



M U S Q U E A M

L A N D U S E P L A N

IR2 • IR3 • IR4

A P P R O V E D

D E C E M B E R 1 7 , 2 0 1 4



ACKNOWLEDGEMENTS

This Land Use Plan involved the work of many members and Musqueam staff. We thank everyone who took part in this project by participating in its many outreach events, including our community survey, family gatherings, Elders' luncheons, youth workshops, Aboriginal Day, Community Planning Day, and standing committee workshops. We are also grateful for the ongoing commitment and dedication of our Community Committee in helping move this plan forward and for their consideration regarding other elements of our larger, comprehensive community planning project.

The name and the project logo pictured on the front cover of this plan were created by youth in our community. The logo represents a Musqueam spindle whorl and is meant to show how our community plan will 'weave together' different parts of our community in one comprehensive plan. The wolf represents family and the thunderbird represents strength, honour and integrity.

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1. INTRODUCTION

This section introduces and summarizes our Land Use Plan. It tells the story of how it came to be, its purpose, and how we created it with our members.

1.1 Summary

Our Land Use Plan is one component of our comprehensive community plan called ‘*We speak with one heart and mind*,’ or *nəčəmat tə sx^wq^weləwən* ct in our language. Built on our values and incorporating our traditional ways, ‘*We Speak with One Heart and Mind*’ provides current and future leadership, administration and members with a roadmap to the future we all want – a future we have imagined together.

This Land Use Plan **establishes a direction** for future land development, **guidelines** for managing development, and a **process and framework** for making more specific development decisions.

The plan includes:

- **Our vision** for our community;
- **Community development objectives**;
- General **land use designations** for our main reserve (IR#2) and two smaller reserves (IR#3 and IR#4);
- **General guidelines** to help us plan, design, and build healthy neighbourhoods and buildings;
- **Specific guidelines** to protect **environmentally and culturally sensitive areas**;
- **A zoning and re-development framework** to guide potential future land re-zoning and planning; and,
- **A development review process** that provides for a **clear, transparent and strategic** decision-making process.

This is not a regulatory plan. It is a **strategic plan** that applies to all Musqueam lands, including our reserves and fee simple properties. It is to be consulted to ensure that short-term, current planning supports our long-term plans and community objectives. The community development framework that is described by this plan is **enacted and regulated on Musqueam reserve lands** through the **Musqueam Building By-Law** and the **Musqueam Zoning and Development By-Law**. On Musqueam-owned fee-simple lands, where regulatory

1. INTRODUCTION

controls are outside of Musqueam jurisdiction, this plan provides direction and decision-making support regarding land use and development planning. The graphic illustrates how this Land Use Plan works with, and gives strategic direction to, land use planning and development on our reserves and helps provide additional guidance for development we undertake on our fee simple properties.

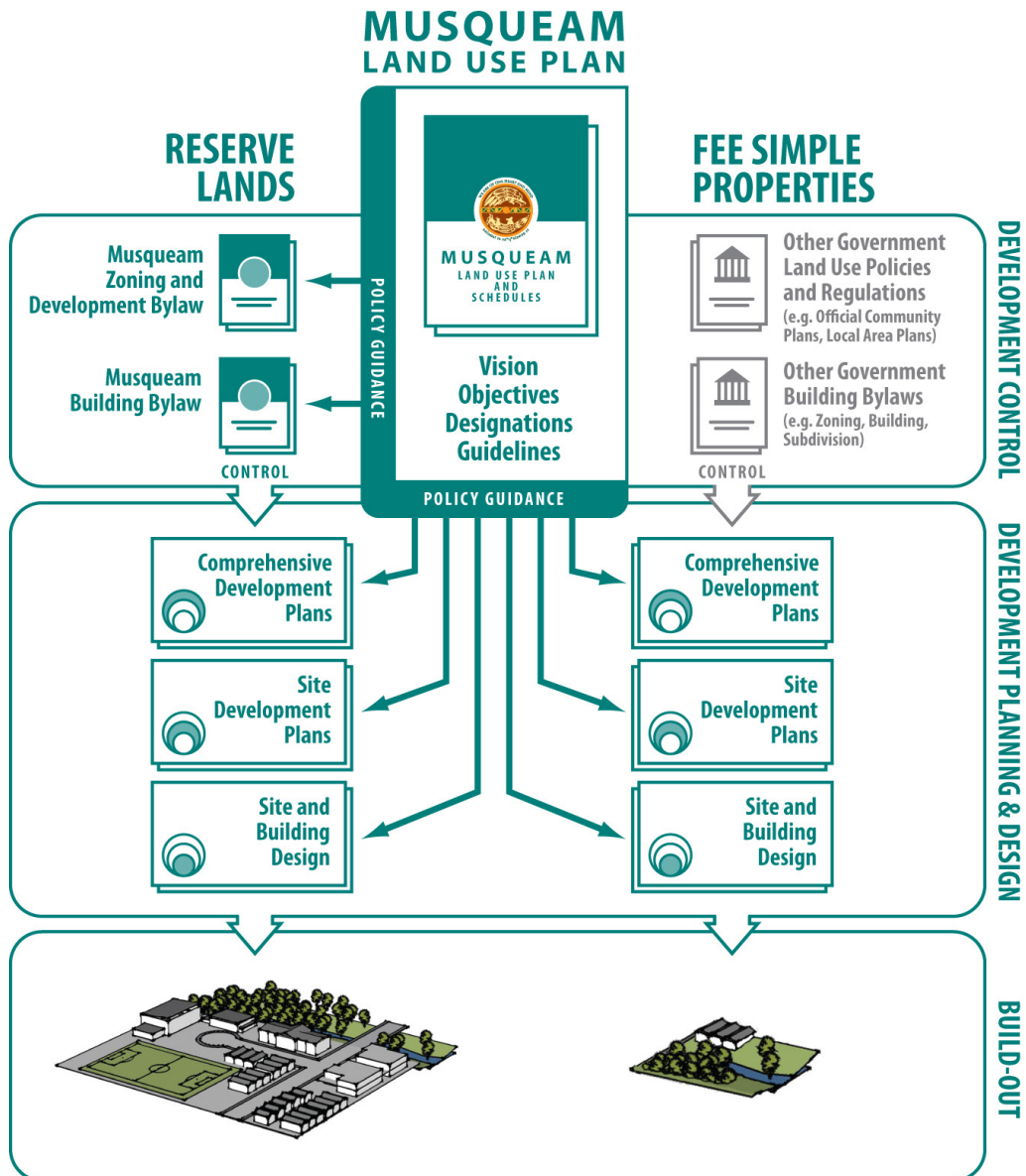


Figure: Musqueam Land Use Plan – how it works



1. INTRODUCTION



Musqueam Land Use Plan

PLANNING AREAS

LEGEND

-  Musqueam Reserves
-  Musqueam Properties

scale 1 to 100,000 (11x17 sheet)

map produced by
EcoPlan International
for the Musqueam Indian Band
April 2010

NOT FOR REDISTRIBUTION

data provided by Musqueam
Indian Band, Province of BC, and
City of Vancouver



1.2 Context

We are connected to this place. We have always known the great value of our environment and we understand the importance of caring for the lands and waters that make up our territory. We consider ourselves to be **stewards of the lands, waters and living creatures** within and around our territory.

As stewards of our territory and caregivers for generations yet to be born, we deeply understand the importance of planning wisely for our lands. This plan is a beginning. It starts with our reserves, settlement lands and fee simple properties. Ultimately we will plan for our traditional territory.

Our traditional territory is 144,888 hectares (358,026 acres) and includes all of present day Vancouver, extending northwest up Howe Sound and east up the Fraser Valley. Historically, we traveled far and wide and traded and inter-married with Nations up and down the coast of present day B.C., Vancouver Island and in Washington State.

Our 190-hectare (469.5-acre) main reserve and population centre, IR#2, was our main winter village for over 3,500 years, and today is our largest reserve and home to many of our members. Many more of our members would like to make it home, but there is very little unencumbered land that is suitable for new housing. Besides providing new homes for members, we aspire to become a **more complete community** by developing parks, cultural, community and recreational facilities, and economic development opportunities.

In an effort to be more self-sufficient we decided to use our limited land to generate revenue through leases and other enterprises. Most of the reserve is leased out under long-term leases that were negotiated in the 1950s and 1960s, and will be reviewed between 2032 and 2073. Much of the rest of IR#2 is either already developed, subject to flood hazards, or is culturally or environmentally sensitive. We estimate that there are about 16.18 hectares (40-acres) of buildable land available in the near term, another 16.18 hectares (40-acres) of land that would require potentially costly hazard mitigation and the loss of an important revenue-generating amenity (the Musqueam Golf Course), and 48.56 hectares (120-acres) that may become available in 25 years (the Shaughnessy Golf and Country Club). We have recently made significant efforts to add 'infill' housing in our existing neighbourhoods.

Our other reserves are IR#3 and IR#4. IR#3 is located on Sea Island in Richmond across the Fraser River from IR#2 along McDonald Slough. There are no buildings on the small 6.5-ha (16.06-acre) reserve, as it is unprotected by dikes and subject to flooding. There are also environmentally sensitive foreshore areas on the reserve. Because of its proximity to YVR (Vancouver International Airport) there are additional building development restrictions.

1. INTRODUCTION

IR#4 is a 57.2-ha (141.34-acre) reserve site surrounded by the District of Delta. There are two homes on site where Musqueam members have lived periodically. It is located in the provincial Agricultural Land Reserve and has some of the richest agricultural soils in the province. The farmland is currently leased out and farmed by a private farmer. There is no sewer or water service to this reserve and servicing is unlikely due to its rural location and surrounding Agricultural Land Reserve lands.

Figure: Musqueam Traditional Territory





2. WHERE HAVE WE BEEN?

This section describes our history on our lands and describes the process we have used develop a plan for our lands' future. It provides a brief overview of our history, the traditional territory around which we formerly lived and worked, and the small reserves this Land Use Plan applies to. It provides details on the planning process we used and summarizes the work we did with our community in developing the plan.



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2. WHERE HAVE WE BEEN?

2.1 People and history

We have been present in our traditional territory for over 9,000 years. *xʷənəθət* – our first ancestors – are said to have descended from the sky, wrapped in clouds, before there was anything else here. These supernatural beings populated the land until *χe:l's*, the transformer, changed them into their present form as rocks, animals and features of the landscape that remain to this day.

Then as now, **we are a fishing people** whose rhythms, stories and culture are closely aligned with the Fraser River along whose banks we still live today. Our name, Musqueam (*Qʷmuθʷium*) means *People of the River Grass* and relates back to the grass (*m-uh-th-kwi*) that grows in the Fraser River estuary in the tidal flats and marsh lands.

Our territory, once rich in natural resources, offered our ancestors a life of abundance. In return, our people were, and still are, the keepers of the lands and waters that sustain us. Our ancestors were strong, independent people, as we are today. We governed ourselves according to specific social, cultural and moral codes. All members had a specific role and a responsibility.

As with First Nations communities throughout British Columbia, contact with outside cultures had a profound impact on our lives. Diseases like small pox and measles devastated our community and reduced our population -- once estimated to be 30,000 -- to as low as 100 members. First recorded contact with non-native visitors occurred in 1791 and settlement began in the mid-1800s. Choice land was pre-empted by settlers and lands were surveyed with no regard to Musqueam title or interests. Eventually, we were relegated to three small parcels of reserve land – a fraction of our traditional territory.

The past 50 years have seen an incredible show of strength by the Musqueam people and a revival of our community and our culture. **Our modern day history is a proud one.**



Charlie Kiapilano with house post

2. WHERE HAVE WE BEEN?

2.2 Past plans

While this Land Use Plan, and the larger '*We Speak with One Heart and Mind*' community plan of which it is a part, are the most comprehensive planning projects we have undertaken, they are not our first. The development of both plans has been informed by two earlier planning projects we undertook in the 1990s.

The first was a broader, community development plan that we undertook in 1993. Unfortunately, this project never proceeded past the first phase. The first phase did, however, produce a valuable community survey whose results informed this land use planning process and helped validate the results of this project's community survey (i.e., some of issues appeared in both 1993 and 2008, 15-years later).

The second plan was prepared in 1999 and called the **Physical Development Plan**. Many aspects of this plan are incorporated in the new Land Use Plan which replaces it. The Physical Development Plan (PDP) focused on available land in our current village area. As our only current land use plan, we were careful to consider its recommendations and compare them against new options and new opportunities that have emerged in the ten years since the PDP was completed.

Most recently, we completed a **Phase 1 Land Use Plan**. This plan was the first step in developing our current Land Use Plan. The plan consisted of a general land use concept for our main reserve with five broad land use designations that indicated what, in general terms, could be developed in the certain areas over the long-term. It also included a conceptual development review process that this Land Use Plan built on.

2. WHERE HAVE WE BEEN?

2.3 Planning Process

Our Land Use Plan project has been underway since early 2008. The planning process has included **community input at each step**, as well as feasibility assessments for different development ideas. This plan's development objectives and ideas were generated with band members through engagement activities with staff, leadership, Elders, youth, standing committees and members-at-large.

2.3.1 APPROACH

This graphic illustrates how the planning information was filtered through the different project planning groups. After reaching Council, we were careful to report back to members through newsletters and other methods, so that they could see how the information and feedback they provided was used. This kind of **transparency** has been an important feature of our planning process. Other features of our planning approach included:



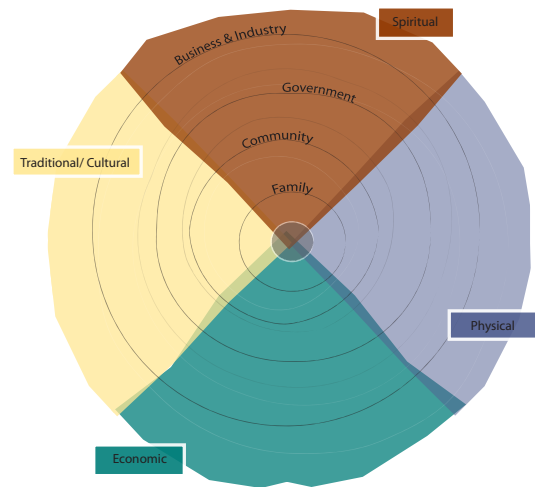
Participatory: We used the same **community-based** and **member-driven** approach that characterizes the larger 'We Speak With One Heart and Mind' plan. The creation of this plan involved many meetings across the community with a wide range of groups and individuals, including on and off-reserve members. Planning work included interactive workshops with youth, Elders' luncheons, community open houses, family meetings, outreach on Aboriginal Day, and a special Community Planning Day. Well over 50 project meetings and workshops took place during the development of this plan.

Strategic: While our plan is rooted in our community, we ensured that it was also based on a proven **strategic planning process**. As illustrated, the work plan was organized around a five phase planning process. Each phase asked one of the following guiding questions: *Where have we been? Where are we now? Where do we want to go? How do we get there? and Have we arrived?* We used structured decision-making tools to make balanced decisions that considered traditional and community values as well as technical facts (e.g., land use constraints, development costs, etc.).



