

MUSQUEAM VILLAGE (IR2) PLAN

xʷqʷəlqʷəliwən ct ʔə tə sʔa:nł xʷəlməxʷ
Thinking About Our Community (Village)



Message from the Project Team:

hay ce:p ǵə to everyone who participated in the Musqueam Village (IR2) Plan activities this past year. This community newsletter includes updates of where the team is in the planning process, and what steps you can look forward to next.

Since the workshop in June, the project team has been working hard to research and evaluate the ideas and suggestions that came from the community, and to create possible plans for different areas of the reserve. These plans lay out different development processes laid out by the Land Code so we can provide housing for our members, steward our land, and create revenue for our community.

IN THIS ISSUE

About the Project Page 2-3

Workshop Highlights Page 4-5

Block K 'Triangle Lands'
First Phase of Development Page 6-7

Stay Informed &
Housing Survey Page 8

See pages 4-5 for the Community Design Workshop Highlights!

ABOUT THE PROJECT

Overview

On September 5th, 2017 and March 12th, 2018, Chief & Council passed a motion which tasked the Musqueam Capital Corporation (MCC) as the project manager for initiating this important Master Planning Process for IR2 and to work closely with the MIB Community and Administration. The Musqueam Village (IR2) Plan is the physical vision and framework of what the Musqueam Village (IR2) will look like in the future. This plan is grounded by the Land Code and brings to life the goals and objectives of the Comprehensive Community Plan 2018 (CCP), and the Land Use Plan 2014 (LUP).

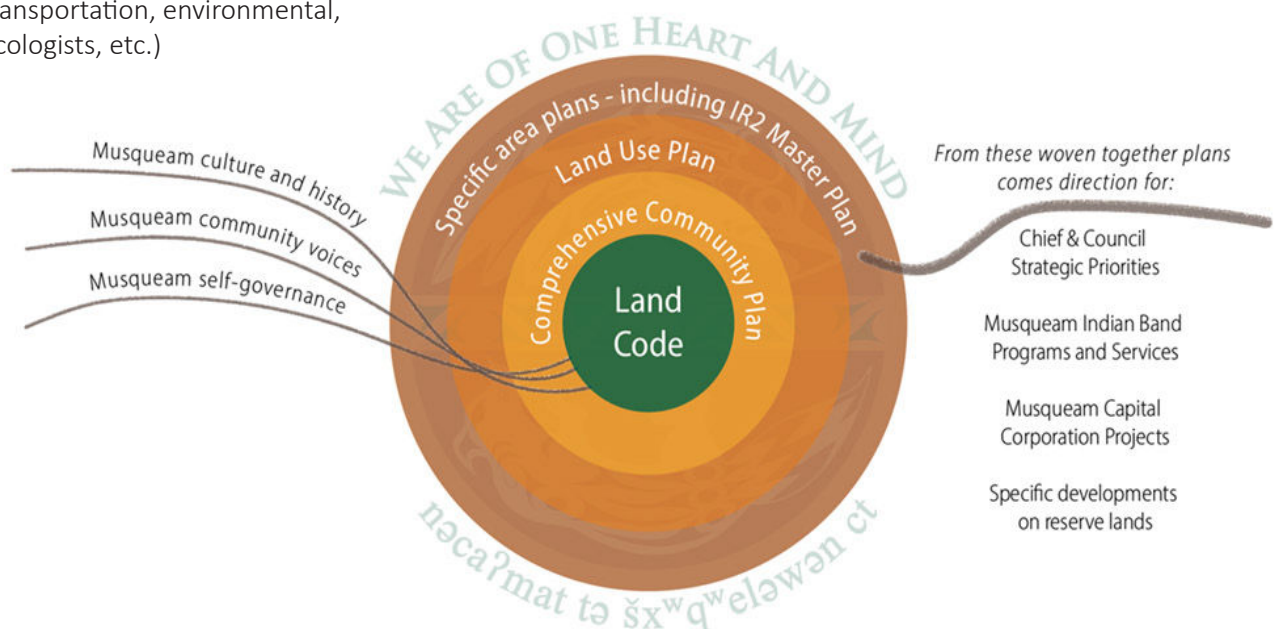
Who's Involved?

