



## THINKING ABOUT OUR COMMUNITY (VILLAGE)

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Musqueam Village (IR2) Plan



## PROGRESS REPORT: UPDATE TO COMMUNITY What's next after the Community Design Workshop?

*August 2022*

This report is the detailed version of this community update on the Musqueam Village (IR2) Plan.

For a shorter, more accessible summary, see [the website post](#).

For additional visuals, maps and photos from the Community Design Workshop, [see the Visual Report](#) (large file, may take time to download).

### SUMMARY

Since 2017, Musqueam Indian Band Administration and Musqueam Capital Corporation have been working on the *Musqueam Village (IR2) Plan* as an extension of Musqueam's *Comprehensive Community Plan* (2018) and *Land Use Plan* (2014).

The IR2 Plan will provide a holistic framework to use our lands respectfully and develop housing, community amenities, and economic development opportunities in Musqueam Village (also called Indian Reserve #2).

**The IR2 Plan Community Design Workshop took place from June 13-18, 2022.** In this progress report, the Project Working Group is updating the Musqueam Community on the status of the Musqueam Village (IR2) Plan, which includes the ideas and feedback the team heard from the Musqueam community. This report explains the next steps to move forward in this project.

This progress report has 3 sections:

- A. **BACKGROUND: OUR WORK SO FAR** – Summary and key outcomes of the Community Design Workshop
- B. **DISCUSSION: PHASE 1 LANDS** – what we heard from community; work that was done during the Community Design Workshop; next steps and recommendations
  - i. Block K
  - ii. Mali lands
  - iii. MGLA
- C. **COUNCIL DIRECTION & NEXT STEPS**

