



Malahat

Malahat Nation

Community Lands Local Area Plan & Design Guidelines

Final

May 2026



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1.0 Acknowledgements

1.1 Community Member Involvement and Contributions

The development of the Community Lands Local Area Plan and Design Guidelines was made possible through the participation, guidance, and input of members of the Malahat Nation, Council, and staff. We raise our hands to those who shared their time, knowledge, and expertise throughout the development process.

Huy ch q'u | HÍSWKE
Thank you

1.2 Territorial Acknowledgements

The name "Malahat" comes from the SENĆOŦEN word MÁLEXEŁ and Hul'q'umi'num' word Ma'le-'h'xe'l', both of which are derived from the words for "caterpillars".

Through our history, Malahat Nation has owned and occupied several village sites and resource areas. Two significant village sites are Keya (near the mouth of Shawnigan Creek) and STKÁYE (located between Verdier Point and McPhail). The territory surrounding these villages is utilized for hunting, fishing, and gathering berries, as well as for ritual and ceremonial activities. Those areas are rich in cultural heritage resources, including archaeological sites with physical remains, such as rock art, village sites, and lithic scatters.



Malahat Nation has inherent Aboriginal Rights (including Title) throughout our traditional territory, which arise from our long use and occupancy of our territorial lands and waters since the time before we had any contact with non-Indigenous persons.

Malahat Nation's Rights are protected under s.35 of the Constitution Acts, 1867-1982, and include our traditional, cultural, and ceremonial practices, access to, use and stewardship of lands and resources within our territory, and a right to self-determination and self-government, and a right to enter treaties.

Malahat Nation also descends from signatories of the Douglas Treaties and has treaty rights pursuant to those treaties.



Image 1: Big House, Malahat Nation



2.0 Introduction

2.1 Report Structure Overview

This document is divided into the following sections:

1. Acknowledgements
2. Introduction
3. Planning Context
4. Vision, Values and Principles
5. Local Area Plan
6. Community Design Guidelines
7. Component Catalogue

Sections 5.0 and 6.0 contain more detailed direction for the Malahat Community Lands through policies and guidelines.

- The **Local Area Plan (LAP)** in **Section 5.0** guides the development and organization of the Community Lands. It focuses on five key areas – Tumuhw (land) / Environment, Housing, Circulation, Cultural and Community Spaces, and Administrative and Operations. This LAP is informed by, and complements, the 2018 Malahat Land Use Plan but focuses on the residential and administrative core of the Malahat 11 reserve. For more information on how these documents work together reference **Section 3.1 Document Hierarchy**.
- The **Community Design Guidelines (CDGs)** in **Section 6.0** are a set of recommendations for the look and feel of the Community Lands as they develop. Specific to Malahat Nation’s unique geography and the community vision, these design guidelines will be administered by staff and leadership, to guide development by both Malahat Nation and external development companies. The Design Guidelines are accompanied by a catalogue of benches, lights, artwork, building materials, plants, and more in **Section 6.6** to simplify future design processes.



2.2 Malahat Community Lands

The Community Lands include the north-western and south-eastern areas of the Malahat 11 reserve, including the vast majority of housing and community services. **Refer to Figure 1** for a map of the Malahat Community Planning Area. The intent of these lands is to “enable present and future generations of Malahat Members to live and thrive near the water and in their ancestral home” (Malahat Nation, 2018, p.28). The north-western portion of the Community Lands is largely undeveloped and has been identified as a potential location for the long-term housing needs of the Nation. The LAP and the Community Design Guidelines are focused only on the lands within the red Community Lands boundary highlighted in **Figure 1**.



Image 2: Intersection of Jesken Road and Mill Bay Road, Malahat Nation



Figure 1: Malahat Community Lands and Planning Area



2.3 Community Lands Planning Process

The Community Lands Local Area Plan and Design Guidelines project began in 2024. The project team met with Malahat staff in different departments to collect initial background information and discussions on priority areas for the communities. At this time, the project team and Malahat Staff discussed ways for the project team to engage Malahat Members in the development of this document. Malahat Staff suggested that the project team include opportunities for Malahat Members to engage through in person, and digital/online methods.

The first Malahat community engagement occurred in October of 2024 and included a presentation to MÁLEXEŁ WILŃEW at the PEKELANEW (the moon that turns the leaves white – October) Fall Feast. The discussions between community members of all ages were the first steps in creating the vision for the future of the Community Lands. The group talked about their favourite places, their desires for the feeling for the community, priorities for change, and much more!

In the following months, the project team circulated a digital survey to Malahat Members by social media notices and physical poster boards, inviting them to share information about their thoughts on land use and community design. The Project Team also hosted a series of 'Tea & Tumuhw' gatherings with community to gather land-based information and learn about their for land use.

As part of the visit to the community, the project team also embarked on a 'Walk the Land', site walk and discussion with Malahat staff where the team could get a better sense of the physical environment as well as the existing conditions.

In April of 2025, the project team returned to Malahat for another opportunity to discuss and build out the details of the plan. The project team provided a presentation on the work that had been done, the current stage of the project, and what steps were coming next. Many MÁLEXEŁ WILŃEW who live and work on the Community Lands joined a workshop to review concept maps and make recommendations. Bringing this group together highlighted many common priorities and area-of-improvement that have informed this plan.

The project team returned to Malahat one last time on January 14th, 2026, to present the draft Local Area Plan and Concept Map. There was also a digital survey that was shared in advance of this session, and a hard copy survey was printed and provided at the event. The survey was live until January 30th, 2026.

Two 'What We Heard' memos were prepared to capture the responses for all engagement feedback received. They can be found in **Appendix A**.



Today, in 2026, the project team presents this Local Area Plan and these Design Guidelines for the Community Lands as a path forward and consolidation of some community voices. These documents are intended to guide those working, building, or designing in the Malahat Community Lands to ensure that community voices are at the centre of all land-based projects. Refer to **Figure 2** for a diagram depicting



the LAP and Design Guidelines Project Process Diagram.

Figure 2: Malahat Community Lands LAP & DG Project Process Diagram



3.0 Planning Context

3.1 Document Hierarchy

In accordance with the *First Nations Land Management Act* (S.C. 1999, c.24), in 2014 the Malahat Nation developed and ratified the *Malahat Nation Land Code, 2014* and entered into an individual agreement with Canada that describes which Malahat Lands are subject to the Land Code. The Land Code is a fundamental law of Malahat Nation. It sets out Malahat Nation’s jurisdiction over the management of its reserve lands and creates a comprehensive lands management regime.

In 2022, Canada repealed the *First Nations Land Management Act* and replaced it with the *Framework Agreement on First Nation Land Management Act* (S.C. 2022, c.19, s.121), which gives the *Framework Agreement on First Nations Land Management* the force of law. In the *Framework Agreement*, Canada confirms the areas over which it lawfully recognizes “participating first nations,” including Malahat Nation, have jurisdiction regarding their control over reserve-based lands and resources.

In 2018 and in accordance with the Land Code, Malahat Nation approved a Land Use Plan (LUP), which documents Malahat Members’ vision for Malahat Lands.

The Local Area Plan and Design Guidelines must be interpreted and applied consistently with the Land Code and Land Use Plan. Where a section in the Local Area Plan and Design Guidelines conflicts with either a section in the Land Code or Land Use Plan, the sections of the latter will prevail.

The Land Code must also be interpreted and applied consistent with the Framework Agreement. Where a section in the Land Code conflicts with a section in the Framework Agreement, the section in the Framework Agreement will prevail.

Recognizing the past – moving towards a better future.



The LUP also sets out Objectives and Policies for the different areas of the community to shape development and guide decision-making. Most MÁLEXEŁ WILŃEW living on our reserves live within the Community Lands. These lands are a central place of cultural, social, and economic importance. To further refine the future design of the Community Lands, staff and MÁLEXEŁ WILŃEW set out to create this Local Area Plan with supporting Design Guidelines.

Finally, the Comprehensive Community Plan (CCP) is a strategic planning document for the community and helps guide the journey toward self-governance. Several of the Values explored in the CCP are closely tied to the land and water, such as Community Growth, Community Services, and Cultural Respect. These four documents work together to shape the future of Malahat's lands and waters. **Figure 3** illustrates how the documents work together.

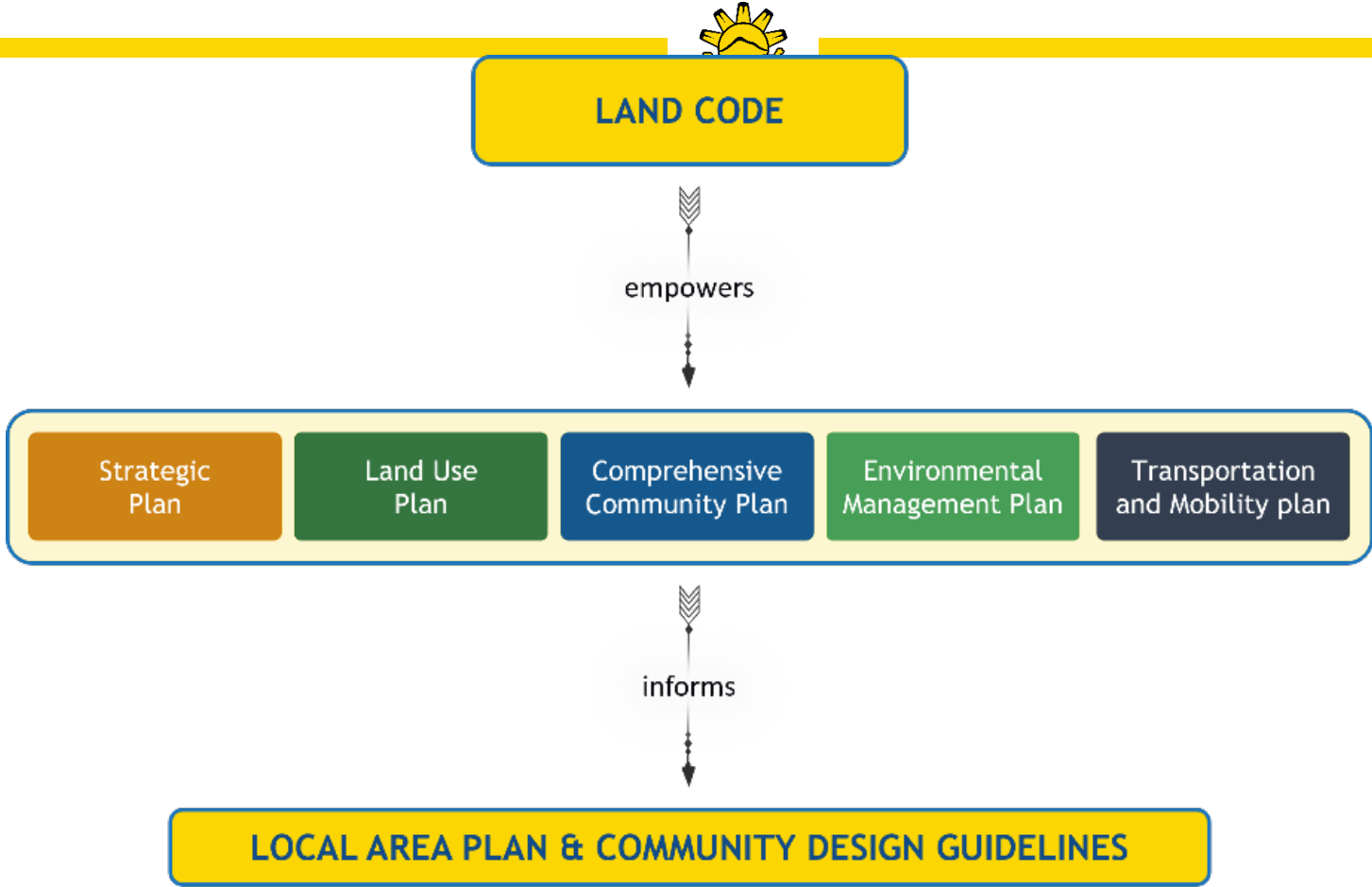


Figure 3: Document Hierarchy Flow Chart



Image 3: Malahat Multipurpose Centre and Administrative Buildings, Malahat Nation



3.2 Land Use Plan Summary

As noted in the previous section, the [LUP](#) sets out the community's intentions for Malahat Nation lands to guide Council, staff, neighboring governments, and potential development partners in future planning, protection and development decisions. The LUP designates areas of Malahat Lands that are intended to be used for specific purposes, and it contains policies for how Malahat will make decisions regarding each designated area. The LUP designates land use areas for: Malahat Nation Community Lands, Industrial Lands, and Multiple-Use (Mixed-Use Neighbourhood, Residential/Market Housing Areas). The LUP also contains General Development Guidelines that apply to all Malahat Lands and focus on heritage conservation and cultural growth. This LAP expands upon the LUP Community Lands policies and General Development Guidelines. The LAP policies provide more detailed direction to Council, staff, neighboring governments, and potential development partners for the different areas of the community to shape development and guide decision-making. These policies shall be applied by Council and staff in all decisions that Council makes about Community Lands development.

3.2.1 Malahat Community Lands Designation

The content of this section is copied from the Malahat Land Use Plan (2018), as it appears in 2026. That document is subject to change over time and should be reviewed directly to ensure consistency.

Objectives

- Ensure a range of community housing is available for present and future generations.
- Enable the provision of essential services to Nation members in support of a healthy, safe and vibrant community.
- Provide safe and quiet streets for Nation members.
- Ensure sufficient infrastructure capacity and availability to meet existing and future growth needs.
- Create a desirable community that enables Nation members to live, work and play all within the Malahat Nation Lands.

Policies

Housing

- Encourage a mix of housing including higher density townhomes, multi-plex units, and similar multi-family homes.
- Encourage energy conservation and efficiency standards in all new construction.
- Favour a mix of housing and tenure arrangements to encourage a social mix within the greater neighborhoods throughout the community.
- Continue to grow and develop the Village Centre near the existing community facilities (administration, recreation, health, and social services).



Safe and Quiet Streets

- Malahat Nation will work towards the upgrading and paving of all community roads including the addition of sidewalks and safe lighting.
- Increase the safety of the community with pedestrian right of ways and safe access to the community beach and waterfront areas.

Further Investigation

- Explore denser, more compact forms of housing to provide affordable options for a range of lifestyle and income levels.
- Malahat will work to expand the cemetery at its current location or seek an equivalent new site while leaving the existing cemetery intact.

3.2.2 General Development Guidelines

The General Development Guidelines speak to policies that guide a number of topics for Malahat Nation including: Heritage Conservation and Cultural Growth, Parks, Trail Network and Amenities, Sustainability, Transportation, and Community Services.

