

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

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# Musqueam Multi-Family Affordable Rental Housing Project

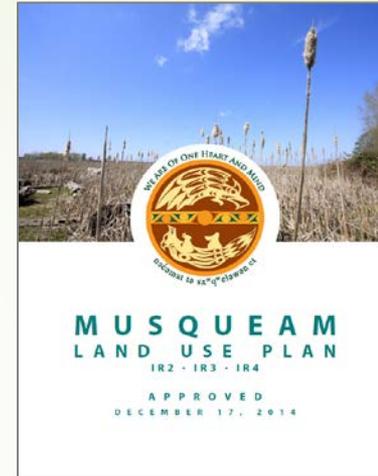
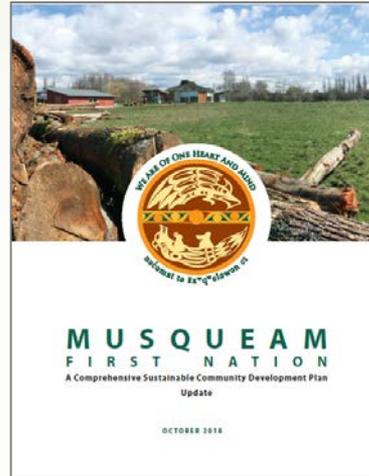
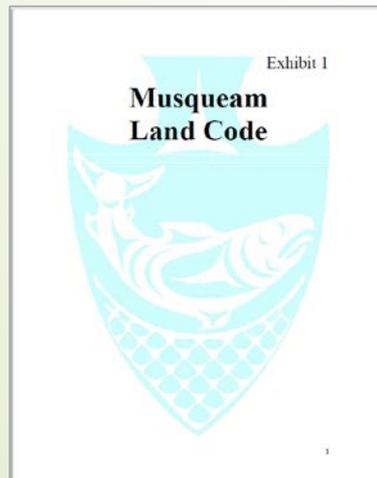
## Community Info Session #2

May 22, 2019

# Summary Review

## Musqueam Land Use Planning Process

Development on reserve lands guided by:



Moreover, all development is governed by the Land Code.

All processes involved **extensive community engagement and input.**

## MIB Land Use Planning Process

- 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.
- Proposed affordable multi-family rental housing project is the first major project in development under LUP and Land Code procedures
- Clear direction provided in Major Projects Procedure (Schedule A of the Land Use Plan, pages 60 – 63)



## MIB Land Code Implementation

- MIB adopted the Land Code in 2012
- Land Code went operational in June 2017
- Work is still underway to fully implement Land Code
  - Laws, policies and procedures are in development
  - Increased staffing capacity is also required
- Administration is aware of and shares community concerns re: the importance of creating a safe, sustainable living environment for all.
- Pro-active community engagement is key to creating a safe environment. Community input will be essential to informing the development of the laws, and we welcome your participation!

## Project Initiation - Timeline

- **June 2018:** funding announced
- **July 2018:** C+C motion - develop EOI proposal for multi-family project on Crown Place, issue call for proposals to developers (August). Preliminary review determined project combining apartments & townhouses will bring highest & best use.
- **Oct 2018:** C+C motion - develop & submit full application
- **Nov 2018:** **conditional funding approval** from BC Housing. MIB project is highest-value on-reserve project.
- **Dec 2018:** project team met w/BC Housing for first time to affirm process moving forward
- **Jan – March 2019:** affirm process and develop project plan (including community engagement), and initiate required studies
- **April 2019:** first community info session held

## Project Summary

- Apartments & townhomes (1-4 bedrooms) and expanded childcare facility on Crown Place
- Up to 74 new affordable rental homes for approx. 200 MIB members and families
- Funded by BC Housing, to be developed and managed by Musqueam Housing Authority

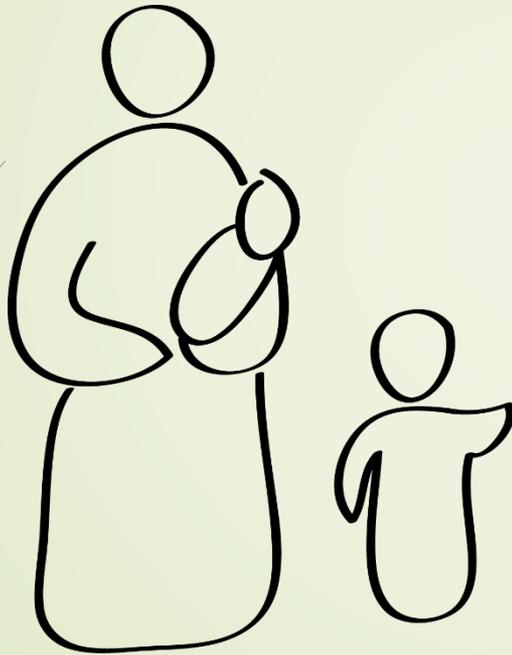


## Proposed Site



Crown Place selected based on Land Use Plan designation and it's location in the residential village area, with easy access to on-reserve programs and services as well as various off-reserve road options

## Project Summary, cont'd



- Housing eligibility determined based on BC Housing requirements
- Separate from MIB Housing Priority list
- Unit allocations determined by family size and current needs
- Rent geared to income - 30% of gross household income

## Project Summary, cont'd

- Unprecedented opportunity to leverage **\$15M+ in external funding** to **support housing for members** and address CCP priorities
- Also a historic opportunity to **welcome home members** who have been separated from our community for far too long, and to **alleviate overcrowding on IR #2**



*This is taking care of our community  
and giving people the opportunity to come home.*

## Major Projects Procedure (LUP)

1.

