

ʔi ʔeʔ nem̓ təkʷ

Let's go home



Musqueam Community Rental Complex

The Musqueam Community Rental Complex (MCRC) is a multi-family affordable housing project located on Crown Place in Musqueam Reserve. The MCRC will create 46 new rental units for Musqueam members and their families.

This development presents Musqueam with an historic opportunity to help alleviate overcrowding, welcome home Musqueam members living off reserve and continue our Musqueam cultural teachings and traditions in our community.

This booklet provides an overview of the MCRC project, site and buildings information, design concept, and the process to date.

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ABOUT THE MCRC

In November 2018, Musqueam received funding approval from BC Housing's Indigenous Housing Fund for a multi-family housing project on the main Musqueam Reserve (IR #2), specifically for Musqueam members and their families. This funding is a unique and important opportunity to build new housing for members, which helps fulfill Musqueam's Comprehensive Community Plan (CCP) Objective #2 of addressing our housing needs.

After technical review, site assessments and community engagement in 2019, Musqueam Council approved Lot 95 on Crown Place for the Musqueam Community Rental Complex (MCRC).

In late summer 2020, the project team presented three conceptual design options to membership and asked for input through a community survey. After reviewing the feedback, Musqueam Council approved the site option with the lowest density that includes 46 rental units and three detached buildings:

- Apartment: 36 suites, 1-3 bedrooms, including three accessible suites
- Townhomes: 10 3-bedroom units, each with a secondary ('granny') suite
- Daycare: New childcare facilities for up to 28 children.

A call went out in fall 2020 for Musqueam members to join a design advisory group. Four band members representing a cross section of our community met twice with the project team to provide cultural advice and insight to inspire a Musqueamized design for all three buildings.

Keep reading to learn more about the site selection, project concept and proposed design, and check the website for even more info: www.musqueam.bc.ca/community-engagement/mcrc



MCRC TENANTS

Who's Involved?

- Musqueam Capital Corp. (project management)
- Musqueam Administration
- Aquilini Development (design & construction)
- Urban Arts Architecture (architects)
- Musqueam Land Code Committee (reviews & provides recommendation)
- Chief & Council (final review & approval)

To be an MCRC tenant, at least one member of the household must be a Musqueam member.

Eligibility will be based on BC Housing's income limits, and rent will be based on 30% of gross household income.

Units will be assigned by household size.

Applications are separate from the housing priority list. Members can apply for both lists.

Example of a Musqueam family renting at the MCRC

2 parents and 2 children

Occupations

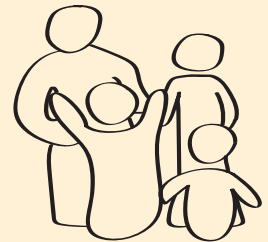
Full-time Cook &
Part-time Cashier

Monthly Income

\$3,750

Monthly Rent

\$1,125



Management and Operations

The Musqueam Housing Authority is a not-for-profit society that will be responsible for creating the MCRC's policies and procedures. These policies will be unique to Musqueam, and aligned with the Musqueam Land Code and BC Housing standards.

Currently, a third-party property manager is proposed for on-site management. This company would support day-to-day operations and ensure that the policies and procedures are being followed so that all members feel safe, welcome and secure.

FAST FACTS



The MCRC is a significant step towards achieving CCP Objective #2: Address Our Housing Needs



Rents for all units will be based on 30% of gross household income



Owned, designed and operated by Musqueam

PROJECT VISION

- Maximize opportunities for member housing
ʔi 4eʔ nem ʔak^w - Let's Go Home
- Welcoming
Feels nice to come home to
- Livable units
Enough space, fresh air, natural light, quality finishes
- Foster culture and community pride
- Maximize open space
- Respect the neighbours
- Create resilient community
Foster community relationships, conserve and manage water, connect to the land



GUIDING PRINCIPLES



- Appropriate density
- Create community and resident amenities
- Maximize green space for community use
- Support childcare
- Work with natural systems
- Respect the neighbours
- Improve site access for all

SITE CONTEXT

Multiple locations on the main Musqueam Reserve were considered and thoroughly evaluated for the MCRC. In 2019, after technical reviews, site assessments and community engagement, Musqueam Council approved Lot 95 on Crown Place for the MCRC. Other possible sites were determined unsuitable due to environmental constraints, including proximity to the flood zone and presence of Japanese knotweed, or lack of necessary infrastructure.

Lot 95 on Crown Place was chosen because it:

- is identified for multi-family housing in the Land Use Plan (2014) and the Comprehensive Community Plan (2011 & 2018)
- is located outside of the flood risk zone
- maximizes use of limited developable land on Musqueam Reserve

- ✓ The development is currently occupied by four buildings that are no longer structurally fit for use.
- ✓ The design follows best practices for storm water management, protecting the proposed development from flooding, protecting the creek and not exposing neighbours to a risk of flooding.
- ✓ The original design concepts contemplated up to 74 units. After reviewing feedback from the community survey in 2020 and considering input from the neighbours, the proposed density was reduced to a total of 46 units.
- ✓ The design addresses parking needs by providing 82 parking stalls (underground and ground level) and 58 spaces of bike storage.



BUILDINGS OVERVIEW

Demand for on-reserve housing is only increasing as Musqueam's population continues to grow, and there is a need for all types of housing for different family sizes and stages in life.

In late summer 2020, the project team presented three design ideas to membership and asked for input through a community survey. After reviewing the feedback, the team recommended, and Musqueam Council approved, the site option that includes three detached buildings with 46 rental units and a childcare facility.

APARTMENT BUILDING

36 rental units



- 12 x three bedroom units
- 11 x two bedroom units
- 10 x one bedroom units
- 3 x accessible one bedroom units
- Amenity room for all Musqueam members
- Outdoor plaza



To provide more spacious and livable units, the apartment suites are 20% larger than BC Housing guidelines.