Policies

Heritage Conservation and Cultural Growth

- Malahat Nation will prioritize providing adequate space to practice cultural activities when making land use decisions.
- Preserve adequate setbacks from cultural sites, including the longhouse, community cemetery, and other known burial sites.
- Work with MÁLEXEŁ WILNEW to ensure that appropriate space is identified and protected for an added cemetery.
- Work with developers to use elements of Malahat culture into the design of developments.
- Development applicants may be required to prepare an archaeological assessment for any development prior to approval if there is archaeological potential in the area. Require developers to pay the cost of conservation measures that may be required as part of development.
- Malahat Nation will require a qualified cultural advisor to be on site for all excavation work in previously undeveloped areas.



Parks, Trails and Amenities

- Malahat Nation will prioritize investments in public recreational amenities at Verdier Point.
- Invest in way-finding amenities to improve internal movement throughout the Community Lands.
- Protect an appropriate amount of Malahat Community Lands for use as community open space in the future. Require that new developments use a portion of their lands to create spaces for Open Space or Parks and Recreation land uses for the community.
- Preserve a 30-meter buffer around all creeks, for ecological value and passive recreation use by members.
- Provide greenbelt corridors between development areas to permit walking and cycling and promote environmental restoration or reclamation.

Sustainability

Environmental and Cultural Preservation

Malahat Nation will...

- Protect culturally important sites as part of the development approval process.
- Preserve and enhance sensitive environmental spaces.
- Prioritize the preservation of ecosystem function through methods that include, but are not limited to, conserving and enhancing sensitive environmental spaces and promoting the use of native vegetation.

Construction and Building Design

- Malahat Nation will prioritize developments that are designed and built to green standards such as LEED, Energy Star or Passive House.

Energy Use & Efficiency

- Malahat Nation supports the development of alternate forms of energy in the development of the Malahat Lands including solar, wind, geothermal, tidal and other sources where practicable.
- Malahat Nation encourages all developments to include energy conservation measures.
- Malahat Nation will consider the environmental effect of building materials over their entire lifespan, including their ability to be recycled or reused.

Water Use

- Malahat Nation strives to minimize water use in community buildings through low-consumption fixtures, water meters, leak-detection systems and drought-resistant natural landscaping.



Community Design

- Malahat Nation supports the growth and sharing of Malahat and the broader Coast Salish culture through the provision of art and cultural installations throughout the Malahat Lands.
- Supports the concept of a walkable community that provides a variety of non-automobile transportation options including bus, bike and pedestrian routes.
- Malahat Nation will work with BC Transit to expand transit service, with the goal of having transit stops within 500m of every point on Malahat Lands.

Transportation Networks

- Examine options for onsite control of storm water from roads including options such as bio-swales and storm water retention ponds.
- Malahat Nation will encourage the use of drainable paving and surfacing materials where practicable.
- Develop road standards that include appropriate pedestrian and bike pathways as well as green buffers and vegetation.

Further Investigation

- Malahat Nation will look at innovative technologies to further reduce the environmental effects of land development.
- Malahat Nation will investigate the use of grey water systems to decrease water use and minimize the level of wastewater.

Transportation

- Phase new development to ensure that sufficient transportation capacity exists within the community.

Roads

- Work collaboratively with the British Columbia Ministries of Transportation and Transit Ministry of Infrastructure and the Cowichan Valley Regional District on transportation issues that influence the community including options for alternative transportation in the event of highway closures.
- Support and negotiate the realignment of the current provincial road in the community to reduce traffic affects on Malahat members.
- Support the creation of roads with safe paths for pedestrian and bicycle use and vegetated buffers.



- Malahat Nation will pursue the creation of a new north-south road and a new east-west road as the main transportation and infrastructure rights-of-way within the community. The north-south road should connect to Mill Bay to the north and the Trowsse Road exit from Highway 1 in the South. The east-west road should connect to Mill Bay Road to the east and Butterfield Road to the west.
- Malahat Nation acknowledges that the exact location of roads within developments will be subject to detailed functional design, to be completed by the developer.

Transit

- Malahat Nation will work with BC Transit to create a transit-friendly community that is integrated into the regional transit system.
- Malahat Nation will work with BC Transit to ensure that development includes appropriate transit facilities such as bus exchanges or park and rides.

Ferries

- Malahat Nation will work with the British Columbia Ministries of Transportation and Infrastructure and BC Ferries to explore alternate options for a ferry terminal location on Malahat lands or in the broader region. Any such ferry terminal should have sufficient space for parking and/or the capacity for larger vessels in the case of a highway closure.
- Malahat Nation will work with the British Columbia Ministry of Transportation and Infrastructure and BC Ferries or private ferry operators to provide ferry and/or water taxi service to Patricia Bay and the Victoria International Airport.

Pedestrians and Cyclists

- Require safe, barrier free access in the design and modification of new streets, sidewalks and pathways.
- Malahat Nation will explore changes to Mill Bay Road to create a safe pedestrian environment.

Community Services

- Malahat Nation will phase new development to ensure that current land use servicing and utility constraints are fully accounted for.
- Certificate of Possession holders will be responsible for the cost of servicing their land.
- Grow and support emergency services concurrent with the population expansion.
- Support the siting of utilities underground in road rights-of-way, including electricity, gas, data, water and wastewater systems.



Water Supply

- Malahat Nation will ensure that the community water supply grows with development to meet potable water and firewater requirements.
- Consider and investigate all opportunities to achieve the required water supply including expansion of the current ground water system on Nation Land, the expansion of the Oliphant Lake reservoir and distribution infrastructure and other opportunities that may come as a result of improved technologies.
- Malahat Nation seeks to work with other levels of government and other landowners to develop water systems that can provide a mutual benefit and reduce costs.

Drainage/Storm Water

- Malahat Nation will ensure that appropriate storm water systems will be developed as the community grows.
- Require all developments to include plans for appropriate Electricity, Gas and Data drainage measures, including but not limited to the use of drainable surfaces, rainwater collection, bioswales and storm sewers.

Wastewater

- Ensure that appropriate wastewater systems are in place to accommodate the community's growth. This will require a new wastewater system, as the current system is at capacity.
- Malahat Nation will consider the use of onsite handling and treatment measures for wastewater on a case-by-case basis until a new community system is developed.
- Ensure that the community has appropriate capacity of electricity, gas, data and other utility providers to grow the Malahat economy.
- Malahat Nation will consider all potential sources of alternate energy (such as ocean loop geothermal) or other technologies available to best service the community.

Emergency Services

- Malahat Nation will work with Mill Bay Fire to create a new fire hall on Mill Bay Road just south of Malahat Nation lands.

Recreation

- Malahat Nation will work to integrate recreation opportunities into all developments. This will include the development of a comprehensive set of community trails and parks, and other facilities such as sports fields.



4.0 Vision, Values and Principles

4.1 Community Vision

We are a unified community, our distinct cultural values are celebrated and live on forever; our languages, traditions, and teachings from our ancestors are valued and passed down over the generations. We are committed to the wellbeing of all our people and the sustainability of our lands and resources. Together as one, we support and respect each other and embrace a bright future with member-focused services, empowered leadership, and great potential.

4.2 Core Values (Hul'q'umi'num)

1. yu ts'its'usum' 'u q'ushintul' tst - We are growing together
Operations, business and economic development on-reserve is relevant to the me'luxulh mustimuhw (Malahat People) and provide access to services.
2. ts'ewuthaam - They will help you
Inclusive community services support the wellbeing of the me'luxulh mustimuhw
3. nutsa'maat shqwaluwun - Having good feelings, working together as one
me'luxulh mustimuhw, young and old, take care of one another in a strong community.
4. snuw'uyulh - The good teachings from the ones that went before us
me'luxulh mustimuhw celebrate and carry forward the spirit of me'luxulh culture with pride.
5. snuw'uyulhstuhw - Managing to follow the teachings
me'luxulh culture and values are well-known, acknowledged and embraced.
6. thuy' shenum - Getting ready for the future



me'luxulh mustimuhwhave leadership roles in the community and are supported in accomplishing personal career goals.

7. yaays tthu thulh tst - We work in the truth
The me'luxulh government makes decisions and provides services with openness, accountability, and transparency.

4.3 Core Values (SENĆOŦEN)

1. U, NEŦO, MET ŁTE OL, ŦSU JIISEN ŁTE - We are growing together
Operations, business and economic development on-reserve is relevant to the MÁLEXEŁ WILNEW and provide access to services.
2. U, ŦENÁ NETONE SE, E TŦÁIYE - They will help you
Inclusive community services support the wellbeing of the MÁLEXEŁ WILNEW.
3. SĆUTIWEN LO, E TŦE SELÁLE W 4. LO ŁTE - Having good feelings, working together as one
MÁLEXEŁ WILNEW, young and old, take care of one another in a strong community.
4. SĆUTIWEN LO, E TŦE SELÁLEW LO ŁTE- The good teachings from the ones that went before us
MÁLEXEŁ WILNEW celebrate and carry forward the spirit of MÁLEXEŁ culture with pride.
5. ĆÍSÁL, ĶEN NONET E TŦE ÍY SNEPENEĶ - Managing to follow the teachings
MÁLEXEŁ culture and values are well-known, acknowledged and embraced.
6. QĆÁSET E TŦE ENÁ SE SĆELÁNEN ŁTE- Getting ready for the future
MÁLEXEŁ WILNEW have leadership roles in the community and are supported in accomplishing personal career goals.
7. ĆÁ, I ŁTE OL, U, SNOUEŁ EŦ ŦEIT, ĶEN OL - We work in the truth
The MÁLEXEŁ government makes decisions and provides services with openness, accountability, and transparency.



4.4 Principles

1. Ensure a range of community housing is available for present and future generations.
2. Enable the provision of essential services to Nation members in support of a healthy, safe and vibrant community.
3. Provide safe and quiet streets for Nation members.
4. Ensure sufficient infrastructure capacity and availability to meet existing and future growth needs.
5. Create a desirable community that enables Nation members to live, work and play all within the Malahat Nation Lands.



Image 4: Aerial View of Malahat Nation.



5.0 Local Area Plan

5.1 What is a Local Area Plan

In collaboration with MÁLEXEŁ WILNEW and staff, the Local Area Plan (LAP) is a land-use planning strategy for an important portion of Malahat Nation’s Community Lands where more detailed community-scale planning and design are needed. The LAP guides future decisions related to the use of the land, built form, movement and mobility, and infrastructure, and provides a strategic planning framework over a longer time period.

This LAP was undertaken for the Community Lands within Malahat Nation to anticipate changes expected for the community such as changing demographics, climate change and economics.

5.2 Purpose of the Local Area Plan

The purpose of the LAP is to provide detailed policy guidance for the Community Lands. The LAP builds on the existing guidance set out in Malahat’s [Land Use Plan](#) and [Community Comprehensive Plan](#) and creates a vision and concept for the future of the community. The desire of members to move home, the need to complete improvements within the community, and the requirement to have a framework in place to guide future developments drive the development of the LAP.



5.3 How to Use a Local Area Plan

The LAP is a conceptual document intended to work as a guide for staff, MÁLEXEŁ WILŃEW and those participating in community development, construction, or community initiatives. The plan is intended to outline the potential future state of the Community Lands and how to achieve it through the policies. It is a direct result of engagement with community members and staff.

5.4 Community Lands Local Area Plan Concept Map

As noted in the previous section, the Community Lands local area plan concept map was created in collaboration between the project team, community members, Elders and staff.

Figure 4 illustrates an example of what the Malahat Community Lands could look like as the LAP is implemented, with the understanding that this may change over time.

The concept map elements include:

More and diverse housing options for members.

- Key features include:
 - New lots with flexible floor plans.
 - A proposed apartment building that could accommodate multi-generational families.
 - A centralized location for Elders to live in close proximity to community services.

Improved street and walking and cycling network.

- Key features include:
 - Paved roads and new sidewalks to better separate cars and people.
 - Clearly marked trails to help promote walking and cycling throughout the community and to the beach.
 - Connections across the creek to the potential future cemetery and Big House area.
 - Clear and vandal-resistant signage to announce Malahat territory and help provide directions.
 - Improvements to transit stops.
 - Improvements to the intersection of Mill Bay Road, Thunder Road and Jesken Road that improve traffic flow and reduce conflicts.



Enhanced community amenity areas for MÁLEXEŁ WILNEW to use and benefit from.

- Key features include:
 - Potential new cemetery south of the Big House for future community needs.
 - Enhanced medicine garden with healing and ceremonial plants.
 - Added community garden space near the main community area.
 - Improved separation (physical and visual) between the regional road and the community playground, mini pitch and community garden.
 - Improved separation (physical and visual) between administrative buildings and rows of community housing.
 - New flexible green open space for new housing development across the road from the existing community garden.
 - Improved layout of the community garden and new orchard area to the west.
 - Enhancements to beach/shoreline area to preserve culturally significant area, provide opportunities for education and storytelling or reflection (site of previous Big House) through special signs, and seating areas.
 - Improvements to canoe shed to protect against effects of flooding.
 - Trail to proposed lookout over Saanich Inlet near the hydrophone.

Areas for administration and operations

- Key features include:
 - Added administration building to account for growth and space needs.
 - Potential to locate additional administrative and/or community service activities in the new wellness building.
 - Dedicated waste diversion area away from the community to provide separated and secure location for this activity. The area should be securely fenced for security and to prevent animals.
 - Area for smokehouse and game processing upwind of the community area and buildings. Area to be securely fenced for security and to prevent animals.
 - Formalize and secure the public works yard and wood splitting area with fencing, paving and parking for fleet vehicles.
 - Relocation of the community mailbox to the lower area to reduce traffic along the Mill Bay Road, Thunder Road and Jesken Road intersection.

