



M U S Q U E A M

P H A S E 1 L A N D U S E P L A N

A P R I L 2 0 0 9
D R A F T



ACKNOWLEDGEMENTS

This Phase 1 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.



TABLE OF CONTENTS

1. INTRODUCTION	1	4. WHERE DO WE WANT TO GO?	31
1.1 Summary	2	4.1 Our Land Use Vision	32
1.2 Context	3	4.2 Our Land Use Objectives	33
1.3 Purpose	4	4.2.1 Land Use Designations	34
1.4 Planning Approach	9	4.2.2 Land Use Alternatives	39
2. WHERE HAVE WE BEEN?	11	5. HOW DO WE GET THERE?	43
2.1 People And History	12	5.1 Next Steps	44
2.2 Past Plans	14	5.1.1 Zoning And Development Guidelines	44
2.3 Getting Started	15	5.1.2 Approvals And Management	46
2.4 Working With Our Community	17	5.1.3 Land Code Coordination	50
3. WHERE ARE WE NOW?	19	6. HAVE WE ARRIVED?	51
3.1 Our Current Situation	21	6.1 Looking Forward, Looking Back – Monitoring And Evaluation	52
3.2 Land Opportunities And Constraints	25		
3.3 Our Community Needs	29		

1. INTRODUCTION

This section introduces and summarizes our Phase 1 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

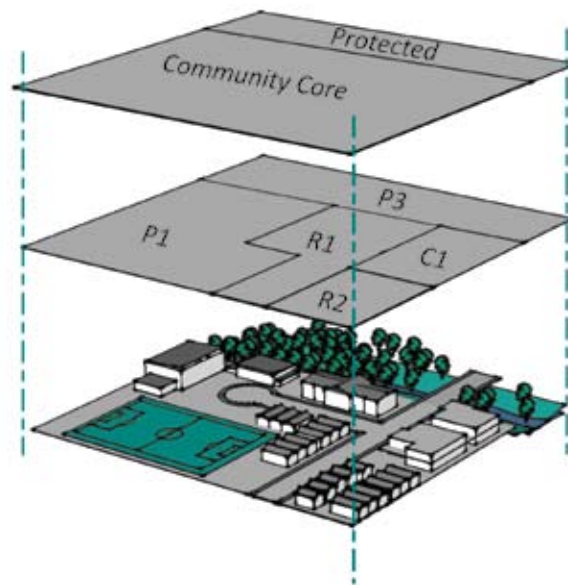
Our Land Use Plan is one component of our larger community plan called 'We speak with one heart and mind' (nə́cəmat tə sxʷqʷeləwən ct). When completed, 'We Speak with One Heart and Mind' will be our guiding community plan. Built on our values and incorporating our traditional ways, this larger plan will provide 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 is **the first step in what will be a more comprehensive, final Land Use Plan** that will look at our other reserves, fee simple lands, settlement lands and, ultimately, our traditional territory. Our final plan will also include a framework for how land use decisions will be made for all of our lands and properties.

Designations

Zoning

Build-Out



The Phase 1 Land Use Plan focuses on general **land use designations** for our main reserve, IR#2. The designations establish the broad concepts for how we will use and develop land on IR#2. In some cases the designation will help us start implementing plans this year, while in other cases it will be many years before existing land uses change. Specific development plans will eventually be created for each of these areas.

The graphic illustrates where the land use designations fit into our overall land use planning. We have begun working on the next level down – **zoning** – and will incorporate it into our final Land Use Plan.

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. Today, it is starting with our main reserve. Tomorrow we will create plans for our other reserves, settlement lands, fee simple properties and, ultimately 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.

This Land Use Plan deals with a much smaller area, our 190-hectare main reserve, IR#2. This area was our main winter village for over 3,500 years, and today is our largest reserve and home to most of our members. Most of the reserve is currently eased out under long-term leases that were mostly negotiated in the 1950s and 1960s. The leases are for housing projects (Salish subdivision and Musqueam Park subdivision) and the 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 on our reserve, the Musqueam Golf Course. This golf course is not subject to a long-term lease.

