

Musqueam Community Rental Complex (MCRC)

Previously the Multi-Family Affordable Rental Housing Project

Project Update | October 2020

Summary Report: Phase 2 Information Session

Site Concepts Community Info Session

Wednesday, September 2, 2020

6:00 - 8:00pm, Online (Zoom Webinar)

Registered attendees (membership)

22 adults with individual Zoom accounts (additional members participated by joining one of these 22 registered attendees)

Presenters

Larissa Grant, Referrals and Research Coordinator, MIB

Ouri Scott, Principal, Urban Arts Architecture

MIB Council: Allyson Fraser, MIB Councillor

Musqueam Indian Band (MIB)

Devin Sharma, I/CAO; Norm Point, Manager, Public Works; Lorna Stewart, Manager, Housing; Kim Guerin, Land Code Coordinator; Courtenay Gibson, Associate Director, Community Services; Michelle Cuomo, Community Planner and MCRC Community Engagement Co-Lead; Odette Wilson, Communications Officer and MCRC Community Engagement Co-Lead; Natalie Cho, Planning Assistant

Musqueam Capital Corp.

Steve Lee, CEO; Joseph Bros, Director, Development; Grace Ulu, Communications and Marketing Coordinator

Aquilini Development

Graeme Clendenan, Senior Development Manager; Johnna Sparrow, Indigenous Projects Coordinator

Session overview

In August 2020, the Musqueam Community Rental Complex housing project entered phase two of community engagement. This phase focused on the proposed site concept designs and feedback was received through a survey and at the information session online.

Three design concepts were available on Musqueam's website and shown to the community during a 30-minute webinar presentation. Due to COVID-19, the information was presented online only at this presentation and through pre-recorded videos.



Please refer to presentation materials on the [MCRC page of the MIB website \(www.musqueam.bc.ca/community-engagement/mcrc/\)](http://www.musqueam.bc.ca/community-engagement/mcrc/) for more information.

The online session consisted of a project status update since 2019, a presentation on design concepts, and time for attendees to ask questions and provide feedback. High-level notes from the discussion are summarized below and grouped into themes.

Proposed site program and density

- Up to 64 apartment units, consisting of one to three bedrooms, in a 4, 5, or 6-storey building
- Up to 10 3-bedroom townhouse units
- All units are rental for MIB members and their families
- A daycare centre of up to 69 spaces

What we heard from community

- “Certain band members don't want it. The youth need this. We don't want to continue to live in our parents' basements anymore. It's not fair. Our people want to come home. We want to live in our own homes in our community. We deserve better and we hope that our elders will see this and support us.”
- “I truly love being Musqueam. Let's take care of the people first. Our people are being very humble that we are struggling a lot.”
- “We need to listen to the people and membership.”
- “As a band member, I did not vote on having Lot 95 as the site. We have lots of land. This is not the ideal site.”
- “The petition submitted by the Elders was not acknowledged.”
- “We are forgetting about our people who are struggling here on reserve.”
- “I respect our elders 1000%. I understand how difficult it is to accept change. But we need to look out for our children. We can't be closeminded. Our C&C is trying to figure out how to make things better with proper planning. We need to help our young people find a place to live.”
- “We will not be able to come to mutual agreement; we are not going to ever agree. But we should try to do a little give and take: how to provide members with a home here on reserve, but also how to respect the Elders still here and how this will impact them. These discussions should be held before anything is finalized or is accepted at Council.”

Questions from community

Q. *With all concepts, is it all to accommodate 200 of our members?*

A. The number is based on the number of units, not the number of members. This project can accommodate up to 64 apartment units and 10 townhomes.

Q. Is there any room to change the number of apartment units/townhomes?

A. There is a question in the survey related to density. What is appropriate on this site regarding the number of storeys (i.e. 4, 5, or 6 storeys) is what we are asking for from the community feedback. The number of units is affected by the number of storeys. For example, if it is a 4-storey building, we could only provide 34 apartment units, in addition to the townhomes, but a 6-storey building could provide up to 52 units.

