



THINKING ABOUT OUR COMMUNITY (VILLAGE)

xʷqʷəlqʷəliwən ct ?ə tə s?ant xʷəlməx

PROGRESS REPORT: UPDATE TO COMMUNITY

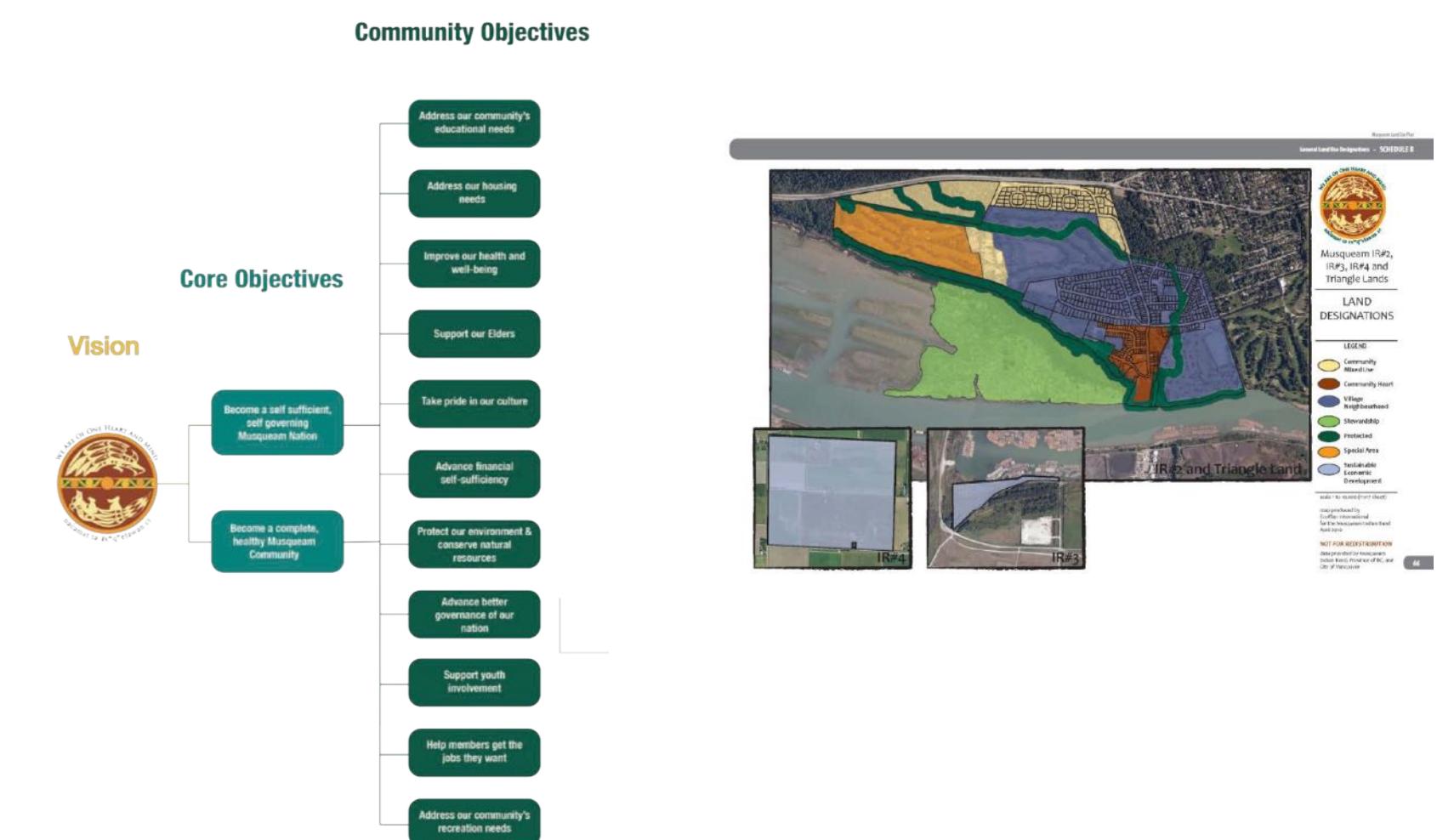
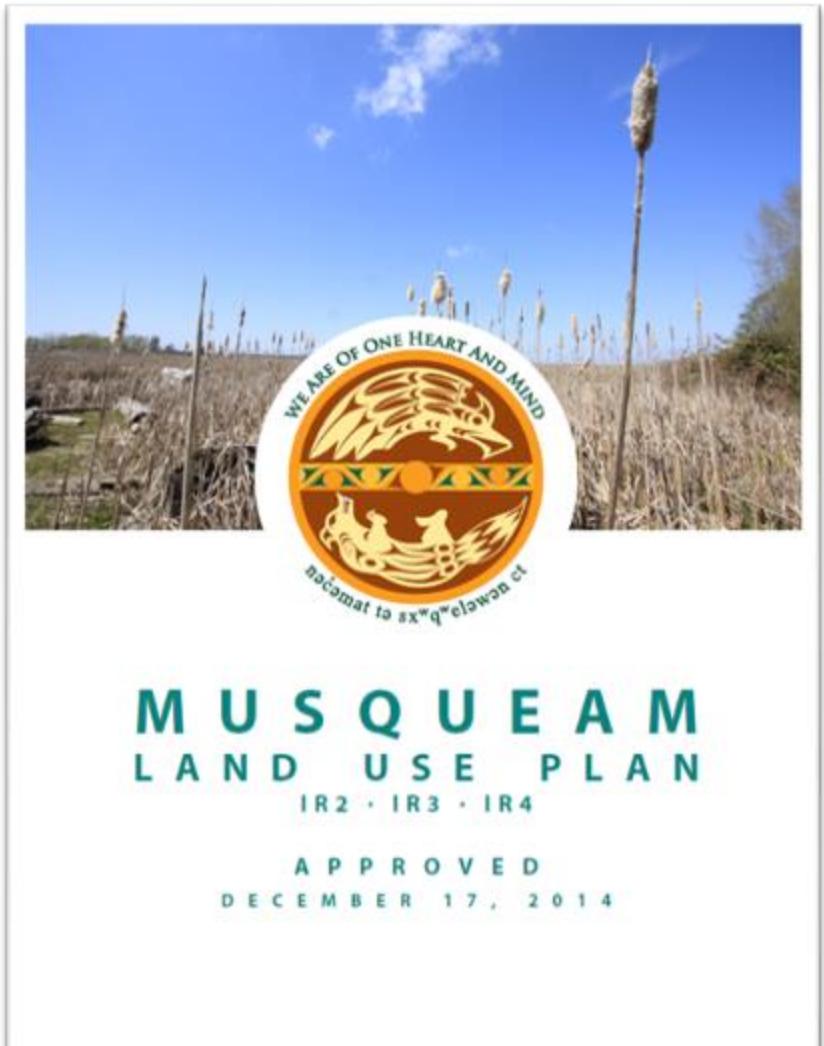
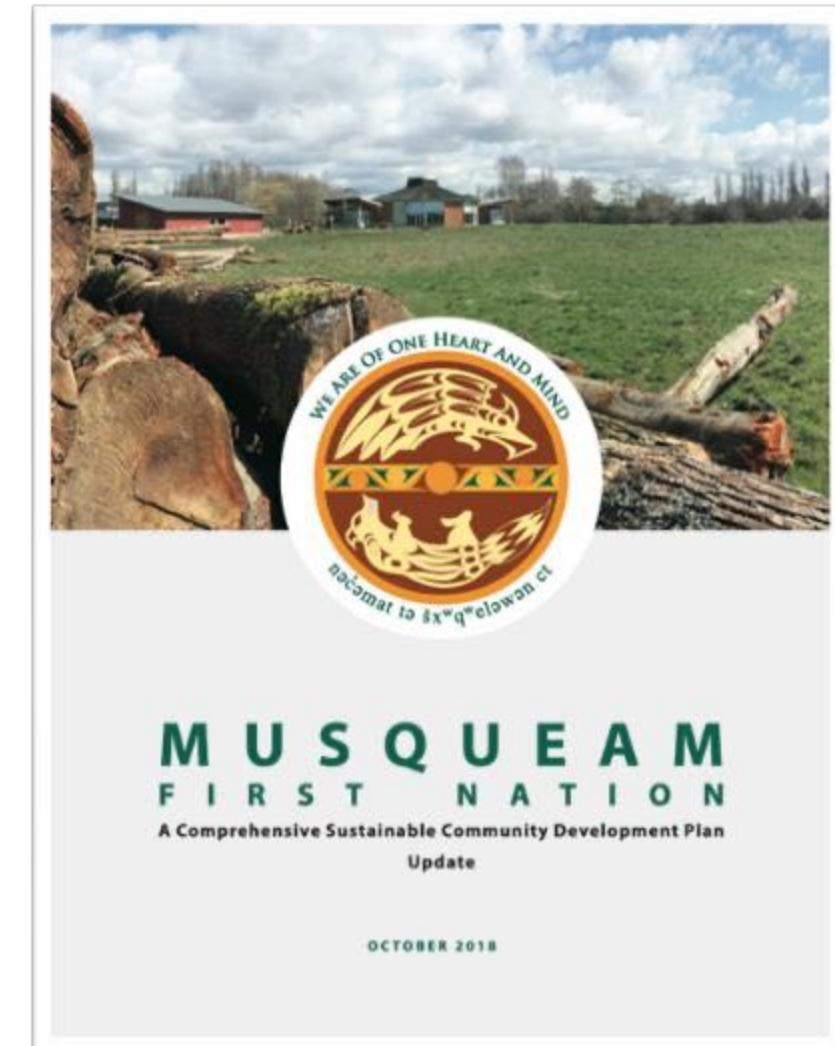
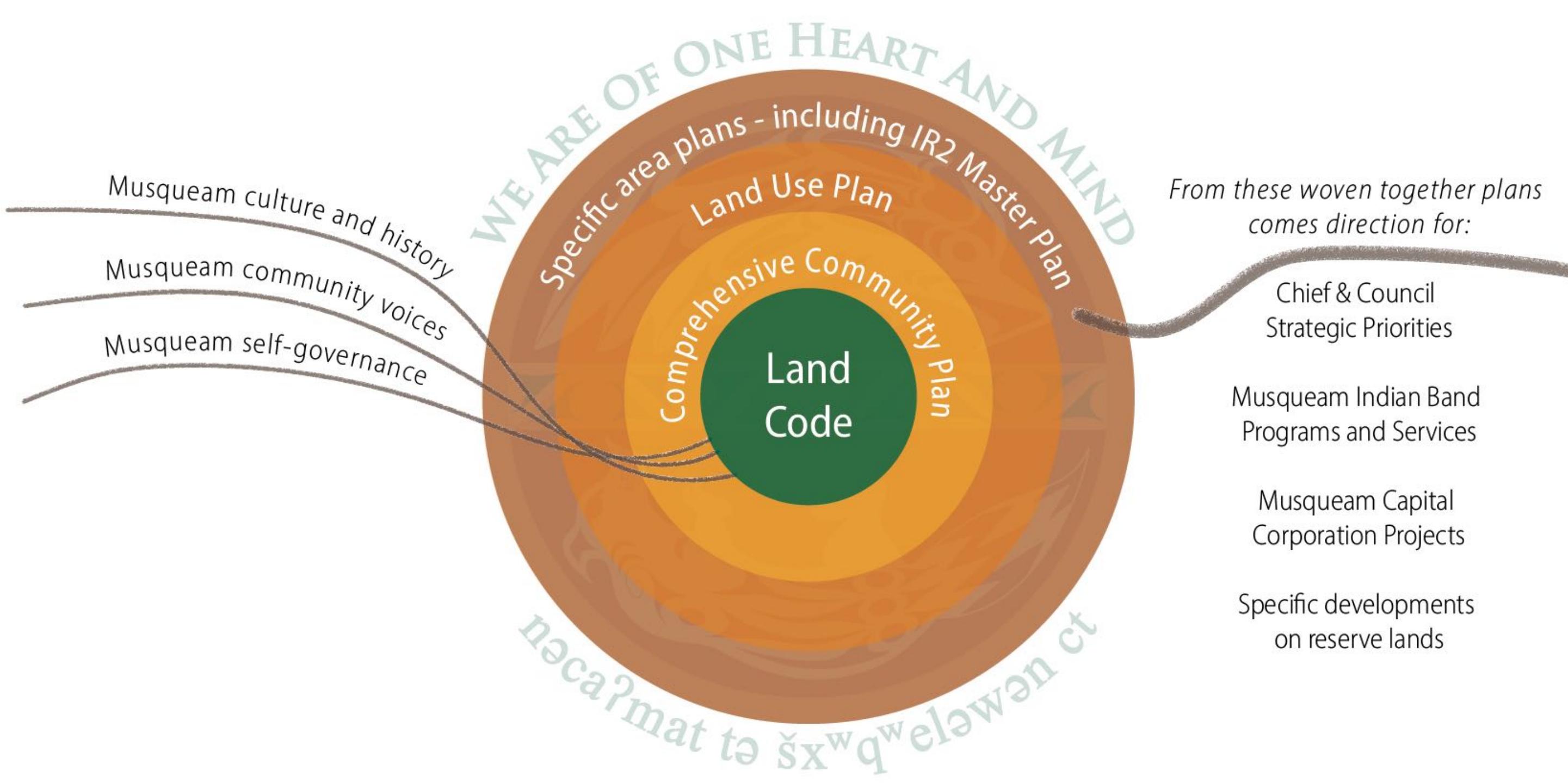
What's next after the Community Design
Workshop?
August 2022

A. BACKGROUND: OUR WORK SO FAR

Summary and key outcomes of the Community Design Workshop

The Musqueam Village (IR2) Plan will be the physical vision and framework of what Musqueam Reserve 2 will look like in the future. It is a Master Plan that is based on the [Comprehensive Community Plan \(CCP\)](#) and [Land Use Plan \(LUP\)](#), and brings to life the vision and objectives identified in both documents. The 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.