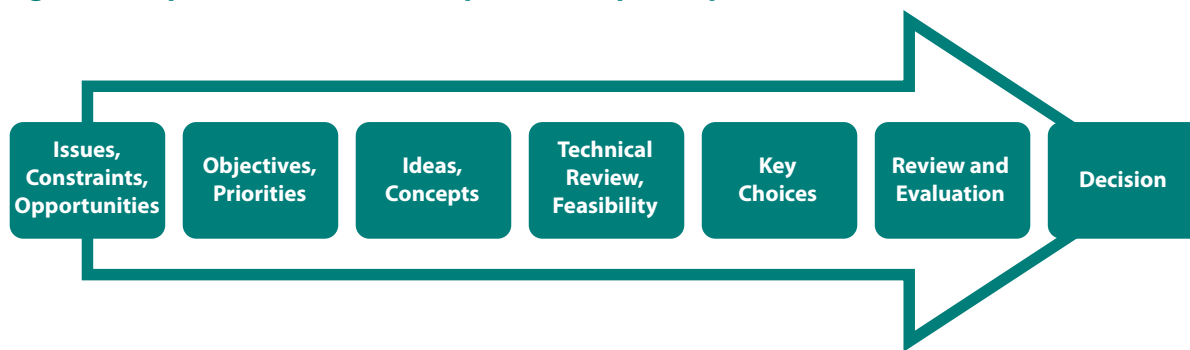
2. WHERE HAVE WE BEEN?

Musqueam: Wherever possible, we incorporated **traditional knowledge and governance approaches** in our planning work. From family meetings to more consensus-based decision-making, we worked hard to have our plan as well as our planning process reflect our values. The traditional Musqueam spindle whorl illustrates the general areas the land use plan touches on – physical, spiritual, traditional/cultural, and economic. It also shows how our engagement flows from the individual, to the family and out to the community and other non-Musqueam stakeholders.



2.3.2 PROCESS

Figure: Musqueam Land Use Plan – plan development process



The illustration outlines the following basic steps that we undertook during this planning process:

1. **Review past planning work.**
2. **Identify broad community objectives through the *We Speak with One Heart and Mind* planning process.**
3. **Develop baseline geographic information** such as development constraints and culturally and environmentally sensitive areas to protect from development;
4. **Assess current and future needs** for housing and community facilities (including parks and recreation facilities);
5. **Identify community values and preferences and potential options** specific to land use and community development through open house events, meetings, surveys, and interviews;

2. WHERE HAVE WE BEEN?

6. Review broad land use options based on their **performance against community values** and preferences and for meeting the community development objectives laid out in *We Speak with One Heart and Mind*;
7. Review specific, short-term development decisions based on their **performance against community values and their impact on long-term objectives**.
8. **Determine the 'best' options and non-starters**, as well as decisions that require further information; and,
9. Develop a **Land Use plan** that provides appropriate levels of information, specificity, process and decision-making tools, and flexibility so that we can pursue our objectives while being prepared for new opportunities.

2.3.3 ACTIVITIES

We conducted a number of activities to further our understanding of our current situation and potential needs. These activities included the following.

- **Community Profile:** As part of our larger *We Speak with One Heart and Mind* community plan, we prepared a Community Profile. The document provides a **'snap shot' of current conditions in our community**. In addition to looking at what is happening now in our community, it identified trends and provided direction on areas for us to pay special attention to in our Land Use Plan.



Knowing our Past, Exploring our Future: our community profile

- **Population and housing projections:** We developed population projections to anticipate **future housing needs and to determine the potential demand for new facilities**. The projections were important drivers for this Land Use Plan.

2. WHERE HAVE WE BEEN?

- **Community Survey:** In the summer of 2008, we conducted a door-to-door survey of members living on reserve and a mail out/telephone survey of off-reserve members. We achieved a 50% response rate on-reserve and collected 167 surveys in total. Many of the survey questions were directed at land use options on IR#2.
- **Community Mapping:** At Aboriginal Day, Community Planning Day, in individual interviews, at family gatherings, as well as at other events, members were invited to locate small-scale models of a variety of potential new community facilities and housing on a map of IR#2. Members also **'flagged' areas of special significance**, such as important cultural or environmental areas that require protection or restoration on maps that evolved with the project. Youth supported the process, conducting photo essays of important places and holding mapping sessions of their own. These exercises helped us develop a range of ideas for conservation and development objectives, and locate them on a map.



Community mapping at Aboriginal Day, June 2008

2. WHERE HAVE WE BEEN?

- **Family Meetings:** In the winters of 2008 and 2009, we held several meetings with family groups to discuss community planning issues and gain insight on potential solutions.



A Musqueam Land Use Plan family meeting

- **Facility Planning and Heart of the Community planning:** In 2009, several opportunities related to facility development required us to assess our needs and make decisions about where to locate specific facilities. Members reviewed these decisions at open houses, family meetings, and at special meetings with various committees.

2. WHERE HAVE WE BEEN?

2.3.4 MEMBERSHIP, STAFF, AND LEADERSHIP

The development of this plan was **community-based** and **member-driven**. It involved on- and off-reserve members, Elders, youth and staff, leadership and committees. It also included more traditional decision-making approaches (e.g., family meetings) wherever possible. Some of our engagement activities are summarized below.

- **Project Support Team:** A steering committee of senior staff and Councillors met regularly to help guide the project and to work with our consultant team. The team has met throughout the planning process.
- **Community Committee:** We set up an advisory group made up of youth, Elders and members-at-large. There are currently eleven members. Membership was, and remains, open to all members.
- **Youth:** We placed a special emphasis on youth engagement. We held a workshop at our Youth Centre and gym. We also met regularly with the Musqueam Youth Creative Writing Class who helped name the project and create the project logo.
- **Elders:** We presented regularly to Elders and sought their feedback and input at each project phase.
- **Leadership:** We actively worked with leadership. Chief and Council participated through committee workshops, interviews, family meetings, a special Council retreat, and at regular Council presentations.
- **Families:** We carried a series of family group meetings that focused specifically on land use planning on our main reserve. Almost 70 members participated.
- **Department Managers:** Individual interviews were held with Musqueam Program Managers early on in the land use planning process and they were regularly consulted throughout the process.
- **Committees:** We met regularly with standing committees, including Longhouse, Fisheries, Recreation and Treaty.
- **Focus Groups:** We met with small groups to conduct in-depth analysis, evaluate trade-offs, and make recommendations.
- **Everyone:**
 - **Aboriginal Days:** We set up a community planning table at Aboriginal Day in 2008 and 2009. Well over 100 members visited our table and took part in activities.
 - **Planning Day:** We organized a special event that focused specifically on our community plan. Despite the rain, almost 50 members attended.



3. WHERE ARE WE NOW?

This section provides an overview of our current land use situation and our community needs as they relate to land use. It summarizes how we are currently using this land and talks about what opportunities and constraints we considered while developing our Land Use Plan. It also summarizes the community needs we identified when developing our land use designations.



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3. WHERE ARE WE NOW?

3.1 Our lands

3.1.1 MUSQUEAM IR#2 AND TRIANGLE LANDS

Located on the Fraser River between southwest Vancouver and the University of British Columbia, IR#2 was our main winter village for at least 3,500 years and is now our main reserve and population centre.

Most of the 190-hectare reserve is leased out under five long-term leases that were negotiated in the 1950s and 1960s. The leases are for housing projects (Salish subdivision and Musqueam Park subdivision) and one golf course (Shaughnessy Golf and Country Club). The leases for these properties are set to expire between 2032 and 2073. We co-manage a second golf course, Musqueam Golf Course, which does not have a long-term lease in place. Collectively, these leased lands and Musqueam Golf Course take up about 125 hectares of our reserve, or about 66% of our land base.

Through our recent Reconciliation Agreement with the Province of BC, we acquired several new parcels of land. One of these is called the Triangle Lands, a 14-hectare parcel of land that was located within Pacific Spirit Park. The parcel lies between South West Marine Drive and the northwest corner of our reserve. We are in the process of **adding the Triangle Lands** to IR#2.

We have very little unencumbered land for development on IR#2. In the next 10 to 20 years, there are about 32-hectares (80-acres) of buildable land that we may develop. These lands are held by Certificates of Possession or by non-residential uses that may be redeveloped. Much of these lands are also subject to hazards that require costly mitigation or otherwise undevelopable because of specific site constraints. For example, about one-half of the 32-hectares (80-acres) of buildable land that we may develop is located in the Musqueam Golf Course. The revenue-generating golf course is actively used and valued by many members and is also subject to potential flood hazards and drainage problems from storms and from sea-level rise. Over the longer-term, as leases expire, we will have many more opportunities. The table summarizes our land holdings on IR#2 and their development potential.

3. WHERE ARE WE NOW?

Table: Musqueam Land Resources Summary – IR#2 and Triangle Lands

| AREA NAME | TOTAL AREA | ESTIMATED BUILDABLE AREA | CURRENT USE | NOTES |
|-------------------------------------------|--------------------------|------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Leased or Revenue Generating Lands | | | | |
| Shalimar Townhouses | 2.54-ha (6.3-acres) | 0 | 76 unit townhouse rentals operated by Musqueam | Consistent revenue producer for band |
| Shaughnessy Golf & Country Club | 65-ha (160.6-acres) | 48.5-ha (120-acres) | Golf Course | Lease expires 2032 |
| Musqueam Park Parcel A | 11.17-ha (27.6-acres) | 0 (except as infill or redevelopment) | 74 houses on leased land | Lease expires 2064 |
| Salish Subdivision Parcel B | 15.98-ha (39.5-acres) | 0 (except as infill or redevelopment) | 154 houses on leased land | Lease expires 2073 |
| Musqueam Golf Course | 27.19-ha (67.2-acres) | 16.59-ha (41-acres) | 18-hole executive golf course, driving range and clubhouse | Musqueam has purchase option. Land is subject to storm flooding and sea-level rise flood hazards without protective structures. Land also includes Musqueam Creek. |
| Musqueam Housing, Facilities | | | | |
| Musqueam Village | 23.10-ha (57.1-acres) | 1.29-ha (3.2-acres) Existing Gym parcel, and CP land on 51st Ave | Housing and community facilities | Mix of Band-owned and Certificate of Possession (CP) properties |
| Undeveloped Parcels | | | | |
| Ma Li area | 14.36-ha (35.5-acres) | 3.64-ha (9-acres) | The area behind the Admin building has been developed into 49 building lots and a 1.5 acre multifamily lot. | The remaining land includes sensitive river/wetlands riparian areas and known archaeological sites. |
| New Lands | | | | |
| Triangle Lands | 16.67-ha (41.2-acres) | 11.33-ha (28-acres) | Forested area including creeks. | We will add this area to our main reserve, IR#2. |

3. WHERE ARE WE NOW?

3.1.2 MUSQUEAM IR#3 AND IR#4

IR#3 is located on Sea Island in Richmond across from IR#2 along the Fraser River on McDonald Slough. There are no buildings on the small, 6.5-hectare (16.06-acre) reserve, as it is unprotected by dikes and subject to flooding. There are also environmentally sensitive foreshore areas on the reserve. Because of its proximity to YVR (Vancouver International Airport) there are additional building development restrictions.

IR#4 in Delta is a relatively small, 57.2-hectare (141.34-acre) reserve surrounded by the District of Delta. There are two homes on site where Musqueam members have lived periodically. It is located in the provincial Agricultural Land Reserve and has some of the richest agricultural soils in Canada. The farmland is currently leased out and farmed by a private farmer. There is no sewer or water service to reserve and servicing is unlikely due to its rural location and surrounding Agricultural Land Reserve lands

Table: Musqueam Land Resources Summary – IR#3 and IR#4

| RESERVE | LOCATION | CONSTRAINTS | CURRENT USE | NOTES |
|--------------------------|--------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| IR#3 - Sea Island | Next to the City of Richmond across Fraser River from IR#2 on McDonald Slough. | <ul style="list-style-type: none"> Unprotected by dikes and subject to flooding Environmentally sensitive foreshore areas Proximity to YVR | <ul style="list-style-type: none"> None | <ul style="list-style-type: none"> Previous foreshore leases for log boom storage Potential communication tower development opportunity being explored Some member interest in developing marina for fishing boats or ecotourism. Fisheries fish habitat improvement plans include restoration activities here |
| IR#4 - Delta | Located in the District of Delta. | <ul style="list-style-type: none"> No sewer/water service Servicing unlikely due to rural location and surrounding Agricultural Land Reserve lands | <ul style="list-style-type: none"> Two houses on reserve Remainder of reserve leased to private farmer for agricultural use | <ul style="list-style-type: none"> Servicing unlikely due to rural location and surrounding Agricultural Land Reserve lands Some interest in exploring potential industrial uses (e.g., container storage yard) |

3. WHERE ARE WE NOW?

3.1.3 OTHER MUSQUEAM LANDS

The following table summarizes our additional reserves and land holdings, highlights major development constraints and issues, and indicates existing land management regimes.

