HEATHER LANDS
Rezoning Plan Summary

χewəs tə nia šx̱ʷətəqətəl <Hən̓q̓əmin̓əm̓>
Χəwəs uʕxumixw <Skwxwú7mesh>
A New Neighbourhood <English>

By DIALOG with guidance from CLC-MST
For the City of Vancouver
February 2021
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1.1 AN HISTORIC PARTNERSHIP

The Musqueam Indian Band, Squamish Nation, and Tsleil-Waututh Nation have come together in partnership to celebrate their cultural and family connections, and to reflect their tradition of working together collaboratively to benefit their people. The MST Partnership (“MST”), together with Canada Lands Company (“CLC”), have entered into an historic joint venture partnership to redevelop Heather Lands and create opportunity for all involved.

Together, Canada Lands Company and the MST Partnership (“CLC-MST”) are working to transform the Heather Lands into an inspiring, progressive and sustainable new neighbourhood.

In doing this, they will optimize the value of the land, generate opportunities and careers for members of the MST Nations and generate a return on investment for all the partners and Canadians.
1.1.1 THE PARTNERS

CANADA LANDS COMPANY

Canada Lands Company ("CLC") is working with the MST Partnership to bring new opportunities to Heather Lands.

Canada Lands Company is a self-financing, federal Crown corporation that specializes in real estate, development and attractions management. The company’s goal in all it does is to produce the best possible benefit for Canadian communities and the Government of Canada.

Canada Lands Company works to ensure that former government properties are redeveloped or managed in accordance with their highest and best use, and that they are harmoniously reintegrated into local communities. Our goal is to help transform surplus parcels and reshape them to meet the needs of Canadians with inspiring and sustainable new neighbourhoods in which they can live, work and play.

“Canada Lands is incredibly proud of the work underway with our joint venture partner, the MST Partnership. This historic relationship demonstrates capacity for collaboration between a federal Crown corporation real estate company and Indigenous partners, not only here in Vancouver, but right across Canada.”

John McBain
Canada Lands Company

MST PARTNERSHIP

The Musqueam Indian Band, Squamish Nation and Tsleil-Waututh Nation have come together in a partnership to celebrate their cultural and family connections, and to reflect their tradition of working collaboratively to benefit the people. Their partnership will ensure that future generations will benefit from jobs and economic activity within their traditional territories. The MST will continue to work together to share their traditional territories and ensure that all partners, both Indigenous and non-Indigenous, see the benefit of working together as one. By working together, the MST believe they can develop First Nation economic opportunities in the traditional territories of Musqueam, Squamish and Tsleil-Waututh.

“This project is a great example of the growing role of First Nations in Vancouver and as key drivers in advancing the economy of British Columbia. The Musqueam Indian Band is excited to work alongside the Squamish and Tsleil-Waututh Nations, the federal and provincial governments, as well as local municipalities to create a legacy that will benefit the city and our members for generations.”

Chief Wayne Sparrow
Musqueam Indian Band

“This project is exciting for the Tsleil-Waututh Nation and we are eager to continue to work with Musqueam, Squamish, Canada Lands Company and the City of Vancouver. This project will benefit generations of our people as well as the surrounding communities and country.”

Khelsilem
Squamish Nation

Chief Leah George-Wilson
Tsleil-Waututh Nation
The Musqueam people are descendants of the cultural group known as the Coast Salish. We have lived in our present location for thousands of years. Our traditional and historic territory occupies what is now Vancouver and surrounding areas.

As our territory has experienced change throughout the years, we have continued to innovate and grow our community based on a foundation of strong cultural traditions and practices.

Our vision of developing socio-economic opportunities for our peoples has led to a number of successful developments and partnerships. The 1elə Archie development is a 21-acre master planned mixed-use community in the University Endowment Lands. Income properties include the townhouses at Shalimar Place, the Fraser Arms property, the Milltown Marina, and three golf courses.

Through diverse initiatives and collaborations, we are creating opportunities for our community that will benefit generations to come.

musqueam.bc.ca
Squamish Nation is comprised of descendants of the Squamish Language-speaking peoples who lived in the present day Greater Vancouver area. The Squamish Nation has occupied and governed its territory for millennia.

The Squamish Nation has become a business incubator with unique potential, ramping up an entrepreneurial dynamism that has the potential to add to the economic landscape of this city, the region and the province. We want to make sure the next generation will benefit from jobs and economic activity in the Squamish Nation. We are optimistic in this era of reconciliation and the opportunities it presents for Indigenous peoples.