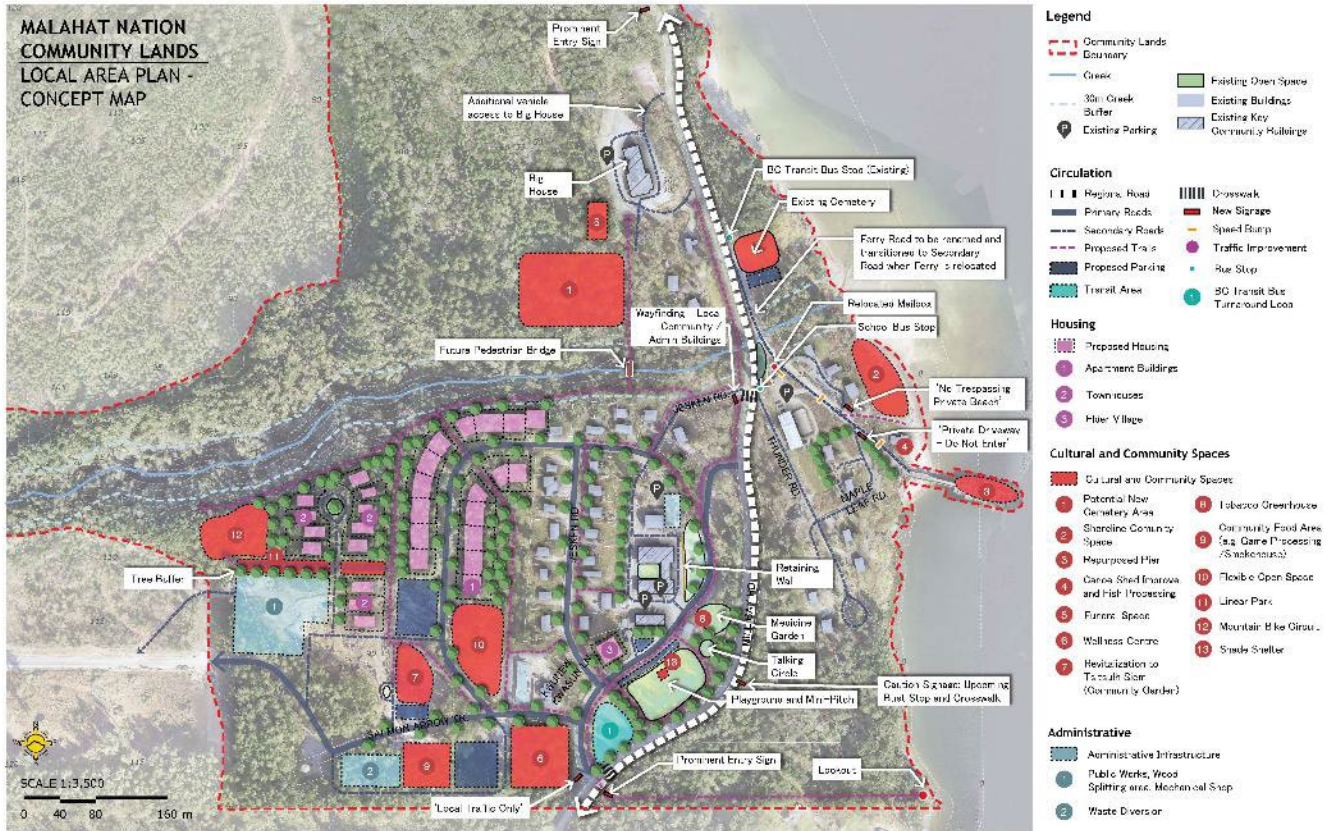


Figure 4: Local Area Plan Concept Map



5.5 Local Area Plan Policies

5.5.1 Language Used in Policies

Where “shall” is used in a policy, the policy is considered mandatory. Where “should” is used in a policy, the intent is that the policy is strongly encouraged but can be varied as long as it satisfies the general intent of the policy.

If a policy requires the submission of studies or completion of analysis, Malahat Nation will decide the exact requirements and timing needed for the completion of these activities.

5.5.2 Policies Outline

General policies for the Community Lands LAP are based on the following specific elements which are found throughout the Community Lands.

- Tumuhw / Environment
- Housing
- Circulation
- Cultural and Community Spaces
- Administrative Spaces

Each section is structured in the same way but addresses different topics. Each policy section contains the following subsections:

- Community Feedback
- Policies

During engagement there was a desire to have community retail/businesses in the Community Lands, however the Land Use Plan Community Lands designation does not allow for retail. There is also limited space in which to build develop this type of use. There is also a desire to prevent non-Members from entering the Community Lands, and allowing publicly accessible businesses into the area would make that difficult. There is an opportunity, though, to encourage community-owned-and-operated small businesses in designated areas within the Local Area Plan. These are highlighted accordingly. Additionally, the LUP and LAP do not restrict uses of Certificate of Possession holder’s land.



5.6 Tumuhw / Environment

The LAP emphasizes environmental preservation by preserving healthy trees, incorporating drainable surfaces in low-traffic areas, regulating soil removal, guiding development to lessen the effects of erosion, encouraging rainwater harvesting and water-saving features to protect the bedrock, protecting endangered species, and supporting community food systems by encouraging fruit bearing plants for community harvesting and consumption.



Image 5: Saanich Inlet, B.C

5.6.1 Community Feedback

Throughout the engagement activities with the community, we heard the following regarding **Tumuhw / Environment**:

- There is a need for more shade trees throughout the community.
- There should be measures to improve privacy (e.g. berm, plantings, fencing etc.) along the regional main road and between residences and the administrative buildings.
- There should be landscaping throughout the community and around residences.
- Trail networks throughout the community are necessary.
- Try to maintain and create green areas wherever possible.
- Use low water, low maintenance plantings in the community.



- Plant fruit producing shrubs and trees for the community to harvest.
- Potential for a ceremonial tobacco greenhouse near the medicine garden.
- Implement invasive species management.

5.6.2 Policies

Canopy Preservation and Enhancement

Developments shall strive to preserve as many existing healthy and mature trees on-site as possible. Special attention should be given to trees that provide shade to adjacent properties or public spaces, and/or support biodiversity and wildlife connectivity.



Image 6: Existing Canopy near Wood Splitting Area, Malahat Nation

Drainable Surfaces

Developments should use drainable surfaces in low-traffic areas to improve absorption and stormwater management. Malahat-led road paving initiatives will overrule this policy if a conflict should arise.

Erosion Management

Developments along steep slopes should use site design, landscape design and built form to minimize physical erosion. Physical containment features should be used to stabilize slopes and to improve buildable conditions (e.g. retaining walls).

Rainwater Capture

Rainwater capture should be encouraged to collect and store rainwater for use throughout the community (e.g. rain barrels, storage tanks etc.) . Proposals for larger scale rainwater capture measures



should be approved by Malahat Nation. In future, rainwater capture measures should be in alignment with the future Malahat Watershed Governance Framework.



Image 7: Existing Rainwater Capture Tank by Talking Circle, Malahat Nation

Water Conservation

Consistent with Section 3.3.4 of the Malahat Environmental Management Plan (2021), new buildings on Community Lands are encouraged to incorporate water-saving features to reduce the strain on bedrock aquifers.

Species-at-Risk Management

Environmental Impact Assessments should be completed before developments are approved in order to identify vulnerable plant or animal species listed in Section 3.3.9 of the Environmental Management Plan (2021) on site. If species are encountered after construction start (that weren't initially identified) construction shall pause immediately and the Lands Department shall be contacted.

Shoreline Construction

It is the duty of Malahat staff to decline private developments along Malahat IR 11's shoreline, especially along the coast of the Community Lands or immediately offshore. This includes, but is not limited to, docks, boathouses, and house boats.



Privacy and Separation Between Community and Administrative Areas / Public Rights of Way

Privacy measures should be investigated and installed where feasible between the administrative area and the rear lot lines of the properties which front onto Jesken Road. Measures should provide additional privacy to residences and successfully create a visual and physical separation between the two uses as well as look to reduce light pollution and encroachment from the administrative area. Measures should also be considered along the north side of Mill Bay Road between the community uses and the public right-of-way for increase security and separation as well.

Community Harvesting

New shrub or landscape planting should use local plants and fruits that can be harvested and gathered by the community for food consumption and/or traditional uses.



Image 8: Existing Community Garden in Upper Reserve, Malahat Nation



5.7 Housing

The LAP creates a community vision that includes a mix of housing options which will support and encourage a cohesive community. There are several housing types that are allowed within the multi-family homes designation including: townhouse, multi-plex, apartment and single detached multi-family homes. Unit types may take the form of ground-oriented, or strata units. Stacking of units should be avoided where possible. All units should be walking distance to an accessible green space. Residences in the Community Lands are for the exclusive use of MÁLEXEŁ WILNEW.



Image 9: Example of Multi-Unit Housing - Tilicum Lelum, Nanaimo, B.C.

5.7.1 Community Feedback

Throughout the engagement activities with the community, we heard the following about Housing:

- The development of more and diverse and plentiful housing for members should strive to reduce physical and cultural barriers in the community.
- Looking to have a greater diversity of housing including bigger family homes / multi-generational / flexible units.
- Using vertically stacked units is not desirable due to earlier complaints. Side-by-side units with central communal spaces are preferred.
- New and existing lots should be fenced to help with privacy and wildlife protection.
- Need to have units for temporary housing to support the vulnerable population.



5.7.2 Policies

Multi-Family Housing

The purple areas shown in **Figure 4: Concept Map**, directly north of *Tsitsulh Siem* (respected one up above) MÁLEXEŁ community garden are for the development of semi-detached multi-family housing. Duplexes and secondary suites are allowed on all lots within the Community Lands provided they meet all other applicable standards and regulations. Multi-family units are not to exceed six-storeys in height.



Image 10: Example of Multigenerational Housing - Xwemelch'stn, Squamish Nation, B.C.



Image 11: Example of Apartment Development - Xwemelch'stn, Squamish Nation, B.C.

Apartments

Inclusion of apartment units help to achieve an attractive mix of housing options for prospective resident members and increase sustainability in the community population. Apartments should not exceed six storeys in height. Location of apartments should not affect views downslope towards the inlet and should be located where feasible due to slope constraints.

Elder Village

An Elder village should be created so that Elders can live together comfortably, close to family members and member services as well as the other amenities in the main portion of the community within an easy walking distance. Designs may include tiny houses grouped around a communal open space, or a ground articulated multiple unit development.



Image 12: Example of Elders Housing - Tla'amin Elders and Disabled Housing, Tla'amin Nation, B.C.

Temporary/Supportive Housing

Malahat should continue to explore a suitable area for temporary housing to be constructed within the residential areas in the concept map. The temporary housing would have support services at the ground level and housing units upstairs.

Linear Driveways

All residences on Malahat 11 should have a single access point or driveway from a public road unless they back on to a lane. Informal access points or driveways connecting private residences are not allowed.

Yard Maintenance

Residents occupying Malahat owned homes shall keep visible yards free of refuse, decommissioned vehicles (cars, boats, and other), and hazardous materials.

Access to Green Space

All residences on Malahat 11 should be within a 10-minute walk (500 metres) from an accessible green space.



Accessibility

Accessibility is paramount for new developments wherever possible and is a requirement for Canada Mortgage and Housing Corporation (CMHC). Accessible features should be integrated into the overall design concept and shown within site plans, in line with the Canadian Human Rights Act under ss3 3.1 and 6. Travel routes shall be provided from adjacent roadways and parking areas to main entrances to buildings in accordance with [barrier free universal design principles](#).



Image 13: Example of Housing - Tilicum Lelum Housing, Nanaimo B.C.

5.8 Circulation

The LAP concept outlines the network of various options for movement and circulation throughout the community including roads, sidewalks and trails. These alignments are subject to change due to feasibility. These different routes show opportunities to provide additional connectivity throughout the Community Lands.



Image 14: Example of Trail Entrance and Signage - Penelakut Island, B.C

5.8.1 Community Feedback

Throughout the engagement activities with the community, we heard the following about circulation:

- There is a need for better signage throughout the community – directional signs and maps for pedestrians and vehicles.
- Some new streets do not have stop signs which poses a safety risk.
- The community needs sidewalks, streetlights and cross walks for the safety of both pedestrians and motorists.
- Move the ferry out of the community.
- There is a need for a stop sign and a bigger bus stop on Jesken Road.
- There should be a trail connection from Jesken Road to the Kwunew Kwasun Centre and the multi-purpose buildings.



5.8.2 Policies

Entrances

Community entrances are highlighted with signage to make it clear and known that the lands that are being entered are those of the Malahat Nation. Entrance signage should be large, tamper proof and placed at the boundary of the Reserve Lands / Community Lands on the right-hand side along the roadway, one at the south and one north of the Big House driveway. Signage should explicitly mark the Malahat Nation IR 11 boundary and state no trespassing where needed (e.g. into member residential areas). These signs are to be placed at both community entrances on Jesken Road from Mill Bay Road and at both sides along Ferry Road where roads intersect with Community Lands (e.g. waterfront and Community Lands between Ferry Road and Mill Bay Road to inform ferry passengers in the interim.). As outlined in section 30.1 of the Malahat Land Code, any Person who resides on, enters, or remains on Malahat Nation Lands other than in accordance with a residence or access right under the Land Code or under a Law is guilty of an offence.



Image 15: Example of Community Entrance Signage - Nuxalk Language Welcome Sign, Bella Coola, B.C.

Roads

The concept map shows the potential long-term vision for the road network. Roads are upgraded through paving and have adequate space along the boulevards for members to place their waste receptacles for pickup.

Primary roads provide the main access in and around the community. Road right of ways should ideally accommodate one lane of travel in each direction (approx. 3.5 metres wide) and should be paved to a suitable standard (i.e. MMCD). Rights of way should accommodate gravel boulevards for waste collection and should have sidewalks at a minimum along one side of the road.



Secondary roads provide added access throughout the community. These roads should also be paved but may have slightly narrower rights of way (approx. 3 metres wide). Sidewalks are not needed along secondary roads. Ferry Road, once the ferry is moved, should be designated a secondary road and renamed appropriately in either SENĆOŦEN or HUL'Q'UMI'NUM' through engagement with members.

Intersection/Traffic Improvements

To support more efficient and clear movement at key intersections (near the Kwunew Kwasun Centre and the intersection of Mill Bay Road, Jesken Road, Thunder Road and the driveway down to the parking area of the treaty and band offices) traffic improvements should be considered. Interventions may include elements such as signalization, addition of crosswalks, clear directional signage, pavement markings and the use of elevated and curbed islands to better direct and separate pedestrian and vehicular movements. If possible, another potential option is the implementation of a roundabout. .



Image 16: Example of Roundabout with Indigenous Art - Vedder Road Roundabout, Chilliwack, B.C.