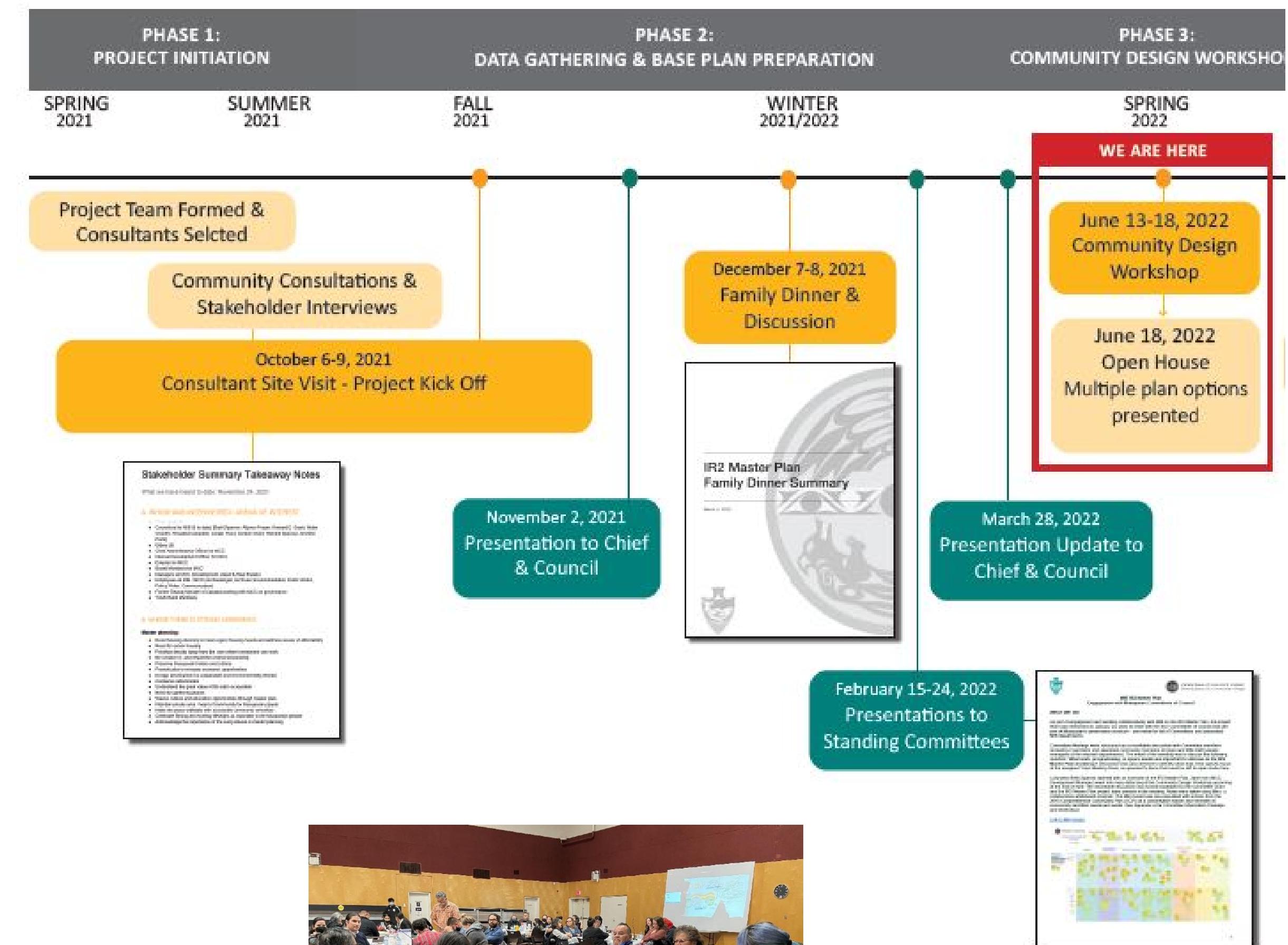
WHAT IS A MASTER PLAN?

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

The IR2 Master Plan **Working Group** is made up of members of MCC staff, MIB Lands and Community Planning, the Chair of the Lands, Housing and Capital Committee, and Councillor responsible for land use planning and Musqueam Land Code.

This Working Group consults with **MIB** Council, Administration, Committees and various Departments and Program Managers.

There is also an external team of **consultants** that includes Architects, Landscape Architects, Civil and Transportation Engineers, Biologists and Environmental Consultants.



LEARNING - LISTENING

WHO WE ARE - WHAT WE HAVE DONE

Title of this Project: MIB Master Plan IR2

Guiding Phrase:

xʷqʷəlqʷəliwən ct ?ə tə s?a:n̄t xʷəlməxʷ

Thinking about our community (village)

The word “thinking” reflects the concept that the MIB Master Plan IR2 is a living document. All master plans are guiding principles throughout the development process and it is important to understand that this work will carry on for many years to come. During this time, our resources and assets will change with younger generations coming into positions of leadership. Despite having a “master plan”, many things will change, and so we continue thinking of how to move forward and progress with all of our community, and all the different generations to follow.

Many know the term xʷəlməxʷ as a reference to an indigenous person; however, it encompasses much more to its meaning. Its context includes someone that comes from the land, and/or the place of where our village and community is.

We placed the term “village” in brackets because it is much more than just our village. We only tend to think of Musqueam IR2 and the surrounding neighborhood as our village but it includes all our Musqueam assets and land around us historically and presently.

In July 2022, staff proposed a name for the master plan document that will be produced:

Musqueam Village (IR2) Plan 2022



MIB Master Plan Logo



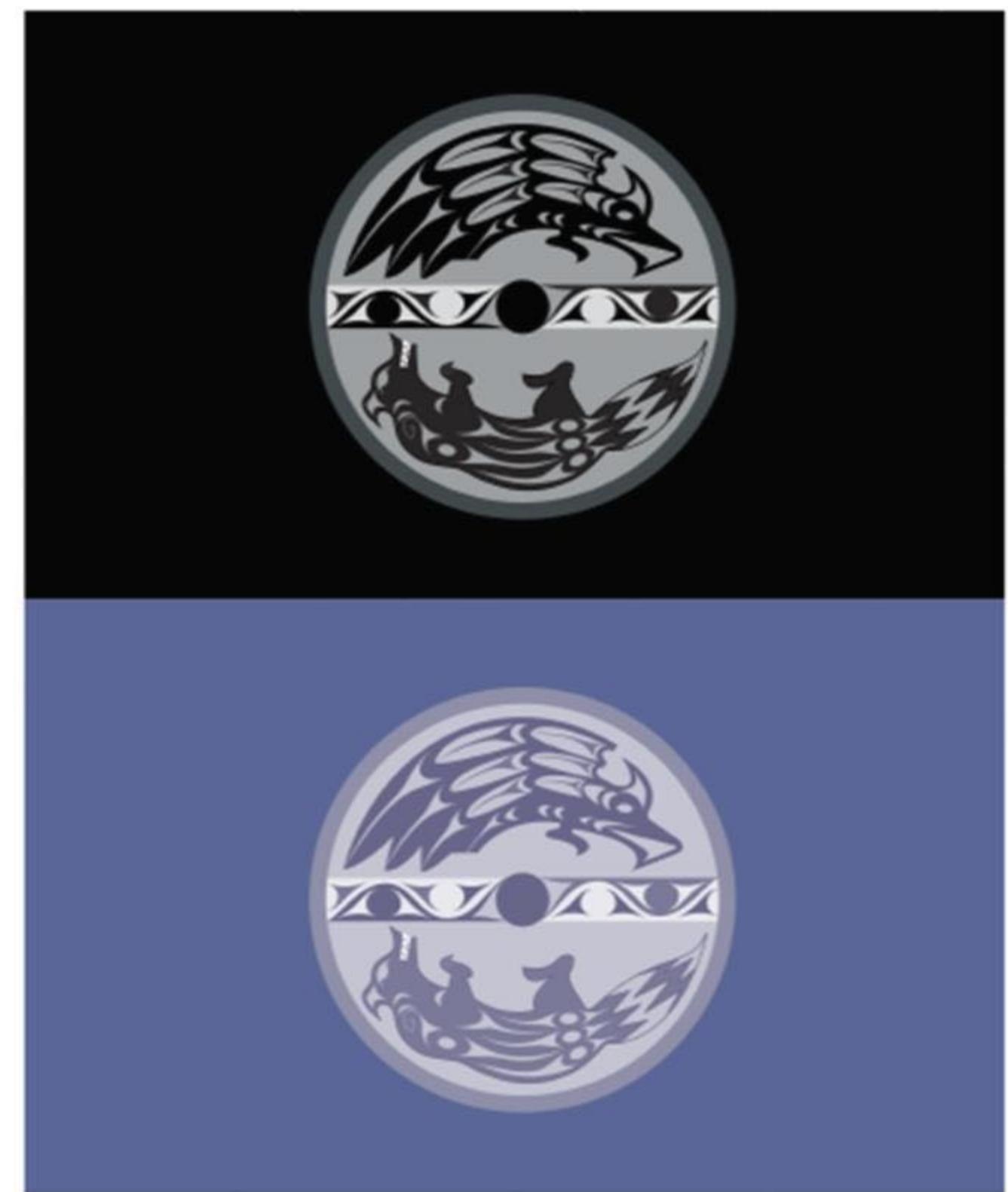
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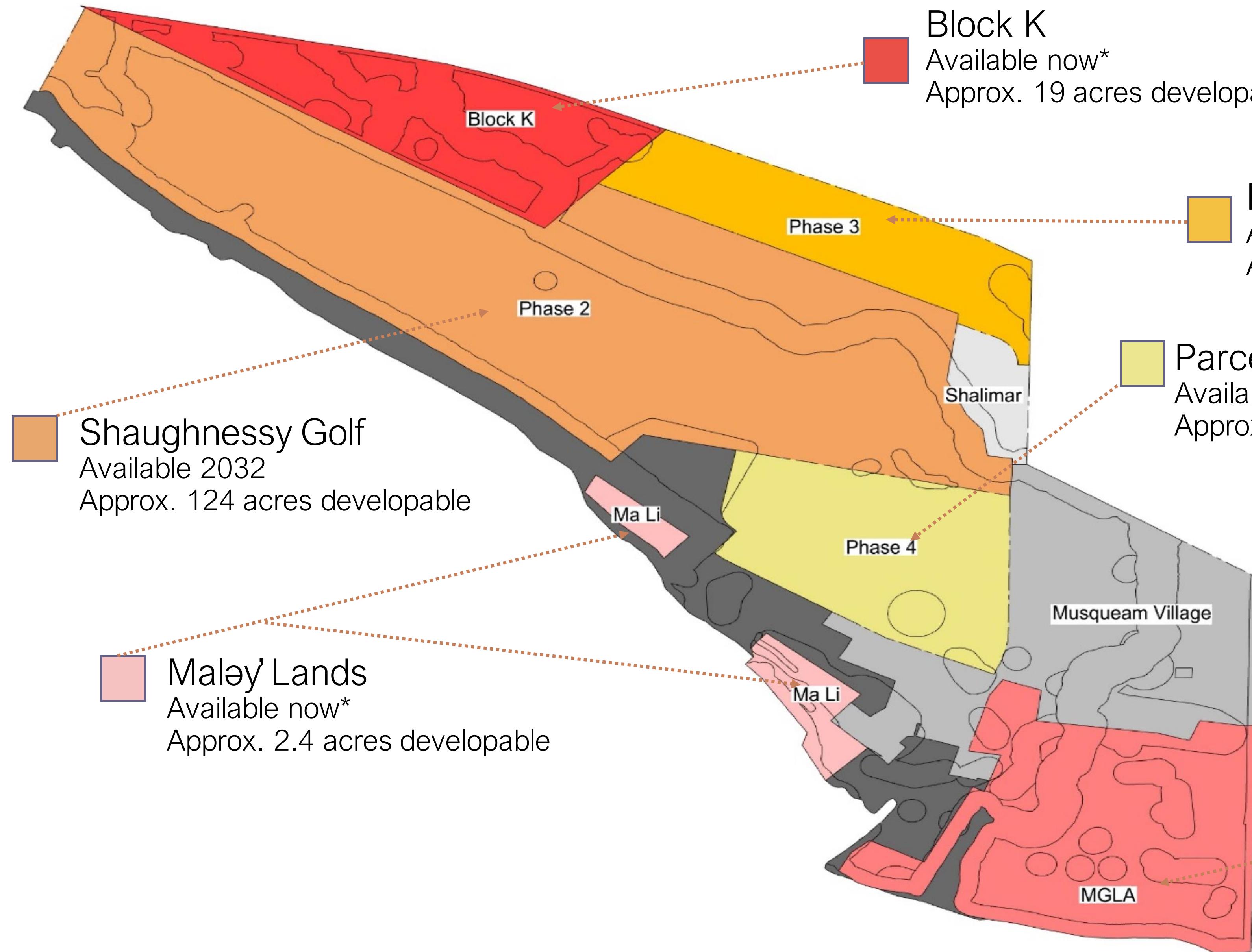
The icon in the MIB Master Plan Logo is derived from the CCP logo to show the connection of MIB Master Plan to the CCP. MIB Master Plan is rooted in the CCP; it takes the guiding ideals and principles for the ways that MIB's community growth can unfold and puts it into a master plan for future execution.