## A. BACKGROUND: OUR WORK SO FAR

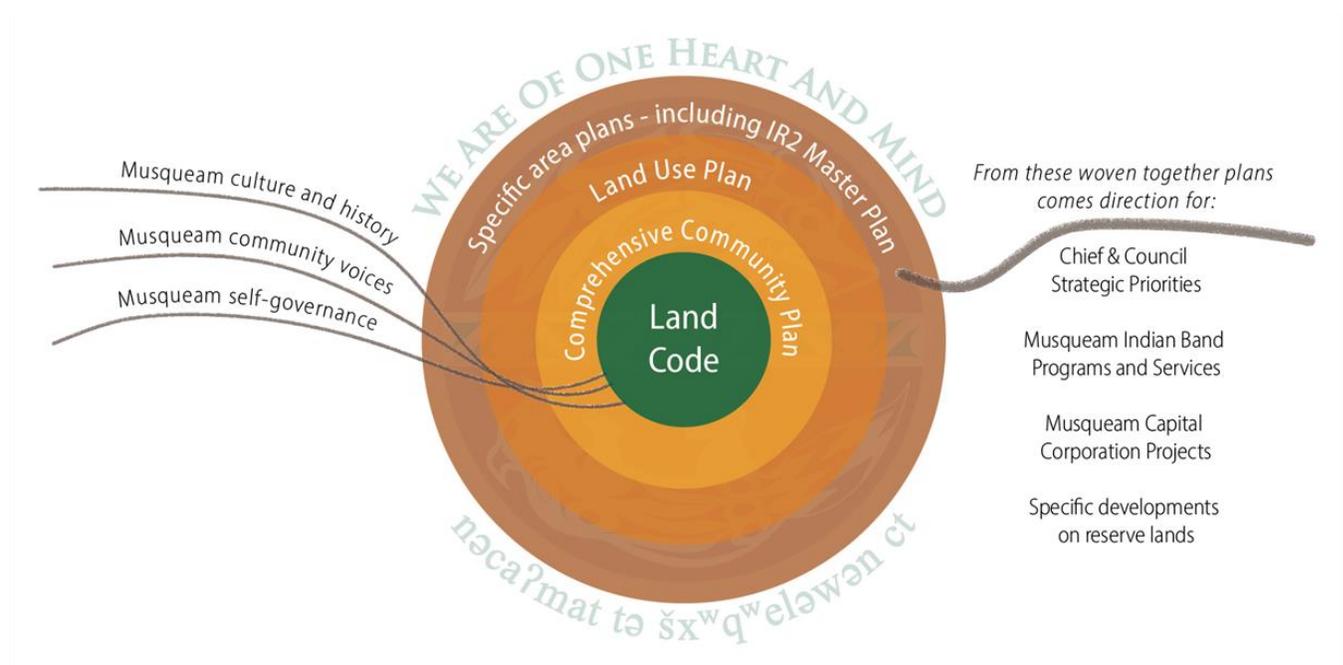
### About the IR2 Plan

The IR2 Plan will be the physical vision and framework of what Musqueam Reserve (IR2) will look like in the future.

It is based on the [Comprehensive Community Plan 2018](#) (CCP) and Land Use Plan [2014](#) (LUP), and brings to life the vision and objectives identified in both documents.

The IR2 Plan will be grounded in the [Musqueam Land Code](#), and abide by the development processes laid out by the Land Code.

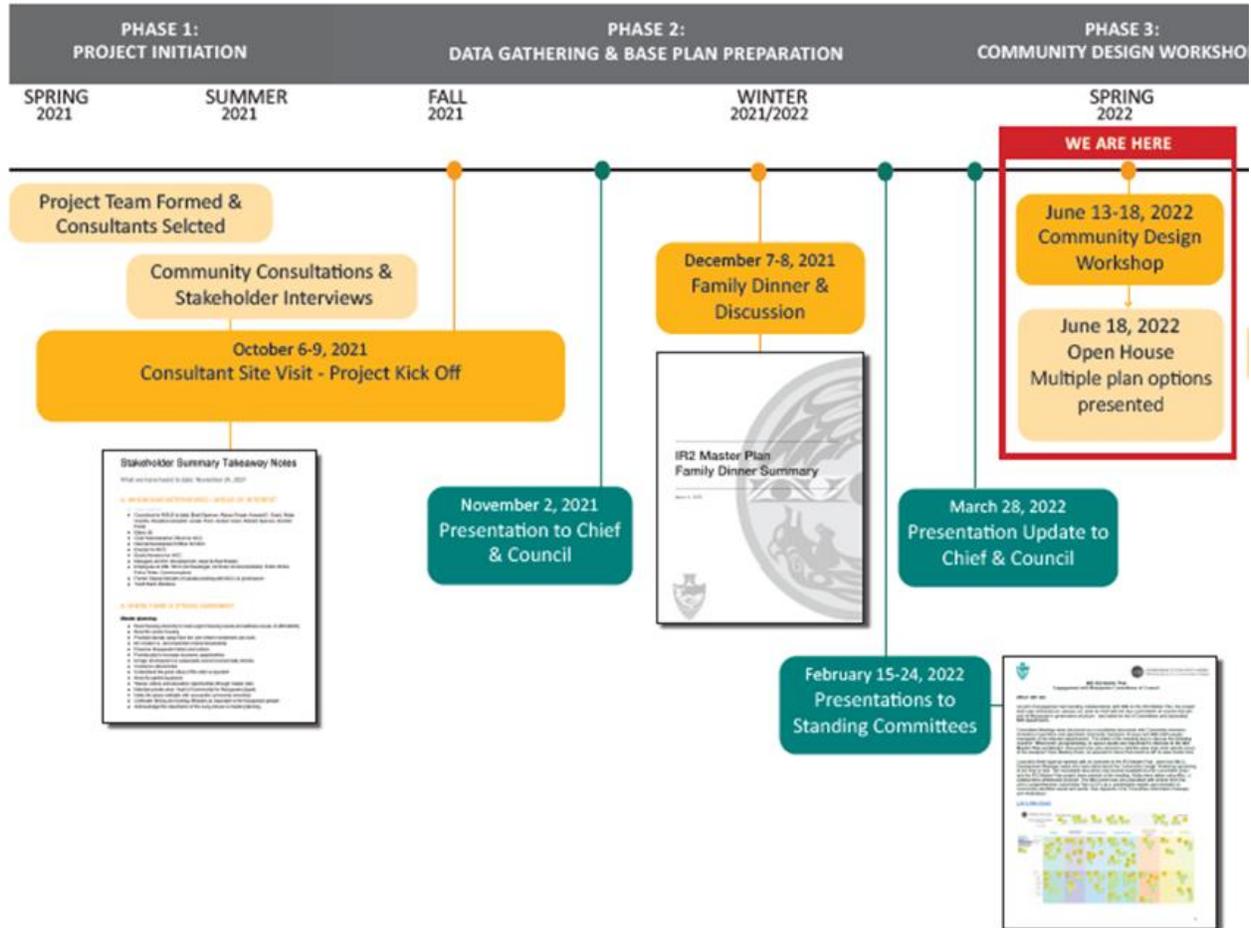
Like a spindle whorl weaves together fibres, our plans weave together work towards our community vision:



In 2018, Chief and Council tasked **Musqueam Capital Corporation (MCC)** as the project managers for a Master Plan for IR2.

<p>The <b>IR2 Plan Working Group</b> is:</p> <p>Devin Sharma – MIB Chief Administrative Officer          Larissa Grant – MIB Title &amp; Rights Manager          Babu Kadiyala – MCC VP Real Estate          Jane Koh – MCC Development Manager          Grace Ulu – MCC Communications &amp; Marketing          Kim Guerin – MIB Lands Governance Officer          Tecla Van Bussel – MIB Community Planner          MIB Lands and Community Planning</p>	<p>The external consultant team includes:</p> <p><b>DPZ CoDesign</b> – Urban Planning  <b>Perkins &amp; Will</b> – Architecture &amp; Sustainability  <b>PWL Partnership</b> – Landscape Design  <b>Kerr Wood Leidal</b> – Civil Engineering and Green Infrastructure  <b>Bunt &amp; Associates</b> – Transportation Planning  <b>Impact Campaigns</b> – Community Engagement  <b>Diamond Head</b> – Ecology Restoration</p>
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<p>Councillor Allyson Fraser - Chair of the Lands, Housing and Capital Committee Councillor Brett Sparrow - Responsible for land use planning and Musqueam Land Code</p> <p><i>Past members include: Desirae Fraser – former MCC Development Coordinator</i></p>	<p><b>IBI Group (formerly Teranis) – Environmental Assessment</b></p>
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**Key Outcomes**

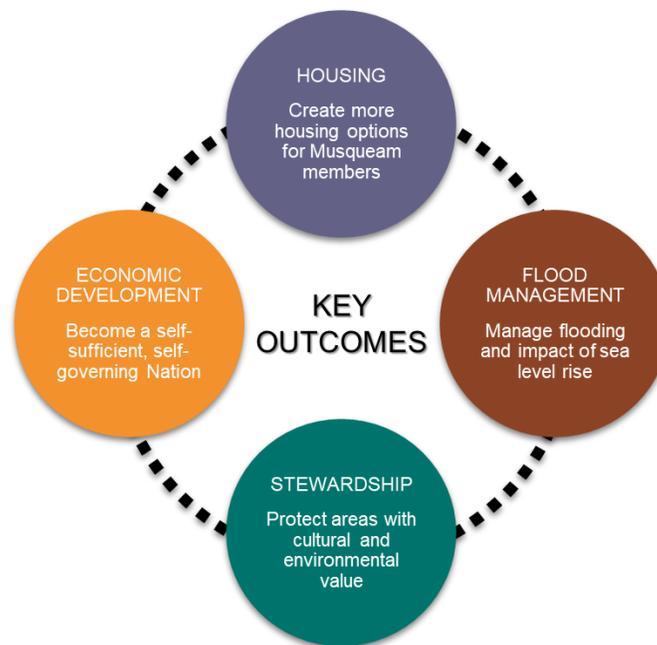
The Community Design Workshop (June 13-18, 2022) was successful in:

- Allowing for a community-wide conversation about Musqueam Village IR2 as a whole
  - 211 people participated in the 6-day workshop, 133 of whom are Musqueam members
  - This included 15 off-reserve members, 20 Elders, 9 Youth and 9 members of Chief and Council
  - 85 Musqueam staff members attended, 49 of whom were members, 36 were non-members

- Providing a long-term vision that allows for the development of an overall framework for open space, road/trail/transportation networks, blocks, and what generally goes where and what it might look and feel like
- Affirming the community's priorities and next steps for this project

In all the community engagement for this project since Fall 2021, we have heard from the community what they would like to see for the future of IR2. Most of these reiterate the goals of the Musqueam Community Comprehensive Plan (CCP 2018) and will be incorporated into design guidelines and best practices for IR2 – these include stewardship of both environmentally and culturally important areas, the need for more and different types of housing, opportunities for economic development, social services and recreation.

Overall, key themes emerged:



- Economic Development - Become a self-sufficient, self-governing Nation
  - *Musqueam CCP 2018 – Action 20b: Increase collaboration between Administration and MCC as a means of maximizing revenue generation for the community, and ensuring MCC projects reflect Musqueam values and interests;*
  - *Musqueam CCP 2018 – Action 20c: Pursue sustainable economic opportunities for the community*
- Housing - Create more housing options for Musqueam members
  - *Musqueam CCP 2018 – Action 4: Build Member housing;*
  - *Musqueam CCP 2018 – Action 5: Build higher density housing, including diverse housing types, low income housing, and building design and layouts that reflect Musqueam culture, values, and best practices*

- Flood Management - Manage flooding and impact of sea level rise
  - *Musqueam CCP 2018 – Action 4c: Prepare for new housing developments by continuing to assess and mitigate flood risks, archaeological, and environmental factors*
- Stewardship - Protect areas with cultural and environmental value
  - *Musqueam CCP 2018 - Action 13c: Support initiatives that promote protection and revitalization of habitat, indigenous flora and fauna, and heritage resources and minimize impacts from developments*

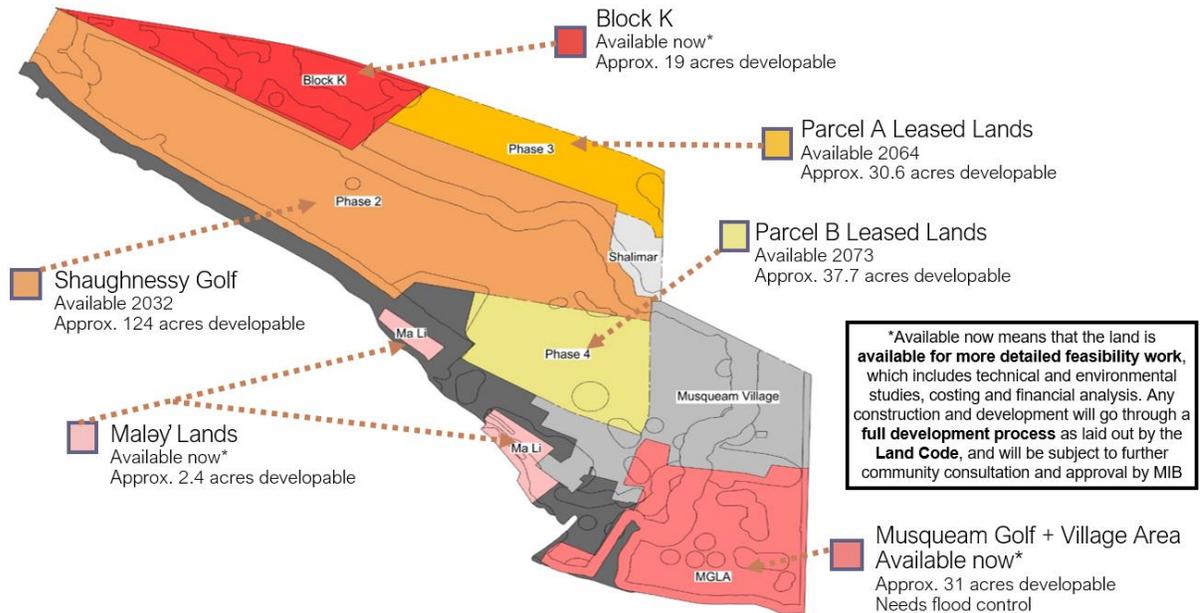
The IR2 Plan also advances work on many other Musqueam CCP 2018 Actions, such as infrastructure development and maintenance; supporting education, healthcare, and other community space needs; exploration of alternative energy sources, etc.