- Musqueam Administration
- Musqueam Membership
Outreach, Input, Feedback & Community Vote
- Land Code Committee
Review & Recommendation
- Chief & Council
Final review & approval
- Musqueam Capital Corp (MCC)
Project Manager
- DPZ CoDesign,
Lead Urban Planning Consultants
- Other Consultants (architecture, civil engineering, landscape, transportation, environmental, ecologists, etc.)

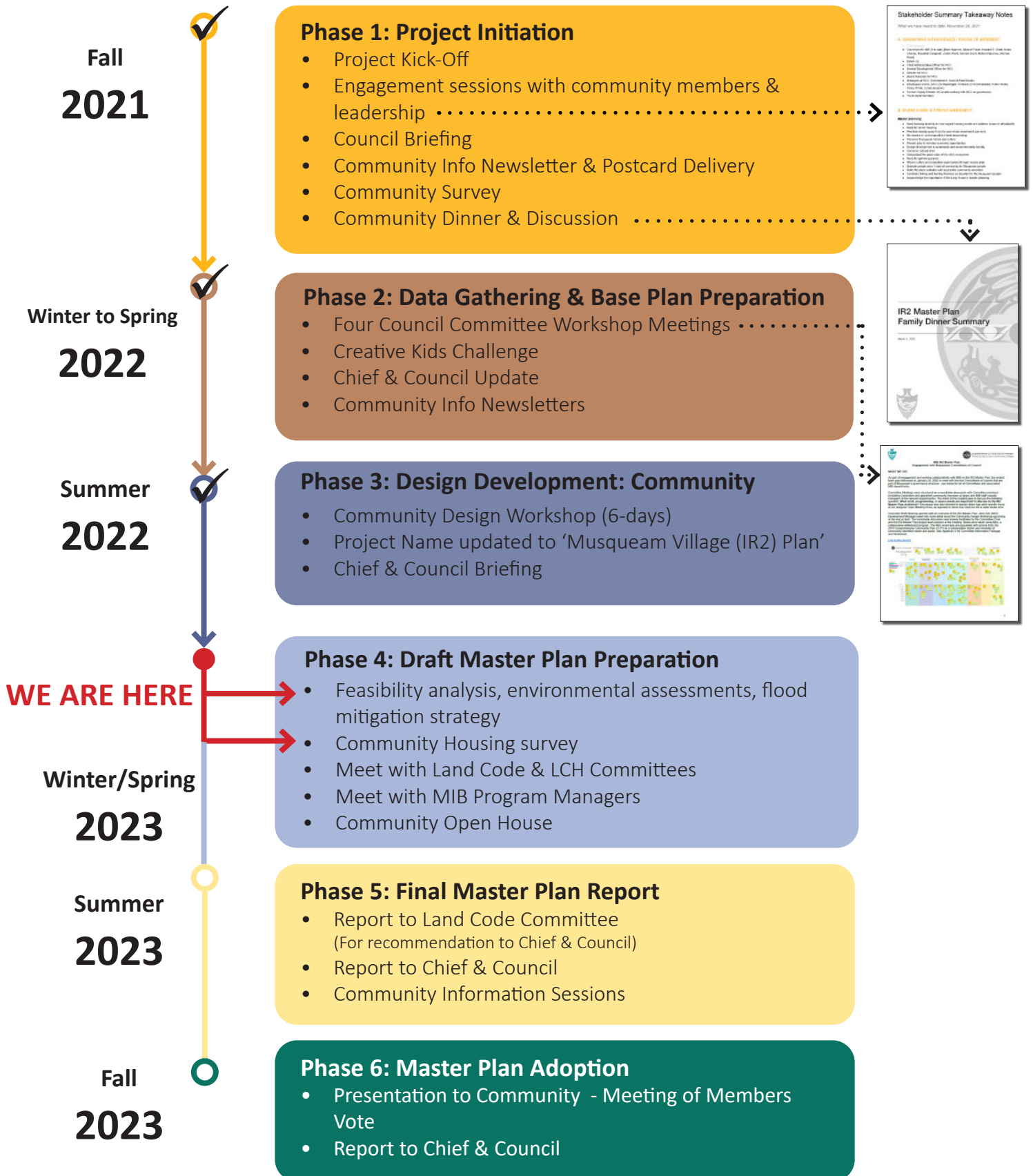
Community Consultation

Community consultations consisted of engagements with specific community groups such as youth, Elders, staff, committees and individual meetings with community members and leadership, engagement booths at the past 2 distribution days and at the MCC open house, a Community Dinner, and a full week of engagement sessions in June 2022. Please see pages 4-5 for the event highlights.

