

LAND DEVELOPMENT STRATEGIES UPDATE FREQUENTLY ASKED QUESTIONS

October 28, 2024

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SQUAMISH NATION ENGAGEMENT & COMMUNITY PRIORITIES

1. How did you engage the Squamish Nation community on these plans?

Over the past year and a half, the Squamish Nation, Nch'káy, and Hiyám have engaged deeply with our People on this work. From the Community Working Group meetings to Elders lunches, Xwi7ski! Elder's Program Action Team meetings through the Elders project engagements, Knowledge Holders meetings, and community events, we heard from over 500 of you, each voice a vital thread weaving the fabric of our collective vision.

If you did not have the chance to share your feedback during the first phase, there will be more opportunities to do so during the formal land designation engagement process. Additionally, no plans will proceed without a formal designation vote by the Squamish People.

You can also e-mail developmentstrategy@nchkay.com to provide feedback in the meantime.

2. What is it about the engagement and planning processes that make this work uniquely Squamish?

From the beginning of this engagement and planning process, Squamish People and Squamish design consultants collaborated to ensure this project reflects Squamish values and is truly planned by Squamish People. Each site is deeply informed by the wisdom shared by Elders, Knowledge Holders, and community leaders; the land's history; and cultural significance to our People, leading to its story of place.

We are dedicated to ensuring our community's prosperity, self-determination, and environmental stewardship by actively deciding how our lands will be used. Developing our lands will generate substantial own-source revenue, which will be reinvested to deliver on the Nation's priorities as outlined in the 2050 Generational Plan and attract further investment from our partners.



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3. Will there be further consultation on these proposals? If so, what will that look like, and when will it take place?

Yes. The upcoming phase of the Land Development Strategies will involve more detailed design work for Marine Drive at Xwmélch'sten (Capilano) and Upper Stá7mes, as well as further engagement with the Squamish People ahead of a land designation vote.

As we enter the second phase, we will share more information with the community on related Nation-building initiatives, including the Long Range Capital Plan, Elder Projects, and 600 Affordable Homes Action Plan. We invite all Squamish People to stay informed and engaged, honouring our traditions and shared vision for a future guided by our People.

4. How can we continue to contribute and share our feedback?

All feedback is welcome, and Squamish People are encouraged to share their thoughts. Please send your feedback to developmentstrategy@nchkay.com. Your input is vital, and we value your participation.

5. How can Squamish People living away from home be involved?

All Squamish People are encouraged to participate in the engagement process no matter where they live. There will also be specific virtual opportunities for Squamish People living off-reserve and out of province to share their thoughts and feedback on the Land Development Strategies.

Details of engagement opportunities will be shared with the community through the Nation's communication channels – including email, newsletters, website, and social media.

6. How will the development plans ensure the inclusion and representation of all community voices, including Youth and Elders?

Squamish People are centred in the sharing of these stories. The Land Development Strategies brought a community working group together to guide the process and outcomes. Together with the 600 Affordable Homes Action Plan, Long Range Capital Plan, and Elders projects, more than 500 Squamish People provided ideas and priorities for implementation. For initiatives such as the Elder Villages, Elders co-designed these projects with planners and architects from a place of vision and self-determination, calling on teachings from past and current Elders, and weaving in learnings from decades of prior work.

As we move forward, development planning will continue to engage with all community voices, including Youth and Elders.

7. What are your plans to address changes in traffic flow in my neighbourhood from these developments?

Ensuring traffic and community safety was a key concern heard through the community engagement and one we take seriously. Traffic engineers have and will continue to be engaged through design development to analyze, mitigate and prevent development traffic impacts on



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surrounding community housing. The Squamish Nation is also working with regional transit authorities to advocate for increased rapid transit service to the North Shore and provide safe and sustainable alternative transportation options to support new developments.

8. We see a Squamish Valley Elders Village in the announcement. What about a North Vancouver Elders Village?

The North Vancouver Elders Village has been planned for alongside this work. The North Vancouver Elders Village is not represented in this announcement because the proposed location for the development does not fall within the boundaries of any of the Land Development Strategies work.

