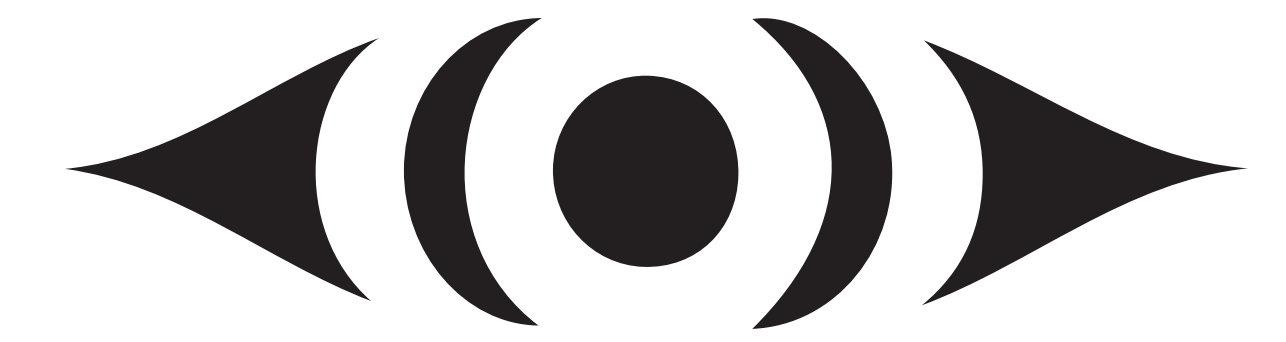


Welcome ʔəməi ce:p kwətxwɪləm iy chap tl'iknúmut



The MST Partnership and Aquilini Development are proud to share information about our plans for 3200 East Broadway.

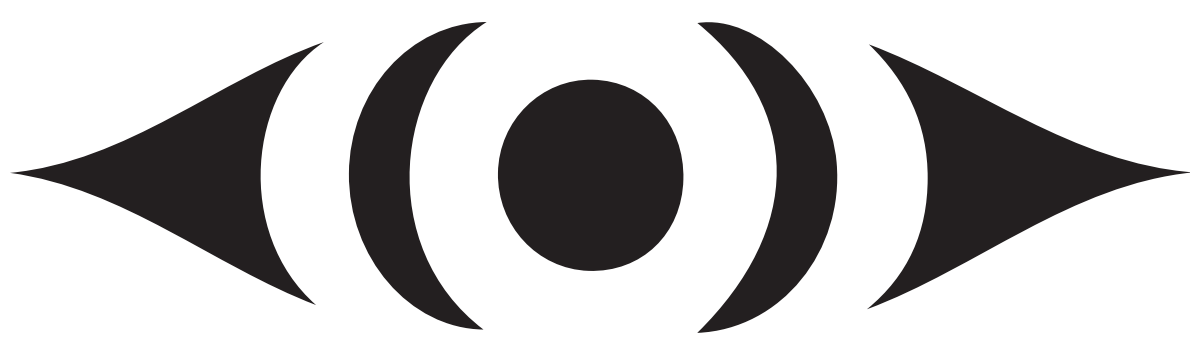
You'll find information about:

- The importance of this site to MST Nations' Community Members
- How the stories, ideas, wisdom and aspirations of MST Knowledge Keepers, Elders, and communities provided through engagement on development projects have come together in the ReconciliAction Whorl to inform our draft concepts for 3200 East Broadway
- The features and benefits of two concepts we are sharing as the potential new neighbourhood at 3200 East Broadway—Cedar and Salmon



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About the Partnership



The MST Partnership

The xʷməθkʷəy̓əm (Musqueam), Skwxwú7mesh (Squamish), and səliłwətał (Tsleil-Waututh) Nations (together the MST Partnership) are all family, and this partnership reflects our long tradition of working together to benefit our people. We want to make sure the next generation of our people will benefit from jobs and economic activity within our traditional territories.

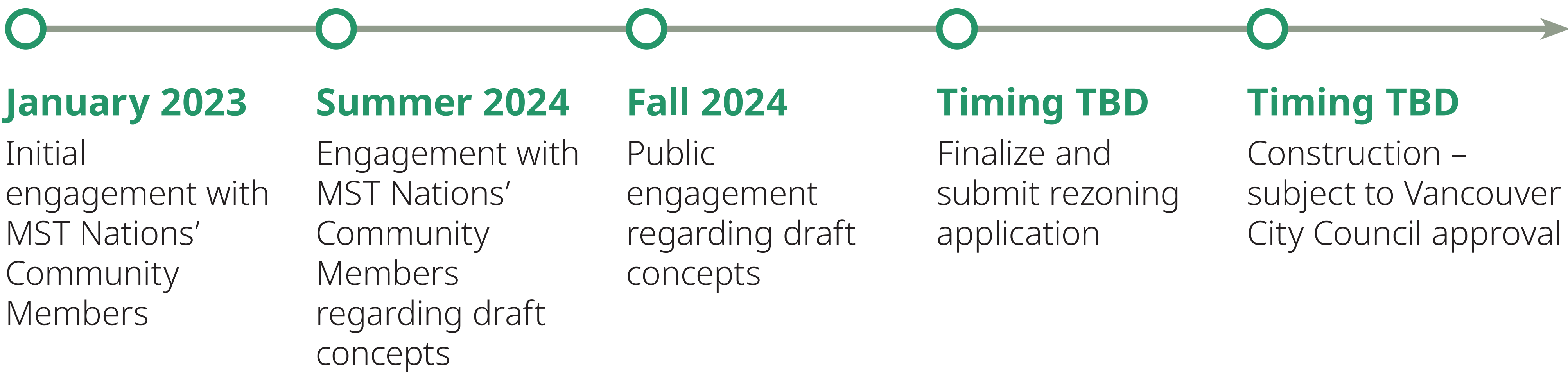


Aquilini Development

Aquilini Development is one of Canada’s pre-eminent builder-developers, synonymous with integrity, value and quality homes of the highest standard. With decades of experience, Aquilini remains steadfast in our vision to build communities that are “Full Circle.” We believe all communities should be designed and built to nurture human connection, support community legacy and foster diverse living by providing access to a variety of home types and experiences.