*We are here*

1. *Project Initiation*
2. *Pre-planning* – due diligence, studies, solicit input
3. *Interim Report* - summary of findings, recommendations & feedback
4. *Conceptual Design* – input from staff & community informs design and development
5. *Final Review and Approval* – Development Application Submitted to Lands Dep't and Land Code Cttee for review & recommendation, then Council for review & decision.
6. *Design Development, Construction, and Monitoring* – ensure compliance with project objectives, LUP, and development and design guidelines



## Project Status

### Pre-planning stage

**Investigating site options** – studies to identify technical issues related to site and preliminary design work

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.

- first community info session held on April 24<sup>th</sup>
- feedback documented; summary and related documents shared via website
- additional community info sessions

# Community Info Session #1

## What We Heard

- many supportive of project and its potential for the community.
- urgent housing needs; many living off-reserve and on housing waitlist excited about opportunity to move back; questions about opportunities for home ownership
- suitability of Crown Place for the new project, and a discussion of other alternative sites that could be considered.
- noise management, cleanliness and policies for the new housing development
- overall by-law enforcement
- more info about Musqueam Housing Authority and how it will make decisions, community mtg with MHA

## Crown Place Site Testing & Assessments

### Geotechnical

Several test holes drilled to: determine subsurface soil conditions, bearing capacity, and type of foundation needed to support proposed building; check groundwater conditions; anticipate required earthquake design standards

### General conclusions:

1. Suitable for proposed development, provided foundation recommendations are followed and work is inspected at excavation and foundation placement
2. No groundwater encountered or expected during construction
3. Subsurface conditions not expected to be prone to liquefaction or ground softening during an earthquake (as defined by 2014 City of Vancouver Building By-Law).

Geotechnical engineers will monitor and ensure all structural fill used in construction is properly tested and certified.

## Site Testing & Assessments, cont'd

### Surveys

Site is currently an existing lot so immediate surveys not required. Survey work will be necessary to inform placement of buildings and determine building elevations during construction.

### Archeological

Based on current knowledge, site does not have high potential for archaeological findings. No significant belongings are anticipated. However, monitoring of excavation will be ongoing; we will work closely with our Archaeology Department.

### Flood Mitigation

Crown Place is currently at 6 meters in elevation. As such, it is well above MIB's newly adopted minimum flood protection level for development of 4.7 meters. Building and site design will include all current flood mitigation standards and rainwater and surface runoff management.

## Site Testing & Assessments, cont'd

### Civil Engineering

Civil engineers design on- and off-site utilities (water, domestic and storm sewer) as well as surface drainage systems to ensure that rain and storm water is directed to storm sewer system and not into neighbouring properties or waterways.

Local water and sewer services will require upgrading to accommodate the proposed project. This will provide an opportunity to upgrade aging infrastructure, and anticipated costs for upgrades have been accounted for within capital budget.

Civil engineers will be involved in all phases of construction to ensure that construction work does not result in any surface or ground water runoff that is not properly contained and removed so as not to contaminate any existing creeks or waterways.

## Site Testing & Assessments, cont'd

### Environmental Assessment

**Phase 1:** historical review of the site and previous uses

**Phase 2:** physically testing the soil for any possible contaminants to ensure any contaminants which could cause health issues for building residents are identified and removed.

**Phase 1 and 2 reviews completed:** minor remediation work will be needed in small area beside the old gym structure, where machinery maintenance caused some contamination. Remedial work will involve removing an estimated 1-2 truckloads of material.

During the design phase, additional technical resources and consultants will be retained to monitor and advise on habitat issues related to trees, vegetation and species at risk. We will work closely with our Environmental Stewardship Department during design and construction to ensure any environmental concerns are addressed.

## Site Testing & Assessments, cont'd

### Traffic Study

A study of the transportation related impacts of the proposed development by external consultants is underway. A report is forthcoming.

### Construction Activities:

Construction may cause some disruptions to area residents. Measures will be taken to minimize any inconveniences.

Laws are still in development to support Land Code implementation. The development team will continue work with our Lands Dep't to ensure that robust regulations for development and construction are in place.

## Next Steps

- **Studies:** completion of traffic study and review of report; ongoing technical assessments, as required
- Activation of **Musqueam Housing Authority**
- **Ongoing collaboration with MIB departments** re: project development
- Document and share **member feedback** from today's info session

### Interim Report to Land Code Cttee & Council

- summary of 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

### Conceptual Design (date to be confirmed)

- develop conceptual design plan
- host community info session #3 (date TBC) to solicit and document feedback
- further refinement, as needed

### Development Permit Application, Review, & Approval (date to be confirmed)

- project team will submit full application package to Lands Department
- upon review, Lands Department will submit to Land Code Cttee for review and recommendation
- Chief and Council review and decision re: approval

# How to stay informed and involved

1. Access project info and summary updates at [www.musqueam.bc.ca](http://www.musqueam.bc.ca), in the Members Area  
*\*Registration required*
2. Register for email updates  
(sign up tonight or email [multifamily@musqueam.bc.ca](mailto:multifamily@musqueam.bc.ca))
3. Attend upcoming community info sessions!

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