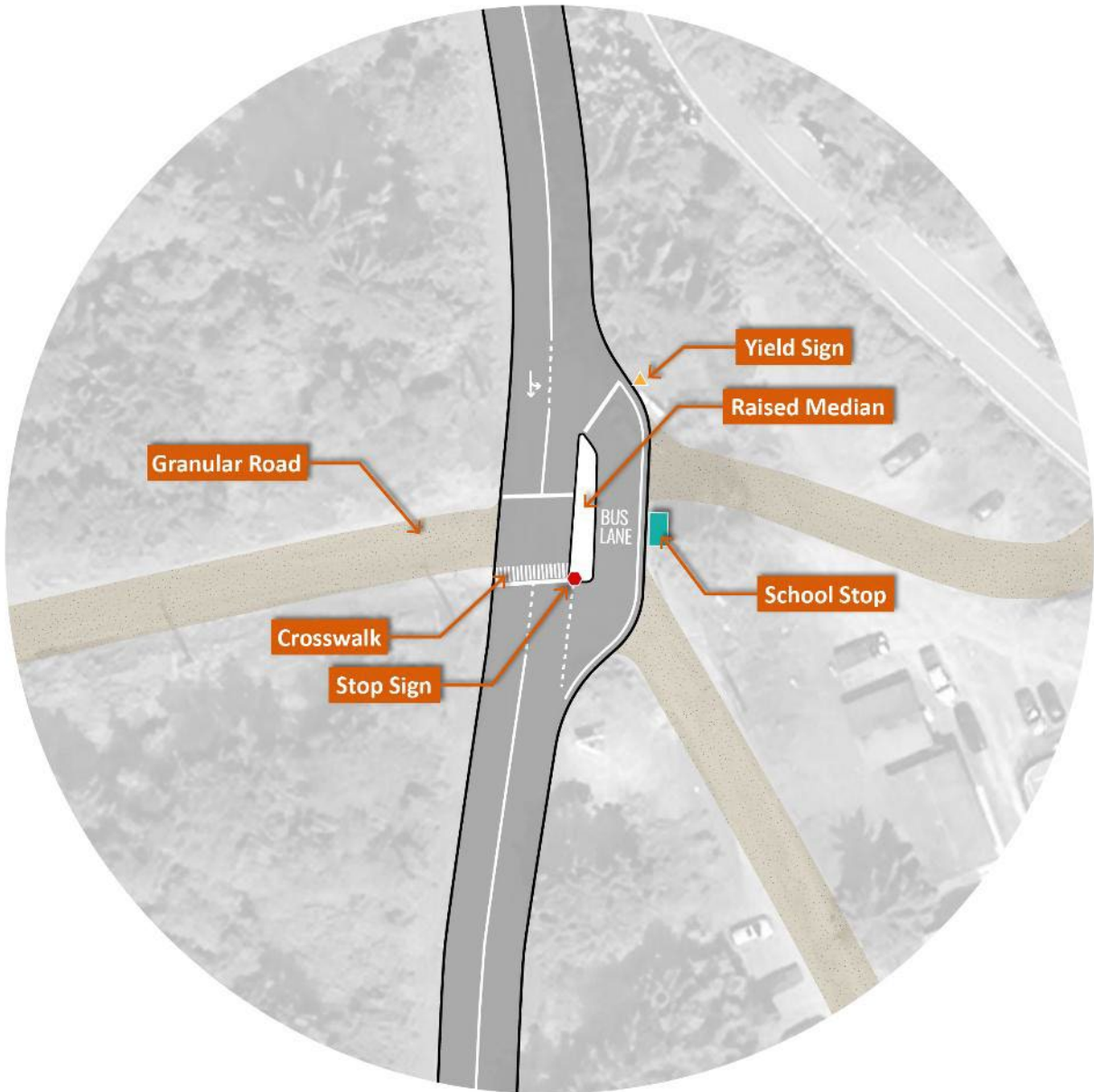


Figure 5: Mill Bay, Jesken and Thunder Road Intersection Improvements Diagram



Driveways

Driveways should be combined where suitable to reduce the area of impermeable surfaces. Residential parcels should have a maximum of two driveways, where there are multiple units.

Sidewalks

Sidewalks should be provided along primary and secondary roads and be built at a minimum of 2 metres in width and should connect residential areas with community amenities without gaps in the network. Sidewalk movement should be uninterrupted and barrier free. Tactile paving should be provided at intersections and crosswalks for those with visual impairments.

Pathways

Pathways are shown on the concept map and link the various areas of the community. Pathways should be constructed up to 3 metres wide and should be of a hard surface suitable for cycling or pedestrians. They provide residents with alternative mobility options to cross the community. Where shown, a pedestrian bridge should be constructed to cross the creek for access to the Big House and potential new cemetery space.

Road Signage

All roads shall be named and signed appropriately with the required safety signage in place (speeds, stop signs) etc. Road naming should be done through engagement with the community. Directional signs and maps signs should be provided to help orient members and member visitors throughout the community. Signage should be explored for the traditional languages spoken in Malahat.



Image 17: Example of Indigenous Language Stop Sign - Hul'qumi'num Stop Sign



Parking

Parking needs should be assessed, and parking areas should be upgraded in the community and are shown on the LAP concept map. They should provide appropriate access to community buildings and businesses and should use drainable paving for ground water recharge. Parking areas should be lined by trees or other drought tolerant vegetation and should have landscaped islands within to break up the hardscape surface.

Directional Signs, Maps and Interpretive Signage

Directional signs and maps help to orient individuals as they enter and navigate a new place. New signage should be installed throughout the community to help set expectations of members and visitors.

Interpretive (storytelling/educational) signage helps inform and educate on local context and history. In proximity to the existing territory marker at the northernmost Community Lands area (not on concept map), an interpretive sign should be erected at the rest stop across from the beach on the west side of Mill Bay Road. Additional recommended locations include the shoreline and the community garden.



Image 18: Example of Wayfinding Signage - Prince Rupert, B.C. (Left)

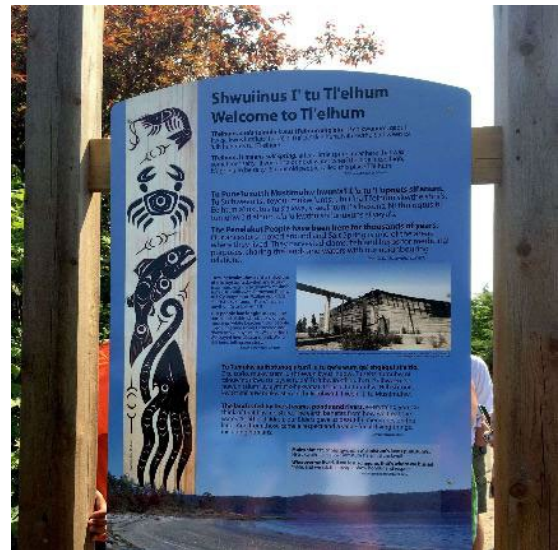


Image 19: Example of Interpretive Signage - Salt Spring Island Nation, B.C. (Right)



5.9 Cultural and Community Spaces

The LAP creates a variety of cultural and community spaces which will support and encourage the members in the community. There are new spaces proposed as well as improvements to existing spaces that are posed as an opportunity for the community to embark on. These spaces include those that focus on culture and history as well as green and open space.



Image 20: Kwunew Kwasun Centre, Malahat Nation



5.9.1 Community Feedback

Throughout the engagement activities with the community, we heard the following about cultural and community spaces:

- Mountain bike trail circuit would be a good addition to the community.
- Cultural area at beach should be protected and celebrated.
- There should be a reinstatement of the fish processing area at the beach with a revitalized canoe shed.
- There is a need for a dedicated funeral space. It should not be multipurpose (no youth activities can occur in the same space).
- Improvements to the community garden should be made.
- There is a need to have somewhere for community artwork and photographs, potentially also a museum type space.
- There should be trees around the talking circle that provide shade.
- Create a circuit path around the recreational area and fencing between amenities and roadway plus treed buffer to improve privacy and security.
- Complete landscaping around the Kwunew Kwasun Centre and member services building.
- New cemetery space by Big House.
- Reinststate the children’s garden and land-based learning space.
- Repurpose the ferry dock for community fishing and boating opportunities when the ferry moves.
- Ensure that the beach burial area is protected and that there is a suitable space for ceremonial burning along the waterfront.
- Opportunities for education and culture sharing at the waterfront, e.g. saltwater marsh, potentially a sign which shows the location of the past Big House.
- There is a need for community washrooms at the water’s edge to allow for extended visits.
- Fill in the grading to reduce wet areas along the waterfront.



5.9.2 Policies

Cemetery - Existing and Expansion

A parking lot should be considered next to the existing cemetery to reduce traffic congestion during funerals. A new cemetery location should be provided following the Detailed Design of New Cemetery Space project started by the Malahat Nation. The cemetery is to be found southwest of the Big House, north of the creek.

Shoreline and Beach Improvements

The burial area of the beach should be properly protected but still accessible by members. The beach should have a dedicated space for ceremonial burnings. An accessible pathway should be created to allow for easier access to the water's edge. This pathway should function as a flexible area to allow for members to launch non-motorized boats (e.g. canoes and kayaks). Educational and cultural signage should be explored for the beach area to highlight the past Big House areas. The beach should continue to be restored behind the riprap to alleviate issues with flooding. A community washroom should be located near the beach to allow for extended visits and should be located near the lift station.

Repurposed Pier

In the long term, once BC Ferries stops its operation of the ferry in this location, the community should look to reclaim the pier for its own uses such as for fishing or potentially remove the pier entirely and reclaim the land it is located on due to the nature of the building materials used (e.g. creosote).



Image 21: Example of a Fishing Pier - Campbell River, B.C.

Canoe Shed Improvements and Fish Processing

The canoe shed should be renovated and raised to protect it against flooding, with floodable storage underneath the building between the stilts. A small-scale fish processing area should be reinstated at the canoe shed for use by the community.

Funeral Space

There should be future consideration for the development of a dedicated funeral home. There is an opportunity to develop a dedicated funeral building/space where the potential new cemetery will be developed to the west of the Big House.



Image 22: Example of Culturally Specific Funeral Home - Peepeekisis First Nation, S.K.

Community Gallery and Museum

There should be a space created for the Malahat Nation to display its artwork, photographs, history and stories. There is potential to create this space in or adjacent to the wellness building.

Wellness Centre

The wellness centre should be placed at the corner of Salmon Arrow Terrace and Kwunew Kwasun Lane. The wellness centre (green building) should have a variety of services in support of community wellness, and the built form should use green building standards. A second daycare facility could be placed within the wellness centre building. Upper floors could be used for community multi-purpose and/or makerspace.

Improved Community Garden and Orchard

Efforts should continue to be made to improve the community garden at the upper reserve. An orchard should be constructed to the west to allow for a more robust offering of fruit bearing trees that can be made available to the community. The garden and the orchard should be appropriately fenced to fend off wildlife intrusions (e.g. bears, rabbits). There should be a rainwater harvesting system implemented at the community garden and orchard area to help collect rainwater for future use in the community's plantings.

Main Level Community Garden and Children's Learning Garden

There should be a community garden space created on the main reserve level that is more accessible to members of the community. In conjunction with this is also the opportunity to reinstate the children's garden and land-based learning service.



Image 23: Example of Children's Learning Garden - Niitsitapi Learning Centre, Calgary, A.B.

Tobacco Green House

As an addition to the medicine garden, a tobacco greenhouse should be constructed between the medicine garden and the talking circle to help grow and harvest tobacco for community use. As an alternative, tobacco could be grown in the existing greenhouse if space is sufficient.

Game Processing and Smokehouse

A game processing area and smokehouse should be constructed in the community in the upper reserve on the south side of Salmon Arrow Terrace. It should be constructed in proximity to the waste diversion area to allow for more efficient fencing against wildlife (e.g. bears).

Flexible Open Space

A flexible open space should be constructed to the south of the new residential developments to the west of the member housing along Jesken Road. This flexible open space will allow for the community to come together informally.



Linear Park / Greenway

To help create a buffer between the public works yard and the new residential development, a linear park / greenway should be constructed. This particular space will have an abundance of trees and shrubs for a visual and physical barrier and will also have a trail connection to the proposed mountain bike circuit to the west.

Mountain Bike Circuit

A mountain bike circuit path or pump track should be considered for construction to the west of the new developments, north of the proposed public works yard. The path should weave in and out of the existing tree canopy and provide a recreational amenity for the community. The community should be engaged for the type, location and design of the amenity. Safety standards for use of the mountain bike circuit and trail maintenance strategies shall be included in project design and implementation.



Image 24: Example of Mountain Bike Trail - Squamish, B.C.



5.10 Administrative and Operations

The LAP proposes new opportunities for administrative and operational areas after discussions with Malahat Nation staff.



Image 25: Existing Malahat Member Services Building

5.10.1 Policies

Administrative Building

There is potential to expand the existing administrative building to the north to accommodate growth in Malahat Nation staff numbers. Also to accommodate the current administration building uses on the east side of Mill Bay Road / Thunder Road which will need to be relocated.

Public Works Yard and Wood Splitting Area

To create efficiencies and for easier access for operational uses, a public works yard could potentially be implemented in the area near the existing wood splitting area. This yard, which will still have the wood splitting function, will serve as an area for fleet parking, storage, operations office, etc. This area should be screened with plantings and potentially fencing. As an alternative location, the yard could be co-located with maintenance facilities in an area at Bamberton or on other nearby Malahat Nation lands.



Waste Diversion

The waste diversion area should be placed along Salmon Arrow Terrace and should be built to limit adverse effects on the community and adjacent community amenities. It shall be appropriately fenced and screened for safety and security against wildlife. It should be placed next to the game processing area and smokehouse to allow for efficiencies for waste and security measures.



Image 26: Example of Waste Diversion Efforts - Moose Deer Point First Nation, ON



6.0 Community Design Guidelines

6.1 Overview

This section speaks directly to how the design guidelines affect development within the Community Lands and why they will be a valuable tool for the future.

6.1.1 What are Community Design Guidelines?

Community Design Guidelines are different for every community and are built upon the vision and principles that are important to each place. Community Design Guidelines for Malahat provide recommendations for built form, open spaces and parks, and operational areas for members. These guidelines also address the interface between publicly accessed areas and member spaces and are designed to support the Local Area Plan and the wider policy framework outlined in **Section 5.0**. The guidelines provide direction on the tangible and tactile changes to the physical environment. Through this understanding, each guideline is derived to continually improve the lives of Malahat’s members and the surrounding environment. Ultimately, the Community Design Guidelines will steer development to support and enhance public health, safety and economic growth.



6.1.2 Why are Community Design Guidelines Important for Malahat?

Member Awareness and Improvement

Land development is often viewed as a functional necessity in many communities; it is important to recognize its effects on the population and natural environment. It is the role of these guidelines to reduce or stop negative affects and create positive change. The guidelines are a vital step in understanding the effects of development and defining how the entire community – from members and developers to the next generation – can contribute to improve the existing development and future growth of Malahat.

Managing Growth

With growth in membership expected, it is important for the Local Area Plan and Community Design Guidelines to convey why new approaches to existing growth need to be supported. Several key objectives are highlighted to help Malahat manage future growth including:

- **New Housing Types** - to meet the needs of a changing demographic.
- **Site Planning and Building Orientation** - to create better efficiency of land.
- **Paved and Optimal Roads** - to ensure that all roads are safe and designed to serve all modes of travel.
- **Member Amenity Spaces** - will need to strategically grow and improve to meet the needs of a changing population.
- **Land Management** - to carefully monitor the development of land and reduce the affect of settlement expansion against natural assets.

Preservation of the Land and Water

The guidelines offer an opportunity to reinforce environmental preservation that supports a holistic approach of Indigenous knowledge and self-determination, reciprocal relationship with the land, water and all living things. Existing and future development of Malahat Lands needs to respect the co-existence of the land and waters and reinforce traditional ecological knowledge. All development must consider the effects on natural systems. Therefore, the following considerations will be incorporated into the design guidelines, and should be evaluated as an important element during the review of all applications:

- **Reduced Development Footprint** - by employing more efficient development parcels, site configuration, and built form choice.
- **Preservation of Forest Canopy** - through tree protection and planting of new trees to offset disturbed areas.