1. INTRODUCTION

1.3 Purpose

Our Phase 1 Land Use Plan marks an exciting turning point for us. It is the most comprehensive, community-driven planning process we have undertaken. This Phase 1 Land Use Plan will allow us to make more proactive, strategic decisions around land use on our main reserve and, later, for all of our reserves, settlement lands and fee simple properties.

This plan consists of a generalized land use concept for our main reserve with five broad land use designations. The designations indicate what, in general terms, can be developed in the certain areas. The final Land Use Plan will provide a more detailed zoning map that will underlie the general designations and provide more specific details on such things as:

- Permitted building types;
- Building size, form and location on the property; and,
- Healthy housing and commercial building design guidelines.

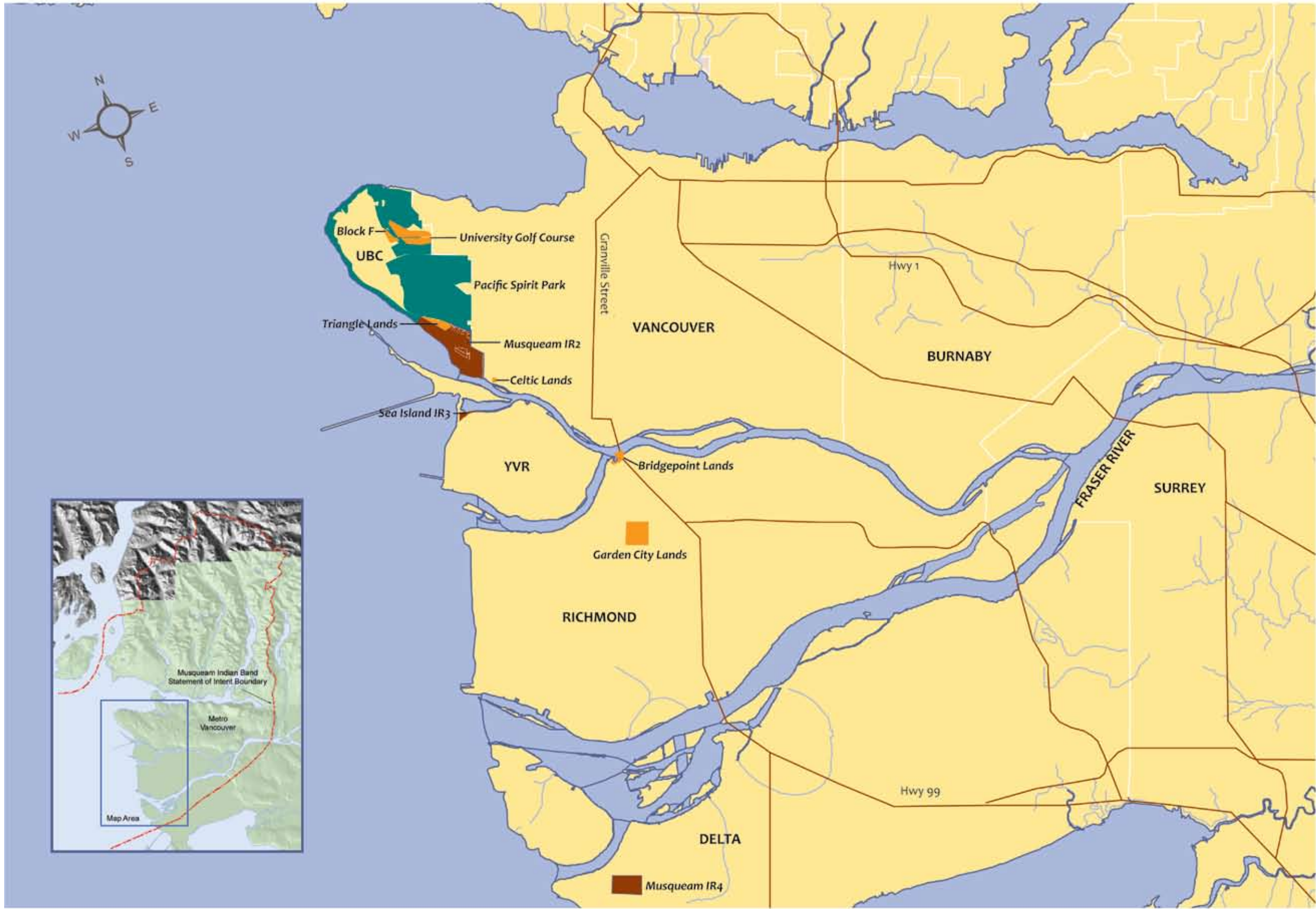
The final plan will also include a general development approval process linked to our **Land Code** initiative that will see us take full responsibility for land use planning on our lands. Our final Land Use Plan will be adopted by Council resolution and become a legally binding document. It will illustrate:

- How new developments on Musqueam are submitted for review;
- How they are reviewed, by whom and when; and,
- How developments are approved and/or revised/rejected.