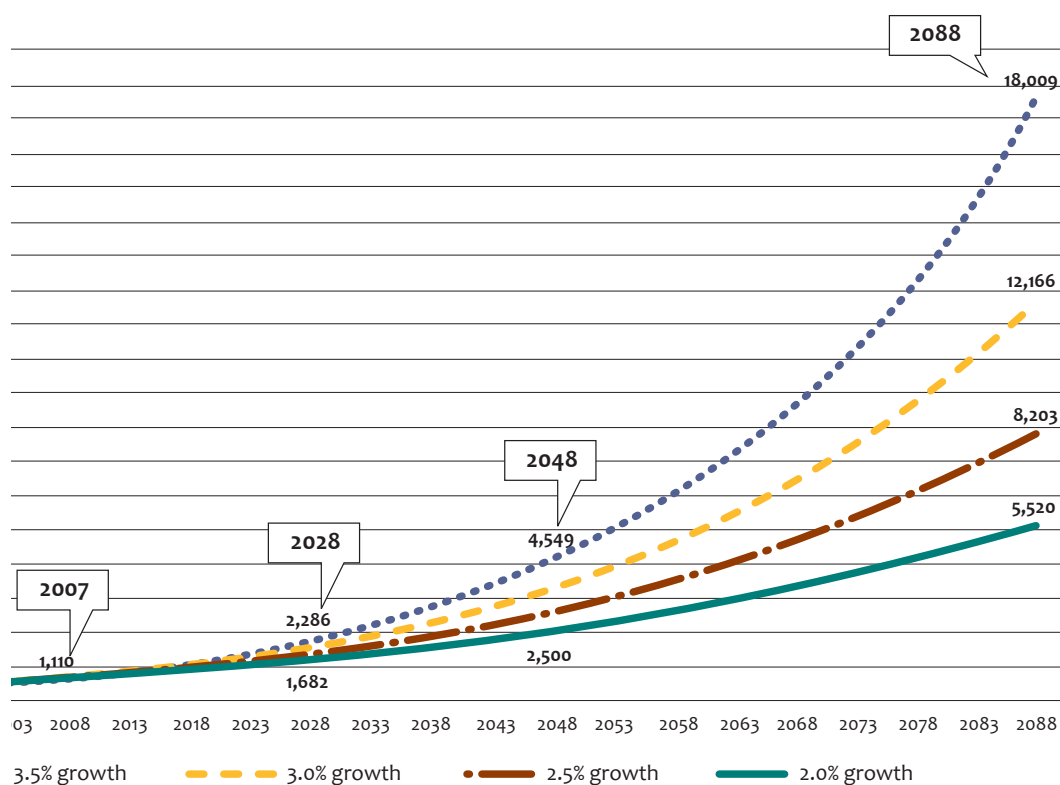
| PARCEL | DESCRIPTION | SITE CONSTRAINTS | EXISTING DEVELOPMENT CONTROLS |
|--------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| UBC Golf Course | 59-ha (145.8-acre), 18-hole course located near UBC along University Boulevard and Blanca Street. | <ul style="list-style-type: none"> Currently leased to 2015 Must remain golf course through to 2083 | <ul style="list-style-type: none"> University Endowment Lands Land Use, Building & Community Administration Bylaw Golf course |
| Pacific Spirit Park – Block F | 8.5-ha (21-acre) site located near UBC on University Boulevard. Business case under development | <ul style="list-style-type: none"> Currently park land To be rezoned | <ul style="list-style-type: none"> Metro Vancouver Regional District, Electoral Area A Zoning By-Law To be rezoned MF-1 Multiple Dwelling District |
| Bridgeport Lands | A 7-ha (17.3-acre) casino, hotel and marina complex located in Richmond on the Fraser River. | <ul style="list-style-type: none"> Long-term (2041) pre-paid lease in place | <ul style="list-style-type: none"> City of Richmond Casino hotel Commercial (ZC17) – Bridgeport Village (City Centre) |
| Fraser Arms Hotel | Half hectare (1.23-acre) site with a 48-room hotel, restaurant and cold beer and wine store located at the south end of Granville Street in Vancouver. Purchased to help preserve and protect a large midden that underlies site. An operating partner will manage the operation. | <ul style="list-style-type: none"> Midden underlies site | <ul style="list-style-type: none"> City of Vancouver Zoning By-Law C-2 |
| Nokia building | Large, modern 94,325 square foot commercial building on a 2.42-ha (6-acre) lot in Glenlyon Business Park in Burnaby. | <ul style="list-style-type: none"> None | <ul style="list-style-type: none"> City of Burnaby Zoning By-Law CD-1 (under M-5 and B1 zoning guidelines) |

3. WHERE ARE WE NOW?

3.2 Our People

As illustrated by the table, Musqueam is a young and growing community. While many of our Elders can remember a time not so long ago when only several families lived on our main reserve, today almost 600 members live on-reserve (IR#2), while an equal number live off-reserve, many in and around the Vancouver region. Our population has been growing by between 2% and 5% a year and will continue to grow between 2% and 3.5% due to the number of young members starting families. Currently, young people under the age of 19 represent almost 40% of our population. This is a much higher percentage than our neighbours in Vancouver and presents us with unique challenges and opportunities, both of which we had to consider when developing this plan. In 18-years, Musqueam membership could be between 1,700 and 2,300, or 500 to 1,100 more members than there are today.

Table: Musqueam Population Trends and Projections



Note: the demographic projections do not consider in detail the potential impacts associated should Bill C-3 become federal law. Bill C-3 aims to promote gender equity in member registration. It is expected that approximately 45,000 additional persons would become entitled to registration under the Indian Act if the Bill is enacted. These additional people would be spread across Inuit, First Nation and Métis communities across Canada. While the number of potential new Musqueam members that could result from the passing of the Bill is unknown, it would likely be relatively small if the ratio is similar to Musqueam's proportion of Canada's total First Nation population.

3. WHERE ARE WE NOW?

3.3 Our Community Needs

To help us determine what kinds of land uses should be encouraged on IR#2, we first had to determine **what our community's needs** were and then find out how much land we would need to meet them. Some of the questions we asked included:

- What are our housing needs? How much housing is needed, what kinds of housing (e.g., single family, multi-family, social housing, Section 10 housing, etc.), and how will this need change over time?
- What kinds of new facilities are needed and why?
- How can our lands be used to generate employment and revenue for Band programs (e.g., lease hold lands or land for Musqueam-owned commercial enterprises)?

We also tied these questions and research to our larger community planning project through our Community Survey and other outreach.

3.3.1 HOUSING

Member housing emerged as one of our community's **key concerns**. There is a considerable waiting list for member housing, and our current housing stock is limited to detached single-family homes that do not meet the needs of all our members.

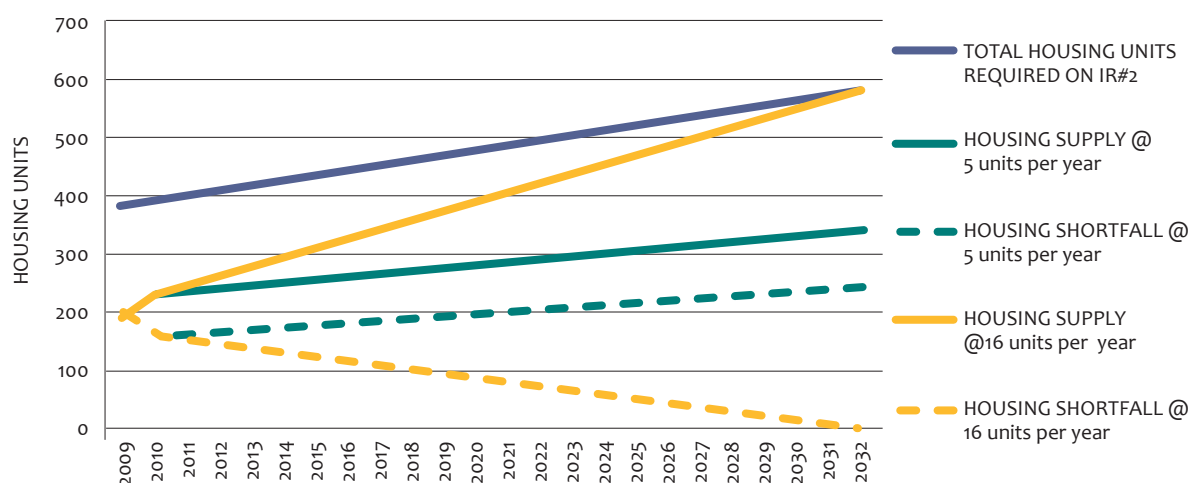
We expect IR#2 to be 'home' to all of our members. If all of our members were to live or have a home on IR#2, we would have to build seven or eight houses per year just to keep up with population growth (at 3.0%). We would also need to build a number of houses per year to 'catch up' on our waiting list. We determined that we could 'keep up' and 'catch up' on our housing needs if we build about 15-20 units per year over the next 22 years, or 350-375 homes. In the past, we have built an average of 5 to 10 houses per year, so this target would require a sustained effort for many years.

We are also reconsidering the types of housing we need to build in order to provide appropriate housing for all of our members and use our lands more efficiently. If we build only single family homes, we will run out of land much more quickly than if we provide a greater mix of housing types (e.g., multi-family homes, apartments, or

3. WHERE ARE WE NOW?

“Musqueam condos,” etc.) that can be built at higher densities than single family homes. Such a housing mix would not only make **better use of our lands**, but would be **less expensive to build and service**, and would **meet a greater range of our members’ housing needs** – we heard very clearly through our planning process that not all members want a standard, single-family home.

Table: Musqueam Housing Trends and Supply Projections (at 3.0% population growth)



3.3.2 FACILITIES

We are in the process of developing a number of new facilities, including a **sports field**, a **community recreation centre**, and the first phase of a **cultural learning centre**. Despite this extraordinary level of activity, we know that there will continue to be needs for a number of Musqueam programs and administrative offices. We will need to continue to examine those needs and find land and resources to realize them. We will also need to ensure that new development includes local facilities and amenities, such as trails, parks, and playgrounds.

Our anticipated facility needs are:

- A fully realized community waterfront park;
- An expanded Daycare/Preschool;
- An addition to the Cultural Resource Centre that is currently being developed;
- Additional office space for Band Administrative Departments;

3. WHERE ARE WE NOW?

- A space for parking and maintenance of Public Works vehicles; and,
- Improved offices and program spaces for Band Programs such as Health, Education, and Social Services.

Many discussions have included a new elder's centre, but we heard from our elders that the current facility is adequate at this time. We also completed a community review of funding priorities relating to the 2010 Olympics Legacy Funds, which will inform our decisions related to facility planning.

3.3.3 ECONOMIC DEVELOPMENT

We also need to achieve financial self-sufficiency. Our 2008 budget shortfall (i.e. the difference between our self-generated revenues and band operating expenses) was about \$8-million. We have explored a variety of revenue generating land use scenarios (e.g., commercial shopping centre and offices along SW Marine, a hotel on the Shaughnessy Golf Course, etc.) for IR#2 that would help us **achieve financial self-sufficiency while meeting our other community needs**. We are also aware that our members support locating our economic development activities away from IR#2. We are currently developing plans for revenue-generating land uses on our other reserves and land holdings.

Table: Revenue Generating Opportunities – Musqueam IR#2, IR#3, IR#4

| OPPORTUNITY | POTENTIAL VALUE ¹ |
|-----------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Musqueam IR#2 | |
| Musqueam IR#2 | \$300,000 annual revenue <ul style="list-style-type: none"> • .8-ha (2 acre) minimum required • Most suitable location is on the Shaughnessy Golf Course |
| High-density, for market, residential development | \$3 million /acre, one-time pre-paid 99 year lease |
| Medium Density, for market, residential development | \$1.75 million/acre, one-time pre-paid 99 year lease, or \$120k /acre, annual payment for land rental |
| Musqueam IR#3 | |
| Telecommunications tower | <ul style="list-style-type: none"> • Communications system for YVR • Potential community benefits - WiFi |
| Musqueam IR#4 | |
| Farming/agriculture | <ul style="list-style-type: none"> • Currently leased for agricultural use (minimal value) |
| Port-related uses | <ul style="list-style-type: none"> • Possible industrial port-related uses (i.e., Roberts Bank) • Early exploration – unknown costs, benefits, potentials |

¹ Estimates provided by Colliers Consulting on December 27, 2008.

3. WHERE ARE WE NOW?

3.4 Land and Development Considerations

3.4.1 CAPACITY AND DIRECTION

Knowing that our land requirements are constrained by the actual buildable land that we currently have access to, our priority is to better understand how to meet our community objectives through efficient land use, community-driven decision making, and effective facility planning and development. We know that the following considerations will direct our future development initiatives:

Housing

- Housing is a priority
- Multifamily housing (such as townhouses) must be included and even prioritized in future projects if we expect to meet our community's housing needs and catch-up on housing shortfall in this generation

Facilities

- New major facilities will be concentrated in the core 'Heart of the Community' area on IR#2
- Neighbourhood facilities such as parks, playgrounds, and sports fields will be included in new subdivisions

Economic Development

- Economic development activities will be concentrated 'away' from IR#2 on our other reserves and properties

All Development

- Some areas are 'off-limits', such as culturally significant areas and the riparian areas along Musqueam Creek and the Fraser River

For IR#2, using 22 years for our time frame helps to define our land supply constraints, since 2032 is the year that the current Shaughnessy Golf Course lease expires. If we exclude the Musqueam Golf Course from consideration, since its low elevation would require costly hazard mitigation infrastructure, we know that there are about 24.28-ha (60-acres) of available land, of which there are about 16.18-ha (40-acres) of suitable development land.

3. WHERE ARE WE NOW?

The table summarizes our land development opportunities and their capacity for meeting our housing needs. Specific development strategies that are not captured in this table include lease negotiations and buy-backs from the Salish Subdivision and Musqueam Park subdivisions. This table also does not include lands required for community facilities.

Table: Musqueam Member Housing Opportunities and Land Capacity – IR#2

| | BUILDABLE LAND AREA | UNIT CAPACITY (SINGLE FAMILY ONLY) | UNIT CAPACITY (MIXED) | UNIT CAPACITY MULTI-FAMILY (TOWNHOUSE) ONLY |
|---------------------------------------------------------------------------------------|----------------------------------|------------------------------------------|-----------------------------|------------------------------------------------------|
| 22-year IR#2 Housing Opportunities (350-375 units required) Ma Li Land | 16.87-ha (41.7-acres) | 160 unitsw | 345 units | 495 units |
| Ma Li Land | 16.87-ha (9-acres) | 45 | 75 | 110 |
| Lot west of Longhouse | 0.6-ha (1.5-acres) | 10 | 30 | 50 |
| Triangle Land | 11.33-ha (28-acres) | 100 | 230 | 320 |
| Infill in existing Neighbourhood (Gym site not including church) | 0.64-ha (1.6-acres) | 5 | 10 | 15 |
| Other IR#2 Housing Opportunities | 65.15-ha (161-acres) | 800 units | 1340 units | 1890 units |
| Shaughnessy G&CC (starting in 2032) | 48.56-ha (120-acres) | 600 | 1000 | 1400 |
| Musqueam Golf Course (a high-hazard area requiring high cost mitigation) | 16.59-ha (41-acres) | 200 | 340 | 490 |

