



Rezoning Booklet
REZ17-03

Willingdon Lands Master Plan

Submitted to Willingdon Developments (AQ/MIB/TWN) Limited Partnership
by IBI Group

Version 2.0, Submission to City of Burnaby - April 19, 2022



The Willingdon Lands site is located on the traditional, unceded, shared territory of the $x^w m \theta k^w \acute{e} y \acute{e} m$ (Musqueam) and $s \acute{e} l i l w \acute{e} t a \text{?} \text{?}$ (Tsleil-Waututh) Peoples. This land is laden with thousands of years of oral tradition and history.

This land is owned in partnership between the Musqueam Indian Band, Tsleil-Waututh Nation, and Aquilini Development.



Chief Wayne Sparrow (yək'wyaək'wəl'əq)
Musqueam Indian Band



Chief Jennifer Thomas
Tsleil-Waututh Nation

Message from Musqueam Chief Wayne Sparrow and Tsleil-Waututh Chief Jennifer Thomas

Since time immemorial the Musqueam and Tsleil-Waututh First Nations have had a long tradition of working together as family and community.

As traditional stewards and owners of these lands, our ancestors shared this territory for generations, which comprised of historic village sites and important cultural heritage areas. Our formal partnership, established in 2014, expands our Nations' economic base and land holdings to generate jobs, economic development, and prosperity for current and future generations within our traditional territories.

“The Willingdon Lands” presents the first opportunity in the City of Burnaby to create a project under this new framework and vision. Together, with Aquilini Development, we are working to transform the property into a connected and diverse community that strives towards a sustainable, resilient future and includes housing, jobs, cultural revitalization, and community.

This project is a great example of the growing role of First Nations in Burnaby and as key drivers in advancing the economy of British Columbia while generating economic opportunities and careers for our members and the community at large. Our goal is to work together to share our traditional territories and to provide new public spaces, community services, and amenities for residents. The project is a way for our Nations to rebuild from the legacy of hardships our communities have been through. With offering 99-year leasehold ownership, the land will remain a generational, living legacy for our people.

Chief Wayne Sparrow



Chief Jennifer Thomas



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Project Team

LAND OWNERS:



Musqueam
Indian Band



Tsleil-Waututh
Nation



Aquilini
Development

MUNICIPALITY:



City of
Burnaby

PLANNER / ARCHITECT:



IBI Group

LANDSCAPE ARCHITECT:



PWL Partnership

TRANSPORTATION:



Bunt & Associates

CIVIL ENGINEERING:



Binnie Engineering Consultants
Ltd.

PUBLIC ART:



Host Consulting

ENVIRONMENTAL:



Keystone Environmental

ARTISTS:

Ocean Hyland (Graphic Design)
Joe Zhou, PWL (Perspective Sketches)
Diego Garcia, IBI Group (Aerial Sketches)



Document Control Page

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01 Executive Summary

*"A Salish figure holds their hands up as gesture of gratitude.
Welcoming and giving thanks for the work that is being done for this project."
Art by: Ocean Hyland*

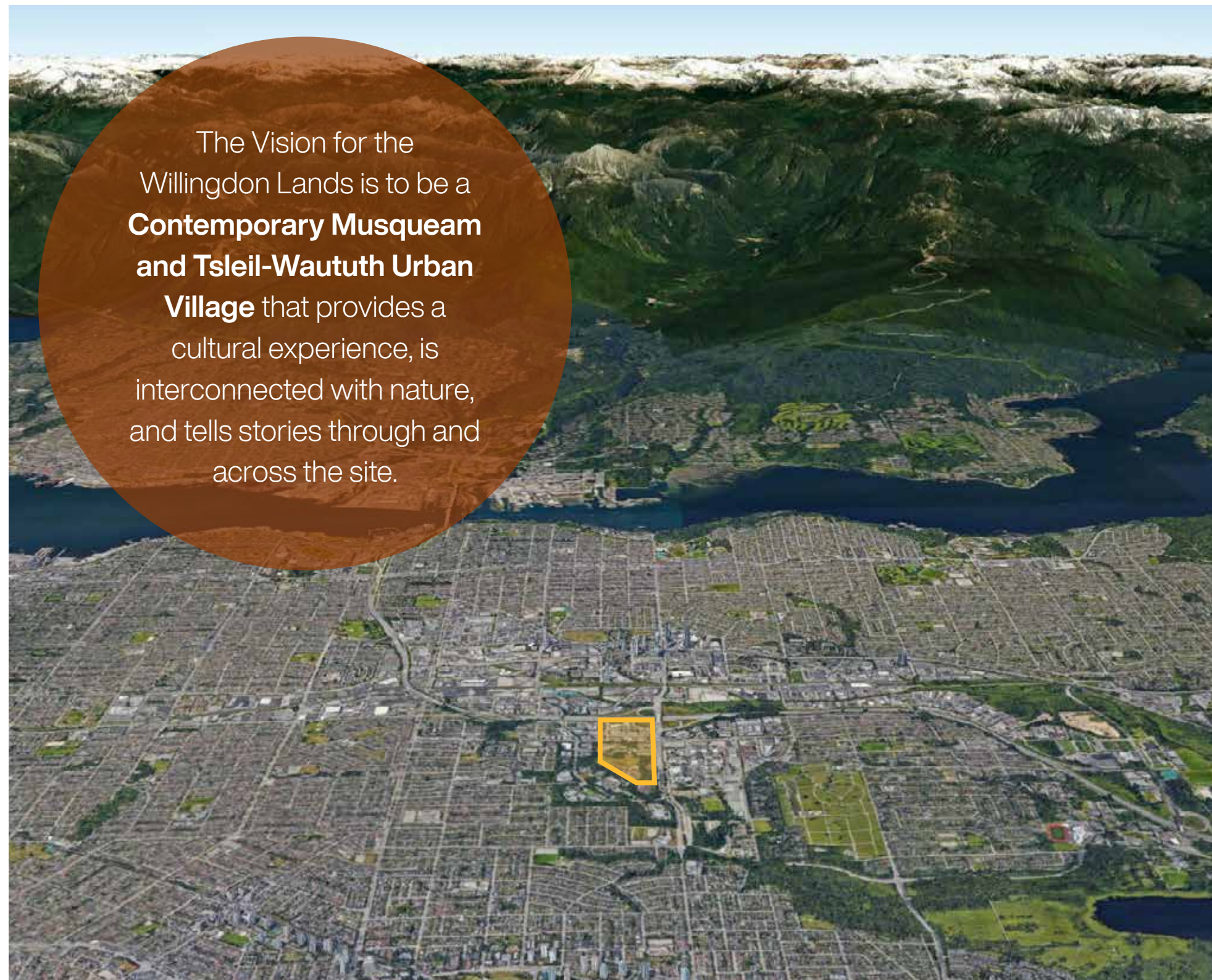


1.1 THE PARTNERSHIP

The Willingdon Lands site is located on the traditional, unceded, shared territory of the $x^w m \theta k^w \acute{e} y \acute{e} m$ (Musqueam) and $s \acute{e} i l w \acute{e} t a \text{?} \text{?}$ (Tsleil-Waututh) Peoples.

This land is owned in partnership between the Musqueam Indian Band, the Tsleil-Waututh Nation, and Aquilini Development—henceforth referred to as “the Partnership.” It is the first project owned by the Musqueam and Tsleil-Waututh Nations in Burnaby.

The joint vision between these families establishes cooperation, partnership, and benefits for all groups involved, and sets a stable foundation for the next generation. The site is envisioned as a contemporary Musqueam and Tsleil-Waututh Urban Village that is uniquely representative of their history, culture, and art.



The Vision for the Willingdon Lands is to be a **Contemporary Musqueam and Tsleil-Waututh Urban Village** that provides a cultural experience, is interconnected with nature, and tells stories through and across the site.

FIGURE 1-1: WILLINGDON LANDS LOCATION WITHIN THE LOWER MAINLAND

1.2 APPLICATION PROCESS

The Partnership and Project Team have held a series of focused workshops with City of Burnaby staff on specific topics in order to develop the current Willingdon Lands Master Plan concept.

On February 3rd and 9th 2022, the Project Team hosted two Open Houses with the City. In addition to the feedback collected through a City survey, the Master Plan booklet has been updated to provide additional details in response to feedback received from Burnaby residents during the Open House events.

The Partnership is pleased to re-submit to the City a Rezoning Booklet for the 40-acre Willingdon Lands site. This application represents a further refined vision and plan to permit the development of a Musqueam and Tsleil-Waututh Urban Village with places to live, work, shop, access services, and gather to share community and culture. This submission is a community-informed plan that is responsive to the current and future conditions in Burnaby, and implements the intention of the City of Burnaby's policies and plans. It is firmly rooted in Musqueam and Tsleil-Waututh principles, which have influenced every decision and resulted in a new model for Urban Village design and path forward for this site.



FIGURE 1-2: WILLINGDON LANDS LOCATION AND EXISTING STRUCTURES



1.3 REZONING BOOKLET OVERVIEW

1.3.1 Document Structure

This master plan rezoning booklet serves multiple purposes. In addition to the typical components, this document is also a record of Musqueam and Tsleil-Waututh peoples within Burnaby, as this history relates to the future of the site.

The booklet begins with *02 Musqueam and Tsleil-Waututh Context* to ground the site design in the relevant histories of the Musqueam and Tsleil-Waututh Nations as traditional stewards of this land.

In *04 Guiding Principles*, the four key goals that underpin the Willingdon Lands development are presented. These Guiding Principles have been referenced consistently throughout the Partnership's work on the site to ensure all elements supported the primary cultural intent of the project.

Full technical information and reports will be provided to supplement this report in *Appendices* added at a later date.

1.3.2 Embedded Stories

Throughout the master plan, blue "story pages" have been inserted to tell stories from the Musqueam and Tsleil-Waututh cultures. These stories influence the site both directly and indirectly; they represent some of the spiritual and historical elements that are significant to the Nations. These stories demonstrate the types of stories that will be embedded in the land and design.

Significance of Welcome Figures

Musqueam and Tsleil-Waututh peoples use welcome figures as markers of their territory. The figures are often depicted with open hands or outstretched arms in welcome or gratitude, and face the direction of arriving guests.



FIGURE 7-54: MUSQUEAM HOUSE POST AT LANGARA COLLEGE, BY MUSQUEAM ARTIST BRENT SPARROW
SOURCE: SNƏW EYƏL LELƏM (LANGARA COLLEGE)

FIGURE 1-3: EXAMPLE OF A STORY PAGE

1.4 MUSQUEAM & TSLEIL-WAUTUTH DESIGN CONTRIBUTIONS

1.4.1 Representation on the Project Team

The project team celebrates and thanks those staff members representing the Musqueam and Tsleil-Waututh Nations on this project for their work guiding the vision and design approach of this site. We thank them for acting as liaisons with the Musqueam and Tsleil-Waututh Councils, communities, experts, and elders to ensure representation in all aspects of the development.

.1 Aquilini Development

- Johnna Sparrow, *Aboriginal Relations Advisor, Aquilini Development*
- Heidi Martin, *Development Coordinator, Aquilini Development*
- Tara Sparrow-Felix, *Development Coordinator, Aquilini Development*
- Amanda (Shamantstut) Nahanee, *Development Coordinator, Aquilini Development*

.2 Chiefs, Councils, and Board Members

The Chiefs, Councils, and Board Members of the Musqueam and Tsleil-Waututh Nations played a significant role as supporters, advisors, and advocates for this project.

.3 Community Engagement

Many members of the Musqueam and Tsleil-Waututh Nations contributed knowledge to different areas of the Willingdon Lands Master Plan, including historical documents. Their contributions are reflected in stories told within this document and will continue to be reflected in the legacies honoured on this land.

Members participated in the Nations' community updates and engagements for the project. The interest and support shown by these members reflects the community ownership and shared responsibility and stewardship throughout the communities.

1.4.2 Graphic Design

Ocean Hyland is a muralist and graphic artist from the Tsleil-Waututh Nation. As an Indigenous artist, she continuously strives to deepen her understanding of her art practices in relation to her culture and community. She also has studied the Squamish language, and is currently learning hul'qumínum.

Ocean's work was specifically created for this master plan Rezoning Booklet and can be found throughout this document.



1.4.3 HOST Consulting

HOST Consulting is working with the Partnership on *08 Public Art Strategy*, as well as site-specific work. This document, and all subsequent work that HOST Consulting does on this project will work to honour the Nations, whose territory the project takes place on and who are the traditional holders and caretakers of this land.

HOST Consulting is comprised of Faith Sparrow-Crawford, Salia Joseph, and Jade George, who are members of each of the Musqueam, Squamish, and Tsleil-Waututh Nations. HOST Consulting advocates for Indigenous representation through their public art consulting and facilitation work in decolonial dialogues.

HOST Consulting is in a unique position as an entirely Indigenous women led consultancy composed of community members from three First Nations. This gives a key foundation for understanding the histories of these lands, the protocols that govern them, and a deep drive to work in a way that will make their communities proud.

HOST Consulting will work with the Partnership to focus on Musqueam and Tsleil-Waututh Indigenous artists, provide important context and conversation, and forge new visions of community and togetherness that highlight the histories and futures of these lands.

The Partnership is grateful to the Musqueam and Tsleil-Waututh community members who shared knowledge, stories, and photos compiled throughout this document.

Hay ce:p q̓ə (thank you).

1.5 MASTER PLAN EXECUTIVE SUMMARY

1.5.1 Location and Context

The site is located at the intersection of Canada Way & Willingdon Avenue in Burnaby. To the east of the site is the British Columbia Institute of Technology (BCIT) Burnaby campus. BCIT has a primary entrance across the intersection at Goard Way and Willingdon Avenue. To the south and west is the Discovery Place Business Centre and adjacent Discovery Place Conservation Area, and to the north is a commercial corridor and Highway 1.

1.5.2 Vision and Guiding Principles

The contents of this application have been developed together with all members of the Partnership to ensure that development at the site adheres to the values of the Nations, stewards of the land in their traditional territory, celebrates the history of Indigenous peoples in this area, and continues a positive legacy for future generations.

1.5.3 Zoning

This master plan seeks to rezone the property to a Comprehensive Development zoned development plan comprised of Burnaby’s Multiple Family Residential District (RM5/RM5r) zone, Community Commercial District (C2) zone, and Urban Office (B2) zones as guidelines.

1.5.4 Summary Description

The Musqueam and Tsleil-Waututh Nations, in partnership with Aquilini Development, have created the *Willingdon Lands Master Plan* for the redevelopment of a 40-acre institutional site at the southwest corner of Willingdon Avenue and Canada Way in Burnaby. The site will become a Contemporary Musqueam and Tsleil-Waututh Urban Village, the first of its kind in Burnaby.

The plan proposes new streets that will break the large site into smaller blocks and provide public access across the development. The site is a mixed-use community, incorporating residential, commercial, and cultural uses with a film studio, acting as large employment generator.

Led by the Musqueam and Tsleil-Waututh Nations, the site will prominently feature the Nations’ traditional and contemporary cultures, architecture, and stories. This will be demonstrated on the site through a central cultural and community space, as well as in all gathering places, public art, and landscape architecture.

The Willingdon Lands Master Plan is an exemplary model of the Burnaby concept of an “Urban Village.” The development offers a complete community with multi-modal access, including:

- 5,239 units of housing including leasehold strata, market rental, moderate income rental, and affordable rental tenures in a variety of sizes and formats;
- Live-work units;
- 5,000 square feet of cultural centre and cafe space in the heart of the site;
- Commercial and retail spaces in a variety of sizes;
- A child care centre;
- Over 450,000 square feet of film and television production studio space; and,
- Two large parks complemented by a network of trails, plazas, and a daylight portion of Sumner Creek.

SITE STATS SUMMARY	
Size Area:	1,744,514 SF
GFA:	4,515,100 SF
FAR:	2.59
Heights	
Retail Podium:	2 storeys
Residential Podium:	6-10 storeys
Residential:	10-20 storeys, some landmark buildings up to 25 storeys

PROPOSED LAND USE			
Land Use	Total Area	FAR	Units
Residential	3,925,100 SF	2.25	5,239
<i>Leasehold Strata</i>	<i>3,318,200 SF</i>	<i>1.90</i>	<i>4,366</i>
<i>Market Rental</i>	<i>385,300 SF</i>	<i>0.22</i>	<i>554</i>
<i>Moderate Rental</i>	<i>70,000 SF</i>	<i>0.04</i>	<i>101</i>
<i>Affordable Rental</i>	<i>151,600 SF</i>	<i>0.09</i>	<i>218</i>
Commercial	135,000 SF	0.08	
Cultural	5,000 SF	0.00	
Studio	450,000 SF	0.26	

1.5.5 Master Plan Highlights

Child Care Facility - conveniently located in the centre of the site, near parks and public amenities.

Cultural Heart - including a community facility primarily designed to share Musqueam and Tsleil-Waututh cultures.

Daylit Creek - will restore natural ecosystem and create a water feature.

Natural Path - connects through to the Discovery Place Conservation Area.

Cafe with Large Patio Space - part of the Cultural Heart, overlooking the park is a central social gathering place.

Parkade Planned for Adaptive Reuse - meets the needs of current users while planning for the future.

Live-Work Spaces - demonstrate truly mixed use and adaptable units.



Welcoming Gateway - at the intersection of Canada Way & Willingdon Avenue.

Shops & Services - including a grocery store, provided in a pedestrian commercial corridor.

Festival Street - that can become a pedestrian-only extension of the park for special events.

Performance Stage and Ampitheatre - can be part of events and attractions.

Parks and Open Space - at the centre of the site offering large and small spaces to enjoy.

Ground-Oriented Homes - meet the needs of diverse types of families and individuals.

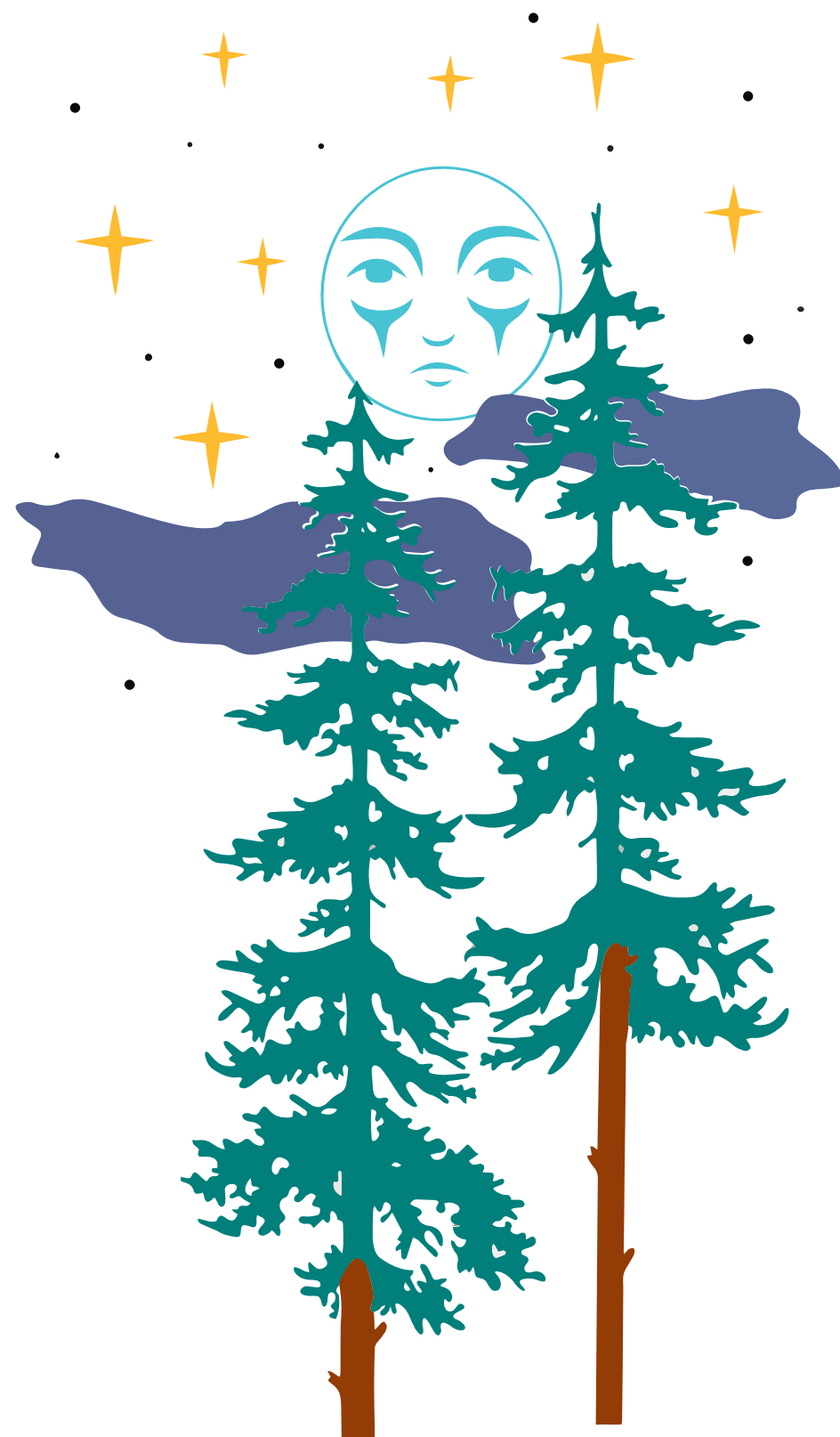
Multiple Types of Housing - housing with different types of tenure provide attainable options.

Multi-Modal Street Network - connects internal places and promotes safe and convenient circulation for pedestrians, cyclists, transit-users, and drivers.

Film and Television Production Studio - introduces an economic driver and employment centre to this site, adjacent to the Discovery Place Business Centre.

FIGURE 1-4: SITE PLAN - ILLUSTRATIVE

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02 Musqueam & Tsleil-Waututh Context

*"A forest with a moon and stars. Musqueam and Tsleil-Waututh calendars follow a lunar cycle and the moon illustrates the complex understanding of cycles."
Art by: Ocean Hyland*



2.1 MUSQUEAM & TSLEIL-WAUTUTH NATIONS' LEGACIES

2.1.1 Introduction

This section has been added to the *Willingdon Lands Master Plan* to ensure a First Nations' lens is primary in the redevelopment of this site. The goal of this section is to establish both the historical and contemporary values of the Nations whose traditional and ancestral lands include the Willingdon Lands.

The Musqueam and Tsleil-Waututh Nations were deeply involved in crafting this section as well as determining what histories were important to inform a contemporary context. As part of the Partnership, a Development Coordinator from each Nation provided and reviewed the resources for this section.

The selected history in this section provides context for the Willingdon Lands site, and is not intended to provide a full overview of Musqueam and Tsleil-Waututh history. This information may not directly influence development, but it provides the necessary context for the vision and goals developed in *04 Guiding Principles*.



FIGURE 2-1: FRASER RIVER DELTA ON TRADITIONAL MUSQUEAM TERRITORY
SOURCE: MUSQUEAM NATION

2.1.2 Starting Where We Are Now

By telling the story of the land and people, from ancestry to present date, the Musqueam and Tsleil-Waututh Nations are writing their own contemporary narratives and setting up future generations for success.

The presence of the Musqueam and Tsleil-Waututh people, who for generations used the resources from and lived on this land, has been almost completely erased in Burnaby. Although the site will incorporate traditions and stories from the past, this project looks towards the future and the opportunities for the Nations.

The intentional Indigenization of this site will create a distinct place in Burnaby for those who call this land their ancestral territory to gather and share with the broader community. Recognition through art and patterning, amenity programming, and a focus on storytelling will share the stories of these cultures with the community. This is a step forward for the Nations, the neighbours, and the City of Burnaby as a whole.

2.1.3 Traditional Geography

The Willingdon Lands are located in the geographic area known as the Central Valley of Burnaby, anchored by Deer Lake and Burnaby Lake as shown in *Figure 2-2*. This area was used intensively by First Nations for its abundant resources and as a suitable location for families to settle.

Proximity to water and resources, convenient transportation routes, and the diverse natural setting supported ancient Musqueam and Tsleil-Waututh villages, and are the same elements that make it a desirable location today.

The presence of Sumner Creek, which crosses the site, indicates this land was fertile and abundant, and acted as a passageway for travel by canoe or shoreline trail. Canada Way, which borders the northern edge of the site, was a known First Nations overland trail connecting New Westminster to the Second Narrows along the Burrard Inlet.

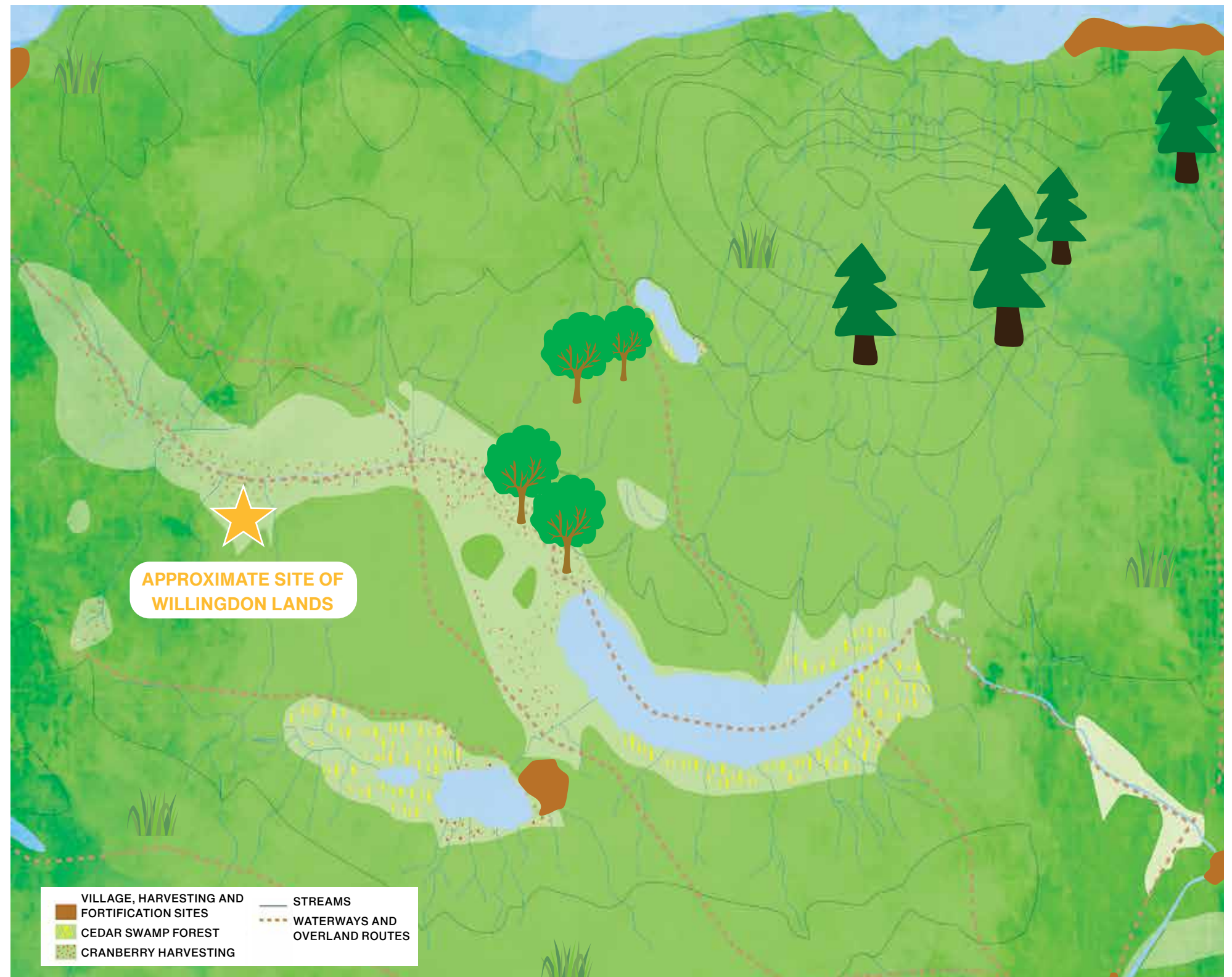


FIGURE 2-2: BURNABY IN THE TIME OF THE ANCESTORS
SOURCE: BURNABY VILLAGE MUSEUM, 2017



2.2 TRADITIONAL LAND THROUGH HISTORY

The history of this land is tied both to the history of the Musqueam and Tsleil-Waututh Nations, as well as their approach to the future of the Willingdon Lands site.

2.2.1 Pre-Contact

Before colonization, the Musqueam and Tsleil-Waututh Nations had robust family and social lives, culture, tradition, and language. Oral tradition was key to cultural continuity; this included passing family knowledge and ancestry down the lineage and telling stories that connected the people to the land. The Willingdon Lands development treats storytelling as a key element of cultural sharing.

2.2.2 Village Life

Villages were especially important in winter when travel, agriculture, and fishing slowed down. Communities shifted into more stationary winter activities such as basket weaving, crafting tools, making art such as carvings, and spending time as a family. Ceremonies and storytelling increased in the winter months. Evidence of winter villages along the inlet, lakes, rivers, and paths find that there was a network of settlements across Burnaby and the Lower Mainland. The Willingdon Lands development is an opportunity to revive the concepts of a traditional village in a contemporary form.

2.2.3 Meeting Needs

From the mountain, to the lakes and rivers, the land now named Burnaby provided abundant resources: large mammals to hunt, fish to catch, plants and berries to harvest for food, medicines, and natural materials. Resources were shared, preserved for the winter, and exchanged in advanced commercial economies.



FIGURE 2-3: SELISYA SPINNING WOOL
SOURCE: PHOTOGRAPHED AT MUSQUEAM BY C. F. NEWCOMBE IN 1915

Coexistence with animals and respect for the land ensured long-term prosperity of the Nations in this area, balancing current needs with future needs. This approach to balance also underpins the contemporary goals of the development.

2.2.4 Settler History

The period since European contact has been a time of oppression for First Nations across Canada. There has been a loss of culture, customs, and the occupation of unceded traditional lands through colonization. This includes the *Indian Act*, residential schools, the reservation system, and other control mechanisms that have marked the last several centuries.

A number of factors led to the displacement of Indigenous communities including the decline in population, logging, colonial land claims, and the clearing of villages and longhouses. This is particularly evident in Burnaby where there are no remnants of the traditional territory, even though these lands were home to important sites and villages. For example, a significant traditional village and longhouse of respected Musqueam Elder Siem Tsimlano was well established at the shores of the Brunette River, and a longhouse stood at Burnaby Lake. This site is an opportunity to bring a connection back to the land in Burnaby and work towards reconciliation with the Musqueam and Tsleil-Waututh Nations.

2.2.5 Building Canada

Despite this history, First Nations across Canada (including the Musqueam and Tsleil-Waututh Nations) contributed to the foundation of Canada's first settler communities. Through trade, invitations into villages, and skill sharing, First Nations provided the necessities for settlers to survive while advancing their own economies and making improvements to their technologies.

Urban development often followed Indigenous settlement patterns, relying on the prime locations already occupied by First Nations villages. The Canadian economy was established on, and is still shaped by, Indigenous resource management and knowledge, from forestry to fisheries.



FIGURE 2-4: WOLF AND EAGLE PRIVACY SCREEN, DESIGN BY NOEL BROWN, COAST SALISH AND KWAGULTH ARTIST

Through this history, the Musqueam and Tsleil-Waututh Nations developed strong relationships with immigrant labour communities. This spirit of inclusivity and welcoming newcomers continues today. Through this development, the Musqueam and Tsleil-Waututh Nations will live side-by-side with multicultural neighbours that they continue to welcome to their land.

2.2.6 Reestablishment & Reconnection

As of the 2016 Census, Indigenous people make up only 1.4% of Burnaby's population—approximately 3,730 residents. These Indigenous residents represent members of many First Nations from across the country. This site presents an opportunity to increase this population by creating a unique Musqueam and Tsleil-Waututh place.

The restoration of rights, land, and self-determination is ongoing, though lost knowledge and disrupted culture has resulted in irreparable damage. This site—the first of its kind in Burnaby—is an opportunity for reconciliation. Reestablishment and reconnection is embedded in all aspects of the redevelopment of the site, including ownership and economic opportunity, the planning process, and the design concept for the neighbourhood.

2.2.7 Looking To The Future

Many efforts are being made by the Musqueam and Tsleil-Waututh Nations to reconnect with their land and culture, to reestablish ancestral ties, and to teach younger generations traditional knowledge. This site presents a series of unique opportunities to engage on these goals: to employ Musqueam and Tsleil-Waututh members and businesses, to create spaces that reflect their values and to increase education opportunities on- and off-site.

The long-term time frame, with consideration to multiple generations ahead, is a key element of this plan. The work done today is an investment in future generations for the Nations and for Burnaby as a whole.



2.3 FAMILY & SOCIAL CONNECTIONS

Understanding the family and social structures of the Musqueam and Tsleil-Waututh Nations allows for a deeper understanding of the sense of community sought across the site and the desire to create gathering spaces. Social and family connections will shape the design and naming of public spaces and streets in the Willingdon Lands.

2.3.1 Lineages

Family ties are of utmost importance in the Musqueam and Tsleil-Waututh cultures. Lineage traditionally determined where one could live, hunt and fish, what types of knowledge were passed down, and what special privileges were inherited, including ceremonial rights. The importance of family is reflected in the Nations' languages. Specific words identify the position of family members going back six generations. Words for extended family members describe their connection within the lineage. Common ancestors and future generations are also considered part of the lineage and consideration of these broad family structures is a regular part of family life.

2.3.2 Family Life

Each family traditionally had a profession, and the skills and techniques of that profession were passed down the lineage. This emphasizes the importance of network and connections between families; the professions were interdependent and families relied on each other to meet the community's needs.

Extended families who lived in the same village shared a house and common resources. Families were responsible for their areas within the territory, which included maintaining the area for future generations and sharing yields with the village. Families would also trade with members who lived in other villages to gain access to resources available further away.



FIGURE 2-5: YOUNG FIRST NATIONS WOMEN IN COSTUME FOR THE NARVAEZ PAGEANT AT AMBLESIDE PARK
SOURCE: CITY OF VANCOUVER ARCHIVES

2.3.3 Ceremonial Gatherings

Large ceremonial gatherings are important traditions in many First Nations' cultures, including Musqueam and Tsleil-Waututh cultures. Gatherings traditionally occurred in the coldest months, at the winter villages, where families would gather to celebrate, share gifts, perform dance, tell stories, feast, and observe ceremony together. Although primarily a private family affair, friends and economic partners may have been invited to attend ceremonial gatherings as honoured guests and witnesses.

Each family celebrated in slightly different ways and for a variety of occasions, but typically large gatherings were markers of milestones including births, deaths, marriages, and the transfer of inherited rights and privileges. Longhouse architecture supported the tradition of gathering and speaks to how architectural form met community needs.

A ban of Indigenous ceremony in Canada lasted from 1885-1951, which was accompanied by the confiscation of ceremonial items, regalia, and the demolition of longhouses. Despite the ban, many families adapted their customs to practice in secret so that traditions would be passed to the next generation.

In 1951, after much protest and challenge, the ban was repealed with an amendment to the *Indian Act*, once again allowing ceremonial gatherings to occur in public. However, confiscated items were most often never returned to the families.

The site celebrates gathering as a core tenet of site planning in recognition of the importance of ceremony to Musqueam and Tsleil-Waututh communities.



FIGURE 2-6: A HOST FAMILY GIVING OUT GIFTS FROM THE ROOF OF THE LONGHOUSE AT A CEREMONIAL GATHERING, SOURCE: UNKNOWN

Intercultural Connections

Forced into labour on the Canadian railroad, early groups of Chinese migrants to the west coast found safety and refuge in Musqueam villages. Agriculture and economic knowledge were exchanged, creating opportunities for both communities.

As Musqueam and Tsleil-Waututh Nation members returned to their families after the trauma of residential school, they found their survival skills lacking. The lineages that had reliably transferred this knowledge for generations were broken. Friends and neighbours from the Chinese community bridged some of these gaps by sharing cooking and agricultural skills.

Chinese Market Gardens on the Musqueam Indian Reserve show the close relationship between the communities was rooted in food, and

more broadly, in the land. The Chinese community was permitted to farm on the Musqueam Reserve when they were excluded from many other professions. The crops supplied much of the Lower Mainland's produce at the time.

The food, land, and resources shared between these communities was a reflection of their mutual dependency in a time when their rights were extinguished. Without the opportunity to own land or contribute to society otherwise, they created opportunities for each other with what was available.

After centuries of dehumanization and disenfranchisement, the shared experiences of these communities led to deep-rooted friendships. Today, there are multiple dual-culture families with Musqueam, Tsleil-Waututh, and Chinese lineages.



FIGURE 2-7: LARRY GRANT AND HOWARD GRANT ON MUSQUEAM FARM, 1949
SOURCE: HELEN CALLBREATH



2.4 NATURAL HISTORY

In the context of Musqueam and Tsleil-Waututh history, the natural landscape was just as much a part of the story as the people. The resources available in an area influence the skills, livelihoods, and generational planning that would have been used by the nearby communities. Everything from diet to medicine to transportation corridors were rooted in the natural realm.

The unique elements that make up Burnaby—the mountain, the shoreline, the lakes and rivers, the valley and flatlands—are what made it an ideal place for summer camps and winter villages. Traditional teachings encouraged Nation members to practice conservation and stewardship, preserving the natural resources for future generations. Respect for animals, the environment, the landscape, and each other are all inseparable notions, expressed in Həŋqəmiñəm as **nécaʔmat ct**, meaning “we are one.”

The signature patterns and designs found in art and crafts are reflections of elements of the natural world. For example, triangle and diamond patterns often represent mountains and the reflection of the mountains in water. Animals and plants are often depicted in carvings.

The Willingdon Lands Master Plan looks to reintroduce native plant species and traditional resources, as well as bring elements of traditional skills and natural history into contemporary design.

Respect for animals, the environment, the landscape, and each other are all inseparable notions, expressed in Həŋqəmiñəm as **nécaʔmat ct**, meaning “we are one.”



FIGURE 2-8: DIGGING FOR CLAMS IN COASTAL MUDFLATS
SOURCE: JAMESTOWN S'KLALLAM TRIBE

2.4.1 Traditional Diets

The land and water in Burnaby provided over 145 varieties of foods. Diets were primarily determined by seasonality and location. Hunting, fishing, farming, and foraging spurred the development of new technologies to improve efficiency and to be able to preserve and process food for the winter season.

.1 Hunting

Small mammals, birds, and large game such as moose, bears and elk, were hunted for food and resources. Lineage determined who was permitted to hunt in an area at a certain time, though visitors were often granted permission as needed. Spring, summer, and fall were busy times for hunting. Technological innovation advanced the tools for hunting, such as canoes, traps, spears, and arrows.

In the post-contact era, hunting activities declined due to deforestation and loss of habitat, followed by extinguished hunting rights and colonial policies. Some of these rights have been restored in recent years through activism and education, though many traditional species have long been driven out of the territories.

.2 Fishing

Seafood, fish, and waterfowl were dietary staples. Herring and herring roe, salmon, trout, clams, oysters, mussels, and a variety of other fish, crustaceans and marine mammals were fished and hunted. Aquatic plants such as kelp, seaweed, and sea grasses were also eaten and used as natural materials.

Technological advancements to improve fishing yields included fish traps, stinging nettle fishing line, bone hooks, tidal traps, gaffs, and spears. Dried and smoked fish sustained communities year-round.

Musqueam and Tsleil-Waututh fish preservation techniques are still used in modern culinary practices. Today the shellfish in Burrard Inlet is often considered unsafe to eat due to pollution. However, salmon are returning to their ancient streams as the result of reintroduction efforts.



“When the tide
went out,
the table was set.”

“TSLEIL-WAUTUTH TRADITIONAL SAYING, INDICATING
HISTORICAL ABUNDANCE, FOOD AVAILABILITY, AND
CENTRALITY OF INTERTIDAL RESOURCES.”

SOURCE: WATER QUALITY ASSESSMENT AND PROPOSED
OBJECTIVES FOR BURRARD INLET

FIGURE 2-9: CANOE IN BURRARD INLET, 1930
SOURCE: VANCOUVER ARCHIVES

.3 Harvesting

The Musqueam and Tsleil-Waututh Nations practiced agriculture, which allowed them to store surplus food for winter months as they settled into winter villages. Crops of cranberries, blueberries, raspberries, elderberries, and salal berries were harvested. Crab apples were a staple as well, often picked by women and hung in woven bags until ripened, then eaten raw or cooked - sometimes mashed with berries. Crab apples and cranberries were popular items to trade with other First Nations groups for goods that were locally unavailable. Post-colonization, the Nations traded berries and game to settlers for bread and other items.

Wapato gardens, grown in wetland environments, are the oldest known cultivated crop in the Pacific Northwest. The versatile tuber is easily stored or traded, and were farmed on large stone platforms and harvested with tools. Both Musqueam and Tsleil-Waututh Nations have a long history of cultivating wapato patches.

Other crops included plants used for medicine. Labrador tea was used for a variety of ailments from chest congestion and coughs, to headaches and rheumatism. Cattails were collected to be used on cuts, stings, burns, and bruises. Cascara bark is still sought-after for its medicinal value. It grows on Burnaby Mountain, though it requires proper processing to be able to benefit from its medicinal properties.



FIGURE 2-10: WOMEN DRYING BERRIES IN A SUMMER VILLAGE
SOURCE: SURREY HISTORY

2.4.2 Natural Fibers and Tools

Natural resources from the local landscape were used for a variety of purposes. The trees in this area were some of the largest in the world, providing resources from their leaves, wood, and bark. The Willingdon Lands site looks to incorporate these fibres and techniques in contemporary forms.

.1 Peat Moss

Peat moss is a versatile tool found all around the Lower Mainland, including Deer Lake and the Brunette River. It was used for cleaning and treating wounds, baby care, and personal hygiene. Its thick, cushiony structure made it ideal to use as a mattress and as insulation. It also worked well for filling cracks and holes in canoes when sealed with pitch (a natural resin).

.2 Weaving

The materials, colours, patterns, and styles of weaving varied across Musqueam and Tsleil-Waututh territory. Mountain goats and a breed of woolly dog provided wool for weaving blankets and garments on a loom. Cedar bark, reeds, and grasses were used to weave baskets, hats, nets and more. Different weaves served different purposes: open weaves for collecting clams or apples or closed weaves so tight they were waterproof. There are opportunities for integrating weaving patterns across the site, from painted installations to use in hardscapes.

.3 Innovative Technology

A wide variety of tools for domestic, hunting, travel, and other purposes were developed and made with natural materials. Animal bones made for sharp spears and hooks, stone was used for carving tools, and wood was turned into figures, canoes, and more. The land and water provided the materials necessary to carry out daily activities for survival, culture, economy, and recreation.

Innovation and technology are at the heart of the Musqueam and Tsleil-Waututh cultures. Specialized technologies adapted for the location and job at hand were commonly found. Throughout history, these Nations adapted to challenges while striving for continuity in their culture and community.



FIGURE 2-11: BONE-CARVED GREAT BLUE HERON PESTLE
SOURCE: ĆƏSNA?ƏM



FIGURE 2-12: CLOSED-WEAVE CEDAR BASKET WITH CANARY GRASS AND BLACK DYED CHERRY BARK DESIGNS. SOURCE: HERITAGE BURNABY



FIGURE 2-13: FLAT WEAVE
SOURCE: STUART ISETT FOR HAKAI MAGAZINE

.4 Bulrush Mats

Flat mats woven from bulrushes or cattails were widely used by Musqueam and Tseil-Waututh families. They are lightweight and portable, making them easy to set up at summer villages to shelter from sun and rain. They created the dividers between apartments within longhouses, and were used as floor mats. Bulrush mat style patterning presents an opportunity for use in siding and screening across the site.



FIGURE 2-16: DETAIL OF A BULRUSH MAT
SOURCE: UNKNOWN



FIGURE 2-14: PAINTING OF A WOMAN SITTING ON A BULRUSH MAT AS SHE WEAVES A BLANKET ON A LOOM AT SONGHEES BY PAUL KANE, 1847
SOURCE: BURKE MUSEUM



FIGURE 2-15: BULRUSH SHELTER ON A BEACH
SOURCE: EDWARD S. CURTIS, THE NORTH AMERICAN INDIAN

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2.5 TRADITIONAL ARCHITECTURE

2.5.1 Building Villages

Longhouses were the predominant permanent building type constructed and maintained around the Lower Mainland. The longhouse functioned as home, hospital, school, and government quarters. Daily domestic life and special gatherings typically happened in winter villages, while other seasons brought travel to temporary villages.

Many lessons from winter villages can be applied to modern Urban Villages. There is an opportunity to showcase traditional architectural techniques and materials in the buildings within the Willingdon Lands. The community structure—designed to accommodate many activities, families, and community gatherings—will be modelled at the Willingdon Lands site.

.1 Village Site and Structure

Village locations were chosen based on desirable attributes:

- Typically along the shore with proximity to fresh water
- Even ground surface over an extended area, typically along the beach or at the mouth of a river
- Near the edge of a forest
- Sufficient buildable area above high tide line and flood plains
- Close access to water for canoe launching
- Natural features that would help with defense
- Proximity to food gathering locations

A network of dense villages with shared housing was the predominant community form.

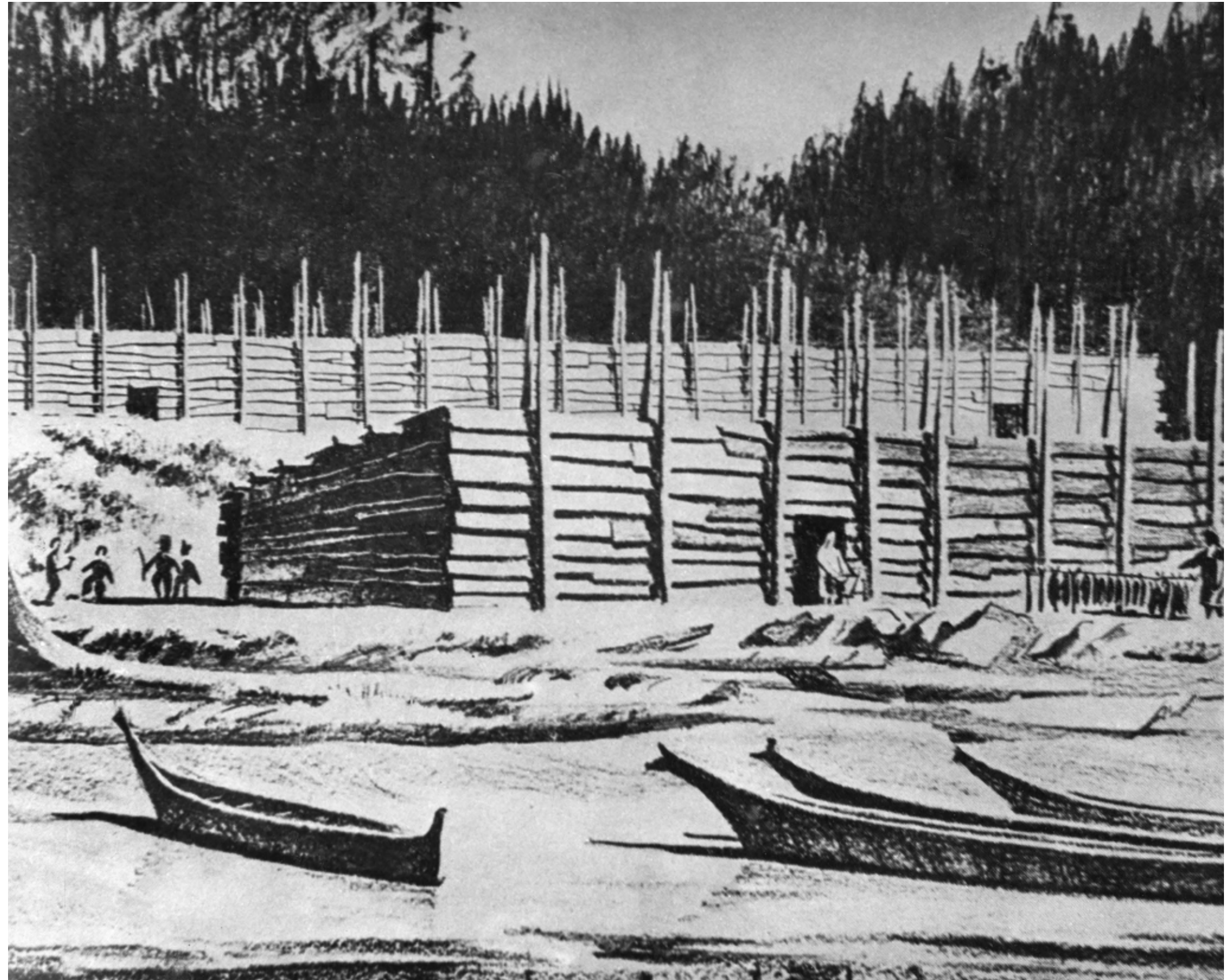


FIGURE 2-17: ARTIST SKETCH OF SHED ROOF PLANK HOUSE, 1790
SOURCE: ARCHITECTURE OF THE SALISH SEA TRIBES OF THE PACIFIC NORTHWEST BY CHRISTINA WALLACE

2.5.2 Longhouse Forms

Longhouse structures were immense shared houses, constructed entirely out of wood. They were a simple structure with a rectangular floor plan, plank walls, and a single-sloped shed roof. The low-slope roof was a both a cultural tradition and a response to specific climatic conditions, including protection from coastal winds and the availability of natural resources. The structure was heavy timber post and beam, with the roof and walls independent of the structural frame.

Houses were passed down, often lasting hundreds of years. The Musqueam and Tsleil-Waututh Nations practiced communal ownership of longhouses. Large longhouses could have housed up to 300 residents, typically consisting of an extended family or multiple families.

Longhouses also played an important role in establishing territory and stating lineage. The symbols, figures, and posts associated with longhouses were indicators of community leaders and territorial rights. In the same way, symbols used on the Willingdon Lands provide an opportunity to signal that this is an Indigenized space and connect to both ancestral and future Musqueam and Tsleil-Waututh generations.

.1 Flexible Design

Longhouses used by the Musqueam and Tsleil-Waututh were flexible housing structures. They were modular buildings, designed to be added as families expanded, and could also be contracted if needed. The interior of the long and narrow buildings was split along a central aisle into apartments along the outer walls.

A post-and-beam structure allowed for the siding to be removed and transported to use as materials for summer camps, while leaving the foundational components of the winter longhouses in place. This design also allowed for slabs to be removed when rotted and replaced individually. Longhouse design and construction was efficient, renewable, and forward-thinking. This adaptable design embodies the emphasis on family and community in the culture—no one was isolated or lived alone. Land and resources were used efficiently and collectively.

.2 Interior

Longhouses were more than just residential buildings. Depending on the size of the longhouse, either a central communal space or several common spaces throughout were host to domestic, cultural, economic and social activities.

A typical interior might have included carved posts and beams, on-going weaving projects set up on looms, intricate patterning in the floor mats and apartment separators, racks of drying fish and stored plants, and one or more fire pits with vents above. Interior fires were used for cooking, gathering, and ceremony. Food preparation and storage areas, workshops, gathering and teaching spaces, and winter ceremony space were all important uses within the walls of the longhouse.

The workshop component was where skills were taught and practiced. This included basket and mat weaving, canoe repair, tool making and repair, net making and repair, fabrication of hooks, preparing materials for weaving, and more. Common areas were large, comfortable, and warm, as that’s where many village residents spent most of the time during winter.

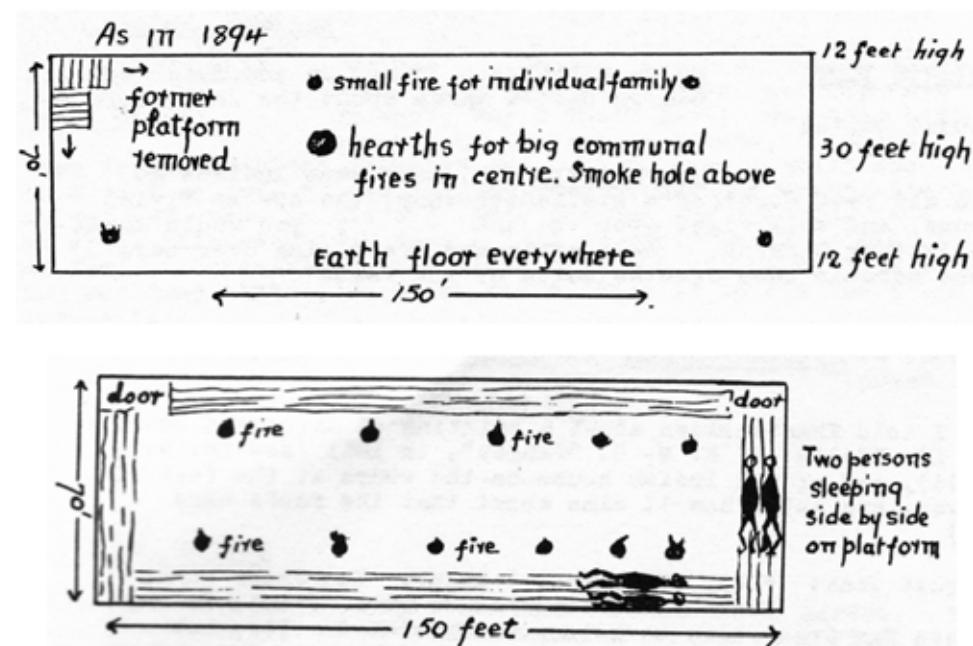


FIGURE 2-18: SKETCHES OF FALSE CREEK RESERVE LONGHOUSE BY METHODIST MINISTER GEORGE RALEY AND AUGUST JACK KHAHTSAHLANO
SOURCE: UBC BC STUDIES, JEAN BARMAN

.3 Exterior

Musqueam and Tsleil-Waututh-style plank longhouses were kept plain on the outside. No intentional markings or ornamentation decorated the exterior; the longhouse was a large, simple structure. The reason for this is two-fold: it was the simplest option for removing and reconstructing the exterior wall every year in spring and fall, and the simplicity provided privacy and was inconspicuous.

2.5.3 Pit House Forms

Another occasionally used form of architecture is the pit house. The Musqueam Nation sometimes built round pit houses for winter residences. Typically 8 to 10 metres in diameter, the roof was supported by a suspension system that connected to posts in the exterior walls.



FIGURE 2-19: MODEL OF A LONGHOUSE WITH HOUSE POSTS

2.5.4 Architectural Elements

Although the longhouse was the most common form of architecture in Musqueam and Tsleil-Waututh villages, its architectural principles were also applied to other forms. Elements like single-sloped roofs, post and beam structures, and plank walls were also applied to smaller and more temporary structures.

.1 Western Red Cedar

Western Red Cedar, common in Musqueam and Tsleil-Waututh territory, played a major role in the development of longhouse construction and building technologies. Most longhouses were constructed out of this species as the trees are tall, straight, and lightweight but the wood is strong, long-lasting, and weathers well in the coastal climate.

Western Red Cedar was used in many aspects of life, not just for its wood. The stringy bark made an exceptional weaving material and rope. The Western Red Cedar was also the tree used for dugout canoe construction.



FIGURE 2-21: WESTERN RED CEDAR

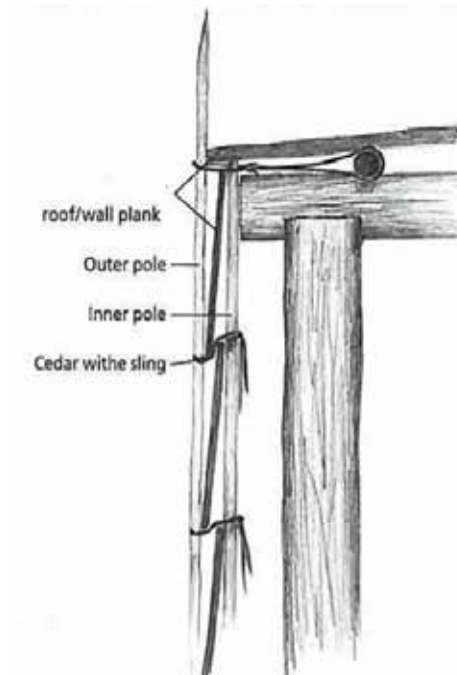


FIGURE 2-20: SKETCH OF CONSTRUCTION DETAIL OF A LONGHOUSE FRAME
SOURCE: ARCHITECTURE OF THE SALISH SEA TRIBES OF THE PACIFIC NORTHWEST BY CHRISTINA WALLACE

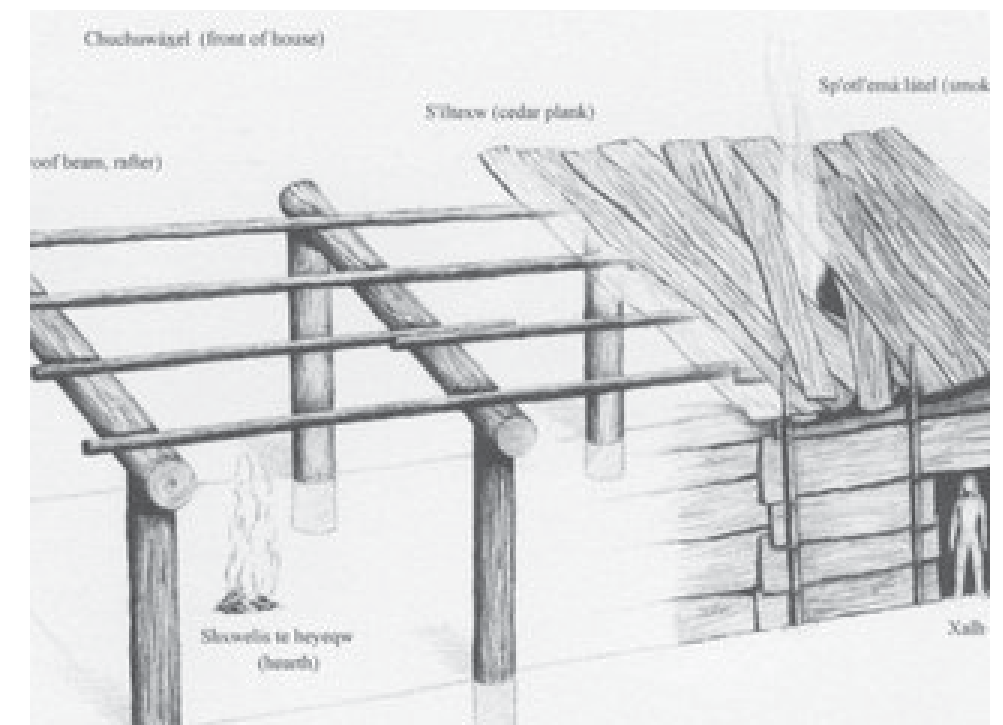


FIGURE 2-22: INTERIOR AND EXTERIOR OF A PLANK HOUSE
SOURCE: DIGITAL SQUEWLETS

.2 House Posts

The Musqueam and Tseil-Waututh Nations used house posts (one or a pair) outside of doorways to identify which family lived there. The house posts stated ancestors, described inherited rights associated with that lineage, and told stories from the family history. House posts both conveyed important messages of longhouse ownership and marked traditional territory.