2. WHERE HAVE WE BEEN?



Musqueam IR#2 and Triangle Lands PLAN AREA



- Legend**
- Road
 - Park
 - Musqueam Reserves
 - Land Settlement Parcels

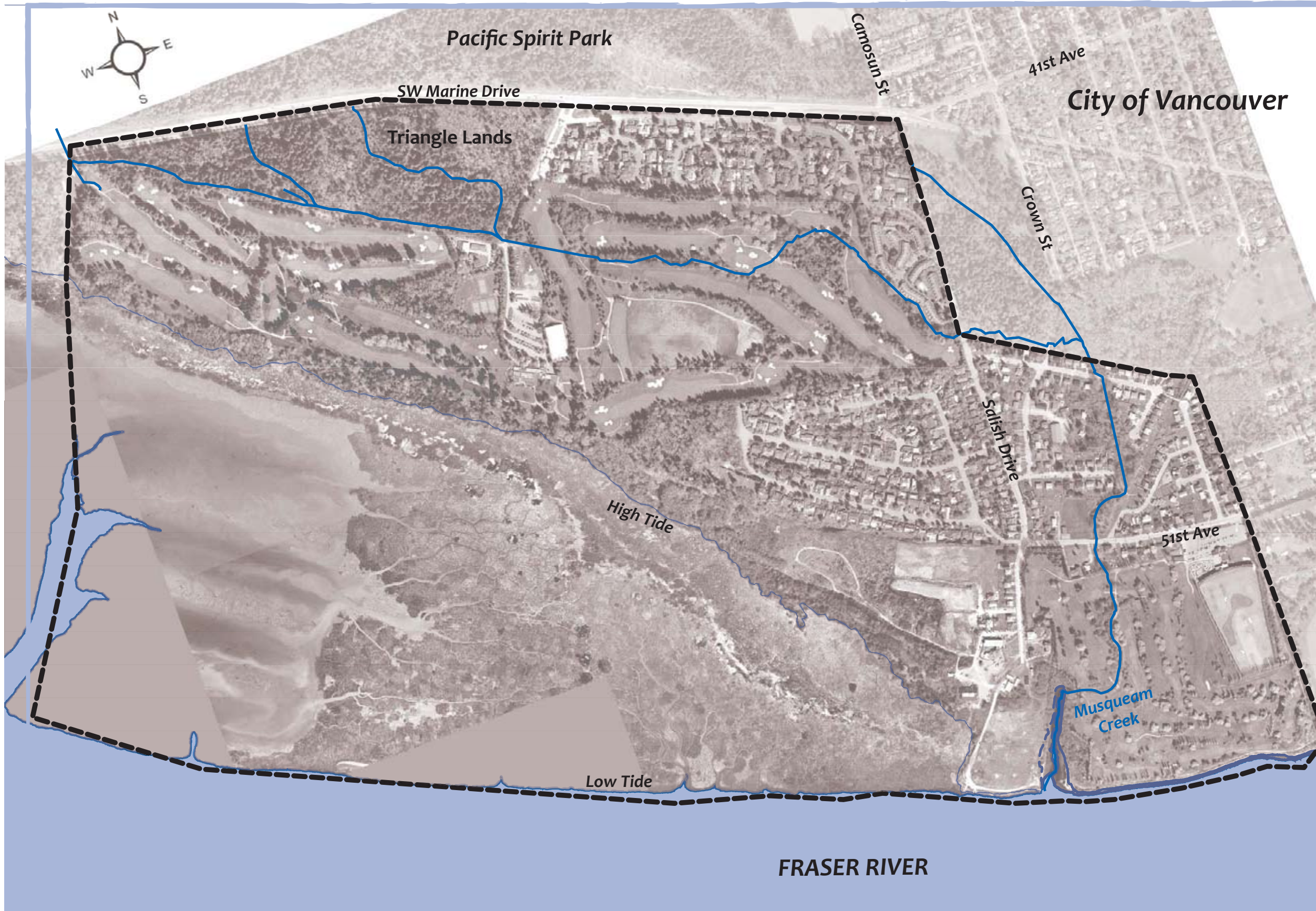


map produced by EcoPlan International for the Musqueam Indian Band

NOT FOR REDISTRIBUTION

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

2. WHERE HAVE WE BEEN?



Musqueam IR#2
and Triangle
Lands

PLAN AREA

scale 1 to 7500 (11x17 sheet)

map produced by
EcoPlan International
for the Musqueam Indian Band

NOT FOR REDISTRIBUTION

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

1. INTRODUCTION

1.4 Planning approach

This plan's land use designations were adopted by Council motion in March 2009 and by General Band motion in April 2009. **Community support for the Phase 1 plan is a direct result of the planning approach we used.** This sub-section summarizes our approach.

Participatory: Our land use planning project used the same approach we are using with the larger community plan. This approach is **community-based** and **member-driven**. It has involved on- and off-reserve members, Elders, youth and staff, leadership and committees. It has also included Musqueam protocols and principles, including more traditional decision-making approaches (e.g., family meetings) wherever possible.

The creation of this plan involved many meetings across the community with a wide range of groups and individuals. 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.

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 another hallmark of our land use planning project.

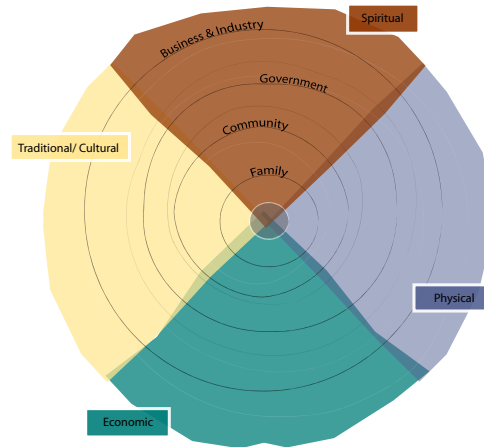


Strategic: While our plan is rooted in our community, we ensured that it was also based on a proven **strategic planning process**. As illustrated, the work plan was organized around a five phase planning process. Each phase asked one of the following guiding questions: *Where have we been? Where are we now? Where do we want to go? How do we get there? and Have we*

