iv. A community center with
- v. A central washroom facility which would be independent of the Lower Campus
- vi. A trailer dumping station
- vii. And an area for overflow parking
- viii. There will be trails through the bush
- ix. And an improved trail to the Lower Campus
- x. Ending with a cross-walk barrier that will enhance the safety of the

Nipissing Road crossing

16. As far as infrastructure is concerned we are looking into
 - i. Drilling supply water wells especially on the Upper Campus
 - ii. Expanding sewage for Lower Campus and a new system for the Upper Campus
 - iii. Expand energy capacity including heating sources other than electricity

17. So, where do we go from here?
 - a. The first step is input from our constituents. Information on the Draft Master Plan will be made available using
 - i. brochures
 - ii. and our website
 - b. We will be looking for input from everyone with an interest in Camp Kahquah
 - c. Once we have feedback to the Draft Master Plan
 - i. We will evaluate that input
 - ii. Then make adjustments to the plan
 - iii. After reviewing our priorities define a number of 5 year project phases

18. And then
 - i. Finalize the Master Plan
 - ii. And present it to our Constituents

19. So, please understand
 - i. That this plan is not about moving camp sites or tearing down buildings next year - it is a 20 year plan of what Camp Kahquah could look like
 - ii. We also realize that these are difficult financial times, but again this is a 20 year plan
 - iii. We need your input and your support
 - iv. There will be a number of avenues by which you will be able to provide your thoughts - take advantage of them
 - v. As a conference, we need to look beyond the immediate future and also remember why we do all of this - it's really about people and relationships.
 - vi. In a few years, Camp Kahquah celebrates its 50th anniversary - what will the 100th anniversary look like? Our decisions now will help mold that celebration.