



# Musqueam Multi-Family Affordable Rental Housing Project

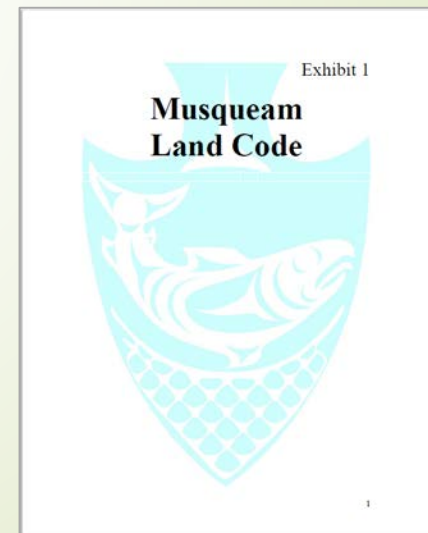
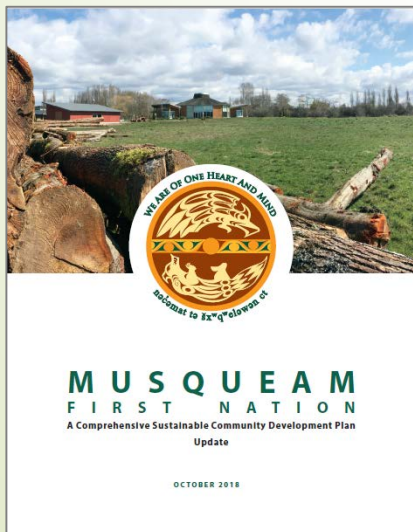
*Information provided to Musqueam band members only.  
Not for wider distribution.*

April 24, 2019

## 2

## MIB Land Use Planning Process

- Development guided by objectives, policies, and procedures detailed in:
  - Comprehensive Community Plans (CCP)
  - Land Use Plan (LUP)
- Governed by the Land Code



## MIB Land Use Planning Process

- All processes involved extensive community engagement and input.
  - 2011: CCP finalized & approved
  - 2012: Land Code ratified
  - 2014: LUP finalized & approved
  - 2017: Land Code implemented
  - 2018: CCP Update finalized & approved
- The Land Use Plan establishes:
  - A direction for future land development
  - Guidelines for managing development
  - A process and framework for making more specific development decisions.

## Major Projects Procedure (LUP)

- An MIB development permit is required for all construction and land development.
- Ensures land development and building projects conform to the Land Use Plan and By-Laws.
- There is a specific procedure for major projects (pages 60 – 63 of Land Use Plan)
- Major projects – include subdividing and developing land, constructing community facilities or constructing new streets and infrastructure.

## Major Projects Procedure (LUP)

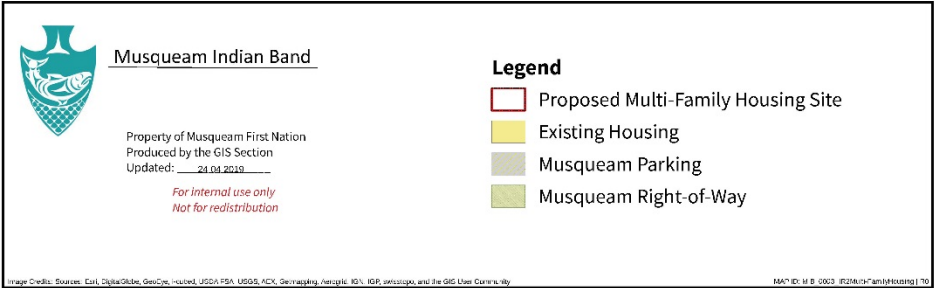
1. *Project Initiation* – establish project team, assess alignment with LUP, develop project plan
2. *Pre-planning* – due diligence, studies, share info & solicit input
3. *Interim Report* - summary of findings, recommendations & feedback - to Land Code Cttee, C+C, and available to community members
4. *Conceptual Design* – detailed plans and reports, solicit input from staff & community
5. *Final Review and Approval* – application submitted to Land Code Cttee for review & recommendation, then Council, for review & decision.
6. *Design Development, Construction, and Monitoring*  
– to ensure ongoing compliance

## Multi-Family Affordable Rental Housing Project

- First Major Project under LUP and Land Code procedure (Schedule A)
- Secured funding approval – project on IR #2, specifically for MIB members
- 1st time funding available for on-reserve, MIB highest-value on-reserve project
- Potential to create up to 74 new affordable rental homes for approx. 200 MIB members (apartments & townhomes) and an expanded childcare facility
- Unprecedented opportunity to leverage \$15M+ in external funding to support housing for members and address #2 CCP objective
- Historic opportunity to welcome home members who have been separated from our community for far too long, and to alleviate over-crowding on and off-reserve



<p><b>Proposed Multi-Family Affordable Rental Project Site</b></p>
--



## Musqueam Indian Band

Property of Musqueam First Nation  
Produced by the GIS Section  
Updated: 24 04 2019

For internal use only  
Not for redistribution

### Legend





-  Proposed Multi-Family Housing Site  
 Existing Housing  
 Musqueam Parking  
 Musqueam Right-of-Way

Image Credits: Sources: Esri, DigitalGlobe, GeoEye, I-cubed, USDA FSA, USGS, ADC, GeoMapping, Aergrid, IGN, IGP, swisstopo, and the GIS User Community

MAP ID: H B 0003 IR2MultiFamilyHousing | 70

## Multi-Family Affordable Rental Housing Project

- Currently in **project initiation and pre-planning stages**: conducting research and due diligence, sharing info with community
- **Investigating site options** - assessing opportunities to maximize land use and funding, while mitigating potential negative impacts.
- **Studies currently underway, or soon to be initiated**:
  - Geotechnical survey
  - Site surveys
  - Civil engineering (services)
  - Archaeological reviews
  - Environmental studies
  - Legal review
  - Traffic study
  - Hazardous materials
  - Hydrology / flood management
  - Building Code review
  - Arborist report
- Studies will be incorporated into a **preliminary project report**, which will directly inform next steps.



## Next Steps

Many MIB departments are informing and will continue to provide feedback on the development of the project throughout the process. Community outreach and engagement is also a critical step.

### Preliminary Project Report (May)

- will be made available to members for review
- presented at community session where feedback will be solicited and documented
- review and input also solicited from MIB departments

### Interim Report to Land Code Cttee & Council

- summary: findings, key recommendations and questions, departmental and community feedback
- upon review, C+C will provide direction to continue to concept design phase or continue with studies / assessments

## Next Steps, cont'd

### Conceptual Design Plan (proposed in June)

- will be presented at community session and made available to members for review
- feedback will be solicited and documented
- further refinement, as needed

### Final Development Permit Application: Review, & Approval (date TBD)

- project team will submit full application to Lands Dep't
- upon review, Lands Dep't will submit to Land Code Cttee for review and recommendation to C+C
- Chief and Council review and make decision re: approval

# How to stay informed and involved

1. Register for email updates  
(sign up tonight or email [multifamily@musqueam.bc.ca](mailto:multifamily@musqueam.bc.ca))

Access info in Members Area of Musqueam website.

2. Attend future community info sessions:

Wed, May 22nd

Interim Report / Summary of Findings  
Questions and input

Wed, June 26th (TBC)

Conceptual design  
Questions and input

hay ce:p qə