1. INTRODUCTION

arrived? Under each of questions, there were a number of corresponding tasks. Under each of questions, there were a number of corresponding tasks. For some of the tasks, we used structured **decision-making tools** to make more transparent decisions that considered both our traditional and community values and technical facts (e.g., land use constraints, development costs, etc.).

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 reflect our values. The graphic is based on a traditional Musqueam spindle whorl – we are well-known weavers – and illustrates the general areas the land use plan touches on – physical, spiritual, traditional/cultural, economic. It also shows how our engagement flows from the individual, to the family and out to the community and other non-Musqueam stakeholders.



The Fraser River is a major focus of our history and our life today



2. WHERE HAVE WE BEEN?

This section begins the story of our Land Use Plan. It provides a brief overview of our history, the traditional territory around which we formerly lived and worked, and the small reserve this Phase 1 Land Use Plan applies to. It also provides details on the planning process we used and summarizes the work we did with our community in developing the plan.



2.1 PEOPLE AND HISTORY	2
2.2 PAST PLANS	3
2.3 GETTING STARTED	4
2.4 WORKING WITH OUR COMMUNITY	9

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:Ís*, 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 BC, 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.**

Today, we are a rapidly 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 IR#2, while an equal number live off off-reserve. Our population has been growing between 2% and 5% a year and will continue to grow in the future. This is because young people under the age of 19 represent almost 40% of our population. This is a much higher percentage than our neighbours in Vancouver.