At the entrance of the longhouse, a welcome pole identified the head family member. The Guardian Spirit carved on house posts was represented as a figure of an animal or other being, depending on the spirit. Inside longhouses, additional posts could be found such as speaker posts, ceremonial posts or commemorative posts.

House posts are an integral opportunity for the Willingdon Lands development to identify the space as a uniquely Musqueam and Tseil-Waututh community.



FIGURE 2-23: HOUSE POSTS AT MUSQUEAM VILLAGE, 1915
SOURCE: BRITISH COLUMBIA ARCHIVES

“I was born into a culture that lived in **communal houses**. My grandfather’s house was 80 feet long; it was called a smoke house and it stood down by a beach along the inlet. All my grandfather’s sons and their families lived in this large dwelling. Their sleeping apartments were separated by blankets made of bulrush reeds. But one open fire in the middle served the cooking needs for all.

In houses like these, throughout our tribe, people learned to live with one another; they learned to serve one another and they learned to respect the rights of one another.

Our children shared the thoughts of the adult world and found themselves surrounded by aunts and uncles and cousins who loved them. My father was born in such a house and learned from infancy **how to love people and be at home with them.”**

EXCERPT FROM BROTHERHOOD AND UNDERSTANDING: THOUGHTS BY CHIEF DAN GEORGE
ORIGINALLY PUBLISHED IN THE NORTH SHORE FREE PRESS ON MARCH 1, 1972



2.6 CONTEMPORARY CULTURE

2.6.1 Cultural Revitalization

A theme consistently seen in contemporary First Nations' culture across Canada is rebuilding what was lost, damaged, or disrupted during the post-contact period. This includes reconnecting to ancestral ties and extended family, relearning skills, and reviving languages.

Some of these re-established skills have led to economic opportunities, such as selling art or starting businesses, while others are for personal and community well-being, such as the planting of native gardens with traditional edible and medicinal species. Revived practices are tools for the future generations of these Nations to experience and connect with their heritage.

The Willingdon Lands is a precedent setting project for re-establishing and celebrating Musqueam and Tsleil-Waututh culture in Burnaby.



The architecture, land use, and process of the Willingdon Lands development will **elevate and celebrate** the values of the Nations, and demonstrate **leadership in sustainability and resource stewardship.**

FIGURE 2-25: MUSQUEAM CULTURAL CENTRE
SOURCE: MUSQUEAM NATION

2.6.2 Architecture and Design

Modern architectural styles that use traditional techniques, patterns, and elements present new opportunities for Indigenization. The Musqueam and Tsleil-Waututh Nations are both industry leaders in creating contemporary design using traditional elements. Some examples of this include the Tsleil-Waututh Administration Building and the Musqueam Cultural Centre.

The use of local natural materials, shed roofs, cedar posts, and expressions from typical Musqueam and Tsleil-Waututh forms, patterns, and symbols sends a clear message about the buildings' ownership and origin.

The Willingdon Lands will provide opportunities to expand the revival of these architectural styles and demonstrate Musqueam and Tsleil-Waututh design elements in Burnaby.



FIGURE 2-26: TSLEIL-WAUTUTH ADMINISTRATIVE BUILDING
SOURCE: TSLEIL-WAUTUTH NATION

2.6.3 Economic Development

The Musqueam and Tsleil-Waututh Nations have a history of innovative business development and investments. Nation-owned businesses have thrived in a variety of industries from real estate to tourism.

Entrepreneurs from the Musqueam and Tsleil-Waututh Nations have established a variety of businesses including restaurants, retail shops, and professional services. Family businesses of all scales make up the network of Musqueam and Tsleil-Waututh economic development that has been re-established on the Nations' land.

The Willingdon Lands offers a variety of ways to contribute to the economic development of the Musqueam and Tsleil-Waututh Nations such as space for Nation-owned businesses, contracting professional consultants from the Nations for work needed on site, and return on the investment in the land.

.1 Land Development

The Musqueam and Tsleil-Waututh Nations have experience in land development and asset management dating back to the 1950s. Currently, the Musqueam Capital Corporation and the Tsleil-Waututh Nation's Takaya Developments are both active Nation-owned businesses with a history of successful residential and commercial leasehold projects.

.2 Environmental Protection

Many Musqueam and Tsleil-Waututh Nations businesses focus on the protection and restoration of the environment. For example, the Tsleil-Waututh Nation recently completed the largest ground solar energy project in Metro Vancouver. Additionally, Inlailawatash, a Tsleil-Waututh owned firm offers ecosystem restoration, archaeology, renewable resource management and more services.

These ventures demonstrate the Nations' priorities of self-sufficiency, resource management and stewardship, and long-term investment for the financial benefit of the next generation.



FIGURE 2-28: INLAILAWATASH WORKER, A TSLEIL-WAUTUTH NATION BUSINESS, SOURCE: ITABC.CA



FIGURE 2-27: TAKAYA TOURS CANOE, A TSLEIL-WAUTUTH NATION OWNED BUSINESS SOURCE: TAKAYA TOURS



FIGURE 2-29: MILLTOWN MARINA, A MUSQUEAM NATION BUSINESS SOURCE: MILLTOWN MARINA

2.6.4 Film and Media

The Musqueam and Tsleil-Waututh Nations have been actively involved in film, broadcasting, and media as means of storytelling and new formats for oral traditions. Leaders, including past Chiefs and Councillors, have taken roles in film and TV representing their Nations on screen. Film and television, as well as newer digital media platforms, continue to be formats for expressing and sharing history and culture.

In Musqueam and Tsleil-Waututh cultures, community gatherings are synonymous with storytelling. There is protocol around who tells stories and the role and responsibility of the storyteller. Film and media are not only a tool for contemporary storytellers from the Nations to capture oral stories, but also create opportunities to gather together for film festivals and screenings. Programs such as the Indigenous Screen Office and imagineNATIVE film festival are examples of successful events that engage Indigenous filmmakers and audiences across Canada. Burnaby already hosts the Skoden Indigenous Film Festival and awards, which was established in 2019 by two Simon Fraser University (SFU) film students.

The development of opportunities in the film industry on the Willingdon Lands site is another avenue to provide economic development for the Musqueam and Tsleil-Waututh Nations. This may take the form of work and training opportunities for Nation members and facilities for film production.

There is an opportunity to highlight local Musqueam and Tsleil-Waututh filmmakers, actors, and storytellers who will be integrated throughout the Willingdon Lands development. Film-related gatherings are a unique opportunity on this site, and may be of local and regional importance to the Musqueam and Tsleil-Waututh film industry.

Storytelling, through film and other means, is a priority on the Willingdon Lands and will be considered in the film studio and screening area as well as other opportunities in the site's design and programming.



FIGURE 2-30: AMY GEORGE, DAUGHTER OF CHIEF DAN GEORGE, ACTING ON A FILM SET WITH OTHER INDIGENOUS ACTORS FROM ACROSS CANADA
SOURCE: UNKNOWN



FIGURE 2-31: TRICKSTER TV SERIES BASED ON EDEN ROBINSON'S BOOK
SOURCE: CBC



FIGURE 2-32: THE BEACHCOMBERS POSTER FEATURING ACTOR AND TSLEIL-WAUTUTH COUNCILOR CHARLENE ALECK
SOURCE: FACEBOOK



FIGURE 2-33: TSLEIL-WAUTUTH DANCE GROUP CHILDREN OF TAKAYA ON SCREEN
SOURCE: UNKNOWN

Chief Dan George

Chief Dan George (1899 - 1981) was born as Geswanouth Slahoot in 1899 on the Burrard Native Reserve (Sleil-Waututh Village) in North Vancouver. The name Dan George was assigned to him in residential school, which was common at the time. He was a residential school survivor, longshoreman, poet, writer, musician, activist, actor, and Tseil-Waututh Nation Chief of 12 years.

Chief Dan George began his acting career at the age of 60, debuting in a role on CBC's Cariboo Country. He quickly rose to fame and had a prolific career as an actor, portraying Indigenous characters on screen. He played Old Lodge Skins in Little Big Man, a performance that earned him an Academy Award nomination, Golden Globe nomination, and National Society of Film Critics Award.

He acted in numerous films including The Outlaw Josey Wales, Harry and Tonto, and Americathon, as well as holding a reoccurring role on The Beachcombers.

Chief Dan George was also an outspoken activist. He famously delivered his speech 'Lament for Confederation' at Canada's centennial celebration in Vancouver. His leadership embodied traditional values in a visionary, forward-thinking way. Chief Dan George was made an Officer of the Order of Canada in 1971.

His life and legacy are still celebrated in many forms today including the naming of several schools in his honour. Members of he & his wife Amy George's lineage are still active members of the Tseil-Waututh government, as well as film and TV performers themselves.



FIGURE 2-35: CHIEF DAN GEORGE
SOURCE: MUSEUM OF NORTH VANCOUVER



FIGURE 2-36: CHIEF DAN GEORGE ON SET OF THE OUTLAW JOSEY WALES
SOURCE : AMAZON

2.6.5 Shaping the Land and Water

The Indigenization of space in the ancestral territories of the Musqueam and Tsleil-Waututh Nations has included repairing damaged ecosystems and environments. Musqueam and Tsleil-Waututh knowledge and conservation efforts have shaped the land and waters in Burrard Inlet for generations. For example, Musqueam and Tsleil-Waututh involvement in daylighting lost streams has contributed to revitalizing salmon-bearing waterways, re-establishing canoe routes and aquatic connections, and improving watershed health. Daylighting a portion of Sumner Creek on the Willingdon Lands can play a part in further repairing these ecosystems.

2.6.6 Reindigenizing the Landscape

Native gardens are emerging across the Lower Mainland. UBC's Xw'cičesəm Garden, the Coast Salish Native Plant Nursery at Maplewood Flats in North Vancouver, and the Matriarch's Garden at the Burnaby Museum are examples of purpose-driven gardens that incorporate local First Nations' knowledge, educate visitors, and honour the land and ancestors. These gardens are demonstrations of landscaping that responds to the local climate and condition. They also help to revitalize the practices of gathering berries and cultivating local plants and herbs for food sources, weaving materials, and traditional medicines.

2.6.7 Contemporary Artists

Traditional techniques, materials, and mediums of Musqueam and Tsleil-Waututh art are increasingly being showcased across the Lower Mainland. Incorporation of art, welcome figures, and craftsmanship in the public realm are ways of bringing contemporary Musqueam and Tsleil-Waututh cultures and innovation into the everyday life of the current community. The Willingdon Lands is an immense opportunity to showcase Musqueam and Tsleil-Waututh art across the site in a variety of formats and media.



FIGURE 2-37: TRANSIT AND RETURNS STATION
DESIGN BY DEBRA SPARROW OF MUSQUEAM NATION



FIGURE 2-38: MUSQUEAM WELCOME FIGURES AT YVR AIRPORT,
DESIGN BY SUSAN POINT OF MUSQUEAM NATION



FIGURE 2-39: CAITLIN ALECK WITH WOVEN BLANKET
DESIGN BY CAITLIN ALECK OF TSLEIL-WAUTUTH NATION

2.6.8 Language and Place Names

Both the Musqueam and Tsleil-Waututh Nations offer language programs to preserve and teach Hən̓q̓əmi̓n̓əm̓, their shared language, to new generations and the wider community. The importance of language continuity is to preserve oral histories, retain knowledge embedded in place names, and actively reclaim an important cultural component. Names of places on the site will be decided jointly between the Musqueam and Tsleil-Waututh Nations.



FIGURE 2-41: HƏŃQƏMIŃƏM PLACE NAMES AT UBC
SOURCE: UBC

2.6.9 Modern Celebrations

Following a long tradition of gatherings to celebrate over food and ceremony, modern Musqueam and Tsleil-Waututh cultures are rooted in communal spaces and activities. Festivals centred around dance, film, music, and food are part of contemporary culture. For example, the Whey-ah-wichen Canoe Festival hosted by the Tsleil-Waututh Nation is a canoe race using traditional dugout canoes as well as an event for families and the community. Both outdoor spaces and indoor spaces in the Willingdon Lands Master Plan have the opportunity to provide facilities for cultural, ceremonial, and community celebrations.



FIGURE 2-40: WHEY-AH-WICHEN CANOE FESTIVAL
SOURCE: NORTH SHORE NEWS



2.7 APPLYING THIS HISTORY

2.7.1 Intention

The collection of histories, stories, and modern adaptations of traditions contained in this document is intended to inform decision makers, consultants, and the greater Burnaby community of the rich culture that existed here before colonization. The gathering and sharing of this knowledge both directly and indirectly shapes the Willingdon Lands development and forms the necessary context for the vision of the site.

2.7.2 Moving Forward

The Willingdon Lands Master Plan is an exciting and important milestone, as it marks a reestablishment and a way forward for the Musqueam and Tsleil-Waututh Nations in Burnaby.

This project will make reference to the past and to traditions, but is ultimately about the future generations of the Nations. It is an investment in community, generational planning, and the long-term stewardship of the land.

Using the context created in this section, *04 Guiding Principles* establishes a clear vision for how this can happen.



FIGURE 2-42: CEDAR WOVEN HAT
SOURCE: UNKNOWN

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AQUILINI



03 Site Influences & Policy Context

*“A mountain with Salish elements. Mountains are excellent territorial markers. Significant stories like the great flood stories connects many people to mountains.”
Art by: Ocean Hyland*



3.1 SITE CONTEXT

3.1.1 Location

As illustrated in *Figure 3-1* and *3-2*, the Willingdon Lands site is a 40-acre parcel located in Burnaby’s Southwest Quadrant in the geographic area known as the Central Valley of Burnaby. It is less than one kilometre east of Vancouver and two kilometres south of Burrard Inlet. The site is directly between Brentwood Town Centre and the Metrotown Downtown, two transit-oriented Town Centres built around SkyTrain stations. Willingdon Avenue is identified as a future rapid transit route connecting these Town Centres.

Situated at the corner of Willingdon Avenue and Canada Way, the site is in a prime location. The site is in the neighbourhood of Cascade Heights, which already sees a diverse mix of uses. The site is directly adjacent to one of the Lower Mainland’s key educational institutions, the British Columbia Institute of Technology (BCIT), as well as the Discovery Place business park.

3.1.2 Terrain

The current site topography is varied. There is a significant slope in both the south-north and west-east directions, towards the lowest point at the corner of Willingdon Avenue and Canada Way. There is also a very steep slope in the existing natural area at the southwest of the site boundary.



FIGURE 3-1: CONTEXT MAP

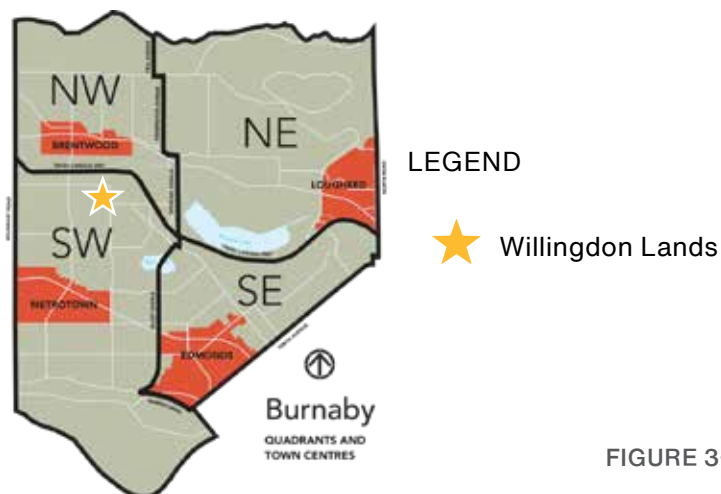


FIGURE 3-2: QUADRANT MAP



3.2 RECENT HISTORICAL USES

3.2.1 Neighbourhood History

Over the previous century of development in Burnaby, the area surrounding the Willingdon Lands site became known as the Cascade Heights neighbourhood. The neighbourhood was largely a suburban post-war neighbourhood characterized by low-rise detached housing. This general structure remains at present day, though multi-unit housing was also developed in the 1980s-90s.

An anchor of this neighbourhood is Burnaby Hospital, located west of the site across Gilmore Way. This has been the main hospital and healthcare hub in Burnaby since its construction in 1952. Across Willingdon Avenue is the BCIT campus, which along with the Willingdon Lands, has made this intersection an institutional anchor of Burnaby since the 1960s.

The area also has a history of film related activities. Canada's first drive-in theatre, the Cascades Drive-In, was located west of the site along Canada Way. It opened in 1946 and closed in 1980, and is now the Cascade Village condominium complex.

3.2.2 Site Uses Over Time

The Willingdon Lands site was formerly owned by the Province of British Columbia. Low-rise institutional buildings were developed for government-related tenants. One of these buildings is the former Burnaby Youth Custody Service Facility, which has since moved to South Burnaby.



FIGURE 3-3: AERIAL IMAGE OF THE WILLINGDON LANDS AND SURROUNDING AREA IN 1979, WITH THE CASCADE DRIVE-IN THEATRE VISIBLE TO THE WEST OF THE SITE
SOURCE: BURNABY HISTORICAL AERIAL PHOTO VIEWER



FIGURE 3-4: CASCADE DRIVE-IN THEATRE, LOCATED AT 3960 CANADA WAY, ONE BLOCK WEST OF GILMORE WAY, 1952
SOURCE: CITY OF BURNABY ARCHIVES



FIGURE 3-5: BURNABY GENERAL HOSPITAL, LOCATED AT 3880 INGLETON AVENUE, ONE BLOCK WEST OF GILMORE WAY, 1953
SOURCE: CITY OF BURNABY ARCHIVES



3.3 CURRENT USES

The site currently holds a number of purpose-built institutional buildings. In recent years, many buildings have primarily been used as filming locations.

The former Burnaby Mental Health & Addiction Services was located on the site. The centre relocated in 2021 and changed its name to the Red Fish Healing Centre for Mental Health and Addiction. The new facility better serves the needs of clients than the outdated campus on the Willingdon Lands.

The character of the site is currently low-rise and sparse. Surface parking lots and fields create a disorganized and under-utilized space. At the prominent intersection of Canada Way and Willingdon Avenue, there is a distinct lack of identity and sense of place.

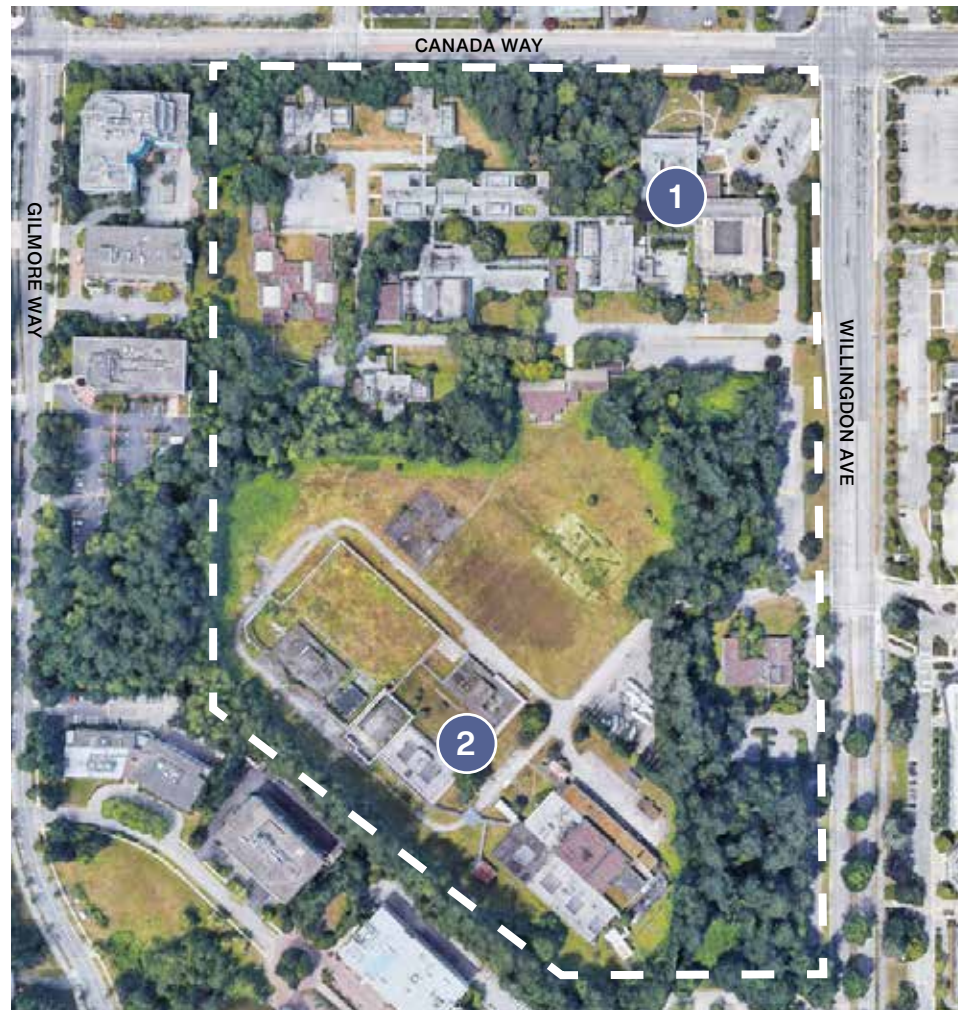


FIGURE 3-7: CURRENT AERIAL VIEW OF THE SITE



FIGURE 3-6: CURRENT VIEW OF SITE FROM CANADA WAY AND WILLINGDON, VIEW FACING SOUTHWEST



FIGURE 3-8: GREEN BUFFER ON THE WEST AND SOUTHWEST SIDES OF THE SITE, VIEW FACING NORTHEAST



FIGURE 3-9: BURNABY CENTRE FOR MENTAL HEALTH & ADDICTION

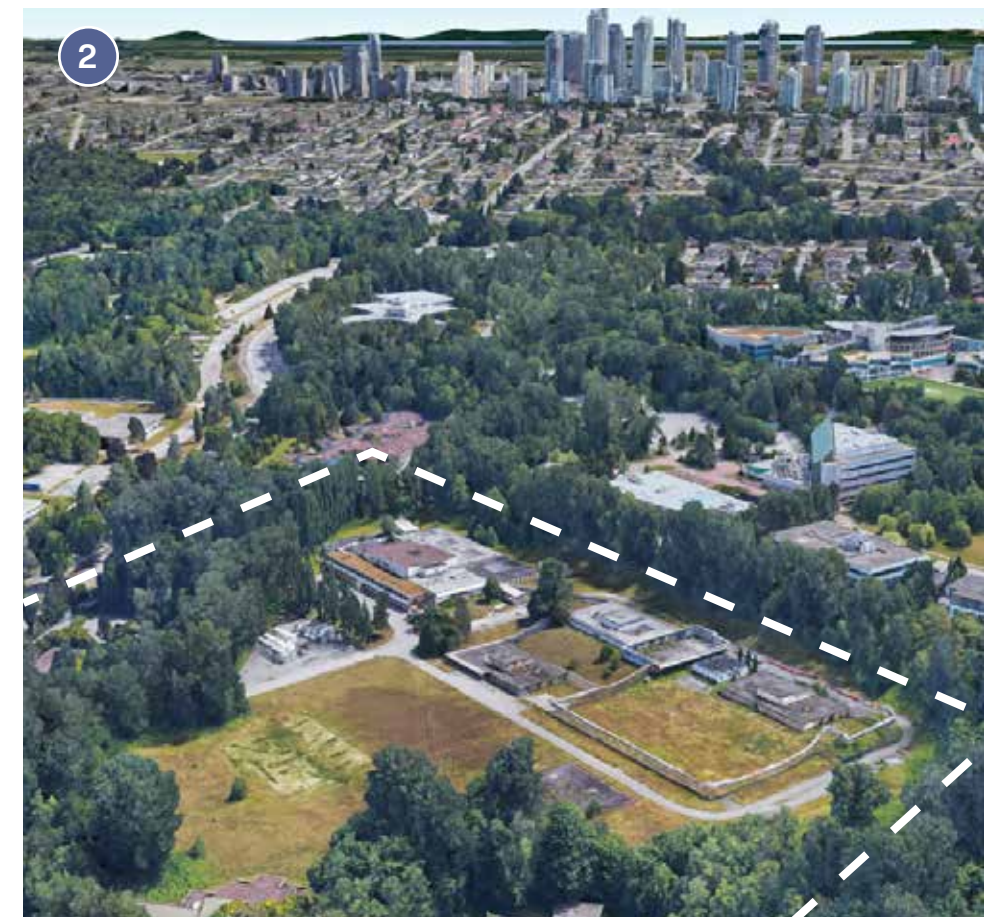


FIGURE 3-10: BURNABY YOUTH CUSTODY SERVICE, VIEW FACING SOUTH



3.4 URBAN CONTEXT

3.4.1 Current Surroundings

The Cascade Heights neighbourhood features a strong residential community, large education campus, and a significant commercial/industrial area. As illustrated in *Figure 3-12*, the Willingdon Lands site is surrounded by institutional and employment uses, with the residential neighbourhood within a short distance to the west. Highway 1 to the north creates a division and barrier to north Burnaby. Connections to Highway 1 are provided at Willingdon Avenue, while both Willingdon Avenue and Gilmore Way provide opportunities to connect overtop the highway.

.1 Economic & Employment Significance

This neighbourhood is a significant economic driver for the city. Burnaby General Hospital and BCIT are both large local employers.

Discovery Place, which surrounds the site to the west and south, is a business park home to corporate offices of major firms in a variety of industries ranging from the health sector to high-tech industries to entertainment. It is buffered by the Discovery Place Conservation Area, a forested strip between the western edge of the site and Gilmore Way.

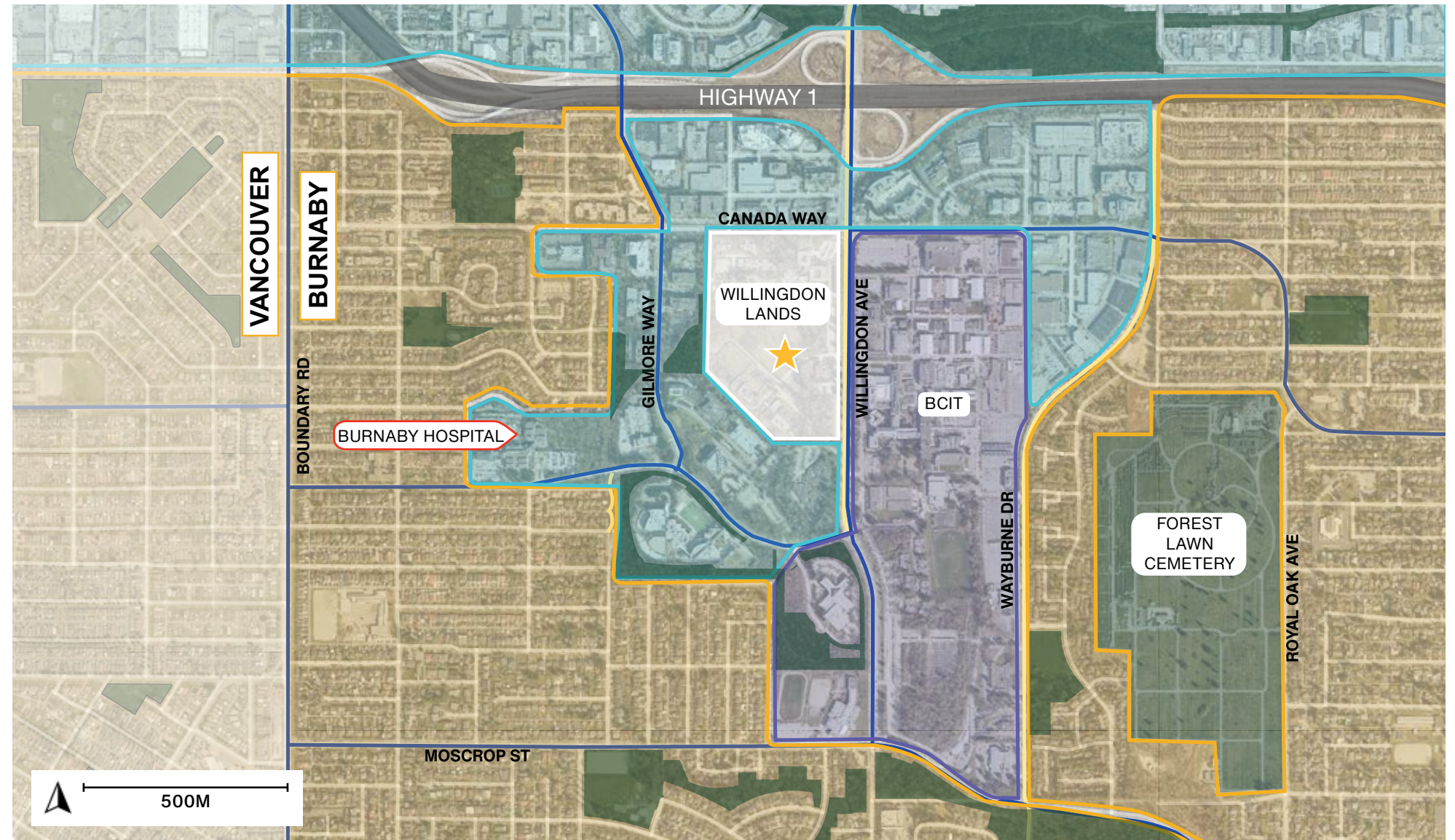


FIGURE 3-12: SURROUNDING LAND USES

LEGEND

- Discovery Place
- Mixed Employment
- ★ Willingdon Lands



FIGURE 3-11: DISCOVERY PLACE BUSINESS CENTRE

LEGEND

- Residential
- Commercial/Industrial
- Institutional
- Park

3.4.2 Transit Network Context



FIGURE 3-13: NEIGHBOURHOOD CONTEXT

- LEGEND**
- — — Bus Route
 - Bus Stop
 - Highway 1
 - SkyTrain
 - Key Roads



FIGURE 3-14: SUMNER AVENUE AND CANADA WAY, FACING NORTH



FIGURE 3-15: CANADA WAY AND WILLINGDON AVENUE, FACING NORTH



FIGURE 3-16: WILLINGDON AVENUE AND GOARD WAY, FACING EAST

.1 Willingdon Avenue Streetscape

The Willingdon Avenue streetscape between Canada Way and the south edge of the Willingdon Lands property is bordered by the BCIT campus on the east side. Currently, neither side of Willingdon Avenue features a strong frontage. The Willingdon Lands side is predominantly treed or fronted by surface parking lots. The east side is more varied, but the present BCIT campus is typically set back from Willingdon Avenue.

BCIT’s Campus Master Plan will have an impact on the east side of the Willingdon Avenue streetscape, as well as future interactions with the Willingdon Lands site. New buildings and campus development will activate the Willingdon Avenue streetscape with student housing, shops and services, and public realm improvements.

The intersection of Canada Way and Willingdon Avenue is planned to become a future “crossroads” focal point, which will feature mid-rise student housing, offices, and pedestrian-friendly retail. Goard Way is set to be a gateway and social common, and will be the primary campus access for transit users.

.2 Current and Future Transit Corridor

Currently, Willingdon Avenue is a Rapid Bus route, and is designated as part of the Major Road Network by the Ministry of Transportation and Infrastructure.

TransLink’s draft *Transport2050* Plan identifies Willingdon Avenue as a potential route for a north-south rapid transit line. At the time of this submission, a final *Transport2050* plan has not been published. Rapid transit along the Willingdon Avenue corridor will enhance the connectivity of the community, provide improved access for visitors, and help activate the improved streetscape planned along Willingdon Avenue.

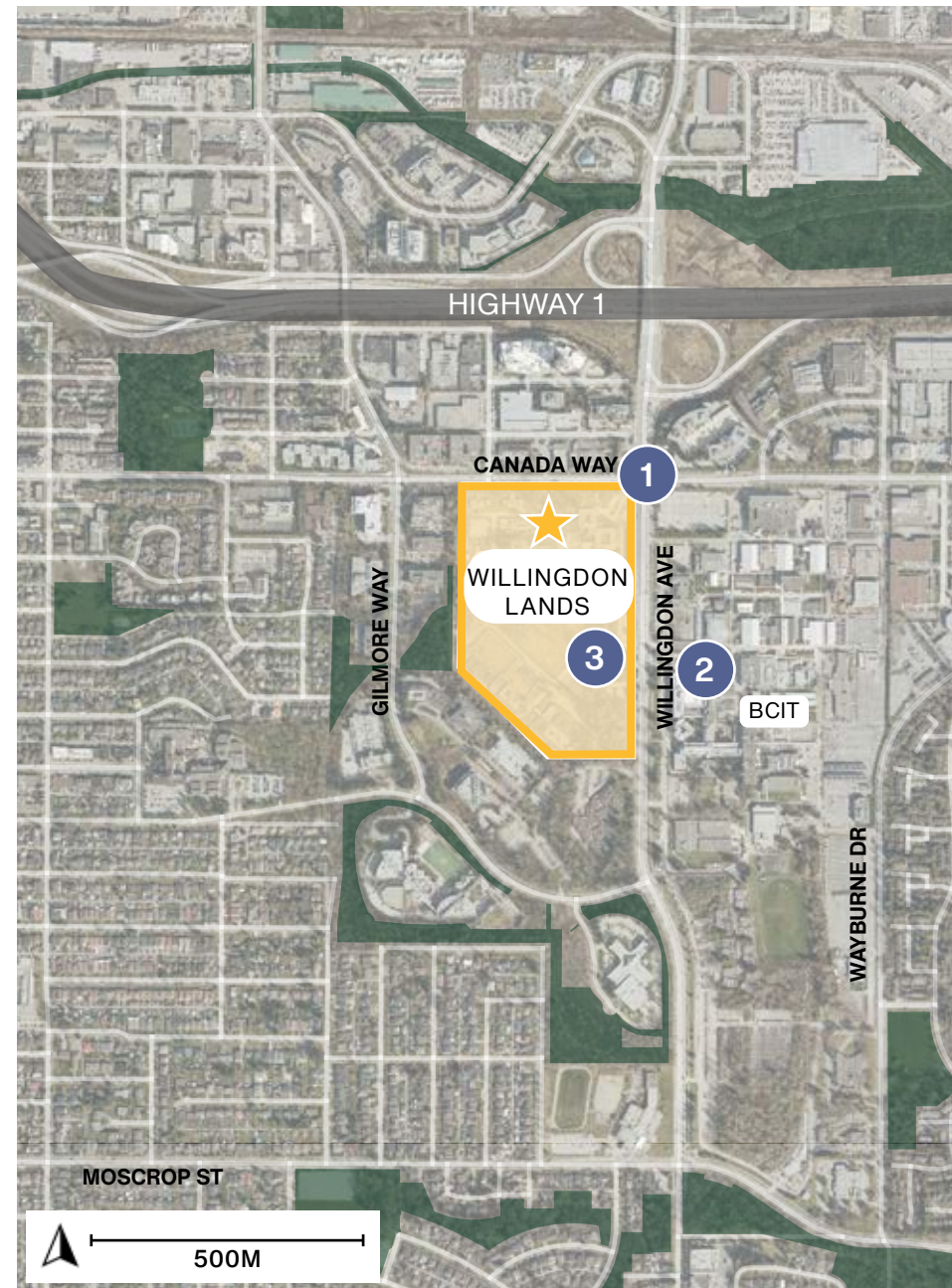


FIGURE 3-17: WILLINGDON AVENUE STREETSCAPE



FIGURE 3-18: WILLINGDON AVENUE FACING SOUTH AT CANADA WAY, CORNER ON THE LEFT IS THE FUTURE BCIT “CROSSROADS” FOCAL POINT



FIGURE 3-19: BCIT CAMPUS AND BUS STOP AT WILLINGDON AVENUE SOUTH OF GOARD WAY



FIGURE 3-20: WILLINGDON AVENUE, FACING NORTH AT GOARD WAY, SHOWING WILLINGDON LANDS WITH SURFACE PARKING LOT ALONG STREET

3.4.3 Neighbourhood Character

Cascade Heights retains a low-rise, post-war character with some multi-family housing, such as low-rise apartments and townhouses along Canada Way. There has been piecemeal, gradual development in the neighbourhood, including a new seniors' housing development to the north of Canada Way, and a new commercial office development in the Discovery Place business park.

Though both residential and employment uses are prevalent in the Cascade Heights neighbourhood, there is little mix or overlap of land uses (with the exception of the mixed institutional and commercial uses which cater to students on the BCIT campus). The development of an Urban Village at the intersection of Canada Way and Willingdon Avenue will provide contributions to a complete community and make the neighbourhood varied in terms of uses, housing choices, and services.

The Cascade Heights neighbourhood is growing at a faster rate than the city as a whole. The 2016 census reported a population of 7,140 residents and a total of 2,901 private dwellings. Around 75% of those housing units are multi-family dwellings.



FIGURE 3-22: CENSUS AREA FOR CASCADE HEIGHTS NEIGHBOURHOOD

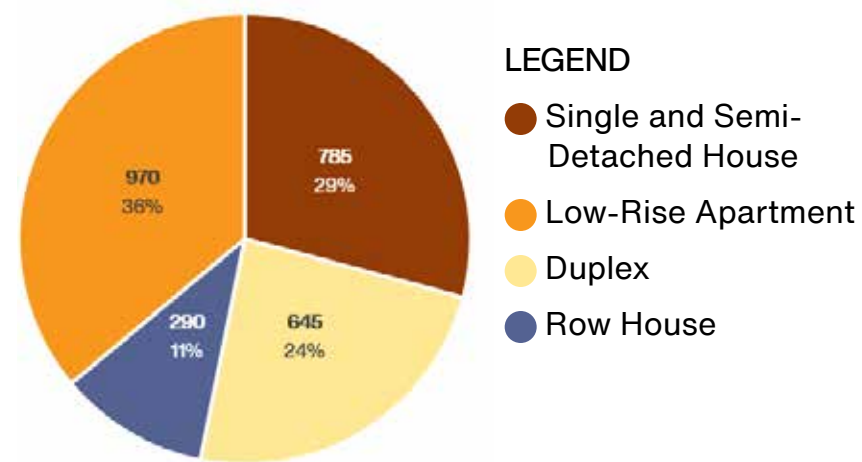


FIGURE 3-21: HOUSING TYPES IN THE CASCADE HEIGHTS NEIGHBOURHOOD



FIGURE 3-23: MID-RISE HOUSING, CHARTWELL RETIREMENT HOME



FIGURE 3-24: POST-WAR BUNGALOWS ALONG A RESIDENTIAL STREET



FIGURE 3-25: GILMORE WAY OFFICE CHARACTER SURROUNDED BY TREES

3.4.4 Surrounding Development Proposals

The most significant proposed changes surrounding the Willingdon Lands site are the expansion of the BCIT campus, the expansion of the EA Games office campus, and the redevelopment of Burnaby Hospital.

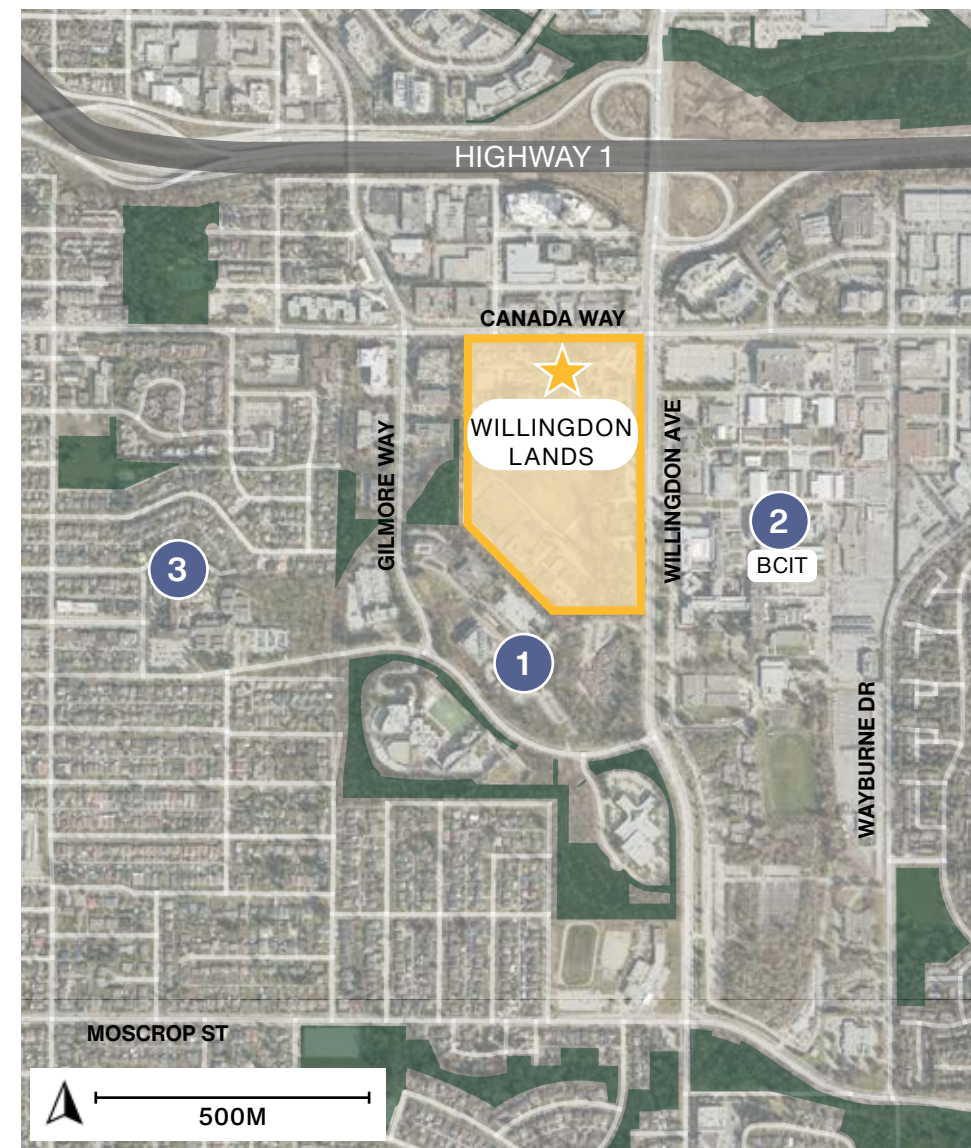


FIGURE 3-26: SURROUNDING DEVELOPMENT PROPOSALS



FIGURE 3-27: 3700 GILMORE AVENUE - EA CAMPUS EXPANSION



FIGURE 3-28: BCIT EXPANSION - CANADA WAY AND WILLINGDON



FIGURE 3-29: BURNABY HOSPITAL RENOVATION

.1 Electronic Arts Campus

To the south of the site is the existing Electronic Arts campus. A major expansion to the campus was proposed to Burnaby Council in August 2020. This will be built on a site north of Sanderson Way, across the road from the existing EA campus. This expansion would add two three-to five-storey buildings.

.2 BCIT Campus Master Plan

Across Willingdon Avenue to the east of the site is the BCIT Campus, which has been at this location since 1964. In 2018, BCIT approved its Campus Plan to guide the site and facilities for the next 50 years as the campus becomes more vibrant, connected, and sustainable. The plan will introduce new, denser student housing and mixed amenities on the site, incorporate a major park and recreation area, and improve the functionality of the site for the surrounding community. The first phase of the plan includes student housing up to 12 storeys.

.3 Burnaby Hospital Redevelopment

Phase 1 of the Burnaby Hospital redevelopment (2021-2025) will introduce a new pavilion, new energy centre, and expansion of existing buildings. This phase will include a six-storey building on the site, expected to be complete in 2023.

3.4.5 Local Amenities

As illustrated in *Figure 3-30*, within the immediate vicinity of the Willingdon Lands there are limited public amenities such as community centres, arts and cultural spaces, shops and services, or even a grocery store. Currently, the most convenient way to access these services from the Willingdon Lands site is to travel to either Metrotown Downtown or Brentwood Town Centre along Willingdon Avenue.

The Willingdon Lands are in the Central West school enrollment zone. The site is served by Cascade Heights Elementary School (1km west, though no direct route) and Moscrop Secondary School (500m south along Willingdon Avenue).

The Willingdon Lands Master Plan will introduce amenities on site for the local community. This will include a daycare, commercial spaces for shops and services including a grocery store, a cultural facility, and outdoor gathering spaces. The mix of retail unit sizes and configurations will provide a varied commercial experience with storefronts for local businesses of different sizes. These commercial and community uses will ensure that the Willingdon Lands site becomes an active hub for the Cascade Heights neighbourhood residents, BCIT students and staff, and Discovery Place employees.

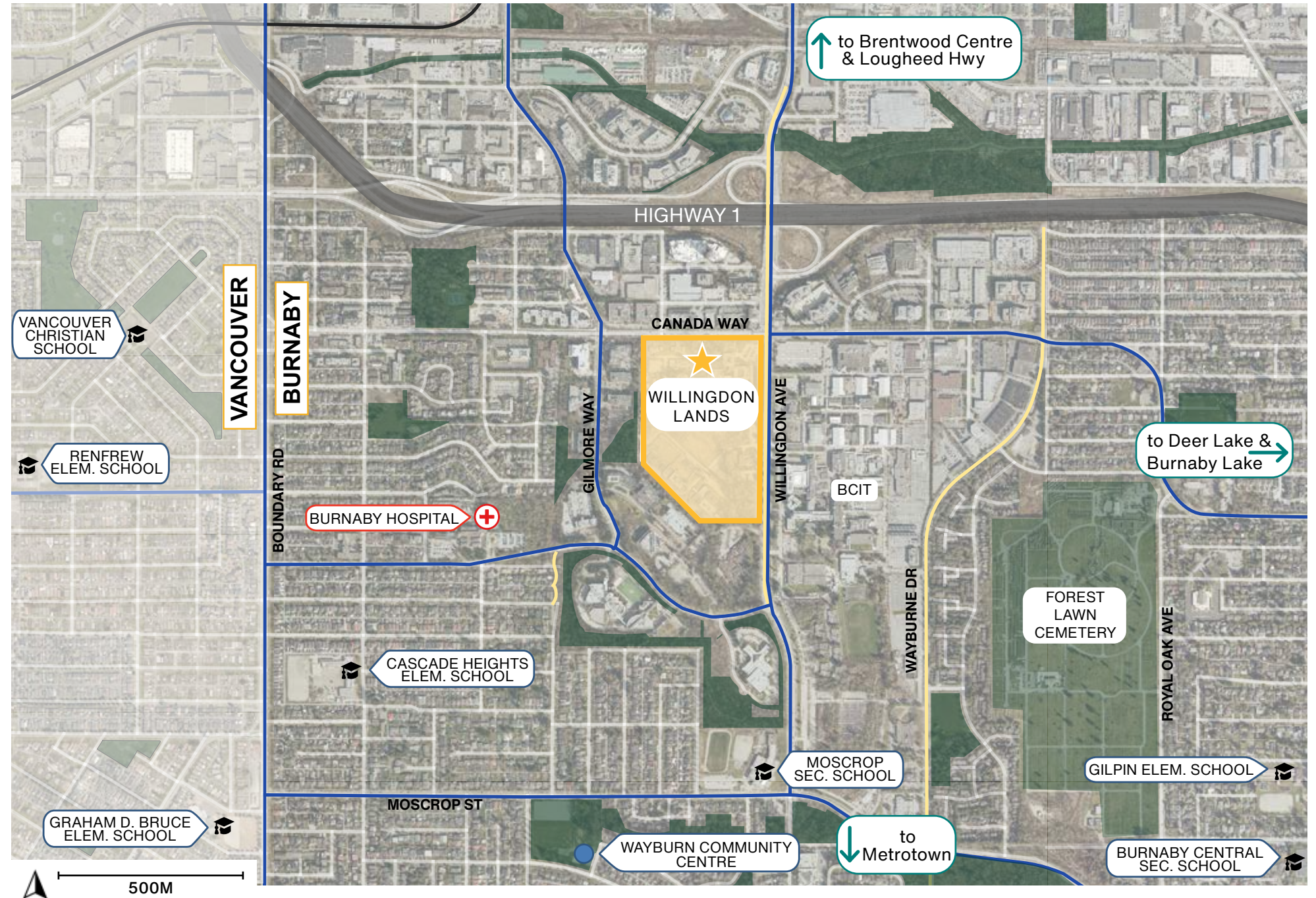


FIGURE 3-30: COMMUNITY AMENITIES AND SCHOOLS

LEGEND

- | | |
|---------------------|---------------------|
| <i>Civic Places</i> | <i>Connectivity</i> |
| ⊕ Burnaby Hospital | — Sky Train |
| ● Community Centre | — Bus Routes |
| 🎓 Schools | — Urban Paths |
| | — Bike Lanes |



3.5 CITYWIDE LAND USE PLANS & POLICIES

The City of Burnaby has a system of policies that work together to help achieve its vision of “a world-class city committed to creating and sustaining the best quality of life for our entire community.”

The Willingdon Lands site is well-positioned to help the City of Burnaby implement this vision, as well as many of its goals for managing employment and population growth. The Willingdon Lands Master Plan is responsive to City of Burnaby policies and objectives, as well as the site’s surroundings and community.

3.5.1 Regional Context Statement

As part of coordinated growth efforts across the region, the City of Burnaby has submitted a Regional Context Statement (RCS) to Metro Vancouver. The RCS (2013) responds to the 2011 Regional Growth Strategy and outlines the city’s plan to accommodate growth. The goals of Burnaby’s RCS are:

1. Create a Compact Urban Area
2. Support a Sustainable Economy
3. Protect the Environment and Respond to Climate Change Impacts
4. Develop Complete Communities

The primary implementation mechanism for these goals is land use planning. Per the RCS, the Willingdon Lands are designated “General Urban” and surrounded by Mixed Employment lands to the north and west.

.1 Response to the RCS

The large Willingdon Lands site offers a unique opportunity to ambitiously respond to all four goals of the RCS in a single development. The Willingdon Lands Master Plan promotes an efficient, mixed concentration of uses along a rapid transit network. The film studio will provide a large employment-generator on the site, adding jobs near services and transit.

The Willingdon Lands Master Plan will achieve a well-served, complete neighbourhood that accommodates growth in a sustainable way.

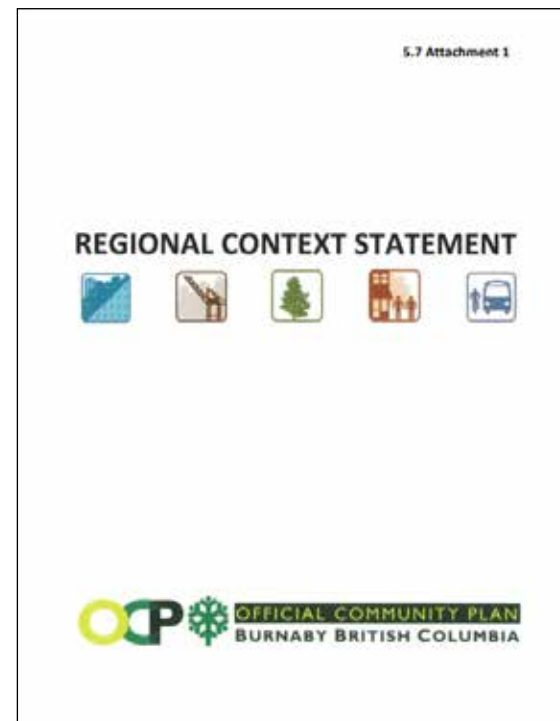
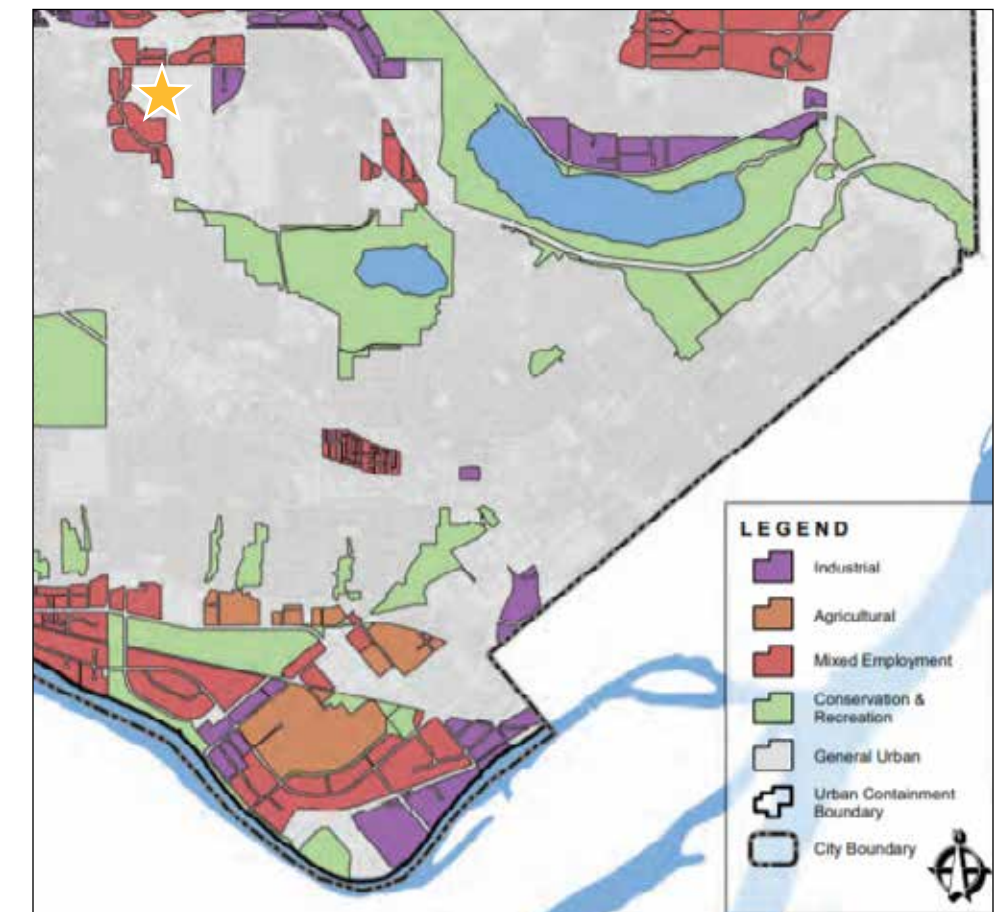


FIGURE 3-31: REGIONAL CONTEXT STATEMENT
SOURCE: CITY OF BURNABY



LEGEND
★ Willingdon Lands

FIGURE 3-32: REGIONAL CONTEXT STATEMENT LAND USE DESIGNATIONS MAP
SOURCE: CITY OF BURNABY

3.5.2 Official Community Plan

The City of Burnaby’s Official Community Plan (OCP) (1998, revised in 2014) guides the growth and development of the city. The OCP describes the vision for Burnaby as,

“a more complete community, an environmentally aware community, a community of economic opportunity, a community with increased transportation choice, an involved community and a community within a livable region.”

The plan lays out a strategic direction for the city to follow in order to actualize this vision. The OCP also sets expectations and guidelines for each part of the urban structure of Burnaby to ensure coordinated development. The Willingdon Lands Master Plan responds to relevant directions as laid out in *Figure 3-33*.

Burnaby’s OCP currently recognizes the Willingdon Lands as a mix of Open/Undeveloped land interspersed with Institutional uses.

.1 OCP Amendment to Urban Village

In tandem with this Rezoning Application, the City of Burnaby is seeking to redesignate the Willingdon Lands site as an Urban Village through an OCP amendment.

Per the OCP, Urban Villages play an important role in the Residential and Commercial land use frameworks in Burnaby. They are intended to be multi-family developments, outside of Town Centres, with associated commercial service areas. Urban Villages are a focal point for neighbourhoods, serving residents’ needs near their homes.

CITY OF BURNABY POLICY	PROJECT RESPONSE
4.3 RESIDENTIAL DIRECTIONS	
Provide for increased housing opportunities in the city.	The Willingdon Lands Master Plan provides over 5,000 residential units on land that currently has no housing.
Broaden housing options within the City and its neighbourhoods to allow more residents to stay in familiar neighbourhoods as they age and their housing needs change.	A variety of housing tenures, types, sizes, and levels of affordability will provide for a range of individuals and families.
Provide for new housing development above ground floor commercial outlets as part of the expansion of “Urban Villages” in the City.	A mix of uses and forms are provided throughout the Willingdon Lands, including terraced building forms that provide housing above ground floor commercial.
Organize multi-family development in the City around designated Town Centres, Urban Villages and suburban multifamily communities.	The context, location, and size of the Willingdon Lands site presents an ideal location for an Urban Village.
Continue to involve residents in planning the types and location of housing best suited to local areas within an overall City context.	Engagement with the Musqueam and Tsleil-Waututh Nations, as well as the broader Burnaby community, is part of the planning process for the Willingdon Lands Master Plan.
Seek new methods, regulations and partnerships to encourage the development and protection of affordable and special needs housing in the City.	This Partnership presents a new opportunity for the City of Burnaby to work with the Musqueam and Tsleil-Waututh Nations as well as provide leasehold housing tenure.
5.3 COMMERCIAL DIRECTIONS	
Accommodate an expanded range of region-serving retail and office uses to help increase services and facilities available locally and assist employment and tax base growth.	The mix of uses on the Willingdon Lands site will include commercial shops and services, as well as an employment hub in the form of the film studio.
Greater provision of locally scaled convenience retail outlets in suitable locations close to residential neighbourhoods.	The mixed-use residential neighbourhood will offer a variety of convenient services within walking distance for residents.
Continued use of established commercial arterials for the provision of office and retail opportunities, either in a streetfront form or within mixed use Village Centres.	Canada Way and Willingdon Avenue are both key arterials. Commercial activities will be anchored within the Urban Village at this intersection.
Provision for and encouragement of commercial tourist facilities and filming opportunities in the City.	The film studio will expand studio availability and increase film industry opportunities in Burnaby.