TOWNHOMES

10 rental units

- 10 townhomes with three bedrooms
- Each townhome also has a secondary, lock-off suite on the bottom floor



DAYCARE FACILITY

28 children



The daycare will accommodate infant, toddler and preschool aged children, including separate but connected outdoor playgrounds

DESIGN CONCEPTS

In November 2020, the project team held a focused discussion with the MCRC Design Advisory Group. This group of band members provided input on how to Musqueamize the design of the apartment building and townhomes. Urban Arts Architecture directly integrated the advisory group's feedback into the below proposed designs.



MUSQUEAM SUNSET



MUSQUEAM SUNSET COLORS

APARTMENTS



PUBLIC ART OPPORTUNITIES



FOSTERING CULTURE AND COMMUNITY PRIDE



FEELS LIKE "HOME"



INCORPORATE MUSQUEAM LANGUAGE



TRADITIONAL CULTURAL FORMS



MUSQUEAM COLORS

TOWNHOUSES

DAYCARE DESIGN CONCEPT

The design advisory group met again this past summer to discuss design options for the daycare. The group's favourite design concept was one that included the stages of a frog's life. Members shared their stories of catching tadpoles while growing up in Musqueam, and the meaning of frogs as a sign of the seasons changing. The panel felt strongly about creating a space where future generations can learn our language, culture, stories and songs.



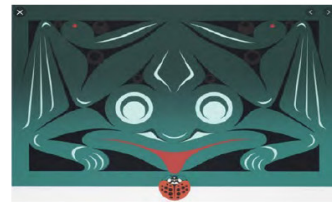
BC Pond



Stage's of a Frog's Life



Susan Point, Frog and Butterfly, 1990



Susan Point, Frog Box Design, Serigraph

ENTRY SIGNAGE/LOGO
PUBLIC ART OPPORTUNITY



PUBLIC ART OPPORTUNITY



KIDS DOOR SIGNAGE



hənqəmínəm alphabet



Illustrated by xuláq Jan Campbell

WHY MULTI-FAMILY?

Musqueam currently occupies only 0.2% of our traditional territory, and there is very limited available land on reserve for housing development. The lack of affordable housing in Metro Vancouver also contributes to the critical housing shortage facing Musqueam and its members.

There is a need for a diversity of housing in Musqueam to support different family sizes and life transitions, including:

- Elders who want to downsize
- Families with an Elder they are caring for, or an adult child attending university
- Young couples starting a family

52% of Musqueam members are under age 30



Demand for housing will increase as our youthful population continues to grow.

About **30%** of Musqueam households experience overcrowding



About 9% of on-reserve members live in homes where there are **four to seven more people than bedrooms**.

Many members who rely on rental housing experience housing instability



More women than men rent, and almost three times as many off reserve households are renting.

This means that **women and those living off reserve are more likely to experience housing instability**.

In Canada, Vancouver is the most expensive city to rent in.

58% of Musqueam member households have an annual income of **\$60,000 or less**



Community data from Musqueam's 2016 census. Average rental prices from Liv.rent for August 2021.

FOR MUSQUEAM MEMBERS ONLY. NOT FOR DISTRIBUTION.

PROCESS TO DATE

Community discussions about multi-family housing have been ongoing for decades.

Members have called for a greater mix of housing types, including:

- Multi-family and apartments
- Low-income, and other innovative approaches
- Infill housing

A mix of housing will make best use of the limited land available for development in Musqueam's main reserve, is less expensive to build and service, and would meet a greater range of our members' housing needs.

Previous information sessions

- April 24, 2019
- May 22, 2019
- July 23, 2019
- September 2, 2020

Summaries of these sessions are on the Musqueam website:
[www.musqueam.bc.ca/
community-engagement/mcrc](http://www.musqueam.bc.ca/community-engagement/mcrc)

Design Advisory Group

- November 12, 2020
- August 4, 2021

LAND USE PLAN Major Projects Procedure

Project Initiation (2018)

Chief & Council approved request for developer expressions of interest and application to BC Housing's Indigenous Housing Fund.



Pre-Planning (2019-2020)

Conducted site surveys, evaluations and testing before selecting Lot 95 as project site. Community provided feedback through four information sessions in-person and online, a community survey and meetings with Lot 95 neighbours.



Interim Report to Council (2020)

Based on community feedback, Musqueam Council approved a conceptual design, with the understanding that the project team will continue community engagement throughout the development process.



Conceptual Design (2021)

The design advisory group is meeting with the project team to provide input on the form and character of the daycare building. The project team continues to meet with neighbours, and a community information session is planned for fall 2021.



Development Permit Submission (Next Step)

Construction (estimated 2022-2023)

Move in! (estimated 2023/2024)

STAY UPDATED



More information available at
www.musqueam.bc.ca/community-engagement/mcrc



Email mcrc@musqueam.bc.ca to be added to the contact list



Watch for updates on the Musqueam Facebook page:
www.facebook.com/MusqueamBand



Attend one of the upcoming information sessions!

Fall 2021 Information Sessions

Learn more about the project, including design details
and next steps of development.

The project team and councillors will be present for Q&As.

Tuesday, October 12, 2021 @ 5:30pm

In-person at Musqueam Gym

Pre-registration is recommended. Maximum capacity is 50 people.
COVID-19 protocols in place.

Wear a mask, wash your hands, keep your distance.

To register, contact Grace Ulu at 604-771-2101
or gulu@musqueamcapital.ca

Wednesday, October 13, 2021 @ 5:30pm

Online via Zoom.

Registration is required. Visit Musqueam's website for
registration link and more details.



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