As we progress in planning the Squamish Valley Elders Village, the Nation will also continue to advance the work of other Elders initiatives, including the North Shore Elders Centre expansion and the future Elders Village in North Vancouver.

9. How does this relate or fit into the Generational Plan?

The *Úxwumixw 2050: Skw̓w̓wú7mesh Generational Plan* provides us with a 25-year vision. The Land Development Strategies will play a significant role in delivering on the Nation's priorities with and for the Skw̓w̓wú7mesh Stelmexw (People). This work will continue to be delivered alongside the 600 Affordable Homes Action Plan, Long Range Capital Plan and Elders Care, Homes and Centres projects in the Squamish Valley and on the North Shore.

Through these initiatives, Nch'kaý, Hiyám, and the Nation will continue to work together to meet the Skw̓w̓wú7mesh Generational Plan 2050 vision: "Everyone will be safely and securely housed and will have proper and appropriate access to healthcare and community services. Our communities will have many places for people to gather – in the forest, on the shore, in the longhouse, and in recreational spaces."

10. We are already seeing safety issues in our community. What is the plan to ensure our homes and families are safe?

Safety and security are key priorities in the 2050: Skw̓w̓wú7mesh Generational Plan. As communities grow, we are committed to ensuring that building design, expanded health and community services, safety programs, and partnerships with local municipal and provincial governments will enhance community well-being within a holistic approach. We recognize that this partnership is vital for fostering a vibrant community and making sure Squamish People have what they need when they need it most. We will keep the Squamish community informed and engaged throughout this process.

11. How long until the Nation will see revenue from this plan?

This is a long-term plan that will take time to make a reality. To truly unlock the value of our land, it is essential for Squamish People to remain actively engaged in the process—this means participating in the consultation process, voicing your opinions, and voting on the land designation.



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The development of our lands will play a crucial role in funding our future goals outlined in the 2050: Skwxwú7mesh Generational Plan. By investing in our land now, we create a sustainable foundation that will support our community's growth and aspirations for years to come. Your involvement is vital to ensure we achieve these objectives together.

12. What opportunities will there be for Squamish entrepreneurs and businesses in the development?

We are committed to creating significant opportunities for Squamish-owned businesses through the development of these sites. As we advance the sites' design and prepare for construction, more and more opportunities for Squamish entrepreneurs and businesses will be made.

Potential opportunities for Squamish businesses exist in construction, real estate, retail, property management, project management, accounting, engineering, architecture, market analysis, food and beverage, and design-related industries.

NEXT STEPS, TIMELINES & DESIGNATION PROCESS

1. What are the next steps?

The next steps will include additional community engagement, site due diligence, market analysis, cultural learnings and integration and design work to refine the proposals before being brought to the Squamish People for a land designation vote. No development will proceed without the expressed support of the Squamish People through a designation vote.

Details of engagement opportunities will be shared with the community through the Nation's communication channels – including email, newsletters, website, and social media.

The Nation will also be sharing information on next steps on the Build 600 Affordable Homes Action Plan, Long Range Capital Plan and Elder Project initiatives, including projects to be delivered on the Land Development Strategies sites and in other areas.

2. Which parcel(s) of land will be prioritized?

Our immediate focus is to first develop more detailed development plans for Stá7mes and the Marine Drive site on Xwmélch'sten (Capilano). Planning for the future of the Ch'ich'élxwí7kw (Seymour) is a longer-range priority, as is Ch'kw'elhp.

3. In what order will we be voting on these lands? Who decides the order of the votes?

The Squamish Nation, Nch'káý Development Corporation, and Hiyám Housing will work closely to determine recommendations for the order of designation votes, which must then be approved by Council. Squamish People will be consulted through the process and kept informed of key dates and updates related to the land designation process.



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4. How long after we vote will development take place? When would construction start?