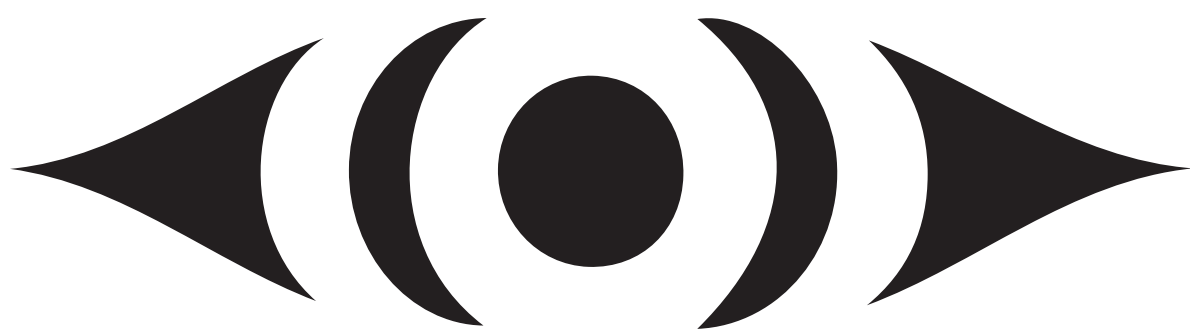
An MST Nations-led Process

Anticipated planning timeline



About

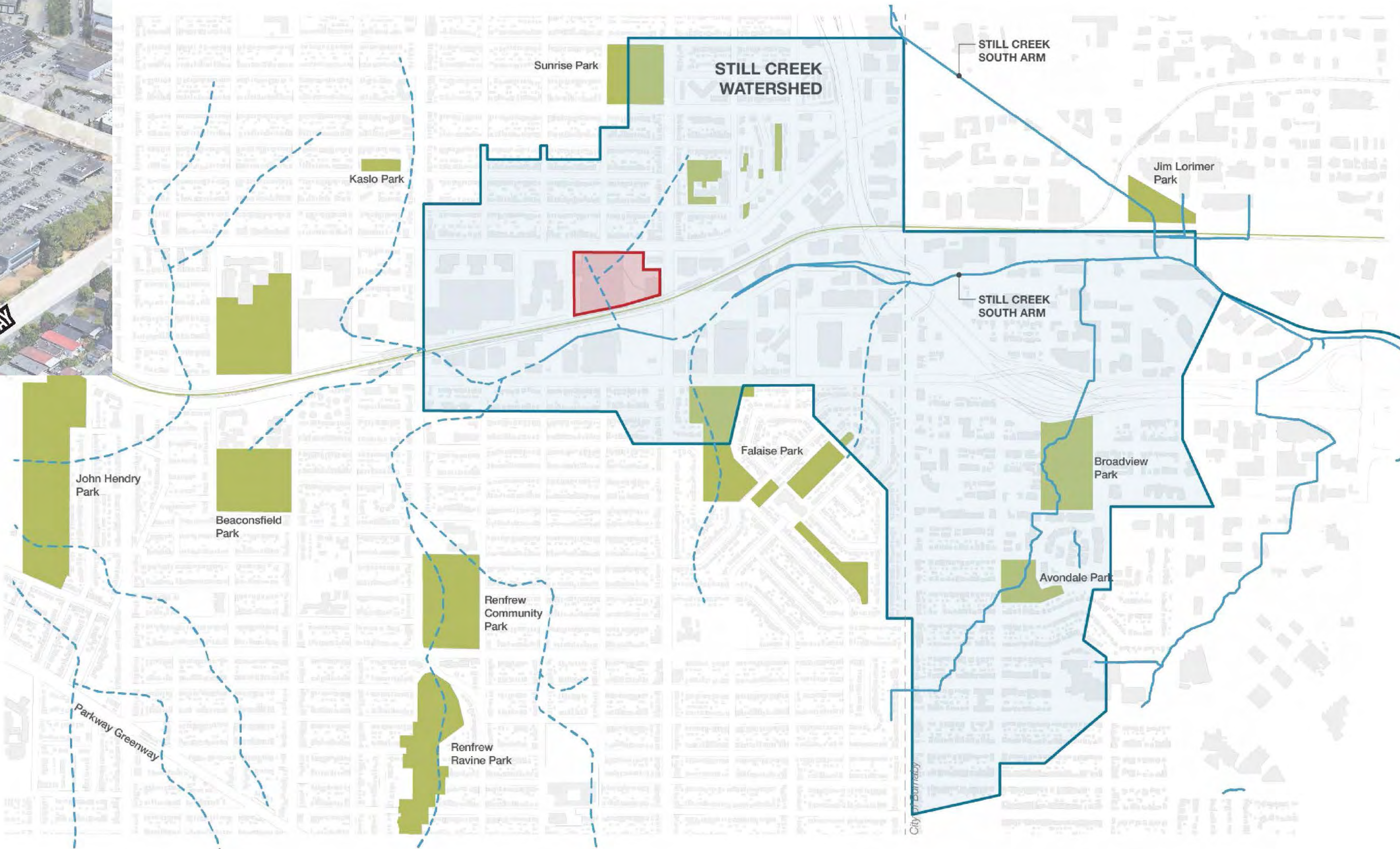
Site Location



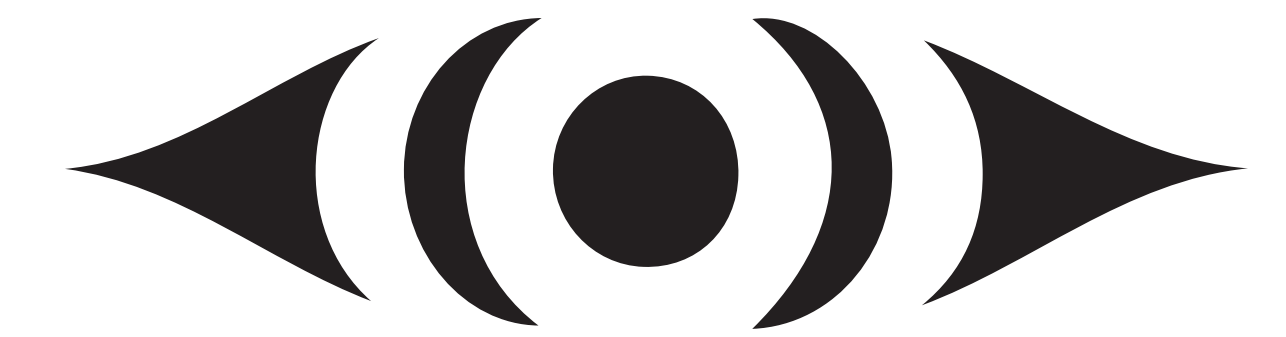
Lost Creeks

LEGEND:

- Watershed
- Waterways
- Lost Creeks
- Greenways
- Parks



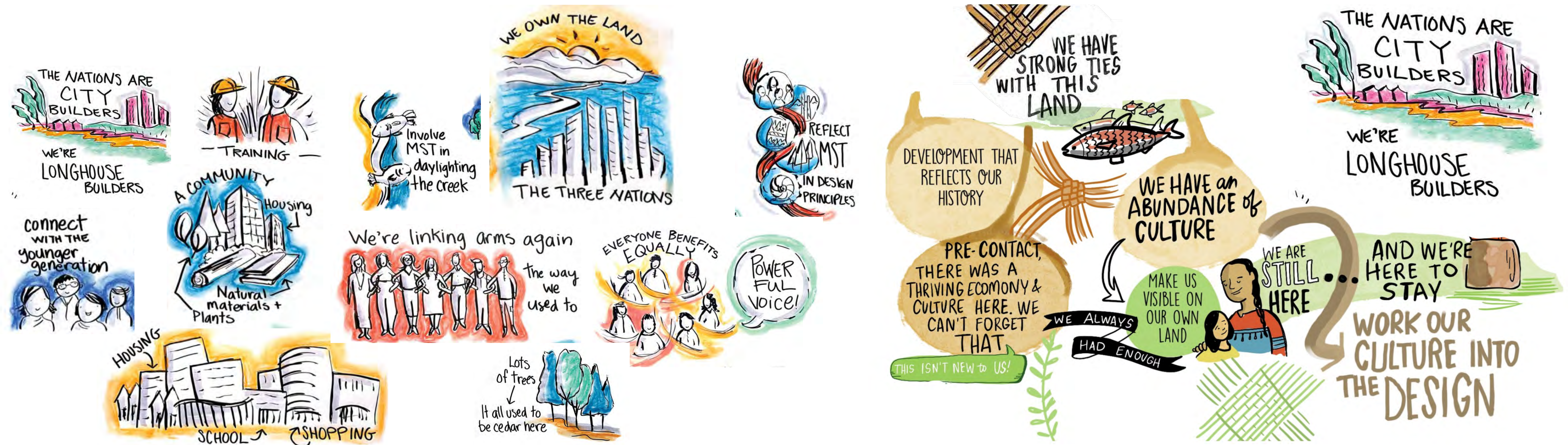
Weaving MST Culture Into Design



In early 2023, we had fantastic engagement events and gathered knowledge and input from MST Nations Community Members.

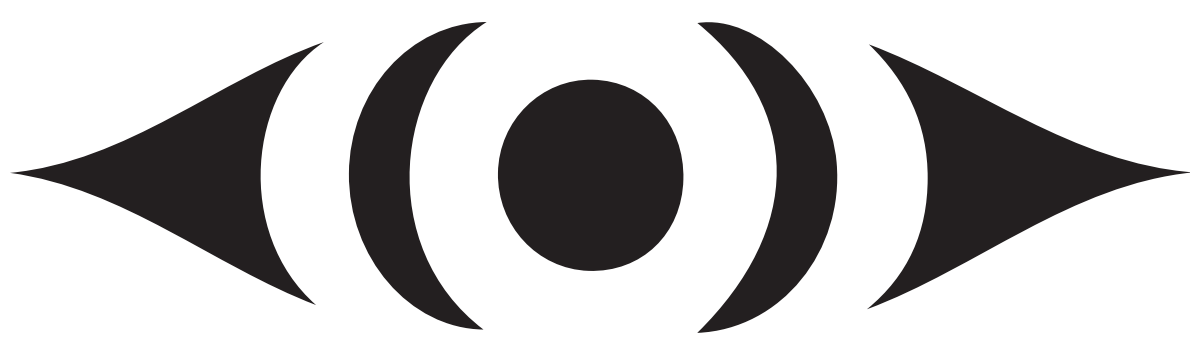
As a core part of the project team, we have First Nations Advisors from each of the Nations. They provide advice and guidance to the team throughout the planning process and lead engagement within their communities.

These images reflect just some of the input received through meetings with MST Nations' Community Members led by the First Nations Advisors.



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Reconciliation in Action



Knowledge, stories and input shared by MST Nations' Community Members have informed the development of the ReconciliAction Whorl shown to the right. The Whorl in turn has informed the development of the two concepts we are sharing for your feedback.

The ReconciliAction Whorl has four guiding principles:

- Advancing reconciliation & planning for future generations
- Respecting the past and embracing the future
- Starting with the land, water and air
- Cultivating a sense of place

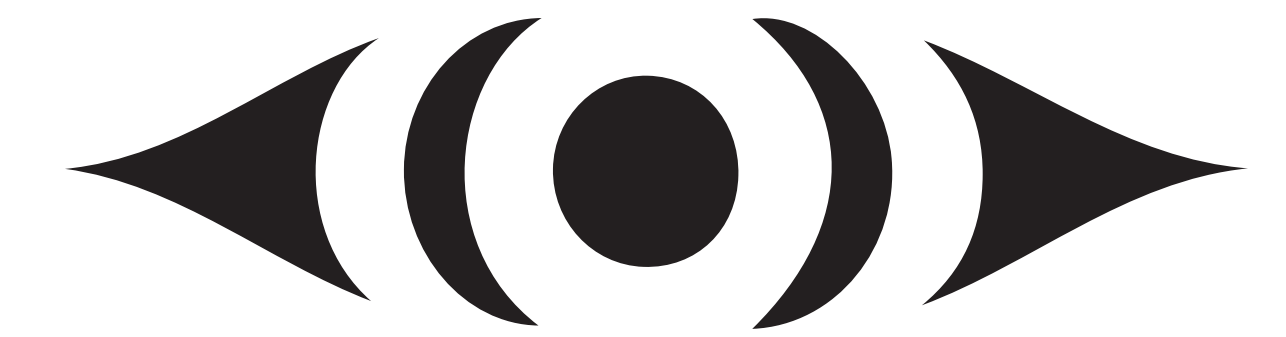
Design and Planning Inspired by Traditional Practices: The Spindle Whorl

The spindle whorl is a tool historically used by Coast Salish people to weave wool from animals such as Salish woolly dogs and mountain goats. The use of the whorl allows a tight knit weave and intricate detailed pattern designs.

In the same way, the ReconciliAction Whorl takes input we have heard from our people and weaves it into a pattern of guiding principles that will blanket this site with MST culture.