The outcome of the IR2 Workshop is a large number of ideas and “plan options” for different areas of the reserve. These options include different approaches for development form and density; location of buildings, open spaces, and roads; and treatment of environmental and cultural values.

IR2 lands will be developed and redeveloped over several decades/generations. The Master Plan will provide different options for future phases of development, while maintaining an overall framework based on long term goals. This will allow incremental decisions to be made at each phase based on the needs of the community in the future.

## B. DISCUSSION: PHASE 1 LANDS

The current focus of the IR2 Plan is on Phase 1 lands, that have been identified as the lands not currently under lease or already developed on – Block K, Mali, and MGLA.



### Block K

#### What we heard

Block K is designated as Community Mixed Use<sup>1</sup> by the Musqueam Land Use Plan and we heard during the Community Design Workshop that there is a desire to move forward with Block K as an economic driver.

In exploring the various development options on other areas of IR2, it has become clear that Block K can be the catalyst for other development opportunities on IR2 as it can generate the revenue to fund other projects like flood mitigation and member housing that are otherwise reliant on external grants and funding.

<sup>1</sup> Community Mixed Use Permitted Uses: Commercial retail (Musqueam-owned and leased), Commercial office (aboriginal professional and leased), Commercial accommodation (Musqueam-owned and/or joint venture), Member housing (single- and multi-family, Elders, rental, other options), Non-member housing (multi-family), Community facilities (program offices, economic development), Parks and recreation facilities (fields, ancillary buildings and limited eco- and cultural tourism/recreation), Traditional cultural uses and activities, and Habitat protection and stewardship activities

### Work done - Examples of potential options

These two example plans show some of the more common ideas voiced by community members. These plan ideas are not mutually exclusive and have been drawn up to assist with a discussion of preferences. The final plan for Block K will be based on further feasibility analysis and could look closer to Plan 1, or Plan 2, or something else altogether.

<p>Example Plan 1</p> <ul style="list-style-type: none"><li>a) Low to mid-rise development spread out with high-rise towers staggered to maximize views</li><li>b) Potential for housing area in southeast corner separated by creek and green space that could be used as Musqueam housing</li><li>c) Main street principally running east-west</li></ul>	<p>Example Plan 2</p> <ul style="list-style-type: none"><li>a) Preserves west side of Block K</li><li>b) Compact, mid-rise development concentrated to the east, with no high-rise towers</li><li>c) Main street principally running north-south</li></ul>
<p>Approx. 7,000 housing units Approx. 200,000 sf Commercial and Retail</p> <p>Total of 4.8 M square feet gross area 2.7 FSR</p>	<p>Approx. 5,800 housing units Approx. 250,000 sf Commercial and Retail</p> <p>Total of 4.6 M square feet gross area 2.59 FSR</p>
	

Some key preferences for exploration:

- More compact vs. spread out – more preservation vs. less preservation of forest
- Mostly mid-rise vs. low to mid-rise with some high-rise towers
- Dedicated, separate area for Musqueam housing – how many units?
- Is this enough housing and commercial space?