In light of our economic goals, we have partnered with other First Nations, non-Aboriginal partners and business leaders to assist in the development of a portion of our lands. Recent projects include Squamish Oceanfront, Lions Gate Wastewater Treatment Plant, the Whistler-Blackcomb resort, the CLC-MST joint venture lands — among many others.

squamish.net
Tsleil-Waututh Nation, “People of the Inlet”, have a deep connection to the land and waters of our territory surrounding Burrard Inlet. Our families have lived here for many generations, thriving off the abundance of resources available in the area.

Our vision is to once again put the Tsleil-Waututh face on our traditional territory, to be active participants in all social, economic, cultural, and political activities that take place on our lands by building strong relationships based on trust and mutual respect.

We have been working to achieve our vision in part through the creation of Takaya Developments — a successful real estate development company, majority owned by the Tsleil-Waututh Nation, which has been developing high-end condominiums and townhomes over the past 20 years. We also own a number of thriving businesses including Takaya Tours, Golf Centre, Burrard General Store, and Child and Family Development Centre, Salish Sea.

twnation.ca

Chief Dan George, 1971
Photo Credit: Innell Reg

Dennis Thomas, Tsleil-Waututh Nation Cultural Liaison
Photo Credit: Tsleil-Waututh Twitter Account
1.1.3 OWNERSHIP STRUCTURE

In 2014, the Musqueam, Squamish, and Tsleil-Waututh Partnership ("MST") and Canada Lands Company ("CLC") announced the acquisition of the Heather Lands from the Government of Canada. MST and CLC also announced an historic joint venture partnership that establishes an equal ownership interest in the lands with 50% collectively held by MST and the other half held by CLC.

Through a Joint Venture Management Agreement, MST and CLC are equally represented in providing strategic guidance to the projects including around the content of the rezoning and other key commitments. Through a project management agreement, CLC and MST Development Corporation are responsible for the day-to-day work to advance the project.

CLC and MST worked together in conjunction with the City of Vancouver to prepare a policy statement for the Heather Lands which was unanimously adopted by Council in 2018. CLC and MST are now working together to complete the rezoning of the lands.

Both MST and CLC are unique land owners. The MST Partners have a long-term interest in lands in this region and it is expected that they will stay involved in the lands over the long-term. The MST Partners each bring unique experience in business including in development, as well as a historic role and long-term interest in these lands within their traditional territories. CLC is a federal Crown corporation that acquires and redevelops former federal sites that have the potential for added value across the country. As a developer, CLC's mandate includes delivering benefits to the communities it works in and providing a return to its shareholder, the federal government. CLC brings to the partnership its national planning and development experience.

CLC and MST look forward to working together with the City of Vancouver and the community to complete the rezoning for the Heather Lands.
1.2 THE PROJECT TEAM

PROJECT MANAGEMENT

CANADA LANDS COMPANY:
» Elisa Campbell
» John Burke
» Deana Grinnell

It is a priority for the CLC-MST joint venture to integrate Musqueam, Squamish and Tsleil-Waututh perspectives, knowledge and culture into the planning and design of the Heather Lands.

Elisa Campbell
Canada Lands Company

MST DEVELOPMENT CORP:
» Brennan Cook

MST CULTURAL LIAISONS

The Heather Lands Rezoning has been guided and strengthened by the addition of three cultural liaisons to the project team:
» Charleen Grant, Musqueam Indian Band
» Adrienne Charlie, Squamish Nation
» Dennis Thomas, Tsleil-Waututh Nation

The MST Cultural Liaisons have participated with the Project Team to support the planning and design of the project. They have informed site planning efforts from a cultural perspective, respecting the unique and unprecedented collaboration of the MST Partnership and seeking ways to reflect the shared values traditions and culture of the MST Nations.

As part of the project process the MST Cultural Liaisons guided engagement events that were held in the MST communities — the outcomes of which informed the Cultural Interpretive Plan — participated in workshops, provided stories and legends of their peoples, and offered insight into what is valuable and meaningful for the MST.

The culmination of work that is set out in this document has been guided and enriched through the knowledge, experience and insight gained from Charleen Grant, Adrienne Charlie and Dennis Thomas on behalf of their respective Nations and by the input from many MST Nations community members.