FIGURE 3-33: RESPONSE TO RELEVANT DIRECTIONS IN THE CITY OF BURNABY OFFICIAL COMMUNITY PLAN

3.5.3 Zoning Bylaw

Per the City of Burnaby Zoning Map shown in *Figure 3-34*, the Willingdon Lands site is currently zoned as “CD Comprehensive Development District.”

The current CD zoning was applied in 2009 with *Bylaw No. 12609* based on P6 Regional Institutional and B2 Urban Office District guidelines and currently permits the following uses:

- High tech industries and head office uses;
- Vocation and post-secondary education facilities and services;
- Health and community services; and
- Supporting accessory land uses, such as commercial, mixed-use, and residential uses.

The existing CD rezoning provides a basis for future amendments of proposed developments. Permitted uses per the CD Zone Development Guidelines for the site include high tech industries and head office use, institutional facilities and services, and mixed commercial and residential uses.

The Willingdon Lands Master Plan will require a new Comprehensive Development zoning.

.1 Response to Zoning

The Willingdon Lands Master Plan concept builds on the 2009 CD bylaw and seeks to provide multi-family housing, a commercial zone and employment hub, and additional public uses through CD zoning comprised of RM5/RM5r, C2 and B2 zones.

LEGEND

- Single and Two Family Residential
- Multiple Family Residential
- Commercial
- CD Comprehensive Development District
- Industrial
- Institutional
- Park and Public Use/Public School
- Agricultural

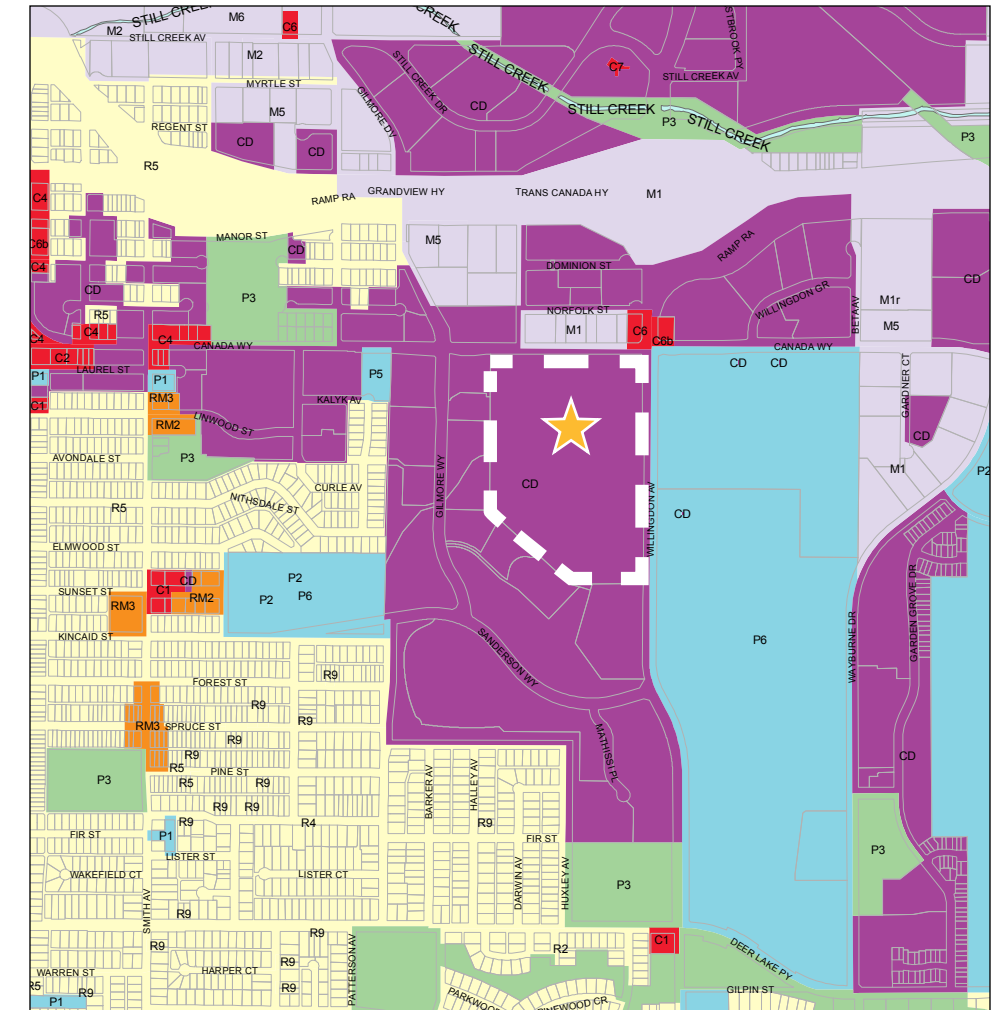


FIGURE 3-34: ZONING MAP
SOURCE: CITY OF BURNABY



3.6 HOUSING POLICIES

3.6.1 Mayor’s Task Force on Community Housing

The Mayor’s Task Force on Community Housing (2019) delivered a final report with 10 “quick starts” and 18 recommendations to the City in four theme areas: create liveable neighbourhoods, invest in housing partnerships, support rental housing and tenants, and promote innovative housing policy.

.1 Response to the Task Force’s Final Report

The Willingdon Lands Master Plan contributes meaningfully towards several of the recommendations, particularly:

- Introduce a variety of housing forms, including ground-oriented and family-oriented housing in a variety of neighbourhoods.
- Create sustainable and accessible communities with a range of amenities and services near arterials and transit.
- Co-locate affordable housing with community facilities.
- Increase supply of affordable rental housing.

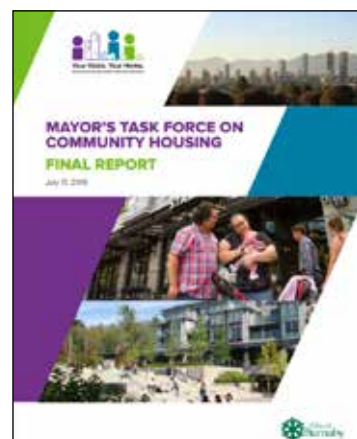


FIGURE 3-36: MAYOR’S TASK FORCE ON COMMUNITY HOUSING FINAL REPORT
SOURCE: CITY OF BURNABY

3.6.2 Housing Needs Assessment

Following the Task Force’s final report, Burnaby’s Housing Needs Assessment (2021) was finalized. Relevant needs supported by the Willingdon Lands Master Plan are:

POPULATION AND HOUSING STOCK

- Though the population of Burnaby has been growing and significant development has occurred, the stock of purpose-built rental housing has decreased over the past decade.

HOUSING NEEDS

- Affordability is the most significant housing challenge in Burnaby.
- Burnaby is anticipated to need an additional 14,940 units to keep up with population growth over the next ten years, including 5,690 rented units and 9,310 owned units. More diversity in the housing stock through ground-oriented multi-family housing is needed.

KEY AREAS OF NEED (NON-EXHAUSTIVE)

- Accessible housing
- Indigenous household housing options
- Housing for youth aging out of care, seniors, and families
- Housing for post-secondary students



FIGURE 3-37: BURNABY HOUSING NEEDS REPORT
SOURCE: CITY OF BURNABY

.1 Response to Housing Needs Assessment

While the timeline considered for Burnaby’s Housing Needs Assessment is a shorter scope than the full build-out of the Willingdon Lands development. The rental and affordable housing components of the Willingdon Lands will be distributed over a multiple years phased build-out and some contributions are expected within 10 years.

With more than 5,000 housing units, the Willingdon Lands Master Plan has the capacity to deliver a significant portion of the anticipated housing need for the Southwest Quadrant, as well as the city as a whole, in a number of categories of housing types, tenures, and levels of affordability.



3.6.3 Draft HOME Housing + Homelessness Strategy

Burnaby’s forthcoming HOME Housing + Homelessness Strategy will provide policy to address the gaps identified in the Housing Needs Assessment. The vision statement in the Preliminary Draft is “that Burnaby is a place where people can find a home, afford a home, and feel at home.” To achieve this vision, the Strategy sets out goals, strategies, and actions - some of which will be implemented by the municipal government, and some will be implemented in partnership with developers and land owners. The HOME Strategy draft also encourages partnerships with local First Nations.

.1 Response to the Draft HOME Housing + Homelessness Strategy

The Partnership has worked closely with the City of Burnaby to develop a Master Plan with a meaningful supply of housing that helps meet the needs of both existing and new Burnaby residents.

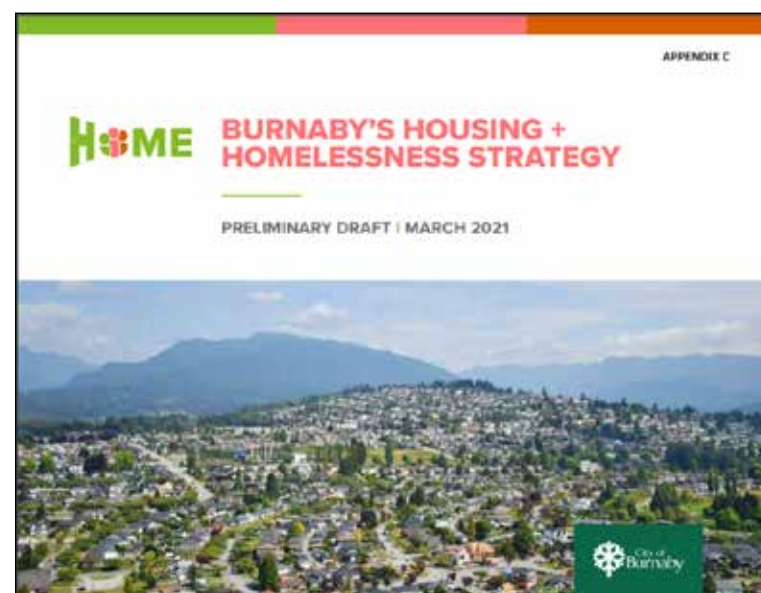


FIGURE 3-38: BURNABY'S HOUSING + HOMELESSNESS STRATEGY DRAFT
SOURCE: CITY OF BURNABY

CITY OF BURNABY DRAFT POLICY	PROJECT RESPONSE
Strategy 1: Increase housing choice.	The Willingdon Lands Master Plan will increase housing choice by introducing residential uses to previously institutional land. There will be a variety of housing types (forms, tenures, sizes, and levels of affordability) including ground-oriented units and live-work units.
Strategy 2: Create more housing in mixed-use, transit-friendly areas.	The Willingdon Lands site is located on transit line between two Town Centres. The Master Plan provides a walkable mix of uses which will reduce car reliance and enable more affordable, sustainable transportation options.
Strategy 3: Support housing for diverse needs.	The variety of housing types proposed for the Willingdon Lands site will meet the housing needs for a diverse population.
Strategy 4: Promote social connections and resilience.	The Willingdon Lands Master Plan intentionally incorporates space for gathering within the design and programming, including the Cultural Heart, a child care centre, retail and restaurant spaces, and outdoor gathering spaces.
Strategy 5: Support climate-friendly and sustainable housing development.	In addition to buildings that meet Burnaby’s Green Building Standards, the landscape will be integrated with the local ecology to enhance the surrounding ecosystems, including daylighting a portion of Sumner Creek.
Strategy 8: Protect and grow our rental housing stock.	The Willingdon Lands will increase rental housing stock in the neighbourhood by providing both market and affordable rental housing.

FIGURE 3-39: RESPONSE TO BURNABY'S HOME HOUSING & HOMELESSNESS STRATEGY GOALS AND STRATEGIES

3.6.4 Rental Use Zoning Policy

Following the Mayor's Task Force on Community Housing report, Burnaby adopted its Rental Use Zoning Policy (2020). The Inclusionary Rental stream of the policy would apply to the Rezoning Application due to the use of the Family Residential Rental (RM5r) zoning designation within the CD zone. The Willingdon Lands site is required to provide 20% of the total number of market units derived from RM5 density as below-market rental housing, rented at 20% below CMHC market median rents. To support provision of these below-market units, additional market density (density offset) may be made available.

.1 Response to the Rental Use Zoning Policy

The Willingdon Lands Master Plan used this policy as a baseline and prioritizes rental and affordable housing, while balancing prosperity and self-determination for the Nations.

The Master Plan for the site achieves 20% of the total number of market units as rental housing, comprised of both market rental, 20% below CMHC market median rents, and affordable housing units, as described in 6.8 Land Use. The Willingdon Lands Master Plan will not pursue a density offset.

Additionally, the Willingdon Lands site will provide a contribution towards affordability through the leasehold strata tenure, which is a more affordable alternative to fee simple strata ownership.



FIGURE 3-40: UNIVERCITY URBAN VILLAGE ON BURNABY MOUNTAIN SOURCE: UNKNOWN



3.7 SUSTAINABILITY POLICIES

3.7.1 Integrated Approach

The Willingdon Lands Master Plan is designed to harmonize three key aspects of sustainability; environmental, economic, and social. In the Hən̓q̓əmi̓ñəm language there is no word for the “environment” or “sustainability” because it is intrinsically linked to every day life and culture.

Musqueam and Tsleil-Waututh teachings are based in values of resource stewardship, community, and consideration to past and future generations. By centering the concept of néç̓aʔmat ct, meaning “we are one,” the Willingdon Lands will sustain generations to come.

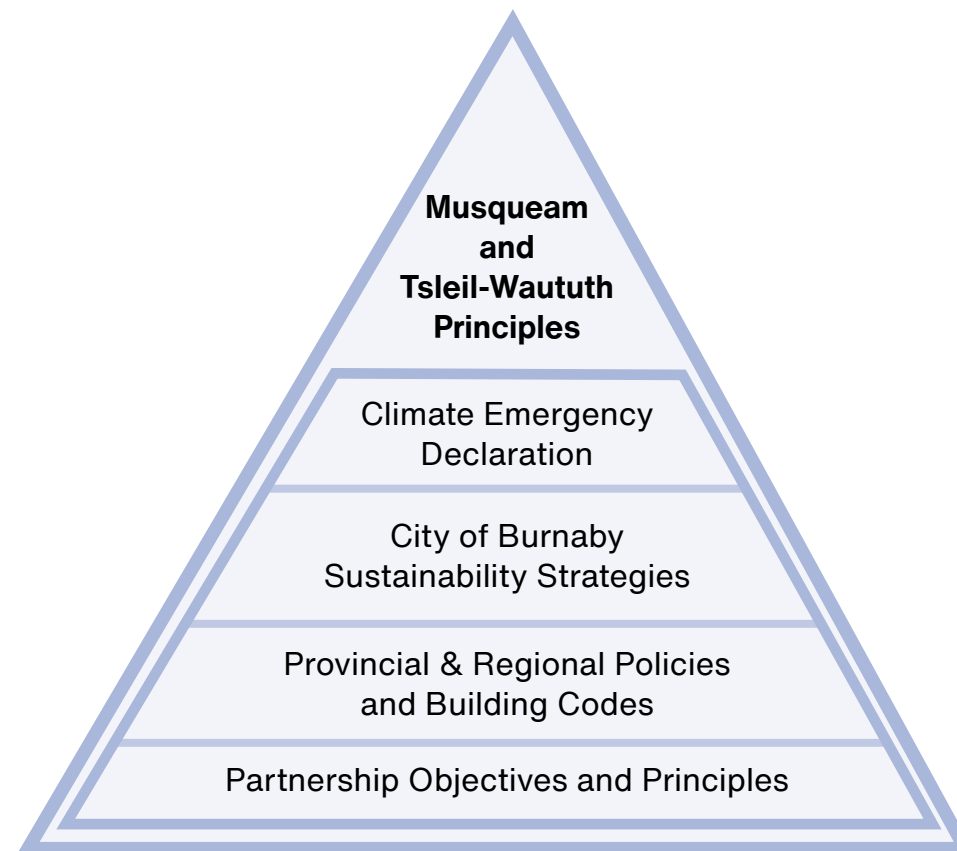


FIGURE 3-41: APPROACH TO SUSTAINABILITY ON THE WILLINGDON LANDS



FIGURE 3-42: EV CHARGERS INSTALLED BY MUSQUEAM ADMINISTRATION
SOURCE: MUSQUEAM



FIGURE 3-43: TSLEIL-WAUTUTH SOLAR PROJECT
SOURCE: NORTH SHORE NEWS



FIGURE 3-44: TSLEIL-WAUTUTH ADMINISTRATION BUILDING AND HEALTH HUB FEATURES RECYCLED MATERIALS AND WOOD SOURCE: SALISH SENTINEL

Story of Cicəł siʔem'

The Tsleil-Waututh and Musqueam Nations have a sacred obligation to steward the land and water, and to respect all beings.

“The Tsleil-Waututh origin story tells that **Cicəł siʔem'** (the creator) created the first Tsleil-Watt man and woman, and gave them the responsibility of **ʔaxwəstəl'** (reciprocity) to respect and care for each other and all elements of **təməxw** (the world, territory, and environment).”

This origin story demonstrates the spiritual connection between the people and other species on Earth since the beginning of time, and the responsibility of stewardship placed on the first ancestors which have been passed down to every generation since.

Summary from “Sources of Tsleil-Waututh’s Stewardship Obligations”
in Assessment of the Trans Mountain Pipeline and Tanker Expansion Proposal, published by the Tsleil-Waututh Nation



FIGURE 3-45: STORY OF CREATION HOUSE POST BY TSLEIL-WAUTUTH ARTIST ZACHARY GEORGE. SOURCE: NORTH VANCOUVER RECREATION & CULTURE

3.7.2 City of Burnaby Climate Emergency Declaration

In 2019, the City of Burnaby declared a Climate Emergency. This declaration prioritized climate action and accelerated carbon reduction targets for the next three decades:

- 45% reductions by 2030
- 75% reductions by 2040
- Carbon neutrality by 2050

The areas considered in these reductions are Buildings, Transportation, Waste, and Other. The plan to reduce emissions in each of these areas is divided into 7 Big Moves and a number of Quick Start Actions. These provide the pathway for the City to move forward in their corporate operations and development, as well as sets standards for developers, businesses, and the community.

3.7.3 Burnaby’s Sustainability Framework

Three key documents make up the city’s sustainability framework. These are Burnaby’s Environmental Sustainability Strategy, Social Sustainability Strategy, and Economic Development Strategy.

.1 Big Moves Applicable to this Project:

RESILIENT NEIGHBOURHOODS

- Urban Villages are resilient due to proximity to transit, the mix of uses, convenient access to services, and compact structure.

HEALTHY ECOSYSTEMS

- Enhance and expand ecosystems by daylighting the stream.

- Increase tree plantings and green infrastructure.
- Potential for green roofs and facades including bird habitat.

ACCELERATED MODE SHIFT

- Connection to the Willingdon Urban Trail bike path.
- Transit accessible, including RapidBus, as well as future alternative rapid transit along Willingdon Avenue and Transit Priority Measures designated along Canada Way.
- Direct transfer to SkyTrain both north- and southbound on Willingdon Avenue.
- Introduction of shops and services on site, increasing walkability not only of the site but for the surrounding neighbourhood.



FIGURE 3-46: BURNABY’S OVERARCHING CLIMATE DIRECTION AREAS

.1 Environmental Sustainability Strategy

Burnaby’s Environmental Sustainability Strategy (ESS) was adopted in 2016. This plan guides the city towards a healthy and balanced urban area and integrated ecosystem that will meet the needs of residents today and in the future. The vision outlined in this strategy is:

“Burnaby is a global leader in protecting and regenerating ecosystems, supporting a healthy and prosperous community.”

The Willingdon Lands proposal responds to all ten goals of the ESS. A future Appendix will provide a detailed response to each of the policies and planned actions on the site.

.2 Community Energy and Emissions Plan

Burnaby’s Community Energy and Emissions Plan (CEEP), adopted in 2019, was created to guide the reduction of Burnaby’s overall energy use and greenhouse gas emissions in order to address climate change, improve local air quality, save money, and improve health and community liveability. Five of the action areas covered in the ESS are specifically targeted in the CEEP: Live, Move, Build, Conserve, and Manage.

The Willingdon Lands Master Plan proposal will make a positive impact on the City of Burnaby’s climate action targets. A future Appendix will provide specifically address the strategies and implement the actions outlined.

.3 Social Sustainability Strategy

Burnaby’s Social Sustainability Strategy (SSS), adopted in 2011, is targeted at creating an environment where the well-being of Burnaby residents is prioritized.

The Willingdon Lands Master Plan proposal outlines a plan for a community that meets the priorities and goals of the SSS. A future Appendix will provide a number of the examples and recommended actions of the SSS.

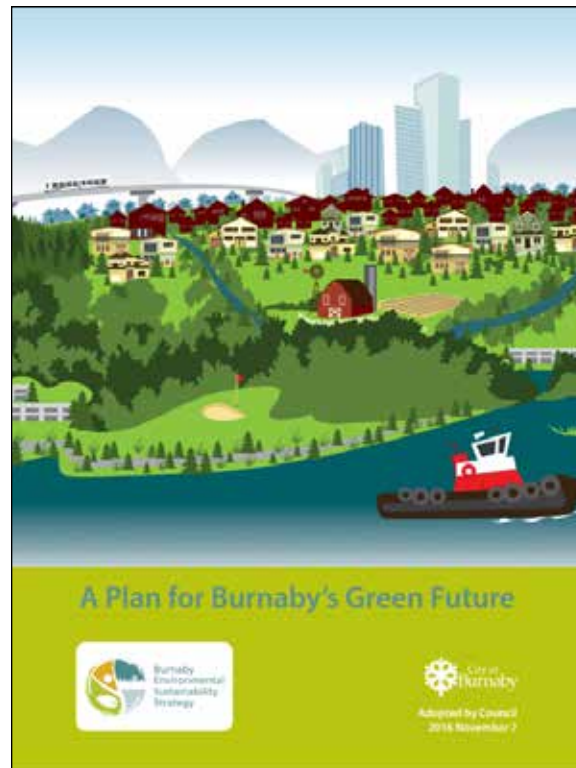


FIGURE 3-47: A PLAN FOR BURNABY’S GREEN FUTURE
SOURCE: CITY OF BURNABY

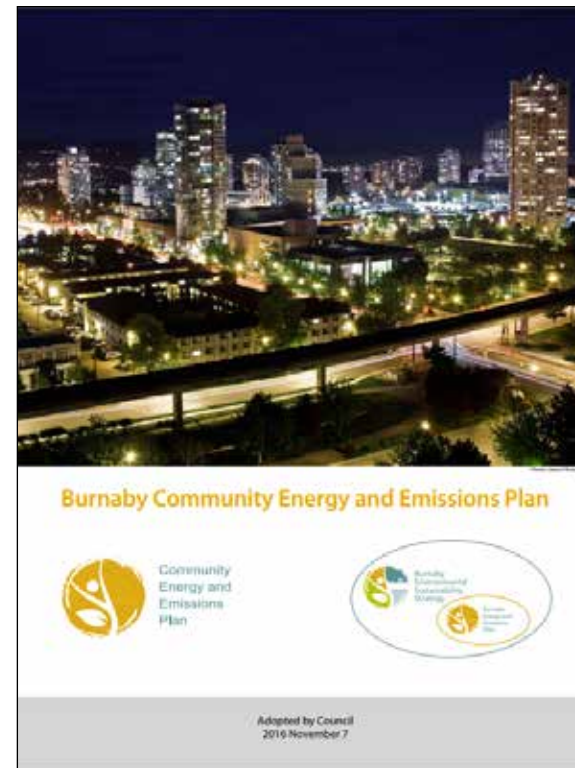


FIGURE 3-48: BURNABY COMMUNITY ENERGY AND EMISSIONS PLAN
SOURCE: CITY OF BURNABY



FIGURE 3-49: BURNABY SOCIAL SUSTAINABILITY STRATEGY
SOURCE: CITY OF BURNABY

.4 Economic Development Strategy

Burnaby's Economic Development Strategy (EDS), adopted in 2007, is a plan to improve and develop the local economy. As Burnaby's population and workforce grows, this plan will help the community take advantage of new opportunities in the region and keep the benefits local.

The Willingdon Lands Master Plan proposal contributes significantly to the economic development in Burnaby by creating economic opportunities for residents and businesses.

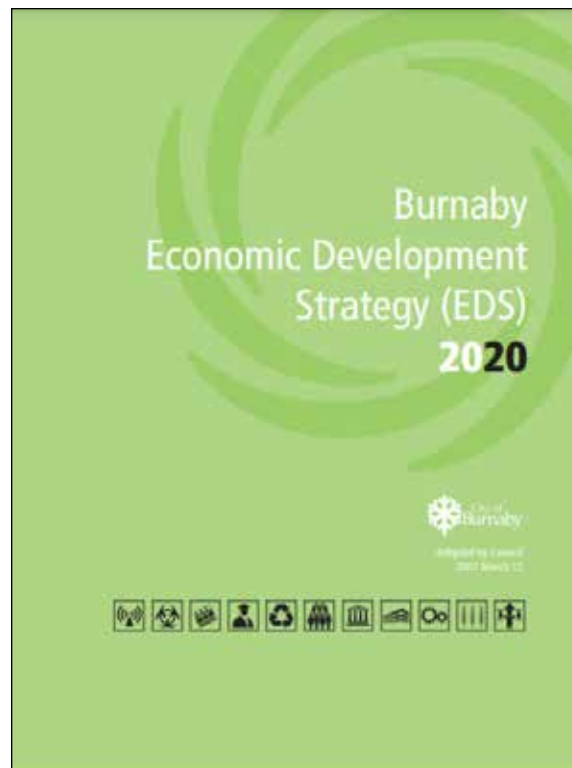


FIGURE 3-50: BURNABY ECONOMIC DEVELOPMENT STRATEGY
SOURCE: CITY OF BURNABY

.5 New Media Urban Village

Burnaby's EDS policy specifies the intersection of Canada Way and Willingdon Avenue as a future Urban Village - particularly, a "New Media Urban Village." This designation had a significant impact on the land use, design, and public amenities proposed in the Master Plan.

The intent for a New Media Urban Village outlined in the EDS is to transform large, single-use employment districts into lively urban places by adding housing, retail, restaurants, entertainment, and community amenities. These become attractive, post-suburban places for diverse populations to live and work. They benefit industry professionals, students, and residents by providing a variety of programs including state of the art production studios, media company offices, training and educational facilities, all within a well-serviced, amenity-rich village.

The Willingdon Lands Master Plan encompasses the City's vision for a New Media Urban Village at the intersection of Canada Way and Willingdon Avenue. The balance of employment lands and residential mixed-use community benefit each other and utilize the space effectively. The proximity to BCIT, Highway 1, Town Centres, transit, and other regional centres will support the integration of a media uses that are compatible with the mixed-use residential community.

.6 Burnaby's Green Building Policy

The Willingdon Lands Master Plan will be required to adhere to Part 3 - Green Building Policy and Energy Step Code 3 per Burnaby's expected performance requirements for large and master planned sites.

Buildings and processes on the Willingdon Lands will be designed, built, and operated with the five key components integrated throughout:

- Energy Modelling & Air Tightness
- High Energy Efficiency
- Flexibility in Energy Efficiency Performance
- Low-Carbon Energy Systems
- Monitor and Reporting Energy Use

At the time of detailed design, a Green Building Report, Energy Checklist, and Energy Modeling Report will be submitted to the City of Burnaby as required.

As per the Green Building Policy for large master planned sites, the carbon emissions target for this site will be no more than 6 kg/m²/year as required, approaching the net-zero-ready by 2032 standard. This supports the City of Burnaby's greenhouse gas reduction targets for buildings, and promotes affordable and healthy communities.

3.7.4 Opportunities to Implement Burnaby’s Sustainability Policies

A number of factors influence the site’s responsive design, including the surrounding environmental and social infrastructure. The site has within its conditions the following ecosystems and networks:

- Urban forest
- Watershed
- Urban temperature
- Parks and open space
- Connectivity
- Local amenities
- School district

There are currently limited options for housing and services near the site, limited access to the conservation area, and disconnection from the surrounding community. It also lacks activation and identity, community hubs, and commercial outlets for essential needs. This leaves a gap in services in the area that can be largely filled by the Willingdon Lands to create a more comprehensive community for not only the residents of the site, but also the surrounding neighbourhood.

.1 Urban Forest

The City of Burnaby prides itself on its impressive natural heritage. Nearly 25% of the city is park or protected lands, much of which is forested. These habitats are an important element in maintaining Burnaby’s vibrant ecosystem. Each site, area, and corridor plays a part in habitat continuity, cooling the city, and providing pleasant and healthy treed corridors.

As outlined in **4.4 Guiding Principle: Connect with the Land and Water**, natural spaces represent opportunities to connect with Musqueam and Tsleil-Waututh culture and values, and to enhance the land and water. Trees are indicators of seasonality throughout the year. They are habitats for wildlife and vital parts of the local ecosystem.

.2 Urban Forests Opportunity

As seen in *Figure 3-51*, the Willingdon Lands are surrounded by smaller, fractured tree stands. This presents an opportunity to connect and improve the urban tree cover across the site to create continuous urban forest in this area. A variety of street trees that highlight native species, hedgerows, and other vegetation cover will create an urban tree canopy and understory that provide ecosystem functions to the site.

LEGEND

- Parks
- Open Space
- ▨ Conservation Lands
- ★ Willingdon Lands



FIGURE 3-51: URBAN FOREST CONTEXT
SOURCE: CITY OF BURNABY GIS URBAN FOREST MAP

.3 Site Assessment of Watershed System

Watersheds are an important part of Burnaby’s context and identity. The city is geographically bounded by water, with Burrard Inlet to the north and the Fraser River to the south. The Willingdon Lands site is in the Central Valley watershed (also known as the Brunette River watershed) which is anchored by Deer Lake and Burnaby Lake. This watershed historically contained more than 150 species, including large mammals that have been eliminated from the area by urban development.

At a finer scale, the Willingdon Lands site falls within two watersheds. The Sumner Creek Watershed, which is the most important for the site design and stormwater approach, and the Guichon Creek watershed. A small portion of Sumner Creek runs across the site, though much of it is currently piped.

The Sumner Creek Watershed connects to the Still Creek Watershed and Still Creek, a creek that has been incrementally daylight throughout Vancouver and Burnaby. Still Creek is one of few creeks where salmon can still be found in an urban setting. Sumner Creek and its watershed ultimately connect to the Brunette River Conservation Area, a critically important environmental reserve.

These watersheds provide a natural connection to Burnaby Lake and Deer Lake, and the rest of the inlet. They tie the land to its surroundings, and act as transportation arterials for fish, ducks, and other aquatic species. They also provide stormwater management benefits and green open spaces.

.4 Watershed System Opportunity

There are a number of opportunities to improve and restore the watershed. This includes on-site stormwater management, permeable surfaces, and, notably, the daylighting of a portion of Sumner Creek within the site. This daylighting is a contribution to the larger goal of restoring creeks and salmon habitat in the Lower Mainland.

There is also an opportunity to provide recreational, educational, and interpretive space for the community to learn about watershed ecology and riparian ecosystems in Burnaby's urban centre.

.5 Site Assessment of Urban Heat Island Effect

The Willingdon Lands site is currently at a median surface temperature relative to overall urban heat island measurements in the Lower Mainland. As it is surrounded by urban development, the urban area trends towards higher temperatures, which are broken up by cool zones in large parks and conservation areas.

Directly east of the Willingdon Lands, the BCIT and Sprott Shaw campuses are some of the hottest spots in the city. Overall, there is vast room for improvement to surface temperature in the area. The urban tree canopy and watershed are both opportunities to reduce surface temperature for a more comfortable and climate resilient development.

.6 Urban Heat Island Opportunity

Related to the urban forest coverage and watershed restoration, the cooling of the land around the Willingdon Lands site will be a co-benefit of these improvements. By adding vegetated coverage, the process of evapotranspiration removes heat from the air and prevents excessive heating caused by heat absorbing elements such as hardscaping.

A variety of measures including green roofs, tree canopy, plantings, shade structures, and permeable surfaces will contribute positively to mitigating urban heat island effect on the Willingdon Lands and surrounding area. This site presents a significant opportunity for improvement as it currently has on site exposed pavement and surface parking lots.

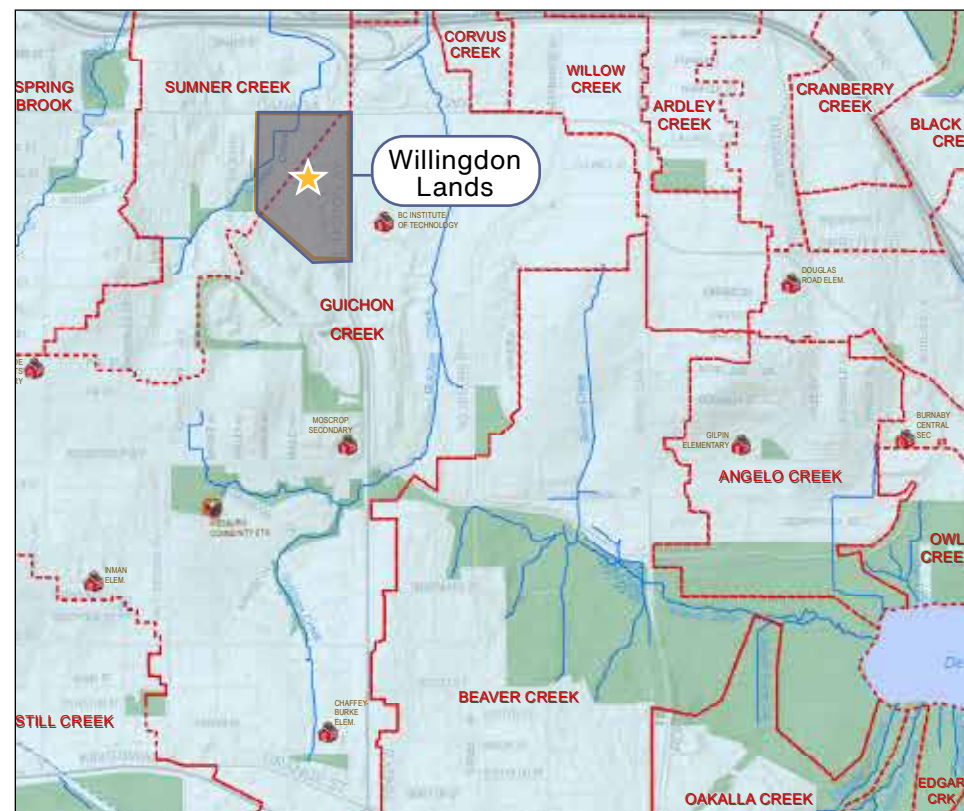


FIGURE 3-52: CENTRAL VALLEY WATERSHED MAP

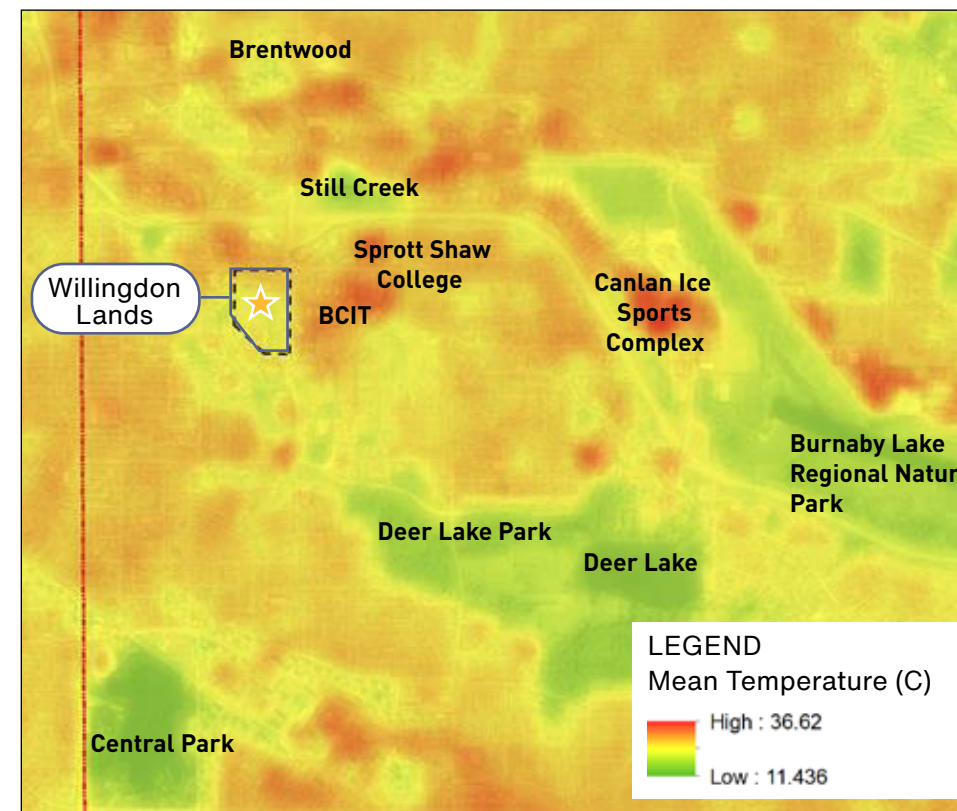


FIGURE 3-53: HEAT ISLAND EFFECT IN BURNABY

“Burnaby’s green spaces, forests, stream areas and urban trees **provide summer cooling** to all neighbourhoods while **mitigating the heat-island effect**, reducing energy used for cooling in the summer (and the associated carbon emissions).”

BURNABY CLIMATE ACTION WEBSITE



3.8 PARKS & OPEN SPACE POLICY

3.8.1 Parks and Open Space Framework

Burnaby is home to 152 parks, many of which are connected by trail systems. The scale ranges from vast landscapes to small neighbourhood playgrounds, with a variety of amenities offered.

Chapter 7 of Burnaby’s Official Community Plan outlines the plan for parks and open spaces. The City aims to provide and maintain a comprehensive mix of park and open space opportunities sufficient to meet the changing needs of the community. As the population of Burnaby grows, the city is focused on the protection and enhancement of natural features and ecosystems, as well as the provision of neighbourhood and district parks to address the needs of its increasingly urban community.

.1 Site Assessment of Parks and Open Space

The site of the Willingdon Lands does not currently have public open space or parks, nor any connections to existing parks.

The closest parks to the Willingdon Lands are Avondale Park and Broadview Park to the west - neighbourhood parks each with a playground, and the Moscrop Secondary School grounds to the south, which includes a soccer field, grass field, and running track. Avondale Park is approximately 600m to the west, though direct access depends on the future planned trail connection through the Discovery Place Conservation Area. Broadview Park is approximately 550m to the northwest, across Canada Way, from the northwest corner of the Willingdon Lands site. Moscrop Secondary School is approximately 600m south on Willingdon Avenue.

Willingdon Avenue is considered an urban trail, and is the most direct route to connect to the district park Deer Lake Park, which begins at the southeast intersection of Moscrop Street and Willingdon Avenue.

.2 Parks and Open Spaces Opportunity

The parks and public open space plan is the backbone of the Willingdon Lands Master Plan. This is one of the greatest opportunities on the site for providing public benefit, gathering spaces, and environmental restoration.

The Willingdon Lands will feature a generous on-site park and open space area with many uses for all ages and abilities, a public playground, large open field spaces, and a forested trail area. Approximately three acres of land are identified as open space, one third of which is natural park area and two thirds is a local park.

For more information, refer to *07 Public Realm Concept*.



FIGURE 3-54: “GREEN ZONE LANDS” - PROTECTED OPEN SPACES
SOURCE: CITY OF BURNABY

LEGEND

★ Willingdon Lands

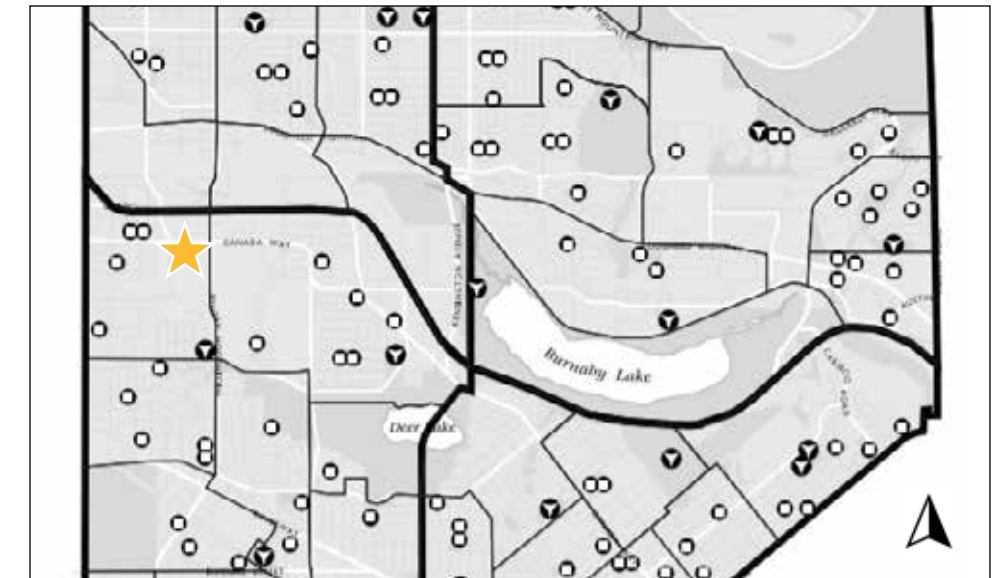


FIGURE 3-55: DISTRICT AND NEIGHBOURHOOD PARKS
SOURCE: CITY OF BURNABY

LEGEND

★ Willingdon Lands
● District Parks
○ Neighbourhood Parks



3.9 TRANSPORTATION POLICIES

3.9.1 New Local & Regional Plans

Two in-progress documents will influence the future of transportation around the Willingdon Lands site. The City of Burnaby is currently undergoing a transportation planning exercise ahead of its *Connecting Burnaby* Transportation Plan. Concurrently, TransLink is planning the *Transport2050* Strategy.

Burnaby’s Transportation Plan Draft is a comprehensive approach to transportation planning that integrates land use, public realm and streetscape, accessibility, transportation demand management measures, and transportation network planning.

Policy directions that directly relate to the Willingdon Lands Master Plan include:

- Prioritizing connections between Town Centres
- Emphasizing and enabling non-vehicle travel and sustainable transportation options
- RapidBus or better service planned along Willingdon Avenue and Canada Way west of Willingdon Avenue within the long range public transit network
- Proposed further guidelines and plans including Public Realm Design Guidelines for all public streets, citywide TDM Strategy, and Comprehensive Parking Framework

TransLink’s draft *Transport2050* Regional Transportation Strategy supports the Willingdon Lands Master Plan by designating Willingdon Avenue as a part of the Major Transit Network. This prioritizes fast and reliable transit along Willingdon Avenue, connecting Metrotown Downtown and Brentwood Town Centres with the Willingdon Lands site.

.1 Transportation Opportunity

The Willingdon Lands Master Plan incorporates connectivity, transportation, and land use in a forward-thinking way. Multiple modes are planned for including cycling routes, accessible pedestrian paths, and safe vehicle circulation. The location is opportune to benefit from future transportation improvements.

A future Appendix will provide a full Transportation Impact Assessment, including trip generation numbers and Transportation Demand Management (TDM) measures planned for the site.

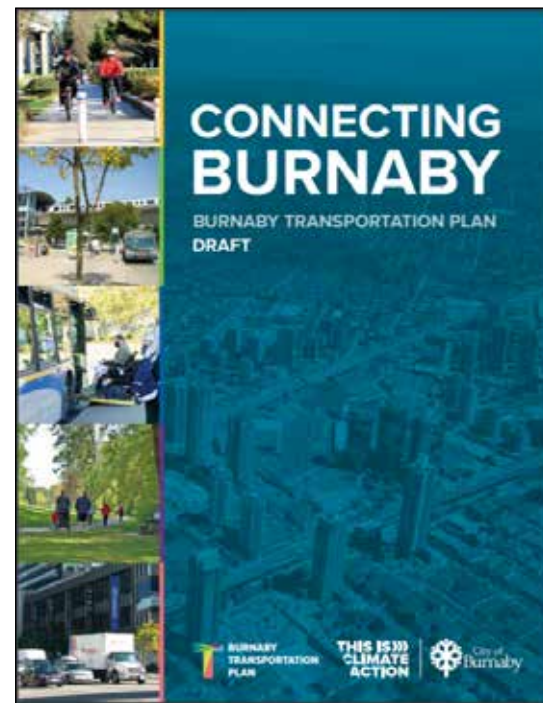


FIGURE 3-56: CONNECTING BURNABY DRAFT PLAN

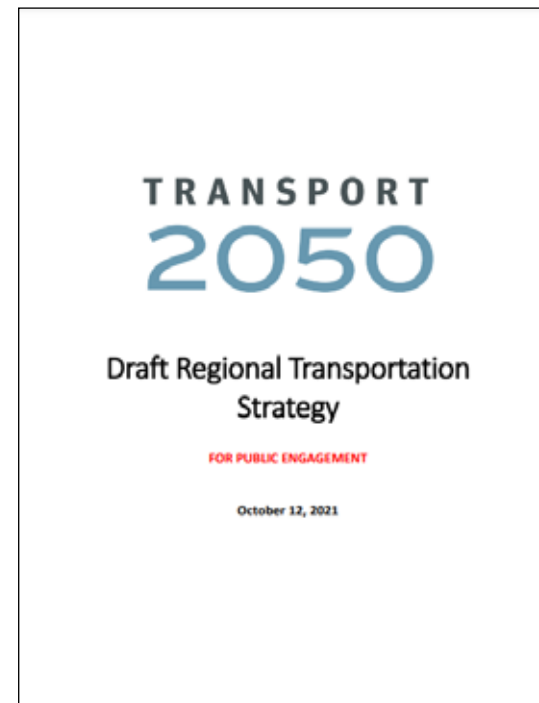


FIGURE 3-57: TRANSPORT2050 DRAFT STRATEGY



3.10 ART POLICY

The Willingdon Lands site is a private development, but it is important to the Partnership and HOST Consulting, who is the public art consultant for this master plan and who is continuing to develop a Detailed Art Plan for the development, to uphold the spirit of City of Burnaby's policy in the development of public spaces.

In Burnaby, public art is viewed as a community amenity that provides a net benefit to the entire city; public art and cultural facilities significantly contribute to the quality of life and general livability of a community. The Burnaby Public Arts Policy (1990) declares the necessity of art as a part of public life:

“For a community to embrace the arts as a vital part of everyday life requires a very special kind of vision. This is a vision which recognizes that people need more than food and shelter if either individual or community potentials are to be attained. People also hunger for stimulation, challenge, and opportunities for growth. Indeed people have long displayed an urge to engage in a struggle of ideas – to make private sense of, manipulate, and reiterate the world in which one lives - and to share those personal visions with others. The community which develops an environment in which people may explore, discover, create, celebrate and share through the arts will provide for those additional human needs, and in doing so, encourage a higher quality of life for its residents.”

(Burnaby Public Art Policy, 1990)

Burnaby's Art in Public Places Policy (2005) notes that “Public Art can stimulate community pride and sense of place” and HOST Consulting's vision for the Willingdon Lands is to do just that. By providing additional context and history to help situate the site's sense of place, this document supports the City's Social Sustainability Strategy, including Action #31 (Expanded Recognition of Cultural Practices), Action #47 (Promotion of Local Artists), and Action #89 (Community Amenity Needs). By integrating art from Musqueam and Tsleil-Waututh artists, the Willingdon Lands will weave a public narrative that benefits all.



FIGURE 3-58: PUBLIC ART IN BURNABY
VITALITY & STATE OF NATURE,
BY THOMAS CANNELL OF THE MUSQUEAM NATION



04 Guiding Principles



*“A face outline with a Salish face beside to represent we are guided by our ancestors and lean on their advice and teachings that have been passed down for generations.”
Art by: Ocean Hyland*



4.1 FRAMEWORK

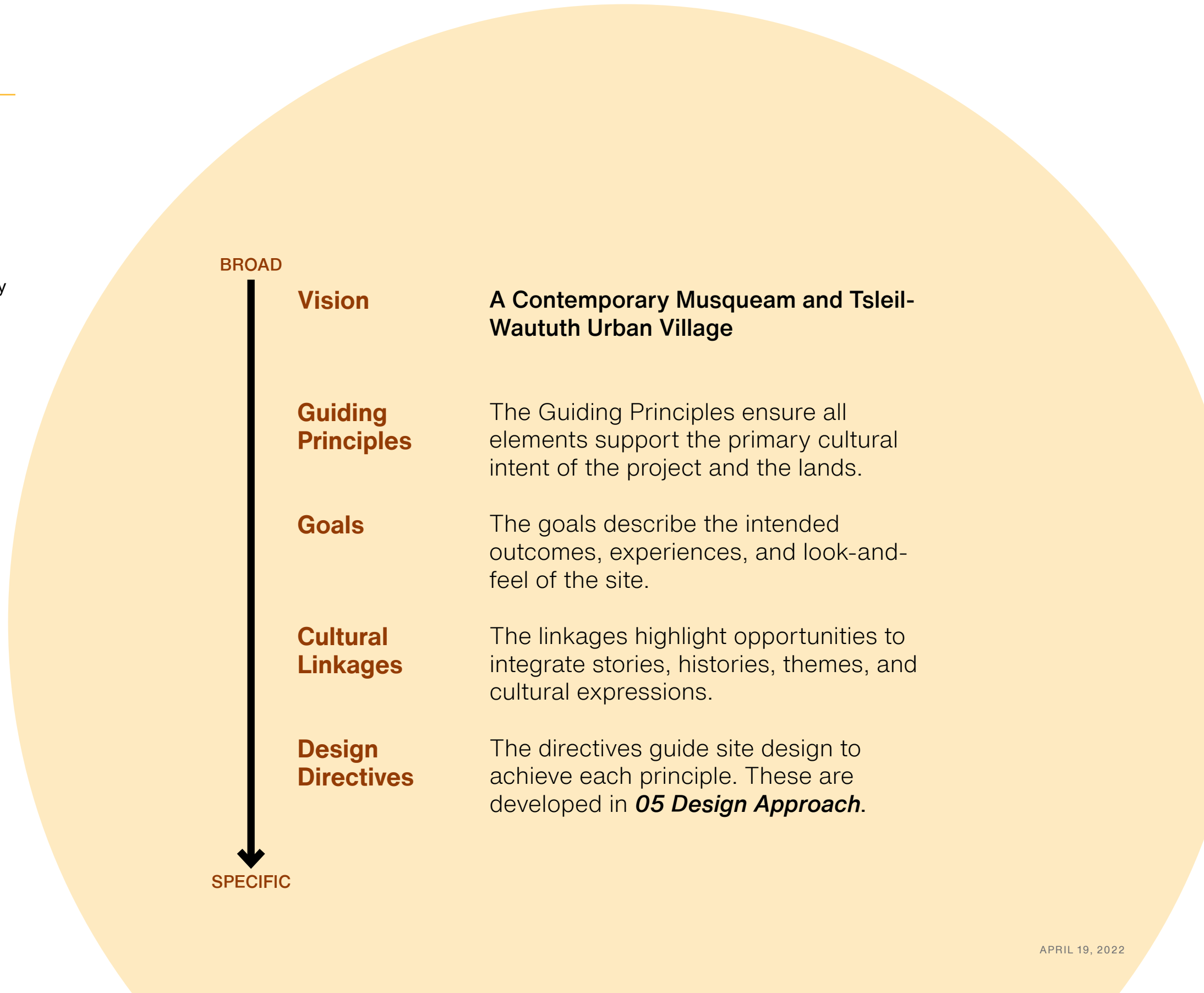
4.1.1 Process

The Guiding Principles for the Willingdon Lands Master Plan were developed collaboratively with the Partnership early in the planning process and are the foundation for the master planning work. They guide the vision, goals, and design approach on this site. The Guiding Principles were consistently referenced throughout the development of the Master Plan to ensure all elements support the primary intent of the project.

4.1.2 Applying the Principles

Each Guiding Principle has a set of defined goals, linkages to history and culture, and references to possible design approaches that detail the implementation of the principle on the site (as described in *05 Design Approach*). These elements are set out in order to achieve the overall vision for the site, developed out of all four Guiding Principles.

This methodical approach to developing a vision for the site ensured these principles establish meaningful, impactful, and coherent design. As urban design, programming, and architecture are further developed, this framework will guide each component to bring the vision to life, while retaining the values and spirit originally intended for the site.





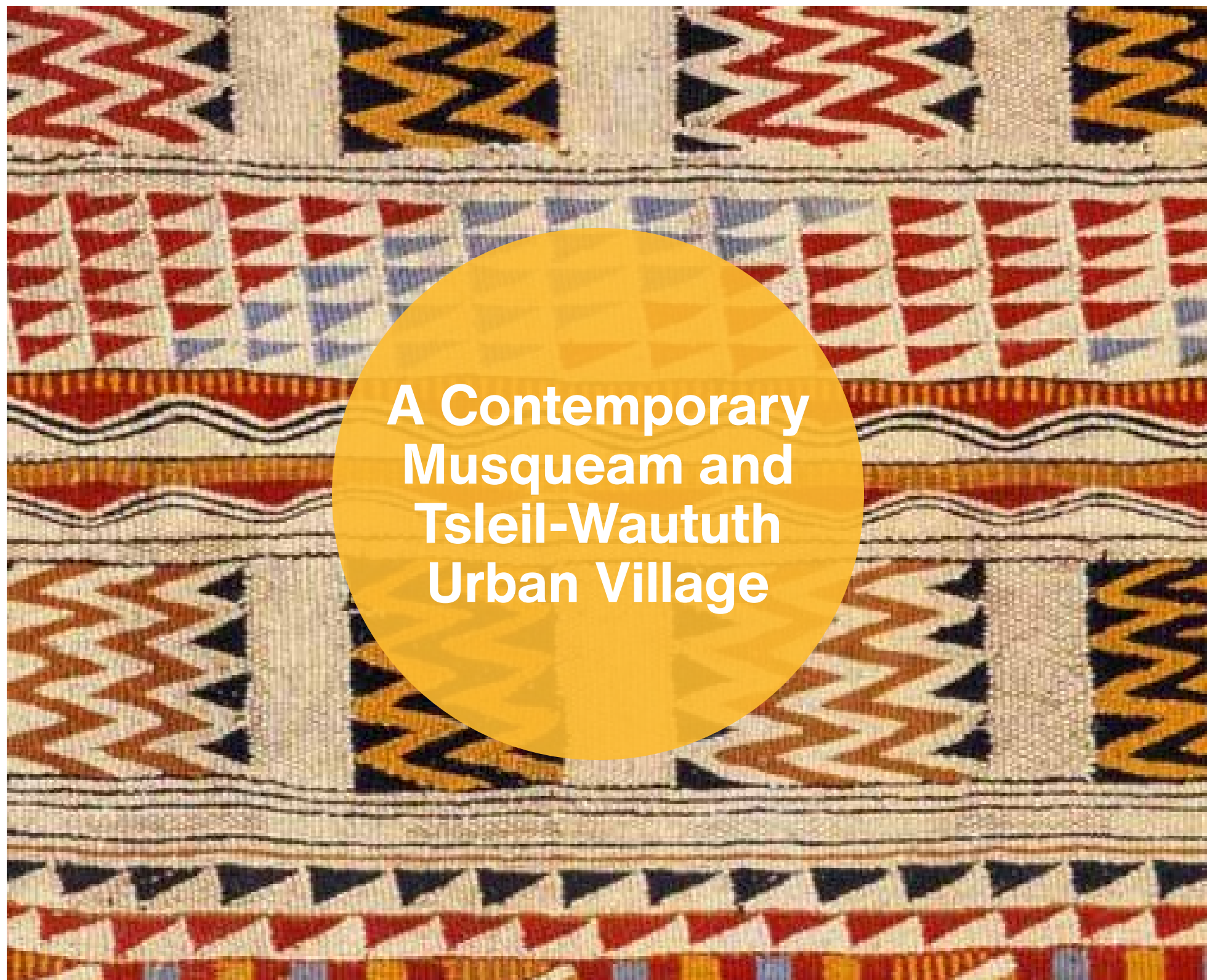
4.2 VISION STATEMENT

The vision for the Willingdon Lands site is to create “a Contemporary Musqueam and Tsleil-Waututh Urban Village.”

Residents and visitors to the Willingdon Lands site are invited into the neighbourhood to participate in community, feel connected with nature, and be told stories. Entering from any of the four entrances to the site, people will pass through a portal that begins the cultural experience. This is the introduction to Musqueam and Tsleil-Waututh cultures and traditions, clearly indicating that they are passing through into a space owned and kept by the Nations.

As residents and visitors meander into the heart of the site, interconnections to the natural world are all around. From the restoration and stewardship of Sumner Creek through daylighting, to the planting of native species, the site will demonstrate sustainability not just through individual measures, but as a fully functioning integrated system.

Whether passing through or staying for a gathering, people will see and hear stories woven throughout the lands. These stories of the land and of Musqueam and Tsleil-Waututh People who traditionally occupied Burnaby and the surrounding areas will be told on the site through film, art, design, performance, education, and social gatherings. They create a better understanding of the history, traditions, and systems of the people and ecosystems in this place, and how the site came to be.