When using it for the MIB Master Plan, it takes on a more muted tone in order to distinguish it from the CCP process, and to highlight the guiding phrase for the MIB Master Plan:

xʷqʷəlqʷəliwən ct ?ə tə s?a:n̄t xʷəlməxʷ
Thinking About Our Community (Village)

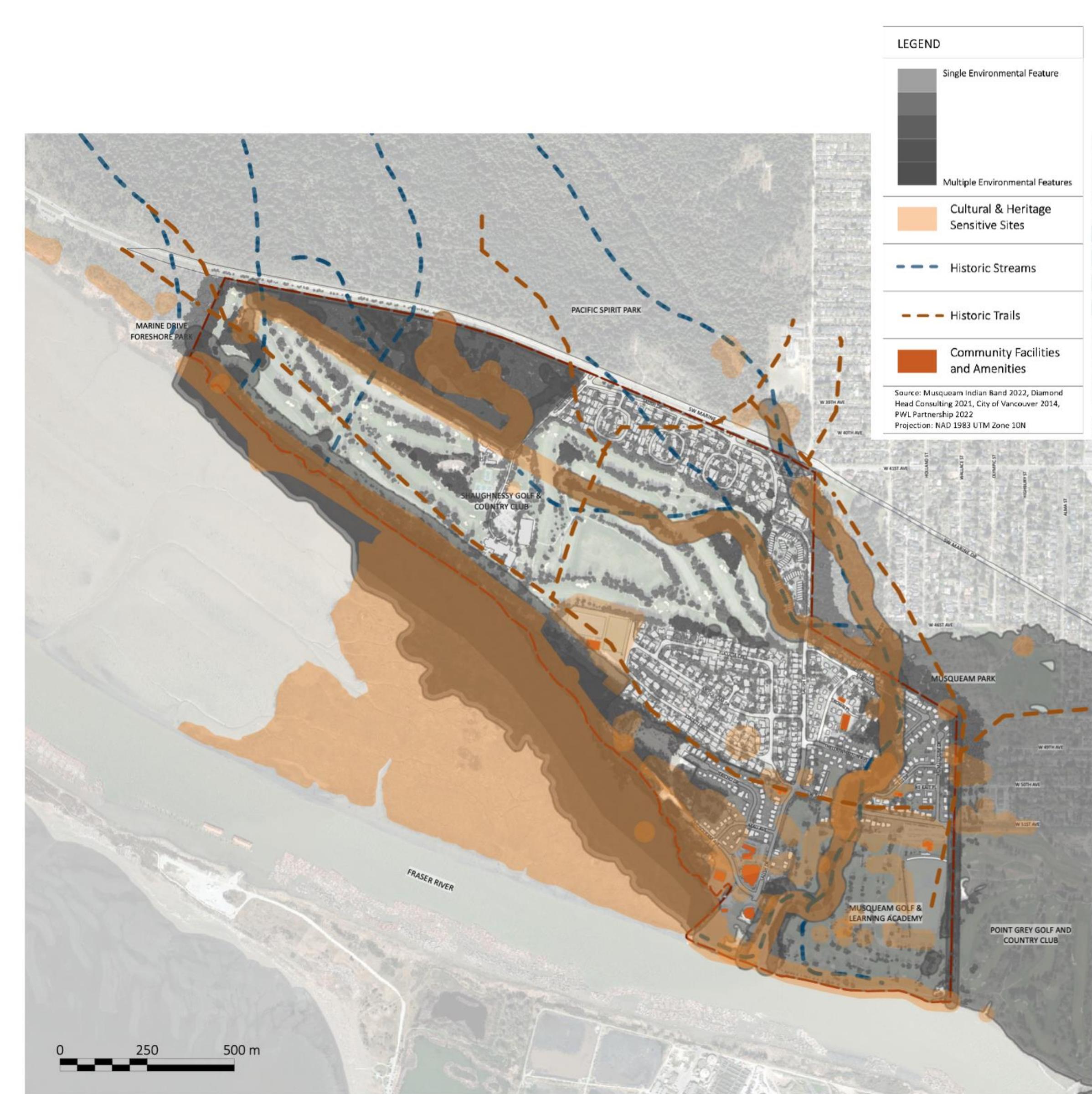
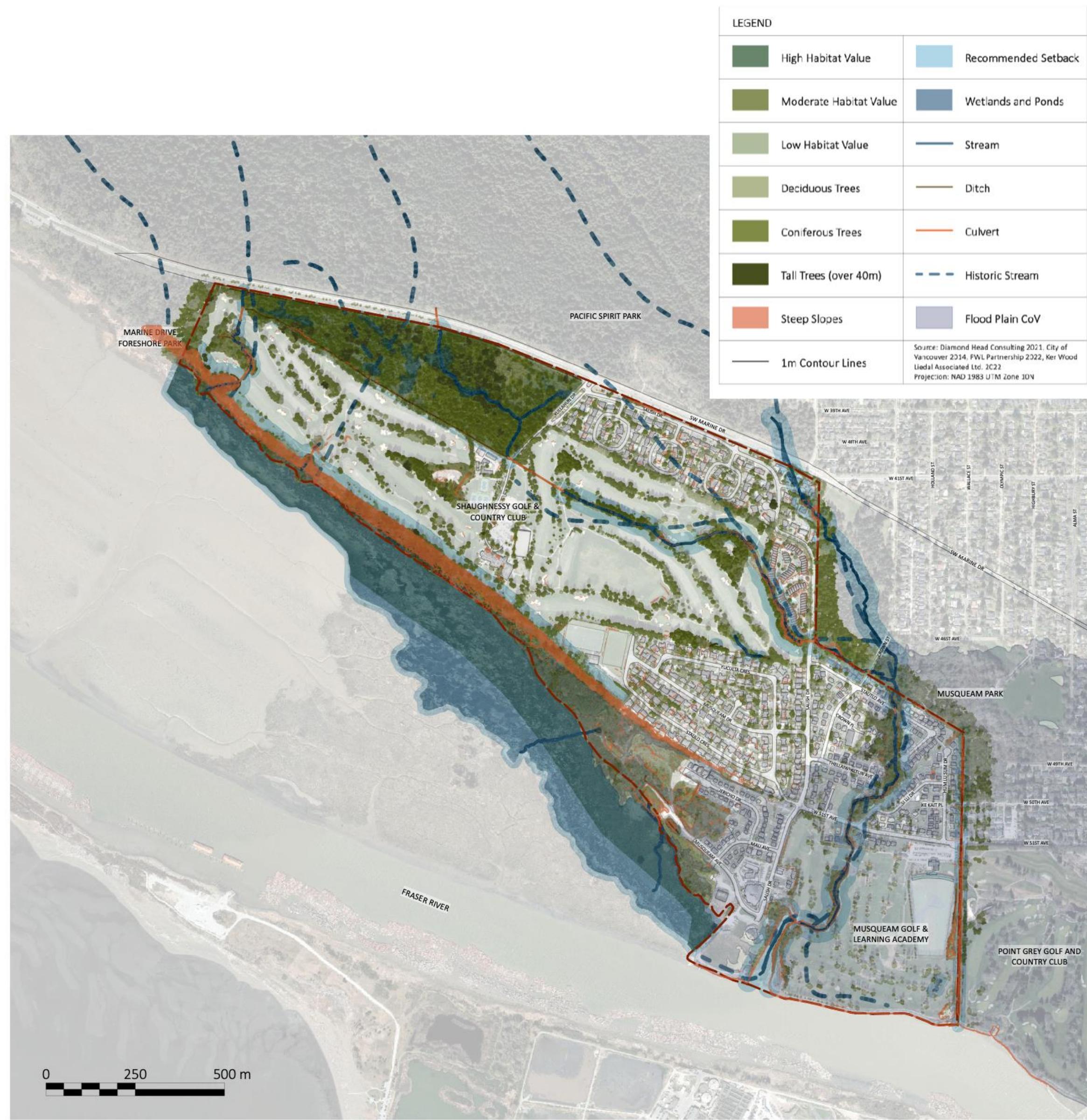
This logo can be used as a graphic device throughout print and digital material to strengthen the master planning brand.





*Available now means that the land is **available for more detailed feasibility work**, which includes technical and environmental studies, costing and financial analysis. Any construction and development will go through a **full development process** as laid out by the **Land Code**, and will be subject to further community consultation and approval by MIB

Musqueam Golf + Village Area
Available now*
Approx. 31 acres developable
Needs flood control



Information Gathered: ENVIRONMENTALLY & CULTURALLY SENSITIVE AREAS



The IR2 Master Plan team is coordinating with the ongoing **Flood Mitigation Strategy Project** by MIB Public Works + KWL.



