

Information Sheet: “Block F” Development, University Endowment Lands

Following a series of open houses undertaken by Musqueam, University Endowment Lands (UEL) is expecting a rezoning application from the Musqueam Capital Corporation for the lands known as “Block F” on University Boulevard. The land is currently zoned for Multi Family Residential, permitting low-rise residential development. When a rezoning application is received, it will be available through the UEL website.

When the Musqueam Capital Corporation submits a rezoning application, it will be subject to UEL’s [rezoning process](#). This process will involve a comprehensive review of the proposal by professional consultants, including traffic analysis, servicing implications, and environmental impact assessment. The review will also include circulation to a variety of appropriate public agencies, and a neighbourhood meeting to allow the public to comment on the proposal.

If the outcome of the technical review is supportive of the proposed rezoning, draft bylaws will be prepared as appropriate and the application will be referred to the UEL’s Community Advisory Council and Advisory Design Panel for input. A formal public meeting will be held, and the results and recommendation of this process will be referred to the Minister for consideration.

Whether the lands are rezoned or developed under the existing zoning, [development permits](#) will also be required for the site. Development permits control the form and character of proposed development.

Block F is approximately 8.5 hectares in area. The Province of British Columbia transferred the land to the Musqueam First Nation in 2008 as part of a [Reconciliation Settlement and Benefits Agreement](#). The land was transferred with Multi Family Residential-1(MF-1) zoning, permitting residential development.

Block F location map