Advancing Reconciliation & Planning For Future Generations



What this principle means:

- Reviving a strong MST economy and culture on the land
- Embedding MST Nations through all aspects of the project, including planning, construction, employment, site stewardship and final tenancy
- Providing diverse housing opportunities on the site



Warrior Plumbing, a Tsleil-Waututh Member-owned business



Willard Sparrow, a streamkeeper from Musqueam, doing a water quality test

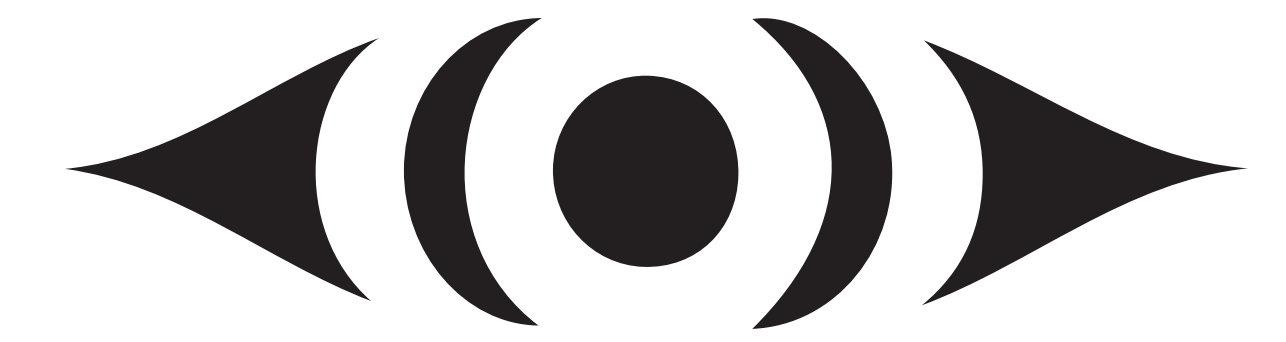


Input received from MST Nations' Community Members



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Respecting the Past and Embracing the Future



What this principle means:

- Restoring the “spirit” of the site, blanketing the site in culture
- Weaving cultural hearts (big and small) throughout the site
- Promoting opportunities to support MST art and cultural production, cultural gatherings and ceremony



MST Nations leadership and business management affairs



Gathering and ceremony spaces



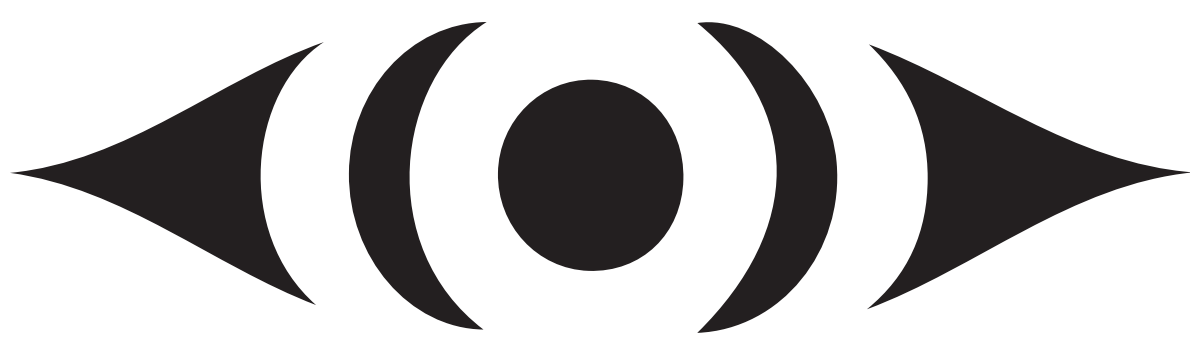
Public art contributing to cultural heart (Thomas Cannell, Musqueam) Photo credit: Thomas Cannell



Cultural markers (Diamond Point, Musqueam) Photo credit: Rachel Topham Photography



Starting With the Land, Water and Air



What this principle means:

- Celebrating water in all forms, including restoring Still Creek
- Designing with nature
- Reintroducing native trees, plants and animals



Trees

- Western Redcedar – ɣápaʔay/ɣpeʔəp
- Douglas Fir – ch'shaʔ/čseʔəp
- Red Alder – tsɣálem/kwelúlay

Shrubs

- Vine Maple – t'ekt'káʔ/sicəp
- Salmonberry – yetwánaʔ/lileʔəp
- Red Huckleberry – skw'ekwchsáʔ/skʷəqʷəsəp
- Wild Plum – smelhɣweláʔ/məɬɣʷələp
- Dull Oregon-Grape – séliʔay/lələcʔəp
- Beaked Hazelnut – k'p'aɣw/st'ɔicəməp

Groundcovers

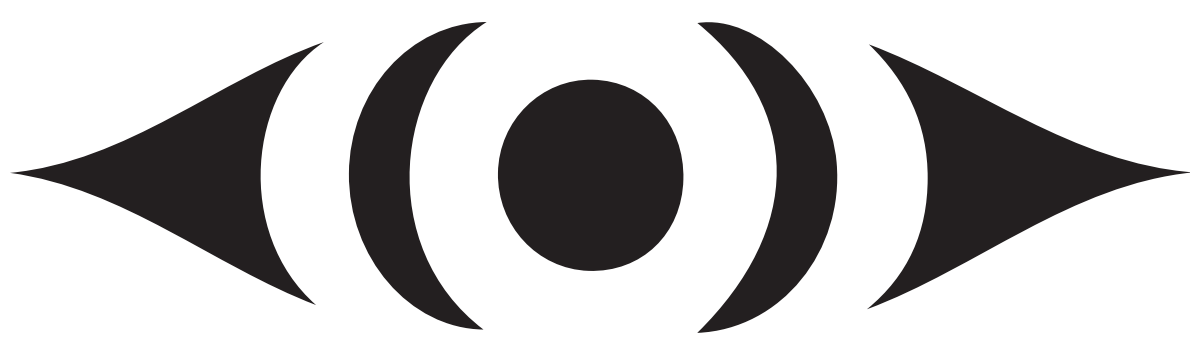
- Kinnikinnick – tl'íkw'enaʔ/łíkʷəhəp
- Salal – t'ákaʔay/t'eqeʔəp
- Sword Fern – sθxeləh/sθxeləm
- Licorice Fern – tl'asíp/łsip
- Devil's Club – ch'átyaʔ/qʷaʔpəp
- Chocolate Lily – lhásem/słələqʷ
- Stinging Nettle – ts'exts'ix/t'θəɬt'θəɬ
- Wapato – wápatu/xʷəqʷu:l's

Tree and plant names are provided in English, Latin, hə́ŋqəmiḥəm (spoken by the Musqueam and Tsleil-Waututh peoples) and Skwxwú7mesh Sníchim (spoken by the Squamish people)

Add More!