We also engaged with the community online and through newsletters and surveys. The feedback obtained through each of these sessions included comments sourced from open ended questions relating to different elements of community development.



PROJECT TIMELINE



COMMUNITY DESIGN WORKSHOP HIGHLIGHTS

The Community Design Workshop was 6 days from June 13-18th, 2022, which included 9 different workshop sessions and events of community engagement with 28 technical and professional consultants. We are pleased with the turnout of 211 people who participated. This included:

- 133 Musqueam members
- 15 off-reserve members
- 20 Elders
- 9 Youth members
- 9 Chief and Council members

The workshop was also successful in providing a long-term vision that allows for the development of an overall framework for open space, road/trail/transportation networks, and building blocks. It affirmed the community's priorities and next steps for this project.

Since the engagement sessions from Fall 2021 and during this June 2022 workshop, the planning team heard from you, listened to your comments, and worked to design up several options for the future development of Musqueam Village (IR2).

Four key directions emerged that will guide plans for IR2 and fulfill CCP objectives:

- Flood Management – Manage flooding & the impact of sea level rise (Objective #2- Action #4c)
- Housing – Create more housing options for Musqueam members (Objective #2- Action #4 & 5)
- Stewardship – Protect areas with cultural and environmental value (Objective #5 & 7- Action #13c)
- Economic Development – Become a self-sufficient, self-governing Nation (Core Objective - Action #20b & 20c)

To take action to address these needs, we need more specific plans. The IR2 Plan also advances work on many other Musqueam CCP 2018 Actions, such as infrastructure development and maintenance; supporting education, healthcare, and other community space needs; exploration of alternative energy sources, etc.

The outcome of the IR2 Workshop is a large number of ideas and “plan options” for different areas of the reserve. These options include different approaches for development form and density; location of buildings, open spaces, and roads; and treatment of environmental and cultural values.



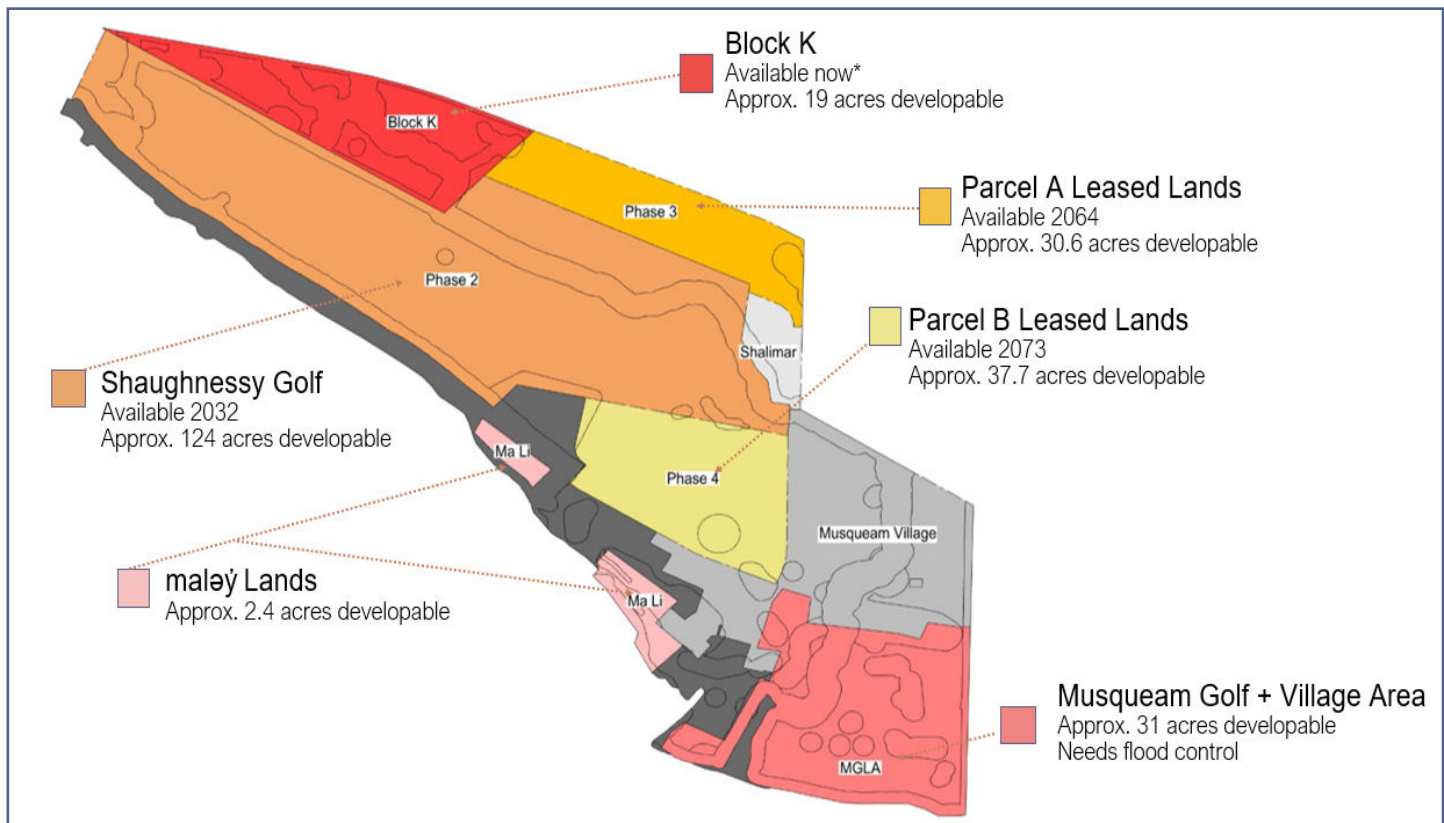
ʔi chi:yaʔəs ct kʷs θəθəʔt ceʔ ʔə tə sa:nɫ xʷəlməxʷ