DESIGN TEAM

LEAD CONSULTANT:
» DIALOG Architects
» Engineers
» Landscape Architects
» Planners
» Urban Designers

CONSULTANTS:
» Bunt & Associates Transportation Planners & Engineers
» Kerr Wood Liedel Consulting Engineers
» Piteau Associates Geotechnical & Water Management Consultants
» Arbortech Consulting

ARTISTS:
» CoDesign
» Get the Picture
» Matthew Thomson Design
» OSM Illustration

PARCEL D – CSF SCHOOL
Client: Conseil Francophone Scolaire
Design Team:
» Principle Architecture
» Local Practice
» Bunt & Associates
At the request of the partnership of the Musqueam Indian Band, Squamish Nation, and Tsleil-Waututh Nation ("MST Nations"), and Canada Lands Company ("CLC"), the landowners, a comprehensive planning program was undertaken to identify and evaluate policies for the redevelopment of Heather Lands. The City of Vancouver’s policy planning program for Heather Lands was launched in 2016. The process included a multi-year public engagement to establish and evaluate guiding principles and conceptual site plans. It also included the development of policies to guide site planning, informed by a range of City plans and policies ranging from Transportation 2040 Plan and Greenest City Plan, to Healthy City Strategy and Biodiversity Strategy. A policy of high importance was the City of Vancouver Reconciliation Framework (2014), which is rooted in the foundational components of cultural competency, strengthening relations, and effective decision-making.

The Heather Lands Policy Statement articulates a vision for Heather Lands as “a sustainable new neighbourhood that will be a place to welcome and connect all people and cultures, and share traditions, culture and values of the Musqueam, Squamish and Tsleil-Waututh Nations.” It includes a set of seven guiding principles that are described on the following page.

The Heather Lands Rezoning Application responds to these seven guiding principles and builds on them through a design approach that is deeply informed by input and stories contributed by CLC-MST Cultural Liaisons, Elders and MST Nations’ community members.

The Heather Lands Policy Statement was adopted unanimously by Vancouver City Council in May 2018. It has provided the foundation for the Heather Lands rezoning proposal, and will guide consideration of the rezoning application.
1.3.1 PROJECT VISION AND GUIDING PRINCIPLES

CLC-MST aspirations include enduring recognition of the cultures, traditions, and values of the Musqueam, Squamish and Tsleil-Waututh people.

The Heather Lands Policy Statement contains seven Guiding Principles that were prepared to guide the rezoning and future development of Heather Lands. They were created through an extensive community consultation process, and to reflect the goals of the City and the aspirations of the landowners:

- Reflect shared history and collective vision
- Respect the land, enhance natural systems and contribute to sustainability
- Create community for all cultures
- Connect neighbourhoods
- Accommodate a range of housing types to support a diversity of needs
- Create a new residential district
- Achieve outstanding urban design

Section 2 of this document outlines the design rationale and design approach for the Heather Lands development which is reflected throughout the Heather Lands rezoning plan.

- Reflect Shared History and Collective Vision
- Respect the Land, Enhance Natural Systems and Contribute To Sustainability
- Create Community for All Cultures
- Create a New Residential District
- Connect Neighbourhoods
- Accommodate A Range of Housing Types To Support Diversity Of Needs
- Achieve Outstanding Urban Design
1.4 REZONING PROPOSAL

The Heather Lands Policy Statement provided the foundation for the rezoning plan, which builds on the preliminary vision and Guiding Principles to further evolve a vision and set of culturally intelligent design directives that have informed all aspects of the design development. The rezoning plan has been prepared to comply with the full suite of municipal rezoning requirements, as well as the City’s Rezoning Policy for Sustainable Large Sites, and Green Buildings for Rezonings Policy.

The rezoning plan for Heather Lands includes:

» Heather Lands Rezoning Submission
» Heather Lands Design Guidelines
» Heather Lands Sustainability Strategy
» Heather Lands Cultural Interpretive Plan
» Supporting technical reports by subject matter experts from a range of professional fields
1.4.1 REZONING RATIONALE

The plan seeks to rezone the site from the existing CD-1 (80) & CD-1 (S2A) zones to the requested CD-1 zone to accommodate a primarily residential neighbourhood with a mix of uses to support everyday life and activity.

The proposed new Heather Lands neighbourhood reflects the shared aspiration of CLC-MST to transform the Heather Lands into an inspiring, progressive and sustainable new neighbourhood that generates the best possible economic and social benefit for MST Nations’ members, local communities, and the country. It also clearly reflects the vision laid out in the Heather Lands Policy Statement: “the vision for the new community is to create a sustainable new neighbourhood that will be a place to welcome and connect all people and cultures, and to share the traditions, culture and values of the Musqueam, Squamish and Tsleil-Waututh Nations.”