Charlie Kipilano 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 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-and-around 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**. It is this plan that will be replaced by the new Land Use Plan and broader *'We Speak with One Heart and Mind'* community plan. The Physical Development Plan, or PDP, was created with comparatively limited input from members and focused on available land in our current village area and not on longer-term options for our lease hold lands. However, it was our starting point for this Land Use Plan. As our only current land use plan, we were careful to consider its recommendations and compare them against new options that emerged from our this land use planning process.



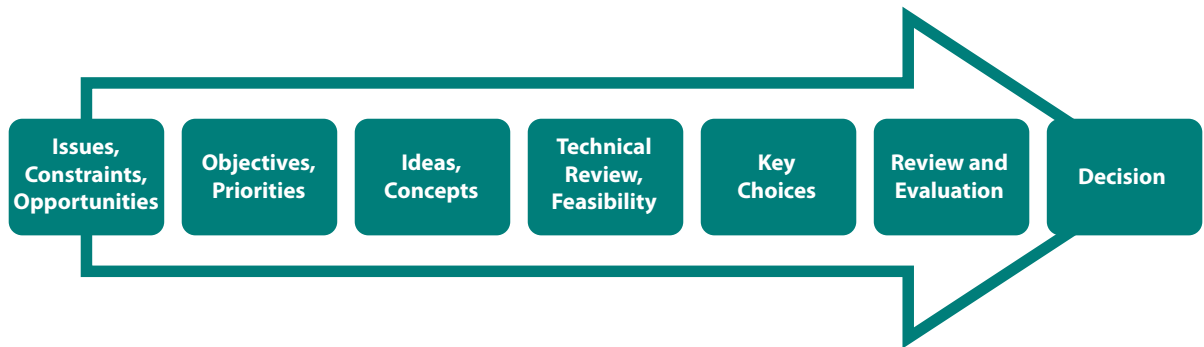
Community mapping at Aboriginal Day, June 2008

2. WHERE HAVE WE BEEN?

2.3 Getting started

Our Land Use Plan project has been underway since early 2008. The planning process has included **community input at each step** outlined in the diagram below, as well as professional feasibility assessments for different development ideas. This plan's development objectives and ideas were generated entirely by band members through engagement activities with staff, leadership, Elders, youth, standing committees and members-at-large. A summary of the process and community outreach efforts is outlined in the next section.

Figure 1: Musqueam Land Use Planning Process



Based on the process illustrated above, our planning process included the following steps:

1. **Assess current and future needs** for housing and community facilities (including parks and recreation facilities);
2. **Identify culturally and environmentally sensitive areas** to protect from development;
3. **Assess community values and preferences** around community development;
4. **Develop land use options**;
5. Review land use options and **measure their performance against community values** and preferences and for meeting the community development objectives laid out in *We Speak with One Heart and Mind*;
6. **Determine 'best' option or preferred option**, as well as decisions that require further information; and,
7. **Develop Land Use plan** that directs Musqueam towards the preferred option.

2. WHERE HAVE WE BEEN?

In getting started on the Land Use Plan project, we conducted a number of important activities to get a better sense of our current situation and potential needs. Some of 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 some trends and provided some 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.
- Community Survey:** In the fall 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.

2.4 Working with our community

As already highlighted in Section 1.3, 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 was assembled and 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 workshops:** We placed a special emphasis on youth engagement. We held a special youth workshop and met regularly with the Musqueam Youth Creative Writing Class who helped create the project logo for *We Speak with One Heart and Mind*.
- **Elders luncheons:** We presented regularly to Elders and sought their feedback and input at important junctions.
- **Chief and Council:** We actively worked to involve leadership. Chief and Council participated through committee workshops, family meetings, the Project Support Team, a special Council retreat, and at regular Council presentations.
- **Family meetings:** We carried a series of family group meetings that focussed specifically on land use planning on our main reserve. Almost 70 members participated.
- **Aboriginal Day:** We set up a community planning table at Aboriginal Day in 2008. 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.
- **Community Survey:** We organized a special event that focused specifically on our community plan. Despite the rain, almost 50 members attended.

2. WHERE HAVE WE BEEN?

- **Department Manager meetings:** Individual interviews were held with Musqueam Program Managers early on in the land use planning process.
- **Committee workshops:** We met regularly with Musqueam standing committees, including Longhouse, Fisheries, Recreation and Treaty.