- **Onsite Stormwater Management** - will encourage onsite stormwater management to reduce the amount of runoff caused by new development.
- **Reinforcing Slope Stability** - will protect against future failure due to development and disruption of landscape.
- **Managing Wildlife Interaction** - requires careful consideration of site storage and access as well as wider community food production, gardens, waste and outdoor storage practices.

6.1.3 How to Use Community Design Guidelines

Review of New Development and Proposals

The Community Design Guidelines are an instrumental tool in the development process that will help Malahat Nation ensure that developments always adhere to the design principles laid out by Malahat members. Those looking to build within or alter the Community Lands (developers, members, Malahat Nation staff) must review the Land Use Plan, Local Area Plan, any relevant laws, policies, and practices, and these Design Guidelines.

Persons who make development proposals must conform to the Community Design Guidelines by addressing key aspects of site planning, building placement and massing, materials, landscaping, pedestrian access, and public spaces in their proposals. During the design and review process, Malahat Nation will assess proposals and evaluate them against the Community Design Guidelines and Land Use Plan criteria to ensure that projects contribute positively to the area's character, functionality, and aesthetic appeal. Consistent and informed application of Community Design Guidelines help foster cohesive, high-quality, and sustainable environments that enhance the quality of life for all community members.

Review and acknowledgment of the guidelines early may help to ease faster approvals and will result in better community design. Applicants who wish to develop Malahat Lands must take the following steps before submitting a development proposal to Malahat Nation:

- **Step 1:** Review the Local Area Plan and all supporting policy frameworks.
- **Step 2:** Review the Community Design Guidelines and any area specific design requirements.
- **Step 3:** Refer to the components catalogue.
- **Step 4:** Provide drawing set to Malahat Nation to confirm alignment with the Community Design Guidelines.

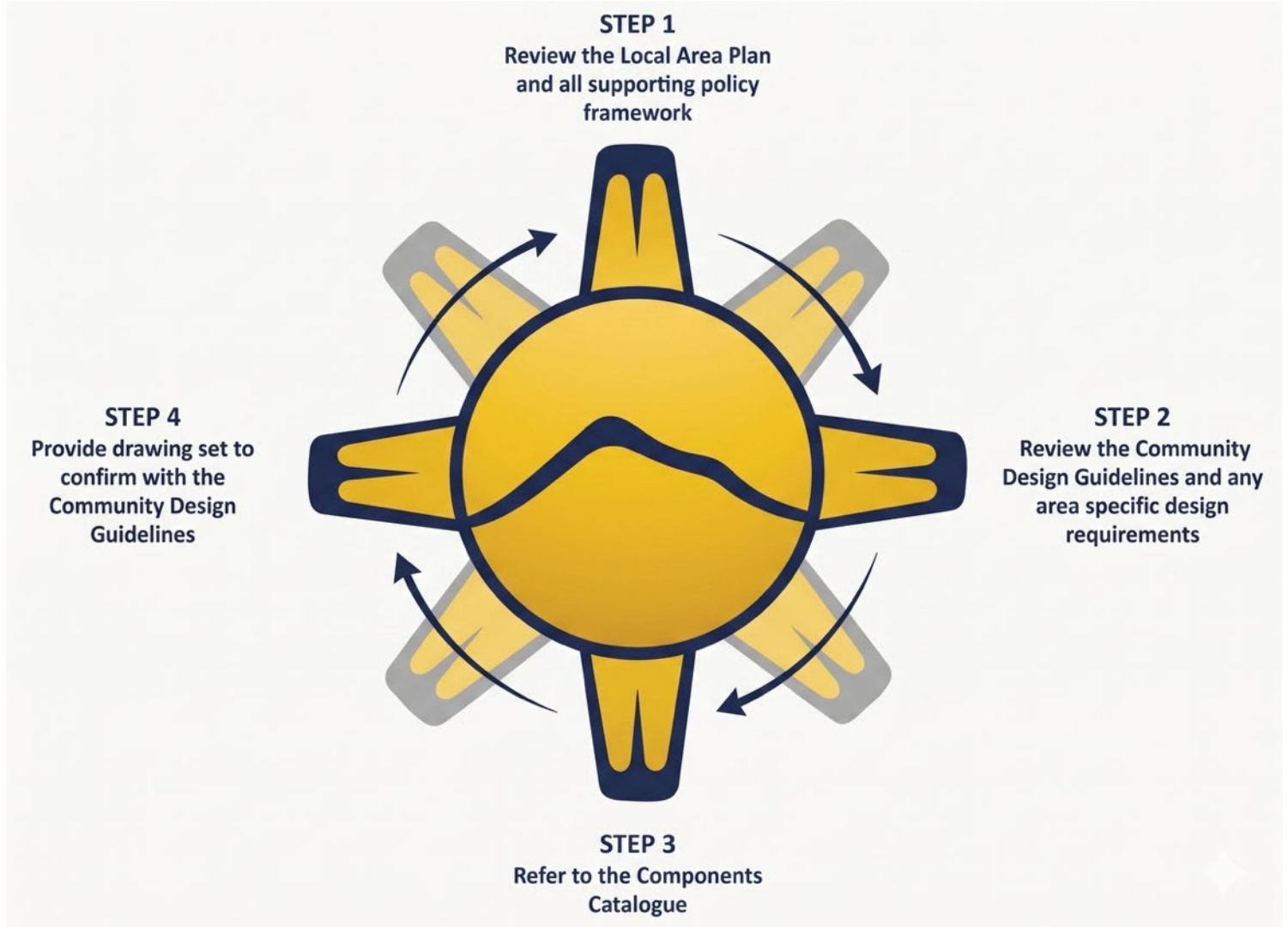
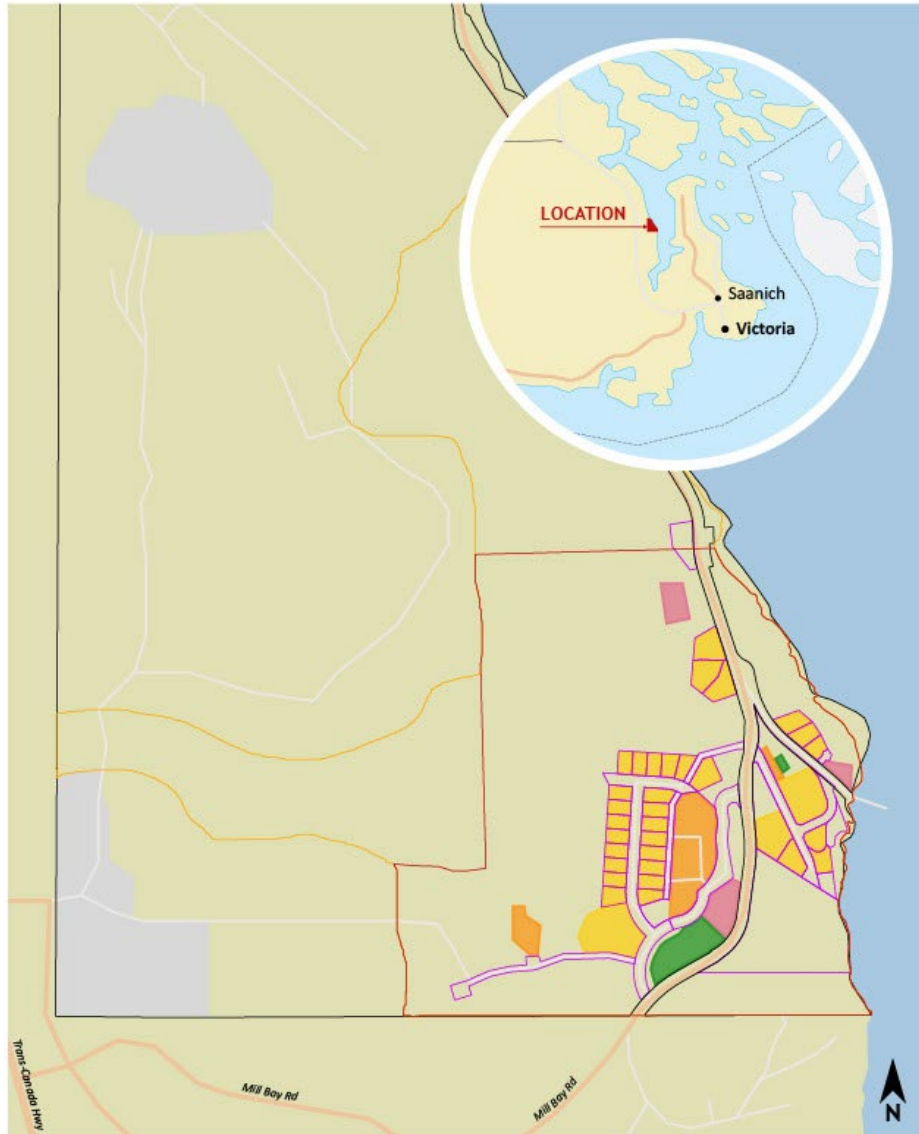


Figure 6: Design Guidelines Application Process

6.2 Community Character

6.2.1 Building Types

From a functional perspective there are four major types of buildings in the Community Lands: residences, administrative and community service offices, multi-purpose spaces, and cultural buildings. These buildings are dispersed geographically but share design similarities, such as low-rise nature and use of natural woods.



COMMUNITY LANDS LOCAL AREA PLAN & DESIGN GUIDELINES

FIGURE 7:
Existing Malahat Community Lands and Parcels

SCALE 1:6,000
0 55 110 220 m

- | | |
|-----------------------------|-------------------------------------|
| Malahat 11 Reserve Boundary | Residential |
| Local Area Plan Boundary | Administrative or Community Service |
| Community Lands | Recreation |
| Parcel Boundaries (CLS) | Cultural |

Figure 7: Existing Building Types



Many of the homes in the upper reserve have been built with outdoor covered garages which have often been converted to storage or recreational space. A grade change in the lower reserve results in some homes having elevated entrances accessed by staircases. This entrance type presents accessibility risks. In the south-western part of the community an 8-suite multi-family development has been built at the base of the access road to the *Tsitsulh Siem* MÁLEXEŁ community garden. This development features four units' side-by-side over two floors with external private entryways.

The administrative buildings vary in age and design. However, newer buildings show a clear connection to the culture and land of the Malahat Nation by incorporating Indigenous design elements where possible, exemplified by the Kwunew Kwasun Centre's longhouse-style architecture and tiered bench seating for communal discussion.

Cultural buildings, particularly the Big House (pictured below), most clearly illustrate the design preferences of the community. The wide entrances, tall ceilings, gabled roof, and wooden columns are traditional architectural elements that are replicated in the design of community buildings in the upper Community Lands.



Image 27: Malahat Nation Big House



6.2.2 Community Identity Elements (Placemaking)

While there are multiple buildings and spaces within the community that are well-designed and create a sense-of-place for residents, these are in lower visibility areas. For example, the community talking circle and medicine garden create a cohesive outdoor cultural space that can certainly be considered placemaking through design. However, for visitors, this space is neither highly visible nor its use clear.

From the perspective of a driver along Mill Bay Rd, there are two indications that they are on the territory of the Malahat Nation. First, are small white signs at the north and south limits of the reserve that read “You are now entering the traditional territory of the Malahat Nation. Please respect our policies and bylaws when on our land.” Second, is a larger sign at the intersection of Mill Bay Rd and Jesken Road that announces the Malahat First Nation administration office and is adorned with miniature canoes reflecting the Malahat logo.

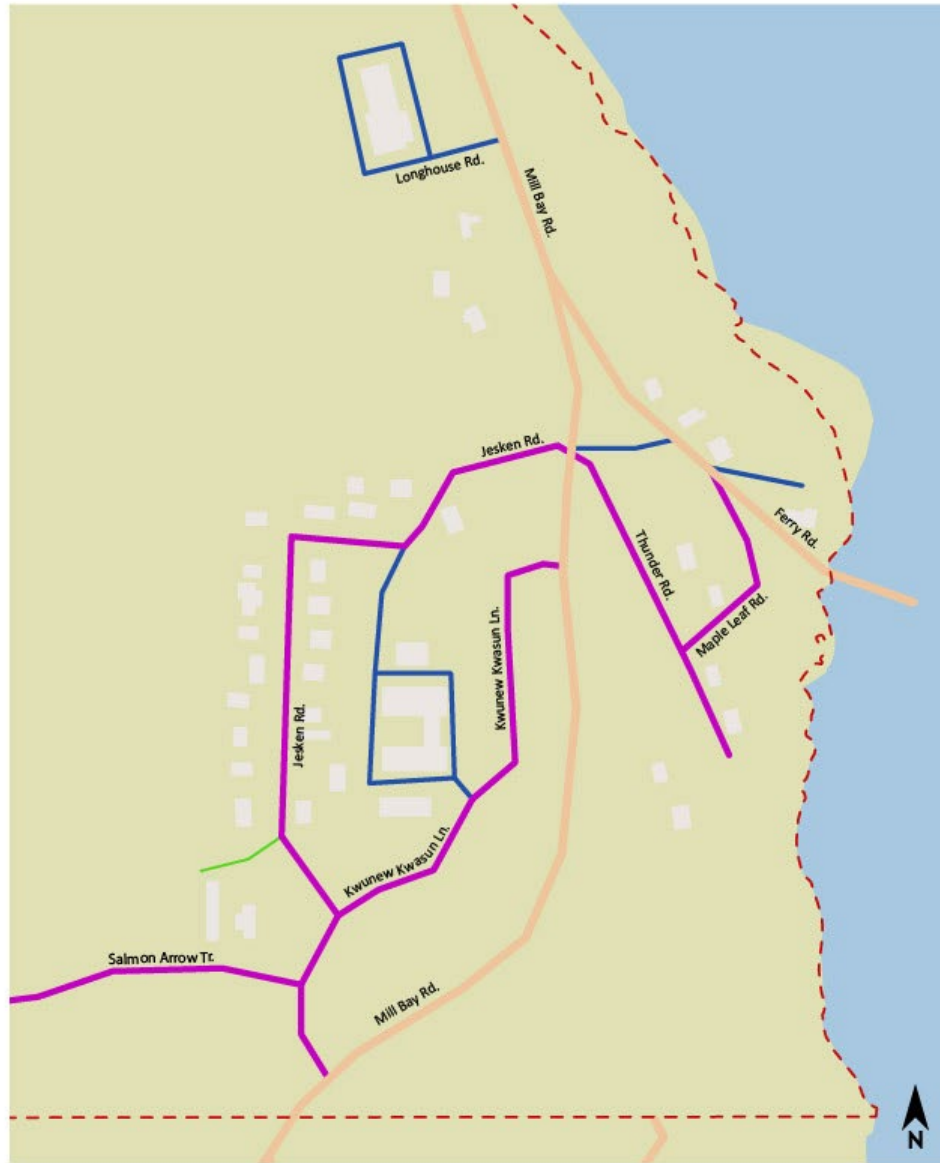


Image 28: Previous Prominent Community Sign (No Longer Standing)



6.2.3 Streetscapes

All roadways within the Community Lands are currently gravel, and paved sidewalks are constrained to the perimeter of newer administration and community buildings. Road base, street widths, and grade changes all contribute to traffic calming on local roads. Conversely, the gentle curves and lack of speed inhibiting installations promote faster speeds along Mill Bay Road. Jesken Road is unique due to its steep grade and presents some navigation challenges in poor conditions (e.g., snow). All traffic between the lower and upper reserve is funneled between a five-road intersection that features a bus stop, mailboxes and steep slopes to the west and east. MÁLEXEŁ WILNEW have expressed frustration with navigating this space during peak traffic flows and have outlined safety concerns for pedestrians and school children. There is a minor (traffic-calmed) road between Mill Bay Road and Ferry Road which will likely be removed in the future due to potential conflicts with existing underground servicing.