The land uses proposed for the 21-acre Heather Lands neighbourhood include a neighbourhood park; a variety of public, semi-public and private open spaces; a mix of housing types; retail and office commercial opportunities; a MST Cultural Centre; a childcare centre; and a new school on land leased to the Conseil Scolaire Francophone. Through this mix of uses, the new community will provide a unique and animated urban neighbourhood where attention to a vibrant public realm, health and physical activity, and sustainability is evident throughout.

The Heather Lands neighbourhood will provide approximately 2,600 new homes for residents. The proposed development is aligned with the City of Vancouver’s housing targets for affordable housing, including moderate income rental units and social housing. The development will also provide market rental and market housing. 50% of social units, and 35% of market and rental units, will be designed for families.

The Heather Lands will connect people to the traditions, culture and stories of the MST Nations. MST culture and stories are woven throughout the proposed plan, and will lie at the heart of the new community.

1.4.2 REZONING PROCESS

The rezoning process for the Heather Lands site commenced with the procurement of a design team led by DIALOG, and was initiated by CLC-MST with the City of Vancouver in July 2019.

Since that time, detailed plans and design solutions have been developed for the purpose of developing a comprehensive rezoning package. CLC-MST Cultural Liaisons have worked closely with the project team throughout this time to ensure MST perspectives, knowledge, and culture are integrated into the planning and design of Heather Lands. Ongoing meetings have been held with the municipal Major Projects staff as well as with municipal technical staff to ensure support for the directions and solutions proposed.

1.4.3 PRE-APPLICATION ENGAGEMENT

Due to the unforeseen global events which have required people to maintain social distance, a formal open house that would typically be held during the rezoning pre-application phase was not held. In the interest of maintaining project momentum, the items outlined below have been considered as appropriate proxies until such time that an open house may be held:

» Substantial community input provided in the creation of the Heather Lands Policy Statement.
» Alignment of the rezoning plan with the intent of the policies as articulated in the Heather Lands Policy Statement.

Following the submission of the rezoning plan application, a presentation to the Riley Park South Community Visions Group was made and engagement will proceed according to standard City of Vancouver practices.
1.5 RECONCILIATION

Reconciliation is in the DNA of Heather Lands; it is embedded in all aspects of the redevelopment of the site, including through ownership, the planning process, the relocation / removal of the Fairmont building, and the design concept for the Heather Lands neighbourhood as summarized below and described in more detail throughout this rezoning proposal.

OWNERSHIP: Historic Partnership
The joint venture partnership that establishes an equal ownership interest in the lands, with 50% collectively held by the MST Partnership and the other half held by Canada Lands Company (“CLC”), is historic. The MST Partnership has a very long-term interest in lands in this region and it is expected that they will stay involved in the Heather Lands over the long-term. Together, CLC-MST are working shoulder-to-shoulder to transform Heather Lands into an outstanding new neighbourhood. It is a unique partnership and development process that embodies reconciliation.

PLANNING PROCESS: Strengthening Relations
On July 9, 2014, Vancouver City Council adopted a framework for reconciliation as part of Vancouver’s designation as a City of Reconciliation. CLC-MST have worked closely with City staff to move forward the significant opportunity offered by Heather Lands as a site of reconciliation.

As stated in the Heather Lands Policy Statement, reconciliation for this development is multifaceted. “It is about the return of the lands to the MST Nations. It is about reflecting on the past, including the impact of the residential schools and the relationship between the Nations and the RCMP, who operated a training facility on this site for many years. It is also about the future, in creating opportunities for sharing culture, storytelling, healing and prosperity. It is intended that the Heather Lands will be unique in character, by incorporating Indigenous values and principles into the planning and design of the site.”

FAIRMONT BUILDING: Act of Reconciliation
As described in more detail in Section 1.7.4 of this document, the Fairmont building, which acted as the Division ‘E’ Headquarters for the RCMP, is a constant reminder of a history of negative relations between the RCMP and Indigenous people, and is seen by the MST Nations as a continued imposition of colonial values. In recognizing this history, the MST Nations with the support of CLC requested removal of the Fairmont building from the Heather Lands.

As part of the process for creating the Heather Lands Policy Statement, the City hosted a dialogue event to consider the future of the Fairmont building. Five principles derived from the Fairmont dialogue session provide a site-specific approach to reconciliation: Respect; Storytelling; Healing; Welcoming; Legacy.