A Musqueam Land Use Plan family meeting



Community engagement was at the heart of our planning process

3. WHERE ARE WE NOW?

This section provides an overview of our current land use situation on IR#2. 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 that were considered when developing the land use designations.



3.1 OUR CURRENT SITUATION	21
3.2 LAND OPPORTUNITIES AND CONSTRAINTS	25
3.3 OUR COMMUNITY NEEDS	29



3. WHERE ARE WE NOW?

3.1 Our current situation

This plan **focuses on our main reserve, IR#2**. Located in south west Vancouver close to the University of British Columbia, the land was our main winter village for over 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 mostly 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 takes up about 125 hectares or 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. It is a relatively small, 14-hectare parcel of land that was located within Pacific Spirit Park, part of Metro Vancouver's regional park system. The parcel lies between South West Marine Drive and the northwest top of our reserve. We are in the process of adding the **Triangle Lands** to IR#2. Because of this, our planning process considered these lands.

Currently, our lands and resources on IR#2 are extremely limited, at least in the short-term. Over the longer-term, as leases expire, we will have many more opportunities. The table on the next page summarizes our land holdings on IR#2.

3. WHERE ARE WE NOW?

3.2 Land opportunities and constraints

A number of land use and **development issues** were broadly identified when creating the land use designations. These development issues included **external** issues that are beyond our control, and **internal** issues that are within our control. Some of the development issues had both internal and external elements.

These issues were considered when developing the land use designations and should be considered when evaluating more detailed and specific land use options under the land use designations. The table on the next page summarizes the land development issues we considered.

In addition to these development issues, we also identified and mapped general land constraints for IR#2. Constraints are limitations to development that either make new development impossible or limit it. Examples of land constraints include physical constraints (e.g., steep and unstable slopes, high water table levels, flood threat, etc.), cultural constraints (e.g., known archaeological sites, cultural sites, etc.), and environmental constraints (sensitive ecological areas like Musqueam Creek and the Fraser River foreshore, etc.). Knowing where these constraints also helped us better understand where our development opportunities are.



Musqueam Creek is Vancouver's last wild salmon bearing stream, but requires ongoing care and work, including the removal of this culvert where it flows into the Fraser River

4. WERE DO WE WANT TO GO?

This section looks at our land use vision for IR#2 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.



4.1 OUR LAND USE VISION	32
4.2 OUR LAND USE OBJECTIVES	33
4.2.1 LAND USE DESIGNATIONS	34
4.2.2 LAND USE ALTERNATIVES	39

4. WHERE DO WE WANT TO GO?

4.1 Our land use vision

While our land use plan did not include a formal vision statement, we did take into account the vision that our Chief and Council recently adopted. It was first crafted in English and then translated into *hənq̓əmínəm* 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 IR#2 should look and feel like. We heard:

IR2 is the Home Community

- Core location for new member housing and facilities
- Facilities should feel welcoming & accommodate diver

A good Community is more than just houses

- Includes working, learning, playing, gathering and enjoying the outdoors
- Should include parks, open spaces and natural areas

Home is the place to sustain Musqueam culture

- Should include cultural centre
- Special areas protected for ceremonial activities
- Certain historic and cultural areas protected from all development

4. WHERE DO WE WANT TO GO?

Generate revenue away from IR2

- Commercial, industrial and non-member residential development should occur on edge of IR2
- 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 IR#2 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, including having non-members live and work in certain parts of IR#2, our Land Use Plan puts Musqueam members first -- those living on- and off-reserve and those generations yet to come.

4.2 Our land use objectives

We developed 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.

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. Collectively, the objectives allowed us to better evaluate our land use designations 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 development of our final Land Use Plan.

The table illustrates the community development objectives in the order they were ranked by the community and identifies the connection each has to this Phase 1 Land Use Plan.