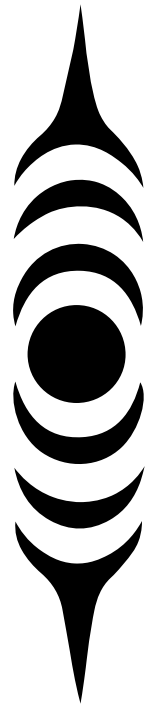
**A Contemporary
Musqueam and
Tsleil-Waututh
Urban Village**

FIGURE 4-1: BLANKET FEATURED IN “THE FABRIC OF OUR LAND” EXHIBITION
SOURCE: UBC MUSEUM OF ANTHROPOLOGY



4.3 FIRST GUIDING PRINCIPLE: RESPECT THE PAST AND EMBRACE THE FUTURE

Drawing from stories, teachings, and legacies of the Musqueam and Tsleil-Waututh Nations, common histories are shared while charting a new path forward. These stories and histories are already embedded in the site and surrounding area, and will be highlighted through the design and function of the site.



GOALS



1 Share the site and area's history while charting a new path forward.



2 Celebrate the Musqueam and Tsleil-Waututh legacies of storytelling across the site.



3 Create a space that provides opportunities for the Nations to tell their stories.

4.3.1 Cultural Linkages

.1 Oral Traditions

The lands themselves are part of oral traditions, such as in the story of the Passageway from False Creek to Deer Lake (Figure 4-6). The context within the city and natural landscape are inherently part of the past and future.

.2 Traditions & History Through A Contemporary Lens

The site will be a space for ceremony in both traditional and contemporary forms. It will be a gathering space that can accommodate a variety of cultural expressions, from performing dance to sharing food, and will honour the past.

.3 Respect Ancestors

The legacy of many ancestors, including Chief Dan George of the Tsleil-Waututh Nation, is innovation and story-telling. Chief Dan George's acting career is the embodiment of the use of film as a contemporary oral tradition. The site will be used to honour ancestors who used this land and resources, created the existing family lineages, and continue their legacies.

.4 Opportunities in the Film Industry

There is a well-established legacy of Musqueam and Tsleil-Waututh stories told through film. The site presents opportunities to integrate film and story-telling in the community. This is also a prime opportunity for economic advancement through the film industry. There are limitless ways to incorporate Musqueam and Tsleil-Waututh media in many aspects of the site, with references to the wide variety of scale and production values such as music videos, social media clips, blockbuster films, and independent productions.

.5 Storytelling Transfers Knowledge

These lands present a multitude of story-telling opportunities in the urban design, public realm, architecture, and Cultural Centre. Residents and visitors will be invited to hear these stories and learn the values and principles embedded within. Storytelling is a way to share Indigenous knowledge that has been known and passed down for generations.

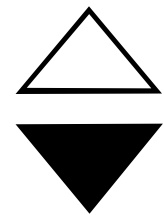


FIGURE 4-2: DEPARTURE OF COAST AND INTERIOR SALISH CHIEF'S DELEGATION TO ENGLAND, 1906. CHIEF JOE CAPILANO PICTURED CENTRE
SOURCE: CITY OF VANCOUVER ARCHIVES



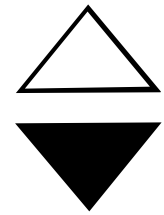
4.4 SECOND GUIDING PRINCIPLE: CONNECT WITH THE LAND AND WATER

Burnaby's land and water are rich in natural history and resources. A connection to the land and water was vital to the Musqueam and Tsleil-Waututh Nations for survival. As this site is redeveloped into a community, there is an opportunity to reconnect disrupted ecosystems and enhance the natural environment. This honours the natural history of the area, and builds a future with enhanced health, liveability, and community.

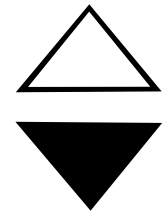


GOALS

Design a site that provides and protects for the generation ahead.



Honour the land it is on by ensuring a strong relationship with nature.



Use green building design, energy conservation, and native landscaping.

4.4.1 Cultural Linkages

.1 Tradition of Canoeing, Hunting, and Gathering at Deer Lake

The Willingdon Lands were abundant in resources. Design elements that pay homage to the plants and animals that were once found on this site will be integrated through colours, designs, and plantings. Tools such as canoes will be highlighted in design in literal or figurative ways. Elements of the longhouses and villages that would have thrived near Deer Lake will be integrated onto the site.

.2 Wildlife Habitat on Site

These lands were not only the traditional territories of the Musqueam and Tsleil-Waututh Nations, but also of elk, deer, bears and eagles. Although no large game exists here today, the site remains an active ecosystem and habitat for birds, fish, reptiles, and mammals. Efforts to make the design as wildlife-friendly as possible will strengthen the site's connection to its context in the greater ecosystems of Burnaby and the west coast.

.3 Creek and Watershed

The site is home to two distinct watersheds: Sumner Creek and Guichon Creek. Sumner Creek runs across the site and feeds into Burnaby Lake. Water plays a vital role on the site, and will be integrated into the design at all levels. The daylighting of a section of Sumner Creek is a symbol of the reconnection to the land and watershed. It is also a literal connection to Burnaby Lake, where the creek drains.

.4 Importance of Seasonality

The history of Musqueam and Tsleil-Waututh families living in seasonal villages ties directly to the availability of resources at a particular time of the year. Each season brought resources that the Hən̓q̓əmi̓n̓əm speaking people used to support their livelihood, as well as for trade and commerce. Honouring the different uses throughout the year is part of the Nations' legacies. Active shared outdoor activities and passive indoor family spaces will balance the needs of residents and pay homage to year-round Musqueam and Tsleil-Waututh traditions.

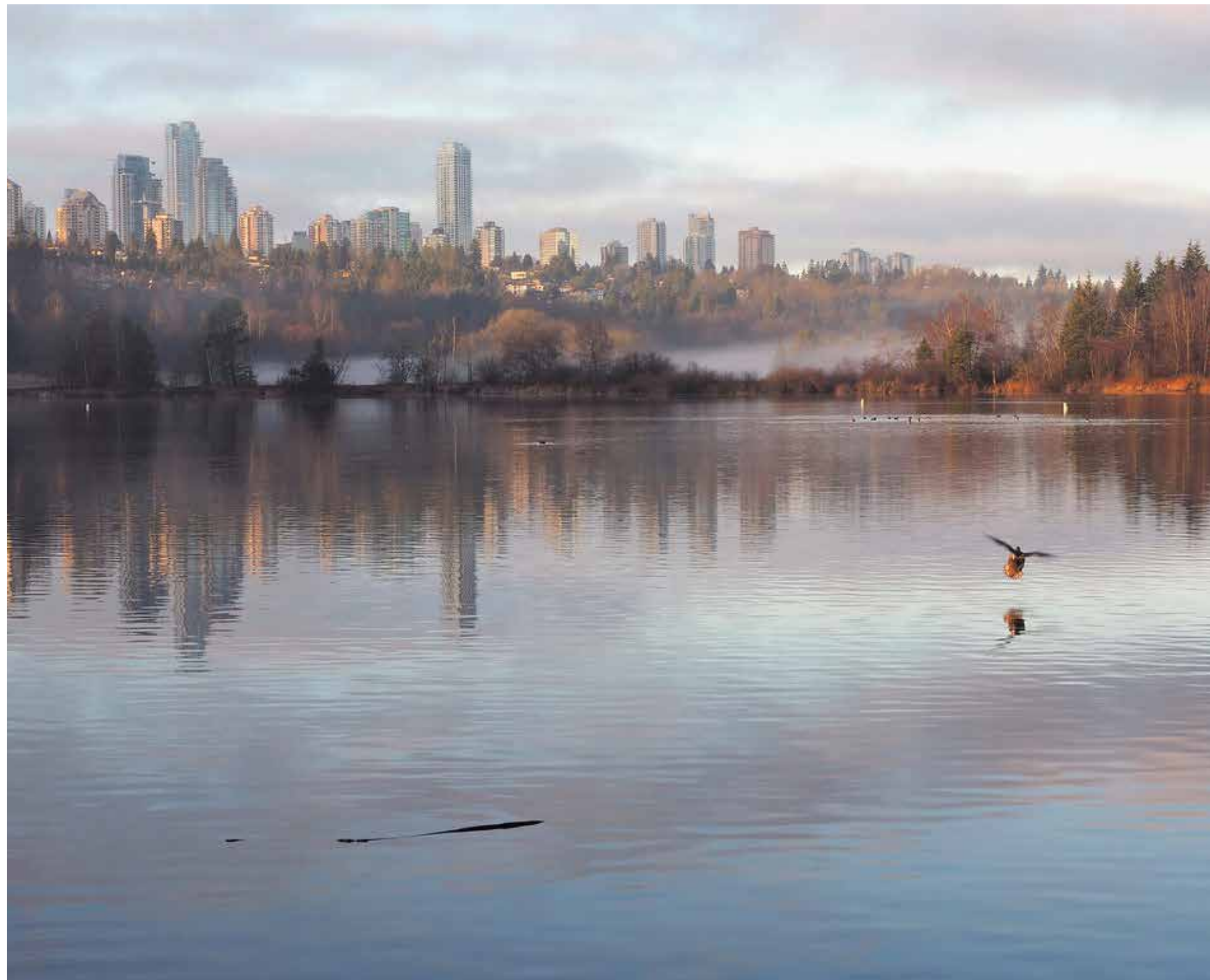


FIGURE 4-3: DEER LAKE IN THE MORNING
SOURCE: JANICELEMON793, FLICKR



4.5 THIRD GUIDING PRINCIPLE: NURTURE A SENSE OF PLACE

It is a priority that the people who enter this place experience that they are welcomed into the community. The intentional Indigenization of the site will guide residents, workers, and visitors through the distinct spaces within the site. Each design element will work together to tell the cultural narrative and create a memorable, liveable, meaningful experience.



GOALS



The site is an inclusive gathering place for all cultures and recognizes the community traditions of the Musqueam and Tsleil-Waututh Nations.



The site feels like a distinctly Musqueam and Tsleil-Waututh place; visitors are welcomed by the Nations and feel connected to their traditional and contemporary culture.



The site incorporates the tradition of making beautiful the practical tools of everyday life.

4.5.1 Cultural Linkages

.1 Basket and Blanket Weaving Patterns

The patterns and geometries found in traditional dyed wool blanket weavings will be prominent on the site. These designs will mark and delineate spaces, buildings, and pathways in a cohesive and beautiful way.

Traditional basket weaving was a resourceful activity, using local roots and grasses available including cedar roots and fern fronds. These high-quality products could be made water and air tight. Similarly to blanket weaving patterns, cedar weaving textures and patterns will be reflected in the materials and designs on the site.

.2 Communal Living and Extended Communities

In traditional Musqueam and Tsleil-Waututh cultures, almost everyone lived in communal longhouses. The Willingdon Lands site will introduce elements for family-focused community living—including amenities that serve all ages, family-appropriate units, and recreation space that can be enjoyed for generations.

.3 Longhouse Style Subdivisible Spaces

Just as the Urban Village structure is a modern application of traditional Musqueam and Tsleil-Waututh villages, multi-family residential buildings are contemporary longhouse forms. Larger gathering spaces will be provided for community, social, and family events, while smaller spaces will be reserved for private gatherings.

.4 Traditions in Contemporary Forms

The teachings from traditions and ceremonies will be applied in contemporary forms, and will be shared with families and individuals in the community. This development will hold space for gatherings to share food, stories, skills, and resources, just as what would have happened in ancient Musqueam and Tsleil-Waututh villages.



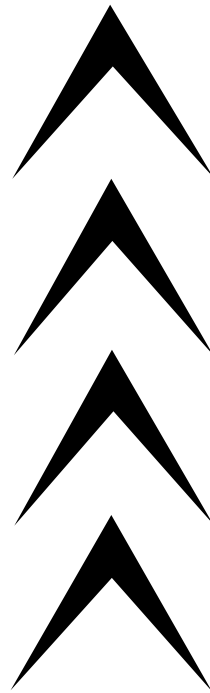
FIGURE 4-4: DEBRA SPARROW AND ROBYN SPARROW MUSQUEAM WEAVING, 1991
SOURCE: THE GEORGIA STRAIGHT



4.6 FOURTH GUIDING PRINCIPLE: ADVANCE RECONCILIATION AND ACCOMMODATION

The development of these lands could not happen without putting reconciliation in action. This is the first Musqueam and Tsleil-Waututh joint development and property ownership model in the City of Burnaby, setting a new precedent. The leadership role from the Nations, sharing the lands in the ways they see fit, is an act of reconciliation in itself. The leasehold tenure housing model provides prosperity for future generations and prioritizes long-term benefits and investments.

GOALS



1 Recognize the history of the site since time immemorial, and what it means for this land to be returned to the Musqueam and Tsleil-Waututh Nations.



2 Follow the Musqueam and Tsleil-Waututh Nations' leads as they recreate opportunities to engage in economic prosperity and skill development.

4.6.1 Cultural Linkages

.1 Listen to and Respect the Voices of the Musqueam and Tsleil-Waututh Members in Determining the Future of the Willingdon Lands

The project is guided by advisors, Chiefs and Councils of each Nation, who advocate for the needs and benefits of their communities. The Guiding Principles were developed in collaboration between these groups, and open up an ongoing conversation with the Nations that will continue as the community develops.

.2 Inclusion: Opening the Doors to Others for Shared Understanding

This project offers the opportunity for the Musqueam and Tsleil-Waututh Nations to welcome their neighbours in Burnaby onto their traditional territory and into a shared space. The cultural narratives will tell stories of the land and people in the past and present. The services and amenities on the site, particularly the Musqueam and Tsleil-Waututh member owned businesses and restaurants, will be offerings to the neighbourhood. Welcome figures will invite locals in and include them in the public spaces offered on the site.

.3 Long-Term Economic Benefits for the Nations

The Willingdon Lands site will be designed with long-term benefits to the Nations as a priority. The site will provide a major economic centre for Burnaby with its employment lands, which will benefit the Nations through job training and employment in the film industry. Musqueam and Tsleil-Waututh Nation member owned retail and restaurant opportunities can be leveraged by family businesses within the Nations. The prosperity from the development of this site will be a long-term investment in the Musqueam and Tsleil-Waututh Nations.

.4 Opportunities in the Film Industry

Film-making allows new stories to be told, and opportunities in the film industry can support truth-telling, reconciliation, and resiliency in the community.



FIGURE 4-5: TSLEIL-WAUTUTH NATION MEMBERS CANOEING IN BURRARD INLET
SOURCE: BURNABY VILLAGE MUSEUM



FIGURE 4-6: DUGOUT CANOE IN DEER LAKE, 1900
SOURCE: CITY OF BURNABY ARCHIVES

“The story tells of a man from Senakw who harpooned a seal with an elk tine harpoon head. The seal swam to the end of False Creek into the deep pool in the marshes and sloughs known as Skwachays. The man eventually found the carcass of seal with the same harpoon head on the shores of Deer Lake.

This story indicates that these two bodies of water are connected via aquifer.”

Summary from “Deer Lake” in Legends of Vancouver by E. Pauline Johnon
Originally published by David Spencer Ltd. in 1911



05 Design Approach

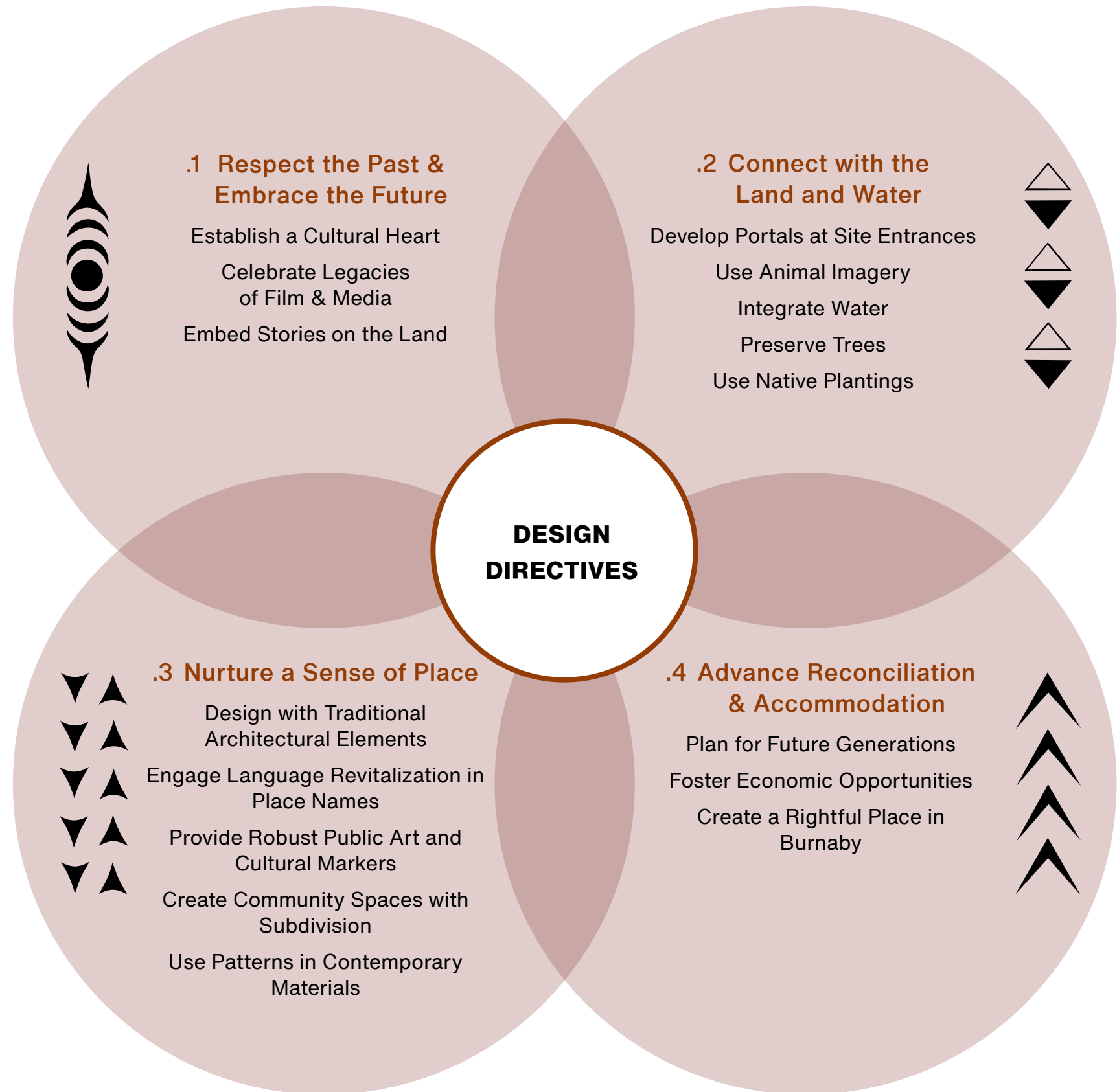


5.1 APPLYING THE GUIDING PRINCIPLES

The core design approach on the site is implementing the vision of “a Contemporary Musqueam and Tsleil-Waututh Urban Village.”

In order to define how this vision will be created, we expanded on each of the Guiding Principles outlined in *04 Guiding Principles* to create a set of Design Directives for each principle. There are design and programming (where applicable) elements to accomplish each directive.

These Design Directives pre-empted a site plan and ensured a design approach that was rooted in the Guiding Principles.





5.1.1 First Guiding Principle: Respect the Past & Embrace the Future

.5 Establish a Cultural Heart

- Have the centre of the site serve as the Cultural Heart
- Use Musqueam and Tsleil-Waututh design cues to indicate the site ownership including traditional building materials, colour palettes, art and patterning, symbols, and more.
- Treat the public realm surrounding the Cultural Heart as the living room of the neighbourhood, the place where the paths converge.
- Create a place for living culture: telling stories, sharing food, and observing ceremony and traditions.

.6 Celebrate Legacies of Film & Media

- Create references to the tradition of film making in Musqueam and Tsleil-Waututh communities, such as using place names to allude to the career of Chief Dan George and other actors from the Nations.
- Create spaces for programming on the site that include an emphasis on film screenings and film-making facilities.

.7 Embed Stories on the Land

- Ensure the design of the site facilitates storytelling and the transfer of knowledge in formal and informal ways.
- Integrate art and cultural symbols into the urban design to represent story elements, including characters from traditional stories and songs about the natural and human history of the lands.
- Create bookable spaces to facilitate intergenerational story sharing, such as children’s story time or theatre and dance performances that impart knowledge.



FIGURE 5-1: MUSQUEAM COMMUNITY CENTRE
SOURCE: MUSQUEAM INDIAN BAND



FIGURE 5-2: FILM SCREENING AT ŠXʷÁΘNƏQ XWTL'E7ÉNĶ SQUARE
SOURCE: UNKNOWN



FIGURE 5-3: CHIEF DAN GEORGE AND HIS WIFE AMY GEORGE
SOURCE: RACHELLE GEORGE



5.1.2 Second Guiding Principle: Connect with the Land & Water

.1 Develop Portals at Site Entrances

- Develop landscape design at site entrances that is informed by the concept of portals, which connect important Musqueam and Tsleil-Waututh cultural sites and natural landmarks along the Burrard Inlet to each other.
- For example, one of the portals might pay homage to the legend of a portal discovered by a man from Senakw between False Creek and Deer Lake, as described on the story page with *Figure 4-6*.

.2 Use Animal Imagery

- Use art and symbolic elements to showcase the animals that would have lived in this area before urban development.

.3 Integrate Water

- Water should create a strong wayfinding landmark on the site and be integrated in all major landscape design aspects, either literally or figuratively.
- Daylight Sumner Creek and figuratively extend the creek from its gateway at the west of the site through to the most urban areas, creating a connection to water across the site.
- Reflect the Musqueam and Tsleil-Waututh relationship with water through use of water as a symbol.

.4 Preserve Trees

- Maintain significant trees where possible.
- For trees that cannot be preserved in place, preserve materials for artist use or for the creation of signage on the site where practical.

.5 Use Native Plantings

- Choose plants for landscaping that reflect the ecology that traditionally existed on this site.
- Select trees for longevity and shade, plant gardens that feature edible and medicinal plants, and create rain gardens to naturally capture stormwater.
- Use plantings to honour the long history of gathering, hunting, and agriculture on these lands.
- Draw connections between living plants on the site and the materials used in weavings, carvings, and art.
- Develop a native species garden to educate the public about the plants that were used and harvested by the Nations - create an opportunity for sharing stories and knowledge about the role of the food and plants.



FIGURE 5-4: NATIVE PLANTING
SOURCE: PWL



FIGURE 5-5: EAGLE MASK
DESIGN BY ZAC GEORGE, TSLEIL-WAUTUTH ARTIST, SOURCE: UNKNOWN



FIGURE 5-6: MUSQUEAM GARDEN AT THE UBC FARM
SOURCE: PWL

5.1.3 Third Guiding Principle: Nurture a Sense of Place



.1 Design with Traditional Architectural Elements

- Create an architectural landmark in the Cultural Heart of the site.
- Develop a full set of Urban Design Guidelines that allows for interpretation of traditional architectural forms (such as the longhouse) in all buildings.

.2 Engage Language Revitalization in Place Names

- Provide signage and place naming in dual languages: English and Hənq̓əmiñəm.
- Create a place naming strategy with the Musqueam and Tsleil-Waututh Nations to guide this process.

.3 Provide Robust Public Art and Cultural Markers

- Support and showcases Musqueam and Tsleil-Waututh artists across the site.
- Develop a unique public art strategy that is representative of the Nations' processes and artists.
- Use welcome figures and art installations at key gateways and other highly visible areas around the site.

.4 Create Community Spaces with Subdivision

- Design large spaces to be subdivisible into smaller, more intimate spaces, which reference the traditional subdivision of the interior of a longhouse.

.5 Use Patterns in Contemporary Materials

- Incorporate patterns and designs found in common tools, weavings, carvings, painting, and more into site elements such as crosswalks, sidewalks, seating, hard and softscaping.
- Use patterning to situate both the natural and cultural context of the site.



FIGURE 5-8: MUSQUEAM, SQUAMISH, AND TSLEIL-WAUTUTH HOUSE POSTS AT VANCOUVER GENERAL HOSPITAL
SOURCE: VANCOUVERISAWESOME



FIGURE 5-7: CONTEMPORARY LONGHOUSE FORM ON UBC CAMPUS
SOURCE: INDIGENOUS.UBC.CA



FIGURE 5-9: MUSQUEAM ARTIST ROBYN SPARROW'S CROSSWALK DESIGN AT GRANVILLE BETWEEN 68TH AND 70TH AVENUES, SOURCE: DAILY HIVE



FIGURE 5-10: DUAL LANGUAGE SIGNAGE ON UBC CAMPUS
SOURCE: INDIGENOUS.UBC.CA



5.1.4 Fourth Guiding Principle: Advance Reconciliation & Accommodation

.1 Plan for Future Generations

- Ensure each aspect of this space will be a long-term investment in community and in future generations of Musqueam and Tsleil-Waututh members.
- Use leasehold tenure to provide ownership and prosperity for future generations of the Nations in perpetuity, which creates long-term investment for the Nations and is foundational in reconciliation.

.2 Foster Economic Opportunities

- Incorporate Musqueam and Tsleil-Waututh artists and designers' work into the site to create economic opportunities for the Nations.
- Provide career-building spaces on this site, in and outside of the film industry.
- Create spaces for Nation members to demonstrate examples of successful, thriving business on their traditional territory.

.3 Create a Rightful Place in Burnaby

- Exemplify a cooperative partnership with the City of Burnaby and the Nations. Create a precedent for this type of development in Burnaby.
- Ensure the site is inclusive to all people, and further develop the narrative that the Nations are the ones welcoming newcomers to their ancestral lands and their rightful place in Burnaby
- Emphasize sharing Musqueam and Tsleil-Waututh cultures across the site wherever possible.
- Create gathering spaces that are inclusive and shared among neighbours, friends, and families of all cultures to reflect Burnaby's multicultural nature while creating a contemporary Musqueam and Tsleil-Waututh place.



FIGURE 5-11: TRADITIONAL FOODS
SOURCE: UNKNOWN



FIGURE 5-12: MUSQUEAM CULTURAL CENTRE
SOURCE: MUSQUEAM INDIAN BAND



FIGURE 5-13: PUBLIC ENGAGEMENT ON THE JERICHO LANDS
SOURCE: CITY OF VANCOUVER

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5.2 DESIGNING AN URBAN VILLAGE

5.2.1 Urban Villages in Burnaby

Burnaby currently has a dozen Urban Villages of varying sizes and scales, and the Urban Village structure has been raised as a solution to many of Burnaby's challenges.

Urban Villages are a key approach used by the City of Burnaby to transition its suburban neighbourhoods to complete communities, and to revitalize former industrial and institutional sites into thriving neighbourhoods. This is more important than ever as the long-term effects of the COVID-19 pandemic and changing model of work means that the separation between work and home have been lessened for many. As families and individuals stay in their neighbourhoods more days a week, the quality of the neighbourhood and community become an even stronger influence for where residents choose to establish themselves.

In the Economic Development Strategy, Burnaby proposes a "New Media Urban Village" at the intersection of Canada Way and Willingdon Avenue to address the need for a mixed-use community with a built-in economic and employment driver.

.1 Urban Village Elements

The core tenet of Urban Villages is that they are complete communities that offer most daily needs within a 15-minute walk or bike ride from home for most residents. Elements of an Urban Village, per the City of Burnaby's Environmental Sustainability Strategy, are:

- **Character** - Vibrant and compact "complete communities," with street-fronting shops and cafes, art galleries and theatres, and pedestrian-only streets buzzing with activity amid a lush landscape.
- **Connected** - Oriented along transit and bike routes and walkable, reducing car dependency.
- **Pedestrian Priority** - Streets are quiet and safe, and provide space for people to play and gather.
- **Food Resilient** - Many residents grow food, and all have access to healthy, affordable and regionally produced food.
- **Near Nature** - A short walk or cycle away from parks or conservation areas, or along the multi-use greenways, each teeming with birds and wildlife.
- **Mixed-Use** - A diverse community working, living, and cooperating together.
- **Low-Impact** - Innovative, clean and green development practices, including building energy systems, water cycles, and low waste systems.
- **Local Economy** - A viable local economy is supported by the local residents, and the Urban Villages positively impact the city and region's economies.

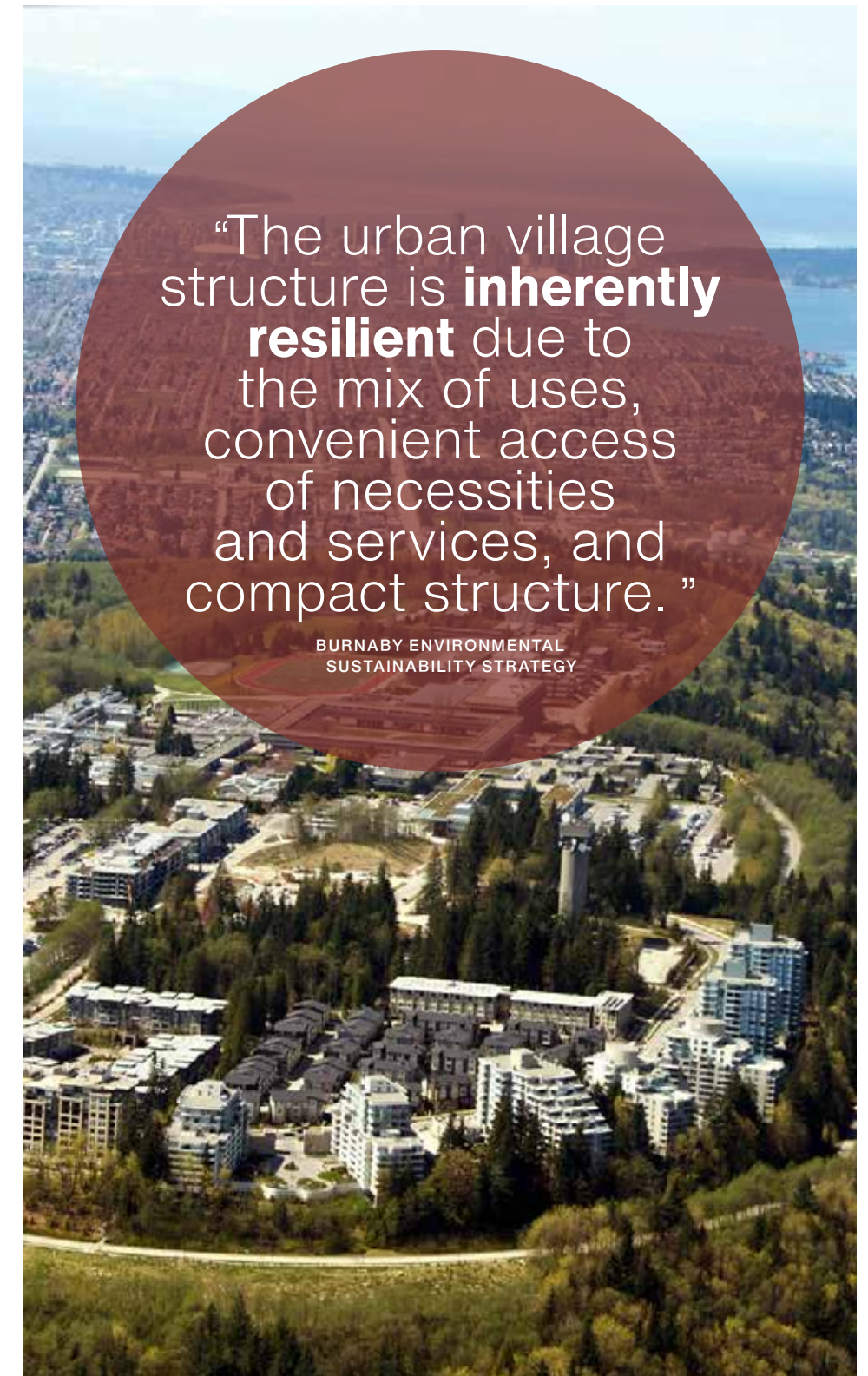


FIGURE 5-15: SFU UNIVERCITY, AN URBAN VILLAGE EXAMPLE

.2 Willingdon Lands Urban Village Opportunity

The Willingdon Lands site is a prime location for an Urban Village given the site’s history, context, proximity to Town Centers, current and future transit connectivity, and capacity. An Urban Village will be able to meet local needs for community infrastructure such as housing, services, and public amenities while mitigating negative impacts of urban growth such as sprawl, increased traffic, health, and social impacts. Urban Villages are the right scale to establish neighbourhood character, maintain community, and promote healthy lifestyles.

Establishing an Urban Village on the Willingdon Lands site is a responsive approach that addresses the needs of the community and region, including:

- Accommodating regional population growth;
- Responding to Burnaby’s housing needs;
- Responding to demand for services and amenities;
- Contributing to Burnaby’s local economy;
- Bringing new park space to the neighbourhood; and,
- Strengthening the urban fabric with better connectivity.

.3 Indigenizing the Urban Village

The Willingdon Lands Master Plan seeks to create an Urban Village that meets the city and community’s needs, and is also inspired by the Musqueam and Tsleil-Waututh Nations as landowners and traditional knowledge keepers. The Willingdon Lands Master Plan approach will implement the vision of the site as a “Contemporary Musqueam and Tsleil-Waututh Urban Village.” This vision will be implemented by applying the Design Directives established in **5.1 Applying the Guiding Principles**. The experience of these Design Directives will feel like:

CULTURAL EXPERIENCE

Elements of the mixed-use fabric reflect the experience of living in a longhouse—a building that served as housing, community space, kitchen, and more. Residents and visitors are welcomed onto the site in a distinctly Musqueam and Tsleil-Waututh way with welcome figures. At the centre of the site there is a Cultural Heart, which radiates out across the site. It is bordered by a central gathering space, where the main paths all converge. It is also the landing for the daylight creek, and provides a clear transition zone from the natural to urban spaces.

INTERCONNECTED WITH NATURE

Integration with the natural surroundings and restoration of ecosystems is central to the work of the Musqueam and Tsleil-Waututh Nations and is visible on the site in design moves such as daylighting the creek, green infrastructure, and native species gardens. Paths on the site lead into the conservation area adjacent to the site, inviting residents and visitors to interact with nature. Urbanized areas of the site will have design nods to the mountains, water, forest, and plant and animal species that traditionally lived in Burnaby.

STORYTELLING

Traditional and contemporary Musqueam and Tsleil-Waututh design and culture are purposefully incorporated into the Willingdon Lands through stories, which are woven into both the details and big picture of the lands.

The site plays an important role in telling the story of the land and water on this space and in Burnaby. The architecture, art, streetscape, plantings, materials, and interior spaces are all contributors to this storytelling. Several gathering spaces for storytelling are provided across the site, including a performance stage at the amphitheatre, a hearth with a fire pit to gather around, and cultural centre.



FIGURE 5-16: FIREPLACE WITH SEATING FOR GATHERING AT THE NATIVE EDUCATION COLLEGE, VANCOUVER, SOURCE: NATIVE EDUCATION COLLEGE



FIGURE 5-17: “BLANKETING THE CITY” MURALS IN VANCOUVER SOURCE: VANCOUVER MURAL FESTIVAL



FIGURE 5-18: ŠXwQwELŌWƏN CT (BRITANNIA CARVING PAVILION) SOURCE: OCTISCAPES



5.3 DESIGN MOVES

5.3.1 Land Use Concept

The land use concept for the Willingdon Lands is a complete community that includes:

.1 Cultural Heart

A node for the Cultural Heart of the site which acts as a gathering space for the Tsleil-Waututh and Musqueam Nations.

.2 Diverse Housing Options

Multiple forms of housing including leasehold strata and rental apartments, townhouses and ground-oriented units, and live-work spaces to accommodate a diverse community.

.3 Local Shops and Services

A diverse mix of uses will bring much-needed retail and amenities, including a grocery store, to make daily needs available within walking distance. Commercial activity will help transform a portion of Willingdon Avenue into a lively character street along this future high-capacity transit corridor.










.4 Parks and Natural Area

Large parks built with smaller gathering spaces create a central spine through the site, ensuring easy access to green space for all residents and visitors.

.5 Film Studio

A new film studio will create an economic and employment anchor to attract business to Burnaby, while integrating into the neighbourhood.

LEGEND

-  Cultural Heart
-  Diverse Housing Options
-  Local Shops & Services
-  Pedestrian Commercial Corridor
-  Commercially Activated Edge
-  Parks
-  Natural Area
-  Film Studio
-  Activated Film Studio Edge

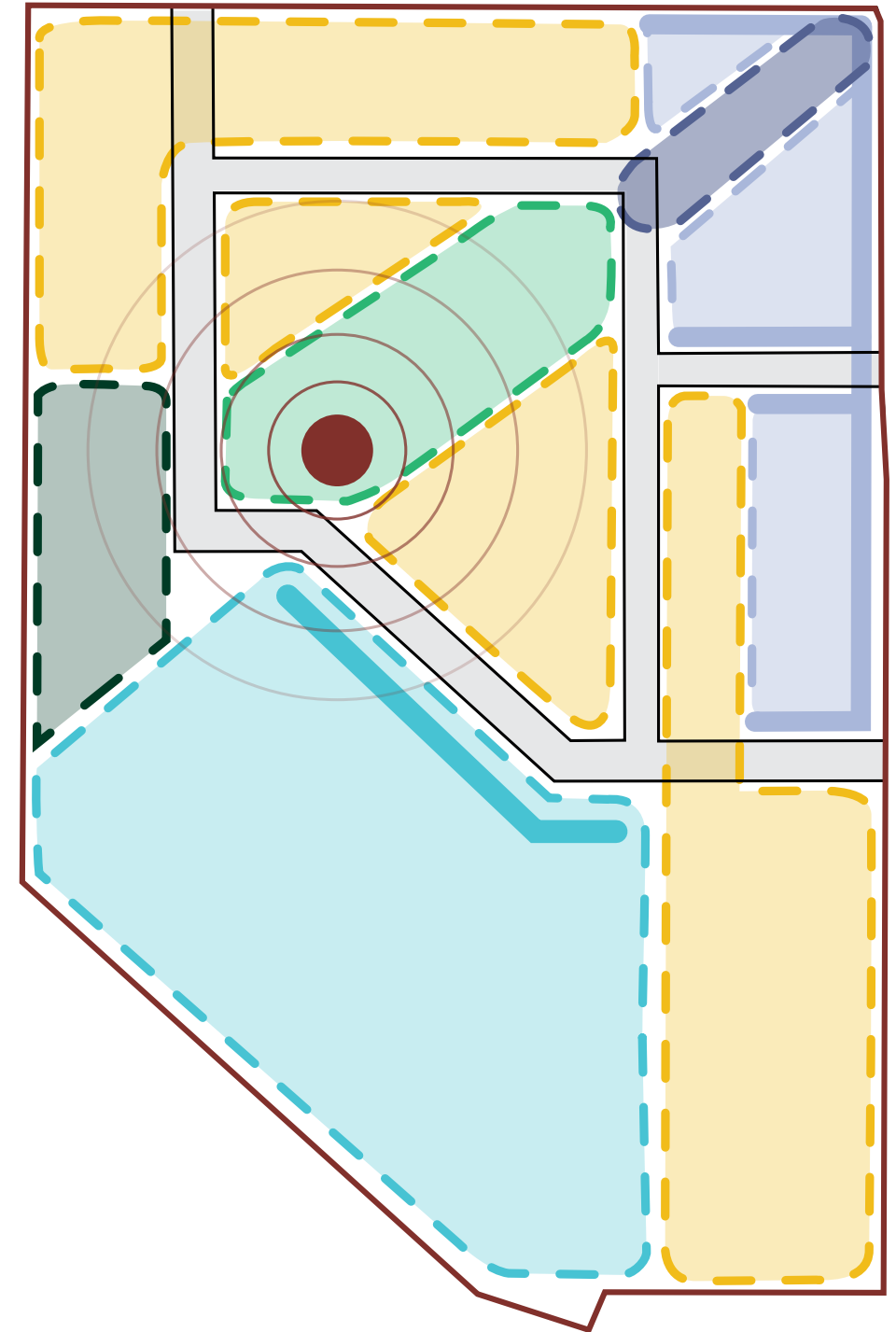
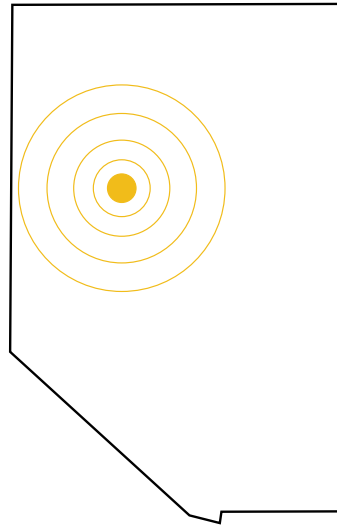
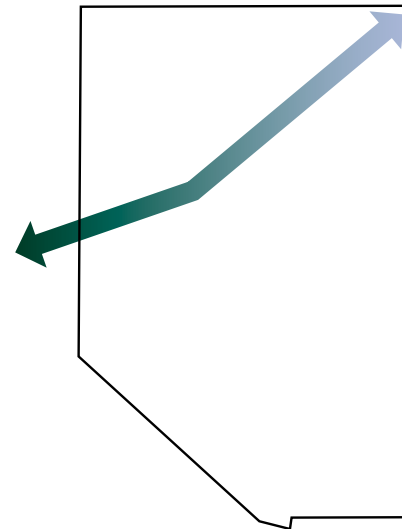


FIGURE 5-19: WILLINGDON LANDS LAND USE CONCEPT DIAGRAM

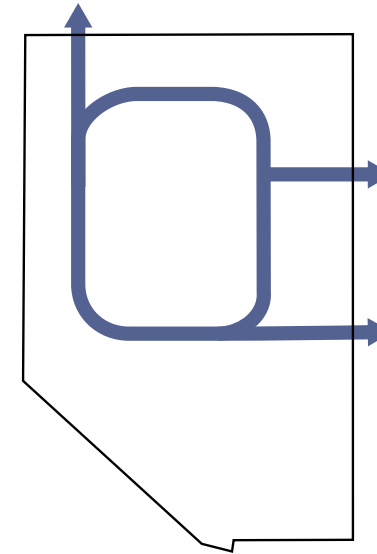
5.3.2 Urban Design Drivers



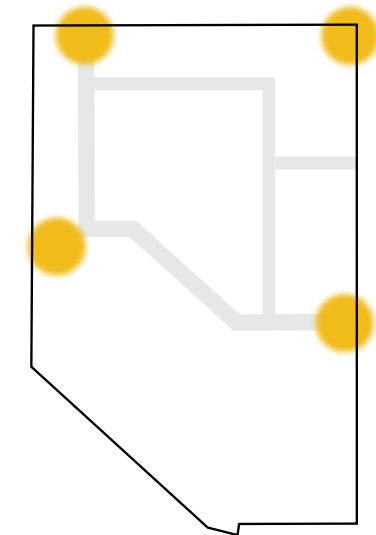
1. Establish a Cultural Heart that radiates outward from the project's core.



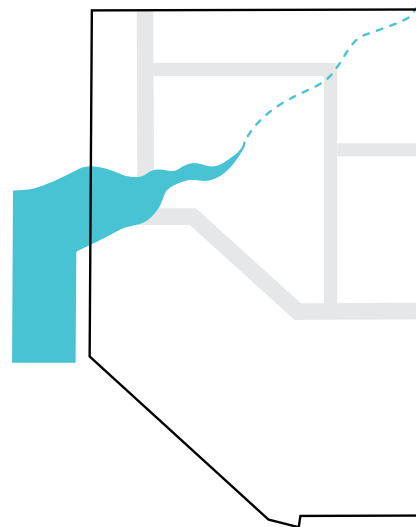
2. Orient the public spaces and circulation on a Diagonal Axis that transitions from natural to urban across the site.



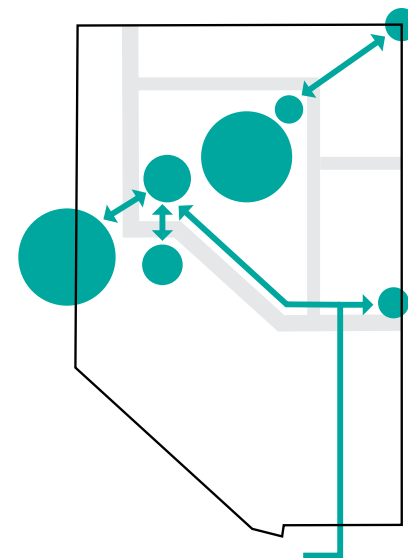
3. Create a strong internal ring road, with connections to existing surrounding streets.



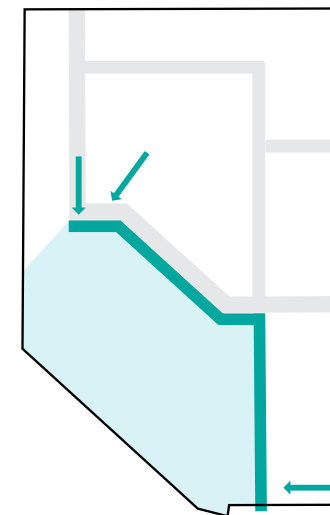
4. Embed "Portals" at key gateway locations.



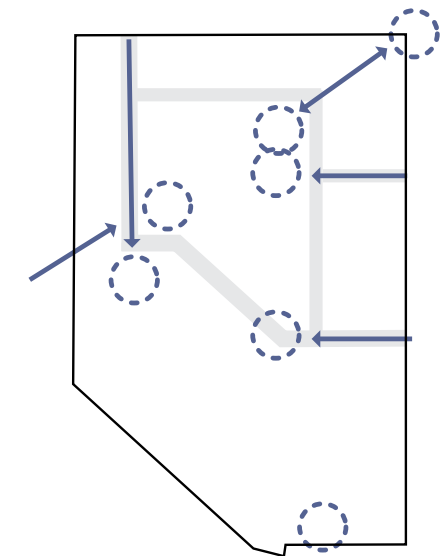
5. Extend the creek literally and figuratively into and across the site.



6. Create and connect a series of large and small open spaces throughout the site.



7. Engage the film studio with active frontage and landmark gates in order to create a unified experience for all users.



8. Terminate key views on open space and architectural landmarks.

5.3.3 Site Circulation

The primary pedestrian path across the site is created from a Diagonal Axis stretching from the northeast corner towards the natural area in the southwest. The Cultural Heart is placed at the centre of this diagonal and is the convergence of main pedestrian and vehicle circulation paths on the site.

This path establishes and connects two portals on the site: one portal at the intersection of Willingdon Avenue and Canada Way, and another within the forested area near Sumner Creek. The axis is intended not just for physical circulation, but also to indicate this progression across the site, moving from a natural setting towards a gradually more urban environment.

As the site becomes a dense Urban Village along this diagonal, elements from the natural area will be continued along the path, creating an extension of the natural into the urban. This will include a figurative extension of the creek, embedded stories about animals and wildlife, and landscaping that reflects the traditional plantings of the area.

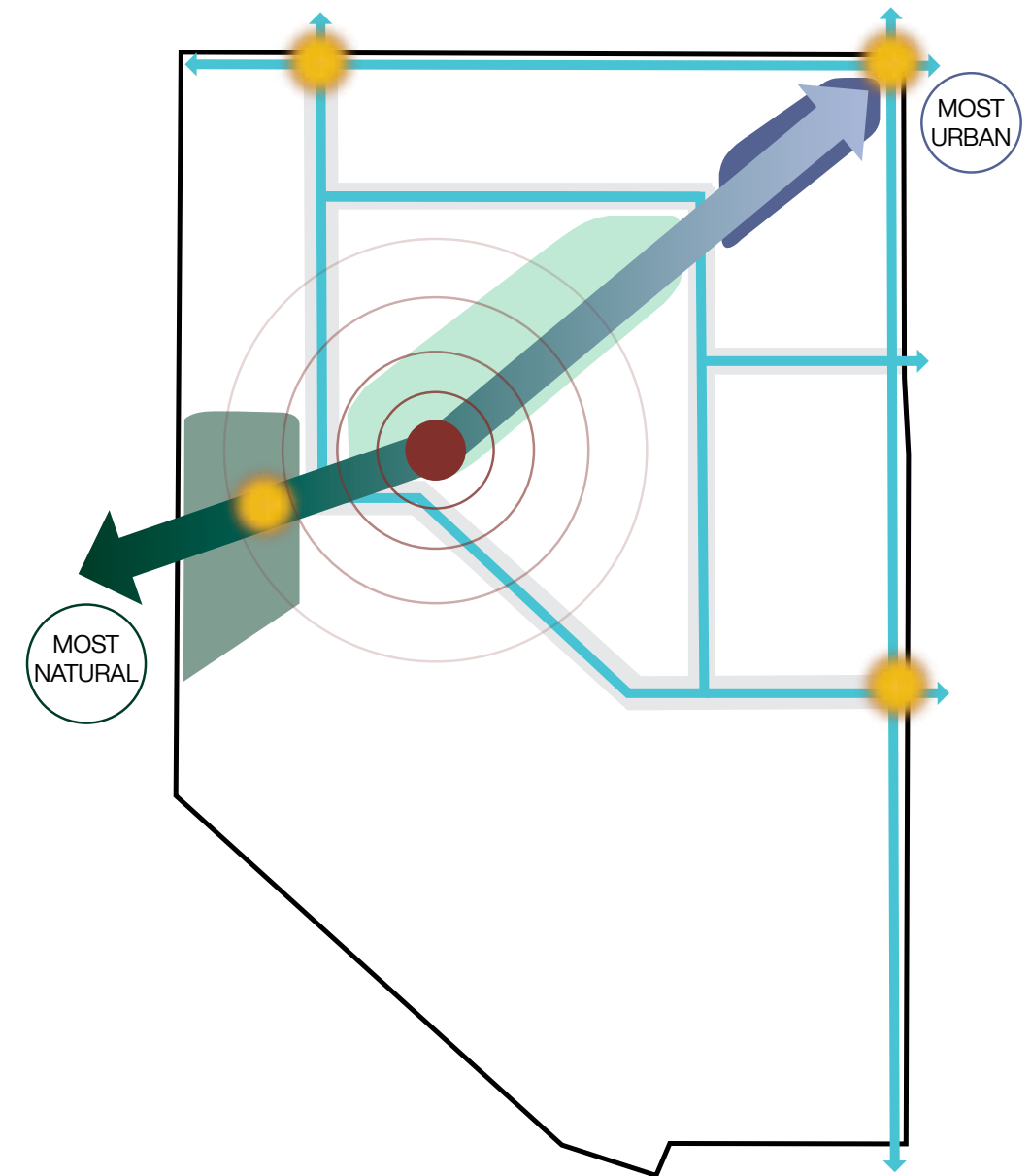
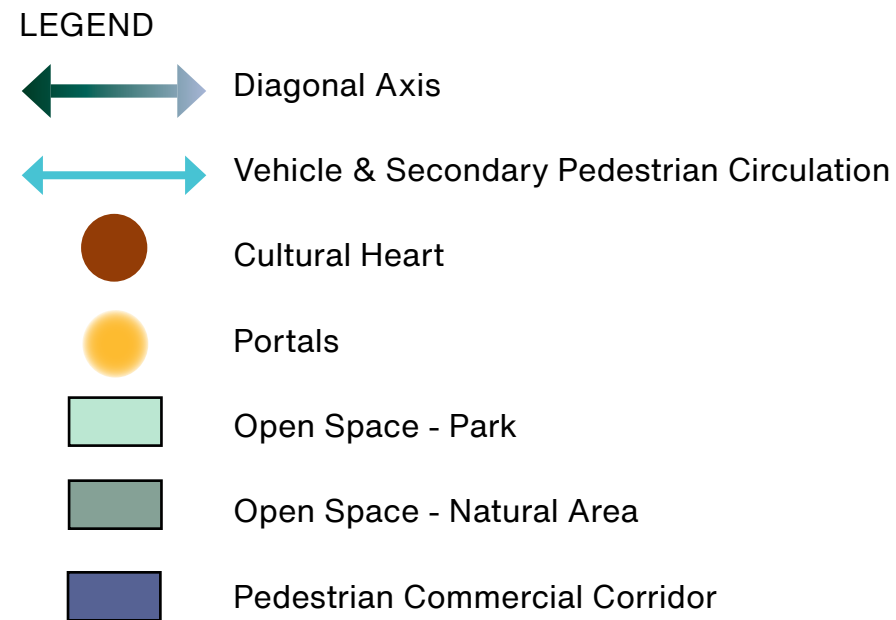
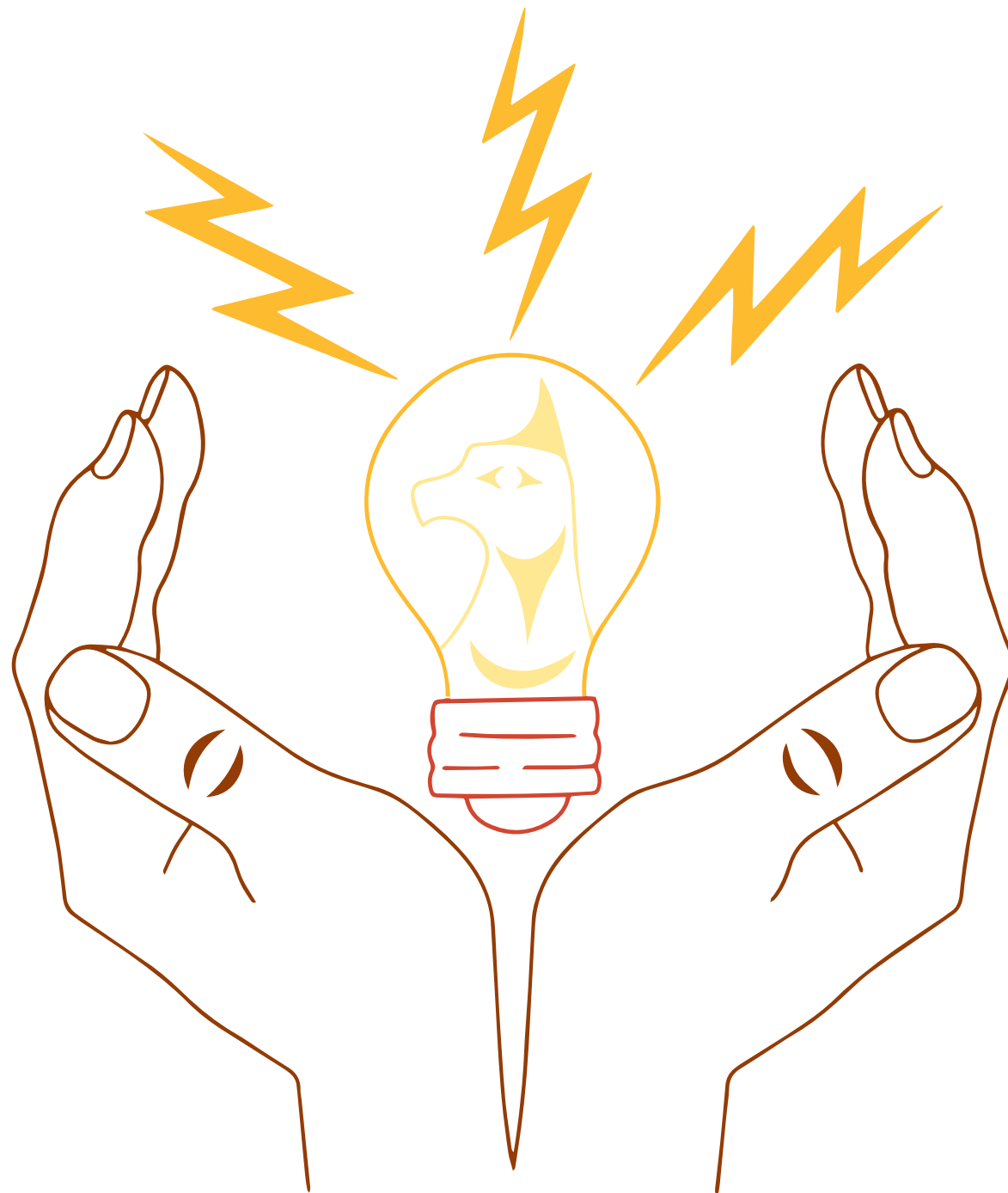


FIGURE 5-20: WILLINGDON LANDS SITE CIRCULATION CONCEPT DIAGRAM



06 Composite Master Plan



*“Fireweed represents regrowth and renewal. This connects into the hands holding a lightbulb, representing ideas for the future of the Musqueam and Tsleil-Waututh Nations.”
Art by: Ocean Hyland*



6.1 OVERALL PLAN

The master plan for the Willingdon Lands creates a contemporary Musqueam and Tsleil-Waututh Urban Village. It is comprised primarily of residential uses, supporting commercial and amenity spaces, and a film studio integrated into the southeast portion of the site.

The complete illustrative site plan is provided in Figure 6-1 and detailed throughout this section, describing the land use and urban form elements that will accomplish this vision for the site.

In the interim development of this site, a presentation center will be constructed in a Musqueam and Tsleil-Waututh style. This center will be temporary but in use for the duration of the construction of the site.

Note: A signage plan is not currently included in this master plan, but may follow to further address Musqueam and Tsleil-Waututh design elements as well as the film studio signage.



FIGURE 6-1: SITE PLAN - ILLUSTRATIVE



6.2 COMMUNITY STRUCTURE

6.2.1 Design Directives

The Design Directives, as developed out of *04 Guiding Principles* and presented in *05 Design Approach*, apply to the entire site and are the main contributors to the vision of creating “a Contemporary Musqueam and Tsleil-Waututh Urban Village.”

The Design Directives have two geographical anchors which were used to structure the site plan. These Directives are:

1. Cultural Heart
2. Diagonal Axis

These two Design Directives will be the primary indicators of the Guiding Principles across the site, integrating the expression of the Musqueam and Tsleil-Waututh goals into the urban design.