These reconciliation principles have informed the design process for Heather Lands, and are reflected in more detail in Section 2.1 Design Rationale and throughout the rezoning proposal. Guided by these reconciliation principles, the Heather Lands will also include a new MST Cultural Centre in place of the Fairmont building, as described in more detail in Section 3.3.1.

DESIGN PROCESS: Informed by Storytelling
The expression and celebration of the culture, values, and stories of the MST Nations are at the heart of the design of Heather Lands. Engagement with members of the MST Nations communities, including the CLC-MST Cultural Liaisons, provided ideas and input to guide the creation of the Heather Lands Cultural Interpretive Plan (“CIP”). The stories and the ideas the Heather Lands CIP shares have shaped the design described in this rezoning proposal, and will continue to serve as an important resource for informing how to imprint MST culture in Heather Lands landscape, public realm, amenities, architecture, public art, infrastructure and housing. It will help create a place that is different than anywhere else in Vancouver.

SITE DESIGN: Legacy
All components of the rezoning plan for Heather Lands reflect the policies expressed in the Reconciliation chapter of the Heather Lands Policy Statement, and the shared vision to create a legacy that respects the past and celebrates the future.

Placemaking
Heather Lands is unique in character. Through the Heather Lands CIP, four design directives bring together MST culture and values to provide the foundation for placemaking throughout the new neighbourhood:

- Welcoming to All
- We’re Taught to Know Where We Come From
- Everything is Connected
- Being in Touch with the Light, Weather, Seasons, Land

Placemaking is enhanced through the definition of six distinct precincts, ‘Character Areas’, that reflect MST culture and ways of being:

- Trail Through the Forest: The Runner Connects Communities
- Meeting Point: Welcome to our Place
- Teaching: Transferring Knowledge
- Homes in the Village: Returning Home
- Homes in the Forest: Retreat & Cleanse
- Drum Beat / Heart: The Spirit of this Community is Alive

Future Prosperity
Planning for Heather Lands considers the long-term prosperity of the MST Nations. The Heather Lands redevelopment provides unique opportunities for skill development and career training including planning, design, engineering and construction. The MST Nations have stated an interest in holding the lands in perpetuity, and ongoing operations of the new neighbourhood, and also providing opportunities for skill development, careers, and enterprise. CLC-MST will continue to work with the City of Vancouver to secure community amenities without requiring dedication to the City.
1.5.2 POLICY STATEMENT ENGAGEMENT

The following is drawn directly from the City of Vancouver’s Policy Statement for Heather Lands:

Public consultation for the Heather Lands launched in October 2016 with open houses and an illustrated brainstorming session. A group of artist facilitators were present to illustrate ideas offered by those in attendance. Participants collaboratively created visions for the future of the site.

A second illustrated session was hosted for youth from the MST Nations, and from the local secondary schools (Eric Hamber and Jules-Verne). At the second set of open houses in late October/early November 2017, draft guiding principles and three preliminary concept plans were presented.

Public feedback was used to develop a preferred draft concept. Following the second set of open houses, the City hosted a dialogue session with invited participants to discuss the future of the Fairmont building. The goal of the event was to share different perspectives regarding the proposal to replace the Fairmont building. The final draft of the Policy Statement will be presented to Council for consideration. If the Policy Statement is approved by Council, the next step will be rezoning.

A series of engagement events were held in each of the Musqueam, Squamish and Tsleil-Waututh communities to invite members to share their ideas and input about how to imprint MST culture into the future neighbourhood.

The engagement events took the form of community dinners and Elders’ lunches, included opening songs, words of welcome, and introductions to the project. Information panels were available to provide background information on the site, project history, partnership history, and planning process.

Following the meals, community members were invited to participate in a number of different interactive activities. These activities included:

• A Storytelling Circle
• 100 Photos Table
• Co-Design Four Elements
• Children’s Activities

An incredible amount of rich input was shared. Artists were available to capture the stories visually. A summary of the events, event activities and their outputs: stories, insights, and ideas that were offered, including all the artists illustrations are documented in the “What We Heard” document. A key output from this process was the preparation of the Heather Lands Cultural Interpretive Plan which is available on the City of Vancouver website.
The Musqueam, Squamish, and Tsleil-Waututh people descended from hən̓q̓əmin̓əm and sḵwx̱wú7mesh speaking people who from time immemorial occupied, used, and gained their livelihood from the lands, waters, and seas that include the area referred to as “Heather Lands.”