Cultivating a Sense of Place



What this principle means:

- Celebrating points of arrival and being welcoming to all
- Evoking the spirit of the longhouse lifestyle (housing, gathering, sharing, celebrating, learning, creating/making, partnerships, family and community)
- Embedding public art, cultural makers, and storytelling on the land



Squamish Nation Totem Hall



Gateway to ancient wisdom marking a trail access



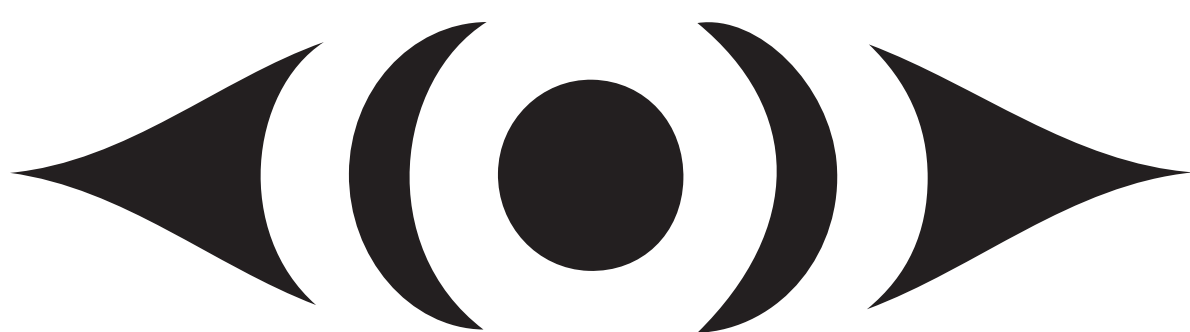
Tsleil-Waututh Nation Admin Building



Crosswalk Design (Robyn Sparrow, Musqueam)



Draft Site Plan Options



We are proud to share two draft site plan options with you. We are interested in hearing what aspects of each of these options you like, don't like, or have questions about.

The input you provide will help us arrive at a final site plan to be included in our rezoning application in 2025.

Option 1: Salmon

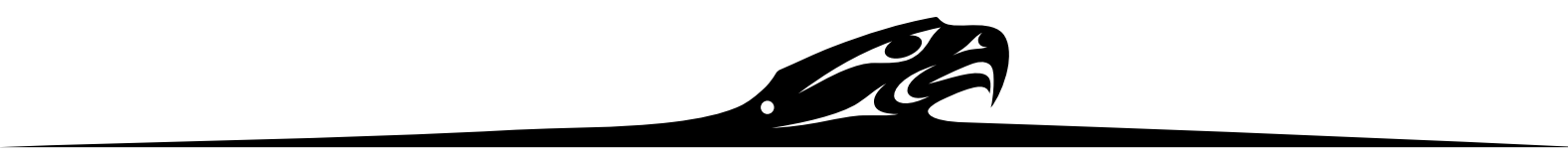


The Salmon Concept celebrates water stewardship and reflects the salmon's journey with boardwalks over the creek, fostering a sense of exploration and ecological discovery. Natural materials and forms create a deep connection to the land. The community gardens feature native and edible plants honoring MST traditions and the land's heritage. This approach respects the environment and embraces sustainable practices, ensuring a balanced relationship between the natural and built environments. The design aims to create vibrant green spaces that promote community engagement and enhance urban biodiversity.

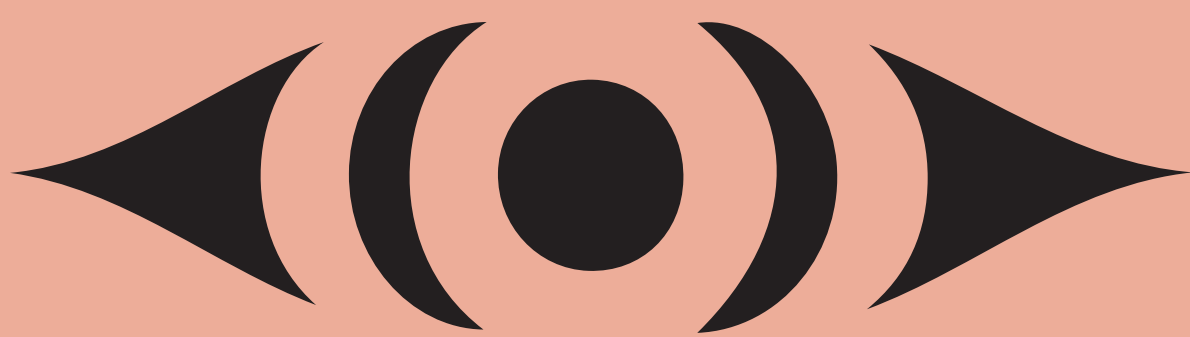
Option 2: Cedar



In the Cedar Concept, water gently meanders through lush vegetation, with winding paths seamlessly guiding people from buildings to the water's edge. These pathways lead individuals through diverse landscapes, where meadows seamlessly transition into woodlands alongside the creek. The integration of natural elements fosters a deep connection to the land, acknowledging the indigenous relationship with the environment. Native plants have been incorporated, and natural materials sourced from cedar trees have been utilized.



Option 1: Salmon - Overview



Site area: 496,613 sq.ft

Employment (retail, hotel, office, industrial): approximately 1,750 jobs (750,000 sq.ft)

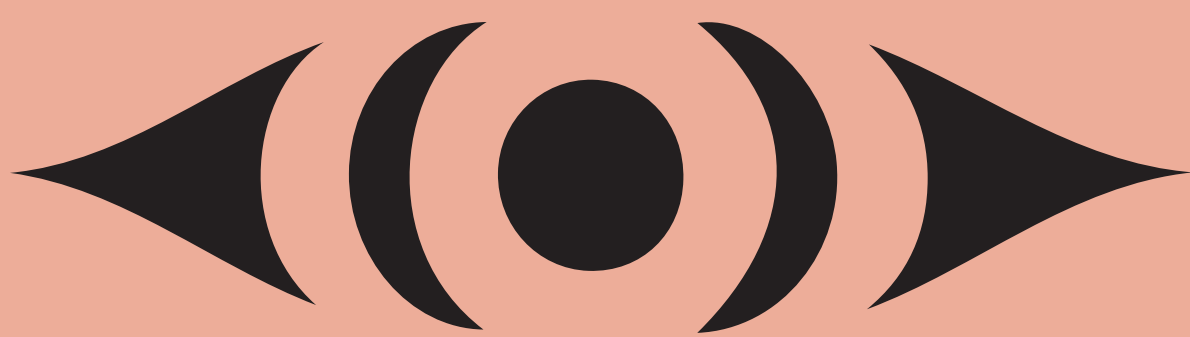
Residential (mixed-tenure): approximately 3,800 homes (3,250,000 sq.ft)

Proposed amenities include:

- Intercultural Greenhouse
- Childcare
- Affordable Housing (mix and tenure TBD)
- New public space and plaza approximately 2.43 acres