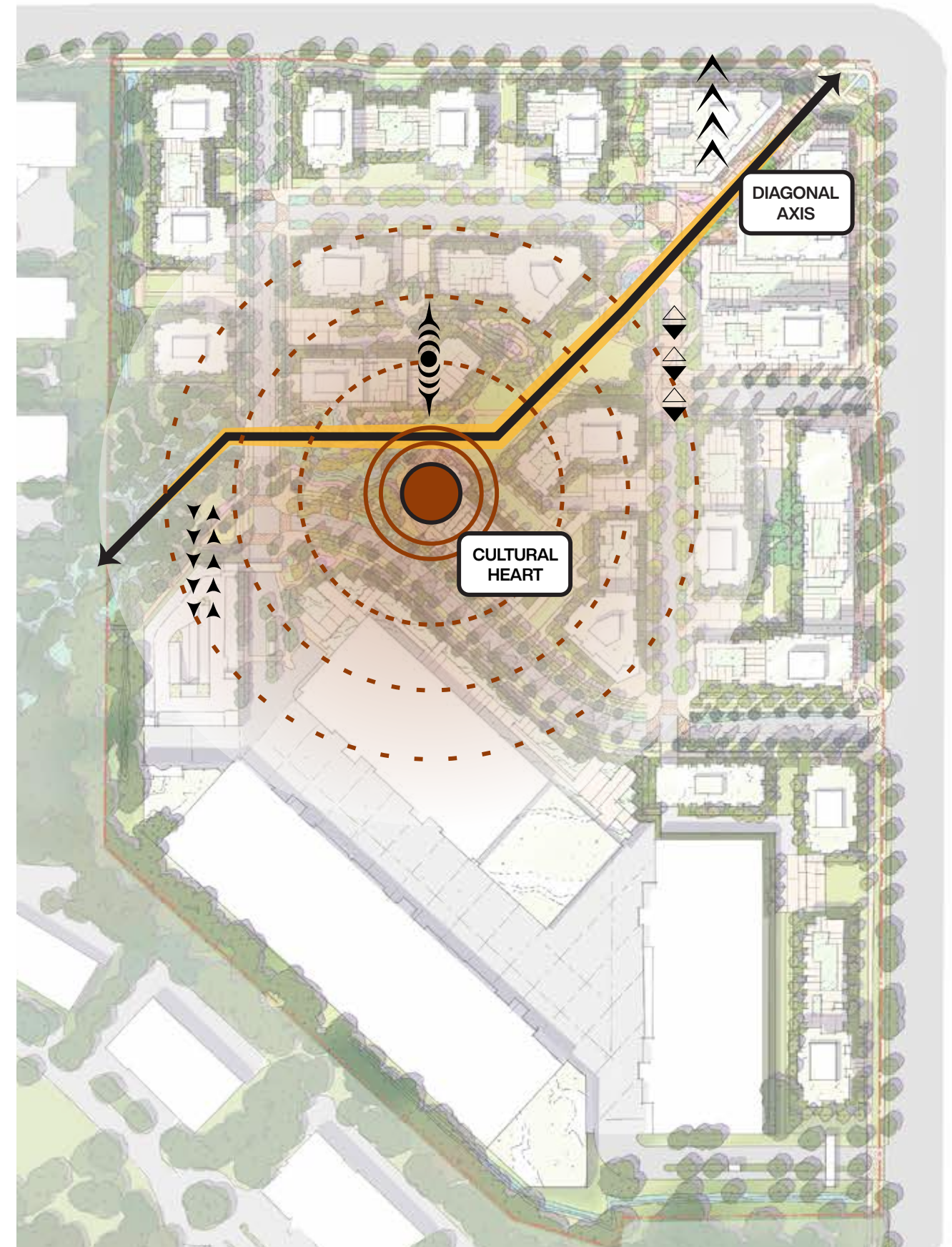
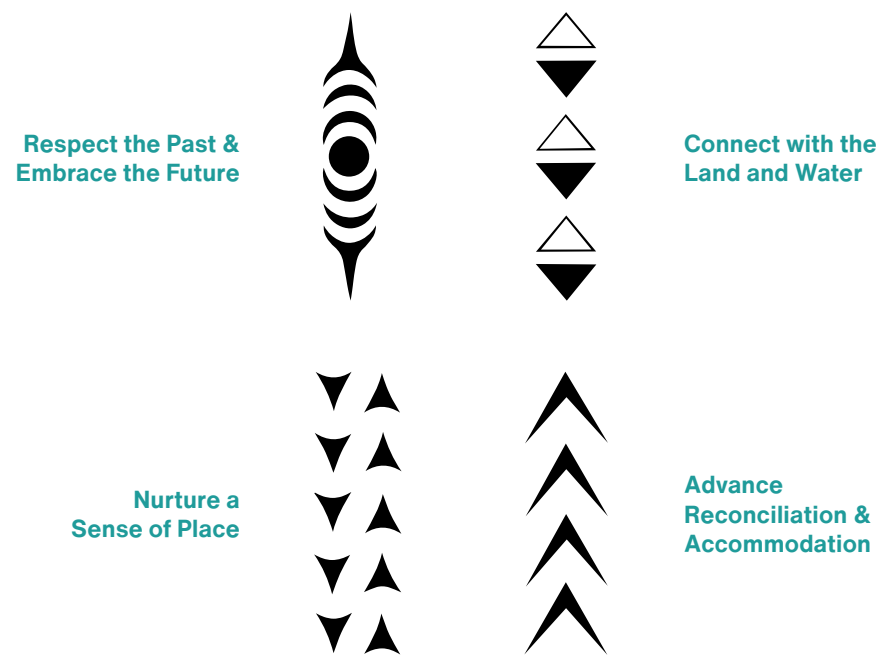


FIGURE 6-2: SITE PLAN - DESIGN DIRECTIVES

6.2.2 Character Areas

The site is comprised of four character areas, each with a specific character and building typology. Together, the character areas function as a complete community.

- The “Park District” is in the centre of the site and includes the Cultural Heart and two large parks, which are framed by lower, stepped buildings. It is a place for community gathering and contains multiple public amenities.
- The “Trade District” incorporates ground-floor commercial uses and active frontages to define its character at the key intersection of Canada Way and Willingdon Avenue. The commercially-activated streetscape continues along Willingdon Avenue.
- The “Storytelling District” is anchored by the film studio use. It is located to the south of the site, buffering the adjacent Discovery Place Business Centre.
- The “Residential District” is exclusively residential and prioritizes ground-floor residential uses. It has a quieter, local neighbourhood feel.

CHARACTER AREAS	
■	Park District
■	Trade District
■	Storytelling District
■	Residential District

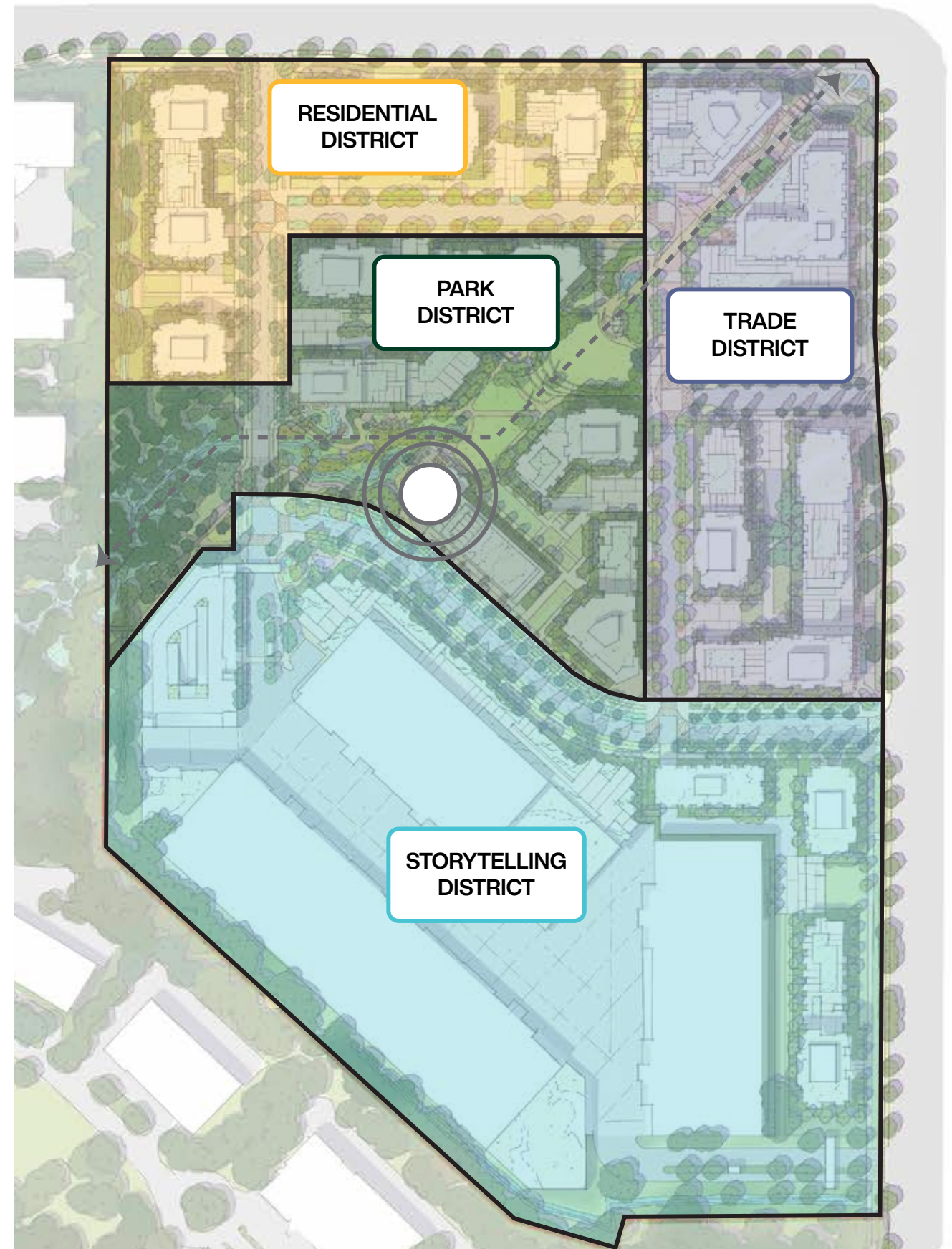


FIGURE 6-3: SITE PLAN - CHARACTER AREAS

6.2.3 Public Realm Elements

Additionally, the Willingdon Lands public realm is comprised of a series of integrated public realm elements, including:

- Gathering Places
- Portals
- Natural Places
- Character Streets

These elements are described in detail in *07 Public Realm Concept*, but the named elements are included here as reference for this section, as they will be discussed within each character area.

GATHERING SPACES	
①	Trade Path
②	Legends Park
③	Landing Park

PORTALS	
④	Entry Portal
⑤	Goard Way Portal
⑥	Neighbourhood Portal
⑦	Sumner Creek Portal

NATURAL PLACES	
⑧	Sumner Creek Natural Area
⑨	Natural Buffer

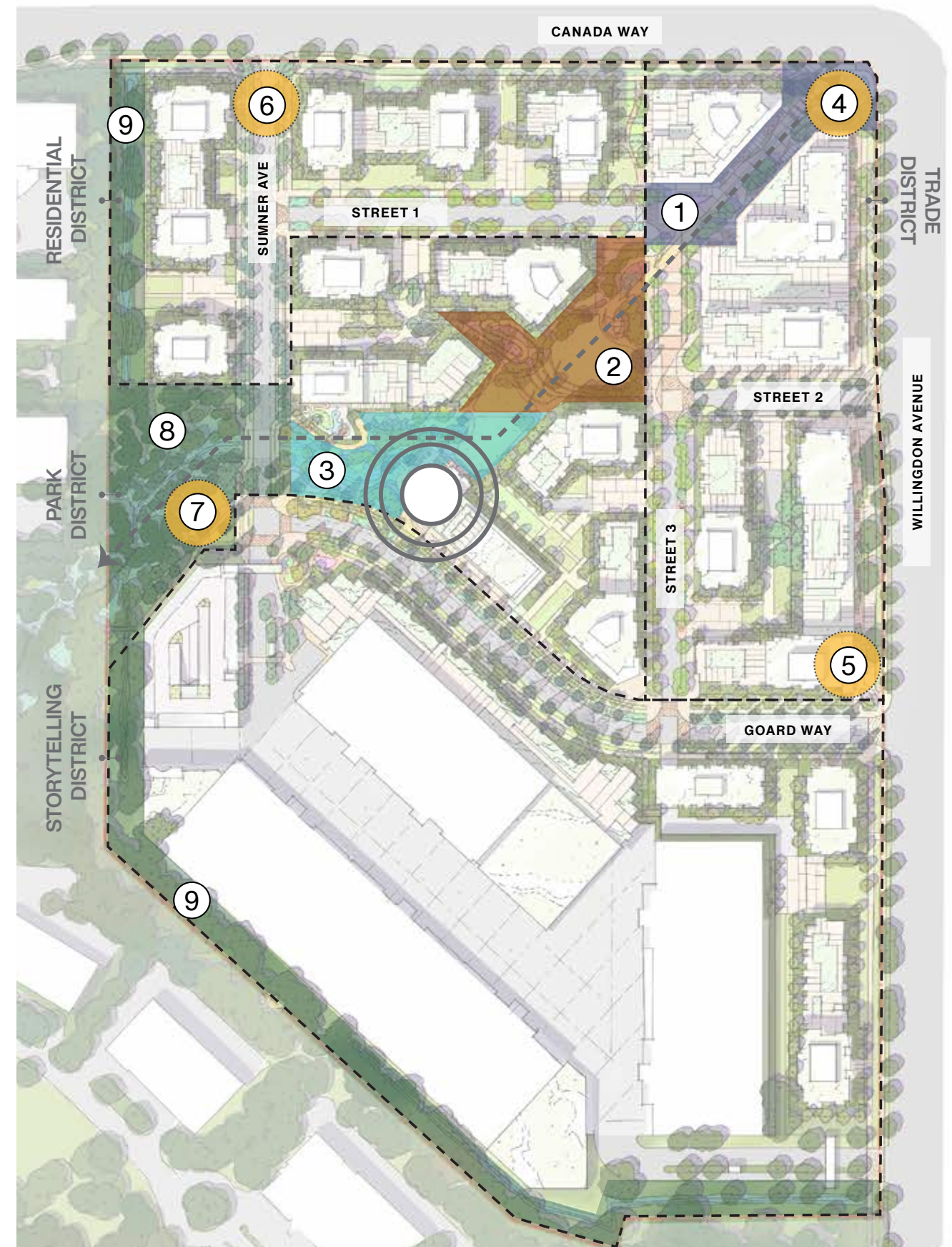


FIGURE 6-4: SITE PLAN - PUBLIC REALM ELEMENTS

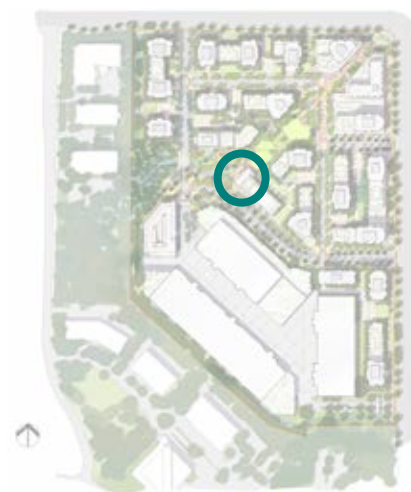


6.3 DESIGN DIRECTIVES

The Design Directives have two geographical anchors used to structure the site plan—the Cultural Heart and the Diagonal Axis.

The Cultural Heart is both a specific location on the site, and the node from which Musqueam and Tsleil-Waututh cultural elements ripple out across the development.

The Diagonal Axis follows the primary public open spaces across the site. Across this diagonal, the traditions of the Musqueam and Tsleil-Waututh, through to present day contemporary design, and the future opportunities for the Nation are expressed.



KEY PLAN

6.3.1 Cultural Heart

The specific programming of the facility will be determined through the site-specific rezoning process. The space may also be utilized as a sales centre through the early phases of the Masterplan to showcase both the community and Musqueam and Tsleil-Waututh cultures. The Cultural Heart is comprised of three elements:

.1 Cultural Centre

The Cultural Centre is both the key gathering space for the First Nations, as well as their offering to the surrounding community in Burnaby. Culturally significant design elements set this centre apart within Burnaby, and create an experience that fosters learning, storytelling, sharing, and community.

This all-ages facility is designed to continue the tradition of knowledge being passed from generation to generation. The space itself tells the story of the lineage of Musqueam and Tsleil-Waututh families on whose land this centre is built. The Cultural Centre is approximately 5,000 SF.

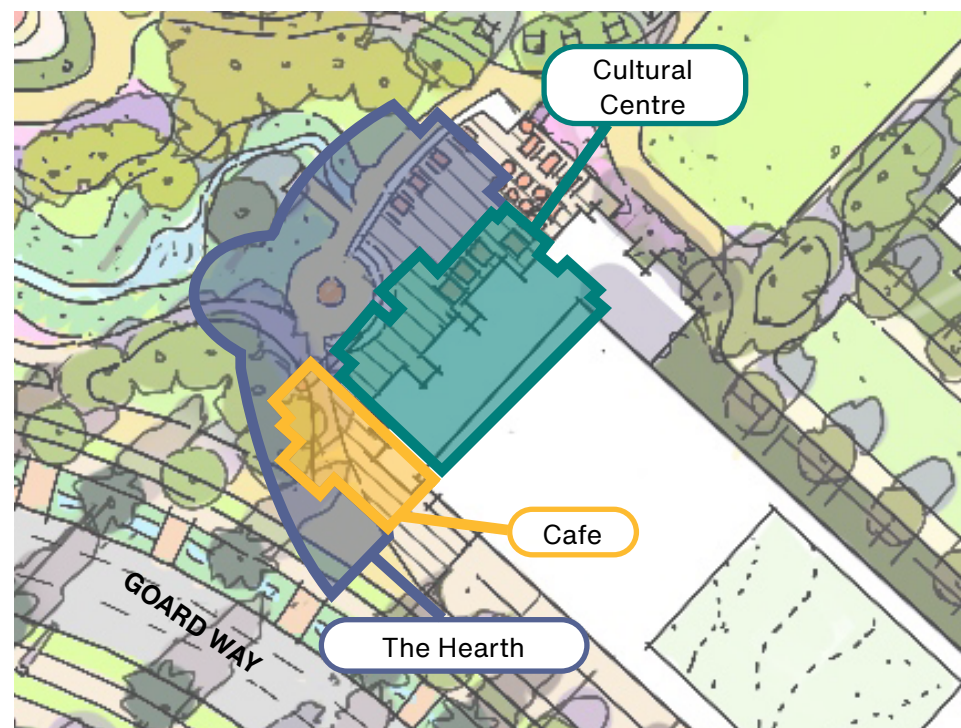


FIGURE 6-5: CULTURAL HEART ELEMENTS

CONTEMPLATED ACTIVE USES:

- Bookable for private or public events
- Film screening and presentation/storytelling area
- Bookable classroom-style rooms for teaching and learning
- Venue equipped with behind-the-scenes event amenities

CONTEMPLATED PASSIVE USES

- Opportunities to engage with Musqueam and Tsleil-Waututh artists for pop-up galleries or rotating installations
- Flexible multi-use space could be open for general use as meeting or work space when events are not occurring
- The Hearth is accessible from the Landing Park for meeting and working



FIGURE 6-6: FLEXIBLE MEETING ROOM IN THE KWANLIN DÜN FIRST NATION CULTURAL CENTRE, WHITEHORSE



FIGURE 6-7: WEDDING AT THE MUSQUEAM CULTURAL CENTRE



FIGURE 6-8: FIRESIDE LOUNGE IN THE NATIVE EDUCATION COLLEGE, VANCOUVER



FIGURE 6-10: MEETING SPACE IN THE ABORIGINAL FRIENDSHIP CENTRE, VANCOUVER



FIGURE 6-9: LONGHOUSE INTERIOR WITH FILM SCREEN AT THE HIBULB CULTURAL CENTRE OF THE TULALIP TRIBE, WASHINGTON



FIGURE 6-11: EVENT AT THE PIPE SHOP, NORTH VANCOUVER

.2 Cafe

The approximately 3,000 SF cafe brings together residents, workers, visitors, and students. The connection with the Cultural Centre is intentional, and the kitchen area will be designed to also serve events in that space. The cafe presents an opportunity for Indigenous businesses such as caterers and coffee roasters. Sited at the confluence of many paths, the cafe provides a spot to rest across the street from the film studio offices, at the end of the meandering commercial corridor, and just around the corner from the park spaces.

.3 The Hearth

Named after the traditional heart of Musqueam and Tsleil-Waututh communities, around the fire where families gather to cook, tell stories, and share, the Hearth is the patio and outdoor spill-out seating and standing area for both the Cultural Centre and the cafe. The seamless connection to the indoor facilities makes it feel like an extension of the communal living room. This outdoor space will utilize plantings, grade changes, and design elements to feel like a separate, contained area within the outdoor public realm, which is ideal for special events. The Hearth looks out onto the natural and play areas, providing pleasant views and a sense of the centrepiece for the community. The design, materials, patterns, and embedded stories in the Hearth are opportunities for education and engagement with neighbours.



FIGURE 6-12: CAFE PRECEDENT WITH PATIO SEATING



FIGURE 6-14: PATIO USING NATURAL AND ARTIFICIAL SHADE STRUCTURES



FIGURE 6-16: SQUAMISH LIL'WAT CULTURAL CENTRE MEZZANINE DECK 5,000 SQ. FT TOTAL (2,500 SQ. FT. IS COVERED) WITH CENTRAL FIRE PIT, WHISTLER



FIGURE 6-13: CAFE PRECEDENT WITH HIGH CEILINGS, NATURAL LIGHT



FIGURE 6-15: PIPE SHOP EVENT SPACE, NORTH VANCOUVER SHIPYARDS



FIGURE 6-17: PATIO AND PLAZA INTERFACE AT LYNN VALLEY LIBRARY, NORTH VANCOUVER



FIGURE 6-18: SPILL-OUT PATIO AREA IN FRONT OF GLENEAGLES COMMUNITY CENTRE, WEST VANCOUVER

6.3.2 Diagonal Axis

The Diagonal Axis on the site is clearly visible from the northeast corner, at Canada Way and Willingdon Avenue. From this primary intersection, a clear view is established through the site, including to the Cultural Heart.

The intent of this passage is to communicate two design ideas:

- The transition from natural to urban, including the flow of water. This will be represented in moving from the actual water in Sumner Creek through to representations of the flow of water in the urban elements.
- The continuum from past to present to future, elements of which are mixed throughout the length of the diagonal. This will be represented in the opportunities to tell stories embedded in the landscaping and urban design of this passage.

Figure 6-19 provides a Conceptual View from the northeast illustrating the prevalence of this diagonal in the urban design of the site.



KEY PLAN



FIGURE 6-19: CONCEPTUAL VIEW
NORTHEAST AERIAL



6.4 CHARACTER AREAS

6.4.1 Park District

.1 District

The Park District is the centre of the site, both physically and functionally. It includes the Cultural Heart and the majority of the Diagonal Axis, ensuring the site-wide Design Directives are strongly expressed in this District.

The Park District is defined by its large public open spaces and its connection to nature through the Sumner Creek Natural Area. It also includes the daylit portion of Sumner Creek and provides opportunities for environmental education around this watershed.

Legends Park has been named to represent the importance of history and ancestors on the Willingdon Lands site, while Landing Park has been named for the importance of the waterways, represented by the end of the daylit creek.

This District also includes multiple public amenities: the bookable spaces within the Cultural Heart, a child care facility, and the possibility for seniors housing.

.2 Public Realm Elements:

- ① Legends Park
- ② Landing Park
- ③ Sumner Creek Portal
- ④ Sumner Creek Natural Area



FIGURE 6-20: PARK DISTRICT

.3 Building Typologies

Given the importance of the gathering spaces in the Park District, the goal of the urban form is to prevent shadows and allow for ground-oriented homes along the park. In the master plan, mid-rise terraced forms have been placed around the edges of the park. These buildings have been kept lower on south side to prevent shadows, and all stepped buildings are oriented to frame the parks and preserve views to the North Shore mountains between taller building forms.

The tallest buildings in this District are intended to be landmarks with distinct architectural forms, which help to draw the eye along the Diagonal Axis or create a focal point along Goard Way. These tallest forms are intended to provide orientation amongst the mid-rise forms.

Wherever possible, the residential forms on the ground floor will allow spill out into these core gathering spaces through townhouses and garden suites, with individual access from the public realm. Live-work units will create additional street life along Goard Way.



FIGURE 6-22: PRECEDENT IMAGE
TERRACED FORM
RIVER DISTRICT, VANCOUVER



FIGURE 6-21: PARK DISTRICT
VIEW FROM SW



FIGURE 6-23: PRECEDENT IMAGE
TOWNHOUSES / GARDEN SUITE
LIONS GATE, NORTH VANCOUVER



FIGURE 6-24: PRECEDENT IMAGE
LIVE WORK UNIT
SOURCE: TAS

CULTURAL HEART ARCHITECTURE

The Cultural Heart (comprised of the Cultural Centre and the Hearth) will be the most distinct Musqueam and Tsleil-Waututh architectural landmark on the site. The live-work units, the child care facility, as well as other elements of residential buildings facing the parks, are additional opportunities for strong expression of contemporary Musqueam and Tsleil-Waututh architectural elements.

More information on the architectural expression in the Park District will be provided in a future Appendix on Urban Design Guidelines.

OPPORTUNITY FOR WOOD FRAME BUILDINGS

The Park District presents an excellent opportunity for mid-rise wood-frame buildings. Mass timber structures are an alternative construction and material method that provide the same safety, structural, and resiliency performance standards as conventional construction materials. Materials may be sourced from sustainably managed forests, which can allow for reduced construction waste and noise, and allow for local sourcing of materials.

Under the BC Building Code pilot program, 8 to 12 storey cross-laminated timber (CLT) buildings are being approved and tested. The Partnership will explore the opportunity to implement wood frame construction in the Parks District, acting as a catalyst project for mid-rise CLT construction in Burnaby.



FIGURE 6-25: PRECEDENT IMAGE
LANDMARK MUSQUEAM AND TSLEIL-WAUTUTH ARCHITECTURE
SOURCE: MUSQUEAM COMMUNITY CENTRE



FIGURE 6-26: PRECEDENT IMAGE
CLT CONSTRUCTION
SOURCE: BROCK COMMONS, UBC

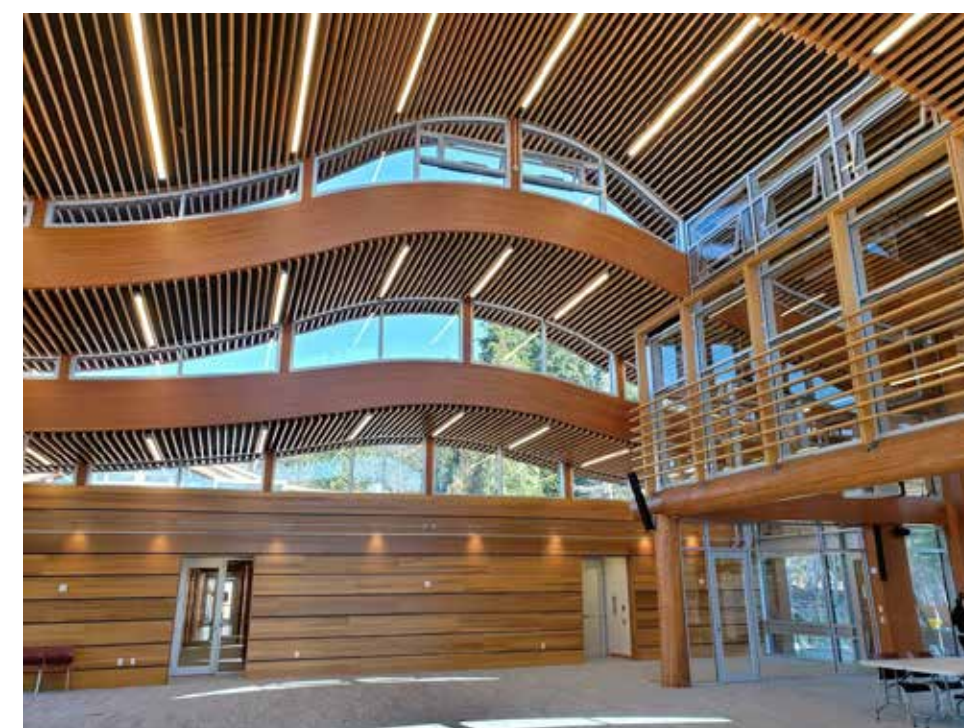


FIGURE 6-27: PRECEDENT IMAGE
LANDMARK MUSQUEAM AND TSLEIL-WAUTUTH ARCHITECTURE
SOURCE: TSLEIL-WAUTUTH NATION ADMINISTRATION BUILDING

The Hearth

In Musqueam and Tsleil-Waututh cultures, the hearth around the fire was centre of the home. This is the warm **gathering space** where cooking and eating brought families together, and they stayed around the fire to sing, drum, dance, **share stories**, and observe ceremony.



FIGURE 6-28: OUTDOOR FIRE PIT WITH TRADITIONAL SALMON BAKE
SOURCE: THE MARTLET, PHOTO TAKEN BY KEITH ANDREW

6.4.2 Trade District

.1 District Character

The Trade District is the commercial hub for the site and surrounding neighbourhood. This is so named to represent the commercial hub and significance that trading goods had in the Musqueam and Tsleil-Waututh histories. This district includes the remaining portion of the Diagonal Axis, and will draw natural elements, from the Sumner Creek Natural Area, along the Trade Path to the corner of Canada Way and Willingdon Avenue.

At this intersection of key arterials is the Entry Portal, which is the main visual entrance to the site. The plaza space that supports this portal is envisioned to integrate natural elements, contain traditional welcome figures, and have a public elevator with art elements to support the grade change up to the diagonal portion of the Trade Path.

The Trade Path is a lively commercial space, with opportunities for cafe seating and outdoor amenities. There are a variety of sizes and uses intended for these commercial spaces, including a grocery store and restaurant.

This character area also contains Street 3, a portion of which is private and can serve as a festival street for events such as festivals or farmers markets.

.2 Public Realm Elements:

- ① Trade Path
- ② Entry Portal
- ③ Goard Way Portal
- ④ Street 3 - Private (Legends Crossing)
- ⑤ Street 3 - Public



FIGURE 6-29: TRADE DISTRICT

.3 Building Typologies

The defining building form in the Trade District is commercial podiums with multiple buildings stacked above, from low-rise wood frame forms up to the tallest buildings on site to mark the primary corner at Canada Way and Willingdon Avenue.

Commercial podiums address the grade change along both Canada Way and Willingdon Avenue and contain elevated commercial areas, as well as a variety of retail opportunities at different sizes. There is a large underground commercial loading zone planned to support these uses.

The low-rise L-shaped building maximizes sunlight over the Trade Path at the Entry Portal by minimizing shadows. The landmark form at the north of the District is intended to draw the eye from the entrance along the Diagonal Axis.

There are opportunities for terraced forms in the south of the District. The buildings facing Goard Way and along Street 3 will have ground-oriented housing rather than a commercial podium.



FIGURE 6-31: PRECEDENT IMAGE
COMMERCIAL PODIUM
RIVER DISTRICT, VANCOUVER



FIGURE 6-33: PRECEDENT IMAGE
COMMERCIAL PODIUM AT MAJOR INTERSECTION
THE INDEPENDENT, VANCOUVER



FIGURE 6-30: TRADE DISTRICT
VIEW FROM SW



FIGURE 6-32: PRECEDENT IMAGE
COMMERCIAL PODIUM
BREWERY DISTRICT, NEW WESTMINSTER



FIGURE 6-34: PRECEDENT IMAGE
PLAZA AND STAIRS TO COMMERCIAL AREA
BALLSTON QUARTER MALL, ARLINGTON, VA

6.4.3 Storytelling District

.1 District Character

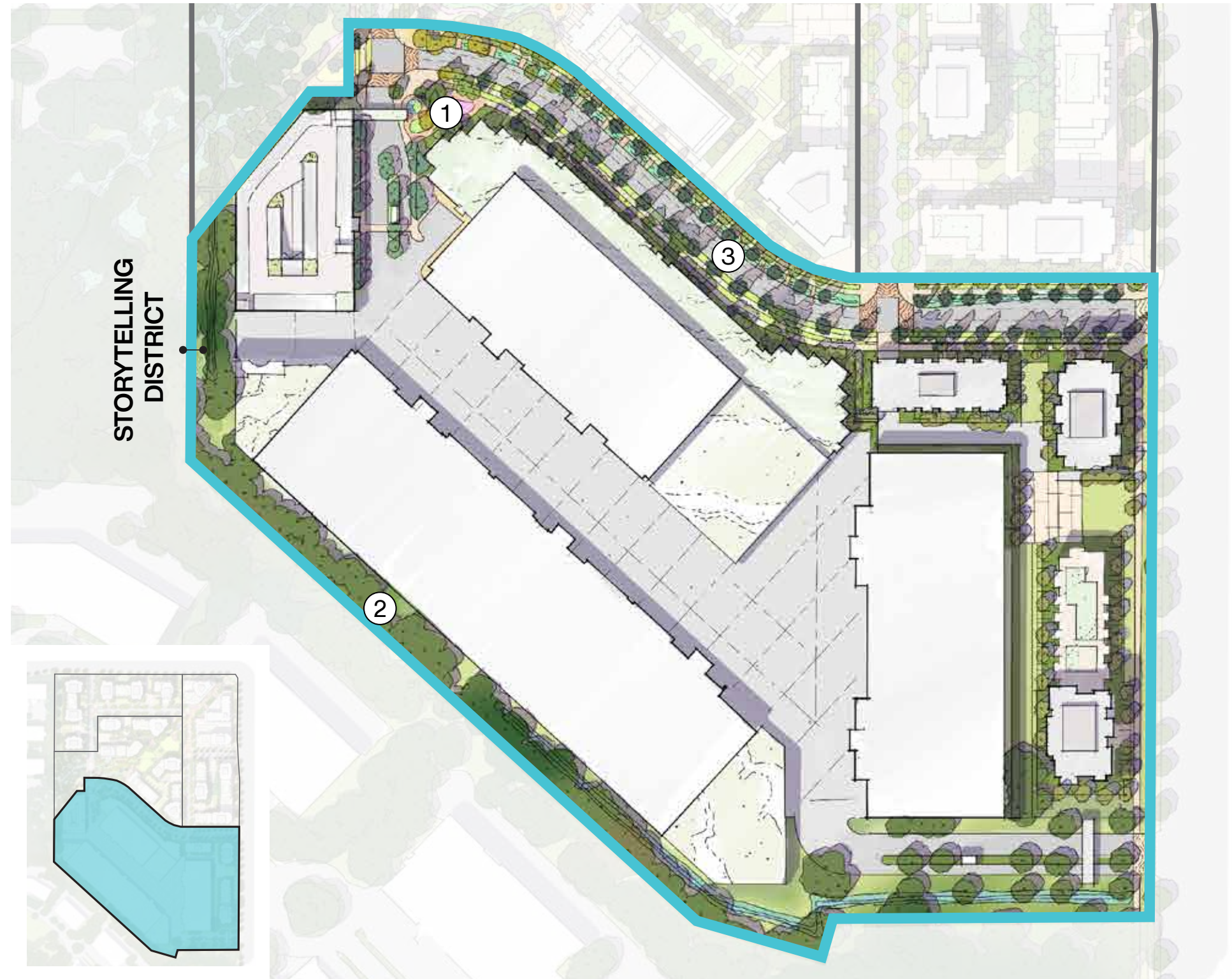
Anchored by the film studio, the Storytelling District integrates the film studio into the larger Willingdon Lands site. The studio maintains its internal privacy, but the studio gates, commercial frontage along Goard Way, and artistic elements along its edges convey a community design and contribution to the goal of storytelling across the site.

The residential buildings in this District have a unique relationship with both the studio and Willingdon Avenue. With a mix of tenures, a strong connection to transit, BCIT, and the studio, this portion of the residential neighbourhood is lively and connected on all sides.

Goard Way is activated by commercial frontages, live-work units, and townhouses and provides additional opportunities to showcase the work of the studio.

.2 Public Realm Elements:

- ① Gathering Spot at Studio Entrance (Landing Park)
- ② Natural Buffer
- ③ Goard Way



KEY PLAN

FIGURE 6-35: STORYTELLING DISTRICT

.3 Building Typologies

The primary urban design feature of the buildings in the Storytelling District is their relationship with the edges of the studio. The relationship between the eastern edge of the studio site and the residential buildings along Willingdon Avenue requires strong architecture and art elements along the back of the studio. Additionally, landscaping will deal with the grade change between the studio and residential buildings, adding a visual green barrier for residents in front of the studio buildings.

To accommodate the privacy needs of the film studio, the buildings running parallel to the studio walls will be lower forms to prevent visibility into the studio site. The tallest building will be at a diagonal to the studio, creating a sense of entry to the site at the Goard Way and Willingdon Avenue intersection.

The affordable housing low-rise is a stand-alone wood-frame building atop a concrete parkade and first floor, which allows for partnership with non-profit housing providers.

A private vehicle lane will connect the three residential buildings into the intersection at Goard Way and Street 2. A pedestrian passage will be provided from the back of the residential buildings, along the lane, and connecting into Goard Way at the north.



FIGURE 6-37: PRECEDENT IMAGE
AFFORDABLE HOUSING
ABORIGINAL LAND TRUST SOCIETY, NEW WESTMINSTER



FIGURE 6-36: STORYTELLING DISTRICT
VIEW FROM SW



FIGURE 6-38: PRECEDENT IMAGE
MID-RISE BUILDING AND PATH
WESBROOK VILLAGE, UBC (SOURCE: BRENT RYAN STUDIOS)



FIGURE 6-39: PRECEDENT IMAGE
MID-RISE BUILDING WITH TOWNHOMES
QUAY WEST, TORONTO

.4 Studio Functionality

The studio is a fully self-contained development consisting of approximately 450,000 SF of sound stages with ancillary support as well as service and office functions. The design has been maximized to allow for multi-production opportunities and flexibility between studios. This will ensure the studio is operating at the highest capacity possible given the large demand for sound stage space in Metro Vancouver.

The addition of the studio will bring the total number of full time on-site jobs to 3,050. This is an estimated contribution of \$360 million to British Columbia's GDP once the studio is fully operational.

The studio has a strict design process for acoustical isolation to minimize noise impacts on the surrounding area, as well as privacy needs that need to be prioritized for the success of the studio operations. To that end, the site plan has internalized the secure studio functions, while the more public elements of the studio, such as the associated office space, are placed at the edges of the site.

The site is designed to maximize efficiency on a compact space and includes on-site stormwater management, on-site capacity for maneuvering, parking and staging of all operations vehicles, and a multi-level parkade to meet the parking requirements of such a large employment node.

There are two secured site entrances which will effectively provide dedicated access for two types of vehicle traffic:

1. Car traffic for employees and guests will primarily use the main studio gate at the end of Sumner Ave to access the site.
2. Truck traffic will primarily use the Willingdon Avenue entrance.

Trucking operations typically occur outside of peak hours to limit potential congestion issues.



FIGURE 6-40: HARLOW AT SUNSET LAS PALMAS STUDIO
SOURCE: RIOS



FIGURE 6-41: BURNABY STUDIO
SOURCE: BRIDGE STUDIOS



FIGURE 6-42: PRECEDENT IMAGE -
INTERIOR CIRCULATION AROUND SOUND STAGES

.5 Studio Edges

By integrating cultural elements into the studio, the design can help support and achieve the vision of both a “New Media Urban Village” and a contemporary Musqueam and Tseil-Waututh place. The master plan pays particular attention to the edges of the studio to ensure integration into the broader site.

PARKADE INTEGRATES WITH NATURAL AREA

The parkade will be constructed with adaptive reuse in mind to accommodate possible future uses beyond vehicle parking. This means exploring flat parking decks and other design techniques to allow for the easy repurposing of upper level floors for other uses (such as office) as individual vehicle usage decreases.

In addition to future-proofing, the parkade will use green building strategies to mitigate its impacts on the surrounding areas. The structure will be designed to blend in with the adjacent path and natural area, and will contribute environmental functions such as rainwater retention through green facades or other measures.

STUDIO GATE CREATES A LANDMARK

The studio gate on Sumner Avenue is a highly visible landmark for the site from Landing Park and along the Diagonal Axis. It serves as an opportunity to create a landmark on the site.

OFFICE FRONTAGE ENLIVENS GOARD

The office facade is minimally set back to provide an active and transparent street frontage on the South side of Goard Way. This frontage is articulated to break up long stretches of street wall and create visual interest as one walks along the street.

SOUND STAGES HOST ART AND DESIGN

The front of all the sound stages are internally oriented to the studio site, which leaves the back of the studio available for graphic uses including patterning and murals. The backs of the sound stages on the northern and eastern edges of the site are canvasses for public art.



FIGURE 6-43: PRECEDENT IMAGE - PARKING INTEGRATES WITH NATURAL AREA



FIGURE 6-45: PRECEDENT IMAGE - STUDIO GATE CREATES A LANDMARK



FIGURE 6-44: PRECEDENT IMAGE - OFFICE FRONTAGE ENLIVENS GOARD



FIGURE 6-46: PRECEDENT IMAGE - SOUND STAGES HOST ART AND DESIGN

6.4.4 Residential District

The Residential District is a quieter, with an exclusively residential use. The buildings in this District provide ample private realm green space, both on the ground floor and on large podium rooftops, creating numerous outdoor spaces for resident use. Two buildings in the Residential District back on to the Natural Buffer and Sumner Creek Natural Area, providing more connection to green space across this District.

The Neighbourhood Portal marks the entrance to the Residential District from Canada Way. This portal provides an opportunity to transition into the Musqueam and Tsleil-Waututh cultural elements on the site. The character of Sumner Street is marked by conifer trees, which further contribute to the unique residential character.

.1 Public Realm Elements:

- ① Neighbourhood Portal
- ② Natural Buffer
- ③ Sumner Street
- ④ Street 1

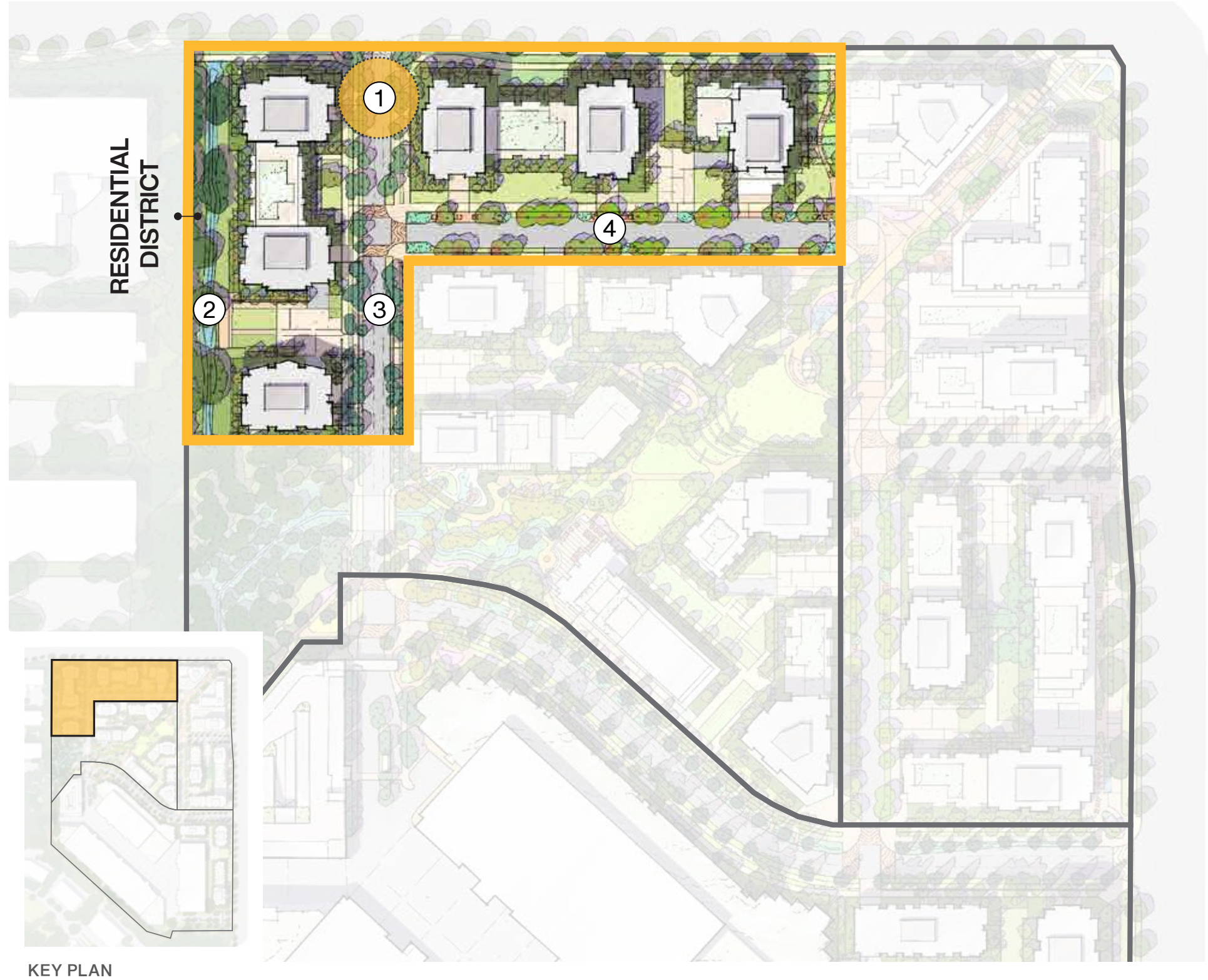


FIGURE 6-48: RESIDENTIAL DISTRICT

.2 Building Typology

Buildings in the Residential District are organized in the master plan to provide height variation along Canada Way, as well as preserve the views from buildings (in the Park District) towards the North Shore mountains.

Mid-block connections are provided from Canada Way to Street 1 to create porosity in the district, while residential podiums maintain an Urban Village scale. Additionally, podiums act as terraces and will be treated with green roofs for resident outdoor space.

Ground floor units are maximized wherever possible. Townhouses and ground floor suites have opportunities for patios and private entrances, particularly in both podiums.



FIGURE 6-50: PRECEDENT IMAGE
TOWNHOUSE FORMS
LOCAL ON LONSDALE, NORTH VANCOUVER



FIGURE 6-52: PRECEDENT IMAGE
GREEN ROOF PODIUM
W2 CONDOS, OLYMPIC VILLAGE, VANCOUVER



FIGURE 6-49: RESIDENTIAL DISTRICT
VIEW FROM SW



FIGURE 6-51: PRECEDENT IMAGE
GROUND ORIENTED UNITS
W2 CONDOS, OLYMPIC VILLAGE, VANCOUVER



FIGURE 6-53: PRECEDENT IMAGE
PODIUM RESIDENTIAL
THE LANDING, NORTH VANCOUVER



6.5 CONNECTIVITY

6.5.1 Circulation Plan

The Willingdon Lands Master Plan embraces a hierarchy of movement that prioritizes walking, cycling, and transit opportunities. The hierarchy of paths and greenways connect to existing neighbourhood sidewalks and walkways to ensure that the Willingdon Lands are well integrated into the surrounding neighbourhood.

The pedestrian and cycling networks are important components to the success of the public realm. These networks are responsible for encouraging people to visit the Willingdon Lands and engage in different activities throughout the entire neighborhood.

In order to achieve these goals, the networks for the Willingdon Lands must respond to a number of the overarching principles that include permeability, green corridors, pedestrian and cyclist linkages, and walkable neighbourhoods.

The priority for movement within the Willingdon Lands is pedestrian first, then cyclist, transit and automobile. This hierarchy promotes seamless, human-scaled integration of the Willingdon Lands into the existing neighbourhood. Measures to ensure this include a fine grain network of paths, sidewalks, greenways, bikeways, which work together to make the Willingdon Lands permeable, open and inviting.

LEGEND

-  Sidewalk and Crosswalk
-  Designated Bike Lane
-  Central Path
-  Neighbourhood Path
-  Riparian/
Creek Path



FIGURE 6-54: CIRCULATION NETWORK PLAN

6.5.2 Pedestrian Circulation

Pedestrian circulation is the first priority for movement within the Willingdon Lands.

.1 Sidewalks and Crosswalks

Sidewalks and walkways are located throughout for maximum connectivity between all areas in and around the site. Sidewalks are spaced generously and lined with trees to create a comfortable pedestrian space and are often integrated with adjacent public or semi-public spaces for a wide, accessible, exciting public realm.

.2 Central Path

Central public paths are located in the Diagonal Axis, beginning at the intersection of Canada Way and Willingdon Avenue, and leading through the main gathering spaces in the heart of the Willingdon Lands. These paths connect the main programmed spaces together. They will reflect Musqueam and Tseil-Waututh cultures and the natural forest and mountain landscapes with design elements and plantings.

.3 Neighbourhood Paths

Neighbourhood paths are small scale paths that weave in between building spaces. These paths provide a more relaxed atmosphere and connect the larger streets.

.4 Riparian and Creek Paths

Riparian and creek paths are a combination of trails and paths that allows the public to experience the daylight creek area with its native riparian plantings.

LEGEND

-  Sidewalk and Crosswalk
-  Central Path
-  Neighbourhood Path
-  Riparian/Creek Path



FIGURE 6-55: PEDESTRIAN CIRCULATION NETWORK PLAN

6.5.3 Bicycle Circulation

Bicycle circulation at Willingdon Lands emphasizes permeability and openness to create a bicycle network that is seamlessly integrated into the surrounding neighbourhood.

Bike lanes on Goard Way and Sumner Street are dedicated, separated lanes. These allow for higher speeds as they function like commuter connectors.

Bike lanes on Streets 1 and 3 are painted on, which is appropriate in these locations as the streets are more quiet, slow, pedestrian-focused and traffic-calmed.

Along the bike lanes will be nodes for cyclists to pull into the Willingdon Lands as they arrive at their destination to stop and enjoy the amenities in the community.

LEGEND

— Designated Bike Lane



FIGURE 6-56: BICYCLE CIRCULATION NETWORK PLAN

6.5.4 Transit Circulation

The Willingdon Lands are serviced by five bus routes on Willingdon Avenue, Canada Way, and Gilmore Way. Two bus stops are directly adjacent to the lands—on Willingdon Avenue at Canada Way, and at Willingdon Avenue at Goard, which is the primary BCIT transit stop.

As per Metro Vancouver’s Urban Centres and Frequent Transit Development Areas profile, Willingdon Avenue is a Frequent Transit Network, meaning that transit service runs at least every 15 minutes throughout the day and into the evening.

Future plans for rapid transit along Willingdon Avenue are in development as part of TransLink’s Transport2050 Plan. Willingdon Avenue is designated within TransLink’s Major Road Network, meaning there is special consideration to maintain this arterial as a high-capacity road and multiuse path.

Currently, Brentwood Town Centre and Metrotown Town Centre are both fifteen-minute bus rides away from the Willingdon Lands, both of which connect to the SkyTrain network.

LEGEND

- 222 Rapid Bus - North Shore to Burnaby (6 stops)
Metrotown Station / Phibbs Exchange
- 25 Brentwood Station / UBC
- 123 Brentwood Station / New West Station
- 129 Patterson Station / Holdom Station
- 130 Metrotown / Pender / Kootney West

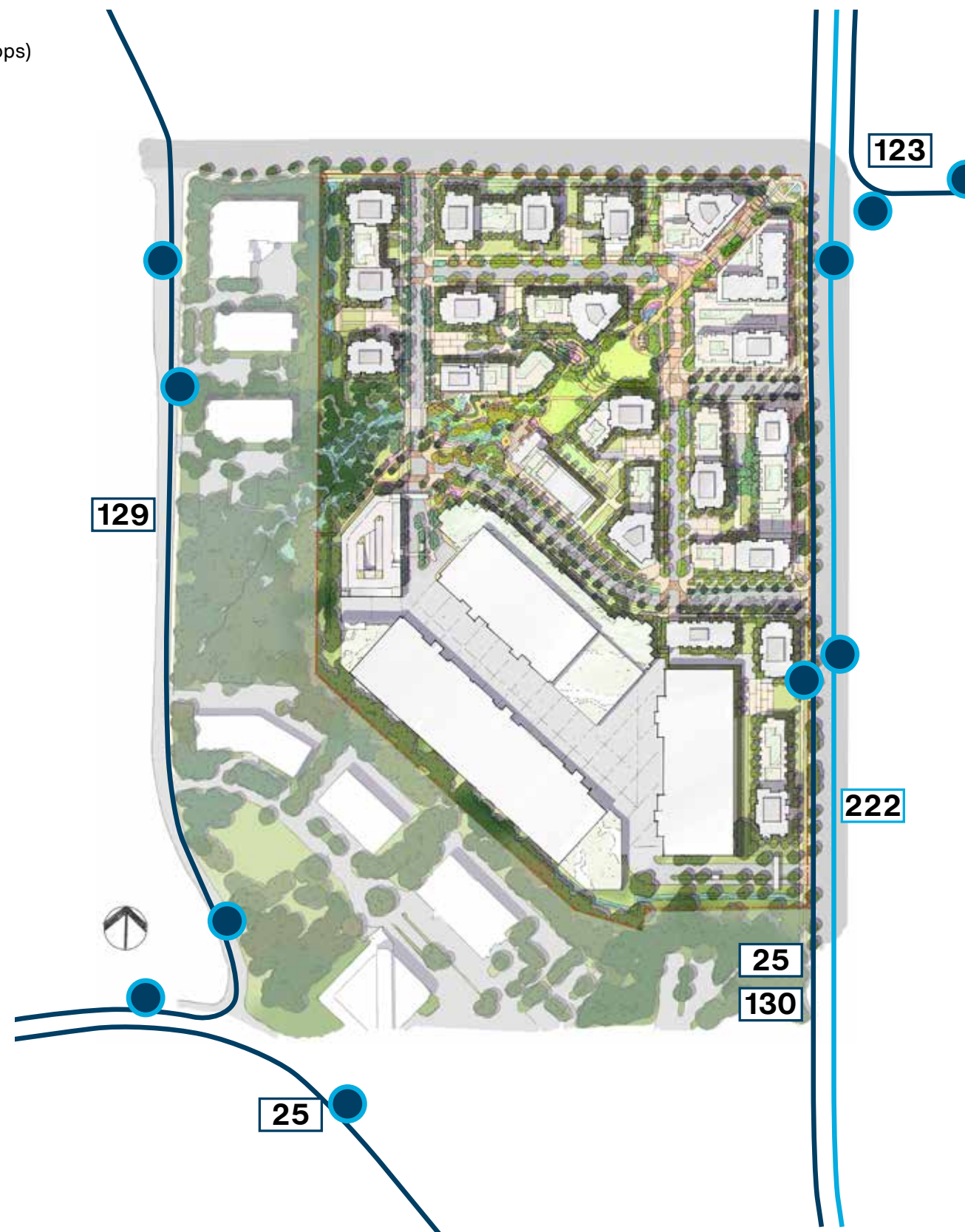
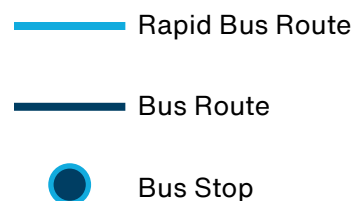


FIGURE 6-57: TRANSIT CIRCULATION NETWORK PLAN

6.5.5 Street Names

Street 1, Street 2, Sumner Ave, and Goard Way are all publicly dedicated right of ways. A portion of Street 3 is privately held (north of Street 2) while the remainder is a publicly dedicated right of way (south of Street 2, including the intersection of Street 2 and Street 3).

In line with the goals of the development, the street names will honour important figures or places to the Musqueam and Tsleil-Waututh. Names of places on the site will be decided jointly between the broader communities of the Tsleil-Waututh and Musqueam Nations, with the City of Burnaby acting as a partner in this process to co-ordinate with the Fire Department and other agencies. The Nations would also like to enter into discussions with the City of Burnaby over the naming of the extensions of Sumner Ave and Goard Way into the site.

The intent is that all street signage will be provided in English characters, with the opportunity for dual language Hən̓q̓əmi̓nəm̓ characters. The logistics and possibilities of this dual-language street signage are to be further worked out with the City of Burnaby.

LEGEND

	Sumner Ave
	Goard Way
	Street 1
	Street 2
	Street 3



FIGURE 6-58: STREET NAMES

6.5.6 Intersections

Vehicle and bicycle access to the site will be available from four intersections: Sumner Avenue/Canada Way, Willingdon Avenue/Street 2, Willingdon Avenue/Goard Way, and Willingdon Avenue at the studio entrance. Three of these intersections are existing.

The Sumner Avenue/Canada Way and Willingdon Avenue/Goard Way entrances, as well as the Willingdon Avenue at the studio entrance are to be available in Phase 1 of the development. The Willingdon Avenue/Street 2 entrance will be available in Phase 3 of the development.

Internally there are five proposed intersections, all of which will be unsignalized and stop-controlled.

LEGEND



-  Signalized Intersection
-  Unsignalized Intersection



FIGURE 6-59: PROPOSED VEHICLE ACCESS POINTS

6.5.7 Internal Access

With the exception of the large commercial oriented parcels in the Canada Way and Willingdon Avenue corner, all parcels provide parkade and loading access through “servicing courtyards.” These servicing courtyards minimize the number of entrances off the street, provide a place for loading and unloading outside the underground parking, and are well-suited for parcel drop-off and ride sharing services.

Vehicle access to this servicing courtyard for each phase of the site has been coordinated with Bunt & Associates to ensure road and intersection capacity is managed.