### Recommendation and Next Steps – Feasibility Analysis

The project team’s next step is to produce a feasibility analysis and more detailed site plans for Block K as a Community Mixed Use that is focused on economic development for Musqueam.

The feasibility analysis will take into account:

- Cost and financial feasibility
- Timing and phasing of the overall project, with the target of kicking off the first phase of development of Block K in 2023

- Community feedback on the two plans and corresponding preference of various elements of each plan

The outcomes of the feasibility analysis will be reported back with Chief and Council, and used to provide recommendations upon which Chief and Council can provide further direction on.

## Mali Lands

### What we heard

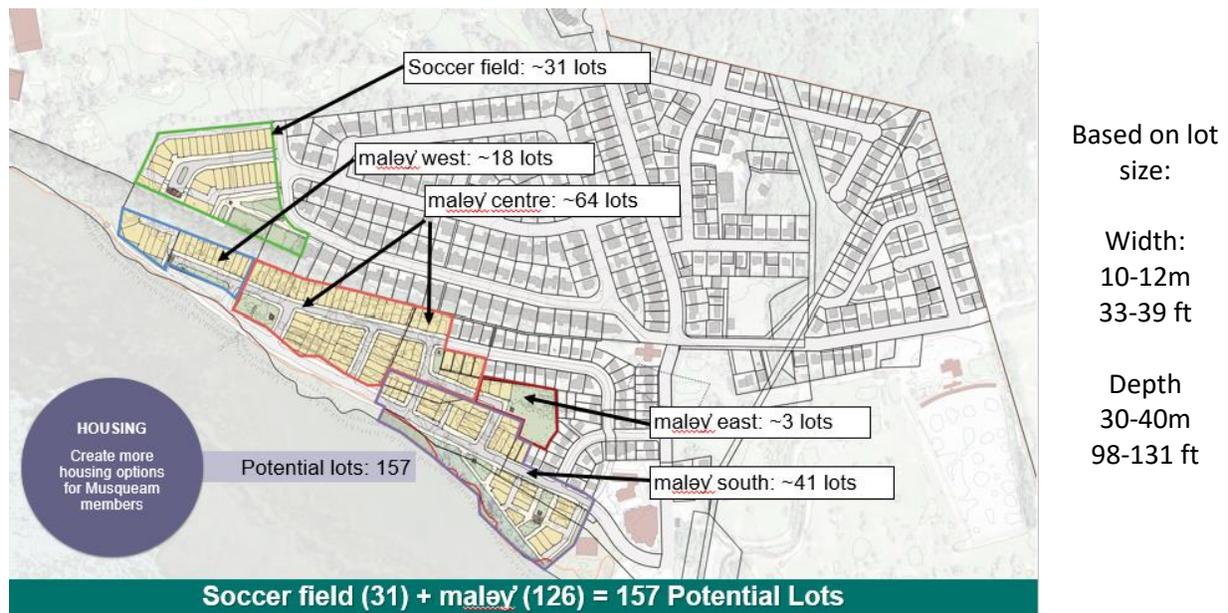
Band Housing is a priority for Musqueam. We heard during the Community Design Workshop that members want to live near the Community Heart. One such area is the Mali lands, which is designated as Village Neighbourhood.

We heard from a handful community members that were present that building on the soccer field and negotiating with the CP lands would be politically challenging.

### Work done – Plan options

A high level plan was drawn out on the western side of the Village Neighbourhood that do not currently have housing on it. This includes the Mali lands and the soccer field north of that area.

The soccer field was explored as a potential area for housing as it is above the flood construction level, could be more easily serviced. If this was pursued the soccer field could be relocated to MGLA – this area is below the flood construction level, and the risk of a recreational space like a soccer field flooding is far lower than a home.