Option 1: Salmon - Land Use Plan



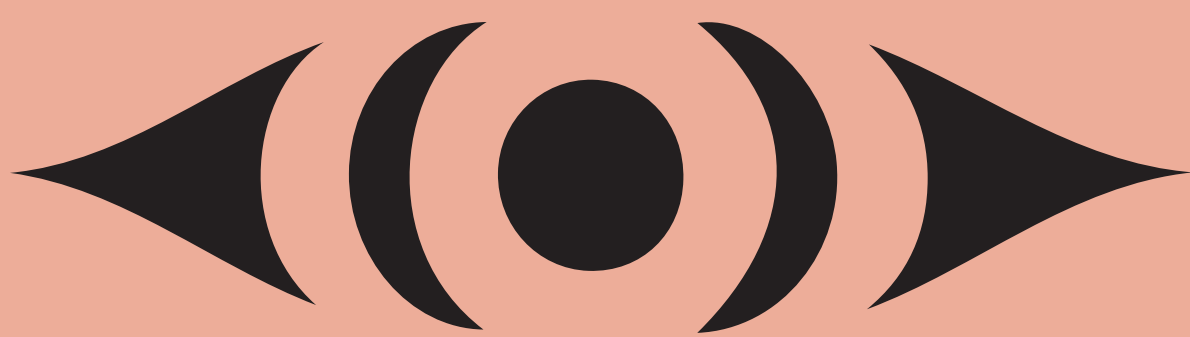
Ground



| LEGEND | |
|--------|--------------------------|
| | Vehicular Access Points |
| | Pedestrian Access Points |
| | Residential |
| | Retail |
| | Industrial |
| | Office & Hotel |



Option 1: Salmon - Land Use Plan



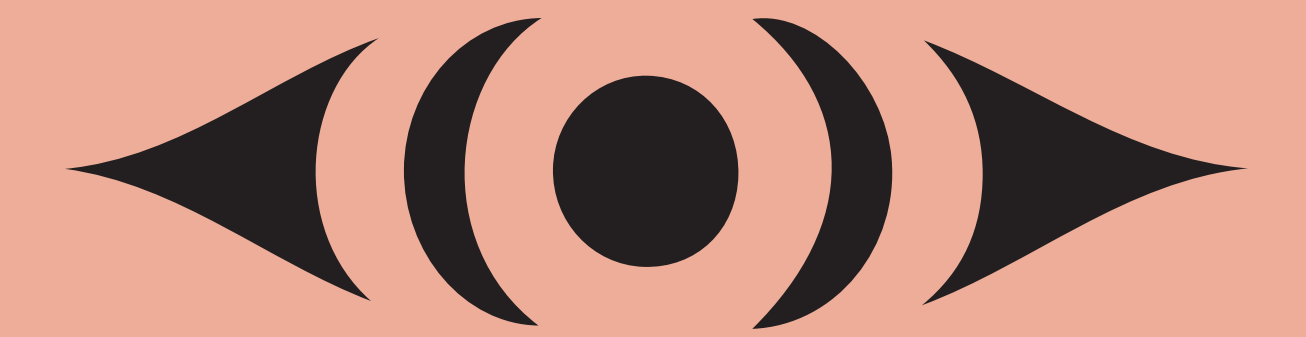
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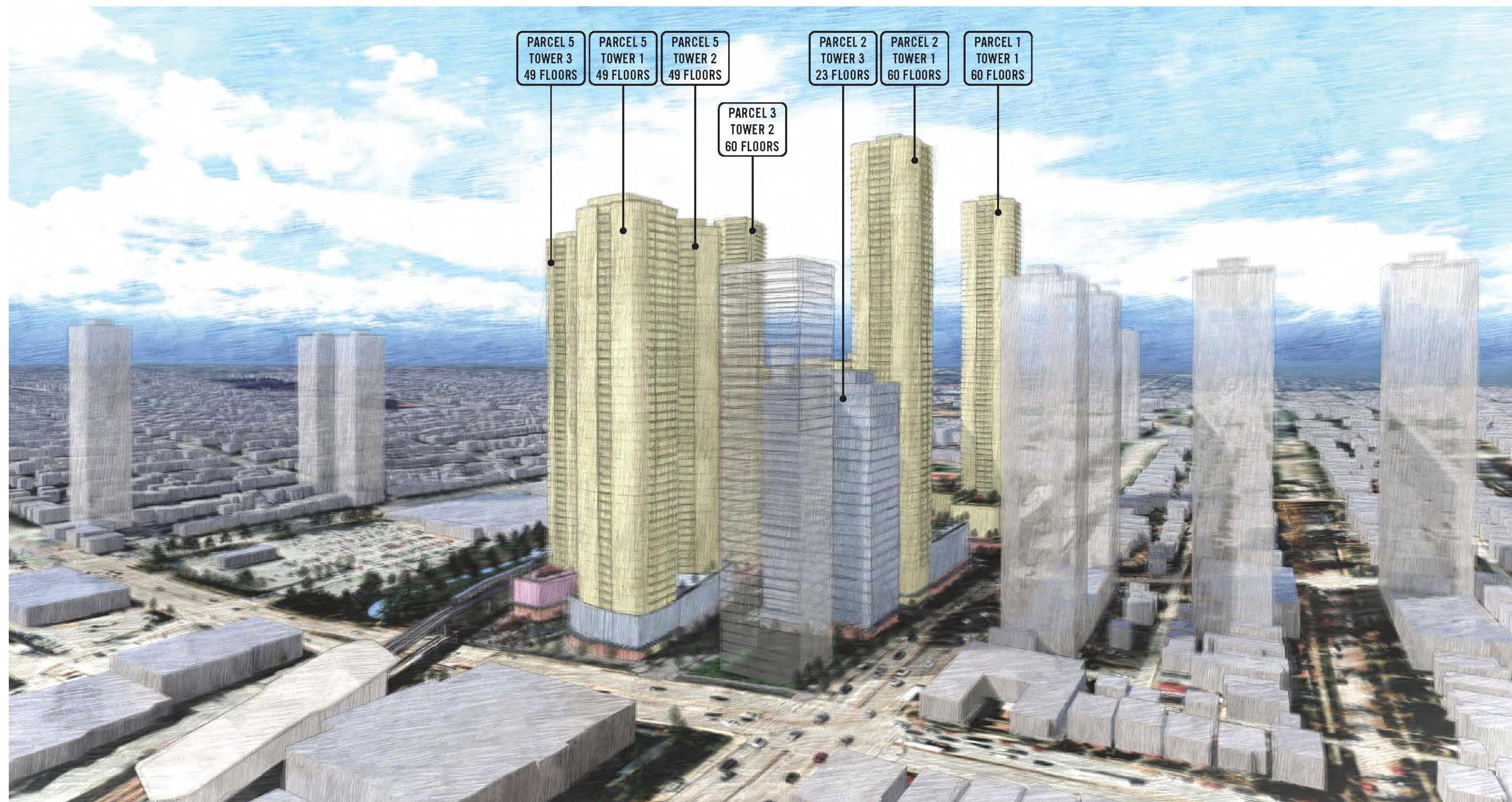
| LEGEND | |
|--------|--------------------------|
| | Vehicular Access Points |
| | Pedestrian Access Points |
| | Residential |
| | Retail |
| | Industrial |
| | Office & Hotel |