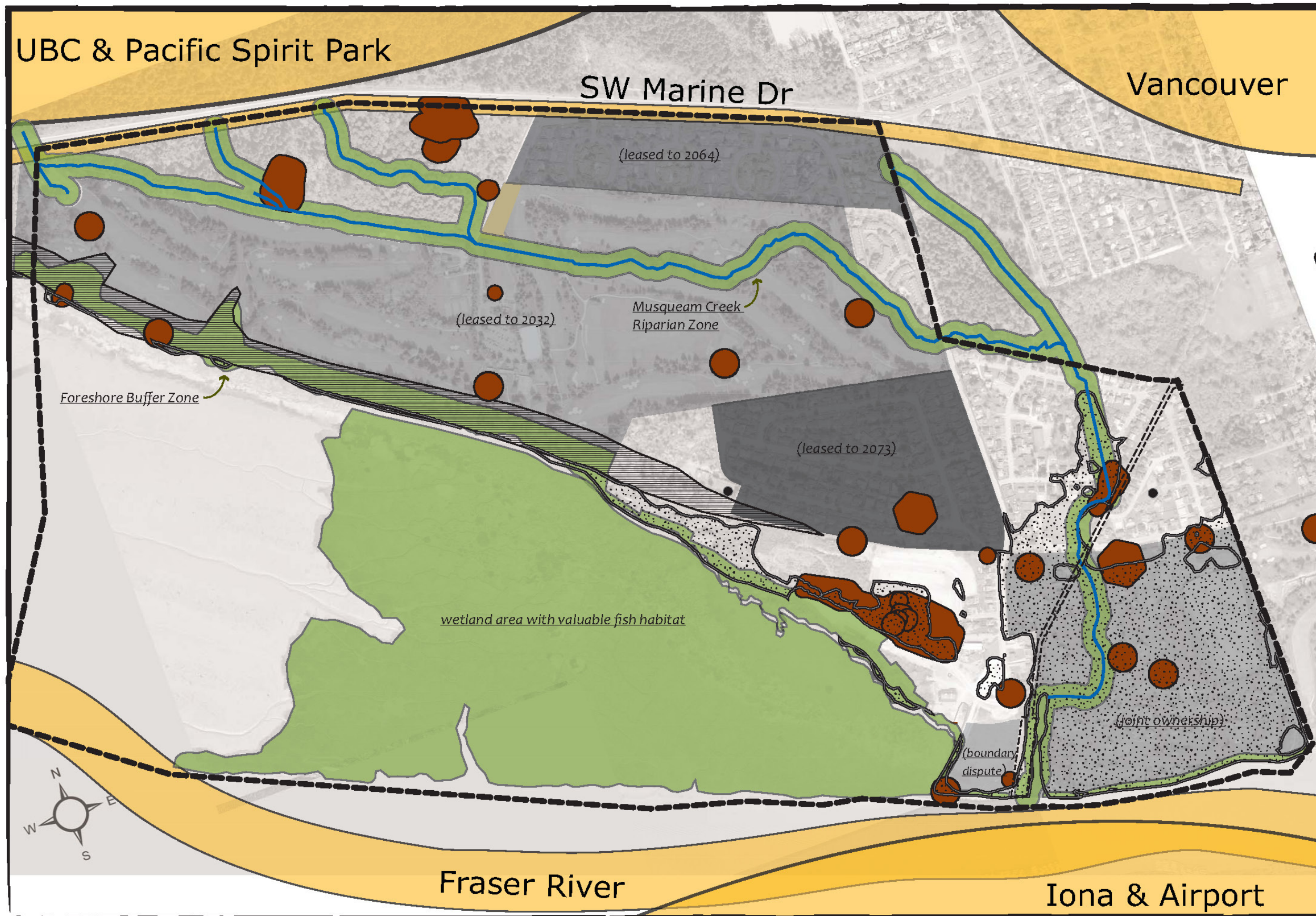
Assumptions:

- 5 units per acre single family, 12 units per acre multifamily
- 3.2 people per household single family, 2.6 people per household multifamily
- Buildable Land considers a 15-30m setback from all streams and the Fraser River

3.4.2 OPPORTUNITIES AND CHALLENGES TO DEVELOPMENT – IR#2

A number of land use and **development considerations** were broadly identified during this process. For IR#2, in particular, they include the opportunities and challenges presented by our neighbours such as the City of Vancouver, Pacific Spirit Park, UBC, and the Iona Sewage Treatment Plant. They also include the numerous opportunities and challenges found within our reserve such as flood hazard areas, lease-bound lands, creek and riverside riparian areas, and culturally significant areas. These are described in the following map and table.

3. WHERE ARE WE NOW?



Musqueam IR#2
and Triangle
Lands

OPPORTUNITIES & CONSTRAINTS

LEGEND

- encumbered land
- ecologically sensitive area
- archaeological sites
- cemeteries
- flood risk (below 3m)
- steep slope
- Highbury interceptor Right-of-way
- broader opportunities and constraints

scale 1 to 7500 (11x17 sheet)

map produced by
EcoPlan International
for the Musqueam Indian Band
August 2009

NOT FOR REDISTRIBUTION

data provided by Musqueam
Indian Band, Province of BC, and
City of Vancouver

3. WHERE ARE WE NOW?

Table: Land Development Issues – IR#2

| EXTERNAL | |
|-------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Area/Issue | Description |
| Vancouver location | Our proximity to major urban centre presents considerable opportunities for our people (e.g., access to services, education opportunities, etc.), in addition to challenges (e.g., high cost of development and cost of living, etc.) |
| UBC | Our proximity to UBC presents both opportunities (e.g., education, market for new Musqueam services, etc.) and challenges (e.g., traffic, market competition for new services, etc.) |
| Iona sewage treatment plant | Noxious odours, air quality concerns, impacted views |
| YVR - Airport | Airplane noise, air pollution, impacted views |
| SW Marine Drive | Vehicle traffic and limits access points to IR#2 |
| Climate change | Sea level rise and flooding |
| Fraser River/Musqueam Creek | Flooding |
| Economic conditions | Cost of development, financing and funding |
| INTERNAL-EXTERNAL | |
| Area/Issue | Description |
| Servicing/development costs | Site development costs vary by site |
| Timing | Negotiations with business partners, lease holders, CP lands government (e.g., Triangle Lands addition to reserve) |
| INTERNAL | |
| Area/Issue | Description |
| Fraser River foreshore | Musqueam relationship to river and foreshore, use of and access to river |
| Archeological and cultural sites | Identification and preservation/rehabilitation of sites, including actively used sites (bathing, burning, ceremonial sites, etc.) |
| Traffic, access and privacy | Controlling public access to our village area, maintaining privacy and security |
| Environmental protection | Foreshore, Musqueam and Cutthroat Creeks |
| Hazard Exposure and Risk Management | Sea-level rise will expose low-lying areas of our reserve to flood risks and potentially permanent inundation - the Musqueam Golf Course is particularly exposed to this risk. If we choose to develop those lands, they will require additional structural protections such as improved dykes and elevated foundations. |



4. WHERE DO WE WANT TO GO?

This section describes our land use vision for Musqueam reserves and the larger, strategic community development objectives we used to guide the land designation process. It also summarizes the actual land use designations we developed for this plan.



| | | |
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4. WHERE DO WE WANT TO GO?

4.1 Our land use vision

Our Chief and Council recently adopted the following vision statement. It was first crafted in English and then translated into *hə́m̓əmi̓ə́* and back into English to give the words more authenticity and meaning.

We the Musqueam people are united and strong.

We have good hearts and work together to do the right thing.

We will use our teachings, so the Musqueam people will be alright.

We will care about our elders, the little ones and everything on this earth.

This way we will be looking after the ones that come after us.

Then the Musqueam will continue to be strong.

Through our outreach, we also heard some very consistent ideas and thoughts from our members about what our community, and IR#2 in particular, should look and feel like. We heard:

IR#2 is the Home Community

- This should be the core location for new member housing and facilities.
- Facilities should feel welcoming & accommodate the diverse needs of our membership.

A good Community is more than just houses

- Our community should be where we work, learn, play, gather, and enjoy the outdoors.
- Our community should include parks, open spaces and natural areas.

Home is the place to sustain Musqueam culture

- Our facilities on IR#2 should include a cultural centre.
- Special areas should be protected for ceremonial activities.
- Certain historic and cultural areas should be protected from all development.

4. WHERE DO WE WANT TO GO?

Generate revenue away from the Heart of the Community

- Commercial, industrial and non-member residential development should be directed to the edge of IR#2.
- Sustainable economic development opportunities (i.e., minimal environmental impacts, maximum community benefits) should be explored for IR#3 and IR#4
- All developments need to be phased with an increase in revenues.

Based on these statements and our Chief and Council's vision statement, our "vision" for land use on is a simple one:

To provide a range of member housing options, facilities and other services, while protecting and stewarding our sensitive environmental and cultural resources and working towards financial self-sufficiency for Musqueam. While we will consider a range of potential land uses, our Land Use Plan puts Musqueam members first -- those living on-reserve, off-reserve, and those generations yet to be born.



A Musqueam house post welcomes visitors to our Band Office

4. WHERE DO WE WANT TO GO?

4.2 Our land use objectives

We created a series of **broad community development objectives** through our community planning process, *We Speak with One Heart and Mind*. These objectives were developed with community input and prioritized through our community survey. The objectives are (in order):

1. **Advance better governance of our Nation (political, administrative, community)**
2. **Address our housing needs**
3. **Improve our health and well-being**
4. **Protect our environment and conserve our natural resources for our use**
5. **Achieve financial self-sufficiency**
6. **Take pride in our culture**
7. **Support members to get the jobs they want**
8. **Support youth involvement (through education, sport, music, recreation, etc)**
9. **Address our community's educational needs**
10. **Address our community's recreational needs**
11. **Support our Elders**

While some of the objectives are more closely linked to land use than others, **all of them have some relation to land use** and helped guide our planning decisions and priorities. Collectively, the objectives allowed us to better evaluate our land use choices and provided a basis for making tradeoffs between them and building real consensus for the final decisions. We will continue to use these objectives to help guide our future land use decisions.

The table on the following page illustrates the community development objectives in the order they were ranked by the community and identifies the connection each has to this Land Use Plan.

4. WHERE DO WE WANT TO GO?

Table: Community Plan Objectives and Land Use

| COMMUNITY DEVELOPMENT OBJECTIVE | CONNECTION TO LAND USE |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Advance better governance of our Nation (political, administrative, community) | Musqueam Band Administration and Council are located in the heart of our community. Also, our new development procedures require feedback through traditional family meetings and general community outreach. |
| Address our housing needs | Land availability for housing is a primary concern in this plan. Almost all land designations allow member housing, and efficient use of those lands are encouraged through multi-family housing. |
| Improve our health and well-being | The land use plan considers the need for new community health services and facilities, passive and active recreation opportunities, and encourages convenient member access to these places. |
| Protect our environment and conserve our natural resources for our use | A strong emphasis was placed on protecting remaining natural areas and sensitive ecosystems, including the entire foreshore, creeks and riparian areas. |
| Achieve financial self-sufficiency | Musqueam businesses and economic development activities are encouraged in certain areas of our community. |
| Take pride in our culture | We will have a stronger presence by encouraging Musqueam art and building design within our community and in 'gateway' locations on the edges of our community. Protection of existing cultural sites is also included in our Land Use Plan and development guidelines. |
| Support members to get the jobs they want | Job support and training facilities are considered and encouraged in our community. |
| Support youth involvement (through education, sport, music, recreation, etc) | Many of our planned facilities and outdoor spaces will include programs and activities for our youth. |
| Address our community's educational needs | The land use plan designates areas and allows the development of facilities for education and learning. |
| Address our community's recreational needs | The land use plan designates areas and allows the development of facilities for recreation. Outdoor spaces for playing, gathering, and socializing are also considered. |
| The land use plan designates areas and allows the development of facilities for recreation. Outdoor spaces for playing, gathering, and socializing are also considered. | The land use plan considers Elders housing, recreation, socializing and transportation needs. |

4.3 Land use concepts – IR#2

Members brought forward **many good ideas about potential land uses in specific locations** for IR#2. Many of these ideas would be allowed through our flexible land use designations (section 5.1.1) and are listed there as a 'permitted use'. Some were specific to a portion of those designated areas, so they are provided in the following table in detail for additional consideration. Please note that the list does not include all the ideas generated.



4. WHERE DO WE WANT TO GO?

Table: Land Use Concepts – IR#2

| AREA & DESIGNATION | DEVELOPMENT CONCEPTS |
|-----------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Village Mixed Use | |
| Triangle Land | <ul style="list-style-type: none"> Public market style market with seasonal fish sales Residential (multi-family, non-member leased, rental, member housing) Musqueam Economic Development Offices, “Band business face” Eco-park with trails and traditional plant gathering areas Sports fields and facilities Musqueam farm (healthy food production, training and plant nursery) Partial protection (after review of environmental, cultural and archaeological issues) |
| Shaughnessy (Central area) | <ul style="list-style-type: none"> Destination resort / Hotel and spa (Musqueam-owned/joint venture) Musqueam sports facility (using existing tennis courts, gym, pool, etc.) |
| Parcel A – Lease area | <ul style="list-style-type: none"> Buy-back program for homes as leases expire and/or for willing sellers |
| Special Area | |
| Shaughnessy (West of Clubhouse/Parking) | <ul style="list-style-type: none"> Maintain 9-hole golf course until future generations decide appropriate use – link to possible hotel in Shaughnessy Central |
| Village Neighbourhood | |
| Shaughnessy (East of Clubhouse/Parking) | <ul style="list-style-type: none"> Longer-term Village Heart with facilities |
| Parcel B – Lease area | <ul style="list-style-type: none"> Buy-back program for homes as leases expires and/or for willing sellers |
| 5-Acre Site | <ul style="list-style-type: none"> Phase 1 sports field – soccer field, field house and potential lacrosse box Cemetery expansion Multi-family housing (over the longer-term) |
| Old Gym Site | <ul style="list-style-type: none"> Multi-family member housing Continued use as a community facility |
| Elders Centre | <ul style="list-style-type: none"> Improved Elders Centre with supportive housing apartments and associated health clinic |
| Ma Li | <ul style="list-style-type: none"> Healing Centre and Retreat (drug & alcohol) below cemetery site Relocated Longhouse Foreshore boardwalk made from salvaged boom logs Member housing |
| Community Heart | |
| Beach – Point | <ul style="list-style-type: none"> Passive, natural park with ceremonial spaces (dancing, burn sites, etc.) Playground Fishing boat storage facility with fish cleaning area, improved boat launch and seasonal floating dock Beach area for community activities (e.g., beach volley ball, barbeques) |
| Musqueam Golf Course (West of Musqueam Creek) | <ul style="list-style-type: none"> Multi-Sport facilities Natural park area and restored wetlands Member housing |

4. WHERE DO WE WANT TO GO?

4.4 Anticipating the Future

A challenging aspect of describing ‘Where Do We Want to Go?’ is the uncertain risks posed by the effects of climate change. Professional and scientific conversations about these effects have moved from “Is this a real threat?” to “What will happen, by how much, and what can we do about it?” This threat plays a significant role in making development decisions that are specific to low-lying areas on IR#2.

About Hazards due to Climate Change

Climate change scientists predict that BC will experience (and in some cases already is experiencing) the following impacts due to climate change²:

- Increasing temperatures will shift ecosystems to the north and to higher elevations, making north-south and low-high ecological corridors important to consider.
- Increasing water temperatures will disturb aquatic ecosystems.
- Coastal storm activity will increase in intensity and frequency, exposing low-lying and coastal areas to greater risk.
- Sea levels could rise by as much as 1.2 metres, causing permanent flooding of low-lying areas and increasing the impacts of flood and storm events.
- Potable water sources will potentially lose capacity from shifts in weather and precipitation patterns.
- More intense and more frequent storms may compromise the provision of basic services such as water, power, fuel, and transportation.

An example of our uncertainty is the projected height of actual sea level rise. Current estimates for our traditional territory range from 0.04 to 1.03 metres by the year 2100³, and from 0.35 to 1.20 metres in the Fraser River Delta. Considering that many of our facilities and houses should be built to last for generations, this year is not far away.