Following is an origin story from each of the MST Nations. Indigenous cultures have a tradition of oral storytelling as a means to pass on their history. As such, the legends represented here are only one of many for each of the Musqueam, Squamish, and Tsleil-Waututh Nations. To access more details about MST legends please visit the Nations’ websites:

- musqueam.bc.ca
- squamish.net
- twnation.ca

HEATHER LANDS | Project Introduction

February 19th, 2021
Heather Lands is part of an interconnected network of cultural sites that exist throughout Musqueam, Squamish, and Tsleil-Waututh territories. For thousands of years, these have been the lands and waters on which the Nations have resided, worked, and followed their cultural customs.

The Heather Lands are situated within the central Burrard Peninsula that is bounded by English Bay and Sen̓áḵw (False Creek) to the north and Sto:lo (the north arm of the Fraser River) to the south. This area contains 17 recorded archaeological sites including major village such as čəsnaʔəm and sen̓áḵw.

The Musqueam explain, “the Musqueam people are descendants of the Coast Salish. Our traditional territory occupies what is now Vancouver and surrounding areas and our people moved throughout our traditional territory using resources the land provided for fishing, hunting, trapping and gathering, to maintain our livelihood. Today, the Musqueam people still use these resources for economical and traditional purposes.”

The Squamish explain, they are “descendants of the Coast Salish Aboriginal peoples who lived in the present day Squamish Valley and Greater Vancouver area. Our historical links to these lands and waters are numerous and Squamish place names exist throughout the territory. In many instances, a location has particular meaning to our people because of the existence of oral traditions that served to explain that place in the Squamish universe and in our relationship to the land. In addition, the land bears witness to the settlements, resource sites, and spiritual and ritual places of our ancestors, including villages, hunting camps, cedar gathering areas, rock quarries, clam processing camps, pictographs, and cemeteries.”

The Tsleil-Waututh explain, the “People of the Inlet’ is one of the many groups of Coast Salish peoples who populate the Pacific Northwest. We have a sacred trust, a responsibility to care for our traditional territory, and to restore it to its former state. This stewardship of the land, air, and water is deeply ingrained in our culture because we understand that the health of our people is interconnected with the environment we inhabit.”

The Coast Salish people experienced their first face to face contact with Europeans in 1808 when Simon Fraser sailed down Sto:lo (the Fraser River). Prior to this, the First Nations experienced indirect contact with Europeans through disease which devastated their communities. Soon after the Hudson’s Bay Company began to establish forts and trading posts. These encounters became the foundation for the settler history in the city now known as Vancouver. Prior to this contact, the Coast Salish people occupied the site currently named ‘Heather Lands’ since Time Immemorial, “beyond the living memory of a people.”

1 The Partners. MST Development Corp., http://mstdevelopment.ca/about-us/the-partners/
3 A path through the Forest. CVA 99-1185.7
4 A path through the Forest. CVA 99-1185.5
5 [Trail] Through the Forest, Stuart Thomson, 1918
6 [Trail] Through the Forest, Stuart Thomson, 1918
1.7.2 SETTLER HISTORY

Prior to settlement, the Burrard Peninsula was a densely forested area, consisting primarily of Douglas fir, Western hemlock, and Western red cedar. The Heather Lands site, like much of the Burrard Peninsula, was harvested for timber. In British Columbia logging began as early as 1820s and continues to this day. Prior to the establishment of saw mills at the Burrard Inlet in the 1860s and the completion of the Canadian Pacific Railway in 1886 the timber would have been used predominantly as masts for ships.

The cleared site allowed for the construction of the Langara School for Boys in 1913 (known today as the Fairmont building). The school was a private school under the authority of Western Residential Schools, a non-denominational commercial private boarding school. Only four years after the school established residence on the site, they were asked to vacate the property to establish a military hospital. The Langara School for Boys became the Langara Military Hospital which was also known as the Fairmont Hospital. The hospital tenancy lasted only three years, until 1920.

From 1920 until 2012 the RCMP occupied the land. In the 1920s, with the ending of the war, the federal government purchased the land and converted it to RCMP barracks. In 1950 the Fairmont Barracks became the RCMP sub-divisional headquarters and then finally in 1970 the Fairmont Training Academy. The Fairmont Training Academy offered classes to members of other detachments. The building also housed a kitchen and mess hall for senior RCMP officers.