Information Gathered: FLOOD PROTECTION



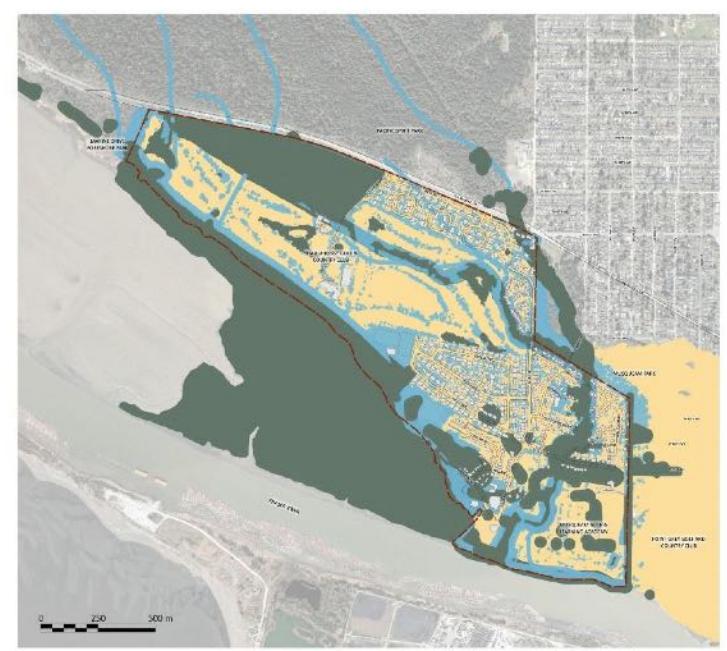
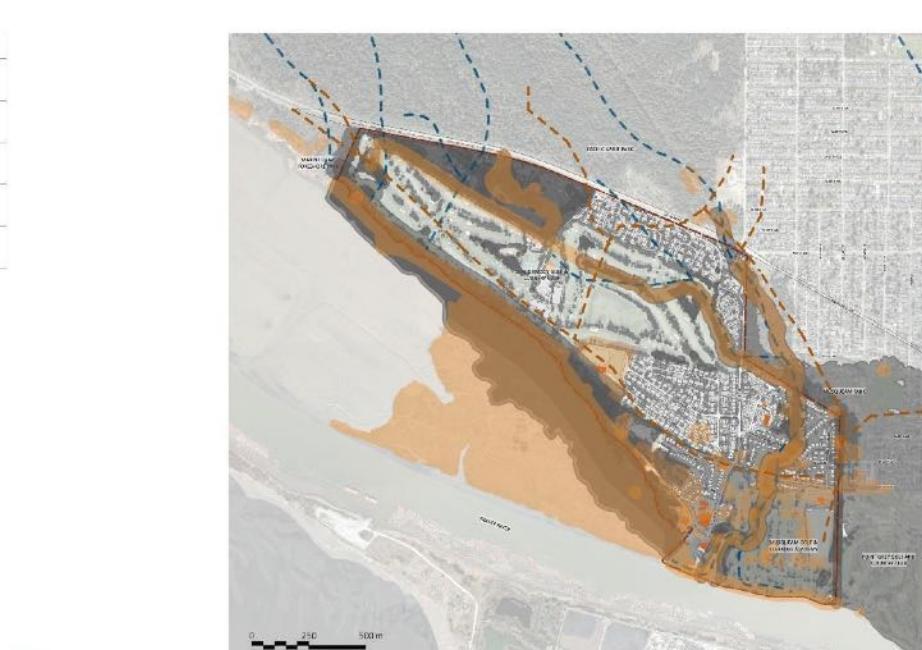
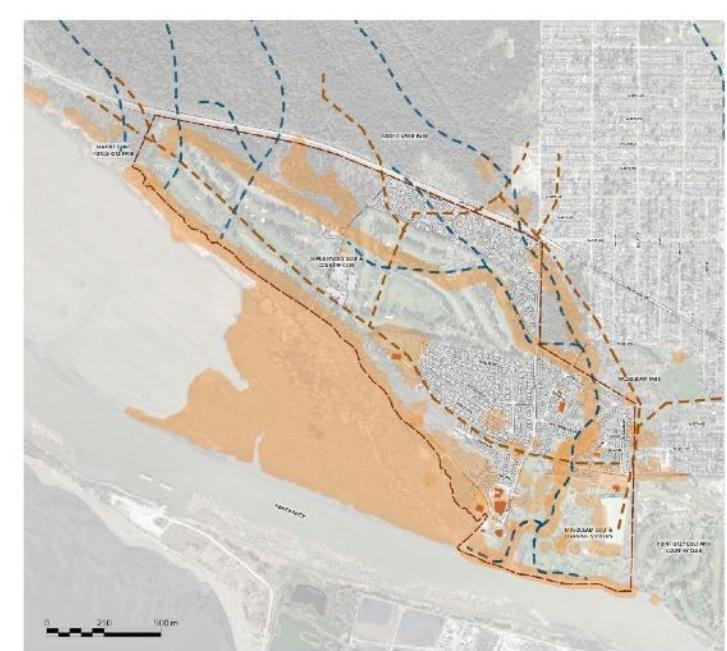
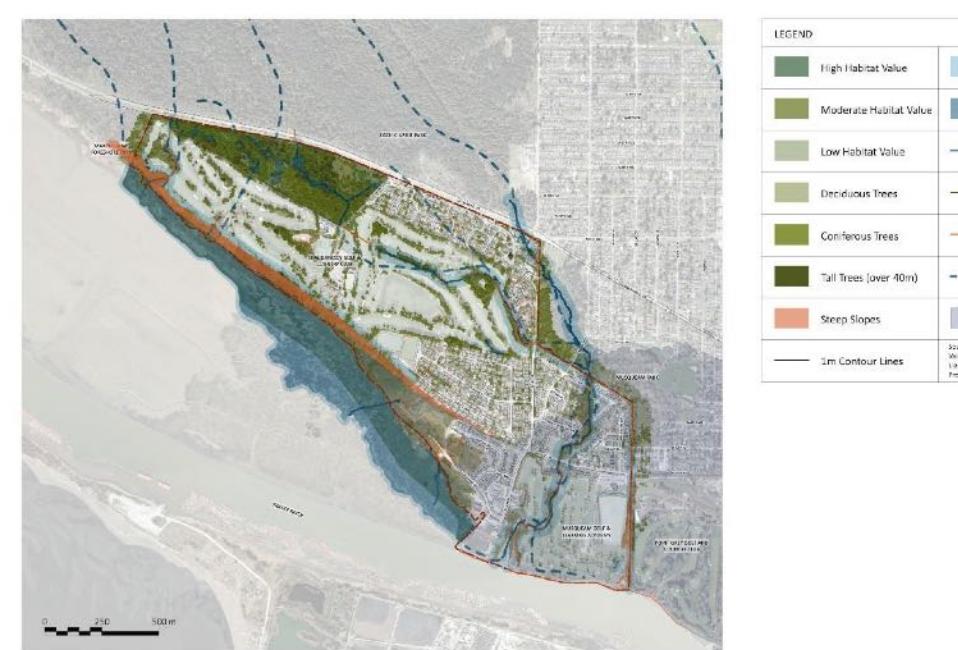
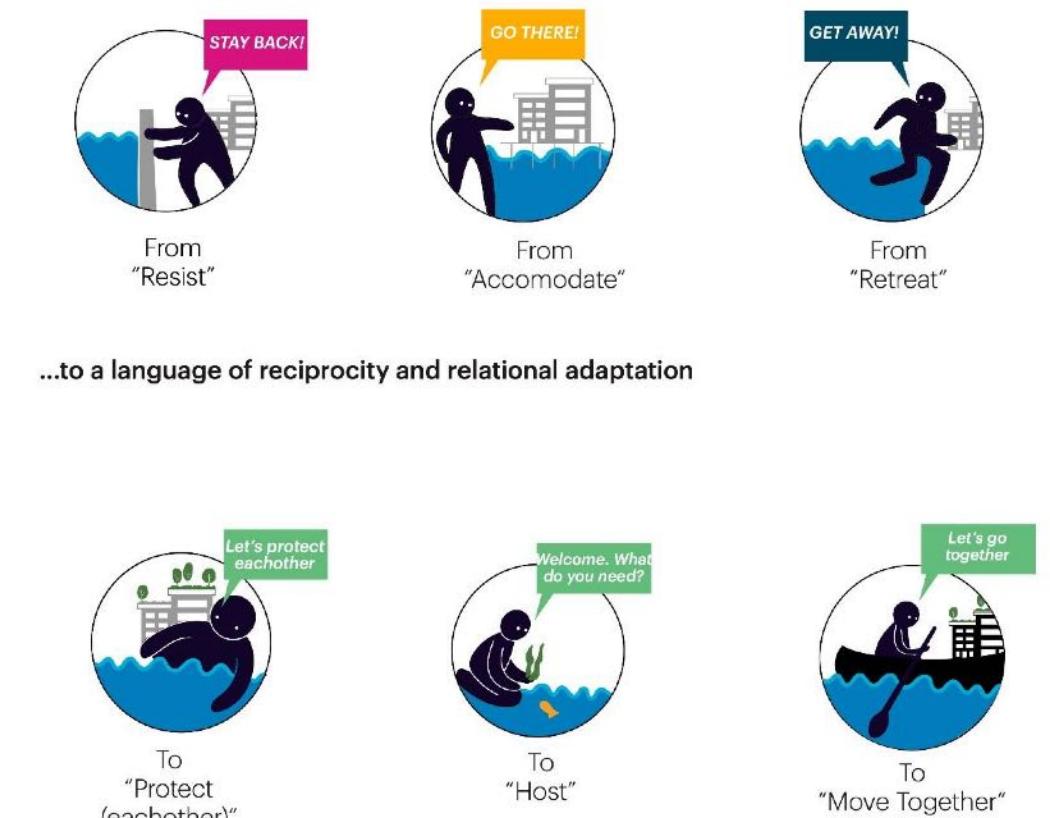
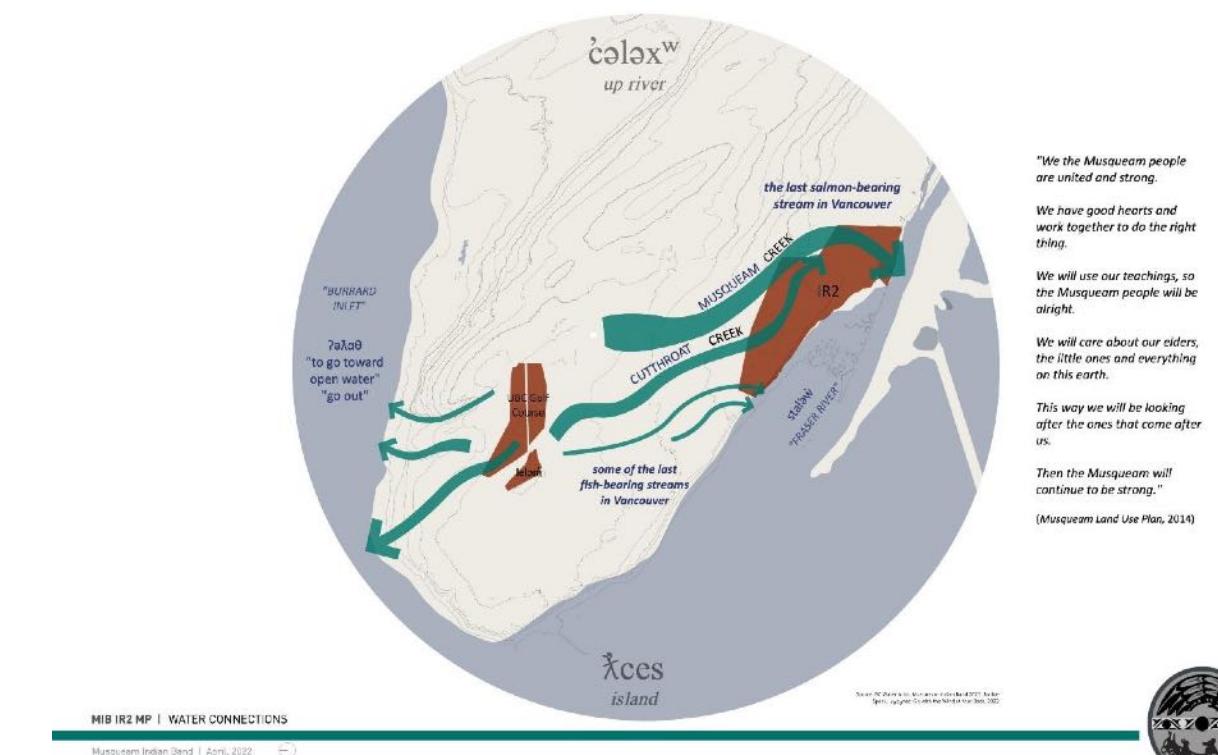
211 people participated

This included:

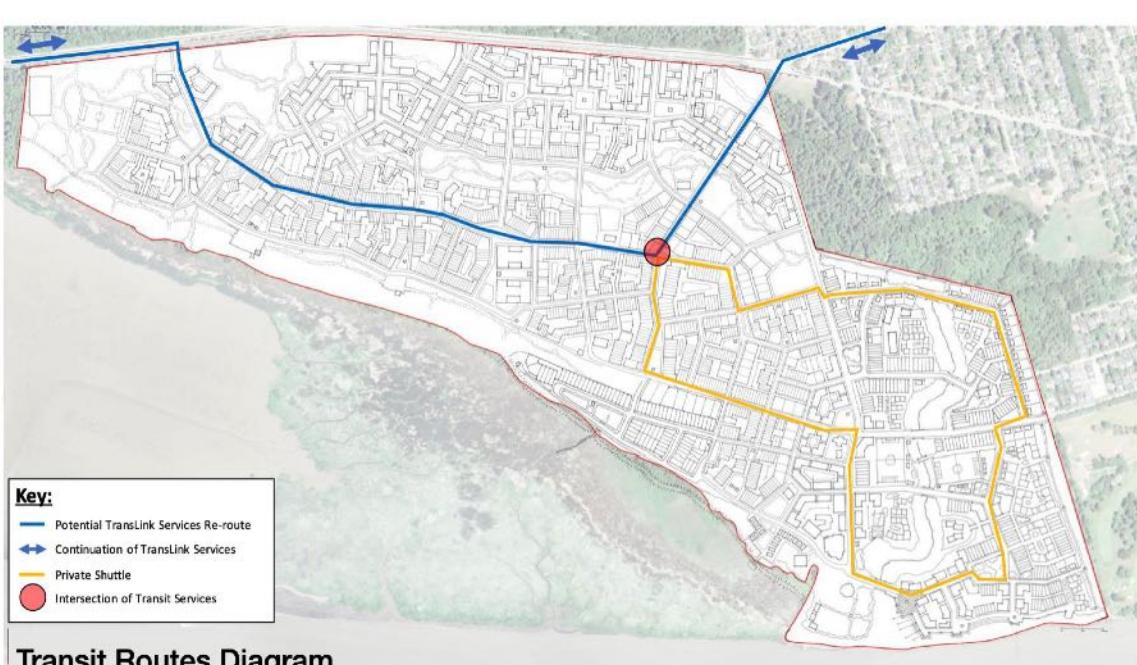
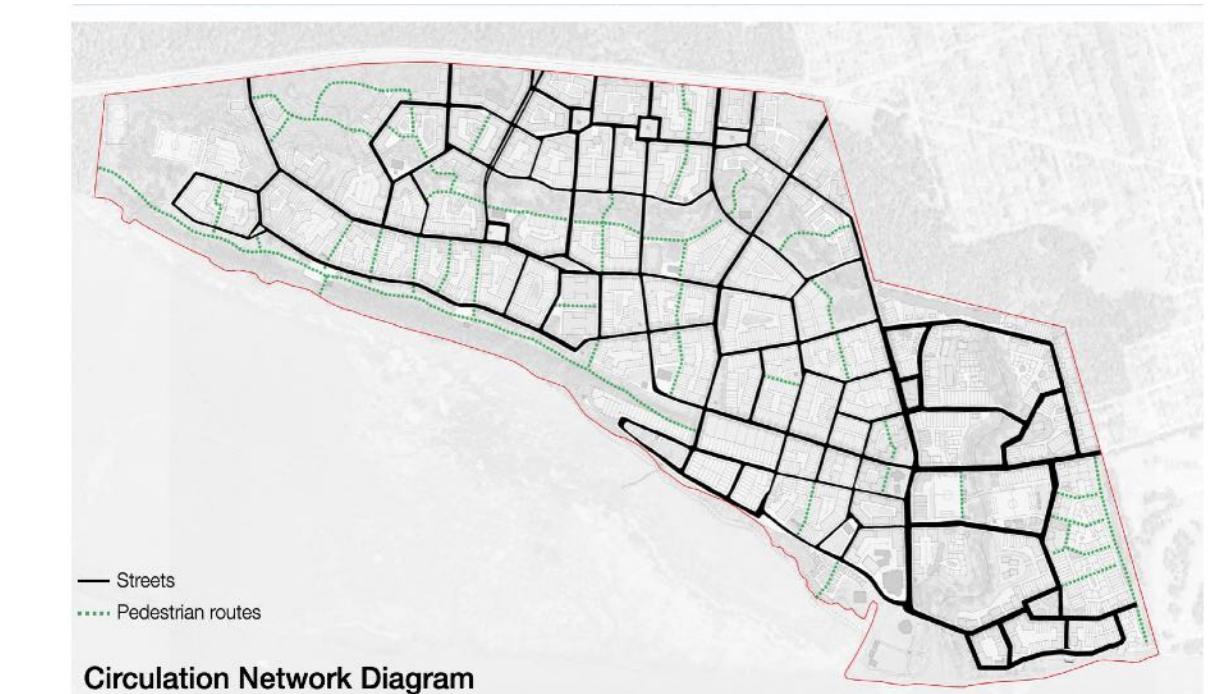
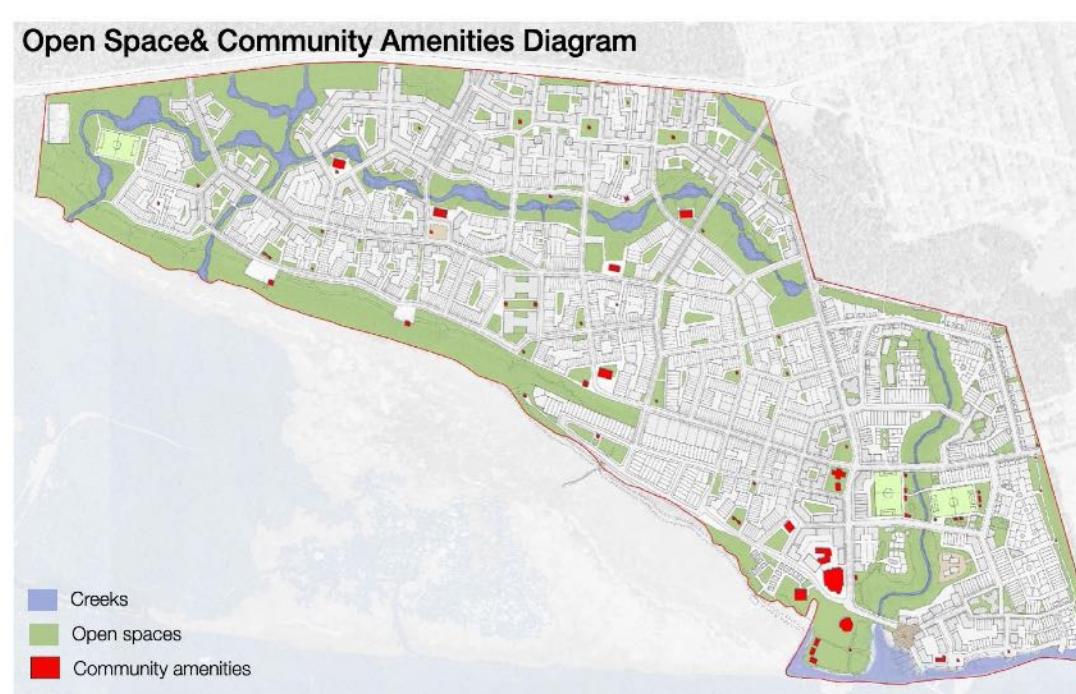
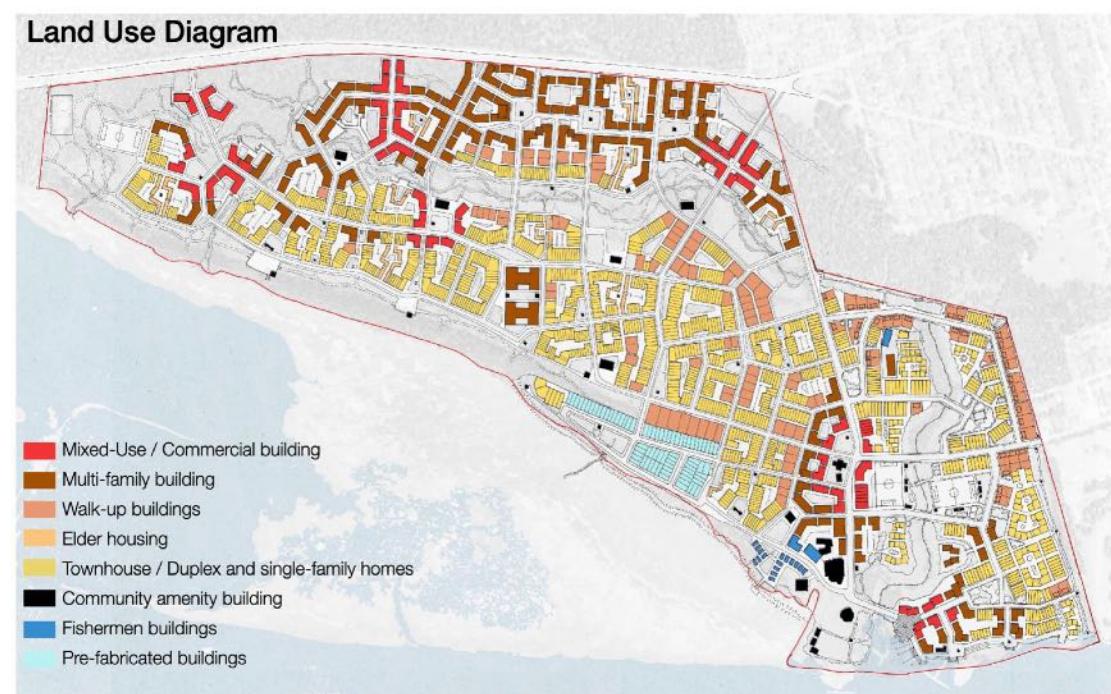
133 Musqueam members

- 15 off-reserve members
- 20 Elders
- 9 Youth members
- 9 Chief and Council

Preliminary Analysis Studies



Conceptual Development Programming



Community Design Workshop: WORK DONE



Example Overall Plan 1

is designed so it can be implemented incrementally, allowing for flexibility and change within each new phase based on the priorities of the Musqueam community now and in the future.



Example Overall Plan 2

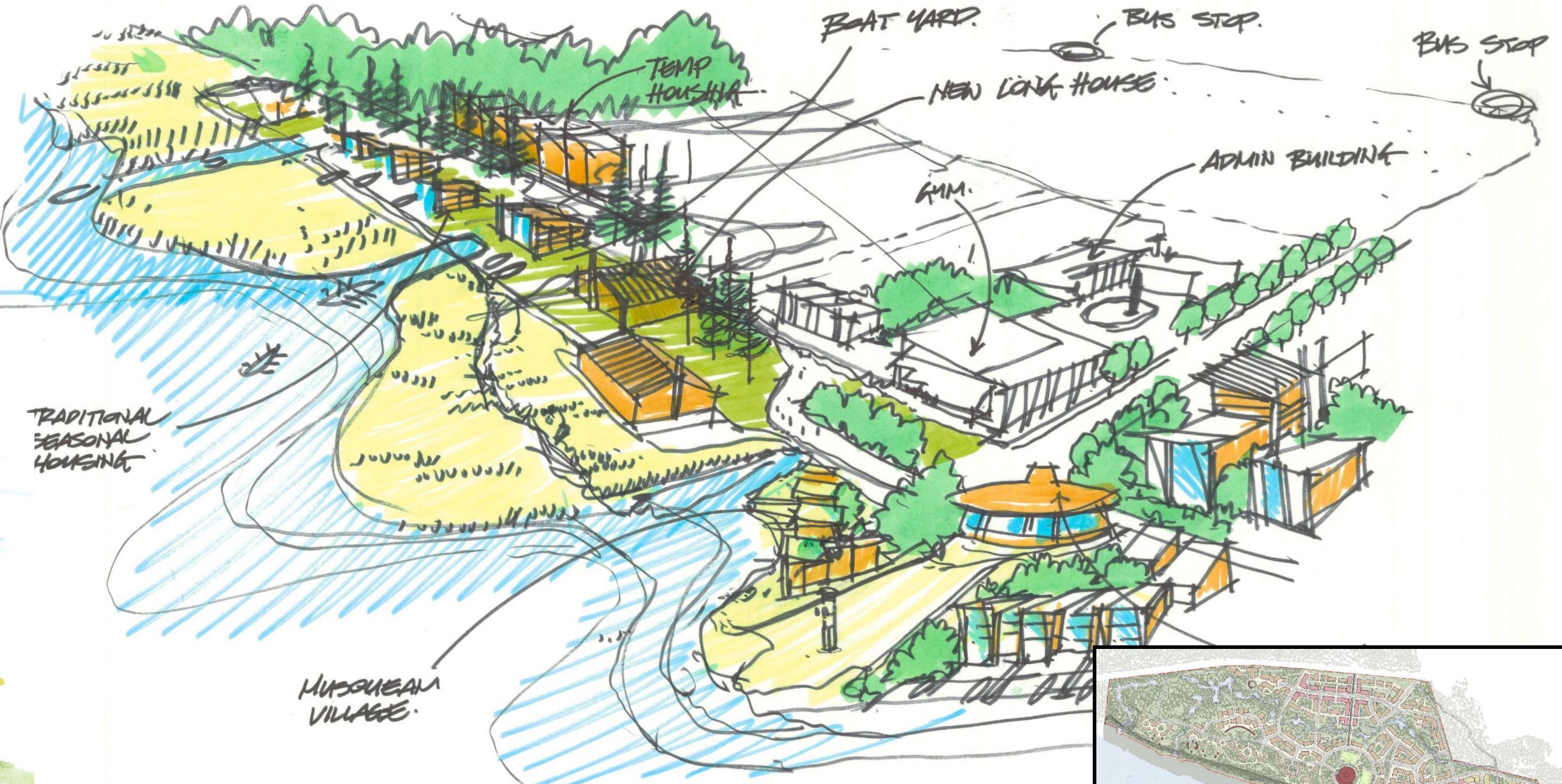
protects and enhances existing ecological systems and cultural Musqueam places. With a focus on stewarding salmon habitat, the plan identifies key areas for development that can be incrementally implemented.