Climate Change Adaptation Strategies

We want to manage our exposure to risks and build a vibrant community that will endure for generations. In the ways that we are able, we are preparing for climate change now. Our Land Use Plan includes strategies to conserve water and energy, it recommends additional deliberation for development planning in hazard-risk areas, and it recommends protection of important ecological areas.

² Adapted from “Climate Change Adaptation: Planning for BC”, Harford et al. November 2008.

³ Bornhold, B. 2008 Projected Sea Level Changes for British Columbia During the 21st Century. B.C. Ministry of Environment, Victoria, B.C.

5. HOW DO WE GET THERE?

This section summarizes the policies, guidelines and sub-plans that together make up the technical Land Use Plan.



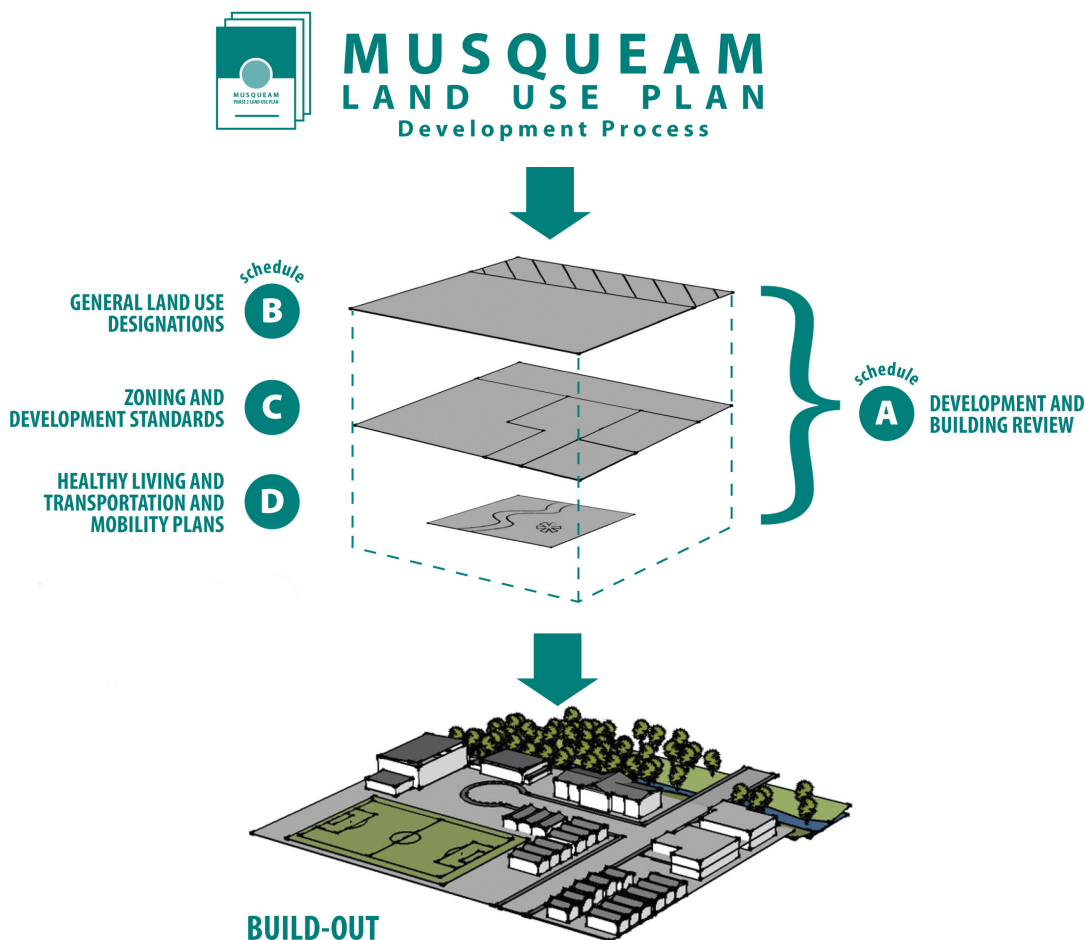
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5. HOW DO WE GET THERE?

The policies, guidelines and sub-plans that are attached as Schedules to this Land Use Plan describe how the Land Use Plan is enacted and implemented for day-to-day planning on IR#2, IR#3 and IR#4 through the Musqueam Zoning and Development By-Law and the Musqueam Building By-Law .

The graphic below illustrates how the different Schedules are organized to create a comprehensive planning framework where development proposals for Musqueam reserve lands go through a number of layers, or filters, as they are evaluated and refined.

On Musqueam-owned fee-simple lands, where regulatory controls are outside of our jurisdiction, the policies and guidelines that are attached as Schedules to this Land Use Plan provide additional direction and decision-making support when planning any development on these properties.



5. HOW DO WE GET THERE?

5.1 Development and Building Procedures

This section summarizes how our Land Use Plan policies will be implemented through the **Musqueam Zoning and Development By-Law** and the **Musqueam Building By-Law**. It also describes how we will harmonize land uses on the edges of our reserves with adjoining land uses in neighbouring jurisdictions.

5.1.1 DEVELOPMENT AND BUILDING REVIEW

Our development and building review procedures are attached as **Schedule A**.

Our development and building review procedures describe how development on IR#2, IR#3 and IR#4 is reviewed and new construction approved. These development policies and procedures are established for the benefit of our community and our members to ensure that:

1. Everyone is **treated fairly and equally** when planning to build or improve their homes or land;
2. Development planning will be a **transparent process and efficient process** that achieves community objectives; and,
3. Everyone knows how major projects will proceed and when and **how to voice their ideas or concerns**.

5.1.2 LAND USE HARMONIZATION – WORKING WITH OUR NEIGHBOURS

Musqueam is surrounded by an urban metropolis and multiple local and regional governments. These neighbours offer many benefits and services to our community and we are committed to working with them to ensure that land uses and developments on our reserves do not conflict with neighbouring land uses, and vice versa.

Land use coordination and harmonization activities will follow appropriate protocols that have been or will be established between Musqueam and the City of Vancouver, the City of Richmond, Metro Vancouver, and the University of British Columbia. Development plans that will impact our neighbours or require their support through the provision of services will be referred to the appropriate agencies.

5. HOW DO WE GET THERE?

5.2 Land Use Policies and Guidelines

5.2.1 GENERAL LAND USE DESIGNATIONS

The land use designations map and policies are attached as **Schedule B**.

This plan provides general **land use designations** for IR#2 and the Triangle Lands, IR#3 and IR#4. The designations describe our intentions for future, long-term development and land uses that we think are appropriate for specific areas. The designations are established to ensure that:

- **Future development** activities align with the values and objectives of our community; and,
- Development in specific areas **is appropriate to the character and intent that was envisioned** for that area by our community.

5.2.2 ZONING AND DEVELOPMENT STANDARDS

Zoning Standards are attached as **Schedule C**.

While our 'Land Use Designations' explain our **long-term intentions** and objectives for using certain land areas, our Zoning Standards establish **specific policies** regarding the size and shape of parcels, the activities and intensity of uses that might occur on those parcels, and the siting and configuration of building on those parcels in IR#2. These policies guide **shorter-term, or current development** and allow our members to understand **what is allowed on a specific lot** and know what to expect of future changes on their street or in their neighbourhood. Standards include residential, community facilities, and park areas as well as **five Comprehensive Development areas**.

Comprehensive Development Areas are **large areas of land that should be developed through a comprehensive physical planning process** (e.g., Triangle Lands, IR#4). Once (and if) these areas become available for development, they will require a detailed development plan including the assignment of Development Standards, layout of roads, infrastructure, building lots, and community facilities and open spaces.

5. HOW DO WE GET THERE?

5.2.3 HEALTHY LIVING AND TRANSPORTATION AND MOBILITY SUB-PLANS

These sub-plans and guidelines are attached as **Schedule D**.

These sub-plans should be **referred to during all phases** of land use planning, development planning and construction on IR#2.

- The **Healthy Living Community Sub-Plan** identifies conceptual locations and standards for the open spaces, parks, and trails that will connect our community and neighbourhoods together, providing our members the opportunity to be active, recreate, and socialize with each other.
- The **Transportation and Mobility Sub-Plan** describes how each area of our community will be integrated and interconnected through streets and trails, and how those streets should include accessible sidewalks.

6. HAVE WE ARRIVED?

The final step in our planning approach asks the question “Have we arrived?” It involves the monitoring and evaluation of our Land Use Plan to make sure that it is working as we anticipated, and helping us meet our vision and our community development objectives.





Our Longhouse plays a central role in the life of our community. Ensuring accessibility while protecting privacy were driving considerations for our Land Use Plan.

6. HAVE WE ARRIVED?

6.1 Monitoring and evaluation

Our final Land Use Plan, and the larger *We Speak with One Heart and Mind* comprehensive community plan of which it is a part, are **living documents**. We will actively track their progress in meeting our vision and achieving our community development objectives. We will evaluate our Land Use Plan with leadership and members, and modify plan policies and guidelines as required over the short-, medium- and long-terms.

Our final Land Use Plan includes the following regular review period, benchmarks and general monitoring and evaluation framework.

Step 1: Plan Launch – initial training

- Musqueam Community Planner to conduct formal **introduction and training workshop** on the Land Use Plan and approvals process for all **Program Administrators and senior staff**.
- Musqueam Community Planner to conduct formal introduction and training workshop on the Land Use Plan and approvals process for **Chief and Council**.

Step 2: Annual Reporting

- Musqueam Community Planner to prepare **bi-annual report** (i.e., every six months) that summarizes new developments, approvals, etc. Planning report to be presented to Council and distributed to members and staff via Musqueam newsletter.

Step 3: Leadership training

- Musqueam Community Planner to conduct **introduction and familiarization workshop** on the Musqueam Zoning and Building By-Law, the Land Use Plan, and the development approval process within **four months** of beginning of term **with each new Chief and Council**.

Step 4: Formal review

- Musqueam Community Planner to conduct Formal evaluation of Land Use Plan every **four years**. Formal review to include an assessment of:
 - **Development review process:** *Is it working? Are decisions transparent, accountable and transparent? Does the community understand and support the Land Use Plan (Note: community survey may be required)?*

6. HAVE WE ARRIVED?

- **Land Use Plan enforcement:** *Has enforcement been required? Did it work? Could it be improved?*
- **Development Targets:** *Are housing and facility targets and guidelines still applicable based on new community demographics?*
- **Development Guidelines:** *Based on current conditions, do the flood hazard or sea-level rise areas need revising? Have cultural and ecological resources been adequately protected?*
- **Data and mapping:** *Is Musqueam mapping and land development data up-to-date?*
- **Plan coordination and integration:** *Is the Land Use Plan still supporting community development objectives? Have new policies or programs been adopted that require Land Use Plan amendments (e.g., Land Code, Community Economic Development Strategy)?*

6.2 Amendments

We will need to revise and amend our Land Use Plan's policy Schedules and corresponding By-Laws as our community develops and grows, and as new information and/or issues requiring our attention and action arise (e.g., new archeological sites are identified). **Any development plan that proposes to deviate from this Land Use Plan or its Schedules will first require that the appropriate policies be amended.**

The policy Schedules in this Land Use Plan may be revised from time to time as directed and approved by Musqueam Council. The Musqueam Community Planner (or equivalent) will guide the amendment process.

The Schedules **may be amended individually** with the revised Schedule replacing the old Schedule. The date of amendment will be noted along with addition and/or deletion and attached to the Land Use Plan. Amendments should also be published in the Musqueam newsletter and posted in the Band Administration building for general community information.



The main section of our Land Use Plan includes our vision and objectives for how our community develops. The following schedules are attached to our Land Use Plan to help describe in detail how those objectives can be achieved. Council may amend the Plan and each schedule individually as we learn new ways to achieve our objectives.

The schedules included are:

| | |
|----------------------------------------------------------------|-----------|
| A: Development and Building Review | 53 |
| B: General Land Use Designations | 64 |
| C: Zoning and Development Standards | 68 |
| D: Healthy Living and Transportation and Mobility Plans | 74 |

A: DEVELOPMENT AND BUILDING REVIEW

PURPOSE

Development and Building Procedures describe the process by which a proponent may be given permission to develop land or construct or renovate a structure on our lands. They are established for the benefit of all Musqueam members and other community members living and working on Musqueam lands to ensure that:

- Everyone is **treated fairly**;
- Development planning is a **transparent and efficient process**;
- Land is developed and buildings constructed in a manner that protects the health and safety of members, residents, and visitors;
- Land is developed and buildings constructed in a manner that **achieves community objectives**;
- Land is developed and buildings constructed in **compliance with Musqueam Laws, By-Laws, and Policies**

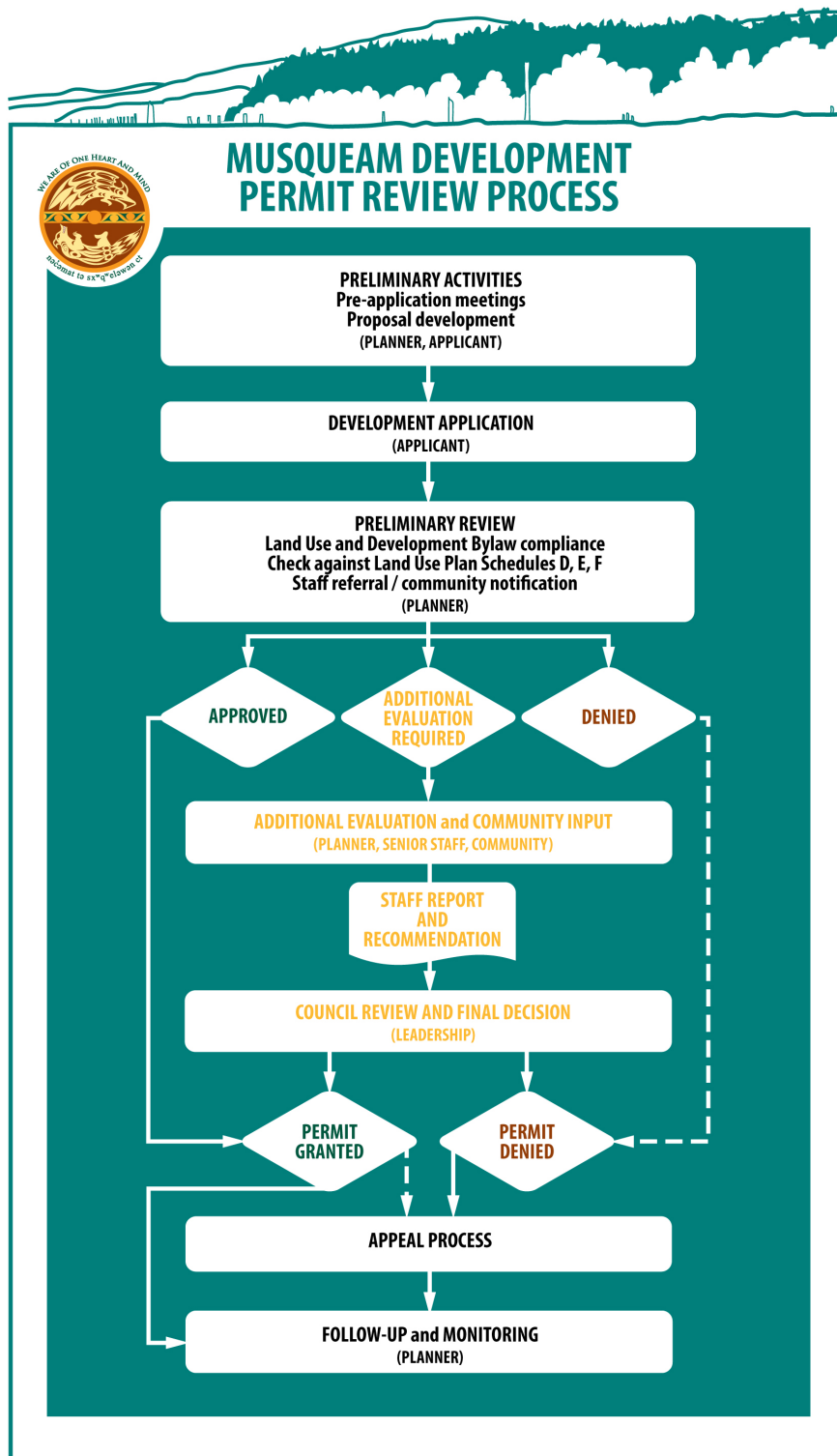
APPLICATION

A permit is required for all construction and land development on Musqueam reserve lands. The process by which permits are reviewed and issued is defined and enforced by the Musqueam Zoning and Development By- Law and the Musqueam Building By-Law.