Our Working Group To Build Our Community

The IR2 lands will be developed and redeveloped over several decades/generations. The Musqueam Village (IR2) Plan will provide different options for future phases of development, while maintaining an overall framework based on long term goals. This will allow incremental decisions to be made at each phase based on the needs of the community in the future.

Current Land Available

The current focus of the Musqueam Village (IR2) Plan is on Phase 1 lands, that have been identified as the lands not currently under lease or already developed on – Block K, maləy Lands, and Musqueam Golf & Village Area.



*Available now means that the land is available for more detailed feasibility work, which includes technical and environmental studies, costing and financial analysis. Any construction and development will go through a full development process as laid out by the Land Code, and will be subject to further community consultation and approval by MIB.

BLOCK K 'TRIANGLE LANDS' FIRST PHASE OF DEVELOPMENT

What We Heard

Block K is designated as Community Mixed Use by the Musqueam Land Use Plan. We heard during the Community Design Workshop that there is a desire to move forward with Block K as an economic driver, and as an area for Member Housing.

In exploring the various development options on other areas of IR2, it has become clear that Block K can be the catalyst for other development opportunities on IR2 as it can generate the revenue to fund other projects like flood mitigation and member housing that are otherwise reliant on external grants and funding.

Site	Block K 'Triangle Lands'
Location	Parcel between SW Marine Dr & NW corner of IR2
Site Size	38.72 acres
Developable	Approx. 19 acres
Land Designation	Community Mixed-Use
Land Use Concepts	<ul style="list-style-type: none"> Economic development Stewardship Member housing Non-member housing
Status	Feasibility analysis

Work done during the Community Design Workshop

Our team listened and learned a lot from each member at the Community Design Workshop, as well as engagement sessions leading up to that week. These two example plans show some of the more common ideas voiced by community members. These example plan ideas are not mutually exclusive and have been drawn up to assist with discussions of preferences. The project team is currently working on a new consolidated draft plan.