Community Design Workshop: Musqueam Golf - What could it look like in the future?



Community Design Workshop: Musqueam Golf - Ideas for Future Village Centre



Foreshore developed for cultural learning, gathering, and works explored with community during workshop



CORE PRINCIPLES

- No loss or sale of reserve land as per Musqueam Land Code
- Retain privacy and security in the heart of Musqueam Village
- Keep economic development and higher density housing closer to Marine Drive
- Flood protection important – in new development areas as well as existing housing areas

KEY OUTCOMES

ECONOMIC DEVELOPMENT
Become a self-sufficient, self-governing Nation

STEWARDSHIP
Protect areas with cultural and environmental value

HOUSING

Create more housing options for Musqueam members

FLOOD MANAGEMENT
Manage flooding and impact of sea level rise

WHAT WE HEARD

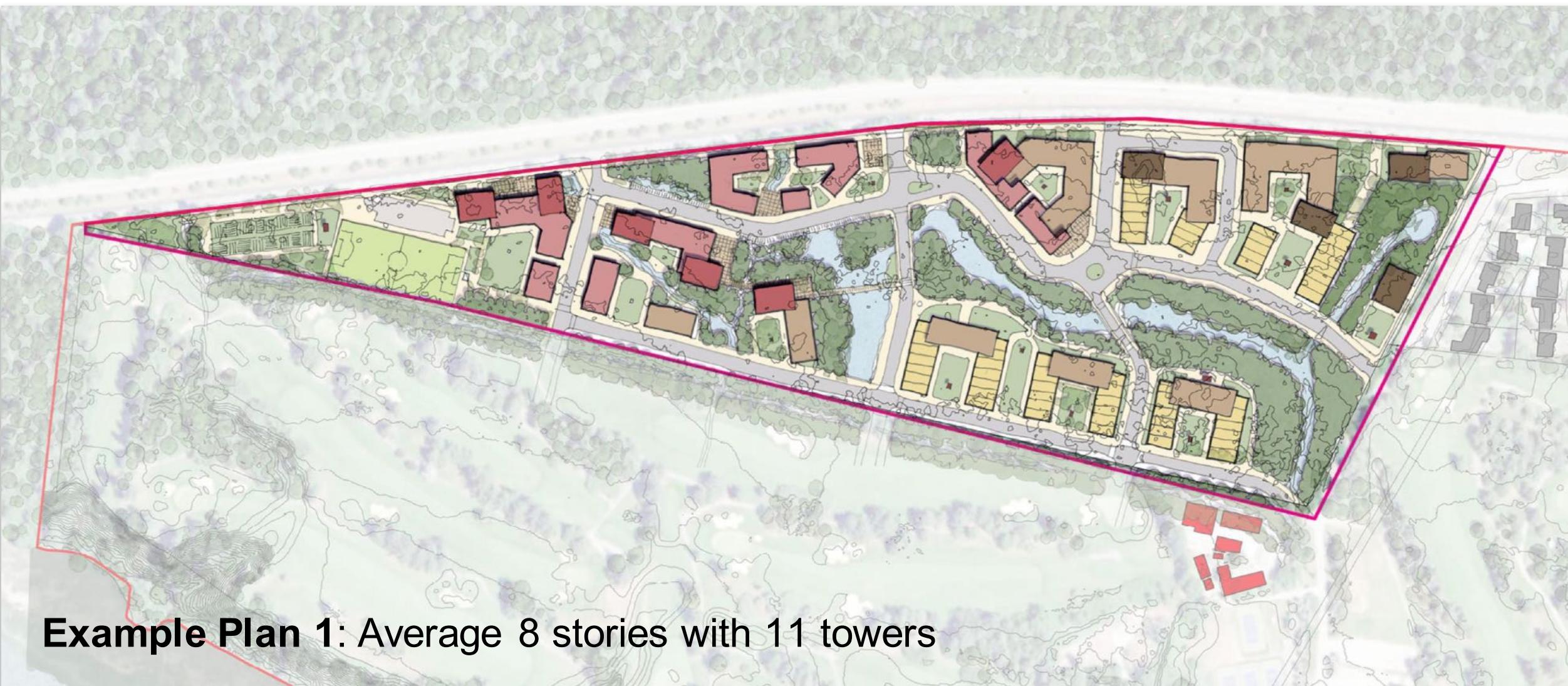
Plan Option Matrices	Plan 1	Plan 2	Plan 3	Plan 4	Plan 5
Block K	Block K1	Block K2	Block K3	Block K4	
Musqueam Golf (MGLA)	MGLA1	MGLA2	MGLA3	MGLA4	MGLA5
Maley'	Soccer Field	Maley East, Maley South, & Soccer Field	Maley & Soccer Field		
Post 2032	Block K Plan 1 w/ Shaughnessy	Block K Plan 2 w/ Shaughnessy	Block K Plan 3 w/ Shaughnessy	Block K Plan 4 w/ Shaughnessy	
Post 2064					
Post 2073			Fill Plan & Block K1		

Master Plan options for IR2 enable the community to move development forward in **phases** towards an overall long term vision, in a way that allows for **incremental decisions** to be made at each phase that can be based on the needs of the community in the future

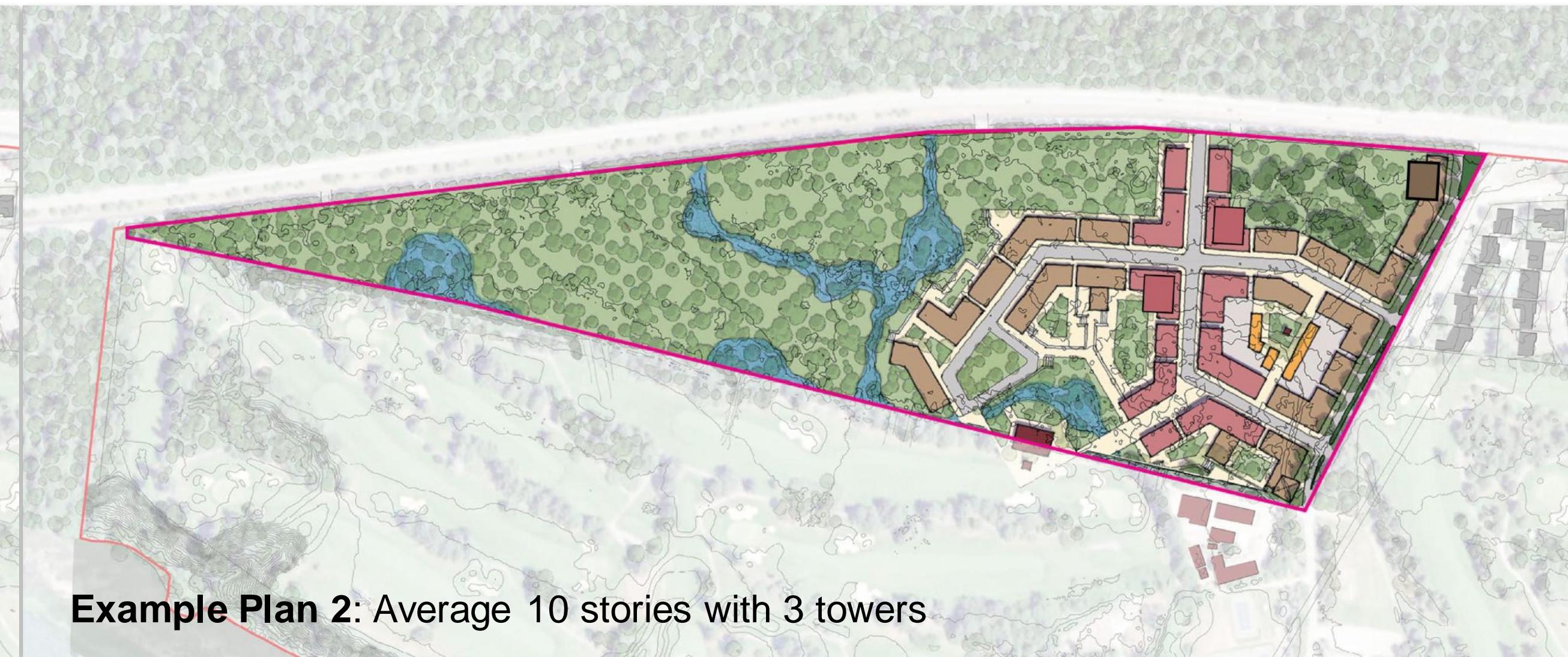
Phasing: Possible Plan Options Matrix

B. DISCUSSION: PHASE 1 LANDS

What we heard from community; work that was done during the Community Design Workshop; next steps and recommendations



Example Plan 1: Average 8 stories with 11 towers



Example Plan 2: Average 10 stories with 3 towers

Less Compact, More Diverse Development / Less Preservation

More Compact Development for more preservation



- Mixed-use towers
- Multi-family, high-rise / towers
- Mixed-use or multi-family building, mid-rise
- Multi-family building, low-rise
- Attached single-family (townhouses)