SERVICING COURTYARD DESIGN

The servicing courtyards were designed to facilitate garbage truck access, ensuring garbage pickup can be at grade for all but the commercial parcels on Canada Way and Willingdon. All servicing courtyards will follow City of Burnaby waste collection standards.

For the remaining parcels at the corner of Canada Way and Willingdon, garbage access will be provided in the commercial loading bays.

A future Appendix will provide a full Transportation Impact Assessment for the site.

LEGEND

	Servicing Courtyard
	Parking Access
	Combined Servicing and Parking Access

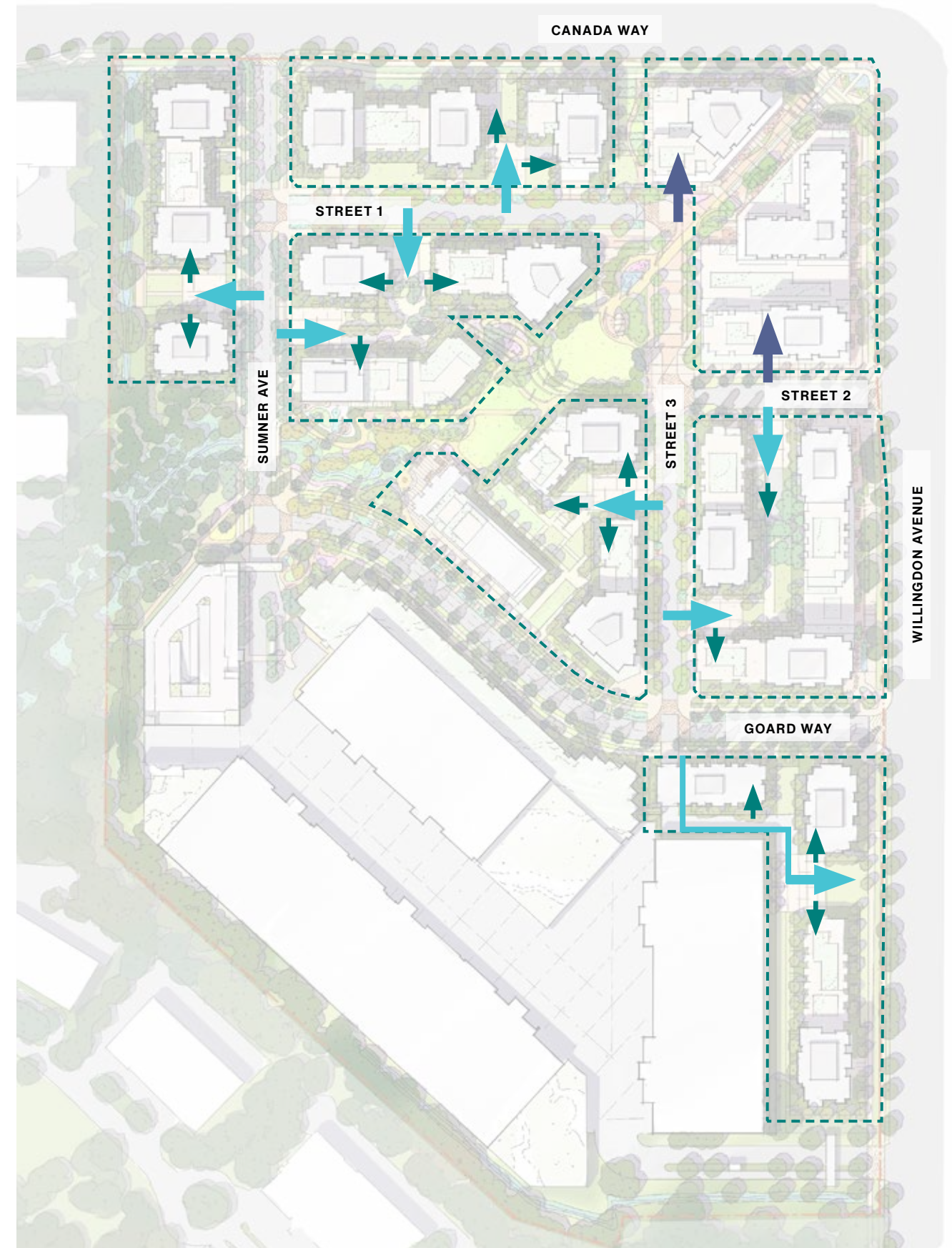


FIGURE 6-60: ACCESS PLAN

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6.6 URBAN FORM

6.6.1 Building Height

To ensure an Urban Village feel, most buildings on the site are at or below 20-stories, with the exception of a few carefully placed landmark buildings at focal points that reach 25 stories. As noted in 6.3 *Character Areas*, the taller buildings are landmark buildings, which will be shaped to guide the eye into the centre of the site. They frame particular gateways and moments.

As we have many buildings of approximately 20 stories, these buildings will be further addressed in a future Appendix on Urban Design Guidelines to ensure a variety of rooftop and penthouse expressions. This will contribute to a unique skyline for the development.

The height of the studio site will be approximately 60' or about 5 to 6 storeys.

⊛ Landmark building



FIGURE 6-61: BUILDING HEIGHT



KEY PLAN

FIGURE 6-62: AERIAL VIEW FROM SOUTHWEST INDICATING BUILDING HEIGHTS (IN STORIES)

6.6.1 Site Elevations

.1 Canada Way

The Canada Way elevation demonstrates the perspectives to the north that were developed through site design. Where possible, buildings in the Park District were offset east and west of the buildings along the Canada Way edge to allow views to the North Shore mountains.

There is also variation of building heights along this edge to provide interest while travelling along Canada Way. A significant street wall is provided to the Canada Way arterial, with ground-oriented units stepped back from the street within for the podium elements.



KEY PLAN

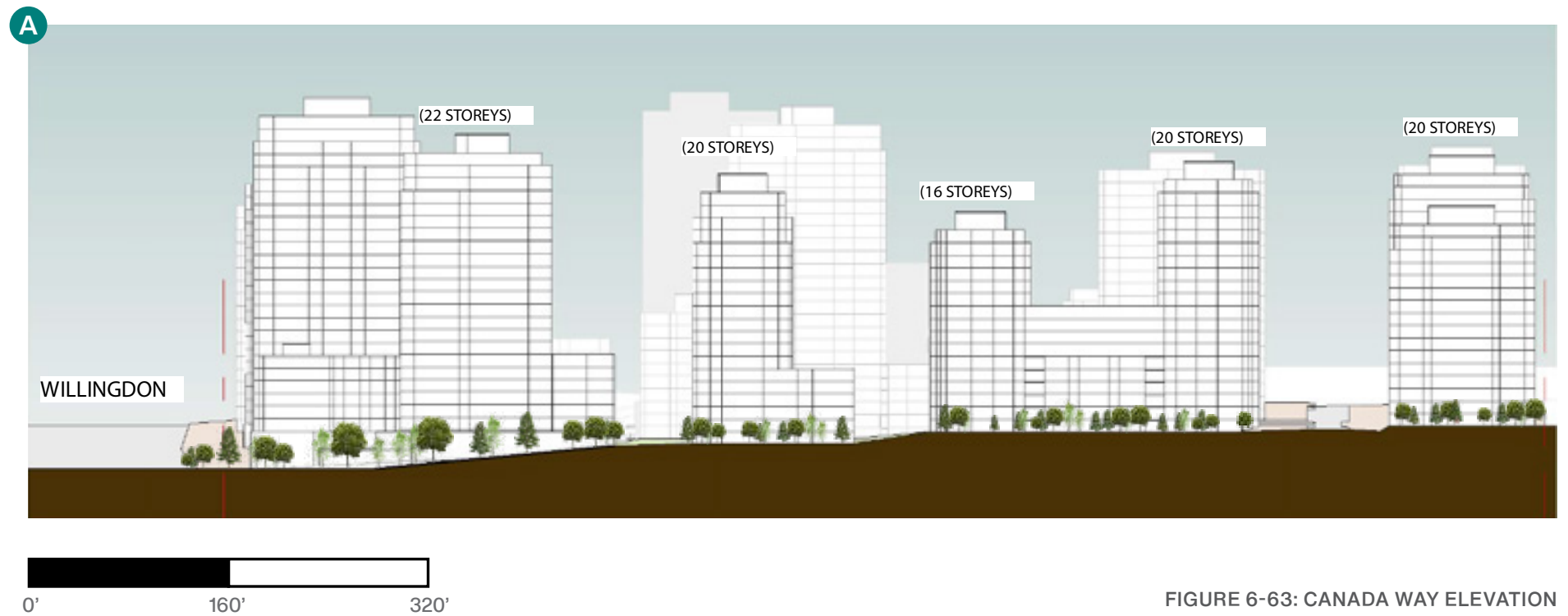


FIGURE 6-63: CANADA WAY ELEVATION

.2 Willingdon Avenue

The landmark building at the intersection of Street 2 and Willingdon Avenue is the high point of the Willingdon Avenue elevation, and building heights descend south on Willingdon Avenue.

The affordable housing building on the podium at the corner of Canada Way and Willingdon Avenue ensures the entrance plaza is minimally shaded. A significant retail podium with an active streetscape is provided along Willingdon Avenue north of Goard Way.



KEY PLAN

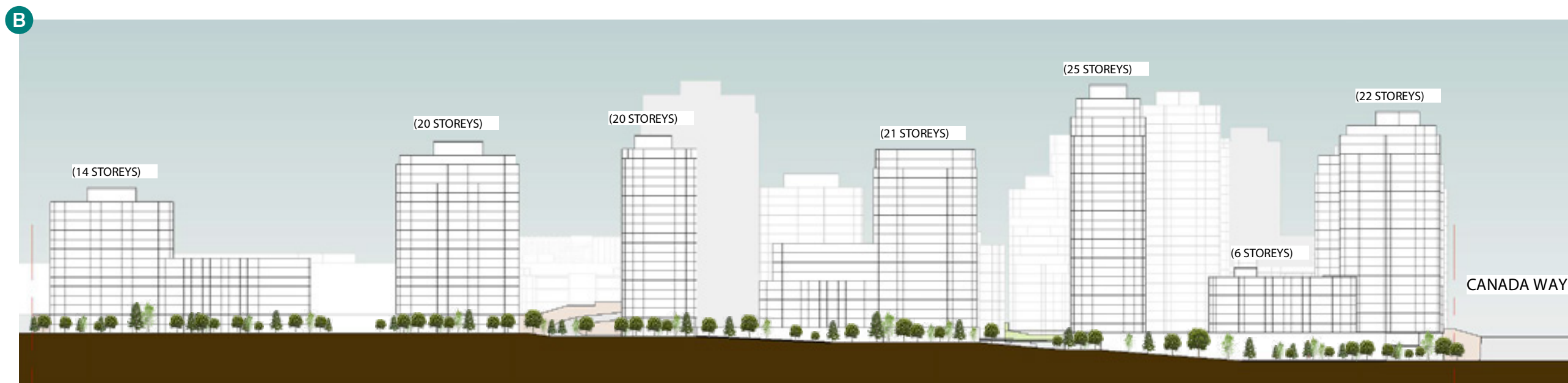


FIGURE 6-64: WILLINGDON AVENUE ELEVATION

6.6.2 Site Sections

.1 East-West Section

The east-west section through the site highlights the significant grade change from the high point on the west property line of the site, sloping down to Willingdon Avenue. This slope is most noticeable in Legends Park, which slopes toward the northeast corner to create the opportunity for a natural amphitheatre space.



KEY PLAN

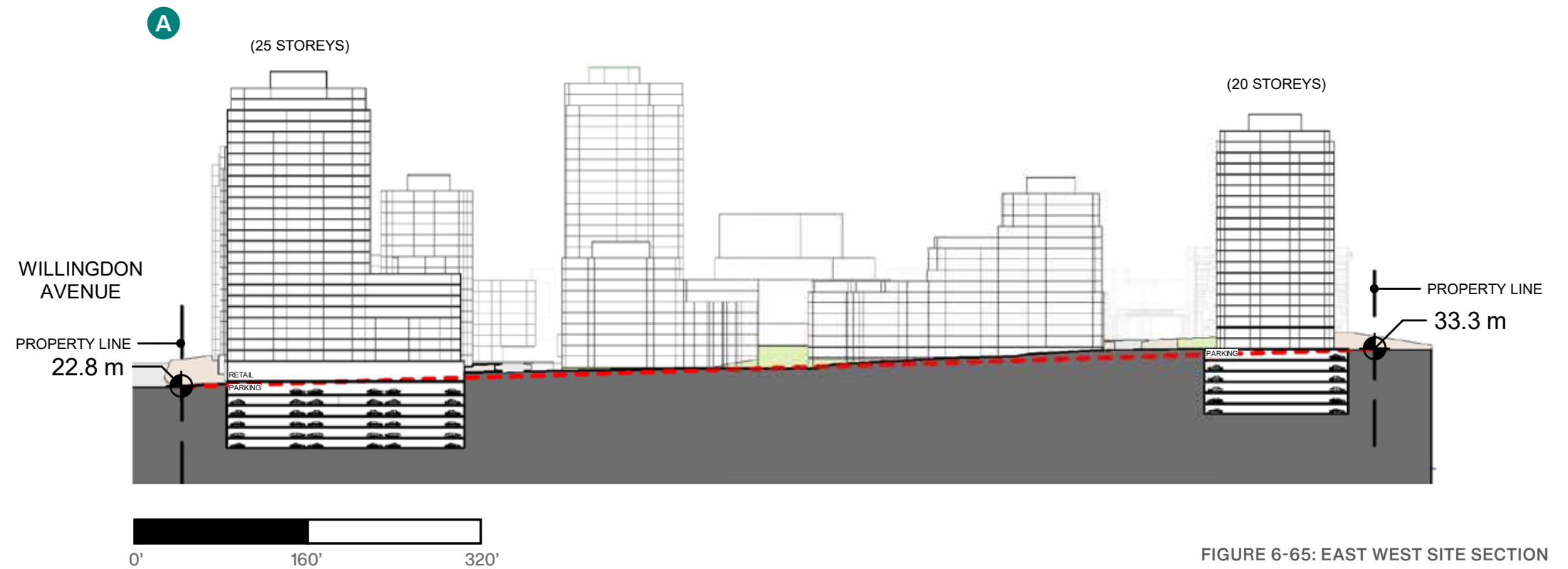


FIGURE 6-65: EAST WEST SITE SECTION

.2 North-South Section

The north-south section through the site highlights the significant grade change from the highest point on the south property line of the studio down to Canada Way, including once again the large slope through the open space in Legends Park.

While the size of the site minimizes the impact of this change, parking entrances were placed to maximize the efficiency of these grade challenges.



KEY PLAN

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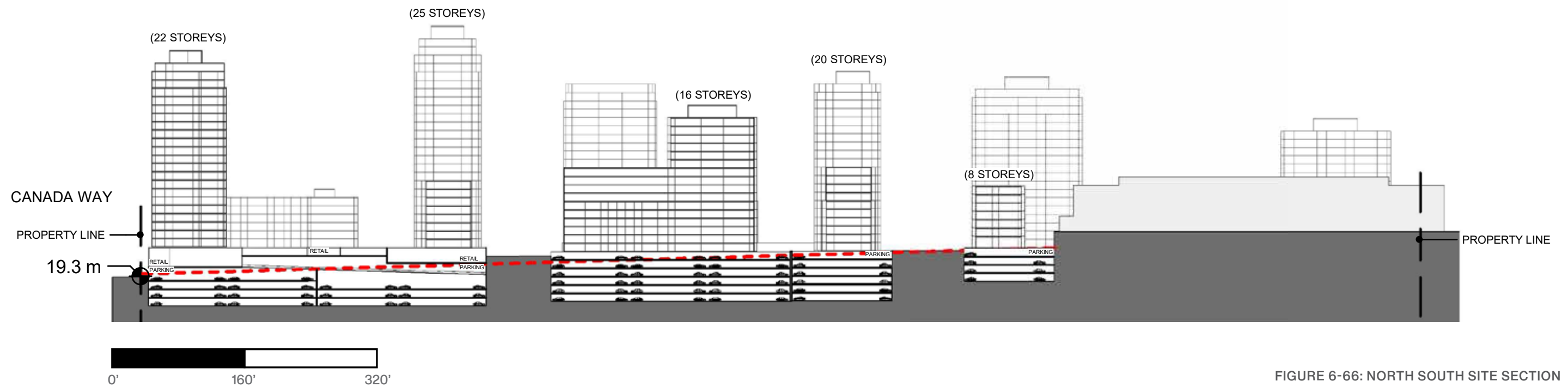


FIGURE 6-66: NORTH SOUTH SITE SECTION

6.6.3 Shadow Studies

The massing and open space elements of the site have been configured to ensure that the shadows imparted by the buildings have minimal impact.

Particular care has been taken to ensure the primary public open spaces along the Diagonal Axis (the Legends Park and the Landing Park) maximize their solar access, particularly in the afternoons. The terraced forms, as described in **6.4.3 Park District** minimize the overall length of shadows, and the taller elements of the building are oriented to the edges of the District, furthest from the open spaces.



FIGURE 6-67: SUMMER SOLSTICE (JUNE 21), 9AM - 12PM - 3PM - 6PM

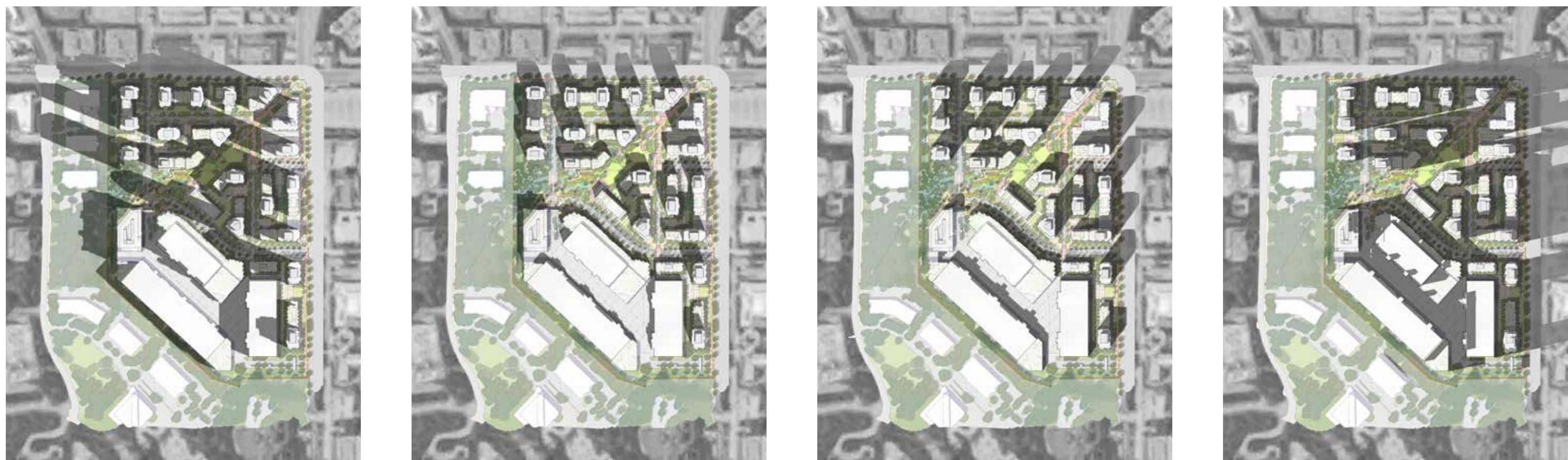


FIGURE 6-68: FALL EQUINOX (SEPT 21), 9AM - 12PM - 3PM

6.7 SUSTAINABILITY

6.7.1 Green Roofs and Green Façades

Some of the roofs on the Willingdon Lands site will provide amenity for residents as well as ecological attributes to the environmental systems of the project. The roofs that are amenity roofs will have both social amenity features as well as vegetation cover and urban agriculture. Some portions of the building roofs will be dedicated green roofs that provide a high ecological value, and will not be accessible to the public. These will consist of a waterproof membrane to protect the roof structure, layers to ensure proper drainage, and special vegetation growing and granular mediums.

There are a number of benefits provided by green roofs that contribute towards Burnaby's Environmental Sustainability Strategy including cooling, water management, and providing bird habitat.

- Green roofs remove heat from the air through the process of evapotranspiration. This helps to mitigate urban heat island effect, and increases comfort in the summer.
- Green roofs act as insulators for buildings, reducing the energy needed to provide cooling and heating.
- Green facades are proposed for the studio parking garage. The green facades offer natural vegetation environments as well as an aesthetic and pleasing green connection to the surrounding landscape.
- Green roofs increase building insulation.
- Vegetation on green roofs can remove air pollutants.
- Green roofs provide wildlife habitat. The green roofs will reinforce the bird habitat and support the Pacific Flyway that is critical throughout Burnaby and the region.
- Intensive green roofs combine amenity and vegetation



FIGURE 6-69: ROOFTOP AMENITY
SOURCE: LIVINGETC



FIGURE 6-70: GREEN FAÇADE ON THE SEMIAHMOO LIBRARY
SOURCE: SURREY LIBRARIES



FIGURE 6-71: EXTENSIVE GREEN ROOF PRECEDENT
SOURCE: ARCHITIZER



FIGURE 6-72: GREEN ROOFS DIAGRAM

LEGEND

- Extensive Green Roofs / Bird Habitat
- Intensive Green Roof
- Green Façade

6.7.2 Urban Forest

The urban forest at the Willingdon Lands is an important environmental and place-making element. The trees will define the streetscape character, park spaces and natural areas. They will play an important sustainable and cultural role as well as provide scale for the overall development.

According to the City of Burnaby, “the urban forest consists of trees and treed ecosystems throughout the City that help to protect ecosystems and human health in numerous ways. The benefits are:

- Provide food and shelter for wildlife
- Remove air pollution
- Producing oxygen
- Remove carbon dioxide from the air and storing it as biomass (helping to mitigate climate change)
- Stabilize soils on steep slopes
- Provide cooling shade over streams, important for fish such as salmon
- Act as a buffer and protection from extreme weather (wind, heat waves)
- Reduce energy demand in buildings
- Provide aesthetic and spiritually uplifting environments.”

Current existing tree canopy coverage on site is 27.4%. With a large portion of the site occupied by the film studio, this plan proposes a 30.0% tree canopy that will be made up by:

- Street trees
- Perimeter trees
- Parks and open space trees
- Trees on roofs, podiums, and site parcels

For the Willingdon Lands site, the trees will be designed to work together with all plant vegetation and function as part of the ecological system. All trees will have a sufficient volume of growing medium to sustain good health and vigor. Where possible, structural soil cells should be utilized to ensure the growing medium is in continuous and connected channels.

The selected street trees, park trees and natural area trees have been selected based on their climate adapted resilience, carbon sequestering and storm water collection capabilities. Native tree species have been selected for their cultural significance. To ensure their resilience, some native species will require supplemental irrigation.



FIGURE 6-73: URBAN FOREST DIAGRAM

6.7.3 Vegetation / Habitat

Burnaby is an important ecological habitat for a number of species on land, air, and water. Located along the Pacific Flyway, this is an important location for migratory birds. Trees, landscaping, and rooftops will be key design features to improve habitat for migratory birds along the flyway.

Four key habitats will be intentionally designed as part of the green infrastructure strategy:

.1 Riparian Woodland

This habitat will run along the western edge of the site, adjacent to the Discovery Creek Conservation Area woodlot and the source of Sumner Creek. The existing creek habitat will be enhanced and expanded across the street into the park open space, where the creek will be daylight.

.2 Grasslands/Meadow

Grasslands will incorporate native plantings that are habitat to insects, birds, and butterflies. All green roofs will be 'native living roofs' incorporating appropriate grassland, wildflowers, and ground cover vegetation.

.3 Urban Landscape

The urban landscape strategy incorporates places for outdoor play, gathering, rooftops and plazas with a cohesive and continuous ecological system. The incorporation of native and adaptive plant species will rebuild the natural setting that existed here before urban development, and create opportunities for education about plants and habitats for the people who use the space.

.4 Street Tree

Hedgerows will be opportunities for linear habitat pathways, and can double as rainwater capture and stormwater management on the site. This habitat zone will include both native and adaptive coniferous and deciduous trees that can be utilized with the street ROW.



FIGURE 6-74: BURNABY WATER FEATURE
SOURCE: CITY OF BURNABY



FIGURE 6-75: DEER LAKE PARK GRASSLANDS/MEADOW
SOURCE: TREKKERPEDIA



FIGURE 6-76: URBAN LANDSCAPE
SOURCE: PWL PARTNERSHIP



FIGURE 6-77: STREET TREES
SOURCE: PWL PARTNERSHIP



FIGURE 6-78: GREEN ROOFS DIAGRAM

LEGEND

- Riparian Woodland
- Grassland/Meadow
- Urban Landscape
- Street Tree

.5 Urban Habitat Precedents



FIGURE 6-79: CREEK FORESHORE, SOUTHEAST FALSE CREEK, VANCOUVER. SOURCE: CITY OF VANCOUVER



FIGURE 6-80: FOREST, STANLEY PARK, VANCOUVER
SOURCE: PWL PARTNERSHIP



FIGURE 6-81: URBAN HABITAT, GLEN PARK, VANCOUVER
SOURCE: PWL PARTNERSHIP



FIGURE 6-82: URBAN HABITAT, COOPERS PARK, VANCOUVER. SOURCE: PWL PARTNERSHIP



FIGURE 6-83: ROOFTOP GRASSLAND, VANCOUVER CONVENTION CENTRE. SOURCE: PWL PARTNERSHIP



FIGURE 6-84: NATIVE POLLINATOR GARDEN, LURIE GARDEN, CHICAGO. SOURCE: UNKNOWN



FIGURE 6-85: HEDGEROW, COAL HARBOUR, VANCOUVER
SOURCE: UNKNOWN



FIGURE 6-86: STREET PLANTING, DOWNTOWN SEATTLE
SOURCE: UNKNOWN

6.7.4 Native Soil

Urban soils are critical to the ecological stability of towns, cities, and regions. Natural undisturbed soil is rich in organic material and can provide critical nutrients to the vegetation proposed for the site. Benefits include:

- Rainwater absorption
- Supporting dense, healthy plant growth
- Stormwater management functions
- Efficient water filtration and storage
- Absorption of excess nutrients
- Biological decomposition of pollutants
- Moderation of peak flows and temperatures
- It is home to billions of microorganisms—bacteria, fungi, nematodes, insects, and earthworms that have important ecosystem functions.

The native soil strategy for the Willingdon Lands is to preserve natural soil and restore soil compromised by development to as close to natural as possible. Preserving as much native soil on the site as possible will occur within the natural area, below the public roads, outside of the underground parkade structures and within the studio footprint, where there are no underground structures. As well as preserving native soil, soils will be added to buildings and structures to support landscape and roof gardens.

Green roofs and amenity roofs will provide manufactured soil and potentially amended native soil that could be stockpiled and collected from the site as the project is constructed.



FIGURE 6-87: NATIVE SOIL DIAGRAM

LEGEND

- Native Soil Area
- Native Soil Area under Buildings with no Underground Parking Slab

6.7.5 Creek Daylighting

Part of the Willingdon Lands stormwater management and ecological site sustainability strategy is to enhance the existing creek habitat and daylight a portion of Sumner Creek. The daylighting of the creek will be an important part of the connection to the land and implementation of Musqueam and Tsleil-Waututh values.

The new road over the creek will be an open flat bottom culvert allowing creek amphibians, insects, and small animals to negotiate the parks, open space, and natural areas safely.

The daylit creek will culminate in a small pond in the park area, which could be supplemented (in summer months) with captured rain water from the surrounding buildings. The creek will continue to be piped, as it presently is, to the Still Creek watershed system.



FIGURE 6-88: SUMNER CREEK DAYLIGHTING STRATEGY

LEGEND

- - - - - → Culverted Creek
- - - - - Existing Creek Setback
- Bridge
- Proposed Creek Daylighting



FIGURE 6-89: GUICHON CREEK SALMON RELEASE
SOURCE: BURNABY NOW



FIGURE 6-90: HASTINGS CREEK RESTORATION, VANCOUVER
SOURCE: VANCOUVER PUBLIC SPACE NETWORK

6.7.6 Stormwater Management

Stormwater management at the Willingdon Lands will be an important component of the ecological and environmental strategy. The scale and variety of places across the site provide an ideal opportunity to illustrate a comprehensive approach to managing stormwater and reconnecting to the land. The stormwater management system will create rich, biodiverse plantings, attract birds and other species, and provide habitat for pollinating insects. Stormwater management tactics include:

.1 Landscape Design

The landscape design, character and expression will respond to the aquatic habitat and riparian edge condition. It will continue the green space character existing along the public streets at the Willingdon Lands.

.2 Green Infrastructure

Stormwater management through green infrastructure and natural measures will improve on-site hydrologic function. Benefits include reduced rain water runoff through retention, enhanced infiltration, and treatment to reduce erosion and improve water quality of surface water input. An integrated system of bioswales, rain gardens, retention ponds, and wetland infiltration/filtration will reduce surface runoff from the site and improve water quality of discharges into Sumner Creek.

.3 Educational Component

Interpretive lookouts and signage will convey the story of where the rain goes when it hits the ground and why people should pay attention to this often unnoticed weather event.

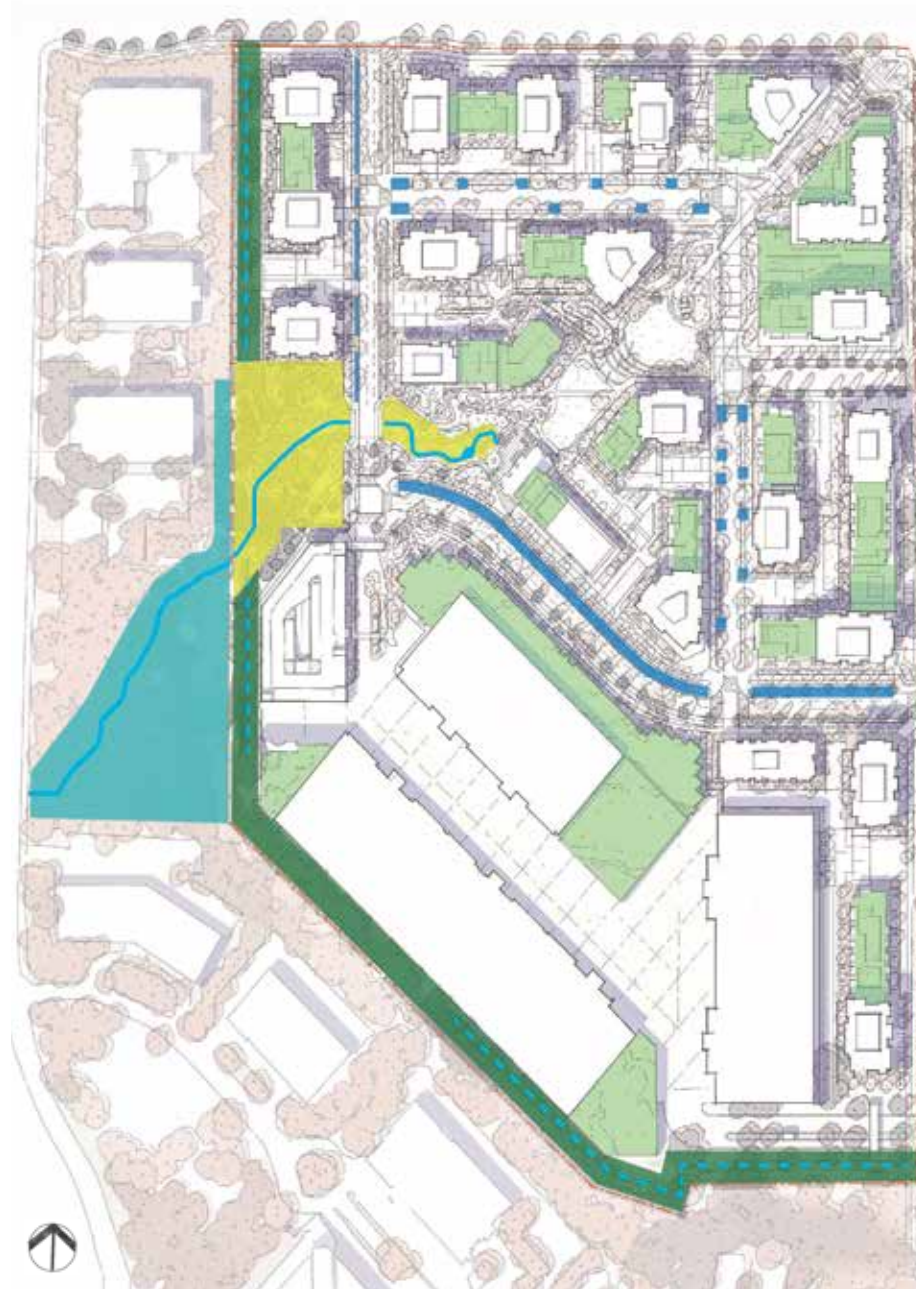


FIGURE 6-91: STORMWATER MANAGEMENT ELEMENTS

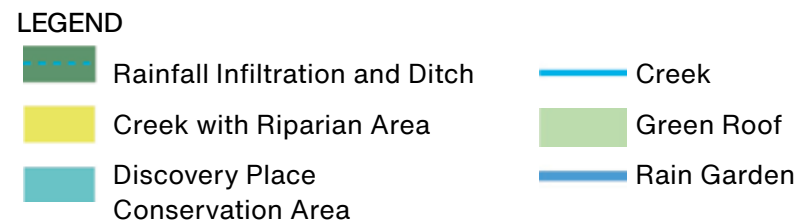


FIGURE 6-92: BCIT STORMWATER MANAGEMENT
SOURCE: PWL PARTNERSHIP



FIGURE 6-93: GOARD WAY BCIT CAMPUS
SOURCE: PWL PARTNERSHIP



.4 Stormwater Management Precedents



FIGURE 6-94: KANAKA CREEK WATERSHED STEWARDSHIP CENTRE - ROOF TO CREEK RAINWATER FEATURE, MAPLE RIDGE. SOURCE: METRO VANCOUVER



FIGURE 6-95: HINGE PARK RIPARIAN AREA, VANCOUVER
SOURCE: PWL PARTNERSHIP



FIGURE 6-96: SFU UNIVERCITY GREEN ROOF
SOURCE: CITY OF BURNABY



FIGURE 6-97: MCCLOSKEY ELEMENTARY SCHOOL RAIN GARDEN IN DELTA, BC
SOURCE: DELTA SCHOOL DISTRICT



FIGURE 6-98: FAIRFORD PARKETTE BIORETENTION GARDEN, TORONTO
SOURCE: CITY OF TORONTO



FIGURE 6-99: NATURALIZED RIPARIAN AREA AT WESBROOK VILLAGE, UBC
SOURCE: WESBROOK VILLAGE



6.8 LAND USE

6.8.1 Overall Site Statistics

GFA	4,515,100 SF
Site Area	1,744,514 SF
Proposed FAR	2.59

Land Use	Total Area	Proposed FAR	Units
Residential	3,925,100 SF	2.25	5,239
Leasehold Strata	3,318,200 SF	1.90	4,366
Market Rental	385,300 SF	0.22	554
Moderate Rental	70,000 SF	0.04	101
Affordable Rental	151,600 SF	0.09	218
Commercial	135,000 SF	0.08	
Cultural	5,000 SF	0.00	
Studio	450,000 SF	0.26	

*Note: Commercial Floor Area noted above, including childcare uses, are a guideline and will be determined as part of a site specific rezoning application.

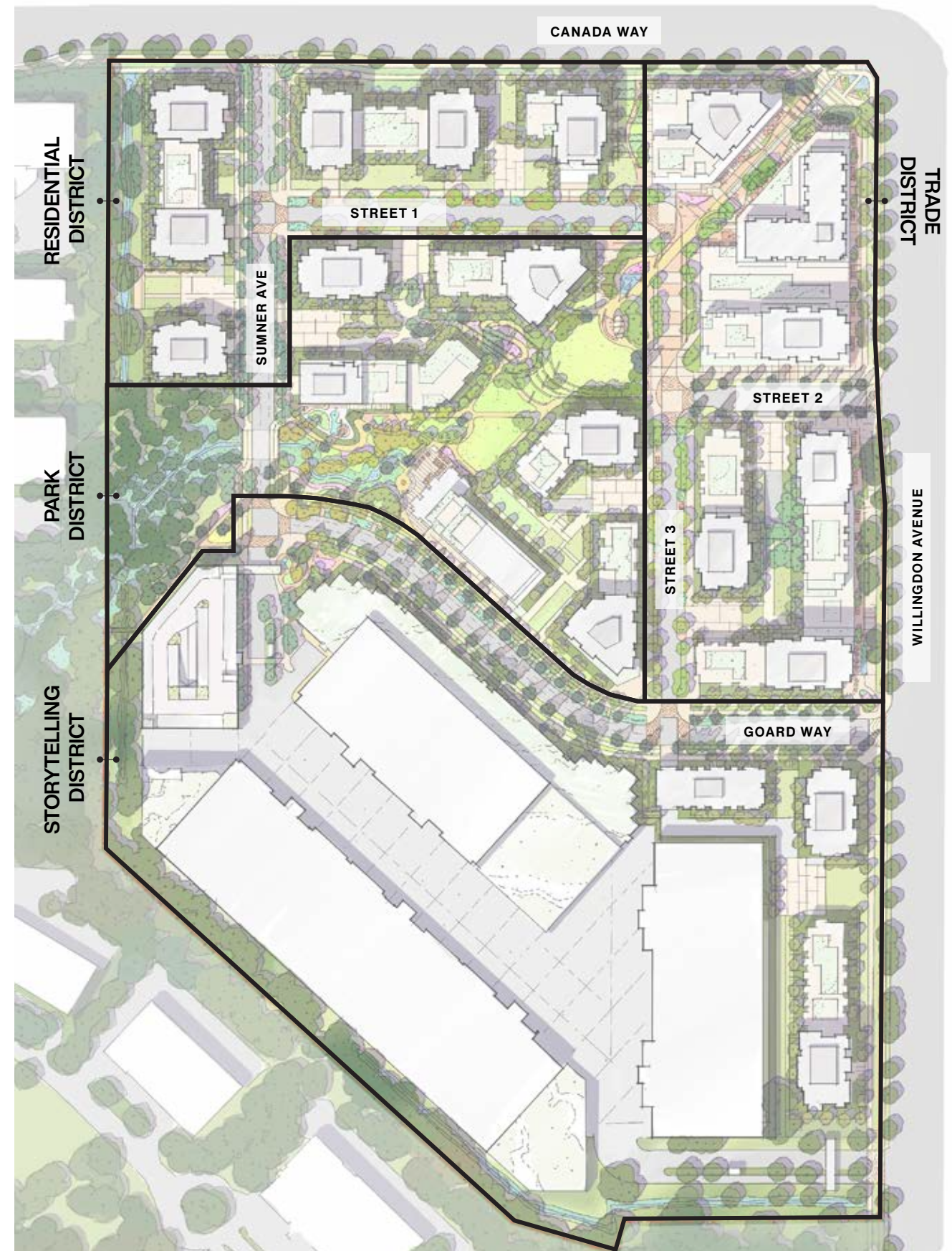


FIGURE 6-100: ILLUSTRATIVE SITE PLAN

6.8.2 Zoning

The site is a combination of residential, commercial, cultural, and film studio uses. There are two residential tenure types included on the site: leasehold strata and rental.

The CD Zoning created for the site will be based on the Multiple Family Residential District (RM5/RM5r) zone, Urban Village Commercial District (C2) zone, and Urban Office (B2) zone.



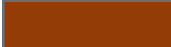





This site is using a base RM5 zoning across the entirety of the site, including the studio parcel, to calculate the overall allowable density.

6.8.3 Ground Floor Uses

The ground floor of this Urban Village will be activated wherever possible with ground-oriented housing and commercial units.

In the area near the Cultural Heart, there is the opportunity to include adjacent ground-floor live-work units. These could cater to home-based businesses, home studios, or small home-compatible workshops. Live-work units may provide opportunities for Musqueam and Tsleil-Waututh entrepreneurs and artists.

There is also a child care space designated, with an approximate capacity of 50 children, based on an estimated 300m² of available dedicated outdoor space.

RESIDENTIAL	
	Ground-Oriented Units
	Live-Work Units
COMMERCIAL	
	Commercial Units
	Film Studio - Office
	Film Studio - Production
	Cultural Heart
	Child Care
	Child Care - Outdoor Space

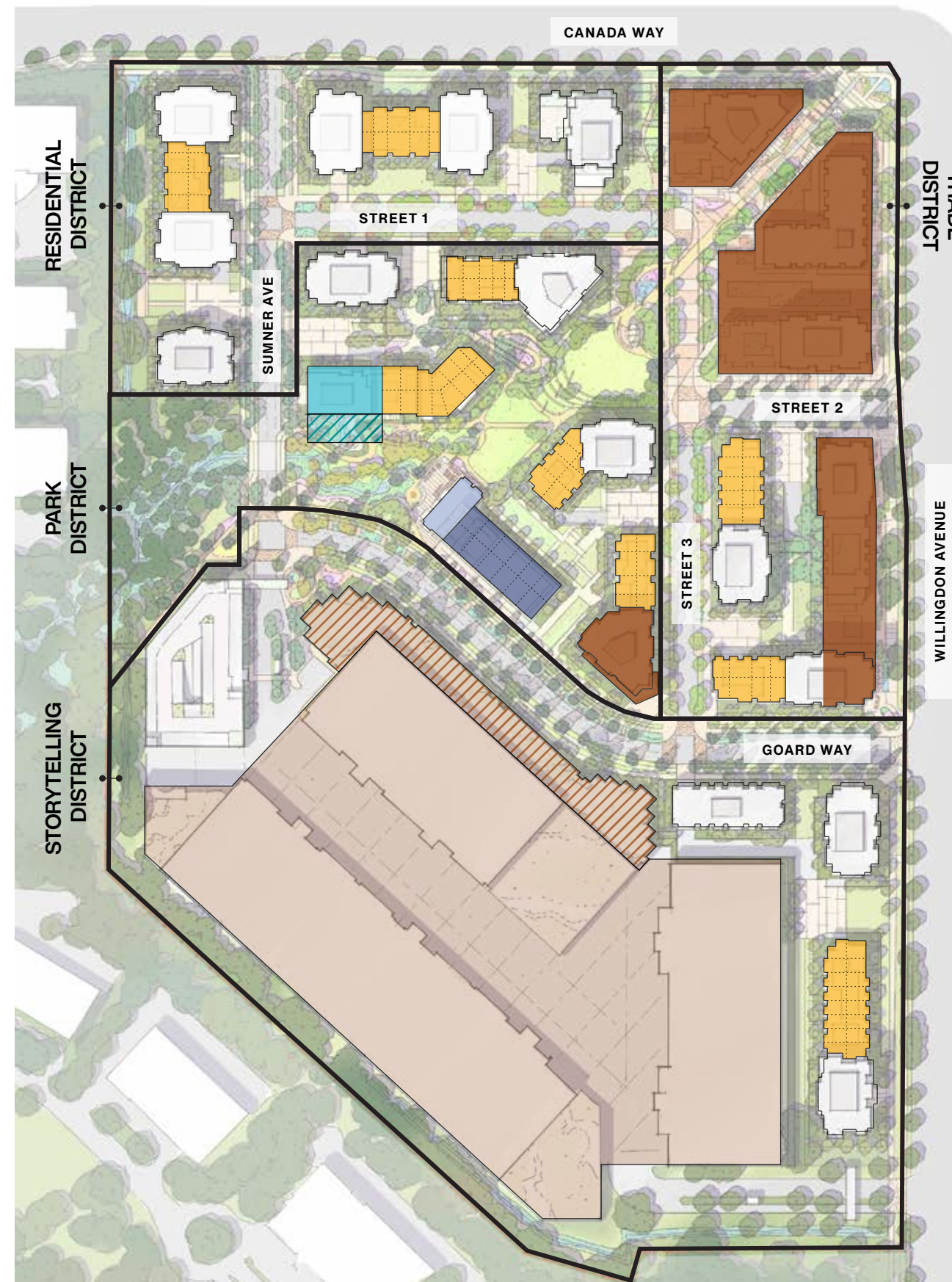


FIGURE 6-101: GROUND FLOOR USES PLAN

6.8.4 Residential - Leasehold Strata

The primary land use across the Willingdon Lands site is residential. Fee simple home ownership is beyond the reach of some households and there are currently limited options for those that wish to move from renting to owning their home. Leasehold strata residential provides an alternative option on the housing continuum, while ensuring the lands are held for generations for the Musqueam and Tsleil-Waututh Nations.

.1 Amenity Spaces

Leasehold strata buildings will include a range of indoor and outdoor amenity spaces. The amenity offering will focus on gathering spaces, activities for families with children of all ages, quiet zones for focused tasks, and health and wellness. Amenity spaces will be located at ground level and on podium spaces. The Willingdon Lands will prioritize following the directions of Burnaby’s HOME Housing + Homelessness Strategy with regards to multi-family residential development:

- multi-purpose amenity areas with kitchenettes and washrooms;
- a mix of smaller, specific amenity rooms that may include study spaces, business centres, guest suites, music room, and indoor children’s play zones;
- outdoor recreation, structured and unstructured play areas for multiple age groups; and,
- community gardens.

Leasehold Strata

Total Area	Proposed Site-Wide FAR (RM5)	% of Overall FAR
3,318,200 SF	1.90	73.4%

Total Number of Units	4,366
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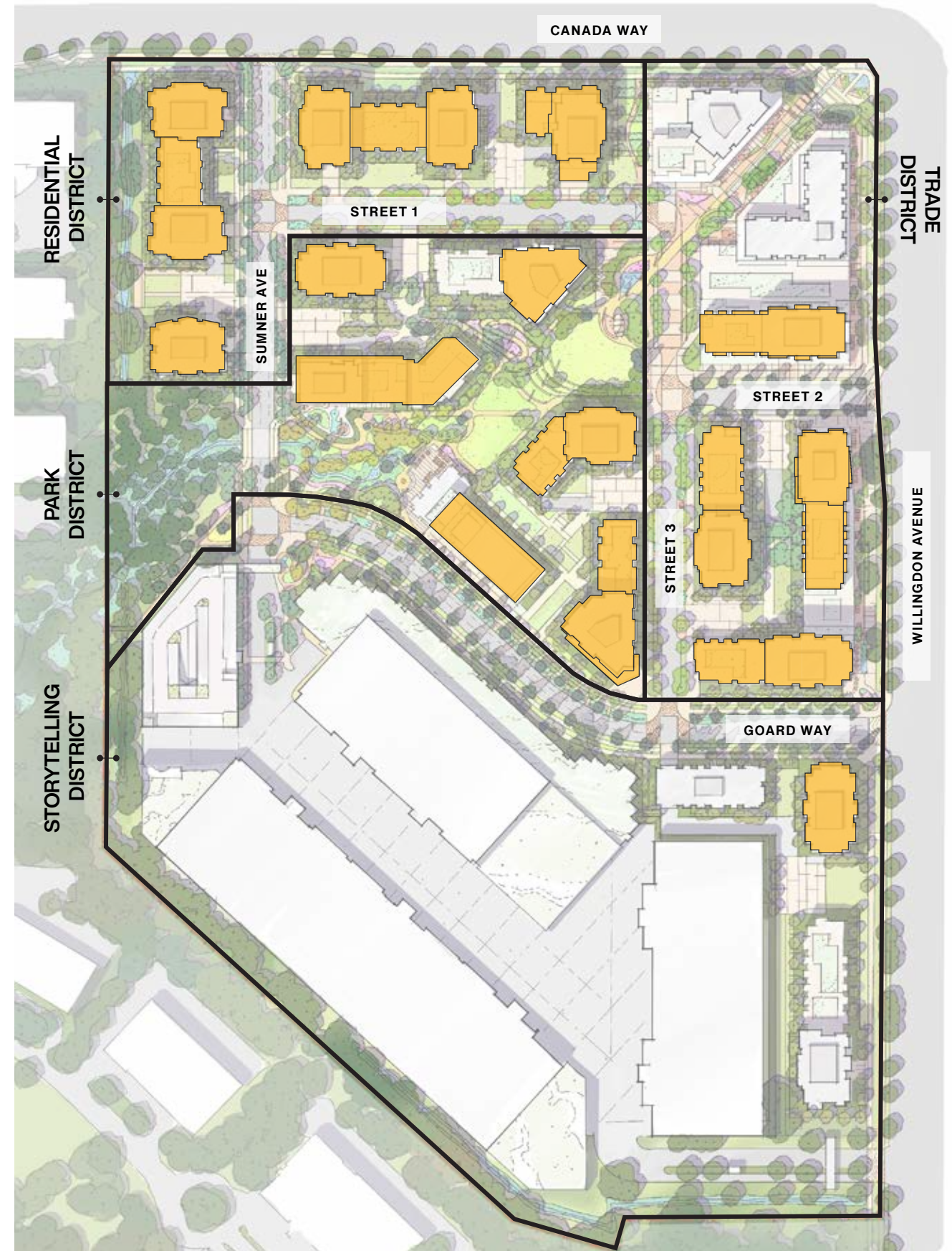


FIGURE 6-102: RESIDENTIAL - LEASEHOLD STRATA PLAN

6.8.5 Residential - Rental

There are three levels of rental affordability provided on the site: market, moderate income (CMHC market median), and affordable rental (20% below CMHC market median). The market rate and moderate rate rental will be combined into the same buildings. These building locations have been selected to provide easy access to BCIT as well as to the frequent transit service along Willingdon Avenue.

The affordable housing buildings are standalone wood frame buildings on concrete podiums. The standalone buildings allow for partnership with non-market housing providers, with specific interest in finding a partnership with Indigenous housing organizations.

.1 Amenity Spaces

Rental buildings will include a range of accessible, functional amenities that also respond to the directions and needs outlined in Burnaby's HOME Housing + Homelessness strategy. Amenities will be further determined per the specific needs of partners on affordable rental projects.

	Market / Moderate Income Rental
	Affordable Rental

Total Area	Proposed Site-Wide FAR (RM5r)	% of Overall FAR
606,900 SF	0.35	13.5%

Total Number of Units	873
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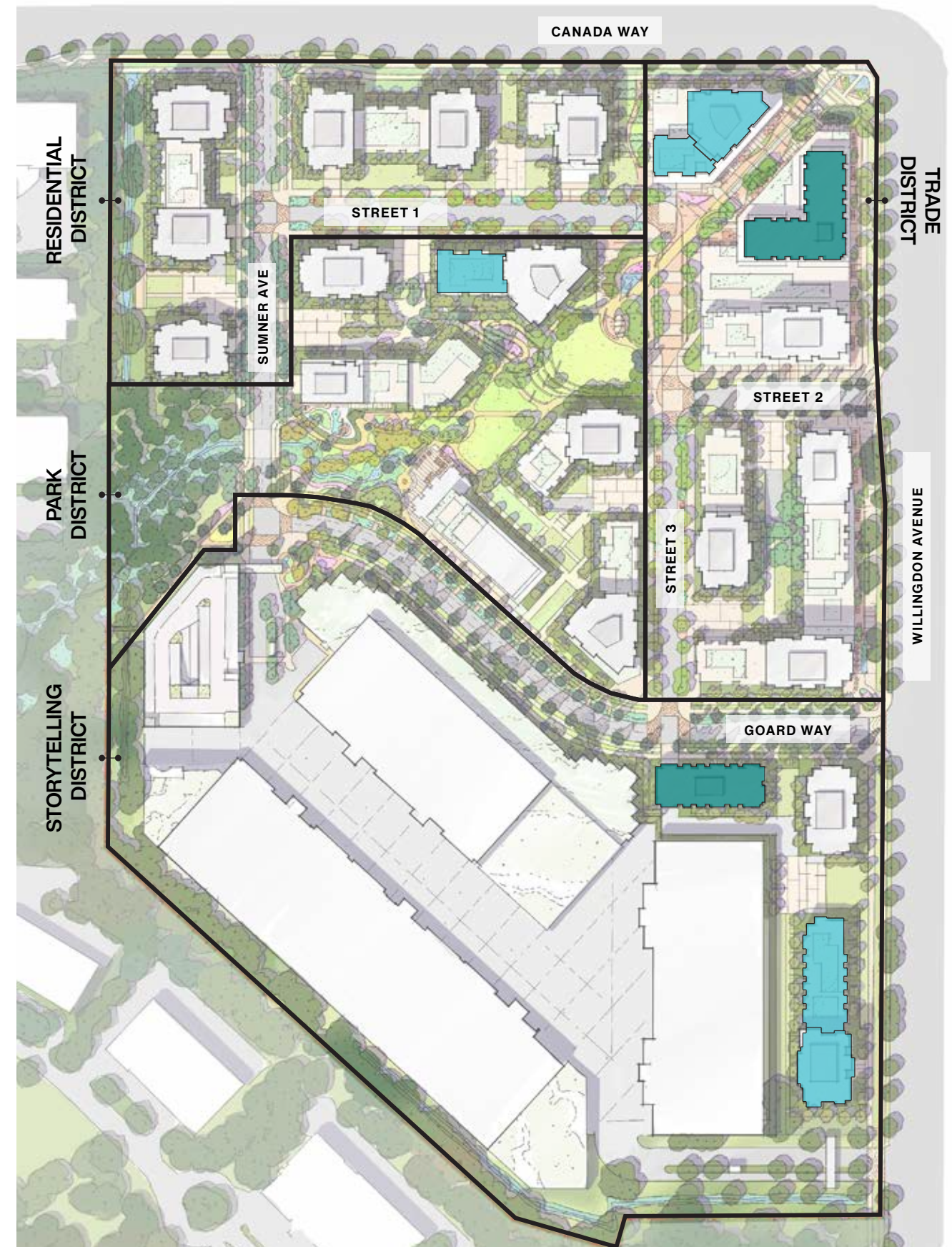


FIGURE 6-103: RESIDENTIAL - RENTAL PLAN

6.8.6 Commercial

A key element of the Urban Village concept is vibrant commercial spaces within walking distance of residential areas within the community. The site provides a proposed 135,000 SF of commercial space. This commercial space will be comprised of podium level spaces on the ground and second floor.

.1 Commercial Retail Space Strategy

The commercial areas throughout the Willingdon Lands site will be comprised of mixed shopping, restaurants, cafes, service commercial, and other fine-grained retail opportunities. An anchor grocery store is proposed at the corner of Canada Way and Willingdon Avenue, accessible through the Trade Path and underground parking. This will be the largest commercial retail unit, and may span one or two floors, with an associated outdoor spill-out seating area.

A logical, pedestrian-friendly Urban Village commercial layout will be encouraged that takes advantage of the public realm within the Trade Path and streetscape. Appointment-based services such as health and wellness providers will be encouraged on upper floors or less immediately visible areas. Retail shops and drop-in services that rely on foot traffic will be positioned near convenience parking and pedestrian paths. A large restaurant patio space is proposed at the southern portion of the Trade Path.

A goal of the Partnership is to include Musqueam and Tsleil-Waututh businesses in retail storefronts, food and beverage services, offices and studios in the Willingdon Lands.

 Commercial

Total Area	Proposed Site-Wide FAR (C2)	% of Overall FAR
135,000 SF	0.08	3.1%

*Note: Commercial is located in the podiums only.

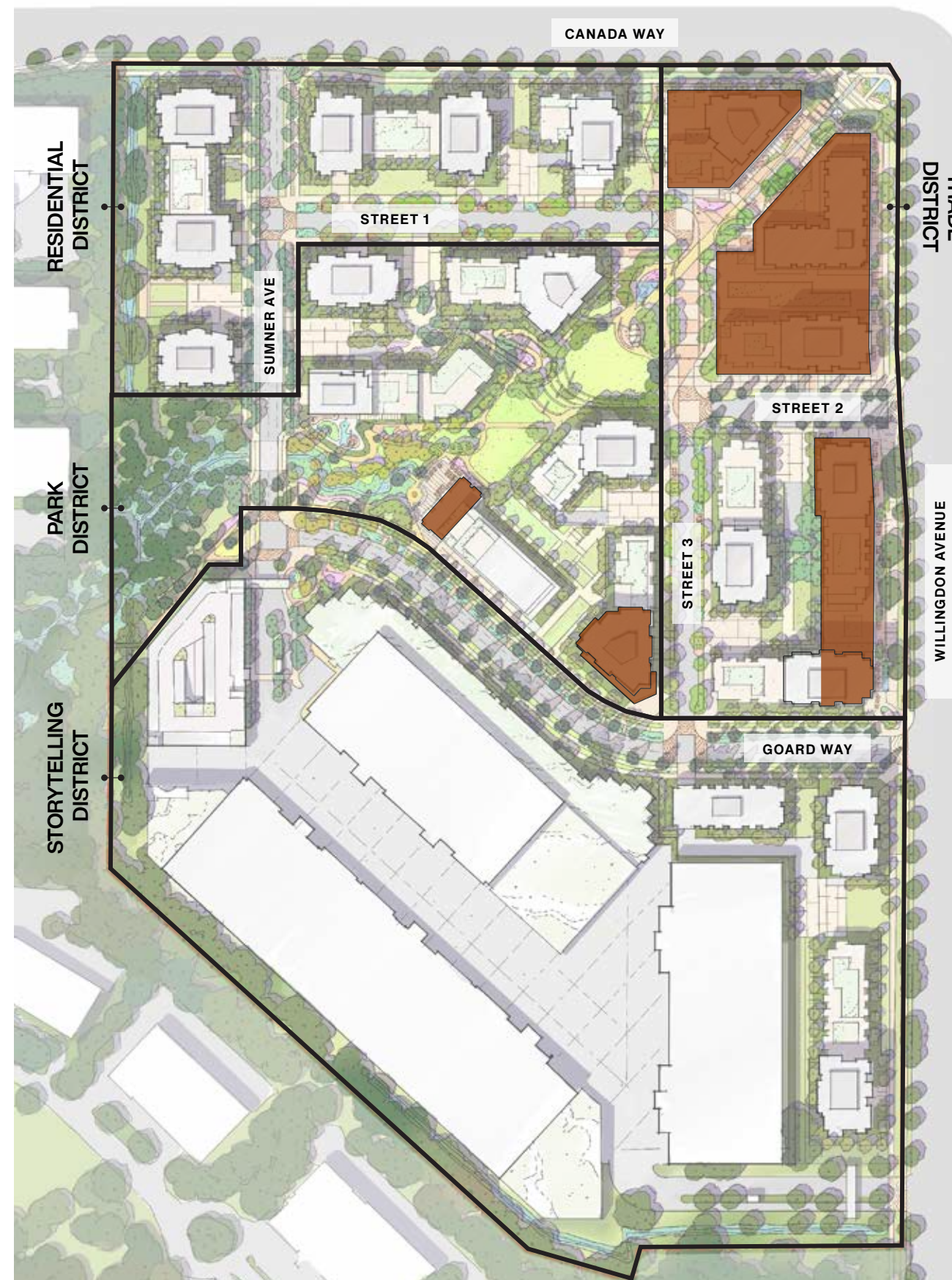


FIGURE 6-104: COMMERCIAL PLAN

.2 Commercial Ground-Level Precedents



FIGURE 6-105: CITY MARKET, LONSDALE
SOURCE: TURNER FLEISHER



FIGURE 6-106: GROCERY ANCHOR AT BREWERY DISTRICT, NEW WESTMINSTER
SOURCE: UNKNOWN



FIGURE 6-107: CORNER GROCERY ANCHOR WITH PEDESTRIAN CONNECTION AND GRADE CHANGE, BELLTOWN, SEATTLE, SOURCE: ESTATELY



FIGURE 6-108: MARINE GATEWAY GROUND LEVEL RETAIL, VANCOUVER
SOURCE: PWL



FIGURE 6-109: LYNN VALLEY VILLAGE COMMERCIAL PLAZA
SOURCE: RENNIE



FIGURE 6-110: GROCERY STORE ANCHOR AT WESBROOK VILLAGE, UBC
SOURCE: WESBROOK VILLAGE



6.9 PHASING

The phasing plan for the Willingdon Lands development does not follow the Districts established in **6.3 Character Areas**. While each parcel fits fully within a District, portions of a District reach completion at different times.