Example Plan 1: Average 8 stories with 11 towers



Example Plan 2: Average 10 stories with 3 towers



Current Status:

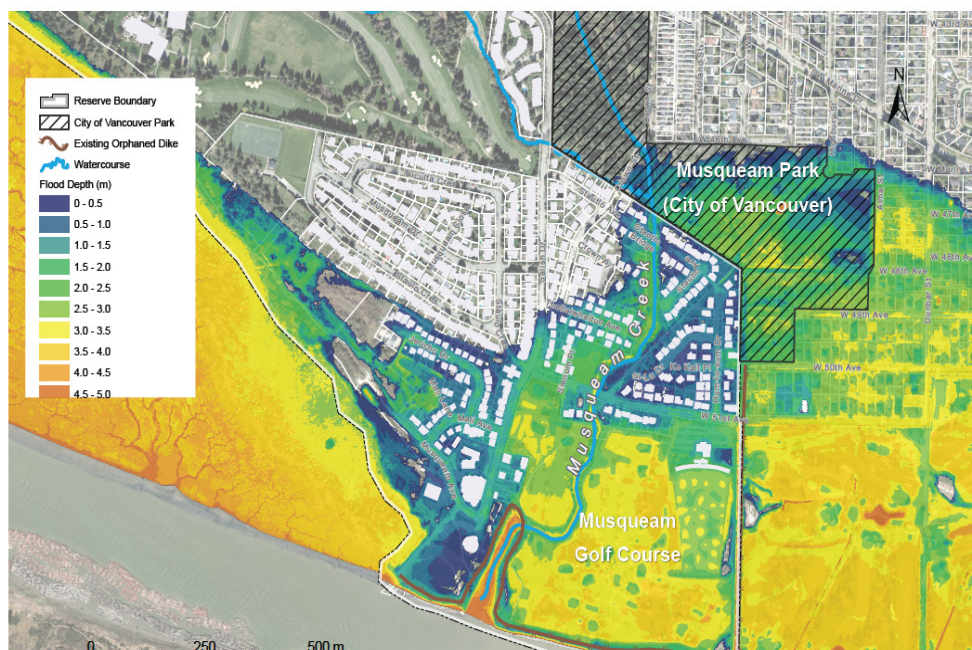
After the Community Design Workshop, the Project Team consolidated community feedback and conducted further technical assessments to understand the viability of each strategy. For example, further attention is being paid to the watershed to ensure adequate buffers from the creek, and proper water retention and flows to mitigate impacts of development both on Block K and downstream.

FLOOD MITIGATION STRATEGY

maləy' Lands, Musqueam Golf & Village Area

As maləy and Musqueam Golf are both within the flood zone, no further planning for development will happen until flooding considerations are addressed.

Led by MIB Public works, Musqueam is in the process of working on a long-term strategy for mitigating flooding risks to Musqueam people, buildings, and reserve lands. This strategy will help Musqueam protect our community from current flooding risks and protect future generations from increased flooding risks caused by climate change.



Informed by engagement with Musqueam staff, leadership, and community members, Musqueam is developing a vision for flood mitigation and identifying a series of options for how to mitigate flooding risks. The decisions we make about flood mitigation measures will impact current properties in flood hazard areas and the development potential of maləy and Musqueam Golf lands.

Further engagement with staff, leadership and community members in January 2023 will inform the finalization of Musqueam's Flood Mitigation Strategy report. With this strategy in place, Musqueam will be leaders in flood management and well positioned to make decisions about future development knowing that Musqueam people and properties will be resilient to future flooding.

NEXT STEPS OF THE PROJECT

Recommendation & Next Steps: Feasibility

The project team's next step is to produce a feasibility analysis and more detailed site plans for Block K as a Community Mixed Use that is focused on economic development for Musqueam. The feasibility analysis will take into account:

- Cost and financial feasibility
- Timing and phasing of the overall project, with the target of kicking off the first phase of development of Block K in 2023
- Community feedback on the two plans and corresponding preference of various elements of each plan

The outcomes of the feasibility analysis will be reported back with Chief and Council, and used to provide recommendations upon which Chief and Council can provide further direction on.

HOW TO STAY INFORMED



Visit www.MIBMasterPlan.com



Email team@MIBMasterPlan.com to be added to the contact list



Join the MIB Master Plan Facebook group for updates



Stay tuned for a Community Open House in the new year!

Musqueam Village (IR2) Plan - Housing Survey

We know housing is a top priority for our community. This survey will help the MIB Housing Department and Musqueam Village (IR2) Plan project team further understand the housing needs of Musqueam members and families for future development in the Musqueam Village (IR2). Please take 5 minutes to answer the following questions.



If you do not have access to go online, need assistance, or would like a hard copy of the housing survey, please give us a call.



Questions, Comments & Feedback?

Email us: team@MIBMasterPlan.com

Call: Grace Ulu at 604-771-2101