4. WHERE DO WE WANT TO GO?

Table 4: Community Plan Objectives and Land Use

COMMUNITY DEVELOPMENT OBJECTIVE	CONNECTION TO LAND USE PLANNING
Address our housing needs	Finding the physical space for a range of new member housing options was a driving consideration in the development of land use designations.
Advance better governance of our Nation (political, administrative, community)	The physical location of key Musqueam departments was addressed, particularly for business and economic development operations.
Improve our health and well-being	The location of new community health services and facilities, passive and active recreation opportunities, and member access to these places was addressed.
Address our community's educational & social needs	As with health needs, social and educational facilities, spaces, and physical connections/access was all considered.
Achieve financial self-sufficiency	Creating space for new Musqueam businesses or economic development activities was considered.
Support youth involvement (through education, sport, music, recreation, etc)	The type and location of new youth facilities and programs, including co-location of facilities with Elders facilities to foster cultural learning and inter-generational learning was addressed.
Protect our environment and conserve our natural resources	A strong emphasis was placed on protecting remaining natural areas and sensitive ecosystems, including the entire foreshore, creeks and remnant forests.
Build awareness of our culture and history throughout our traditional territory	Creating a Musqueam presence through signage and the location and design of new buildings on SW Marine Drive was considered.
Support members to get the jobs they want	Areas for economic development for Musqueam employment along with space for new program supports was considered
Integrate our culture in all aspects of our community	Creating new ceremonial spaces along with better protecting existing cultural sites was considered.

4.2.1 LAND USE DESIGNATIONS

To help us meet our **land use vision** and **meet our community development objectives**, this Land Use Plan provides general **land use designations** for IR#2. The designations establish broad guidelines on permitted land uses on larger parcels of land on our reserve.

4. WHERE DO WE WANT TO GO?

The table highlights the six designations we developed. The designations are all “inclusionary;” meaning that they focus on what could be developed in each of the designated areas, not on what cannot be done. While the designations are fairly broad in what they allow, there are three that focus on protection and stewardship of land and allow very limited development or none at all.

The designations are organized from the **most flexible** designation -- **Village Mixed Use** -- to the **least flexible** -- **Protected**. Each designation is colour coded to match our designations map.

Table 5: Musqueam Land Use Designations – IR#2

DESIGNATION	PERMITTED USES
Village Mixed Use	<ul style="list-style-type: none"> Commercial retail (Musqueam-owned and leased) Commercial office (aboriginal professional and leased) Musqueam Economic Development Office Commercial accommodation (Musqueam-owned/joint venture hotel) Residential (higher density member housing and non-member lease and rental housing) Recreation facilities (fields and ancillary buildings)
Community Heart	<ul style="list-style-type: none"> Member residential housing (emphasis on multi-family options) Musqueam program offices (administration and program delivery) Recreation (fields and facilities) Community facility (gym, fitness centre, meeting space, program offices) Cultural facilities and buildings (Longhouse, Cultural Learning Centre) Elders facility and Elders' housing Musqueam Health Centre Musqueam schools (pre-school, elementary, adult education)
Village Neighbourhood	<ul style="list-style-type: none"> Member housing (single family, multi-family, other housing options) Parks, including limited commercial recreation Healing Centre and Retreat (drug & alcohol)
Protected	<ul style="list-style-type: none"> Protected sensitive cultural or environmental areas (i.e., creeks, foreshore, eagle trees, etc.) 30 metre creek setback (undeveloped areas, golf course areas) 15 metre creek setback (existing residential areas where feasible)
Stewardship	<ul style="list-style-type: none"> Protected salt water marsh lands and accreted lands for traditional cultural uses, Musqueam recreation and small-scale eco-tourism
Special Area	<ul style="list-style-type: none"> Community Land Trust / Land Reserve for future generations to decide upon uses (i.e., mid-term and beyond)



4. WHERE DO WE WANT TO GO?

4.2.2 LAND USE ALTERNATIVES

Members brought forward **many good ideas about potential land uses in certain designations**. While many were included in our land use designations, some were not and are provided here for additional consideration. Please note that the list does not include all the ideas generated.

We also developed a conceptual transportation and mobility map based on member feedback we received during the planning process. We will be further developing this map for our final Land Use Plan.



Our current Elders' Centre may be redeveloped in the future

5. HOW DO WE GET THERE?

This section summarizes how our land use designations will be implemented, now and into the future. It also talks about how this Phase 1 Land Use Plan will be reorganized when the Final Land Use Plan is finished later this year.