<u>MIB Owned Lands</u>		<u>CP Lands</u>
Soccer field: 31 lots	Mali west: 18 lots Mali south: 41 lots Total: 59 lots	Mali centre: 64 lots Mali east: 3 lots Total: 67 lots
Total MIB lands: 90 lots		
Total Mali lands: 157 lots		

Recommendation and Next Steps – Feasibility Analysis

Further feasibility studies are required in this area. In particular, further assessment needs to be done:

1. Flooding risk – in process as part of the Musqueam Flood Mitigation Strategy (led by MIB Public Works, with KWL as consulting engineer). An estimate on cost and scope should be completed Fall 2022.
2. Contamination of the lands – a complete Environmental Site Assessment would need to be performed to accurately outline remediation that would need to take place before residential development can happen. It will also require collaboration and monitoring by the MIB Archaeology department.  
Remediation of the land will be based on the outcomes of a completed ESA.  
Further work on the removal of invasive species such as Japanese Knotweed will also have to take place.
3. Geotechnical assessment and Hydrogeological assessments – field testing would be required as part of the assessment. A report would determine the extent of site preparation and if any preloading would be required for development.
4. Overall phasing and timing; costing and financing.
5. Strategy discussions with MIB Admin, particularly the Housing Department, to figure out what, if any, policies should be in place.

The outcomes of the feasibility analysis will be reported back with Chief and Council, and used to provide recommendations upon which Chief and Council can provide further direction on.

**Musqueam Golf and Learning Academy**

What we heard

Musqueam Golf and Learning Academy (MGLA) currently sits below the 4.7 metre flood construction level approved by MIB. We heard from community members that flood protection and management is a concern, particularly as we are now living in a time of more unpredictable and volatile weather patterns.

Work done

The safety of the community is a top priority, and thus, a Flood Mitigation Strategy is currently being developed under the leadership of MIB’s Public Works department, in collaboration with this project team and project.

Possible land use options being explored with the Flood Mitigation Strategy team:

- Keep golf course as an 18 hole plus practice range
- Redesign golf course to 9 hole plus practice range with housing on the rest of the lands
- No golf course, and instead use the land primarily for housing

### Next Steps

This project team will continue to work with the Flood Mitigation Strategy team, with the target of reporting back to Chief and Council in Fall 2022.

## **C. COUNCIL DIRECTION & NEXT STEPS**

Based on Musqueam Community feedback and the proposed plan options produced by the Project Team, the next step in this project is to determine the feasibility of the plan options for Block K and Mali. Feasibility Analyses will include information Community members asked for, such as financial analysis (cost, financing), timing and phasing options, and more detailed land use recommendations.

The outcomes of the feasibility analysis will be reported back with Chief and Council, and used to provide recommendations upon which Chief and Council can provide further direction on. Any development projects will still have to go through the development process laid out by the Musqueam Land Use Plan and Land Code, which provide for further community engagement before the final decision to build is made.

### **MOTIONS – Passed by Chief and Council on July 25<sup>th</sup> 2022**

1. That Chief and Council approve the IR2 Project Team to initiate feasibility analysis on Block K for mixed use development and move forward on Phase 1 Planning for Block K
2. That Chief and Council approve the IR2 Project Team initiate feasibility analysis for Member Housing on
  - a. Mali lands owned by MIB
  - b. CP lands in Mali
  - c. Soccer field

### **NEXT STEPS**

1. Finalize overall IR2 Master Plan, including Best Practices, Principles and Design Guidelines
2. Conduct feasibility analysis on Block K for mixed use development
3. Conduct feasibility analysis for Member Housing
  - a. Mali lands owned by MIB
  - b. CP lands in Mali
  - c. Soccer field
4. Community input will continue to be received online at [www.MIBMasterPlan.com](http://www.MIBMasterPlan.com) and in person opportunities.