ECONOMIC DEVELOPMENT

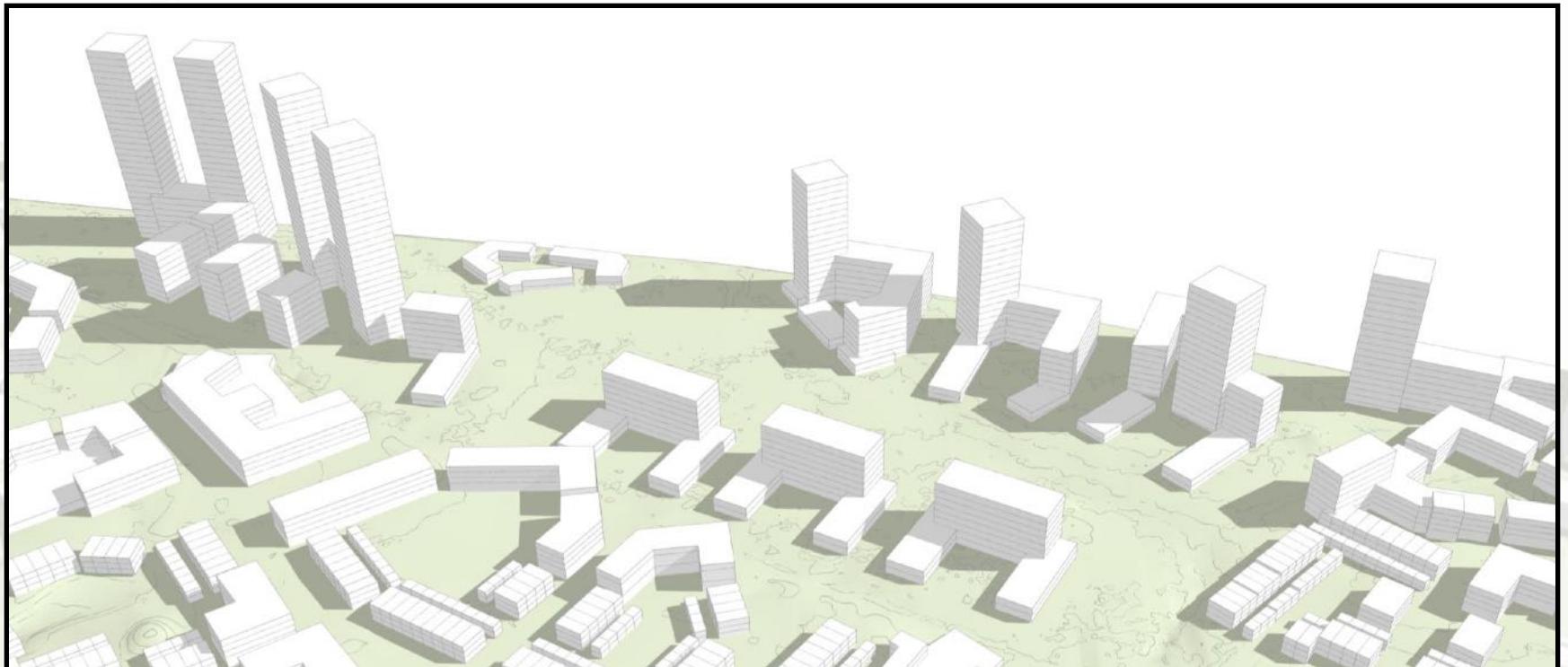
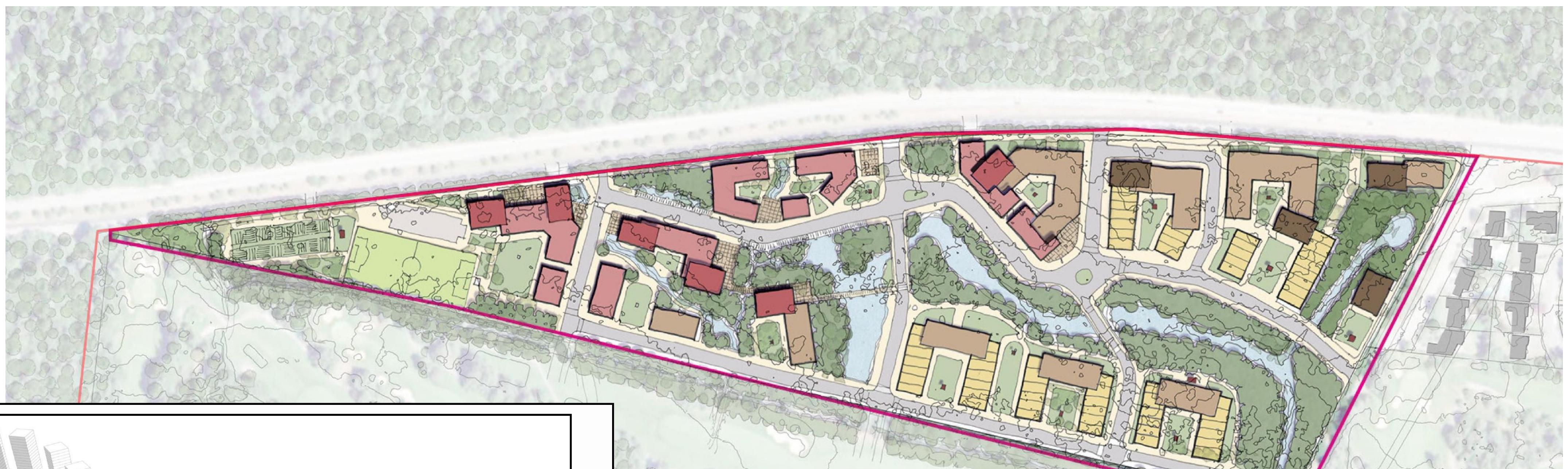
Become a self-sufficient, self-governing Nation

Block K is designated as Community Mixed Use by the Musqueam Land Use Plan.

Develop as medium or high density mixed-use to generate revenue.

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?

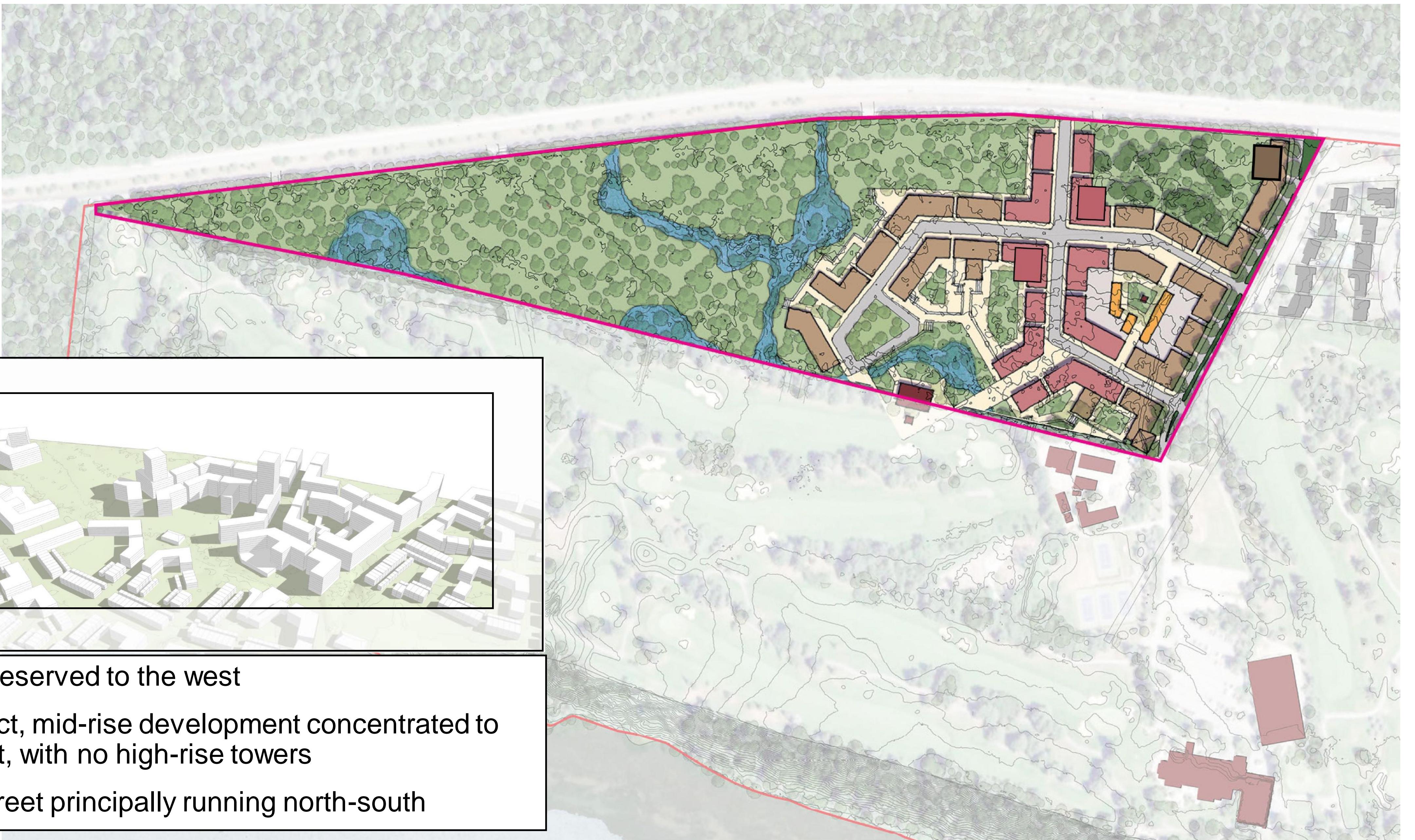


Low to mid-rise development spread out with high-rise towers staggered to maximize views