COMMUNITY LANDS LOCAL AREA PLAN & DESIGN GUIDELINES

FIGURE 8:
Existing Road Hierarchy

SCALE 1:3,000
0 25 55m

- Community Lands Boundary
- Minor Arterial Road
- Local Road
- Traffic Calmed Road
- Pedestrian Pathway

Figure 8: Existing Road Hierarchy



6.2.4 Additional Design Considerations

Anyone developing property within the Community Lands should also be aware of the following design considerations:

- Views of the Salish Sea are highly valued by residents and visitors alike. Working with the natural slopes to create view corridors that accommodate the existing vegetation is the preferred approach in the Community Lands.
- While in the center of the Malahat reserve, Mill Bay Rd and Ferry Rd are technically not within Malahat Nations jurisdiction. Coordination with the Ministry of Transportation and Transit will be imperative in implementing the design guidelines involving these roadways (e.g., illuminated crosswalks).
- Malahat Nation has been negotiating to have the regional ferry terminal removed from its lands for years. While this report includes recommendations to address and accommodate ferry passengers, this should in no way be taken as an acceptance of this encroachment. These proposed solutions should serve until the time that the terminal is relocated in the future.

6.2.5 Defining Member and non-Member Areas

The lands subject under the Community Design Guidelines are governed by the Malahat Nation. The design guidelines, including directional signs and maps, must provide clear demarcation of what areas can be accessed by non-members. Currently, non-members should only be present along the public right-of-way along Ferry Road for ferry users and those driving through the area along Mill Bay Road. The rest and majority of the area as described in the Local Area Plan and Community Design Guidelines will be accessible by members only. Any non-member access to these lands and wider community shall require approval by Malahat First Nation.



6.3 Guidelines

6.3.1 General Guidelines

These guidelines apply to all Malahat Nations lands, regardless of character area, land use designation, or owner. Guidelines in this section are not repeated under later headings; it is the responsibility of the applicant to ensure that they have reviewed and can show adherence to both general and specific guidelines.

Community Safety and Observation

Ensuring community safety in any remote community requires prioritizing visibility, accessibility for emergency services, and clear delineation of communal vs restricted areas.

Minimal Obstructions: Design should ensure clear sightlines along roads, pathways, and around buildings. Avoid excessive dense landscaping near intersections or entrances that could create hidden spots.

Clear, Maintained Access Routes: Ensure all roads and driveways, especially those leading to homes and critical infrastructure, are wide enough and well-maintained for emergency vehicles (fire trucks, ambulances).

Defensible Space (Fire Safety): Given the higher risk of wildfires in rural areas, guidelines for creating "defensible space" around structures are paramount. Defensible space is a buffer zone around a building where vegetation and other flammable materials are managed and reduced to slow wildfire spread, protect the structure from embers and flames, and provide a safe area for firefighters to defend the property. It is created by clearing debris, trimming trees, and creating zones with decreasing fuel intensity as you get closer to the house, effectively creating a fire-resistant landscape. Any buildings on Malahat lands shall follow the same standards set out in the [Wildfire Act](#) and [Wildfire Regulations](#).

Natural Surveillance: Encourage site layouts that allow for "eyes on the street" or natural surveillance, even if homes are more spaced out. This means positioning windows and main living areas to overlook common areas, driveways, or approaches.

Clear Boundaries of Malahat Lands: While not always requiring fences, clear delineation of property lines can help prevent trespassing and define responsibilities, contributing to a sense of security.



Lighting

Public Space Illumination: Increase standard coverage of lighting within public spaces throughout the community.

Appropriate Lighting: While avoiding light pollution that disrupts rural night skies, strategic lighting at key points like intersections, community gathering areas, and along primary access routes can enhance safety. This might involve downward-facing, low-intensity, or motion-activated lights.

Gateway Lighting: Encourage lighting as part of gateway signage entering Malahat Nation's Lands to create awareness of jurisdictional change for travelers.

Roadway Design

Prioritize Safety and Low Impact: Ensure safe travel for all users, especially in parts that mix traffic zones and service vehicles, cyclists, pedestrians and equipment.

Appropriate Widths: Size roadways to support the types and volumes of movements to meet avoid conflict and improve safety.

Natural Context: Minimize environmental disturbance and preserve natural environmental character, including the need for wildlife to cross.

Sensitivity to Grade: Avoid overly sharp curves or steep grades where possible, especially in areas with potential for ice or snow, or where heavy farm equipment will travel. Balance this with the desire to follow topography.

Sidewalks / Pathway Design

New Construction: Avoid sensitive riparian areas and wetlands. To reduce affects to the environment, there needs to be careful consideration of the alignment of pathway infrastructure to avoid adverse affects to local watersheds.

Coordination with Roadway: Pathways should be encouraged between major community destinations and residential areas. Roads play an important role in achieving this goal. Where possible all new paved roads should account for a measure of active users along sidewalks and/or pathways.



Landscape Setbacks and Buffers

Watercourse Setback: Buildings will adhere to the relevant riparian area protection regulations, including the [Riparian Area Protection Regulation](#), [Water Sustainability Act](#), and [Malahat Land Use Plan](#), whichever is more stringent (provincial or Malahat Nation regulations). Protection of slope and ecology should be prioritized.

Screening and Buffering: Loading and outdoor storage uses should be appropriately screened and buffered from neighbouring uses.

Natural Buffering: Where possible natural buffers should be used.

6.3.2 Outdoor Community Areas and Amenities

Beachfront

Protection of Shoreline: Continual protection of the shoreline and beachfront will be a priority. Stabilization of the shoreline should continue to be monitored and enforced as well as the protection of the quality of the ecology and avoidance of any structural development or impervious surfaces should be considered.

Member Access: The beach is accessible by members only and signage must reinforce allowed entry requirements.

Medicine + Community Garden

Community Led Consensus: The plant list must be decided by the Malahat Nation through community engagement. Medicinal and food produce species will be decided by the members on an ongoing basis. Traditional knowledge and teachings will plan the spatial organization of the garden and its practices.

Harvest and Use: Harvesting of plants from the medicine and community gardens should be strictly controlled. Signage should clearly say that plants are for educational and ceremonial use only, unless otherwise allowed by the governing body or Indigenous cultural advisors.

Accessibility and Signage: Member access is strongly encouraged through the use of pedestrian drainable pathways. It is encouraged that signage be used to name plant species, the use and application of medicinal plants.



Playground

Visibility and Access: Clear and unobstructed sight lines to all components of the playground must be maintained for safety.

Perimeter Containment: All play areas should be bounded by low, non-intrusive elements to define the play zone, contain loose fill, and provide a clear visual break from non-play areas.

Natural Shade: Playground design should maximize the retention of existing healthy, mature trees to provide natural shade and wind shelter. Where natural shade is insufficient, shade structures or tree planting should be incorporated into the design.

Natural Play: Playground design should use natural, loose-part play elements (e.g., low log jams, sand/water features, climbing boulders) to encourage imaginative, unstructured play and connect children with nature.

Flexible Open Space Areas

Flexible Design for Diverse Use: Flexible open space areas are designed to provide space for informal and unorganized gatherings and play and provide for an area where members can engage in impromptu sports and /or gatherings as well as provide an area for those with dogs to go for a walk. These open spaces areas should largely be sod/grass to allow for this flexibility.

Seating: Organized seating should be made available in strategic locations along the periphery and/or at key gathering areas within the flexible open space.

Orchard

Setbacks: Planting will be set back from the boundary particularly when next to residential uses. Allow for proper spacing for equipment circulation.

Pesticide Use: Best management practices set by provincial or local (Cowichan Valley Regional District) government bylaws for the application of pesticides will be reinforced, including spraying only under low-wind conditions (below 8km/h). Application of pesticides should be by a [certified](#) professional.

Produce: Choice of species will be determined by consultation with members.

BC Transit Bus Access

Connectivity & Walkability: Transit stops should be sited to minimize pedestrian crossing points, maximize visibility for drivers and users, and connect directly to existing or planned sidewalks, pathways, or designated pedestrian routes. A paved turnaround should be provided at the intersection of Mill Bay Rd. and Jesken Rd. at the south entrance to the community.



Accessibility: Transit stops should be accessible, providing a firm, stable, and level landing pad (minimum 1.5 m x 2.5 m) clear of obstacles, compliant with [relevant accessibility standards](#) set by BC Transit and supported by provincial and local governments. Stops should provide lighting and clear signage.

Existing Cemetery and Expansion

Visual Buffering: The perimeter of the cemetery property should be buffered from adjacent roads and residential areas by a dense planting strip composed of native trees and shrubs to minimize visual intrusion and support a contemplative atmosphere.

Topography and Siting: Cemetery sites should use gentle slopes or naturally level ground to minimize cut-and-fill. Development should avoid steep slopes (20% grade) and unstable geological areas.

Maintenance: A long-term maintenance plan should be set up by Malahat Nation to ensure the continuous care of the grounds, including regular mowing, tree risk assessment, and seasonal pruning, to uphold the site's dignity and safety.

6.3.3 Community Buildings and Amenities

Community and Administration Buildings

Architectural Style: The building's architectural style should reflect the BC region and Malahat preferences, drawing inspiration from local historic forms including components of heavy timber, simple massing, and pitched roofs.

Centrally Placed and Accessible: The main public entrance should be clearly defined, universally accessible, and oriented towards a public roadway or gathering space, ensuring seamless connection to walking and cycling routes.

Gathering Spaces: A contiguous, publicly accessible outdoor gathering area (e.g., plaza, patio, or lawn) of adequate size should be integrated next to the main hall for seasonal events, market overflow, and casual social interaction.

Community Resilience: The facility should be designed to serve as a community gathering and resilience hub, incorporating features like emergency power backup for critical systems and designated areas for community resource distribution during emergencies.

Elder Village

Building Massing: Buildings should be limited to a maximum of 6 storeys.



Access and Entry: Access and entry will be centrally placed and facing the roadway. Measures to control access into buildings may be needed and should be accommodated by operations.

Outdoor Space: Easily accessible, secured, and safe outdoor gardens, patios, and sitting areas should be provided. These spaces should use high-contrast edges and suitable seating.

Wellness Centre

Site Orientation: The building should be oriented to maximize solar gain in winter and natural daylighting, while carefully designing overhangs and shading devices to prevent direct summer heat gain and glare.

Flexible Space and Programming: A purpose-built, multi-purpose space should be included for public health clinics, group fitness (e.g., yoga/pilates), or community education, with robust flooring and dedicated storage.

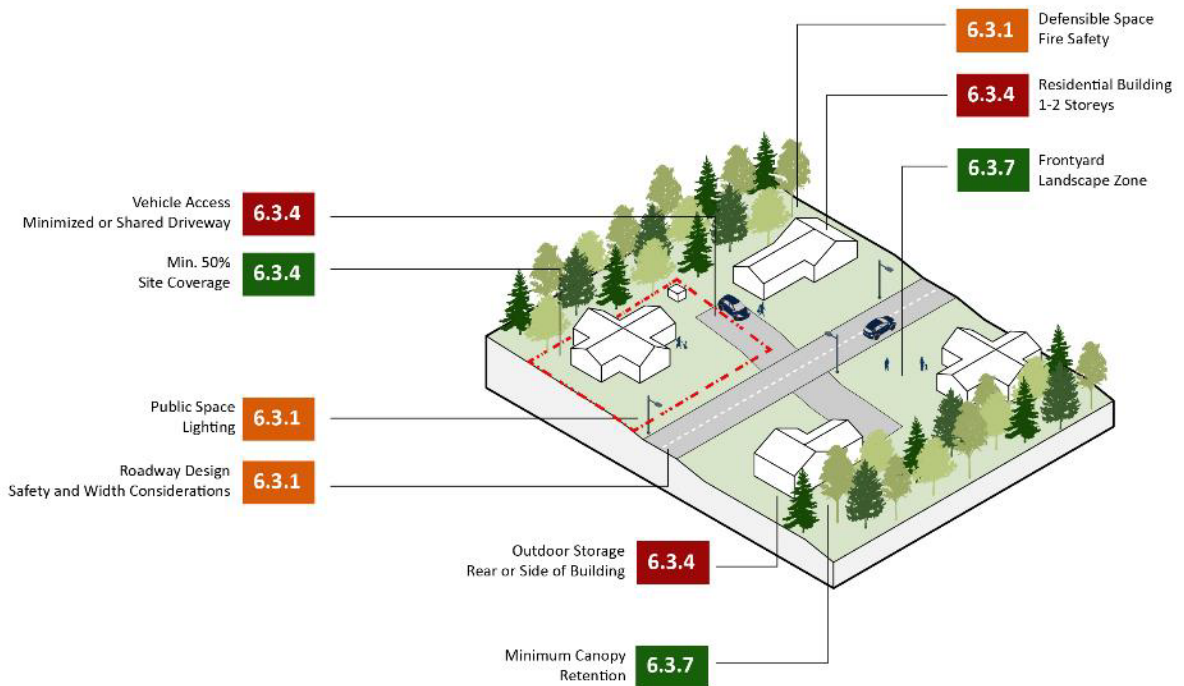


Figure 9: Design Guideline Demonstration Diagram #1



6.3.4 Residential Areas

Single-Detached Dwellings

Building Siting: Dwellings should be situated in an orientation that minimizes disturbance to the site. Disturbance should be limited to the minimum area necessary for the house, driveway, and essential services to preserve existing vegetation. The principal entry and porches will face the roadway.

Building Footprints: Building heights and massing can range up to a maximum of 6 storeys, however the building footprint should be limited to reduce disturbance and allow for higher densities. Building design should include articulation and/or broken rooflines to reduce the visual scale of the structure against the natural backdrop.