Site Concept

Q. Would there be in-suite laundry for apartments?

A. Yes

Q. Where will daycare staff park?

A. We would work with daycare staff and administration to understand how many staff members would need parking and then find a spot on site to dedicate those parking spaces. But because we have more parking than was originally asked, we will not have a problem finding staff parking on site.

Q. Will the proposed daycare replace the current daycare or be in addition to it?

A. This is still being assessed. There is a group working on current wait lists, current enrollment, population projections and other factors, such as available space and licensing requirements. The base plan is for a daycare for 25 children that will be in addition to the existing daycare.

Q. Will this be for only Musqueam membership to rent and occupy?

A. This project is for MIB members and their families, not general non-member rental. A Musqueam member must live in the housing to be eligible, i.e. no subleasing.

Q. What is going to be done to protect Musqueam Creek?

A. The MCRC project design incorporates a 30-metre setback from Musqueam Creek, meaning there will be no negative impacts on the creek.

Q. What is going to happen in the shared greenspace?

A. The greenway itself is outside the project scope but is identified in the Land Use Plan which was done during the CCP process. The proposed greenway along the creek is a separate project to be undertaken by MIB in the future.

Project Details

Q. How long will construction take, and what will the hours of construction be?

A. Construction will take approximately two years. Construction times will comply with Musqueam and City of Vancouver noise bylaws.

Q. Are Musqueam band members and Musqueam-owned businesses going to be a priority in hiring to help construct this building?

A. Yes, the intent is to give both Musqueam band members and Musqueam-owned business an opportunity to work on this Musqueam project. A list of Musqueam-owned businesses has already been shared with Aquilini, who will act as the general contractor. Construction positions will be advertised to Musqueam members ahead of construction.

Q. Has anyone interviewed current band members in low-income housing to see what issues they have had to endure and how they were resolved?

A. Musqueam Housing will take this idea into consideration, but the team would like to get ideas from members with experience living in low-income housing to learn from these experiences.

Enforcement and Management

Q. How will security be enforced?

A. Like the rest of the reserve, security enforcement will be managed by Musqueam Safety and Security. The same laws will apply to MCRC residents as they do elsewhere on reserve. In addition, the Land Code Committee is working on laws required for our lands under the Musqueam Land Code.

Q. Is MIB looking at having a third-party company be the on-site landlord, someone who will be there to enforce any type of infraction that a possible tenant will be breaking?

A. Yes, the option to have third-party, on-site property management company is being considered. There are several companies that have experience operating multi-family BC Housing developments that could be a good fit to manage this complex. Musqueam will also implement related policies for this development, including tenant bylaws.

Q. Before any of the above-mentioned policies and procedures are finalized, will there be anything in place, such as an application package/contract or be presented to us to give feedback?

A. This is not the first session, just the first of more to come. More information will come to membership.

Site Selection & Lot 95

Q. What was done with the petition about Lot 95?

A. The issues in the petition were responded to directly by a letter and an in-person meeting in 2019, and addressed at community meetings in July 2019. Some signatories asked to have their name taken off the petition.

In addition, letters were hand-delivered to each adjacent (neighbouring) property with an invitation to meet with the project team prior to the July 2019 meeting. No responses were received at that time.

Q. Has there been any consideration given to doing half of the project here and possibly building in other areas (possibility of considering other sites or purchasing property)?

A. Other locations have been considered with pros and cons. Certain sites are designated for multi-use but cannot be developed at this time. Buying property has also been considered but that is a long-term investment which may happen in the future. C&C decided upon the larger area at Crown Place. Along Mali Avenue, there is some Japanese knotweed that requires a treatment plan that will take time to deal with, which ruled out the site for development at this time.

Q. Did C&C have the membership vote on this land designation for Crown Place for this project? How did C&C get the approval to designate that section of lot 95 for this development?

A. The land was designated for multi-family through the CCP and Land Use Plan processes. That is how it came up as one of the options for this project and was one of the few reasons why it was chosen after going through and looking at some of the other options put forward. More background information on the site selection is provided in the FAQ document.