- The Park District is comprised of Phase 3 and Phase 6, with one park being associated with each phase.
- The Trade District is comprised of Phase 2 and Phase 4.
- The Storytelling District is Phase 1 of the development, with both the Studio and Phase 1 residential being completed.
- The Residential District is comprised of Phase 5 and Phase 7.

As **6.3 Character Areas** provides full details on what public realm elements are accomplished in each District, this section provides statistics, delivery, and construction phasing information rather than additional information on character and amenities.

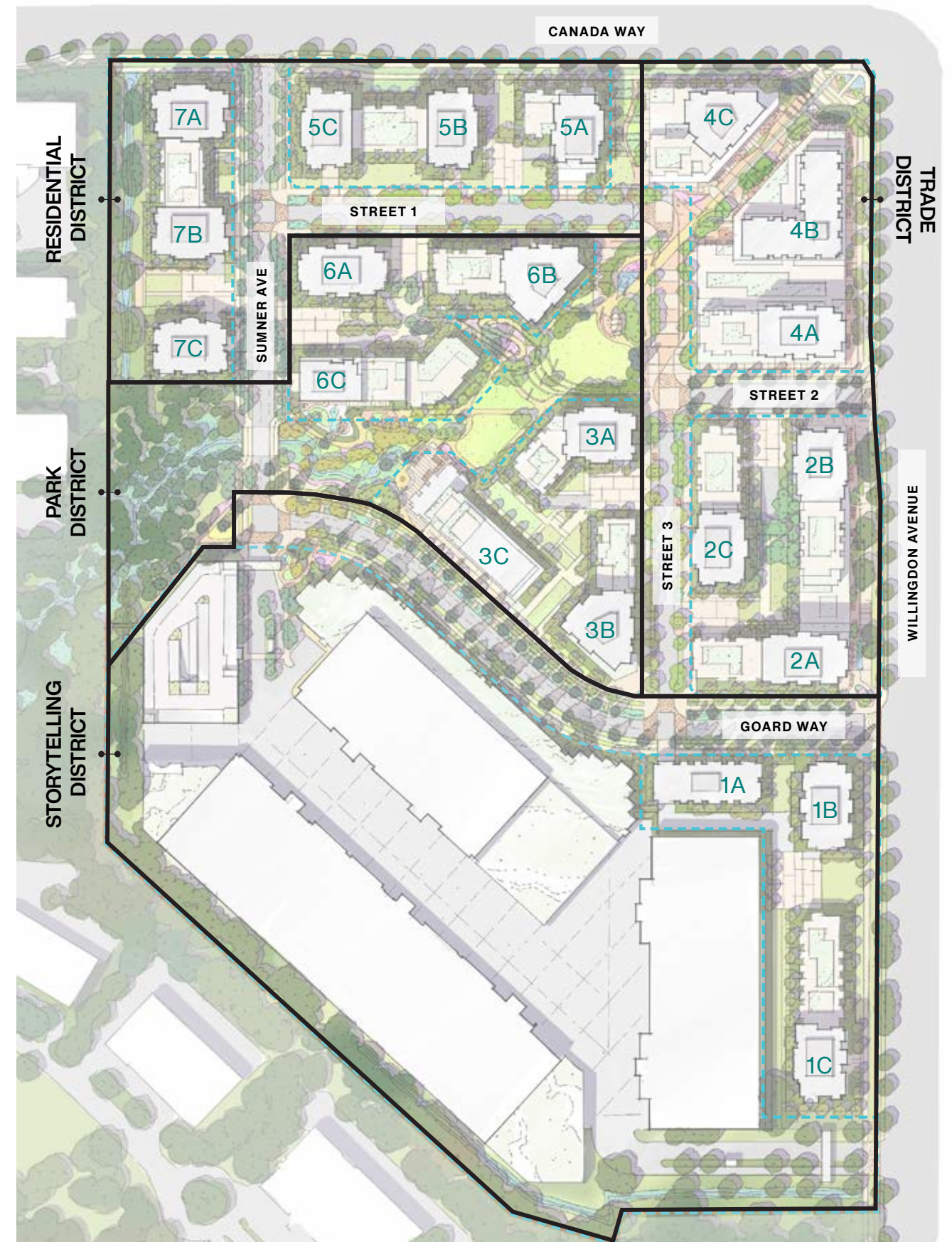


FIGURE 6-111: SITE PLAN - CHARACTER AREAS WITH PHASING

6.9.1 Phase 1

Phase 1 of the development consists of both the Studio component and the first housing buildings. Given the connection between building 1A and the rest of the housing on site, 1A (affordable rental) needs to be constructed first, in tandem with 1B (leasehold strata), while 1C (market and moderate rental) will follow shortly after.

Phase 1 sees the connection of Sumner Ave through to Goard Way, with construction of the road to the curb on the north and east edges. This includes updates to both the Sumner Ave and Canada Way intersection and the Goard Way and Willingdon Avenue intersection. The new intersection for the studio will also be added in this phase.

The improvements to the Sumner Creek Natural Area will be conducted in this phase in preparation for daylighting a portion of the creek.

Land Use	Total Area	Proposed Site-Wide FAR	Units
Residential	435,000 SF	0.25	555
Leasehold Strata	180,000 SF	0.10	237
Market Rental	152,400 SF		219
Moderate Rental	35,000 SF	0.15	50
Affordable Rental	67,600 SF		97
Commercial	-	-	
Cultural	-	-	
Studio	450,000 SF	0.26	
TOTAL	435,000 SF	0.51	19.7%

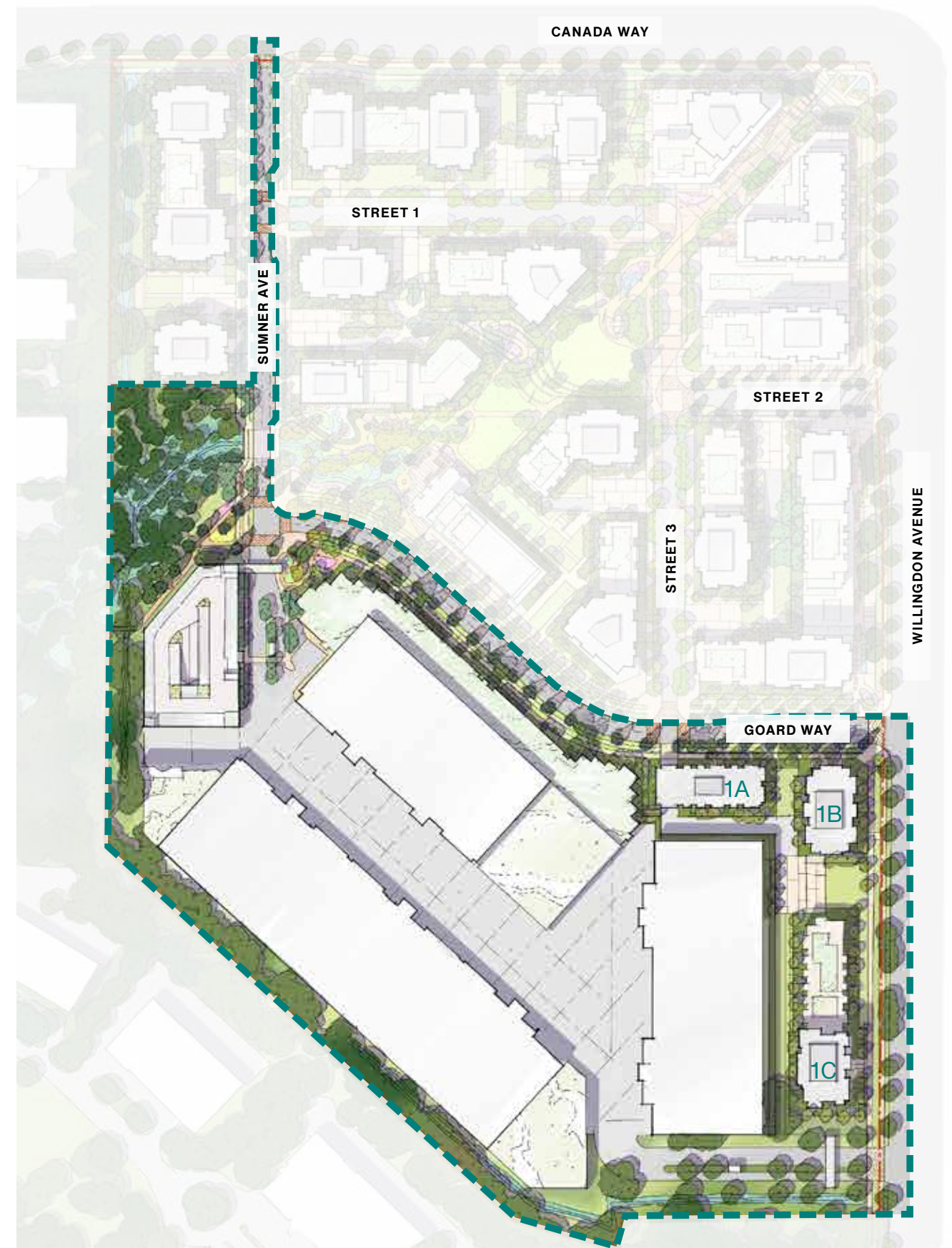


FIGURE 6-113:
PHASE 1

6.9.2 Phase 2

Phase 2 of the development contributes at-grade commercial along the Willingdon Avenue edge of the site, providing the first contributions to the much needed commercial services in the area, which will begin to activate the Willingdon Avenue streetscape. Building 2A would be constructed first, followed by 2B, completing the retail edge of this portion of the development. Finally, 2C will be constructed. All residential development in this phase is leasehold strata tenure.

Street 2 and Street 3 (to the Street 2 intersection) will both be completed in this phase to support access to this development. This road will be built to the curb edge on the north and west side at this time.

Land Use	Total Area	Proposed Site-Wide FAR	Units
Residential	680,800 SF	0.39	896
Leasehold Strata	680,800 SF	0.39	896
Market Rental	-	-	-
Moderate Rental	-	-	-
Affordable Rental	-	-	-
Commercial	40,000 SF	0.02	
Cultural	-	-	
			% of Overall FAR
TOTAL	720,800 SF	0.41	15.8%

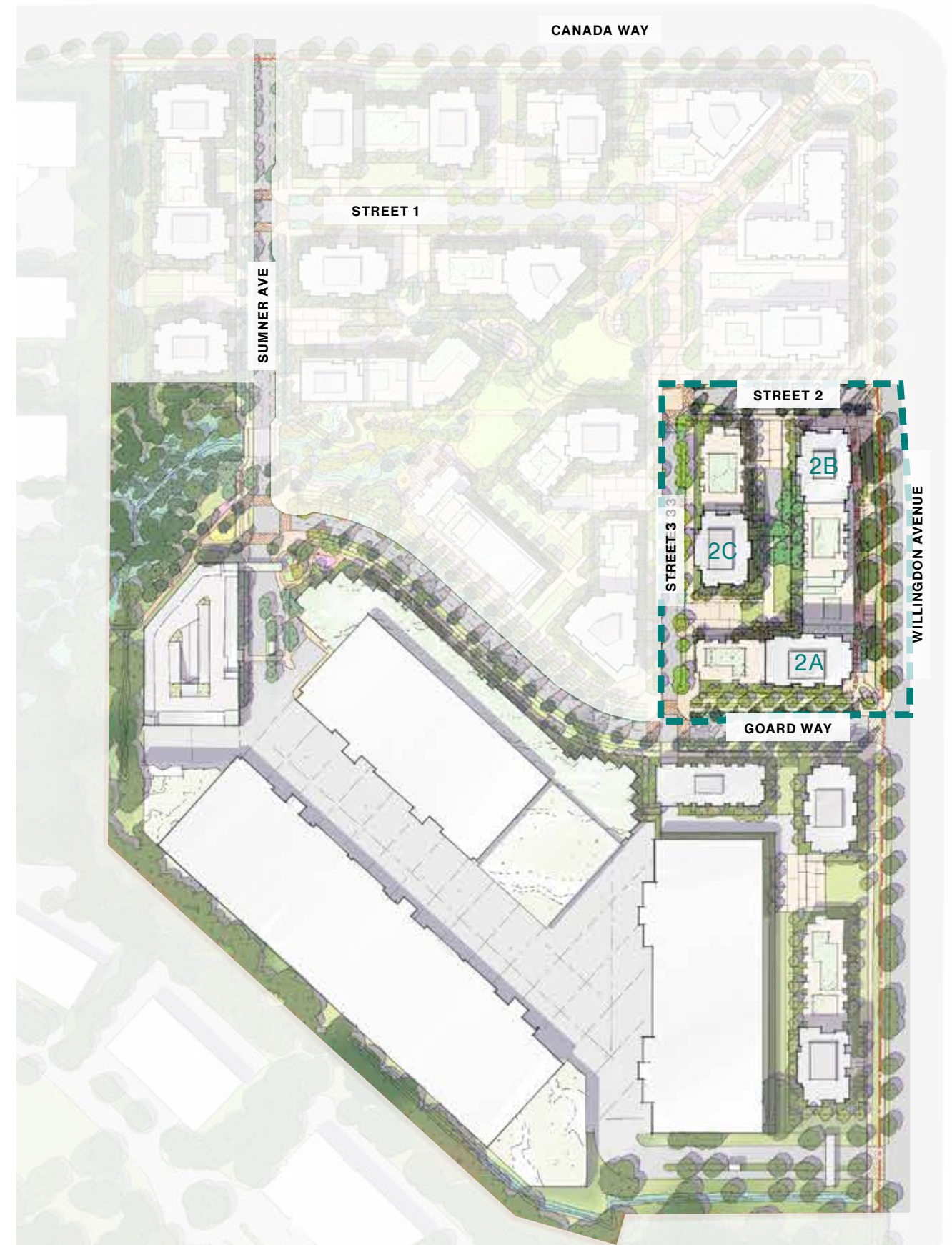


FIGURE 6-114:
PHASE 2

6.9.3 Phase 3

Construction begins with building 3A followed by building 3B, which contains some ground floor commercial along Goard Way. Next, building 3C is constructed, which includes both the Cultural Heart elements, as well as live-work studio units. All residential in this phase is leasehold strata tenure.

The Landing Park will be constructed in this phase, while managing the construction needs of buildings 3A and 3C, including further daylighting of Sumner Creek from the work that began in Phase 1.

The public amenities delivered in this phase are the Landing Park, the daylighting of Sumner Creek, and the Cultural Heart comprised of the Cultural Centre, Cafe, and the Hearth public space.

The street section for the west side of Street 3 and the north side of Goard Way will be completed in this phase.

Land Use	Total Area	Proposed Site-Wide FAR	Units
Residential	525,000 SF	0.30	691
Leasehold Strata	525,000 SF	0.30	691
Market Rental	-	-	-
Moderate Rental	-	-	-
Affordable Rental	-	-	-
Commercial	13,000 SF	0.01	% of Overall FAR
Cultural	5,000 SF		
TOTAL	543,000 SF	0.31	12.0%



FIGURE 6-115: WILLINGDON LANDS PHASE 3

6.9.4 Phase 4

The next phase of the development completes the Canada Way and Willingdon Avenue corner of the site and includes the primary commercial area, including the Trade Path that brings visitors into the site.

Construction would begin with the commercial podium including building 4A and 4B, followed by the commercial podium including building 4C. Parking for these two phases would be constructed in tandem to support commercial loading for both podiums. The remaining portion of Street 3 would be constructed at the start of this phase to provide access.

This phase delivers the remainder of the affordable housing for the site in building 4B, as well as an additional component of market rental in building 4C.

The public amenity contributed in this phase is the Trade Plaza at Canada Way and Willingdon Avenue. The remainder of Street 3 (to the curb on the west) as well as the street section for the north side of Street 2 will be completed in this phase.

Land Use	Total Area	Proposed Site-Wide FAR	Units
Residential	671,000 SF	0.33	788
Leasehold Strata	271,000 SF	0.16	357
Market Rental	181,000 SF		260
Moderate Rental	35,000 SF	0.17	50
Affordable Rental	84,000 SF		121
Commercial	82,000 SF	0.05	
Cultural	-	-	
TOTAL	653,000 SF	0.38	14.7%

% of Overall FAR



FIGURE 6-116: WILLINGDON LANDS PHASE 4

6.9.5 Phase 5

The next phase of development completes the street wall along Canada Way. Construction moves east to west, beginning with building 5A, followed by building 5B and 5C. All residential development provided in this phase is leasehold strata tenure.

The entire road network in completed in this phase, with the construction of Street 1. Street 1 will be constructed to the curb on the south edge in this phase. The street section for the eastern edge of Sumner Avenue along the parcel will be completed in this phase.

The public amenity contributed in this phase is the green passageway to the east of building 5A, which allows for a mid-block connection to Canada Way. Additionally, there are a variety of green spaces which will support the residents in these buildings, both at grade and on the podiums.

Land Use	Total Area	Proposed Site-Wide FAR	Units
Residential	553,400 SF	0.32	728
Leasehold Strata	553,400 SF	0.32	728
Market Rental	-	-	-
Moderate Rental	-	-	-
Affordable Rental	-	-	-
Commercial	-	-	-
Cultural	-	-	-
TOTAL	553,400 SF	0.32	12.4%

FIGURE 6-117: WILLINGDON LANDS PHASE 5



6.9.6 Phase 6

Construction begins with building 6A, followed by building 6B, and then 6C. Buildings 6A and 6C are leasehold strata. 6B is primarily leasehold strata, but the podium of this building will contain market rental.

Legends Park will be constructed in tandem with Building 6B and 6C. Building 6C will also include a daycare facility for the site, with a play area located on the south edge of the building. The public amenities delivered in Phase 6 include this daycare and Legends Park.

The street section for Street 1 and the eastern edge of Sumner Avenue along the parcel will be completed in this phase.

Land Use	Total Area	Proposed Site-Wide FAR	Units
Residential	646,900 SF	0.37	858
Leasehold Strata	595,000 SF	0.34	783
Market Rental	51,900 SF		75
Moderate Rental	-	0.03	-
Affordable Rental	-		-
Commercial	-	-	
Cultural	-	-	
			% of Overall FAR
TOTAL	646,900 SF	0.37	14.3%



FIGURE 6-118: WILLINGDON LANDS PHASE 6

6.9.7 Phase 7

The final phase of development is the parcels to the west of Sumner Avenue. Construction moves north to south, beginning with building 7A and 7B and continuing to building 7C to complete the development. All residential provided in this phase is leasehold strata tenure.

The street section for the western edge of Sumner Avenue will be completed in this phase.

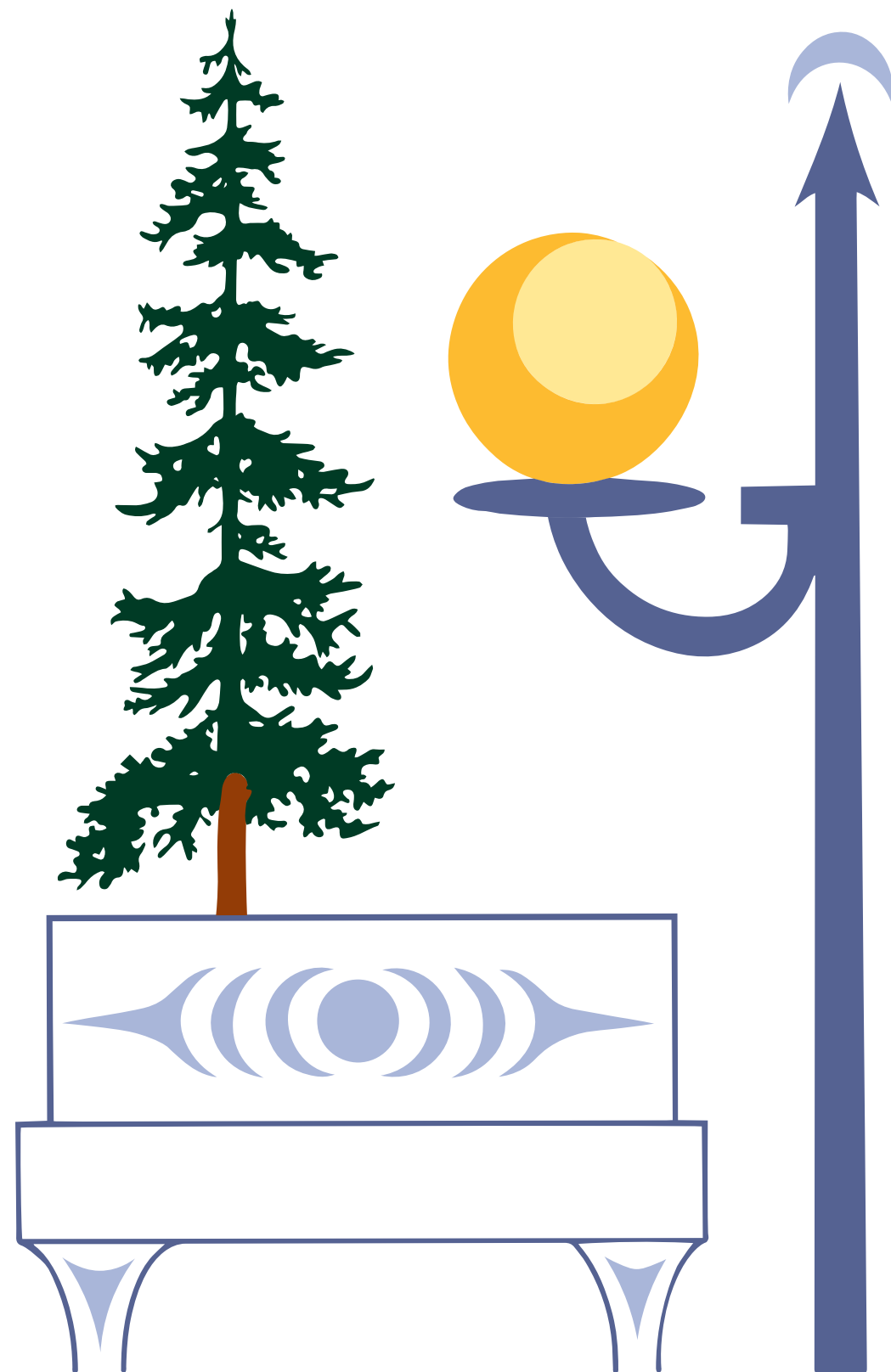
The public amenity contributed in this phase is the improvements to the natural buffer, including an enhanced riparian ditch. Additionally, there are a variety of green spaces which will support the residents in these buildings, both at grade and on the podium.

Land Use	Total Area	Proposed Site-Wide FAR	Units
Residential	513,000 SF	0.29	675
Leasehold Strata	513,000 SF	0.29	675
Market Rental	-	-	-
Moderate Rental	-	-	-
Affordable Rental	-	-	-
Commercial	-	-	-
Cultural	-	-	-
			% of Overall FAR
TOTAL	513,000 SF	0.29	11.2%



FIGURE 6-119: WILLINGDON LANDS PHASE 7

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07 Public Realm Concept



7.1 OVERALL PLAN

The Willingdon Lands public realm concept introduces a variety of spaces across the development: large and small, hard and softscaped, active and passive. The landscape design will transition along the Diagonal Axis from the western edge, which is the most naturalized and densely treed area, towards the northeast corner, which is the most urbanized corner. The journey between these points is filled with activities and amenities, with places to gather throughout.

Musqueam and Tsleil-Waututh cultural elements will be blanketed across the site in every public space. From the plantings to the symbols, markers will indicate that visitors are welcomed by the Musqueam and Tsleil-Waututh Nations. For more information on how art will be included in the public realm, see *08 Public Art Strategy*.

Additionally, the Musqueam and Tsleil-Waututh Nations welcome the opportunity to be involved in the care of open spaces through the development of new models of management with the City of Burnaby, including the possibility of a shared stewardship model.



FIGURE 7-1: PUBLIC REALM PLAN



7.2 COMPONENTS OF THE PUBLIC REALM

Four key components make up the public realm:

1. Gathering Places
2. Portals
3. Natural Spaces
4. Character Streets

This section of the *Willingdon Lands Masterplan Rezoning Booklet* demonstrates in detail how each of these four components will work on the site to provide effective and unique public places that celebrate Musqueam and Tsleil-Waututh cultures.

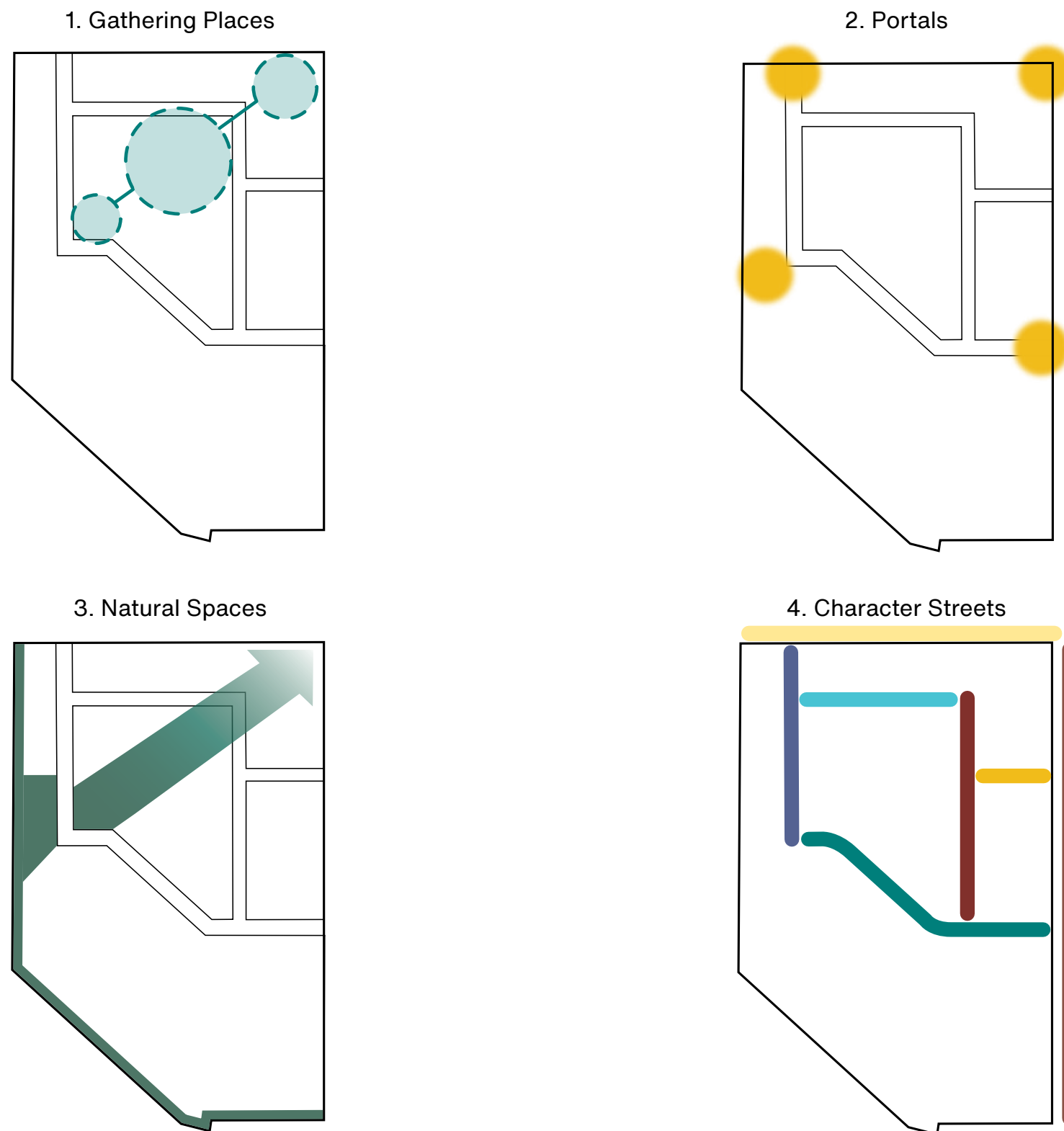


FIGURE 7-2: COMPONENTS OF THE PUBLIC REALM

.1 Activities & Uses

Each component of the public realm has a defined type of intended activities and uses best suited to that area. Collectively, the spaces will provide a range of activities, both active and passive, for all ages and abilities. The spaces may overlap due to different activities occurring at different times of the day or year.

Programming will further be determined in collaboration with Burnaby City Staff, the Parks Department, and involvement from the Partner Nations.

ACTIVITIES AND USES LEGEND

- Patios and Cafe Tables
- Food Trucks and Street Events
- Performance Space
- Lawn for Passive Uses
- Lawn for Sports / Active Uses
- Children's Playground
- Walking Trail
- Tranquil Natural Area
- * Gardens (active or passive)*
- ** Dog Run*



FIGURE 7-3: GATHERING SPACES PLAN

.2 Activities and Uses Precedents



FIGURE 7-4: THE PORCH PEDESTRIAN LINEAR PLAZA
SOURCE: UNIVERCITY CITY DISTRICT, PA



FIGURE 7-5: THE LANDING GREEN AT BAY MEADOWS RESIDENCE
SOURCE: CADDETAILS



FIGURE 7-6: CINE AL AIRE LIBRE, MEXICO CITY SOURCE: DONDEIR



FIGURE 7-7: WHEELED TOY ROUTE,
UNIVERCITY DAYCARE FACILITY,
BURNABY SOURCE: ARCH DAILY



FIGURE 7-8: CHILDREN'S
PLAYGROUND AT MISSION BAY
SOURCE: RHAA



FIGURE 7-9: YOGA AT CAPILANO UNIVERSITY ABORIGINAL GATHERING PLACE,
NORTH VANCOUVER, SOURCE: CAPILANO UNIVERSITY:



FIGURE 7-10: EMERY BARNES PARK
SOURCE: CITY OF VANCOUVER



FIGURE 7-11: TANNER CREEK PARK, PORTLAND
SOURCE: RAMBOLL GROUP:



7.3 GATHERING SPACES

The public realm will offer a string of gathering spaces along the site's Diagonal Axis that will serve different people and purposes. Three large gathering areas, each with their own unique identity, will host smaller gathering spaces within.

- The Trade Path on the north-east corner will be the pedestrian-only commercial corridor.
- The Legends Park will be the large, open central green.
- The Landing Park will transition to a more natural zone including the daylight creek and entrance to the forest, as well as the centre of the Cultural Heart.

A network of paths and trails will provide active gathering places and transitions between the many dynamic spaces within the community. These paths will be dotted with their own small, intimate gathering spaces such as picnic tables and pocket gardens that create interest and serve the needs of residents, workers, and visitors.

LEGEND




-  Trade Path
-  Legends Park
-  Landing Park



FIGURE 7-12: GATHERING SPACES PLAN

Occasions for Gathering

In Musqueam and Tsleil-Waututh cultures, large family gatherings for ceremony mark significant occasions such as first salmon, knowledge and rights transfer, and other milestone events for individuals and the community.



FIGURE 7-13: "ARRIVING AT THE POTLATCH" PAINTING BY MILDRED VALLEY THORNTON
SOURCE: ARTNET

7.3.1 Trade Path

TRADE DISTRICT

Located within the Trade District, the Trade Path will welcome residents and locals to the site, and leads them inward. It will encompass the commercial retail areas including the corner Trade Plaza and a portion of the Diagonal Axis that leads into the Willingdon Lands.

The types of gathering spaces in the Trade Path will include spill-out seating, public patios, benches, berms, and walkways. It will be an active corridor designed for bustling foot traffic and commercial exchange, with comfortable and convenient amenities along the way.

A ramp and stairs will lead from the public sidewalk up into the site. There will also be a publicly accessible elevator to accommodate the significant grade change in this corner.

A mix of sizes and types of retail shops and services will create a varied streetscape, and offer destinations along the path. Towards the south, the path leads deeper into the site and into the large open green spaces.

TRADE PATH ELEMENTS LEGEND

- ① Trade Plaza
- ② Public Stairs
- ③ Vertical Cultural Marker
- ④ Commercial Units Spill-Out Space
- ⑤ Linear Zone for Public Seating
- ⑥ Planting Berm with Seating Edges
- ⑦ Parkade Access
- ⑧ Pedestrian-Oriented Paving Pattern
- ⑨ Tabled Crosswalk
- ⑩ Street Activity Zone
- ⑪ Public Neighbourhood Path
- ⑫ Elevator



FIGURE 7-14: TRADE PATH DETAIL PLAN



KEY PLAN

.1 Trade Path Gathering Place Precedents



FIGURE 7-15: LARGE CONIFER TREES CREATE MOUNTAIN LANDSCAPE
SOURCE: LANDEZINE



FIGURE 7-16: SEATING WITHIN THE LANDSCAPE
SOURCE: LANDEZINE



FIGURE 7-17: SEATING OPPORTUNITIES
SOURCE: ARCHELLO



FIGURE 7-18: WALKWAY WITH TREES AND INTERESTING PAVING PATTERN
SOURCE: PLATSTUDIO



FIGURE 7-19: OPEN PLAZA WITH WATER ELEMENT
SOURCE: GOUDEN PIRAMIDE

Significance of Dance and Performance

The multigenerational Tsleil-Waututh dance troupe Children of Takaya was founded in 1951 by Chief Dan George. The group continues to perform traditional Tsleil-Waututh dances in regalia around the Lower Mainland.

In Musqueam and Tsleil-Waututh cultures, dance and performance for public and closed audiences are important events.



FIGURE 7-20: CHILDREN OF TAKAYA DANCE TROUPE SOURCE: CHILDREN OF TAKAYA TWITTER

7.3.2 Legends Park

PARK DISTRICT

In the northeast corner of the Park District, Legends Park will be comprised of multiple large open spaces that allow for people to gather in large or small groups, for events or casually.

At the corner of Streets 1 and 3 will be the Legends Plaza, a flexible plaza that can expand or contract with the closure of the Legends Crossing, the private portion of Street 3. This is expected to be a busy pedestrian area, where shoppers and visitors will land as they travel down the Diagonal Axis, leaving the Trade Path.

The amphitheater will be located directly south of the Legends Plaza. A flat grassy area and amphitheater seating will face the stage. A canopy over the stage area will allow for events and performances year-round during different types of weather.

The centre of the Legends Park will be the Legends Lawn - a large open space with flexible uses. The lawn will be surrounded by more intimate, smaller spaces such as gardens, picnic tables, meandering trails through native species plantings and berry patches, and neighbourhood paths. The south edge of the Legends Lawn will connect to the Cultural Heart.



KEY PLAN

LEGENDS PARK ELEMENTS LEGEND

- ① Legends Plaza for Gathering
- ② Native Planting Berm with Seating
- ③ Vertical Culture Marker
- ④ Pedestrian and Cycle Paths w Paving
- ⑤ Performance Stage and Canopy
- ⑥ Edible Planting with Picnic Tables
- ⑦ Legends Lawn
- ⑧ Terrace / Amphitheatre Seating
- ⑨ Legends Trail with Stairs
- ⑩ Private Patios
- ⑪ Native Planting Berm with Berries
- ⑫ Legends Trail / Pedestrian Ramp
- ⑬ Conifer Trees in Planting Berm
- ⑭ Legends Trail Trailhead with Bench
- ⑮ Public Neighbourhood Path
- ⑯ Pedestrian and Cycle Paths
- ⑰ Tabled Crosswalk
- ⑱ Rain Garden



FIGURE 7-21: LEGENDS PARK DETAIL PLAN

.1 Legends Park Gathering Place Precedents



FIGURE 7-22: HIERARCHY OF PATHWAYS
SOURCE: MOOOOL



FIGURE 7-23: LAWN AREA WITH OVERHEAD CANOPY STRUCTURE
SOURCE: CRYSTAL BRIDGES MUSEUM OF AMERICAN ART



FIGURE 7-24: GRASS AMPHITHEATER SEATING
SOURCE: STIMSON ARCHITECTURE



FIGURE 7-25: MOUNDS WITH NATIVE PLANTINGS
SOURCE: OUDOLF GARDEN DETROIT



FIGURE 7-26: OPEN SEATING AREA WITH MOVABLE CHAIRS
SOURCE: LANDEZINE



FIGURE 7-27: LEGENDS PARK PERSPECTIVE SKETCH
VIEW FROM SW



FIGURE 7-29: LEGENDS PARK PERSPECTIVE SKETCH - DETAIL VIEW
VIEW FROM SW



FIGURE 7-28: LEGENDS PARK PERSPECTIVE SKETCH - DETAIL VIEW
VIEW FROM SW

7.3.3 Landing Park

PARK DISTRICT

Landing Park will encompass the Cultural Heart and associated community activities. Landing Park will be the confluence of many areas and uses on the site; where the natural and urban landscapes mix, where the creek is daylit, where children play, and where the main paths lead.

At the heart of the area is the Cultural Centre, which will be clearly identified by distinct Musqueam and Tsleil-Waututh architectural elements and welcome figures. Surrounding the Cultural Centre will be an outdoor spill-out patio, seating around picnic and harvest tables, native species gardens, and a storytelling circle surrounding a fire pit, which will be collectively known as The Hearth.

Landing Park is also where the urban built form will interface with natural elements such as the edge of the forest across Sumner Avenue, and the daylit Sumner Creek. Across from the Cultural Centre will be The Landing, the pier at the end of Sumner Creek. This wetland area will be treated with native riparian plant species and feature elements that nod to Musqueam and Tsleil-Waututh interfaces with water such as canoeing and aquatic plants. A trail integrated with a bridge and boardwalk will allow people to walk through the entire area. This lush green area will encourage play, and serve to educate the public about the watersheds of Burnaby.



KEY PLAN

LANDING PARK ELEMENTS LEGEND

- ① Park Path
- ② Multi-Purpose Activity Space
- ③ Native Species Garden
- ④ Edible Planting with Picnic Tables
- ⑤ Landing Playground
- ⑥ Outdoor Gathering Space
- ⑦ The Landing (Pier to the Creek)
- ⑧ The Hearth (with Fire Pit)
- ⑨ Daylit Creek
- ⑩ Daycare Outdoor Area
- ⑪ Creek Setback w Native Species
- ⑫ Bridge Over Daylit Creek
- ⑬ Tabled Crosswalk
- ⑭ Parallel Park with Bridge Walk
- ⑮ Gathering Spot at Studio Entrance
- ⑯ Native Garden with Seating
- ⑰ Cultural Centre



FIGURE 7-30: LANDING PARK DETAIL PLAN

.1 Landing Park Gathering Place Precedents



FIGURE 7-31: FIRE PIT WITH CIRCULAR SEATING OPPORTUNITIES
SOURCE: GEORGIAN COLLEGE



FIGURE 7-32: CREATIVE PAVING PATTERNS
SOURCE: DIVISARE

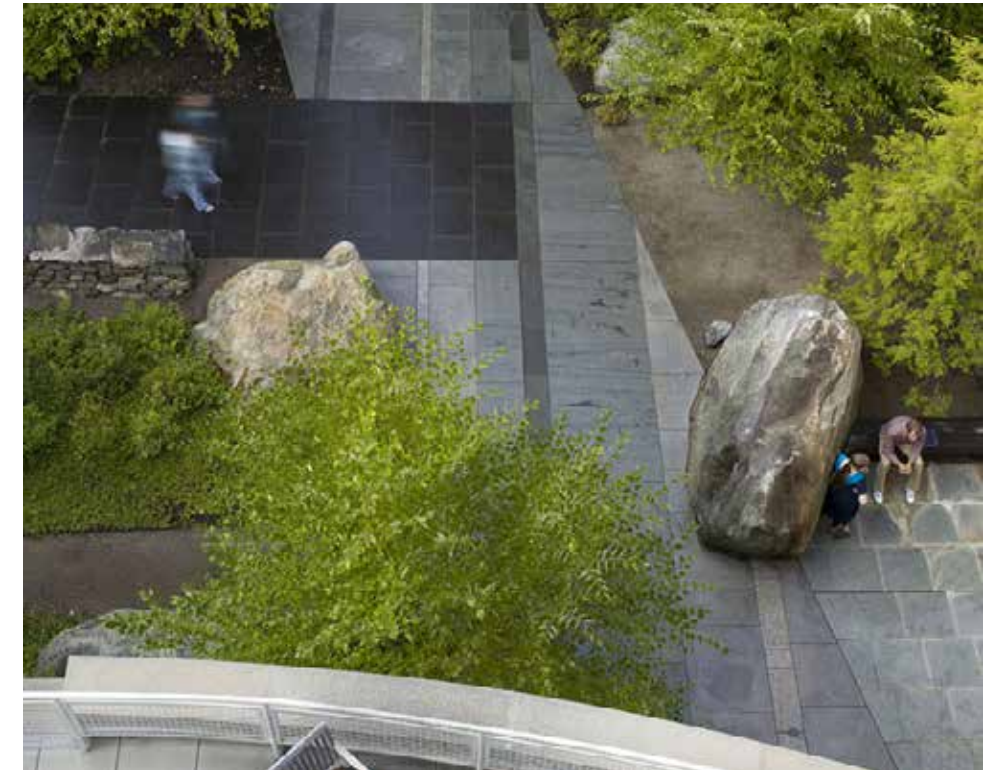


FIGURE 7-33: NATURAL PLANTINGS AND MATERIALS
SOURCE: LANDEZINE



FIGURE 7-34: BOARDWALK PATH THROUGH WETLAND AREA
SOURCE: LANDEZINE



FIGURE 7-35: WETLAND ACCESS AREAS
SOURCE: UNKNOWN



FIGURE 7-36: LANDING PARK PERSPECTIVE SKETCH
VIEW FROM NW

7.4 PORTALS

In Musqueam and Tsleil-Waututh cultures, portals serve as connectors from ancient ways to the modern era. Portal spaces will be reflective places that present opportunities to experience art and culture, read or listen to stories, and feel welcomed onto the site. Portals will feature Musqueam and Tsleil-Waututh cultural expressions unique to their location and context. They will also be useful connectivity and wayfinding elements that recognize important interfaces and key places of transition. There are four proposed portal locations:

1. Entry Portal - at the intersection of Canada Way & Willingdon Avenue,
2. Sumner Creek Portal - Sumner Avenue at the entrance to the natural area,
3. Neighbourhood Portal - Sumner Avenue at the intersection of Canada Way, and
4. Goard Way Portal - Goard Way at Willingdon Avenue, across from BCIT.

Portals
serve as
**connectors from
ancient ways to
the modern era.**

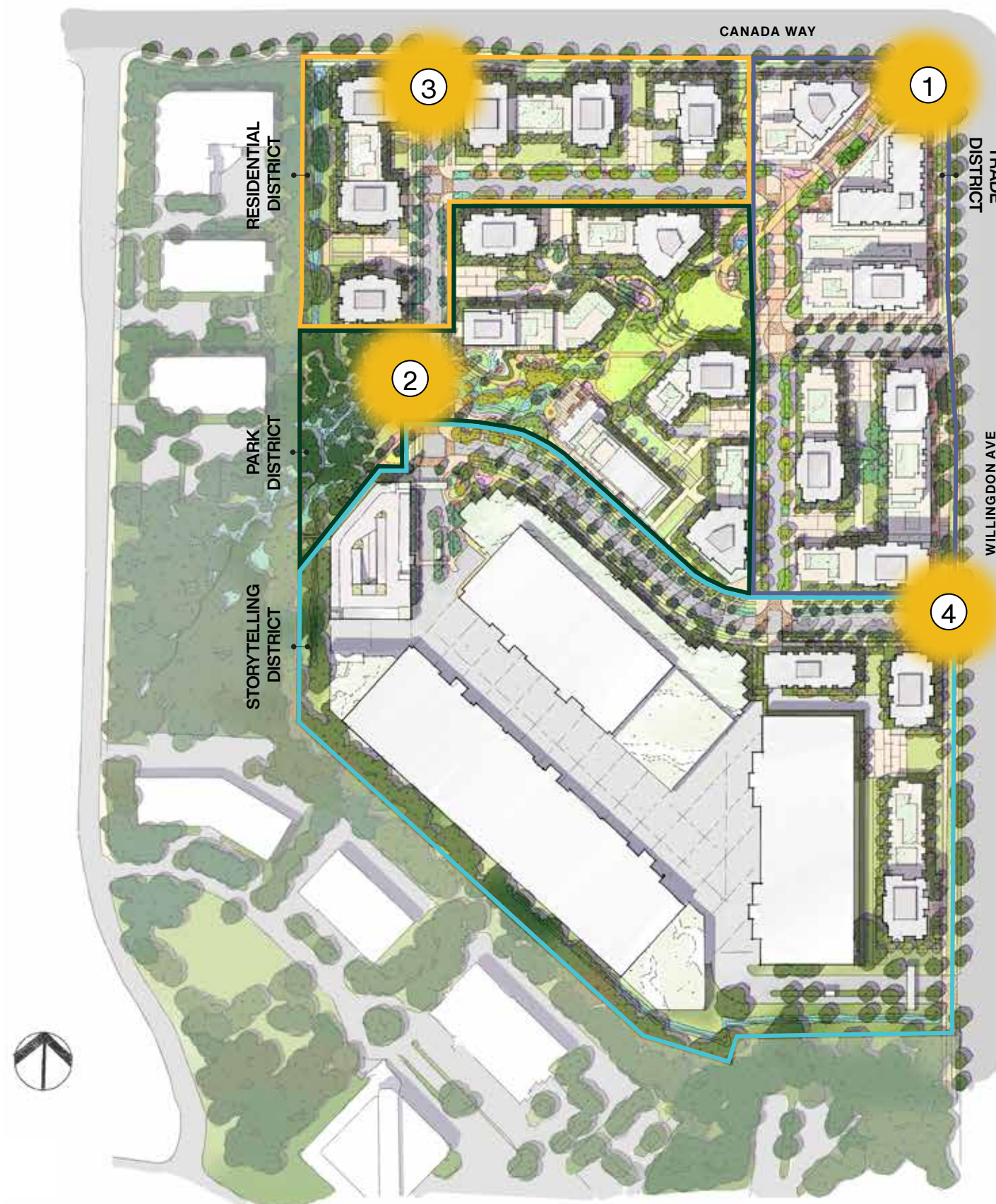


FIGURE 7-37: PORTALS PLAN

7.4.1 Entry Portal

TRADE DISTRICT

The corner of Canada Way and Willingdon Avenue will be anchored with a portal. Large welcoming elements, such as figures and artwork on the public elevator, will signify the beginning of the journey through the Willingdon Lands. Large cedar and Douglas fir trees, and rocky outcrops will work together to create an immersive experience of walking through the forest and mountain landscape.

Design elements at the Entry Portal may include:

- Seating that incorporates Musqueam and Tsleil-Waututh traditional techniques and materials such as bulrush weaving in shelters and benches;
- Paving that use Musqueam and Tsleil-Waututh patterns;
- Wayfinding that incorporates Hən̓q̓əmi̓ñəm̓ language;
- Welcome figures that invite guests onto the land;
- Special lighting treatment;
- Visual clearance down the Diagonal Axis to maintain strength of the central path;
- Specific planting patterns and species such as groups of conifer trees to convey the forest theme, or native species forest understorey and ground cover; and
- Public art from Musqueam and Tsleil-Waututh artists.



FIGURE 7-38: ENTRY PORTAL DETAIL PLAN



KEY PLAN

ENTRY PORTAL ELEMENTS LEGEND

- ① Green Berm w Conifer Trees
- ② Stairs and Seating Steps
- ③ Welcome Figure
- ④ Gathering Area
- ⑤ Feature Planting
- ⑥ Public Elevator



FIGURE 7-39: SALISH GIFTS BY SUSAN POINT
SOURCE: KENJI NAGAI, THE PUBLIC ART OF SUSAN POINT



FIGURE 7-40: "PEOPLE AMONGST THE PEOPLE" GATEWAY BY SUSAN POINT
SOURCE: ALAMY



FIGURE 7-41: ENTRY PORTAL PERSPECTIVE SKETCH
VIEW FROM NE

7.4.2 Sumner Creek Portal

PARK DISTRICT

The creek area located on the west side of Sumner Avenue will be a portal, represented with lush riparian and aquatic plants.

Design elements at the Sumner Creek Portal may include:

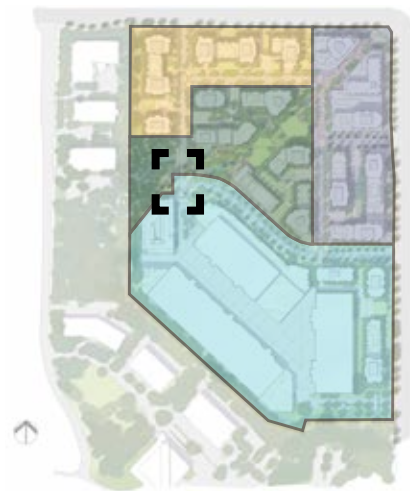
- Seating that incorporates Musqueam and Tseil-Waututh traditional techniques and materials such as bulrush weaving in shelters and benches;
- Musqueam and Tseil-Waututh patterns in pavings and on crosswalks;
- Wayfinding that incorporates Həŋqəmiñəŋ language;
- A trail that provides access to the outer edge of the creekside riparian zone;
- Visual clearance to ensure public views to the creek area from the Cultural Heart and public realm;
- Special lighting treatments;
- A storytelling board at the trail head with reference to the significance of stream systems and aquatic animals;
- Specific planting patterns and species that include continuous lush riparian/aquatic plantings, and native understory and ground cover planting.



FIGURE 7-42: SUMNER CREEK PORTAL DETAIL PLAN

ENTRY PORTAL ELEMENTS LEGEND

- | | |
|-----------------------------|--|
| ① Trail Head w Storytelling | ⑦ Bridge over Creek |
| ② Path to Gilmore Way | ⑧ Creek Setback w Planting |
| ③ Pocket Garden | ⑨ Existing Sumner Creek |
| ④ Sidewalk | ⑩ Riparian Ditch |
| ⑤ Dedicated Bike Lane | ⑪ Broadwalk Bridge over Riparian Ditch |
| ⑥ Daylit Creek | |



KEY PLAN



FIGURE 7-43: STORY BOARD AT TRAIL HEAD AT SCHELOKOVSKY KHUTOR FOREST PARK, RUSSIA. SOURCE: EFIM BALAKIN, BEHANCE.NET



FIGURE 7-44: PATH THROUGH RIPARIAN AREA IN VICTORIA PARK IN SYDNEY, AUSTRALIA SOURCE: HASSELL, LANDEZINE

7.4.3 Neighbourhood Portal

RESIDENTIAL DISTRICT

The intersection of Canada Way and Sumner Avenue will be a portal to the site. This portal will serve as a residential entrance into the Willingdon Lands.

Design elements at the Neighbourhood Portal may include:

- A mini plaza on the east side of the portal;
- Building interfaces with green buffers; and
- Patterned crosswalk at the intersection across Street 1 and Sumner Avenue.

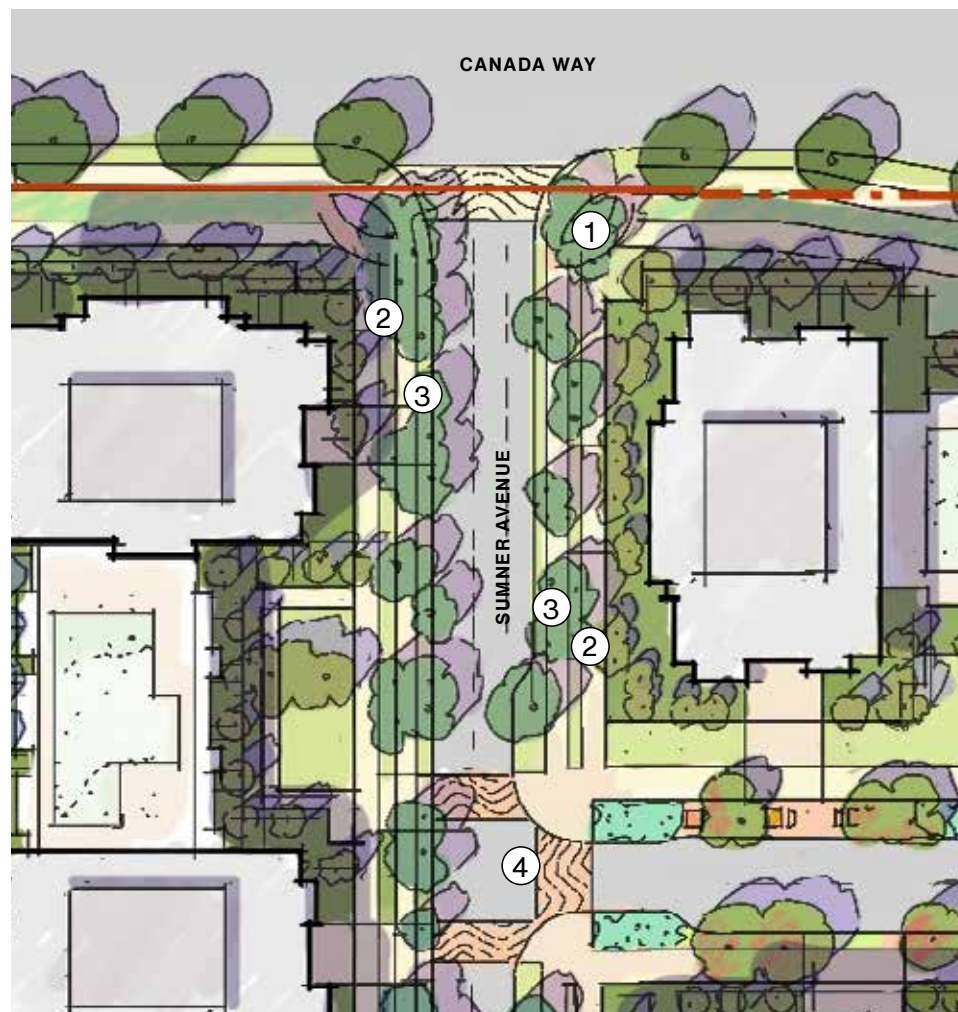
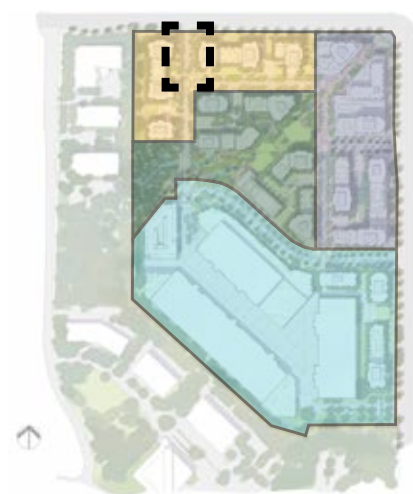


FIGURE 7-45: NEIGHBOURHOOD PORTAL DETAIL PLAN

NEIGHBOURHOOD PORTAL ELEMENTS LEGEND

- ① Mini Plaza
- ② Sidewalk
- ③ Dedicated Bike Lane
- ④ Patterned Crosswalk



KEY PLAN



FIGURE 7-46: EAST FRASER LANDS - NEW WATER PROJECT
SOURCE: PWL PARTNERSHIP



FIGURE 7-47: LYNN VALLEY CENTRE, NORTH VANCOUVER
SOURCE: GOOGLE STREETVIEW

7.4.4 Goard Way Portal

TRADE DISTRICT

The intersection of Willingdon Avenue and Goard Way will serve as a portal in and out of the site to the east. This portal will be directly across from one of BCIT's main entrances. Integration with and reflection of the campus is a key element of this portal. Themes of teaching, storytelling, film and media will be used to showcase the correlations between education and traditional Musqueam and Tsleil-Waututh teachings.

Design elements at the Goard Way Portal may include:

- Seating that incorporates Musqueam and Tsleil-Waututh traditional techniques and materials such as bulrush weaving in shelters and benches;
- Musqueam and Tsleil-Waututh patterns in pavings and on crosswalks;
- Special lighting treatment that is subdued to avoid impacts to residential areas;
- Softscaping to create continuity of natural elements;
- Building interfaces, particularly a proper green buffer to protect private patios; and
- Specific planting patterns and species such as groups of conifer trees to convey the forest theme, or native species forest understory and ground cover.