Vehicle Access: Driveways should be designed to minimize impervious surface area, using materials like gravel, drainable pavers, or two-strip asphalt and following existing grades to reduce visual intrusion and runoff.

Outdoor Storage: Outdoor storage will be placed to the side or rear of the property, ideally will be visually obstructed by the building or landscaping.

Site Coverage: Building coverage per lot should not exceed 50%. Where possible existing trees should be incorporated into site design and help to preserve the tree canopy. Site coverage needs to encourage on site stormwater management and reduce runoff.

Landscaped Areas: It is encouraged that landscaped areas be upkept along the front/roadway of properties. Landscape areas should use native planting and trees.

Mechanical Screening: All exterior mechanical equipment should be screened from the roadway and adjacent properties through fencing or vegetative screening.

Multi-Unit Apartments

Building Siting: Apartment buildings should be sited to restrict unnecessary disturbance to areas apart from the building, driveway, parking and servicing. The principal entry and outdoor spaces will face the roadway.

Height and Profile: Building height and massing should not exceed 6 storeys. Facades, windows and rooflines should offer articulation to create a visual aesthetic and human scale.

Vehicle Access: Driveways and parking areas should be designed to the side or rear of the property. Vehicular areas should be made of impervious surface while still allowing for drainage.



Site Coverage: Buildings with above average lot coverage (e.g. 60%) should have park or green space located immediately adjacent. Where possible existing trees should be incorporated into site design and help to preserve the tree canopy. Site coverage needs to encourage on site stormwater management and reduce runoff.

Landscaped Areas: It is encouraged that landscaped areas be upkept along the front/roadway of properties. Landscape areas should use native planting and trees.

Outdoor Amenity Areas: Common or shared amenity spaces should be designed to have central access from the building, ideally in a courtyard or through a rooftop space.

Mechanical Screening: All exterior mechanical equipment should be screened from the roadway and adjacent properties through fencing or vegetative screening.

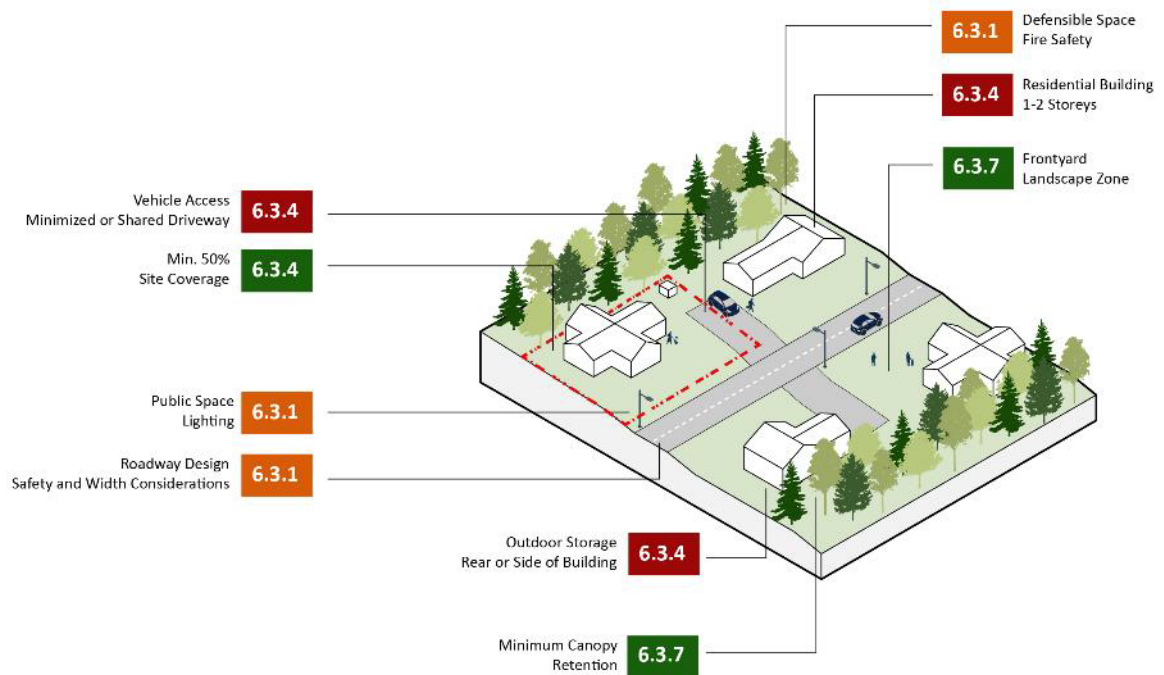


Figure 10: Design Guideline Demonstration Diagram #2



6.3.5 Operations and Public Works

Public Works Yards

Site Selection: Yards will be sited away from watercourses, wetlands, and other sensitive ecological areas. Yards should also be oriented away from residential properties.

Visual Screening: The entire perimeter of the yard facing public roads or residential properties should be fenced and should be screened using vegetation (e.g. rows of native evergreen planting, tall grasses etc.)

Hazardous Material Storage: All fuel tanks, oils, solvents, and other hazardous materials should be stored within secondary containment structures, compliant with provincial and federal laws and regulations.

Salt and Sand Storage: Winter road materials (salt, sand, and brine solution) should be stored in a fully covered, weatherproof structure with an impervious, contained pad to prevent runoff.

Site Permeability: The maximum possible area not needed for heavy vehicle movement or storage should be maintained in a natural state or surfaced with drainable materials to reduce stormwater runoff volume.

Firewood Area and Mechanical Shop

Setbacks: All principal firewood stacks or processing areas should be placed a minimum of 10 m from any dwelling or attached structure and 3 m from property lines to lessen fire hazard and allow clear access for fire suppression.

Outdoor Storage: Outdoor firewood storage should be neatly stacked and contained within designated bays or structures that use metal or stone materials.

Environmental Containment: The shop floor, storage areas for used oils, coolants, and chemicals should be constructed with impervious concrete containment pads and oil/water separators to prevent contamination of soil and storm drainage systems.

Fleet Parking

Siting: Fleet parking should be placed on the rear or interior side of the lot, behind the primary administrative or maintenance buildings, and should not be visible from major roadways.

Screening: The perimeter of the fleet parking area should be fenced and screened using vegetation (e.g. native evergreen or tall grasses buffer.)

Lighting: All security and operational lighting should be full cut-off (downward facing) and mounted at the lowest height necessary to ensure safety and security, preventing light trespass onto adjacent properties.



Game Processing and Smokehouse

Setbacks: The facility should be placed a minimum of 50 m from the nearest residential property line to lessen noise and odour affects. This setback should be enforced with a dense, evergreen vegetative and/or solid fence buffer.

Smoke Plume Control: Smokehouse vents and exhaust stacks should be oriented and designed (e.g., using vertical height or filtration) to disperse smoke and odours away from residential areas.

Wastewater Management: All processing wastewater (including blood and wash-down) should be contained, collected, and disposed of through a dedicated system (e.g., connection to sanitary sewer or an approved septic/holding system). Discharge to storm drains or ground surface is prohibited by the [Municipal Wastewater Regulation](#) and the Cowichan Valley Regional District [Bylaw No. 4232](#).

Waste Disposal: All animal carcasses, offal, and non-edible waste should be stored in secured, refrigerated, or fully enclosed containers pending immediate daily collection or proper composting/rendering, to prevent pest attraction and odour.

Pest and Wildlife Security: The entire facility, including all exterior waste and storage areas, should be fenced and should prevent bears and vermin from accessing the area within. The fencing should be screened with vegetation and/or tall grasses.

Refrigeration: Adequate cold storage and deep-freeze capacity should be provided to ensure all game and meat products can be safely held before, during, and after processing, compliant with time-temperature control requirements.

Waste Diversion

3 Stream Separation: Diversion should follow a 3-stream separation system including organics/compost, recyclables, and residual garbage/waste.

Pest and Wildlife-Proof Storage: All exterior storage containers for organics and residual garbage should be fully enclosed, bear-proof, and vermin-proof to prevent attracting local wildlife.

Composting: Centralized community composting system for yard waste and food scraps should be implemented. Composting plans should align with the future off-site bio-gas facility.

Screening: Exterior waste and recycling receptacles should be screened from public view using architectural enclosures or dense planting.



6.3.6 Climate Resilient Design

Forest Canopy Cover

Minimum Canopy Retention: New development should maintain as many existing healthy and mature trees as possible.

Slope Stabilization: Existing vegetation and trees should help to stabilize slopes particularly if development is cited along hillside and watershed conditions. Tree protection should be reinforced in these areas to avoid destabilization of slope.

Tree Protection: Retention of mature trees should be prioritized on any development site. Healthy trees with diameter at breast height (DBH) of 20 cm or greater should be protected and removal for development should be confirmed by Malahat Nation Lands Department.

Building and Canopy Interface: Siting of buildings should consider setbacks from mature trees to allow for future growth and maintenance, as well as to avoid conflict with foundations, utilities, and roofs.

Pervious Surfaces: Any new pathways, driveways, trails or structures should be constructed outside of the dripline of any protected tree. If there is a need to encroach within the dripline pervious materials should be selected only.

Night Sky Lighting

Full Cut-Off Lighting: All exterior lighting for public spaces, including roadways, gathering areas, parking lots, public works yards will be full cut-off and emit zero light output above a 90-degree horizontal plane.

Safety: Coverage of lighting needs to be maintained along publicly accessible roadways and key gathering places, as well as access between amenities and member buildings during operating hours. Key connections within the community must be lit appropriately to ensure safety throughout the year.

Light Trespassing: Orientation of buildings and access points will consider lighting affects on neighbouring properties. Avoiding excessive lighting and intensity of lighting can reduce any conflicts related to lighting on private lands.

Motion Sensors: Lighting used solely for security and personal safety should use motion sensor technology. Motion sensor lighting will also help to prevent and make more visible the presence of wildlife.



Emergency Lighting: Navigating for emergencies will require intrusive lighting to ensure public safety. Clear entry points and key navigation in the community can help to direct emergency vehicles and reduce the amount of area that requires more intensive lighting.

Stormwater Management

Runoff Mitigation: All new development sites will provide runoff mitigation approaches that prevent and eliminate discharge to downstream sources.

Low-Impact Development (LID): New development must explore the use of on-site infiltration techniques, including rain gardens, bioswales, and drainable paving, where possible.

Watershed Protection: Permanent stormwater outfalls or structural drainage elements should not be placed within the riparian (Malahat Creek or Shoreline) area protection setback of 30+ metres, as outlined in Malahat's Land Use Plan, unless approved by Malahat Nation Lands Department. All measures should be taken to reduce the overland runoff between developed areas and the local watershed. The use of LID techniques is important to catch runoff before joining local ecology and watersheds.

Management of Invasive Species

Site Inventory: Before any site alteration or construction begins, a professional assessment should be conducted to inventory all known and suspected high-risk invasive plant species on the property by Malahat Nation.

Planting Prohibition: The planting of any invasive species is prohibited in all landscape and restoration plans. An invasive species is a species not native to a specific location, whose introduction causes or is likely to cause harm to environmental, economic, and/or human health. Native species or non-invasive alternatives should be used exclusively and can be confirmed by Malahat Nation Lands Department.

Material Sourcing: All soil, fill, gravel, and mulch materials brought onto the site should be inspected for invasive plant seeds and plant material (leaves, branches, roots, seeds, etc.) by the supplier. Suppliers should follow [best management practices](#) outlined by the Invasive Species Council of BC for soil movement and disposal.

Management Plan: A protocol should be put in place to identify invasive species and how to manage their removal by Malahat Nation Lands Department, especially high-priority invasive species should be reduced or eliminated entirely.

Containment, Disposal and Restoration: Removal of high-risk invasive species will be conducted under strict containment. Disposal will be coordinated by a licensed facility to appropriately



dispose of materials following provincial regulations. Restoration of disturbed areas should be encouraged quickly to help stabilize local ecology and reduce the potential of future infestation.

6.3.7 Theming and Placemaking

Gateway Features

Landscaping and Lighting: Integrate contextually proper landscaping into gateway features including native plant species with seasonal interest. Lighting should be used to accentuate gateway areas.

Signage: Gateways should integrate orientation information for all modes entering the site and scaled appropriately.

Design: The design of the gateways should reflect the community character (e.g. colours and materials).

Wayfinding (Orientation) and Signage

Community Character: Signage should reinforce the community's character and/or brand by providing features that interpret the character through use of decorative carvings, colours, iconography etc.

Interpretation: Place interpretive and information signage where suitable to identify unique areas throughout the community. Interpretive signage should be culturally informed and suitable for Malahat Nation.

Materials and Colours

Naturally Inspired: Building materials should reflect the community's preference for natural building materials such as natural wood.

Colours: Malahat Nation colours should be used such as black and yellow as well as red and blue as preferred by the community.

Public Art

Size: Public art features should be designed for visual prominence at a proper scale.

Themes: Public art themes should be developed through a separate engagement process with community members and staff where suitable. Colourful culturally inspired design elements such as murals and sculptures should be explored as well as carved marker poles.



Malahat Specific: The majority of new public art should feature Malahat Nation culture and imagery. Malahat and W̱SÁNEĆ artists will be given the Right of First Refusal for public art projects. Coast Salish, Native West Coast artist and similar will also be considered. .

7.0 Component Catalogue

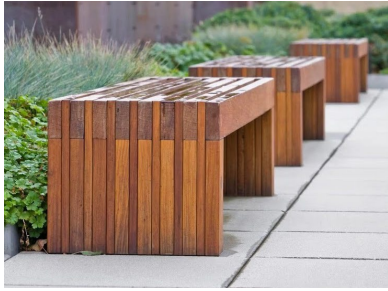
This section provides staff, Members and developers a sample of design features that have been identified as supporting the guidelines and policies in this document. Benches, streetlights, and signage are among the topics covered here. Specific models and manufacturers have been shown for ease-of-use, but it is important to note that, as feasible, custom furnishings incorporating W̱SÁNEĆ or Malahat art are highly encouraged. These options are only suggestions and may be changed if an approved equal is found by Malahat Staff during the design phase. The spirit and design of the components are the important feature in this section and are not meant to be the selected furnishings for the future.