We are very early on in a multi-year process and our focus remains on determining the best uses for Squamish land as guided by the Squamish People and Nation priorities. As we get closer to preparing for a designation vote, we will be in a better position to provide estimated timelines for the development of each site.

5. How long until we see some of these benefits you have listed?

We are in the early consultation stages of a multi-year process, so it is too early to say, but developing our lands will generate significant own-source revenue that will be invested in Nation priorities. You can help by being engaged and voting in the land designation process to support the use of these lands to benefit the Nation.

HOUSING

1. How much Nation housing will be available in these developments?

As outlined in the 2050: Sk̓wx̓wú7mesh Generational Plan, developing our lands will bring numerous benefits to our community, including housing, culturally significant amenities, and sustainable economic growth. While it's still early to determine the exact amount of housing that will be available, the Land Development Strategies are being implemented alongside the 600 Affordable Homes Action Plan, the Long Range Capital Plan, and projects focused on Elder Care, Homes, and Centres in the Squamish Valley and North Shore to serve the needs of Squamish People.

2. I am a Squamish Person looking to sign up for affordable housing. How do I do that?

Hiyám Housing is responsible for delivering affordable housing to the Squamish People. Please visit <https://hiyamhousing.com/> to learn more about the range of housing types and programs available.

3. I am not Squamish, but I am interested in rental housing. Where do I sign up?

We are still in the early stages of planning for development on these sites and will not be in a position to open rental applications until much closer to the dates of completion.

If you are interested in renting at Sehákw, fill out the contact form at <https://senakw.com/>.



DENSITY

1. I heard that there are plans to build high-rises on all the land. Is that true?

Any specifics on future development densities and heights are premature; at present, we are focused on implementing land use strategies, engaging the Squamish Nation community, and developing more comprehensive and detailed development plans for the future.

Further, none of the development concepts will proceed without the expressed support of Squamish Úxwumixw through a land designation vote.

CONSULTATION WITH NON-SQUAMISH NEIGHBOURS & BUSINESSES

1. Will you be consulting with the local non-Squamish community about your plans?

The Squamish People will continue to be our top priority for consultation as we move ahead with planning for the development of our lands. We also remain committed to being good neighbours to local residents and believe the redevelopment of Nation lands benefits Squamish People and the broader community. We will continue to uphold our strong working relationships with neighbouring municipalities and working with other levels of government as we move forward in our planning.

If you would like to share input, please email your feedback to developmentstrategy@nchkay.com

2. My business operates out of one of your development sites. How will this affect me?

The Squamish Nation is committed to a transparent, open process as we proceed with long-range planning for the redevelopment of Nation lands. There is a great deal of work still to be done before we are ready to bring any detailed plans or timelines forward; however, we commit to keeping all commercial tenants informed and engaged throughout the process.

Current tenants are welcome to contact their Property Manager or email developmentstrategy@nchkay.com with any questions.

PARTNERSHIPS

1. How will you engage developers to support these projects? Are there criteria for the developer to ensure they provide opportunities for Squamish People?

It is early in the process, but based on our experience, the engagement would be similar to any large-scale project and conducted through publicly tendered RFPs. We will seek partners who are



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experts in their field, understand our culture and business practices, and include Indigenous procurement policies with meaningful targets. We value learning and mentorship and appreciate partners who support programs that empower our youth to envision a future in this industry.

2. Are other levels of government involved in any of this development?

We remain committed to forging strong partnerships with neighbouring municipalities and working in tandem with local, provincial and federal governments to create much-needed housing.

3. Is the Nation consulting or working with Translink on these plans?

We are committed to working with our partners to address traffic challenges on the North Shore, particularly concerning rapid transit solutions. We will also ensure that the Squamish Nation community remains informed and engaged throughout this process.

We believe North Shore transit solutions should support the needs of existing communities and the creation of new housing and employment opportunities, such as those proposed on Nation lands.

Our ongoing conversations with local municipal governments and transportation authorities are pivotal in shaping effective strategies for the future.