From 1950 to the early 1980s, the RCMP expanded their operations. The building at 5255 Heather Street, built in 1950 and renovated in the 1970s. The RCMP Operations Building included: offices, a lecture theatre, a cafeteria and kitchen. In 1981, the RCMP also purchased the building at 657 W37th Avenue. Built by BC Workers Compensation Board in 1953, the building is listed on the City of Vancouver ‘Staff List of Recent Landmarks’ as it is, “a very good example the International Style” of the 1950s. As the RCMP ‘Administration’ building, programs included: general offices, a gym, workshop, and garage. In later years a forensic lab was added to the Heather Lands site. The Division E RCMP Headquarters occupied the land now known as Heather Lands for 94 years, until they moved to their new headquarters in Surrey, BC.

Throughout settler history, the relationship between the MST and the RCMP has been a difficult one and these struggles are still present today. The 1972 photo of the First Nations protest, the lower image on the right, is indicative of the struggles between these groups.

The National Inquiry of Missing and Murdered Indigenous Women and Girls (“MMIWG”), is a more recent example of the harm and suffering the MST and many other Indigenous people of Canada have experienced due to the RCMP.

In response to the Inquiry, in 2018 Brenda Lucki, RCMP Commissioner issued a statement of apology including the following:

“It’s very clear to me that the RCMP could have done better. I promise to you, we will do better.”

The City of Vancouver’s commitment to reconciliation has led to a decision to honour the future land owners’ history and relocate / remove the Fairmont building.

“[The] leaders [of the MST] believe the demolition or removal of the building is appropriate in the spirit of reconciliation. The building represents oppression and rejection from hunting grounds with travel routes and trade paths.”

RCMP Administration Building 657 W 37th Ave, Heritage Character Statement, Vancouver BC, FHBRO Number: 96-71

North Arm Fraser River nr. Vancouver
First Nations Protest at Fairmont Barracks
Photo Credit: Vancouver Sun, April 1972
Photo Credit: Tr P44, Bailey Bros.
1.7.3 HEATHER LANDS: SITE SIGNIFICANCE

Aspirations for redevelopment of the Heather Lands site include endearing recognition of the culture, tradition and values of the Musqueam, Squamish and Tsleil-Waututh Nations. The settler use of the site is also acknowledged as forming part of the site’s heritage value, particularly through landscape. Background archaeological reports, historical accounts and heritage assessments, along with the preparation of the Heather Lands Cultural Interpretive Plan provide detailed information to support an understanding of the heritage context of Heather Lands.

DESCRIPTION OF HEATHER LANDS AS A HISTORIC PLACE

The Heather Lands site is a large property centrally located on the Burrard Peninsula in Vancouver in an area that forms the height of land when travelling between False Creek and the Fraser River. The Heather Lands site was an integral part of the pre-Contact landscape on the Burrard Peninsula, and of the interconnected network of cultural sites that exist throughout Musqueam, Squamish and Tsleil-Waututh territories in particular. The MST Nations have deep connections to the area.

Today, the Heather Lands site is part of the Queen Elizabeth neighbourhood of Vancouver, as defined in the Cambie Corridor Plan. From 1920 to 2012, the RCMP was the primary operator on the site, and the site currently houses institutional, office and other types of structures that were needed to support RCMP functions. The present-day site has a park-like character due to the amount of open space within which the buildings sit. Since 2014 the full site has been owned by the joint venture partnership of CLC-MST.

HEATHER LANDS HERITAGE

The heritage value of the Heather Lands site is deeply and richly informed by its Indigenous history. The Burrard Peninsula was once a dense coastal rainforest, an area with cultural, physical, and spiritual locations and meaning for First Nations families. Prior to deforestation, Douglas fir, Western hemlock, and Western red cedar were the predominant tree species. The dominant undergrowth would have consisted of Oregon grape, trailing blackberry, baldhip rose, huckleberry, salal, and other vegetation.

For the MST Nations, respect for the land has always been a central value and is reflected in the stewardship of the natural landscape historically and today. This natural heritage is an important hallmark for Heather Lands; “Know that the skies, mountains and rivers tell our stories. Remember that everything we say, do, eat, make comes from the land.”

Pre-Contact Indigenous peoples occupied villages and camps along the shores of the Fraser River and False Creek. Although the waterways served as the primary corridors, overland trail networks connected major settlement areas on the Fraser River and Burrard Inlet, facilitating inter-village communications, trade, and access to spiritual sites. Several historic Indigenous trails have been documented in the area and represent an important heritage value of the Heather Lands. “The spirit of our ancestors moves through the open spaces of our runner.” The runner, or warrior, traveled across the land delivering messages. He traversed the territory that is now called Heather Lands. He was a connector.