7.1 Furnishings

7.1.1 Bench and Seating

Option A



Product Name:

Hudson Bench

Manufacturer:

Form + Surfaces

Material:

Cumaru Wood

Option B



Product Name:

Colossus Giant Timber

Manufacturer:

Timberform

Material:

Douglas Fir, Graphite Powder-coat Finish

Option C



Product Name:

Diller

Manufacturer:

Timberform

Material:

Douglas Fir Slats & Black Powder-coat Finish



7.1.2 Waste and Recycling



Option A	Option B
<div data-bbox="467 415 636 619" data-label="Image"> </div> <div data-bbox="277 657 740 961" data-label="Text"> <p>Product Name: Ecostream Waste_Recycle Receptacle</p> <p>Manufacturer: Hauser</p> <p>Material: Ipe Wood, Black Powder-coat Finish</p> </div>	<div data-bbox="971 407 1300 644" data-label="Image"> </div> <div data-bbox="862 674 1286 978" data-label="Text"> <p>Product Name: Park Outdoor Trashbin CAY 140</p> <p>Manufacturer: Canaan Furnishing</p> <p>Material: Steel and Wood-Plastic Composite</p> </div>

7.1.3 Picnic Tables

Option A	Option B
<div data-bbox="394 1224 714 1417" data-label="Image"> </div> <div data-bbox="277 1484 763 1782" data-label="Text"> <p>Product Name: Plaza Picnic Table</p> <p>Manufacturer: Equiparc</p> <p>Material: Jatoba Wood, Black Powder-coat Finish</p> </div>	<div data-bbox="948 1194 1321 1459" data-label="Image"> </div> <div data-bbox="862 1493 1307 1791" data-label="Text"> <p>Product Name: MTB-0720-00002</p> <p>Manufacturer: Maglin</p> <p>Material: Ipe Wood, Black Powder-coat Finish</p> </div>

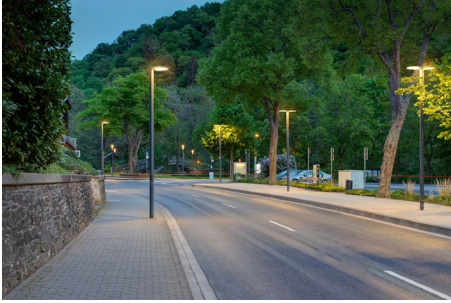





7.1.4 Shade Structures

Option A	Option B
	
Product Name:	Product Name:
Custom Shade Structure	Custom Shade Structure
Manufacturer:	Manufacturer:
Lafontaine Iron Werks & Nicola Logworks	Steelwood Structures + Timber
Material:	Material:
Iron and Logs (Wood)	Steel and Logs (Timber)





7.1.5 Street Lighting

Option A	Option B
 	 
<p>Product Name: Pole-Top Luminaires (Dark Sky)</p> <p>Manufacturer: BEGA</p> <p>Material: Black Powder Coat</p>	<p>Product Name: Montpellier – Pole Top Collection BOOM (Dark Sky)</p> <p>Manufacturer: BEGA</p> <p>Material: Black Powder Coat</p>



7.1.6 Planters




Option A	Option B
 <p data-bbox="280 680 464 709">Product Name:</p> <p data-bbox="280 728 386 758">CAP-108</p> <p data-bbox="280 793 459 823">Manufacturer:</p> <p data-bbox="280 842 558 871">Canaan Site Furnishing</p> <p data-bbox="280 905 396 934">Material:</p> <p data-bbox="280 953 578 982">Wood Plastic Composite</p>	 <p data-bbox="865 680 1049 709">Product Name:</p> <p data-bbox="865 728 1068 758">Roco Grey Stone</p> <p data-bbox="865 793 1044 823">Manufacturer:</p> <p data-bbox="865 842 1097 871">Greenville Planters</p> <p data-bbox="865 905 980 934">Material:</p> <p data-bbox="865 953 1162 982">Polyester and Fibreglass</p>

7.2 Landscaping and Vegetation

The following list of plants were carefully selected to support slope stabilization and long-term erosion control, using species with deep, fibrous root systems that naturally reinforce the terrain. All plants are native to British Columbia, ensuring strong ecological compatibility and resilience in the region's climate. Many of these species also provide inherent fire-resistant qualities, contributing to safer landscape conditions in an era of increasing wildfire risk. Equally important, the chosen plants hold cultural, ecological, and traditional significance for the MĀLEXEŁ people.






7.2.1 Street Trees




Common Name	Latin Name	SENĆOŦEN Name	Hul'q'umi'num' Name	Note	Photo Example
Bigleaf Maple	<i>Acer macrophyllum</i>	ƆƆÁ,ELĆ	ts'alhulhp	Good canopy	
Red Alder	<i>Alnus rubra</i>	SƆŦELĆ	kwulala-ulhp	Fast growing. Slope stabilization and erosion control.	
Bitter Cherry	<i>Prunus emarginata</i>	SƆEƆENIĆ	t'ulum'ulhp	Slope stabilization and erosion control.	



7.2.2 Decorative Trees





Common Name	Scientific Name	SENĆOŦEN Name	Hul'q'umi'num' Name	Note	Photo Example
Western Flowering Dogwood	<i>Cornus nutallii</i>	ØETXİŁĆ	kwit-xulhp	Attracts pollinators. Slope stabilization and erosion control	
Lodgepole Pine	<i>Pinus contorta</i>	ĆEN,İŁĆ	qw'iyulushulhp	Drought tolerant and grows tall, straight and narrow	
Larch	<i>Larix spp</i>	N/A (not native to area)		Higher moisture content of foliage makes tree slightly less risky	







Common Name	Scientific Name	SENĆOŦEN Name	Hul'q'umi'num' Name	Note	Photo Example
Garry Oak	<i>Quercus garryana</i>	ĆEN,ILĆ	p'hwulhp	Generally fire-resistant	
Trembling Aspen	<i>Populus tremuloides</i>	N/A (not native to area)	qw'i'qw'iyulush ulhp	Generally fire-resistant. Slope stabilization and erosion control	
Western Red Cedar	<i>Thuja plicata</i>	XPĀ,	xpey'	Slope stabilization and erosion control	







7.2.3 Shrubs

Common Name	Scientific Name	SENĆOFEN Name	Hul'q'umi'num' Name	Notes	Photo Example
Beaked Hazelnut	<i>Corylus cornuta</i>	ƛEBOX İŁĆ	p'qw'axw	Generally fire-resistant	
Cotoneaster Cranberry	<i>Cotoneaster apiculatus</i>	N/A (not native to area)		Generally fire-resistant	
Kinnikinnick	<i>Arctostaphylos uva-ursi</i>	SƛWFES	Translation not available	Nectar for bees; berries for birds/mammals	
Salal	<i>Gaultheria shallon</i>	DAƛE İŁĆ	t'eqe'	Resistant to pests and diseases, good for shade and woodland gardens	







Common Name	Scientific Name	SENĆOŦEN Name	Hul'q'umi'num' Name	Notes	Photo Example
Oceanspray or Ironwood	<i>Holodiscus discolor</i>	KÁŦEŁĆ	qethulhp	Traditionally used as a material to make tools e.g. hoops for dipnets	
Nootka Wild Rose	<i>Rosa nutkana</i>	ŦEL,ŦE,İŁĆ	qel'qulhp	Edible	
Douglas Spirea	<i>Spiraea douglasii</i>	ŦEŦEŦİŁĆ	t'eets'ulhp	Generally fire-resistant	
Tatarian Honeysuckle	<i>Lonicera tatarica</i>	KIDE	q'ut'q'ut'a'ulhp	Generally fire-resistant	




Common Name	Scientific Name	SENĆOFEN Name	Hul'q'umi'num' Name	Notes	Photo Example
Thimbleberry, or Redcap	<i>Rubus parviflorus</i>	DEKĒNĪĆ	t'uqwum'-ulhp	Edible	
Tall Oregon- Grape	<i>Mahonia aquifolium</i>	SENI,ĪĆ	luluts'ulhp	Traditionally used - medicinal, edible	
Western Chokecherry	<i>Prunus virginiana</i>	SXELĪĆ	tth'uxwun'	Attracts pollinators. Generally fire- resistant	
Salmonberry	<i>Rubus spectabilis</i>	ELILE	lila'	Attracts pollinators. Slope stabilization and erosion control. Bird friendly	




Common Name	Scientific Name	SENĆOŦEN Name	Hul'q'umi'num' Name	Notes	Photo Example
Blue Elderberry	<i>Sambucus cerulea</i>	ᐱᐱᐱᐱᐱ ᐱᐱᐱ	tth'uykwikw	Medicinal - prepare with caution under the guidance of an herbal specialist	
Red Elderberry	<i>Sambucus racemosa</i>	ᐱᐱᐱᐱᐱ ᐱᐱᐱ	tth'iwuq'	Use under the guidance of an herbal specialist	
Soapberry	<i>Shepherdia canadensis</i>	ᐱᐱᐱᐱᐱ ᐱᐱᐱ	sxwesumulhp	Medicinal and edible when prepared	
Western Mountain Ash	<i>Sorbus scopulina</i>	ᐱᐱᐱᐱᐱ ᐱᐱᐱ	Translation not available	Generally fire-resistant.	





Common Name	Scientific Name	SENĆOŦEN Name	Hul'q'umi'num' Name	Notes	Photo Example
Snowberry	<i>Symphoricarpos albus</i>	PEPKIYOS	p'up'q'iyaasulhp	Can be used as a tool to prepare fish	


7.2.4 Grasses

Common Name	Scientific Name	SENĆOŦEN Name	Hul'q'umi'num' Name	Notes	Photo Examples
Slough Sedge	<i>Carex obnupta</i>	TET	t'l'utl'	Slope stabilization and erosion control.	



Common Name	Scientific Name	SENĆOŦEN Name	Hul'q'umi'num' Name	Notes	Photo Examples
Common Rush	<i>Juncus effusus</i>	SĪÁQEL	p-shey'	Traditional use of plant for weaving, strings and ropes, and traditional medicines.	
Junegrass	<i>Koeleria macrantha</i>	SÁ,EL	Translation not available	Generally fire-resistant.	







Common Name	Scientific Name	SENĆOŦEN Name	Hul'q'umi'num' Name	Notes	Photo Examples
Cattail	<i>Typha latifolia</i>	SḶÁ,ḶEN	stth'e'qun	Slope stabilization and erosion control. Bird friendly	





7.2.5 Perennials and Ground Cover

Common Name	Scientific Name	SENĆOFEN Name	Hul'q'umi'num' Name	Notes	Photo Examples
Yarrow	<i>Achillea millefolium</i>	ᑕᑭᑭᑭᑭᑭᑭ	t'uliqw'ulhp	Medicinal plant	 <p>0207454 © Mark Turner www.turnerphotographics.com</p>
Monkshood	<i>Aconitum spp</i>	ᑭᑭᑭᑭᑭᑭ	Translation not available	Attracts pollinators	 <p>1586263</p>




Common Name	Scientific Name	SENĆOŦEN Name	Hul'q'umi'num' Name	Notes	Photo Examples
Bearberry	<i>Arctostaphylos uva-ursi</i>	SKINIKINIK	Translation not available	Slope stabilization and erosion control	
Lady Fern	<i>Athyrium filix-femina</i>	LEKLEKÁ,Y; LEQ,LEQ,Á,I	Translation not available	Slope stabilization and erosion control	
Creeping Dogwood	<i>Cornus canadensis</i>	DÁ,ELE	Translation not available	Slope stabilization and erosion control. Attracts pollinators	
Common Juniper	<i>Juniperus communis</i>	PÁXENIĆ	shelhuq'tsus p-tth'une'yulhp	Slope stabilization and erosion control	



Common Name	Scientific Name	SENĆOŦEN Name	Hul'q'umi'num' Name	Notes	Photo Examples
Beebalm	<i>Monarda fistulosa</i>	N/A (not native to area)	N/A (not native to area)	Attracts pollinators. Generally fire-resistant.	
Sword Fern	<i>Polystichum munitum</i>	ᑦᑭᐱᐻᐻᐻ; ᑭᑦᑭᐱᐻᐻᐻ	sthxelum	Slope stabilization and erosion control	



Common Name	Scientific Name	SENĆOŦEN Name	Hul'q'umi'num' Name	Notes	Photo Examples
Foamflower	<i>Tiarella trifoliata</i>	S,ELSET	Translation not available	Slope stabilization and erosion control	 <p>942167 © Mark Turner www.turnerphotographics.com</p>



7.3 Community Design Inspiration

Based on the feedback collected from members during the engagement sessions and through online surveys, the inspiration for the Malahat Community Lands should be deeply rooted in the natural environment and natural elements, the community's heritage and with a balance of modern and clean aesthetics.

Colours Scheme:

Members resonated most with traditional and cultural colours. The community's colors, black and yellow (seen in the Malahat Nation logo), remain a core inspiration.

In addition to the community's colours, there is also significant support for incorporating rich reds and browns, which were voted as the most appropriate color palette for future residential developments. Additionally, reds and blues received notable support for general community design features and artwork.



Image 29: Existing Malahat Community Playground, using traditional colours.



Building Materials:

There is an overwhelming preference across the board for natural materials. Wood is highly favored, particularly unfurnished, natural wood finishes for functional elements like benches, picnic tables, waste receptacles, boardwalks, and planter boxes.

For residential developments and new housing, stone and aggregate are strongly preferred by members followed by Vinyl siding. Glass is viewed very unfavorably as a primary exterior building material.



Image 30: Existing Kwunew Kwasun Centre and Malahat Big House, using natural wood finishes.



Image 31: Example of New Development with Siding and Stone/Aggregate features.



Art and Cultural Symbols:

Community members want to see culturally significant symbols integrated throughout the lands, including eagles, totem poles, and carved poles for signage. Custom elements that use MÁLEXEŁ or WŚÁNEĆ art are also highly encouraged.

While functional elements should be simple and natural, members expressed a strong desire for colorful cultural designs when it comes to artistic elements like indoor and outdoor murals, sculptures, crosswalks, and bus stops, and art in garden beds.



Image 32: Existing Carvings and Art in Malahat Nation territory or Malahat artists (credit Andre Goldsmith for the Bear and Salmon illustration).

Feedback strongly emphasized the need for artwork created by the community for the community, displayed in accessible public spaces over long periods to prevent emptiness and disconnect. Art featuring positive affirmations, such as utility box wraps, was also suggested.



Overall Design and Architectural Style:

There is a clear preference for clean, geometric forms over ornate or highly traditional architectural styles. Simple, contemporary designs paired with natural materials (like wood block-form benches with restrained metal supports) are considered ideal.

Utilitarian items, like waste bins, must be highly functional—integrating trash, recycling, and organics—while maintaining a natural, wood-slatted aesthetic.

Sustainable design strategies, such as green walls and roofs, were viewed very positively by members. Preserving nature is a top priority. The community deeply values tree preservation—specifically highlighting the retention of Arbutus trees and other native species. Landscaping should feature medicinal plants (like Oregon Grape and Snowberry), bulrushes, and fruit-producing trees to create a natural, culturally relevant environment.



Image 33: Example of geometric built form and First Nations Art on Utility Box Wraps. Credit to Charles (Temosen) Elliott of Tsartlip First Nation.

Appendix A

Engagement Summaries:
What We Heard Memo #1 and #2