Creek and green separate Musqueam from potential non-Musqueam housing

Main street principally running east-west

BLOCK K: Example Plan 1



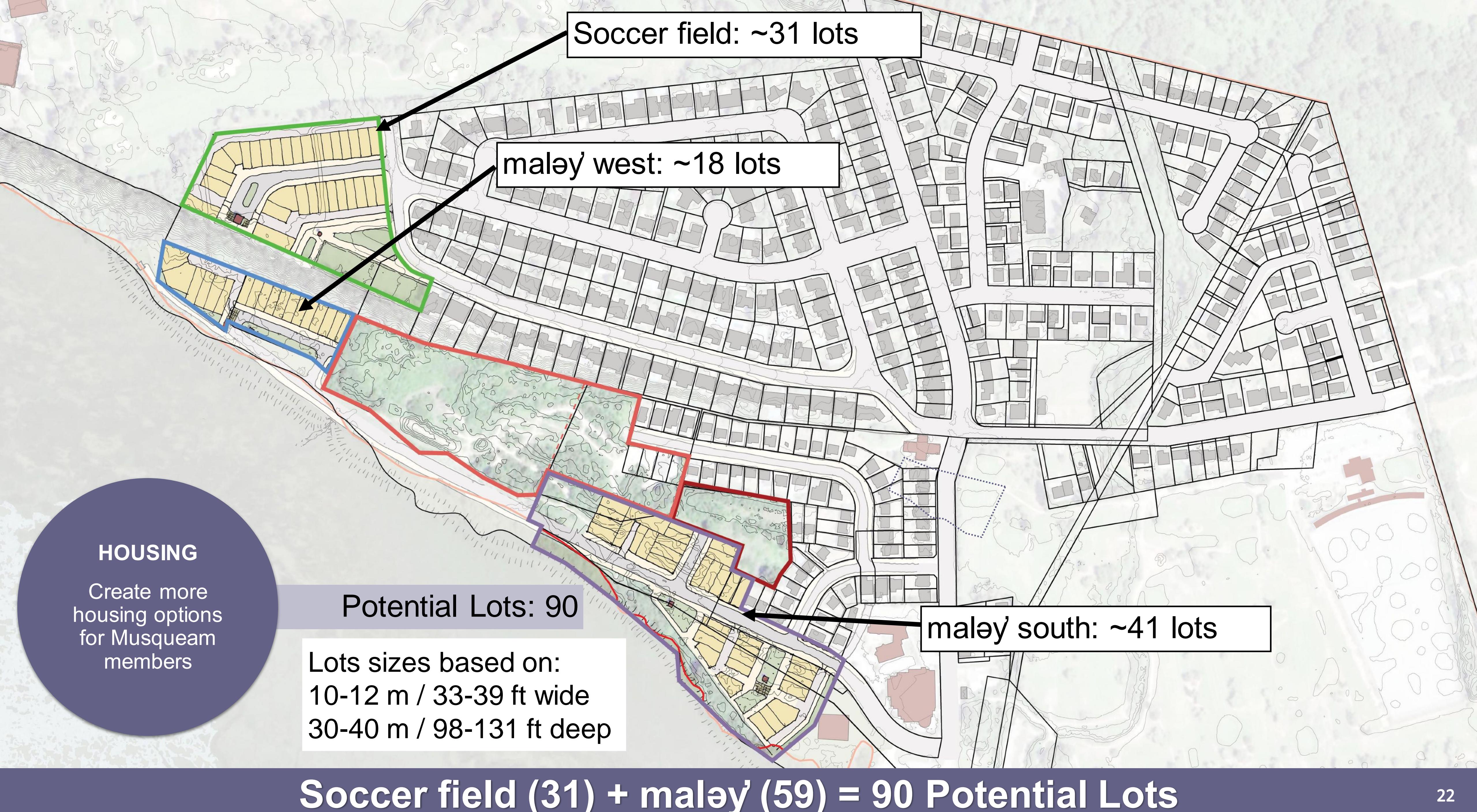
BLOCK K: Example Plan 2

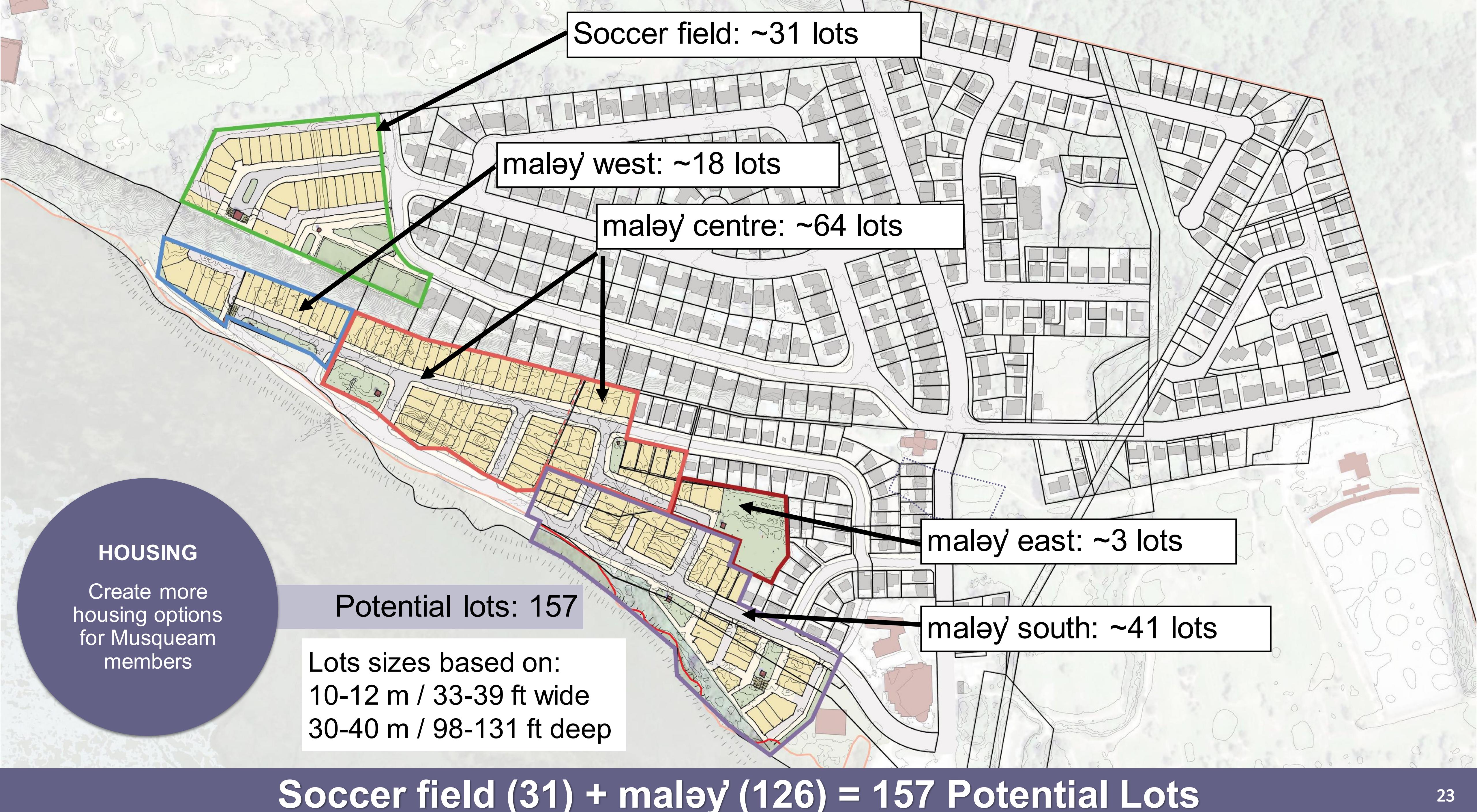
Next Steps – Feasibility Analysis

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:

1. Cost and financial feasibility
2. Timing and phasing of the overall project, with the target of kicking off the first phase of development of Block K in 2023
3. Community feedback on the two plans and corresponding preference of various elements of each plan

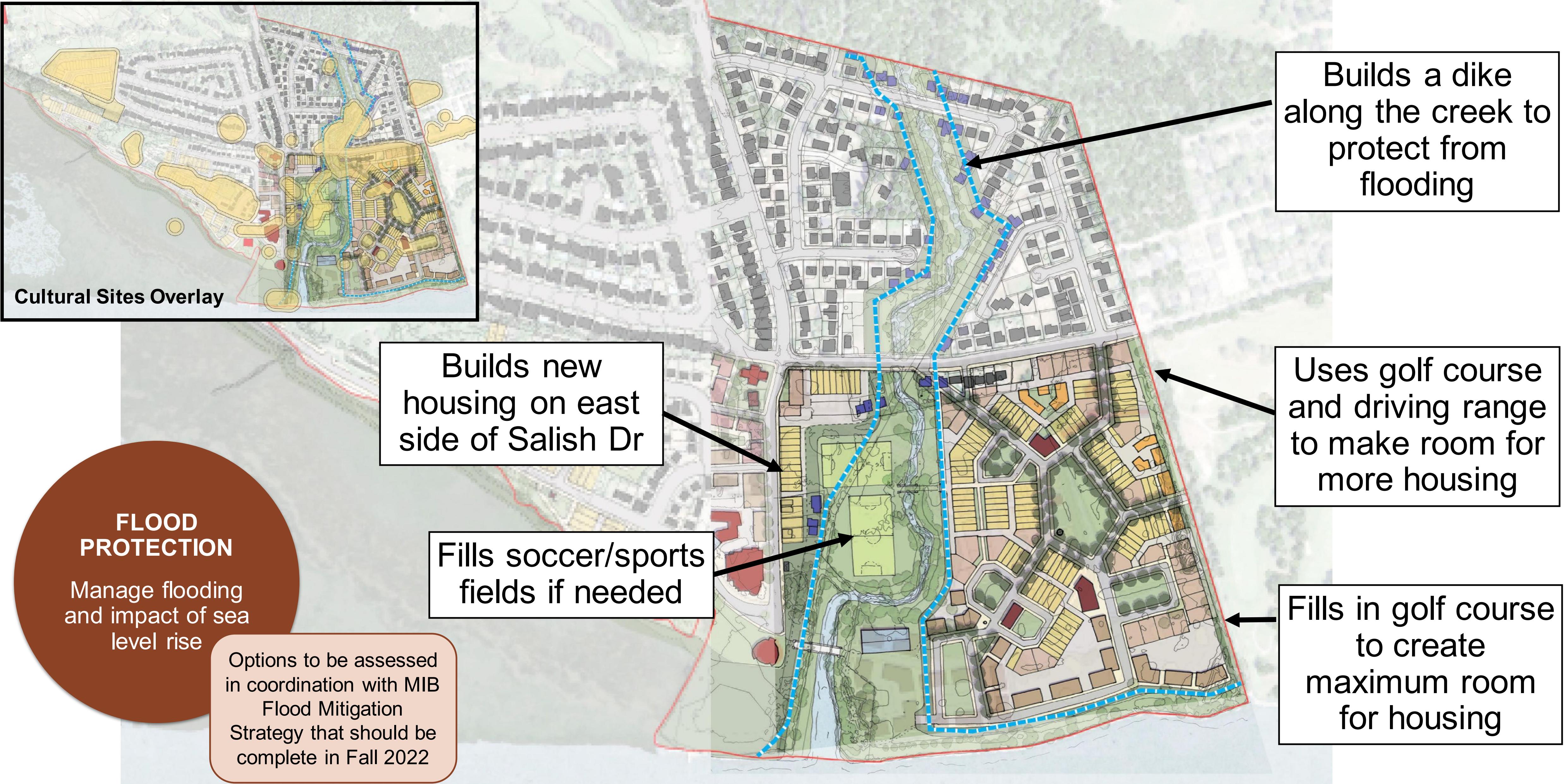




Next Steps – Feasibility Analysis

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
2. Contamination of the lands – a complete Environmental Site Assessment would need to be performed
3. Geotechnical assessment and Hydrogeological assessments
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



Dike west bank of creek and north of golf course to protect from flooding and enhance creek

Fills soccer/sports fields if needed

FLOOD PROTECTION

Manage flooding and impact of sea level rise

Options to be assessed in coordination with MIB Flood Mitigation Strategy that should be complete in Fall 2022

Fills in “islands” of land for housing above flood line

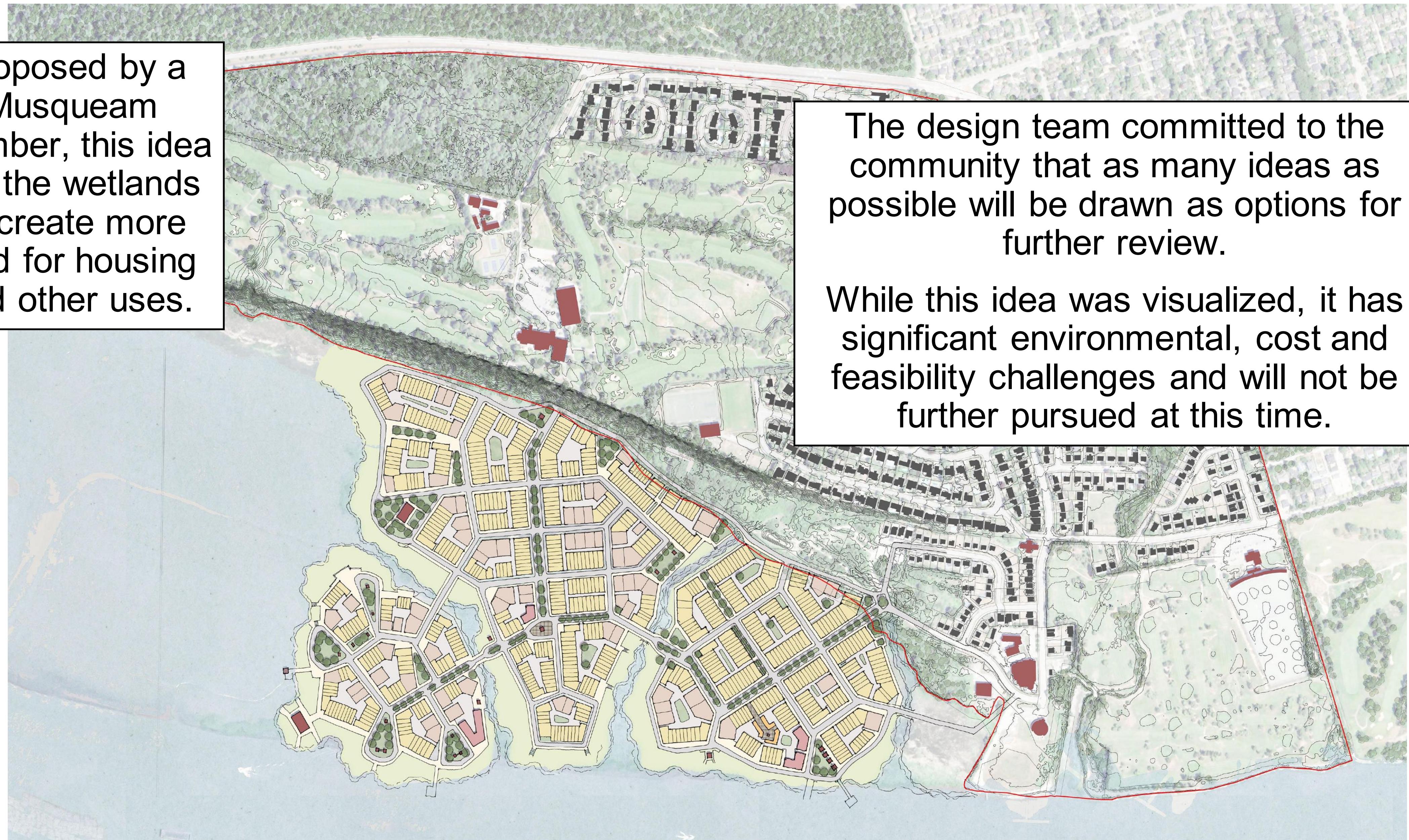
Keeps the driving range and 9-hole golf course

Allows creek & river to overflow as needed around the land “islands”

Proposed by a Musqueam member, this idea fills the wetlands to create more land for housing and other uses.

The design team committed to the community that as many ideas as possible will be drawn as options for further review.

While this idea was visualized, it has significant environmental, cost and feasibility challenges and will not be further pursued at this time.



Wetlands Fill Option

C. COUNCIL DIRECTION & NEXT STEPS



C. RECOMMENDATION

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 financial analysis (cost, financing), timing and phasing options, and more detailed land use recommendations.

PROPOSED MOTIONS

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

D. 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 at
www.MIBMasterPlan.com and in person opportunities



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