Option 1: Salmon – Concept Rendering



Northeast on Broadway



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Option 1: Salmon – Parks and Open Space ◀(●)▶

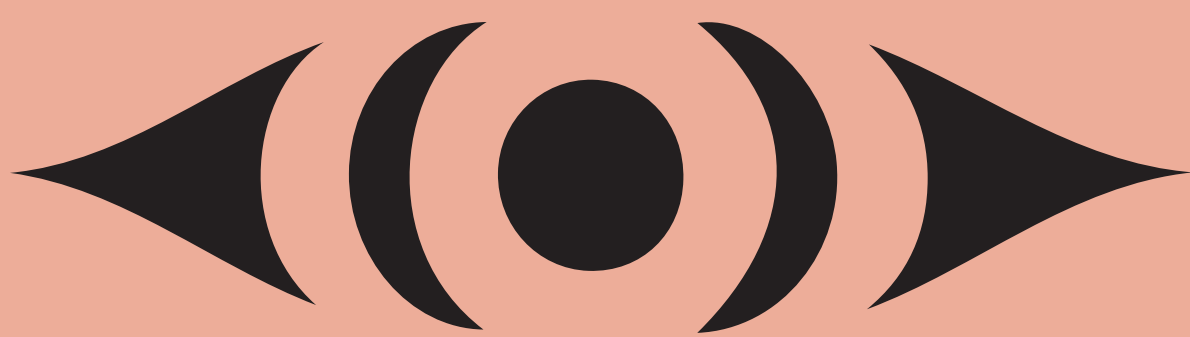


- 1 SPIRIT OF GROWTH GREEN HOUSE
- 2 BEAR CUB'S PLAY AREA
- 3 EAST WEST DRIVE WOONERF
- 4 RIVER SONG PLAZA
- 5 KNOWLEDGE SHARING HARVEST GARDEN
- 6 PRIVATE OPEN GATHERING PLACE
- 7 SPIRIT OF THE LAND CREEK SIDE JOURNEY (PATH)
- 8 OBSERVATION DECK
- 9 SALMON PLAZA
- 10 CEDAR GROVE PLAZA

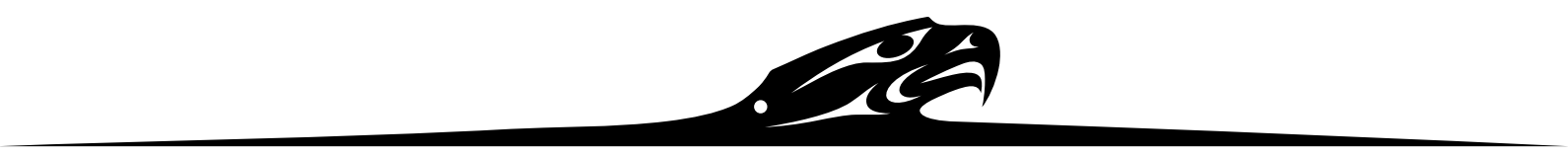
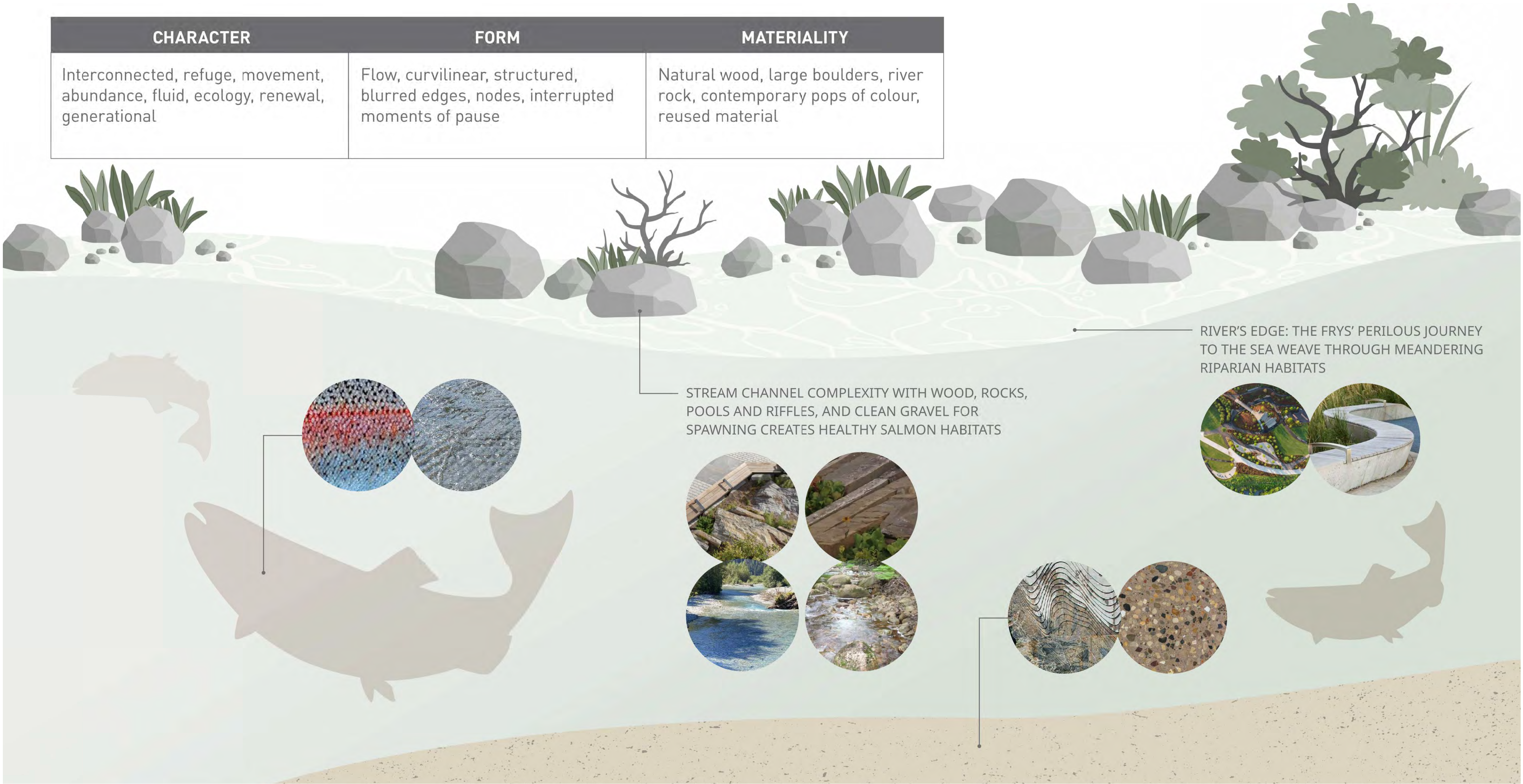
Name
Ideas?