The two permit types are:

- **Development Permit:** A Development Permit must be obtained for subdivisions, new construction of any building or facility, and renovations that change the size or use of a building or structure. A Development Permit approves the location, size and use of any parcel of land or of any building on that parcel, and allows the proponent to apply for a Building Permit. Development Permits ensure that land development and proposed building projects conform to the Musqueam Land Use Plan and zoning and development By-Laws. These are issued in accordance with the **Musqueam Zoning and Development By- Law**.

Figure: Musqueam Development Permit Review Process



SCHEDULE A - Development And Building Review

- **Building Permit:** Building Permits allow a proponent to begin and proceed with the construction of landscapes and structures. These permits ensure that individual buildings and structures meet the requirements of the Vancouver Building Code. A Building Permit cannot be issued until a Development Permit is first issued. Building permits are issued in accordance with the **Musqueam Building By-Law**.

In general terms, Development and Building Permits are required in the following circumstances (Note: Please review Musqueam Development and Zoning By-Law and Musqueam Building By-Law for full requirements).

A1. A Development Permit is required before proceeding with:

- Any project requiring a Building Permit, except renovations that do not change the size, use, or location of a building or structure;
- Construction of, additions to, demolition of, or relocation of a building or other structure, except a structure with an area less than 9.2 square metres (100 square feet) if it is not located within a Sensitive Area;
- Any construction or landscaping within 91 metres (300 feet) of a water body or waterway, measured from the high-water boundary or top of bank;
- Any construction or landscaping within an identified Flood Hazard Area or within 30 metres (100 ft) of a Cultural or Ecological Resource.
- Landscaping that includes removal of mature trees or native vegetation, installation of impervious paving, removal of soil, or alterations to drainage patterns;
- Changes to the use of a parcel of land or existing structure;
- Filling of land; and,
- New signage.⁴

A2. A Development Permit **is not** required for:

- Minor repairs that do not expand or alter the size, use, or location of a structure; and,
- Fences or other landscaping outside of Environmental Resource Areas that do not alter site drainage or remove trees larger than 20cm (7.9 inches) diameter when measured at chest height.

⁴

For example, the construction of a parking lot requires a Development Permit because it changes the use of a parcel of land and may involve new signage, fill, and alterations to drainage patterns.

A3. A Building Permit is required before proceeding with:

- a. Construction of a building or structure;
- b. Installation of a manufactured home or modular home;
- c. Construction requiring modifications or additions to any building utility such as plumbing, wiring, electrical, heating, and gas or other fuel systems equipment and fittings, except as noted in A.4.e;
- d. Construction or installation of a pool;
- e. Moving a building or structure;
- f. Demolition of a building or structure; and
- g. Construction of a masonry fireplace, the installation of a wood burning appliance or a chimney.

A4. A Building Permit is not required for:

- a. Buildings or structures exempted by Division A, Part 1 of the Vancouver Building Code, or as expressly provided in the Musqueam Building By-Law;
- b. Fences under 1.5 metres (5 feet) in height;
- c. Decks that are not over 0.6 metres (2 feet) above grade;
- d. Repairs to an existing fireplace, wood burning appliance or factory constructed chimney or masonry chimney;
- e. The repair or replacement of a valve, faucet, fixture, sprinkler head or piping in a plumbing system if no change in piping configuration is required; and
- f. Recreational vehicles used for temporary accommodation (less than 30-days) for recreation or vacation purposes only; and,
- g. Structures such as greenhouses or storage facilities, that are constructed of a wood, steel or plastic frame covered with sheet polyethylene, fabric, tarps or glass that are intended to be used temporarily on a seasonal basis and will be removed seasonally.

SCHEDULE A - Development And Building Review

GENERAL PROCEDURES – DEVELOPMENT & BUILDING PERMIT REVIEW

A generalized development review and permitting process is illustrated. Detailed procedures and requirements are provided in Musqueam Zoning and Development By-Law and in the Musqueam Building By-Law.

Musqueam Council controls the issuance of Development Permits. The Musqueam Community Planner (or equivalent) with the support of a contracted Building Inspector issues Building Permits. For Development Permits, the Musqueam Community Planner will guide and facilitate the review process and make reports and recommendations to Council on Development Permit applications.

As the law-making body on the reserve, Council will not be **directly** involved in the enforcement of either the Musqueam Building Law, or the Musqueam Development and Zoning By-Law. A Chief or Council member cannot interfere in individual cases, for example, by seeking preferred or punitive treatment on behalf of certain individuals or groups.

CLASSIFICATION OF PROJECTS

Projects are classified into **Minor and Major Applications**.

- **Minor projects** are small projects such as residential home improvements and renovations, multifamily conversions (e.g., turning a single family home into a duplex or other multi-unit building), and new construction of a home on a single lot.
- **Major projects** are any project that includes subdividing and developing land, constructing community facilities or constructing new streets and infrastructure.

MINOR PROJECTS PROCEDURE

1. Preliminary Meeting

- a. The proponent is encouraged to meet with the Musqueam Lands Department and Musqueam Community Planner (or equivalent) and other staff as necessary to review the site location, potential constraints, and application requirements;
- b. The proponent should identify the location of their project and describes their intentions to the staff (sketch plans should be provided if possible but are not required);

- c. The Musqueam Community Planner (or equivalent) reviews the permitting process and requirements with the proponent, identifies any special conditions that could constrain the project, and provides application materials (i.e., forms); and,

2. Application

- a. Applicants are encouraged to seek assistance from the Musqueam Lands Department and Musqueam Planner (or equivalent) for the development of their application package;
- b. Applications are submitted to the Musqueam Lands Department; and,
- c. Applications can be submitted by the owner of the property or the owner's agent (builder, architect, etc)
- d. The Musqueam Community Planner may request the following to be included in the application:
 - i. A statement of the intended future use of the land;
 - ii. A statement describing any non-conforming uses or structures that will be retained;
 - iii. A dimensioned survey of the land showing existing site features including any vegetation, topography, cultural features, or environmental features;
 - iv. Dimensioned plan(s) of the proposed construction, including grading and landscaping plans, proposed building footprints, existing site features and features to be retained including protective structures such as construction fencing, site servicing plans, and phasing plans;
 - v. Geotechnical or hazardous conditions report;
 - vi. Archaeological survey report;
 - vii. Environmental survey and impact report; and/or,
 - viii. An appeal and justification for a minor variance.

3. Review

- a. The Musqueam Lands Department and Musqueam Community Planner (or equivalent) reviews the application to ensure compliance with Musqueam plans, policies, and Laws to ensure it meets the objectives of the Musqueam Land Use Plan;

SCHEDULE A - Development And Building Review

- b. The Musqueam Lands Department may reject an application for insufficient or incomplete information or for non-compliance;
- c. The Musqueam Community Planner (or equivalent) distributes the application for review by other Musqueam staff as necessary;
- d. The Musqueam Community Planner (or equivalent) will make the application available for public review;
- e. Within the prescribed time period, any member or staff may submit comments of approval or concern relating to the proposal to the Musqueam Lands Department, with these comments being included as information in the Approval Review package;

4. Approval

- a. The Musqueam Community Planner (or equivalent) submits an Approval Review package, including the full application with comments and a recommendation, to Housing Committee for their considerations and recommendation. The Housing Committee may:
 - i. Deny permission for having insufficient or incomplete information or for non-compliance with Musqueam Land Use and Development By-Law;
 - ii. Defer consideration of the application and recommend further review or evaluation required prior to further consideration;
 - iii. Authorize permission subject to specific conditions as determined by the Housing Committee; or,
 - iv. Authorize permission with no changes.

5. Additional Evaluation or Review

- a. If the Housing Committee defers approval, they should provide direction regarding further review or evaluation, including any further study or consultation.
- b. If approval is conditionally granted, the Housing Committee will provide direction on the subject conditions.

- c. Following deferred or conditional approval, the proponent and staff will arrange to review, amend, and resubmit the proposal as necessary. This review may include revisions to the plans and specifications, consultation with relevant committees, or broader member consultation. It may also include legal review or expert analysis where necessary.

6. Final Approval

- a. When the Housing Committee grants an approval with no changes, the Musqueam Community Planner (or equivalent) will issue a development permit that allows the project to continue.
- b. A Building Permit is required for all subsequent construction activities.

7. Appeals

- a. The proponent can appeal a decision.
- b. The Housing Committee will not reconsider a permit application for a parcel that has previously been refused a permit for 6 months following the date of the refusal.

MAJOR PROJECTS PROCEDURE

The following procedure describes how we will initiate and review major land and facility development projects.

1. Project Initiation

- a. Council will direct staff to initiate and coordinate major project planning and recommend that a project team be organized to coordinate implementation. The composition of the team will be recommended by the Musqueam Community Planner and Band Manager, and approved by Council.
- b. The project team will meet to:
 - i. Review the vision, objectives, and maps and guidelines included in this Land Use plan
 - ii. Determine a project plan, timeline, and engagement strategy
 - iii. Determine information gaps that require further examination

SCHEDULE A - Development And Building Review**2. Pre-planning**

- a. The following studies may be required prior to development planning:
 - i. Archaeological Survey
 - ii. Environmental Survey and Impact/Mitigation Assessment
 - iii. Geotechnical Survey
 - iv. Legal Review
 - v. Facility needs assessment
 - vi. Multi-scenario Feasibility study and high-order costing
 - vii. Location alternatives/suitability study (in the case of a specific facility), or, development alternatives (in the case of a specific area of land).
- b. Conceptual site designs should be developed for consideration at this time to better understand site capacities, visual impacts, and constraints and to test potential design alternatives.
- c. The Project Team will review the project with appropriate Musqueam staff and committees.
- d. Members should be notified and member input should be solicited during this phase of project development:
 - i. General notification to our members of the project activities and outreach events should be distributed via the newsletter and website.
 - ii. Written copies of the preliminary project report and any further analysis should be made available at the front desk of the Musqueam Administration Offices.
 - iii. Member input should include the identification or confirmation of any opportunities or constraints, development and confirmation of project objectives, review of potential scenarios, and review of any omitted ideas or concerns.
 - iv. At least two of the following outreach methods should be employed:
 1. Open House
 2. Family Meetings
 3. Committee meetings (Longhouse, Elders, Youth)
 4. Written comments from members received and recorded with the project file.

3. Interim Report to Council

- a. The project team will prepare an interim report to Council including:
 - i. A summary of findings;
 - ii. Key recommendations and questions;
 - iii. A summary of feedback received by staff/membership/ and committees; and,
 - iv. **Any potential exceptions to our Land Use Plan and any other Musqueam Law, bylaw, or Council-approved plan.**
- b. Council may recommend that the project team pursue a specific alternative at this time and proceed to the Concept Design phase or to continue with Pre-planning studies as necessary to better understand the alternatives. Council will also approve or reject potential exceptions to the Land Use plan.

4. Conceptual Design

- a. With Council approval, the project team will develop a conceptual design plan and any design alternatives. These should include:
 - i. A statement of the intended future use of the land;
 - ii. A statement describing any uses or structures that will be retained;
 - iii. A dimensioned survey of the land showing existing site features including any vegetation, topography, cultural features, or environmental features;
 - iv. Dimensioned plan(s) of the proposed construction, including grading and landscaping plans, proposed building footprints, existing site features and features to be retained including protective structures such as construction fencing, site servicing plans, and phasing plans;
 - v. Geotechnical or hazardous conditions report;
 - vi. Archaeological survey report;
 - vii. Environmental survey and impact report; and/or,
 - viii. A justification for any variation from or exception to our Land Use Plan.

SCHEDULE A - Development And Building Review

- b. The project team will make these plans available for review using procedures described in part (2d) of this section.
- c. They will also present the plans to any appropriate committee or stakeholder group, including, where necessary and appropriate, neighbouring governments such as the City of Vancouver.

5. Final Approval

- a. The project team will submit the Conceptual Designs, plans, and reports, with a summary of comments received, to Council for approval.

6. Design Development, Construction, and Monitoring

- a. Upon Council approval to continue the project, the Project Team will initiate appropriate development procedures.
- b. The Musqueam Community Planner will review all proposals and construction documents to ensure compliance with the objectives of the project, the Land Use Plan, and development and design guidelines.
- c. The Musqueam Community Planner may request expert reviews of project proposals.
- d. The Musqueam Community Planner will submit project proposals for review by appropriate Musqueam staff and committees.

PROCEDURES – BUILDING PERMITS

Building permits will be issued according the authority and procedures described in the Musqueam Building By-Law and apply only to Musqueam reserve lands.

B: GENERAL LAND USE DESIGNATIONS

PURPOSE

These **land use designations** were created to help guide our **future land use decisions** and direct appropriate development to suitable locations over the **long-term**. The designations include broad categories of appropriate uses in seven specifically designated areas.

APPLICATION

These designations should be considered during preliminary planning phases for any major project. Where a major or minor project does not align with the uses encouraged by the designation for that area, it should be considered a variation or exception to this Land Use plan, requiring specific justification and approval from Council.

DESIGNATIONS AND DELINEATION

We have developed seven broad land use designations. They are:

- Community Mixed Use;
- Community Heart;
- Village Neighbourhood;
- Protected;
- Stewardship;
- Special Area; and,
- Sustainable Economic Development.