FIGURE 7-48: GOARD WAY PORTAL DETAIL PLAN

GOARD WAY PORTAL ELEMENTS LEGEND

- ① Willingdon Avenue Commercial Outdoor Spillover Space
- ② Patterned Urban Node with Seating Space
- ③ Tower Lobby
- ④ Native Species Planting, Opportunities for Art
- ⑤ Sidewalk
- ⑥ Dedicated Bike Lane
- ⑦ Rain Garden Boulevard
- ⑧ Street Corner Seating Spot



KEY PLAN



FIGURE 7-49: ANCESTRAL STONES BY JORDAN GALLIE
SOURCE: NORTH VANCOUVER RECREATION AND CULTURE



FIGURE 7-50: NATIVE PLANTINGS
SOURCE: LANDEZINE

Edible Plants - Berries

In a traditional Musqueam and Tsleil-Waututh diet, berries have been an important food source. They are often harvested and stored for surplus food during the winter months. This includes cranberries, blueberries, raspberries, elderberries and salal berries.



FIGURE 7-51: ?
SOURCE: ?



7.5 NATURAL SPACES

The natural spaces across the Willingdon Lands will help to create an understanding of the importance of this land to the Musqueam and Tsleil-Waututh Nations. Refer to **02 - Musqueam and Tsleil-Waututh Context** for details and context about the land, resources, and how people used them.

The natural space in Willingdon Lands consists of three zones:

1. Natural Buffer,
2. Existing Creek and Riparian Zone, and
3. Daylit Creek and Riparian Zone.

The Discovery Place Conservation Area is directly adjacent to the Willingdon Lands natural space zones.

The landscape expression of the Willingdon Lands will draw inspiration from the natural features conserved within the existing Sumner Creek and its adjacent existing forest.

LEGEND





-  Natural Buffer
-  Existing Creek and Riparian Zone
-  Daylit Creek and Riparian Zone
-  Discovery Place Conservation Area



FIGURE 7-52: NATURAL SPACES PLAN

Significance of Salmonberries

Salmonberries (**Lila'** in Həŋqəmiŋəm) mark time.

Their shoots are among the first greens of spring, and when the berries ripen it indicates that certain plants are ready for harvest and the spring salmon run will soon begin.

Traditional knowledge

teaches that when salmonberries are abundant, so too will be the salmon run. This demonstrates **interconnectedness** between species.



FIGURE 7-53: SALMONBERRIES IN A CEDAR BASKET WOVEN BY FAYE KHORT OF WRANGELL, ALASKA
SOURCE: JUNEAU EMPIRE/CAPITAL CITY WEEKLY

7.5.1 Background - Existing Creek

PARK DISTRICT

The natural spaces in the Willingdon Lands development will substantially enhance the quality of the Sumner Creek Riparian Zone by creating an average 30 meter wide naturalized setback from the top of the bank. This will convert the existing creek area into a partially publicly accessible natural space with a pedestrian trail and areas with native riparian vegetation for fish and wildlife habitat. It also provides riparian migration corridors and habitats for wildlife such as amphibians and insects.

Creation of the natural spaces will include the removal of heavy infestations of invasive species prior to planting native vegetation. New plantings will include a diverse range of coniferous and deciduous trees, shrubs, and herbaceous native riparian species.

To further improve wildlife habitat, woody debris will be placed to complement the existing wildlife and trees present along the creek. These features are used by raptors and other birds. The addition of the native vegetation in the natural spaces will provide a wildlife corridor along the daylight creek benefitting birds and pollinators. Installing bird and bat boxes at strategic locations will also provide additional benefits to wildlife.



FIGURE 7-54: BROOKLYN BOTANIC GARDENS, BROOKLYN, USA. SOURCE: MICHAEL VAN VALKENBURGH ASSOCIATES



FIGURE 7-55: THE DELL AT THE UNIVERSITY OF VIRGINIA, USA SOURCE: NELSON BYRD WOLTZ LANDSCAPE ARCHITECTS



KEY PLAN



FIGURE 7-56: STANLEY PARK SALMON STREAM, VANCOUVER SOURCE: PWL

7.5.2 Natural Buffer

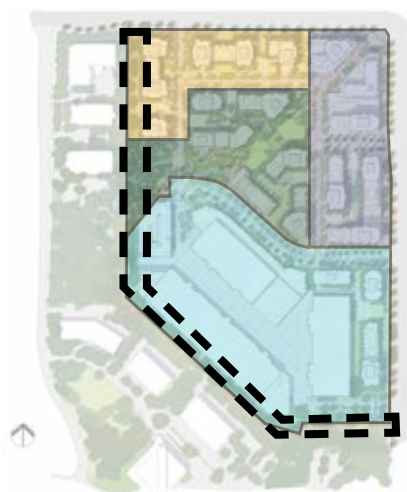
RESIDENTIAL DISTRICT / STORYTELLING DISTRICT

A natural buffer will be created by the building setback on the west side of residential development, and will serve as a green transition to the neighborhood.

The urban forest portion of the green buffer is an important placemaking element and will improve rainwater infiltration. It will create a sense of scale and soften the impact of the built form. Tree species will withstand urban conditions, provide seasonal interest, have minimal fruit or seed drop, and be high branched and scaled to suit the size of space.

A southwest buffer will be created by the studio setback from the existing creek zone. It will serve as a green connector to blend the studio site into the existing urban forest. It will help to reconcile the proposed grading to the neighbouring site.

Three linear ditches are proposed to compensate the riparian area lost from the development. They will draw inspiration from the natural function of a watershed including the collection, infiltration, and slow release of water into the natural environment. Planting will be diverse, robust, easy to maintain, and drought tolerant when possible to limit amount of watering during summer months.



KEY PLAN



FIGURE 7-57: CHICAGO BOTANIC GARDENS
SOURCE: HEIDI NATURA, LIVING HABITATS

7.5.3 Daylit Creek

PARK DISTRICT

“Daylighting” is the term for restoration of an originally open-air watercourse. As one of the green infrastructure initiatives, the daylighting of Sumner Creek will be a significant environmental improvement to the land as it will bring the natural creek system to the open space and neighbourhood, further enhancing the ecological, aesthetic and educational benefits to the public.

The daylight area east of Sumner Avenue will provide trails, rest spots, and lookouts for the public to enjoy the creek and its riparian area. Naturalized and environmentally sensitive approaches will be incorporated into the landscape design. Native tree species and aquatic plantings will be introduced to offer an authentic natural setting for the Cultural Heart of the site, which surrounds the daylight portion of Sumner Creek.



FIGURE 7-58: KIRYAT SEFER PARK, TEL AVIV, ISRAEL
SOURCE: WORLD LANDSCAPE ARCHITECT



FIGURE 7-59: LA ROSA RESERVE DAYLIT STREAM, AUCKLAND, NEW ZEALAND
SOURCE: BOFFA MISKELL



KEY PLAN



FIGURE 7-60: LA ROSA RESERVE DAYLIT STREAM, AUCKLAND, NEW ZEALAND. SOURCE: BOFFA MISKELL



FIGURE 7-61: PARK WETZGAU, GERMANY
SOURCE: VAN D GRACHTEN, LANDEZINE

DAYLIT CREEK
ELEMENTS LEGEND

- ① Park Path
- ② Semi-Private Path
- ③ Storytelling Circle with Fire Pit
- ④ Pond
- ⑤ Daylit Creek
- ⑥ Outdoor Area for Daycare
- ⑦ Freeboard Area with Planting
- ⑧ Public Children's Playground
- ⑨ Native Garden with Public Art
- ⑩ The Hearth
- ⑪ Public Picnic Tables
- ⑫ Pier to Pond and Creek



FIGURE 7-62: DAYLIT CREEK PLAN SKETCH



7.6 CHARACTER STREETS

7.5.4 Role of Character Streets

The character streets within the Willingdon Lands are unique in that each street takes on different characteristics to form its own identity. Each street will use its context and surroundings to develop a different atmosphere. While each street will be distinguished, the streets will work together as a whole to form a cohesive network for pedestrians and cyclists. Each street character will reinforce the importance of the public realm and serve equally pedestrians, cyclists, and vehicles.

“If we can develop and design streets so that they are **wonderful, fulfilling** places to be —community-building places, attractive for all people— then we will have successfully designed about one-third of the city directly and will have had an immense impact on the rest.”

- Allan Jacobs,
author, Great Streets

LEGEND







-  Canada Way Frontage
-  Willingdon Avenue Frontage
-  Sumner Ave
-  Goard Way
-  Street 1
-  Street 3



FIGURE 7-63: CHARACTER STREETS



FIGURE 7-64: STREET 1 PERSPECTIVE SKETCH

Significance of Welcome Figures

Musqueam and Tsleil-Waututh Peoples use welcome figures as markers of their territory. The figures are often depicted with open hands or outstretched arms in welcome or gratitude, and face the direction of arriving guests.



FIGURE 7-65: MUSQUEAM HOUSE POST AT LANGARA COLLEGE, BY MUSQUEAM ARTIST BRENT SPARROW
SOURCE: SNƏWĒYƏŁ LELƏM (LANGARA COLLEGE)

.1 Precedents of Character Streets



FIGURE 7-66: SOUTHEAST FALSE CREEK ATHLETE'S WAY SIDEWALK, RAIN GARDEN, AND DROP-OFF ZONE. SOURCE: PWL



FIGURE 7-67: EAST FRASER LANDS STREET WITH PLANTINGS, TREES, AND STREET PARKING. SOURCE: PWL



FIGURE 7-68: SOUTHEAST FALSE CREEK ALONG ONTARIO STREET BUFFER GARDENS, STREET TREES, AND FOOD TRUCK. SOURCE: PWL



FIGURE 7-69: STREETSIDE STORMWATER GARDEN ON 12TH AVENUE IN PORTLAND, OR. SOURCE: PORTLAND, OR

7.6.1 Sumner Avenue

RESIDENTIAL DISTRICT

Sumner Avenue will be a primary gateway into the area, running on a north-south axis with access from Canada Way. The street will be a natural extension of the forest to the west. The goal of this character street will be to extend and enhance the forest, and use it as inspiration for the atmosphere and aesthetic of the street.

The arrangement of grouped trees and double street trees will create an overarching green canopy above the street. Understory native species shrubs will be introduced to enhance the palette of vegetation and create a layered natural experience, mimicking a forest. Residential frontage and ground level patios along the street will contribute to the sense of human scale and tranquility for the neighbourhood.



KEY PLAN

CHARACTER STREET ELEMENTS LEGEND

- ① Seating and Way Finding
- ② Special Paving Crosswalk
- ③ Sidewalk
- ④ Bike Lane
- ⑤ Parallel Parking
- ⑥ Bridge



FIGURE 7-70: SEATING WITH PLANTINGS AT TOWN AND GOWN SQUARE, SFU. SOURCE: PWL



FIGURE 7-71: SEATING WITH BIKE LANE AT AMAZON OFFICES, SEATTLE. SOURCE: PWL



FIGURE 7-72: PEDESTRIAN PATH ALONG RESIDENCES AT UBC. SOURCE: PWL

7.6.2 Goard Way

STORYTELLING DISTRICT

Goard Way will be a collector street that runs east-west with access from Willingdon Avenue on the east. It will provide pedestrian and cyclist connections to the BCIT campus east of the site. As the street fronting the film studio to the south, Goard Way will be an opportunity to integrate the interface of the film studio and the local community. The studio building setback has a planting buffer to soften the building frontage to the street.

Rain gardens will be planted with native species on the north side of the street. The collected rainwater will take advantage of the grade change from west to east, echoing the stormwater treatment on the BCIT campus east of Goard Way. On the north side of Goard Way adjacent to the park, the streetscape will reflect the park character.

Cultural elements such as pavings and lighting posts with banners will be located all along the street to celebrate film and media arts, as well as Musqueam and Tsleil-Waututh stories.



KEY PLAN

CHARACTER STREET ELEMENTS LEGEND

- ① Special Paving Crosswalk
- ② Gathering Spot
- ③ Native Species Garden
- ④ Parallel Parking
- ⑤ Rain Garden w Bridge Walk
- ⑥ Access to Cultural Centre
- ⑦ Green Buffer to Studio
- ⑧ Parkade Access
- ⑨ Sidewalk
- ⑩ Bike Lane
- ⑪ Rain Garden



FIGURE 7-73: STREETScape WITH BIKE LANE AND PLANTINGS, AVENUES MERMOZ AND PINEL, LYON, FRANCE. SOURCE: DIVISARE.COM



FIGURE 7-74: RAIN GARDEN PLANTING, JAKTGATAN, STOCKHOLM. SOURCE: AJ LANDSKAP



FIGURE 7-75: STREET BANNERS SOURCE: CITY OF MISSISSAUGA

7.6.3 Street 1

RESIDENTIAL DISTRICT

Street 1 will be a small-scale street purely fronting residential buildings. Sidewalks and cycle lanes will be provided on both sides of the street.

Activity zones will be purposefully located on the north side to take advantage of the sunlight orientation and receive more sun exposure. These activity zones will be flexible spaces that incorporate passive seating, parklets, and gardens. They will facilitate imaginative and playful opportunities such as outdoor libraries and games to animate the street. The seating and activity areas along the street will create a pedestrian oriented environment that activates the street and serve as traffic calming measures to slow down vehicular speeds.

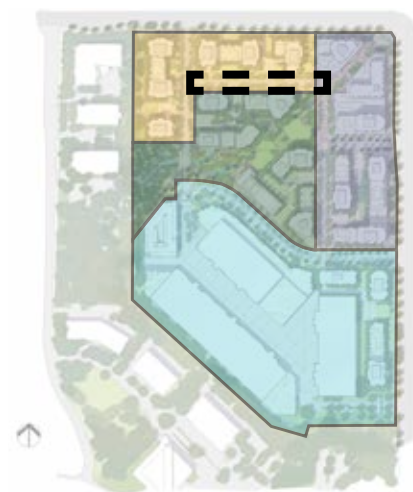
Rain gardens in curb bulges will maintain a stormwater management function while helping to narrow down the street width to achieve an intimately scaled street.



FIGURE 7-76: STREET FURNITURE, CHICAGO SOURCE: D-SPACE STUDIO



FIGURE 7-77: STREETSIDE PARKLET IN SEATTLE, WA. SOURCE: STRATA ARCHITECTS



KEY PLAN

CHARACTER STREET ELEMENTS LEGEND

- ① Activity Zone
- ② Parallel Parking
- ③ Rain Garden
- ④ Special Paving
- ⑤ Sidewalk

7.6.4 Street 3

TRADE DISTRICT

Street 3 will be a small scale street that runs north-south. Both sides of the street will include a sidewalk and cycle lane. The on-street parking lane will alternate with the activity zones, allowing for the activity zones to have optimal sunlight for passive seating, parklets, and small gardens along the street. Rain gardens in curb bulges will maintain stormwater management functions while helping to narrow down the street width to achieve an intimate scale.

.1 Legends Crossing

The north portion of Street 3 is designed to be a festival street known as “Legends Crossing.” It will have the option to close to vehicles and open up fully to pedestrians at certain times to accommodate festivals, markets, and other events that spill out from the adjacent park and plaza directly onto the street.

This will be the main pedestrian crossing from the Trade Path into Legends Park. The crossing design will be incorporated into the adjacent plaza design, with extended distinctive paving indicating pedestrian priority. Where the street intersects with the linear open space, the numerous street trees will merge with the path’s trees to reinforce the corridor integration and blend into a wider pedestrian realm. .



KEY PLAN

CHARACTER STREET ELEMENTS LEGEND

- ① Special Paving Crosswalk
- ② Plaza Paving Pattern
- ③ Parallel Parking
- ④ Activity Zone
- ⑤ Rain Garden
- ⑥ Sidewalk



FIGURE 7-78: TREE-LINED STREET WITH PLANTED BOULEVARDS, PARIS. SOURCE: PWL



FIGURE 7-79: ACTIVITY ZONE “ASSEMBLY ROW”, SOMERVILLE, MA. SOURCE: COPLEY WOLFF DESIGN GROUP



FIGURE 7-80: ACTIVITY ZONE “ASSEMBLY ROW”, SOMERVILLE MA SOURCE: COPLEY WOLFF DESIGN GROUP

7.6.5 Canada Way Frontage

Canada Way is one of two major streets adjacent to the Willingdon Lands site. The portion of the street along the Willingdon Lands site will be heavily planted with street trees, which will be maintained and arranged to enhance a strong green corridor.

Along the street, the building setbacks will provide enough green buffer for the ground level residential units. The pedestrian sidewalk will bring spatial and visual interest by accommodating various seating opportunities, rain gardens, and native species gardens to avoid a homogeneous pedestrian experience.

Dedicated bike lanes are proposed to connect to the city’s urban trail on the east and west sides of the site.



KEY PLAN

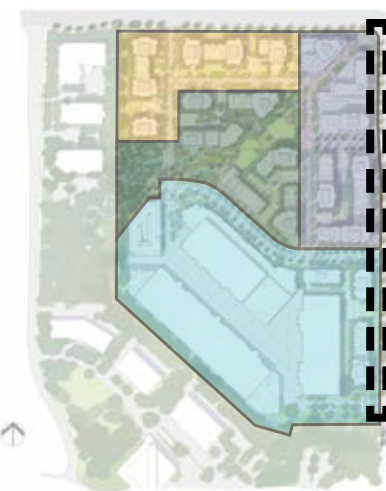
7.6.6 Willingdon Avenue Frontage

Willingdon Avenue is the other major street that runs along the Willingdon Lands. The building frontages onto Willingdon Avenue north of Goard Way will be mainly ground level retail use, whereas the building frontages south of Goard Way will be residential. The streetscape will be designed in accordance with the ground level building use.

In the north portion, retail frontage within the private zone will have paved spaces with seating and planting opportunities as an extension from the public sidewalk. These features will contribute to a public pedestrian promenade. Semi-public spill out spaces will be arranged along retail frontages with awnings, furniture, and planters to facilitate the businesses fronting public interface.

In the southern portion, residential frontages, landscaping, and planting selection in the buffer zone will be carefully managed to mitigate the noise from the Willingdon Avenue traffic.

Dedicated bike lanes will be provided and separated from the sidewalks by rainwater management areas, which will be planted with lush vegetation. These bike lanes will enhance the city-wide cycling network and encourage the use of bicycles for future residents and nearby BCIT students.



KEY PLAN



FIGURE 7-82: BIKE LANE WITH PLANTED BUFFER, ALLEN STREET BIKE PATH, NY. SOURCE: PWL



FIGURE 7-81: ANIMATED RETAIL FRONTAGE, THE AVENUE, WASHINGTON DC SOURCE: SASAKI

Significance of Salmon

Salmon (sce:lhtun in Hən̓q̓əmiñəm) are of historic, cultural, and spiritual significance to Musqueam and Tsleil-Waututh Nations.

Before urban development when many streams ran through the Lower Mainland, it was said that the salmon were so plentiful one could walk across the water on the backs of the salmon.

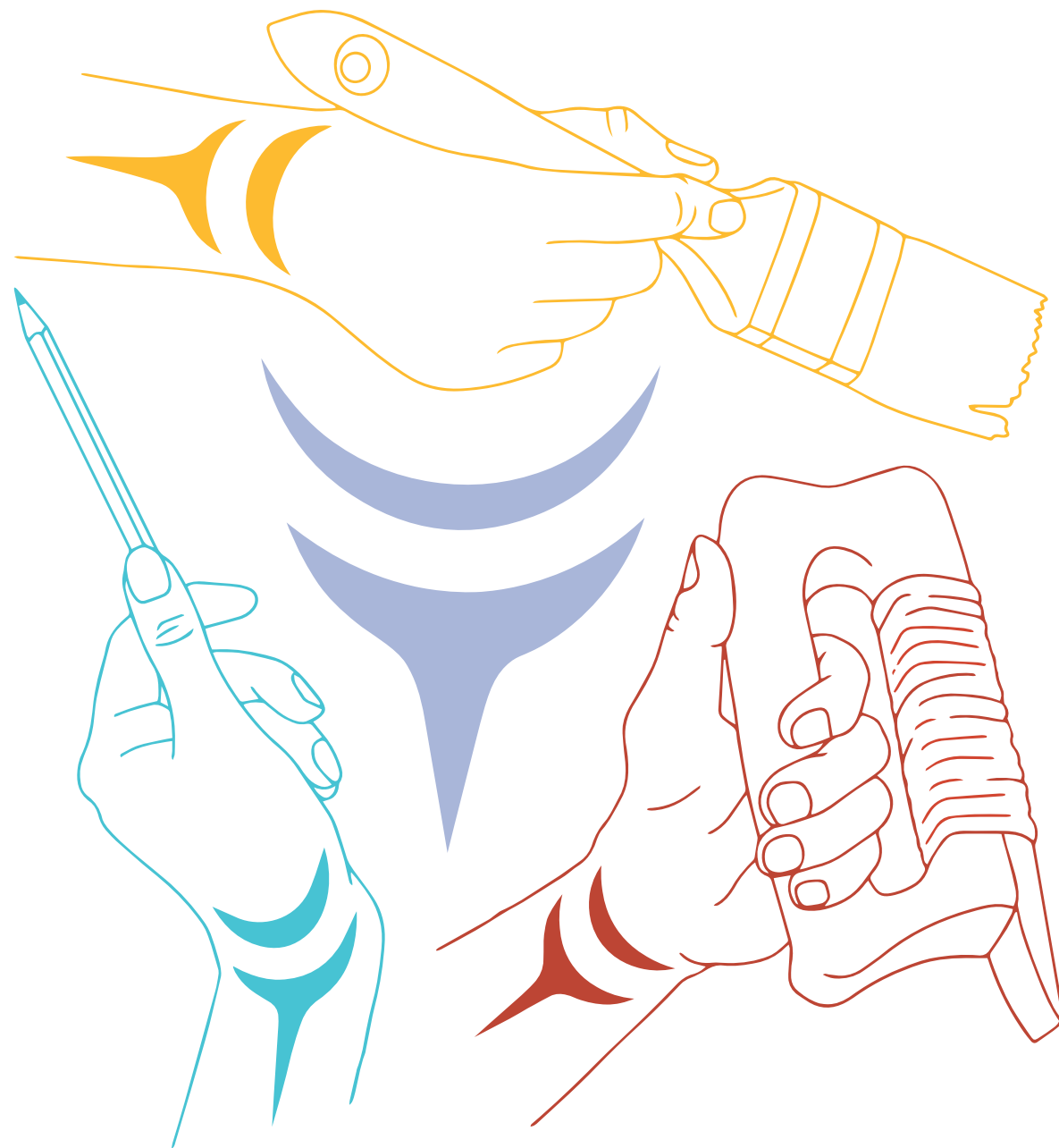


FIGURE 7-83: MUSQUEAM ARTIST BRENT SPARROW WITH A CLOSE UP OF HIS BRONZE-CAST PANEL DEPICTING SALMON, FOR HIS PIECE ʔƏLQŠƏN (POINT GREY) AT UBC
SOURCE: INDIGENOUS.UBC.CA

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08 Public Art Strategy



*“Three hands holding different instruments used in Musqueam and Tsleil-Waututh art, such as a paintbrush, a d-adze, and a pencil.”
Art by: Ocean Hyland*



8.1 INTRODUCTION

8.1.1 ʔi ce:p ʔəw ʔəy ʔaí / Ta newyap

The Public Art Strategy for the Willingdon Lands Master Plan will reflect different lived experiences — through the past, present, and future — in a tapestry of resilience that tells a unified story. Selected artists will draw on both traditional and contemporary modes of creation to set the stage for critical engagements with Indigenous peoples and lands, while dismantling dichotomies between past and future, to present a living history. The Willingdon Lands Public Art Strategy will set forth on a new path of community engagement and partnership.

This site offers an opportunity to expand the definition of “public art” to include other ways of knowing. Public art is most successful when based on shared meanings between the artist and the community, when it is designed from the ground up to facilitate ways of being; in Musqueam and Tsleil-Waututh cultures, “art” is not a discrete category— it is a part of everyday life, infused into multiple practices that include different aspects of culture and how people relate to each other and the natural world.

The vision for the Willingdon Lands development is to empower Musqueam and Tsleil-Waututh artists across a range of experiences, from professional to emerging, to create powerful, interactive statements combining traditional and contemporary art that are augmented with other forms of communicating.



FIGURE 8-1: Sʔi:łQəy (SERPENT HOUSE POST) UBC, BRENT SPARROW, OF MUSQUEAM NATION, VANCOUVER 2016

8.2 GOALS AND OBJECTIVES

The goals and objectives for the Willingdon Lands Public Art Strategy have been developed with the overall mission of helping to make visible the history of those who have lived here since time immemorial. This project is extremely unique, requiring flexible and innovative thinking. A driving goal of the project is to work collaboratively with the Musqueam and Tsleil-Waututh Nations in a way that raises the bar and sets a precedent for what it means for them to return to land that is theirs and collaboratively tell their own stories through their own visions and practices.

Another fundamental and driving aspect of the public art methodology is that it is to be artist-led. This means that work with artists will be done with a collaborative approach, providing agency in the project to center their voices, and contribute creative direction and visions for the space. A standard public art strategy cannot be applied to this project as it is extremely unique and will require thinking that is outside of the box and reciprocity in work with artists, as members of the Nations, in a new and exciting way.

HOST Consulting, who has helped in the preparation of the Public Art Strategy, will continue to work in reciprocity with artists selected for this site, as members of the Nations, in ways that value, centre and uphold them.

Other goals and objectives are as follows:

- To use public art to help attain a sense of home for Musqueam and Tsleil-Waututh Nation members to see themselves and their histories reflected in the land, and to remind visitors whose lands they walk upon.
- To use art to make visible and contextualize the history of this place.
- To ensure that Musqueam and Tsleil-Waututh artists have the opportunity to share their work on this site and to ensure that their design is prioritized on this territory.
- To create a dynamic and interactive site – one that evolves and transforms with the community over time.
- To support a variety of artists from the Musqueam and Tsleil-Waututh Nations, including professional and emerging artists and elders to work together and inspire each other intergenerationally.
- To create meaningful relationships with artists based on respect, care, and where the Partnership can work to earn and maintain trust.
- To incorporate the Indigenous language(s) of the Musqueam and Tsleil-Waututh Nations, wherever possible, through art.



FIGURE 8-2: BLANKETING THE CITY, VANCOUVER MURAL FESTIVAL, DEBRA SPARROW, OF MUSQUEAM NATION, VANCOUVER, 2020



8.3 PUBLIC ART CONTRIBUTION

8.3.1 Public Art Allocation

In accordance with the recommended municipal regulations, 1% of leasehold strata construction costs will be allocated for public art on the site. Public art processes will begin in Phase 1 and align with the significant opportunities at each phase.

Specific art opportunities will be outlined in the “Detailed Public Art Plan” but at the time of this writing, the vision is for approximately three permanent works of scale, three durational or evolving artworks that arc over a five to ten year period, and a series of “platform” projects that support a changing program of artworks that are refreshed from time to time.

8.3.2 Locations for Public Art

The Design Directives outlined in **6.2.1 Design Directives** refer to the Cultural Heart and the Diagonal Axis with *Figure 8-3* indicating how Musqueam and Tsleil-Waututh cultural elements might ripple out across the development. This conceptual mapping illustrates how artworks and the stories they tell might ebb and flow across the site.

Beginning from the Entry Portal, we ask what does it mean to welcome? What does it mean to be a good guest? What are the ways of knowing and learning and how might these ways be shared through public art? Moving diagonally along the Trade Path towards the Cultural Heart, learning through making will inform the use of pattern and form as integrated components across the development.

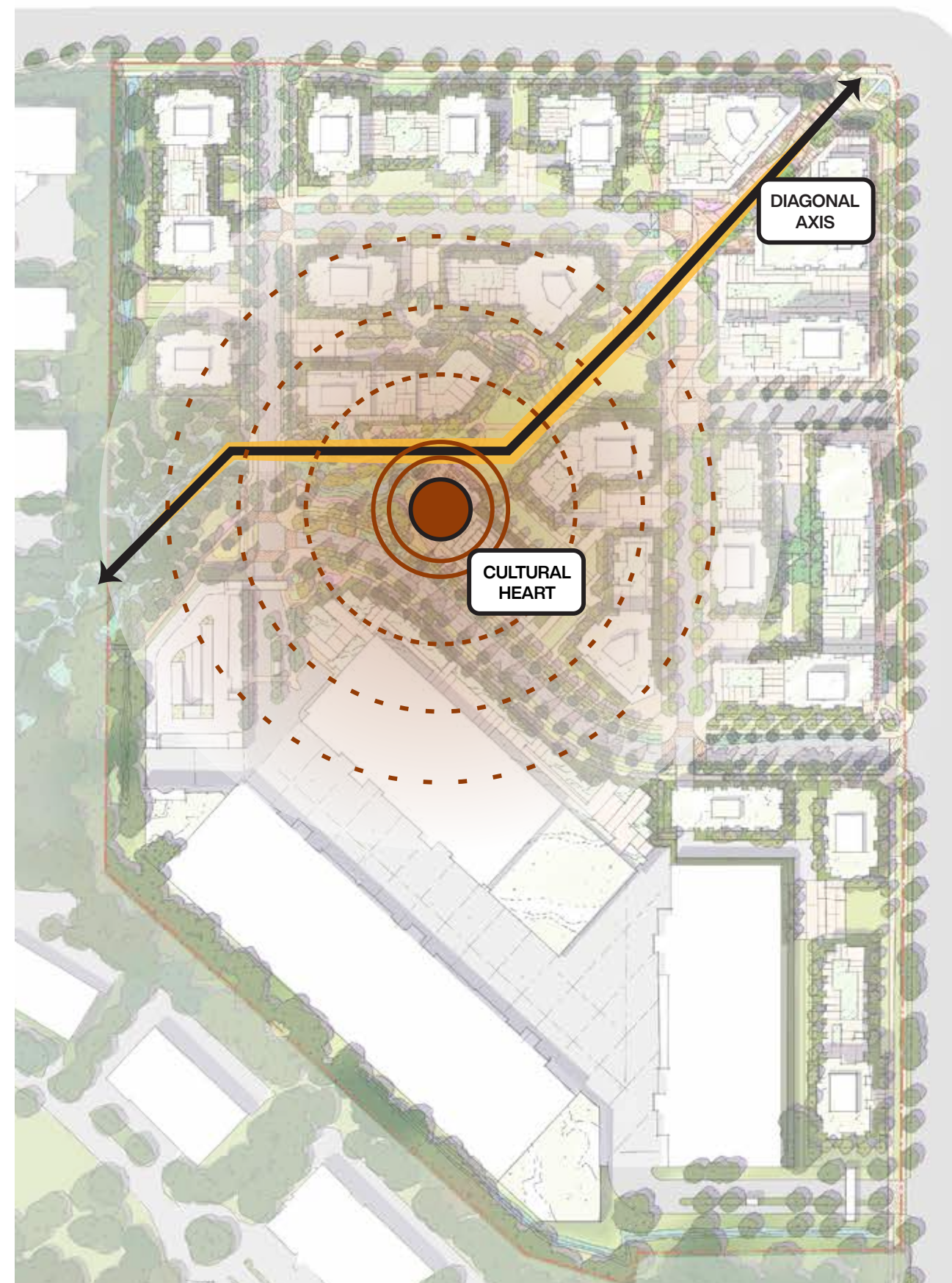


FIGURE 8-3: SITE PLAN - DESIGN DIRECTIVES

The open green space of Legends Park affords clear sight lines through to Landing Park with more intimate garden environments along the lawn's perimeter. Learning from the interconnectedness of plant and animal life brings a broader understanding of *néca?mat* ["we are one"].

The Cultural Heart of the site will be a site for gathering and exchange. The artworks created here will respond to it as a place of constant renewal. The Sumner Portal and its relationship to the wetlands, daylit creek, and connections to other Burnaby waterways will prompt opportunities for learning from water and plant ecologies. With its proximity to the film studio, Goard Way Portal presents a site that reflects upon storytelling from different perspectives.

While the portals represent distinct nodes that have rich references for artists to respond to, selected artists will determine where their artworks will be located. With this artist-led approach, artists are engaged not only through the physical installation of art, but also in the artistic planning of the site.

The Willingdon Lands site will be a dynamic and vibrant development on which visitors can engage with art in multiple ways, through different mediums, scales, durations and in various locations. With the development's access points, parks and open spaces with soft and hard landscaping, and a variety of building forms and uses, artists have an exciting canvas to work with in the process of bringing their visions to life. On this site, artists can push the boundaries of one's traditional notion of what art is, and embed their work into the fabric of the development. By centering artists' voices in art planning through to installation, this project is sure to be unique and one that is truly reflective of the people who have walked upon these lands since time immemorial.

LEGEND

Prospective Installation Locations:

- ① Entry Portal
- ② Trade Path and Legends Park
- ③ Cultural Heart and Landing Park
- ④ Sumner Creek Portal
- ⑤ Goard Way Portal
- ⑥ Sumner Portal
- ⑦ Sound Stages

FIGURE 8-4: PROSPECTIVE PUBLIC ART INSTALLATION LOCATIONS





8.4 TYPES OF PUBLIC ART

Historically, priority has been given to Northwest Coast formline over Musqueam and Tsleil-Waututh designs in Musqueam and Tsleil-Waututh territories. This has a long history that will be elaborated on further in the Detailed Public Art Plan. The Partnership wants to use the Willingdon Lands site as a means to reassert the presence of Musqueam and Tsleil-Waututh design on this territory and to assert the beauty and power of Musqueam and Tsleil-Waututh artists. The development will highlight many different artists from various mediums as well as varying experience levels. Indigenous art is cutting-edge and adaptable to new forms that express the diverse experiences of Musqueam and Tsleil-Waututh Nations in the 21st Century.

The site offers an exciting opportunity to have artists in residence who can be a part of the project for longer and more intimate durations. Providing the opportunity for artists to create and interact with the space will increase the number of community members that are impacted, both from the Musqueam and Tsleil-Waututh Nations as well as the surrounding residents of Burnaby. Residencies offer opportunities for all to learn from and build relationships.

This site has the potential for a mixture of stand alone, integrated, applied, installation, and ephemeral art. Sculptural works, murals, digital displays, light works, functional art, socially engaged projects, performative works, sound works, plant and harvestable art, language work, and innovative approaches to interactivity are all possibilities. An artist-centred approach to public art will push boundaries and blur distinctions between “contemporary” and “traditional” forms, creating a forward-thinking vision of community.

It should be noted that not all of the precedent photos provided are Musqueam and Tsleil-Waututh Nation artists, but are used as an example of the types of works Indigenous artists have done in the public art realm.



FIGURE 8-5: VITALITY, THOMAS CANNELL, OF MUSQUEAM NATION BURNABY SPIRIT SQUARE, 2010

.1 Precedent Images



FIGURE 8-6: SṖ!Ṗ:ṖQÖÝ (SERPENT HOUSE POST) UBC, BRENT SPARROW, OF MUSQUEAM NATION, VANCOUVER 2016



FIGURE 8-7: THE HARBINGER OF CATASTROPHE, MARIANNE NICOLSON, OF MUSGAMAKW DZAWADA'ENUXW NATIONS 2017



FIGURE 8-8: SACRED SALMON, ZACHARY GEORGE, OF TSLEIL-WAUTUTH NATION, LIZ CALVIN, CATES PARK/WHEY-AH-WICHEN, NORTH VANCOUVER



FIGURE 8-9: SALMON SPINDLE WHORL, JODY BROOMFIELD, OF SQUAMISH NATION, NORTH VANCOUVER, 2013



FIGURE 8-10: FOR THOSE WHO CANNOT SPEAK, NADIA MYRE, OF ANISHINAABE NATION, NATIONAL GALLERY, 2013



FIGURE 8-11: SALISH FOOTPRINT, SUSAN POINT, OF MUSQUEAM NATION, MUSEUM OF ANTHROPOLOGY, VANCOUVER



FIGURE 8-12: RULE OF TREES, TANIA WILLARD, OF SECWEPENC NATION, COMMERCIAL-BROADWAY STATION, 2019



FIGURE 8-13: BLANKETING THE CITY, VANCOUVER MURAL FESTIVAL, DEBRA SPARROW, OF MUSQUEAM NATION, VANCOUVER, 2020



FIGURE 8-14: XWEMELCH'STN, JAMES HARRY, OF SQUAMISH NATION, WEST VANCOUVER, 2019



FIGURE 8-15: SEA TO SKY, KELLY CANNELL, OF MUSQUEAM NATION, VANCOUVER, 2017



FIGURE 8-16: THE MATRIARCH, SIOBHAN JOSEPH, OF SQUAMISH NATION, VANCOUVER, 2019



FIGURE 8-17: THE LAND IS A PERSON, MARIANNE NICOLSON, OF THE MUSGAMAKW DZAWADA'ENUXW NATIONS, NORTH VANCOUVER, 2012



FIGURE 8-18: TAG SERIES, THE MARK BUILDING, SONNY ASSU, OF LIGWILDA'XW AND KWAKWAKA'WAKW NATIONS, THE CITY OF VANCOUVER PUBLIC ART PROGRAM AND ONNI DEVELOPMENT



FIGURE 8-19: FAÇADE FESTIVAL PROJECTION, SHAWN HUNT, OF HEILTSUK NATION, VANCOUVER, 2017



FIGURE 8-20: TAWATINA BRIDGE ART PROJECT, DAVID GARNEAU, OF MÉTIS NATION, EDMONTON, 2017



FIGURE 8-21: THE STORY OF LIFE, SUSAN POINT, OF MUSQUEAM NATION, NORTH VANCOUVER, 2014



FIGURE 8-22: SPEAKING TO THEIR MOTHER, REBECCA BELMORE, OF ANISHINAABE NATION, VARIOUS LOCATIONS, 1991



FIGURE 8-23: BLANKETING THE CITY, VANCOUVER MURAL FESTIVAL, DEBRA SPARROW, OF MUSQUEAM NATION, VANCOUVER, 2020



8.5 ARTIST ENGAGEMENT & SELECTION PROCESS

8.5.1 Engagement

One of the key goals of this project is to consult meaningfully with Musqueam and Tsleil-Waututh artists and communities by presenting the story of these lands in a collaborative way. This is also an opportunity to engage the broader community of Burnaby and draw them into important conversations, greater understanding of historical context, and cultural participation.

.1 Musqueam and Tsleil-Waututh Nation Engagement Strategy

HOST Consulting, who is continuing development of a 'Detailed Art Plan' for the site, will use their positionality as community members to engage with their communities under the correct protocols and with a range of effective communication strategies. They will conduct personalized outreach to identify a range of Musqueam and Tsleil-Waututh artists. This approach will grow with the project, as the team fosters a wider array of relationships with emerging artists.

.2 Community Outreach

The Partnership will work with Musqueam and Tsleil-Waututh communications teams to disseminate information about artist opportunities via community newsletters and other community outreach strategies already employed by the nations. Another key approach to outreach will be to advertise broadly across various social media platforms to ensure the opportunities reach as many artists as possible.

.3 Application Clinics and Writing Workshops

Access to artist opportunities is a crucial aspect of the Willingdon Lands Public Art Strategy. Standardized Expressions of Interest (EOI) processes are often inaccessible to Musqueam and Tsleil-Waututh artists, and it is the Willingdon Lands Master Plan's priority to make the process more approachable by developing barrier-free application processes.

HOST Consulting will provide workshops on how to apply to EOI calls for the Willingdon Lands, helping artists to develop content and secure supporting documents that will build their portfolios. Through consultation, HOST Consulting has learned that many artists see dense and involved EOIs as a barrier and are hoping to make the process less daunting. These workshops will also offer an opportunity to naturally foster mentor relationships between professional and emerging artists.

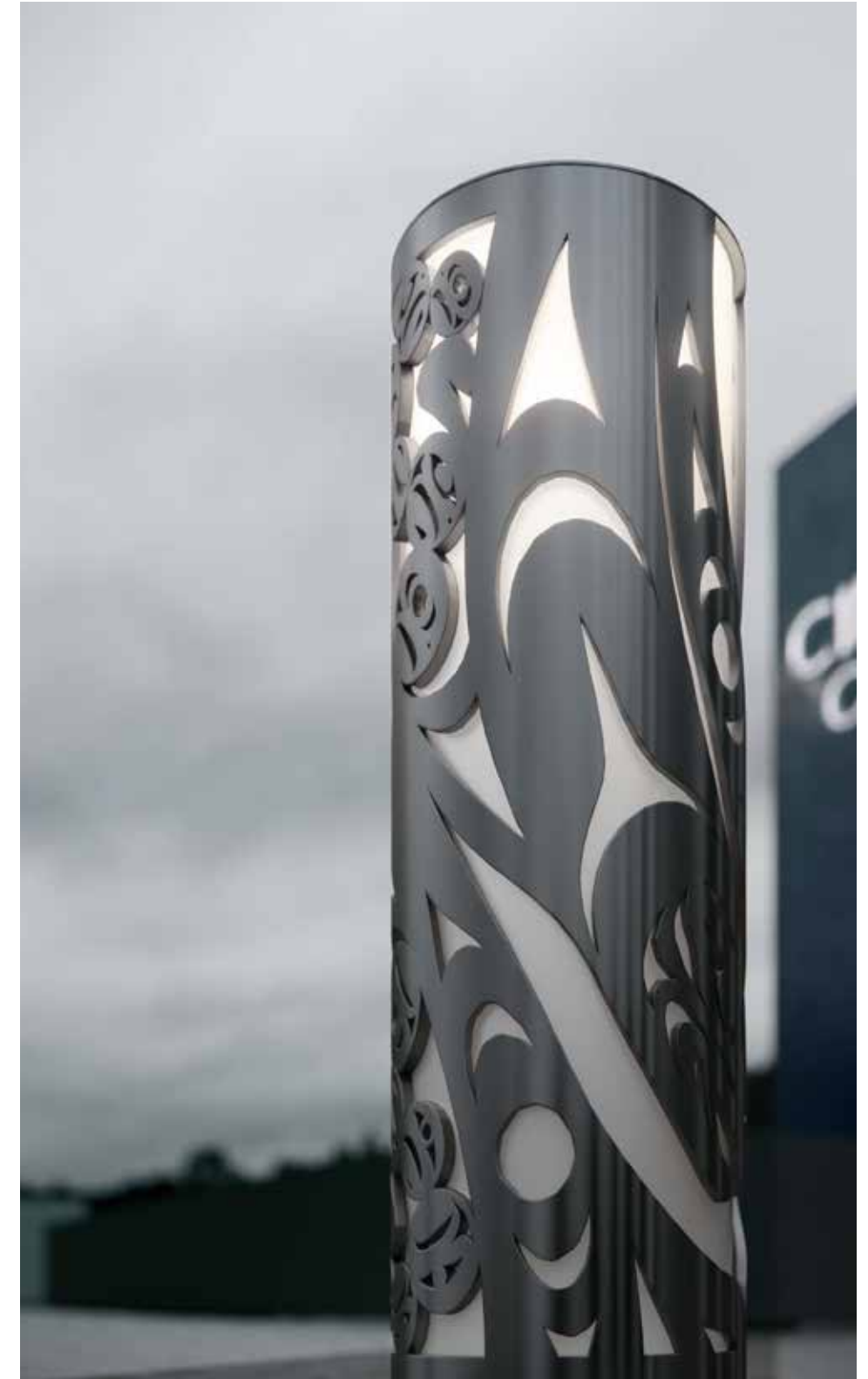


FIGURE 8-24: XWEMELCH'STN, JAMES HARRY, OF SQUAMISH NATION, WEST VANCOUVER, 2019

8.5.2 Selection Process

The artist selection process for the Willingdon Lands Master Plan will be artist-centred, varied, externally adjudicated, and fully transparent and accountable. Artist selection will be based on a combination of open call EOIs, invitations to apply, and direct commissions.

A core group of artists and community members will be selected to participate in the development of the “Detailed Public Art Plan” and will continue through subsequent phases as community advisors.

One dedicated Selection Panel composed of external members will participate in the selection processes for the permanent and durational artworks. The selection panel will include representation from the Musqueam and Tsleil-Waututh communities and the Partnership. A technical advisory group from the City of Burnaby and Burnaby Art Gallery will provide information to the Selection Panel and participate at milestone reviews at concept development, detailed design, and fabrication.

Community advisors and panelists will be paid at rates recommended by Canadian Artists’ Representation/Le Front des Artistes Canadiens (CARFAC) for their expertise and time. HOST Consulting will provide panel facilitation, but will be non-voting.



FIGURE 8-25: WƏŁ MĪ CT ǪPƏƏT TƏ ŁNIMƏŁ, DIAMOND POINT, OF MUSQUEAM NATION, VANCOUVER, 2020

“Culture is what **brings our people together** and makes our community. It is what makes us proud to be **Musqueam** and it is what influences how we see the world and how we work with people outside of our community.”

EXCERPT FROM MUSQUEAM COMMUNITY PROFILE: KNOWING OUR PAST, EXPLORING OUR FUTURE

“We want our community members to **thrive in our culture and traditions**, even as we live in an ever changing modern world, because this keeps us grounded to our values and who we are as **Tsleil-Wautt** people.”

MAUREEN THOMAS
FORMER TSLEIL-WAUTUTH NATION CHIEF



FIGURE 8-26: WELCOMING POST
BRENT SPARROW, OF MUSQUEAM NATION, 2010

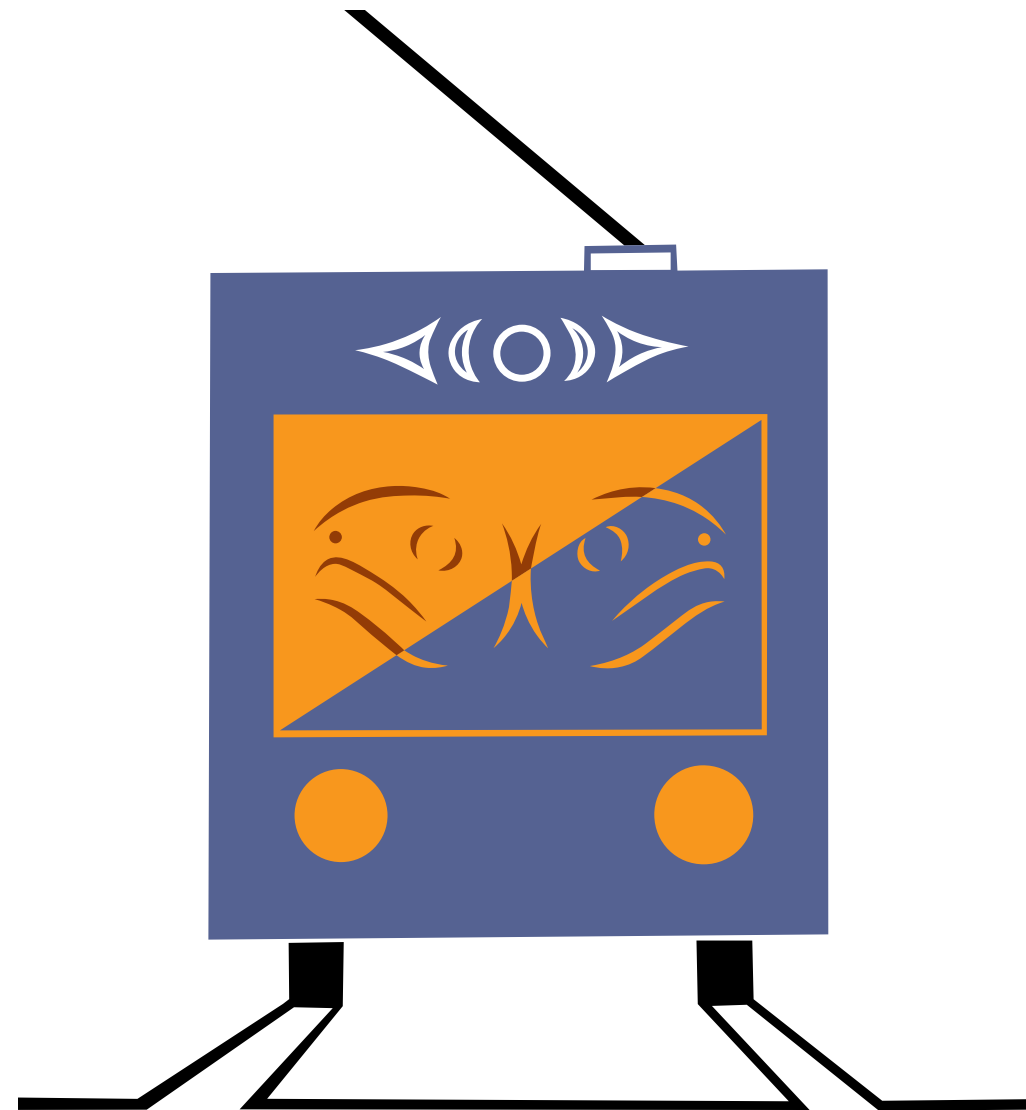
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AQUILINI



09 Transportation and Infrastructure





9.1 TRANSPORTATION IMPACT ASSESSMENT

A comprehensive Transportation Impact Assessment (TIA) will be completed and appended to the rezoning package before the application is complete. The TIA will ensure that potential negative impacts such as traffic volumes, vehicle access management, parking and circulation will be mitigated where possible in the Willingdon Lands Master Plan. This section provides a short summary of some of the early considerations of this report.

9.1.1 Road Improvements

The existing property is bounded by Canada Way to the north and Willingdon Avenue to the east and private properties to the south and to the west. Canada Way has a four-lane arterial road classification and Willingdon Avenue is classified as a six-lane arterial road.

The redevelopment will require upgrades and improvements to the existing arterial roads abutting the site. Proposed improvements along the Canada Way frontage may include an additional lane on the south side and revising roadworks from the south curb to property line to meet the City of Burnaby's standards for a six-lane arterial road. Willingdon Avenue will undergo similar improvements from the west curb to property line to adhere to the current standards. A multi-use path is also proposed for the Willingdon Avenue frontage.

These road improvements will be finalized with the City of Burnaby before final approval of the rezoning application.

9.1.2 Parking and TDM

Parking is being provided in underground parkades throughout the residential and commercial portions of the site in accordance with City of Burnaby requirements. The film studio is accommodating parking through an above and below ground parkade. Full estimates will be provided at a phase by phase level in a future Appendix.

The TIA is also developing Transportation Demand Management (TDM) measures. Some early TDM considerations are to include features such as:

- Ample bicycle parking stalls as well as bike wash and repair rooms
- Dedicated parking for shared mobility devices such as bikes and scooters, if adopted in the City of Burnaby
- Provision of transit passes and/or a car share membership strategy for a portion of residents
- Provision of 1 car share vehicle per 100 units

Additionally, there is some street level parking provided on the internal streets, as well as considerations for pick-up and drop-off for taxi and ride share.

9.1.3 Future Rapid Transit on Willingdon Avenue

The City of Burnaby and Translink are considering rapid transit options for Willingdon Avenue as part of the upcoming Transport 2050 plan. Willingdon Avenue is a key north-south rapid transit corridor between the existing Brentwood Town Centre and Metrotown Station. Feasibility studies for bus rapid transit (BRT), light rail transit (LRT), and Skytrain technologies are underway for this corridor.

As part of the TIA, a sensitivity analysis is being conducted for a case where rapid transit is introduced along Willingdon Avenue. This study will help determine the change in traffic operations due to transit, assuming a future where auto mode splits are reduced due to transit use. This analysis would focus strictly on the intersections of Willingdon Avenue & Goard Way, Canada Way & Willingdon Avenue, and Canada Way & Sumner Avenue.

More broadly, the site has been designed to allow flexibility for the introduction of any of these rapid transit options. The Trading Plaza in the north-west corner of the site could be adjusted to integrate with potential future transit station access as needed. The site, however, is not being design to accommodate the potential future transit station itself.

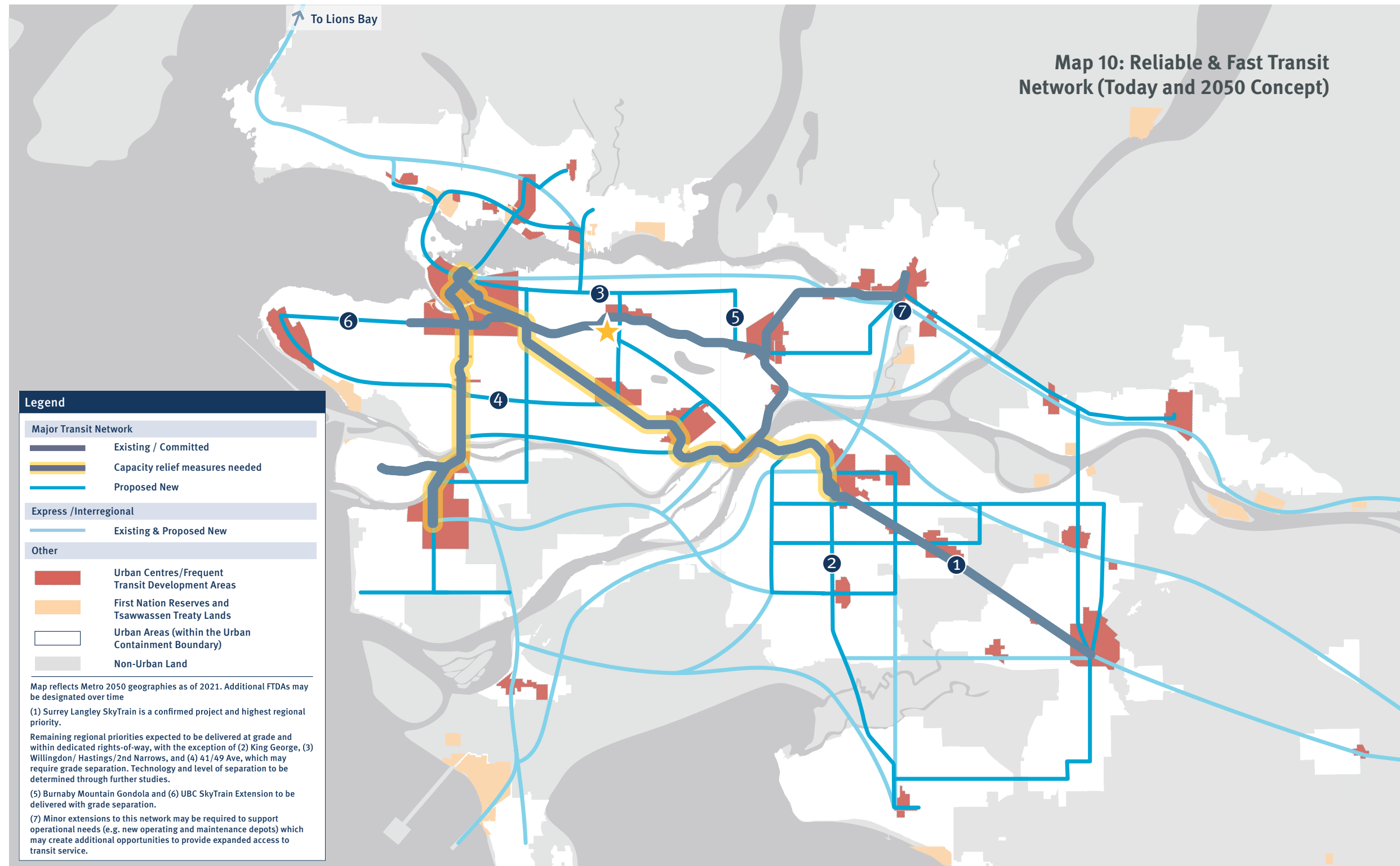


FIGURE 9-1: PROPOSED TRANSPORT 2050 RELIABLE AND FAST TRANSIT NETWORK (WILLINGDON LANDS SITE MARKED WITH STAR)



9.2 ENGINEERING MASTER PLAN (EMP)

The purpose of the Engineering Master Plan (EMP) is to identify potential upgrades to existing infrastructure and establish new infrastructure necessary to support the overall redevelopment of the land. A full EMP report will be provided and reviewed before the final adoption of this rezoning application.

As noted, the existing frontages on Canada Way and Willingdon Avenue will require roadwork upgrades to meet the City of Burnaby's current standards. It is anticipated that the existing sanitary, storm and water mains surrounding the property on the north and east side will need to be upgraded to support the redevelopment. The existing sanitary main in the south section of the site will need to be relocated.

Multiple internal roads are being proposed to access the subdivided lots. The new road network will connect with the existing roads with one intersection at Canada Way and two intersections on Willingdon Avenue. New sanitary, water and storm mains are proposed for the new roads and will connect with the existing or upgraded infrastructure found on Canada Way and Willingdon Avenue. Service connections for each lot will discharge to the proposed mains within the development area and eventually downstream to the surrounding upgraded infrastructure.

Further information regarding off-site implications will be contained in a future appendix and coordinated with the City and adjacent developments as the rezoning application advances.



FIGURE 9-2: EXISTING WILLINGDON AVENUE AND CANADA WAY INTERSECTION



9.3 STORMWATER MANAGEMENT

The Partnership received an approval from the City of Burnaby’s Environmental Review committee for the proposed daylighting of Sumner Creek, the riparian area plan including a setback adjustment along the edge of the studio, and the overall stormwater management plan.

A report has been submitted to the Province of BC under the Riparian Areas Protection Regulation to continue the approvals process for the daylight creek and its relationship with the overall stormwater management approach for the site.

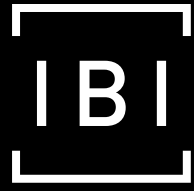
Civil engineering drawings for the creek, pond, and relationship with the overall stormwater management system are currently being developed by the project consultant team and will be further reviewed with the City of Burnaby.

DAYLIT CREEK
SURFACE TYPE LEGEND

	Pathways
	Lawn Area
	Park Trees & Planting
	New Planting
	Fluctuating Zone
	Retained Forest
	Creek & Pond



FIGURE 9-3: PROPOSED ENGINEERED SECTION FOR DAYLIT CREEK



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