5.1	NEXT STEPS	44
5.1.1	ZONING AND DEVELOPMENT GUIDELINES	44
5.1.2	APPROVALS AND MANAGEMENT	46
5.1.3	LAND CODE COORDINATION	50

5. HOW DO WE GET THERE?

5.1 Next steps

While it is a great accomplishment to finish the Phase 1 Land Use Plan, **more important tasks lie ahead.** We must continue working on this plan and complete our **final Land Use Plan** and the larger, comprehensive community plan which it will be a part of.

We will also need to begin implementing this plan to prepare the way to implementing our more comprehensive, community plan. We do not envision our Land Use Plan sitting on a shelf. Rather, we see it **being used by all Musqueam departments and leadership, by staff and Councilors who are familiar with them and their objectives.**

This section organizes our next steps into three main areas: 1) zoning and preparation of the final Land Use Plan; 2) approvals and regulations (i.e., how we will implement and enforce our plans); and 3) how we will coordinate this project with our recently initiated Land Code project.

It is worth reiterating that, in some cases, the land use designations outlined in this plan will help us start implementing plans this year (e.g., siting new community facilities which may be constructed in the short-term, like a new soccer field), while in other cases it will be many years before existing land uses change.

It should also be noted that **through all our next steps** we will use the same **participatory, community-based, strategic planning approach** summarized in Section 1.3.

5.1.1 ZONING AND DEVELOPMENT GUIDELINES

The land use designations featured in this document are step one in the larger land use planning process. The next step will take us to zoning, where we will develop more detailed guidelines for specific parcels, properties or groups of properties. Each zone will provide more specific guidelines where the permitted uses can be located in the larger designation (e.g., under the Village Neighbourhood designation, commercial recreation will only be allowed to be developed in specific areas and not across the entire designation).

5. HOW DO WE GET THERE?

Zoning will address details on such things as:

- Permitted building types for specific sub-areas under each land use designation;
- Guidelines on building size, form and location on the property; and,
- Basic requirements for parking, landscaping and access.

We will develop zoning for our priority areas first, like the Community Heart and Village Neighbourhood designations where new development will likely occur in the short-term. While the zoning information will be more technical and comprehensive than the land use designations presented in this report, we will make them easily understandable and to illustrate them wherever possible. Here is an example of what our final Land Use Plan and Zoning guidelines could look like (pictured: Squamish Downtown Plan).

Some development guidelines will be included in zoning, while others will be written separately to address issues that are community-wide. **Healthy Housing Guidelines, for example,** will help ensure that any new housing developed in any zone on our reserve is healthy, green and well-built. We will also develop similar design guidelines for any future Musqueam facilities and commercial buildings developed on our reserve.

These guidelines will specify how well our new homes and other buildings built on our reserve must perform in areas like energy efficiency, water conservation, indoor air quality and storm water management.





A Musqueam house post welcomes visitors to our Band Office

6. HAVE WE ARRIVED?

The final step in our strategic planning approach, asks the question, “Have we arrived?” It will involve 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*. This section briefly summarizes how we monitor and evaluate the progress of our Land Use Plan.



6. HAVE WE ARRIVED?

6.1 Looking forward, looking back - 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, will be treated as living documents. We will actively track their progress in meeting our vision and achieving our community development objectives. We will evaluate the plan with leadership, our new Community Planning Office and members, and modify plan policies and guidelines as required over the short-, medium- and long-terms.

To help us, our final Land Use Plan will include a strategy which will establish a regular review period, benchmarks and general monitoring and evaluation framework. At this early stage, we imagine that the framework will include some of the following elements:

Plan Launch – initial training

- Formal introduction and training workshop on the Land Use Plan and approvals process for all Program Administrators and senior staff.
- Formal introduction and training workshop on the Land Use Plan and approvals process for Chief and Council.

Annual Reporting

- Yearly report on new developments, approvals, etc. presented to Council and distributed to members and staff via our newsletter.

Leadership training

- Introduction and familiarization workshop on the Land Use Plan and development approval process carried out at beginning of term with each new Chief and Council.

Formal review

- Formal evaluation of Land Use Plan every six years led by Musqueam Community Planner. To include broad member engagement.



The Fraser River foreshore and accreted lands are protected by our Stewardship designation



MUSQUEAM PHASE 1 LAND USE PLAN - DRAFT