The boundaries for these designations are approximately shown on the Land Designations maps, and are intended to be aligned with existing lot boundaries or with natural boundaries between landscape features or current uses. The table below describes each designation and appropriate categories of uses in those areas.

SCHEDULE B - General Land Use Designations

Table: Land Use Designations

| DESIGNATION | PERMITTED USES |
|-----------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Community Mixed Use | <ul style="list-style-type: none"> 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 Habitat protection and stewardship activities |
| Community Heart | <ul style="list-style-type: none"> Member housing (emphasis on multi-family options) Musqueam program offices (administration and program delivery) Recreation (fields, ancillary buildings and limited eco- and cultural tourism/recreation) Community facilities (gym, fitness centre, meeting space, program offices) Cultural facilities and buildings (Longhouse, Cultural Learning Centre) Elders facility and Elders' housing Traditional cultural uses and activities |
| Village Neighbourhood | <ul style="list-style-type: none"> Member housing (single family, multi-family, other housing options) Parks and recreation facilities (fields, ancillary buildings and limited eco- and cultural tourism/recreation, limited commercial recreation) Community and cultural facilities |
| Protected | <ul style="list-style-type: none"> Traditional cultural uses and activities Limited eco- and cultural tourism Protected environmentally sensitive areas (i.e., creeks, foreshore, etc.) Protected wildlife areas (i.e., eagle and heron nesting sites, etc.) Protected cultural areas (i.e., traditional use sites, archaeological sites, etc.) |
| Stewardship | <ul style="list-style-type: none"> Musqueam recreation Limited and small-scale, eco- and cultural tourism |
| Special Area | <ul style="list-style-type: none"> Community Land Trust / Land Reserve for future generations to decide upon uses |
| Sustainable Economic Development | <ul style="list-style-type: none"> Habitat protection and stewardship activities Traditional cultural uses and activities Revenue-generating uses where they can be developed to minimize environmental impacts, minimize risk exposure, and maximize community benefits Limited residential |



Musqueam IR#2,
IR#3, IR#4 and
Triangle Lands

LAND DESIGNATIONS

LEGEND

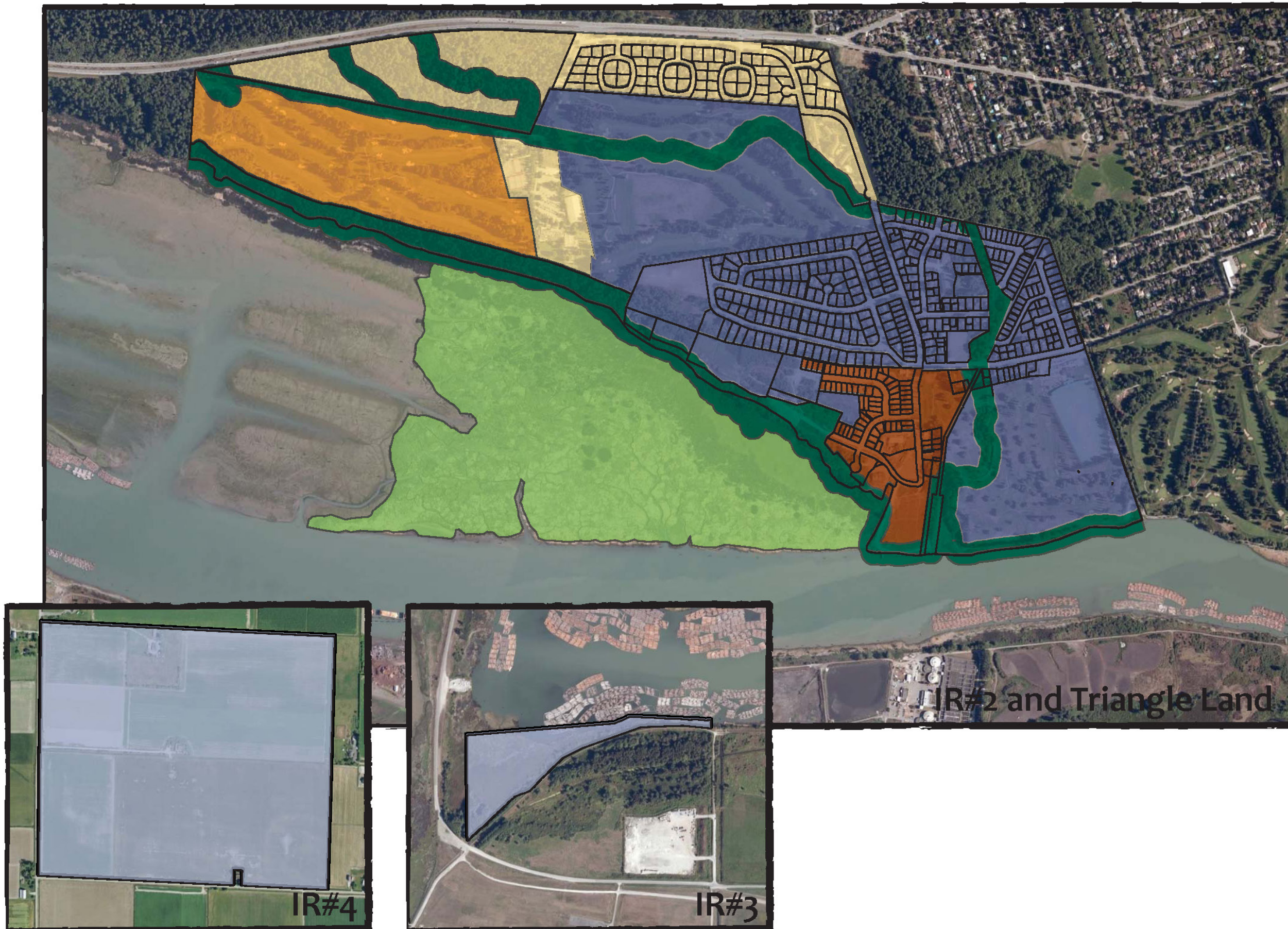
-  Community Mixed Use
-  Community Heart
-  Village Neighbourhood
-  Stewardship
-  Protected
-  Special Area
-  Sustainable Economic Development

scale 1 to 10,000 (11x17 sheet)

map produced by
EcoPlan International
for the Musqueam Indian Band
April 2010

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data provided by Musqueam
Indian Band, Province of BC, and
City of Vancouver



C: ZONING AND DEVELOPMENT STANDARDS

PURPOSE

Specific zones and development standards are established to provide additional development control in our main population centre. The zoning establishes **specific policies** regarding the size and shape of parcels, the activities and intensity of uses that might occur on those parcels (i.e., development types), and the siting and configuration of buildings on those parcels.

APPLICATION

Zoning is implemented through the Musqueam Zoning and Development By-Law and must be considered during the planning and development of any land or structures in IR#2, IR#3 and IR#4.

GENERAL ZONING PROVISIONS

Zoning areas are established and delineated according to the map included in this Schedule. Land Use Zones and allowed Development Types are listed below:

| LAND USE ZONE | DEVELOPMENT TYPES |
|----------------------------------------------------|---------------------------------------------------|
| CF - Community Facilities | Community Building, Parks & Greenways |
| P - Parks/Greenways/Open Space | Parks & Greenways, limited Community Buildings |
| MR1 - Musqueam Residential 1 | Family Residential |
| MR2 - Musqueam Residential 2 | Multifamily Residential |
| LR - Leasehold Residential | Single Family Residential |
| Comprehensive Development Zones⁵ | |
| CD1 - Ma Li | To be determined prior to potential redevelopment |
| CD2 - Musqueam Golf Course | To be determined prior to potential redevelopment |
| CD3 - Triangle Land | To be determined prior to potential redevelopment |
| CD4 - Shaughnessy East | To be determined prior to potential redevelopment |
| CD5 - Shaughnessy West | To be determined prior to potential redevelopment |
| CD6 - Sea Island IR#3 | To be determined prior to potential redevelopment |
| CD7 - Delta IR#4 | To be determined prior to potential redevelopment |

⁵ **Comprehensive Development Zones** describe long-term, future targets for each development area should it become available for development in the longer-term. Targets include housing, community facilities and amenities, revenue generation, and environmental and cultural protection.

SCHEDULE C – Zoning And Development Standards

1. Development Type Standards describe, for each zone, the following requirements:
 - a. Allowed uses and intensities of use;
 - b. The allowed dimensions and building envelope for each lot;
 - c. The size, massing, and siting of buildings on a parcel; and,
 - d. Required provisions for making each building and lot safe, livable, and a positive contributor to the neighbourhood.

Development Type standards must consider and follow guidelines described in *Schedule D: Healthy Living And Transportation And Mobility Plans* and *Schedule E: Guidelines for Sensitive and Hazard Areas*.

2. New zones may be established that allow more than one Development Type.
3. New Development Types may be established to accommodate new community needs or economic development opportunities.
4. Zone designations may be changed where there is a demonstrated need or where it will better support our Land Use Plan.
5. Other development standards should be developed over time as conditions warrant. These should include street and pedestrian infrastructure, open space and greenways, and infrastructure standards.

DEVELOPMENT TYPES

General development types include the following:

- **Community Building:** Community Buildings include any structure that is used for community activities or public uses, such as the Band Administration building, the Gym, or the Elder's Centre.
- **Parks & Greenways:** Parks and Greenways are open spaces for public use within the community. They can include a range of activities and generally feature outdoor spaces rather than built, enclosed structures. Parks and Greenways can include the following:
 - **Neighbourhood Park/Playground:** These are smaller parks located as an amenity within or near a residential area. They include play areas and play equipment for children, open yards, community garden plots, and seating.
 - **Community Park:** These are larger parks that are provided for the benefit of the entire community. These are located in key, central areas and include fields and yards for sports, community gardens, and cultural events and activities. They may also include structures for storage and maintenance and small field houses.

- **Recreational Trail or Walkway:** These are linear parks that connect our neighbourhoods to each other and to the larger area. They include a pathway for walking or biking, and areas for sitting and resting along the way. Key trails are indicated in our 'Healthy Living Community Plan'.
- **Protected Ecological Area:** These areas are designed to maintain the ecological health of the site and are restricted from most activities
- **Single Family Residential:** Single Family Residential buildings are typical of the lots and buildings on Parcels A and B. Lot sizes range from 6,000 to 12,000 square feet and frontages range from 65 to 100 feet. Most urban areas allow secondary or in-law suites in buildings and lots of this size as a strategy to encourage higher densities and provide rental income to help homeowners afford their typically higher housing costs.
- **Family Residential:** This group of building types is typical of existing Musqueam member housing and lots. At full capacity this housing type should allow 12-14 units per acre including streets, but could vary from 6 to 20 units per acre. Typical lots in our existing member-housing neighbourhoods are 50x100 feet or 5000 square feet, though actual sizes vary considerably. Frontages range from 40 to 75 feet and lot sizes range from 3,000 to 9,000 square feet. The standards for this zoning would allow some lots and houses to be adapted for additional residential capacity.
- **Multifamily Residential:** This group of building types includes attached, ground-oriented houses or low-rise housing types. At full capacity these housing types will allow up to 24,000 residential square feet per acre. Depending on the mix of units and unit sizes, this could allow 20-30 units per acre including streets. Housing types in this category include duplexes and triplexes, townhouses, townhouses stacked over or below apartments, and 3- to 4-storey Apartments
- **Mixed Use:** Mixed Use building types generally include commercial and residential uses within the same structure. Commercial retail and office spaces occupy the lower or street fronting spaces in the building, while residential spaces occupy the upper floors or spaces fronting side streets. This building type does not currently exist on IR#2, but this type will likely be considered in future developments where commercial uses are desirable.

SCHEDULE C - Zoning And Development Standards**COMPREHENSIVE DEVELOPMENT AREAS**
.....

Comprehensive Development Areas are established to direct future planning and development decisions for large areas of land on our reserve that may be suitable for more intensive land uses in the future when, and if, the parcels become available. Objectives will be established to guide the planning process for each area.







Comprehensive Development Areas:

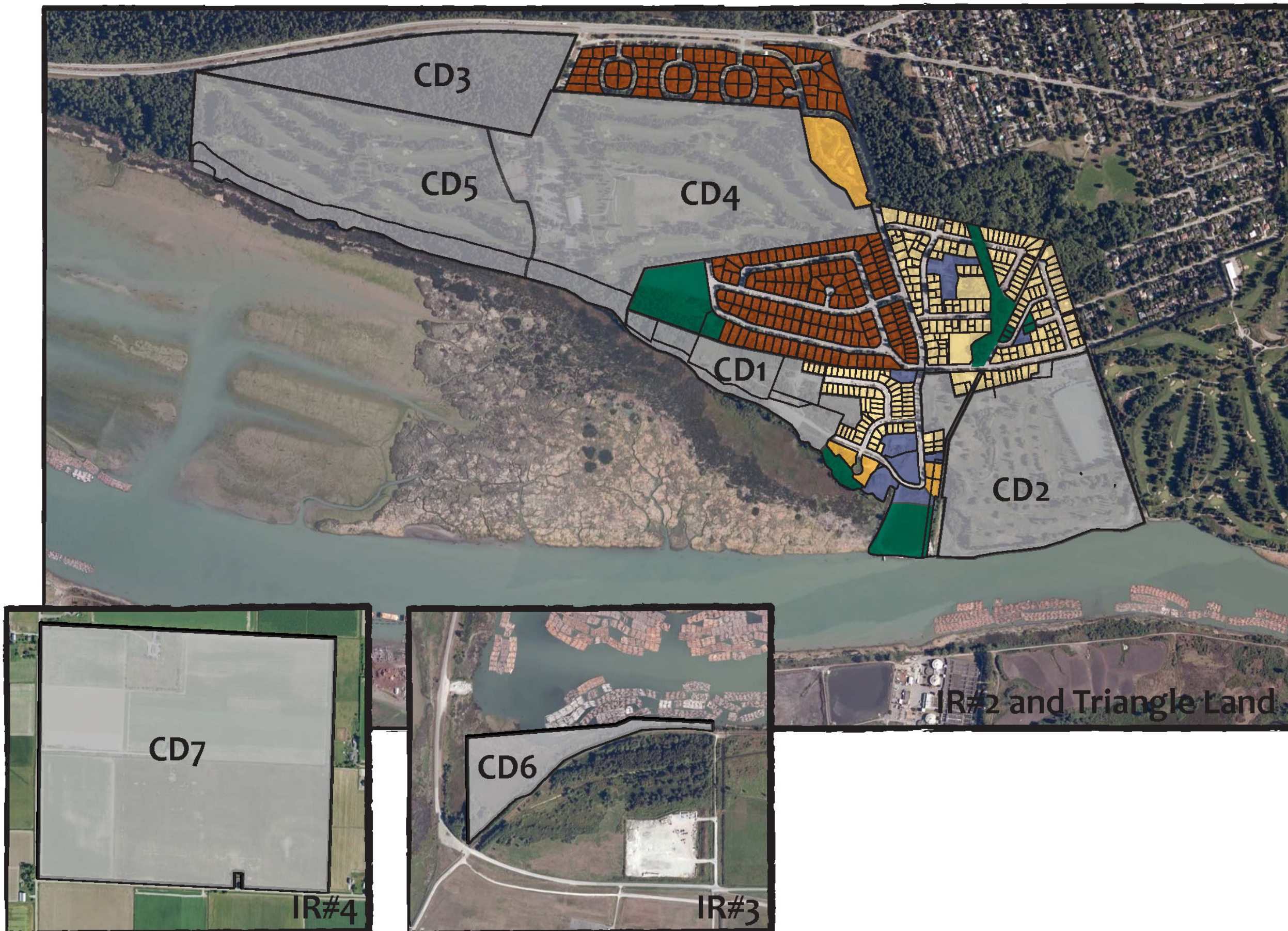
- CD1 (Ma Li)
- CD2 (Musqueam Golf Course)
- CD3 (Triangle Land)
- CD4 (Shaughnessy East)
- CD5 (Shaughnessy West)
- CD6 (Sea Island IR#3)
- CD7 (Delta IR#4)



Musqueam IR#2,
IR#3, IR#4 and
Triangle Lands

ZONING

-  Community Facility
-  Park/Greenway/
Open Space
-  Musqueam Residential 1
-  Musqueam Residential 2
-  Leasehold Residential
-  Comprehensive Development



scale 1 to 10,000 (11x17 sheet)

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April 2010

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D: HEALTHY LIVING AND TRANSPORTATION AND MOBILITY PLANS

This section describes three sub-plans development guidelines that relate to specific areas in our community or to specific challenges. These should be **referred to during all phases of land use planning, development planning, and construction.**

D1: HEALTHY LIVING COMMUNITY PLAN

PURPOSE

This sub-plan conceptually describes future community features that will encourage our members to be physically and socially active in our community, such as outdoor spaces, parks, recreation facilities and community facilities. Over time, the development of these features will better connect and unify our community.