Option 1: Salmon – Cultural



| CHARACTER | FORM | MATERIALITY |
|--|---|--|
| Interconnected, refuge, movement, abundance, fluid, ecology, renewal, generational | Flow, curvilinear, structured, blurred edges, nodes, interrupted moments of pause | Natural wood, large boulders, river rock, contemporary pops of colour, reused material |



Option 2: Cedar – Overview



Site area: 496,613 sq.ft

Employment (retail, hotel, office, industrial): approximately 1,750 jobs (750,000 sq.ft)

Residential (mixed-tenure): approximately 3,800 homes (3,250,000 sq.ft)

Proposed amenities include:

- Intercultural Greenhouse
- Childcare
- Affordable Housing (mix and tenure TBD)
- New public space and plaza approximately 2.32 Acres



Option 2: Cedar – Land Use Plan



Ground



| LEGEND | |
|--------|--------------------------|
| | Vehicular Access Points |
| | Pedestrian Access Points |
| | Residential |
| | Retail |
| | Industrial |
| | Office & Hotel |



Option 2: Cedar – Land Use Plan



Above



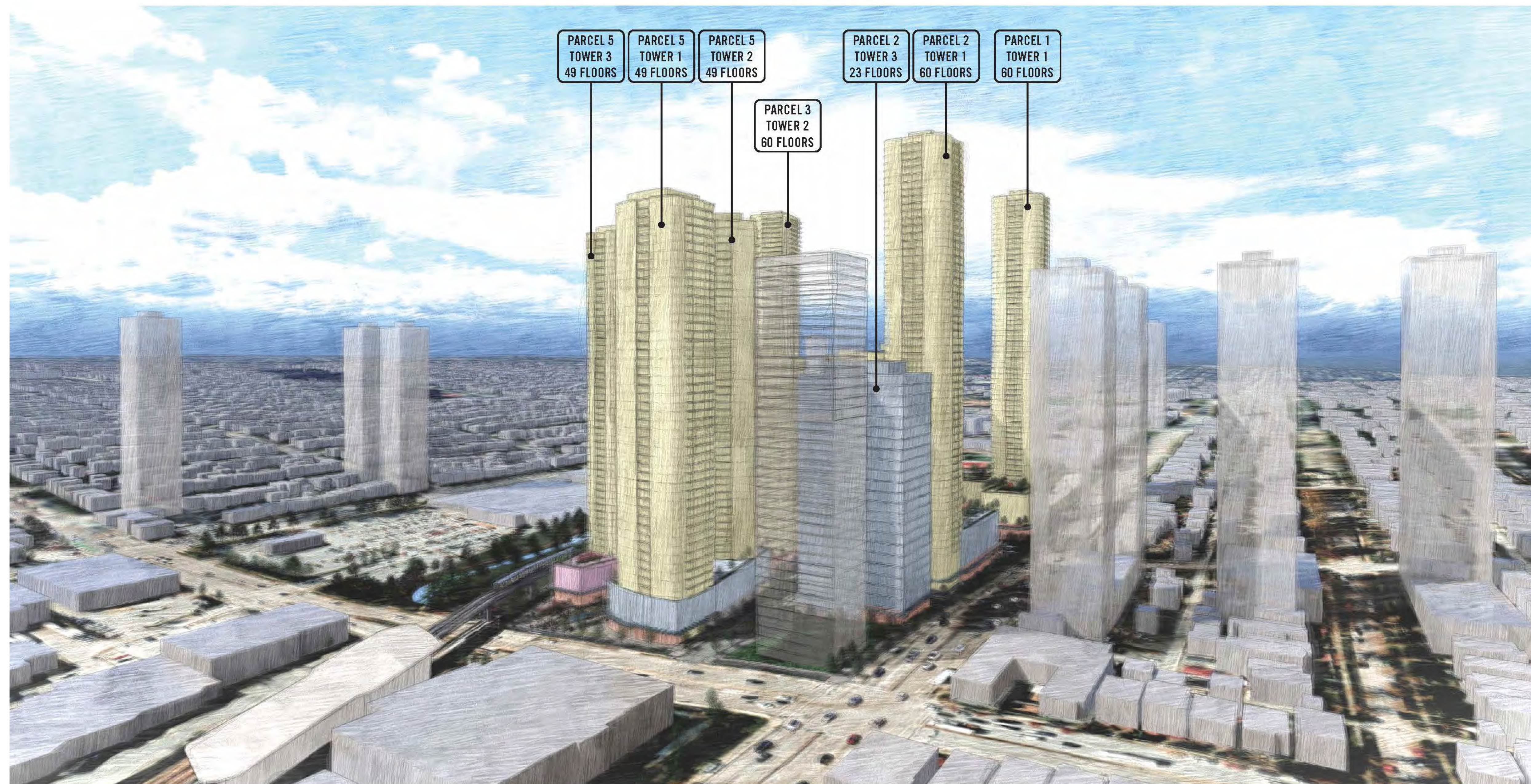
| LEGEND | |
|--------|--------------------------|
| | Vehicular Access Points |
| | Pedestrian Access Points |
| | Residential |
| | Retail |
| | Industrial |
| | Office & Hotel |



Option 2: Cedar – Concept Render



Northeast on Broadway



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Option 2: Cedar – Parks and Open Space



- 1 SPIRIT OF GROWTH GREEN HOUSE
- 2 BEAR CUB'S PLAY AREA
- 3 EAST WEST DRIVE WOONERF
- 4 RIVER SONG PLAZA
- 5 KNOWLEDGE SHARING HARVEST GARDEN
- 6 PRIVATE OPEN GATHERING PLACE
- 7 SPIRIT OF THE LAND CREEK SIDE JOURNEY (PATH)
- 8 OBSERVATION DECK
- 9 SALMON PLAZA
- 10 CEDAR GROVE PLAZA

Name
Ideas?



Option 2: Cedar – Parks and Open Space



| CHARACTER | FORM | MATERIALITY |
|--|--|---|
| Enduring, rooted, foliage, cyclical, strength, shade, connection | Layered, radial, weaving motifs, rhythmic, organic | Textured, straight-grained, soft, nurse logs, tensile, timber, patterned paving |



CEDAR BARK WEAVING:
SOFT, LIGHT, STRAIGHT-GRAINED,
INSULATING, AROMATIC