APPLICATION

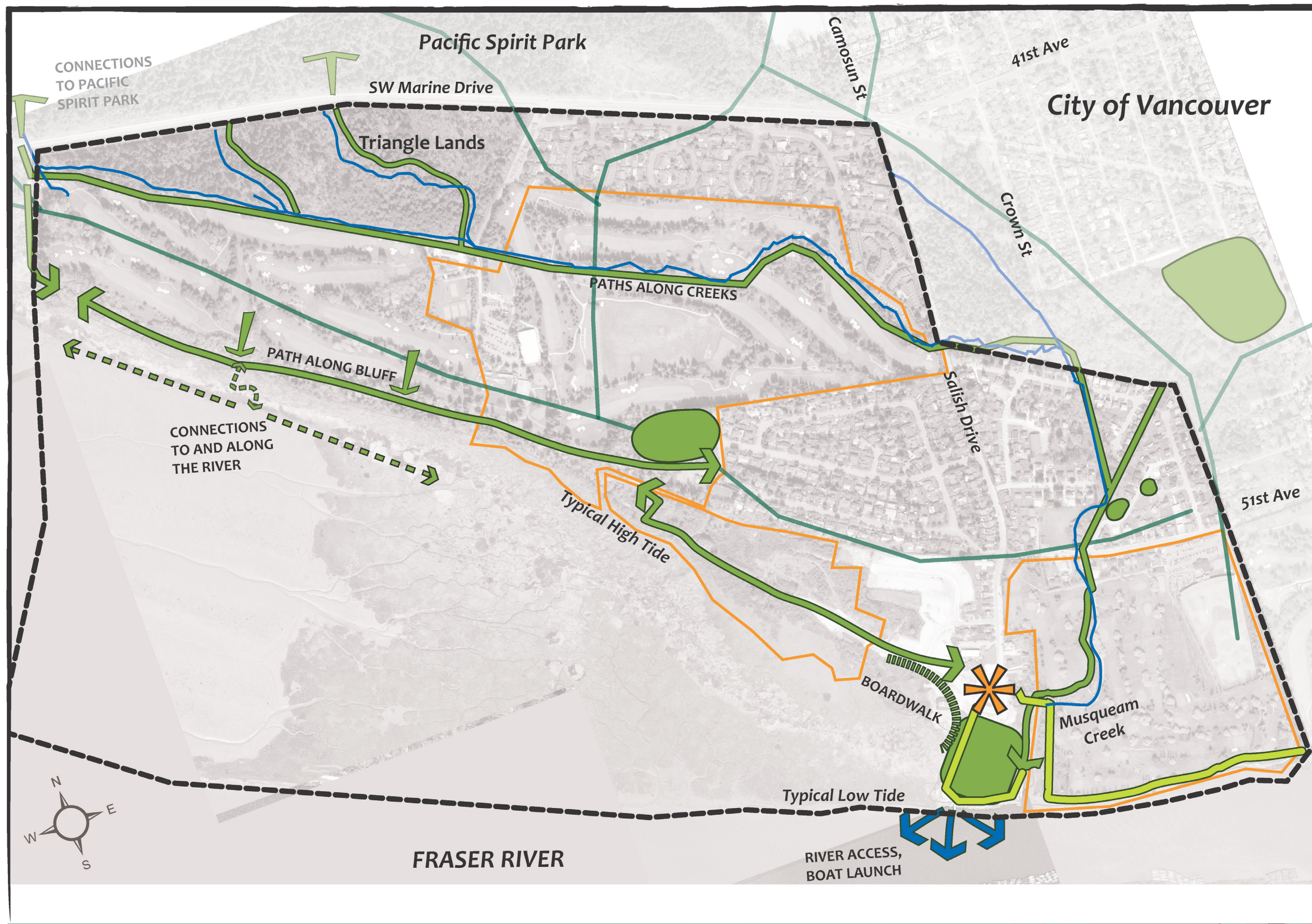
- D1.** Staff and Council should consider this sub-plan during any development planning process.
- D2.** This sub-plan should be referred to during the Development Permit review process (Application and Review Stage)
- D3.** Development applications should consider how they could expedite the realization of the healthy living community concept identified in this sub-plan.
- D4.** The sub-plan applies specifically to IR#2, Musqueam's principal population centre and administrative centre.

SCHEDULE D - Healthy Living And Transportation And Mobility Plans

FEATURES – HEALTHY LIVING COMMUNITY PLAN

The table summarizes key features of the long-range Healthy Living Community Sub-Plan.

| FEATURE | DESCRIPTION |
|-------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Community Parks | Community Parks are larger in area (1+ acres) and provide access to key places in the community. The two larger parks indicated on the Healthy Living Community Plan map are the Beach and Salish Drive point, and the 5-Acre site. The 5-Acre site will be an active park with a sports field, and the Beach/Salish Point park will be a park for enjoying the outdoors, holding events, and gathering as a community. |
| Community Recreation Facilities | The Community Recreation Facility will include a new gym and fitness centre, as well as spaces for learning, socializing and gathering. |
| Community Health and Wellness Facilities | This facility is conceptual at this time and is not located in this plan. Staff and members have shown considerable interest in, and support for, a facility of this kind. |
| River's Edge Greenway | The river's edge is an important feature of our lands and should be accessible to all of our members. We will respect and restore the vegetation along the shore, set new buildings well away from the high water mark, and designate that setback area as a community green space. The existing pathway within this area will be extended along the shoreline as each parcel is developed. Frequent connections to this pathway from residential areas will be included in each neighbourhood and subdivision. |
| Bluff Greenway | The top of the bluff that runs along the western half of IR#2 is also a key feature of our land. Since this bluff could be subject to erosion over time, we have to set new buildings, roads, and infrastructure well back from the edge. This setback area will be a community green space with a multi-use pathway along its length and small viewing and resting areas along the way. Frequent connections to this pathway from residential areas will be included in each neighbourhood and subdivision. |
| Musqueam & Cutthroat Creek Greenways | Our creeks run through the heart of our lands and will be protected from development and restored wherever possible. Small pathways will follow the creeks, connecting neighbourhoods to each other, to the river, and to Pacific Spirit Park. |



Musqueam IR#2 and Triangle Lands

Healthy Living CONCEPT MAP

LEGEND

- Local Area Plan to include parks and recreation facilities
- Historic Trails
- Existing Paths
- Greenways/Trails
- Recreation Facility
- Park
- Health/Wellness Clinic (NOT LOCATED)

scale 1 to 7500 (11x17 sheet)

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August 2009

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City of Vancouver

D2: TRANSPORTATION AND MOBILITY PLAN

PURPOSE

As we develop our reserve, a network of streets, paths, and trails will interconnect each neighbourhood and development area. As new streets are built or old ones are repaired, we will anticipate future possibilities such as a local bus route and the need for our children and elders to get around safely and comfortably.

The Transportation and Mobility Plan includes local routes for transportation, paths and greenways, and points of access for future neighbourhoods. The plan conceptually describes these features and their general location.

APPLICATION

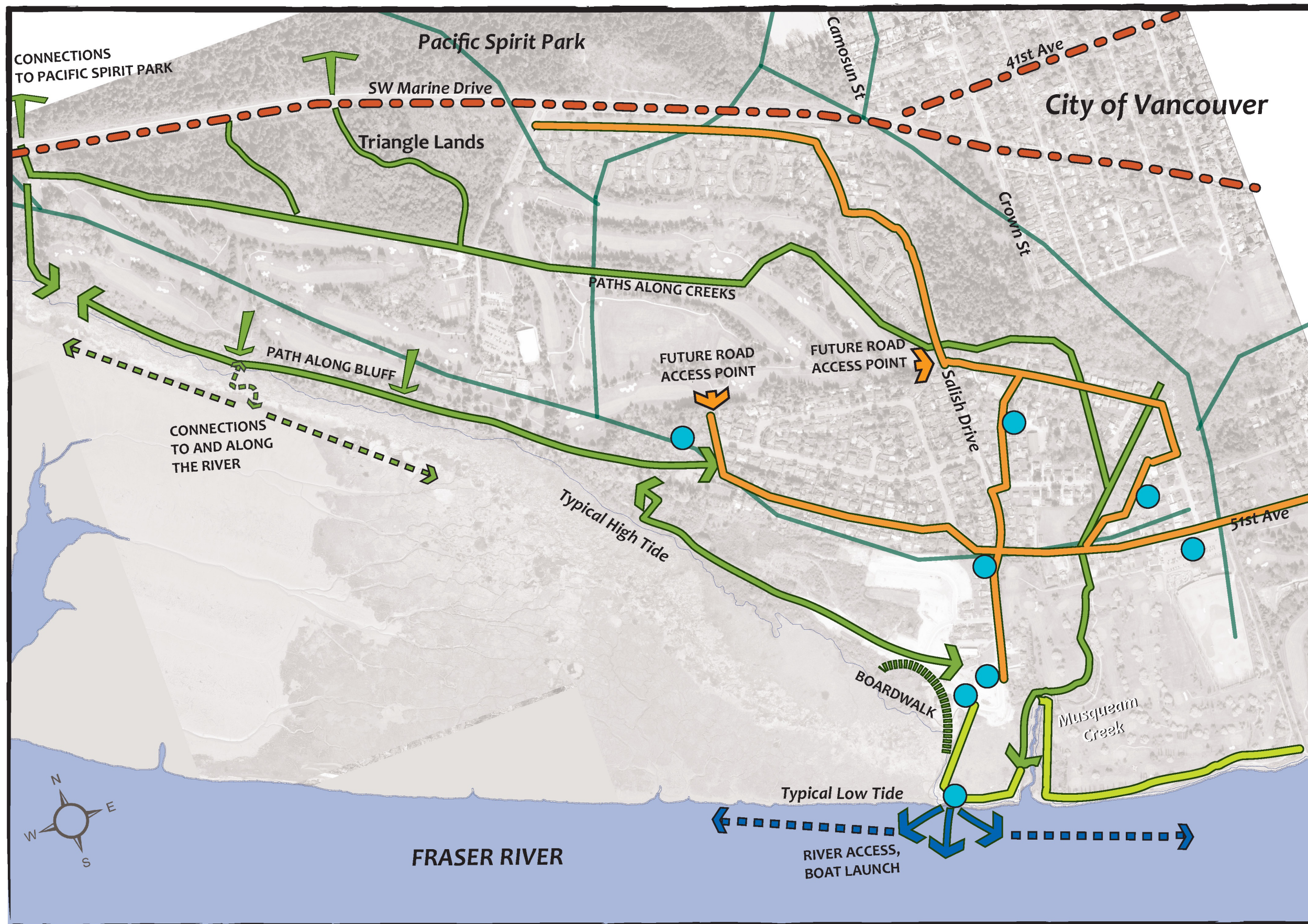
- D5.** Staff and Council should consider this sub-plan during any development planning process.
- D6.** This sub-plan should be referred to during the Development Permit review process (Application and Review Stage)
- D7.** Development applications should consider how they could expedite the realization of the community transportation and mobility concept identified in this sub-plan.
- D8.** The sub-plan applies specifically to IR#2, Musqueam's principal population centre and administrative centre.

SCHEDULE D - Healthy Living And Transportation And Mobility Plans

FEATURES – HEALTHY LIVING COMMUNITY PLAN

The table summarizes key features of the long-range Transportation and Mobility Sub-Plan.

| FEATURE | DESCRIPTION |
|-----------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Potential transit and cycling routes | Routes are identified that would connect our neighbourhoods to key community facilities (shown on the map as 'community destinations'). These routes should be designed to accommodate multiple modes of transportation, including a local shuttle, cycling, and walking. Comprehensive Development Plans should extend these routes into and through each new neighbourhood. |
| Road Access points | Points of access are identified that will connect our existing neighbourhoods to any future development. |
| River Access point | The 'Beach' is already an important part of our community. We will improve this area so that our members can launch boats and small craft, and possibly store and repair their boats as well. |
| Paths and Greenways | Paths and Greenways are included here to emphasize the importance of these features. They are described in D1: Healthy Living Community Plan. |
| Sidewalks and Accessibility (not shown) | Many of our members are happy to walk down street and enjoy the fact that this is generally a safe way to travel. However, as we develop new neighbourhoods, we should remember that some people feel safer on a sidewalk. We should include sidewalks on our streets and remember to include ramps at every street crossing so that these members can feel safe and get around more comfortably. |



Musqueam IR#2
and Triangle
Lands

MOBILITY AND TRANSPORTATION CONCEPT MAP

LEGEND

- Historic Trails
- Transit Routes
- Local Routes for:
 - Potential Transit
 - Bikeways
- Existing Paths
- Potential Greenways/Trails
- Community Destinations

scale 1 to 7500 (11x17 sheet)

map produced by
EcoPlan International
for the Musqueam Indian Band
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data provided by Musqueam
Indian Band, Province of BC, and
City of Vancouver



MUSQUEAM LAND USE PLAN

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