The arrival of the colonial settlers brought new uses to the site and to this long-standing Indigenous heritage: timber harvest during in the early 20th century; the site of the Langara boys school from 1914 to 1918; a military hospital from 1918 to 1920; and the RCMP headquarters from 1920 to the recent past. Today, the Heather Lands site has a campus-like characteristic, with vacant office and institutional buildings sprinkled within large open spaces. The park-like nature of the land use and built heritage from this settler history of the Heather Lands site is a key heritage value.

Despite the rapid colonial settlement of this area, the sense of belonging that the MST Nations feel to the landscape now known as the Burrard Peninsula continues to this day. The continuity of place here expressed by the Musqueam, Squamish, and Tsleil-Waututh communities is demonstrated in the ideas and sentiment expressed during the community engagement events and resulting document for the Cultural Interpretive Plan.

KEY SITE CHARACTERISTICS

» The four elements of life:
   » Water is sacred; water is cleansing; water is home.
   » Earth nurtures and sustains us all. Everything we say, do, eat, make comes from the land.
   » Wind is the life force, that protects, teaches and connects to the spirit world
   » Fire is a gift that provides warmth and energy. It brings people together.

» Existing trees, especially Western red cedar and Douglas fir. Cedar is the tree of life in MST culture.

» The site’s location between the Fraser River to False Creek, and the historic trails across Heather Lands that connect the two waterways.

» Views to natural features, including views to mountains such as the Two Sisters (known by many today as the Lions) and to Mount Baker, both visible from Heather Lands, and to Queen Elizabeth Park.

» Parade Square, including the trees, as a reflection of the site’s RCMP history.

» Acknowledgment of the colonial history on the site, and the resilience of MST Nations, through removing structures that represent negative relations and replacing them with a sense of belonging and welcoming, spaces for gathering, ceremony and sharing culture.

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¹ Cultural Interpretive Plan, page 80
²Cultural Interpretive Plan, page 9 and 88
1.7.4 FAIRMONT BUILDING: STATEMENT OF SIGNIFICANCE

As described previously in Section 1.7.2, the Fairmont building is an existing building on the Heather Lands site that reflects the settler history on the site. As per Section 1.5: Reconciliation, the City of Vancouver concluded through the Heather Lands Policy Statement process that retaining the Fairmont building on the site is contrary to the spirit and intent of reconciliation, and the Fairmont building will be removed and/or relocated to a receiver site. The collective desire is not to erase the past, but to recognize shared history and legacies of the site. As such, the heritage of the building is documented and will be shared, including through making reference to it at the new MST Cultural Centre.

The Fairmont building is listed on the Vancouver Heritage Register in the 'A' category but not designated. During RCMP ownership the Fairmont Academy was recognized as a Federal Heritage Building by the Federal Heritage Buildings Review Office ("FHBRO"), which assists federal government departments in the protection of their heritage buildings. While the FHBRO designation is not applicable to buildings owned by CLC or other Crown Corporations, and ceased to apply to the Fairmont building upon purchase by CLC-MST in 2014, the Heritage Character Statement it contains provides a good description of the building's character defining elements.¹

HERITAGE CHARACTER STATEMENT
The Fairmont building is a two-and-a-half storey Tudor Revival institutional building designed by Vancouver architect Samuel Maclure in 1912. It was built in 1912 as Langara School, a private residential school for boys, but in 1920 was purchased by the Royal Canadian Mounted Police for their own use. Renamed Fairmont Barracks, the building served as the force's provincial headquarters until 1950, then as the sub-divisional headquarters until the 1970s, and finally as the Fairmont Training Academy. While changes to the building’s interior have been substantial, its exterior form and prominent features have remained remarkably intact.

CHARACTER-DEFINING ELEMENTS
» A prominent and distinctive entrance and interior foyer
» Siting within spacious and open grounds with ample use of trees
» A central corridor
» Formal massing
» Symmetrical façade
» Balanced composition
» Tudor half-timbering
» A flared hip roof
» Distinctive yet simple nature of materials of windows and doors

1.8 ZONING CONTEXT

The Heather Lands site as referred to in this document is currently made up of three properties: 4949 & 5255 Heather Street, and 657 West 37th Avenue. The current zoning for the properties are CD-1 (80) for 4949 Heather Street and CD-1 (52A) for 5255 Heather Street and 657 West 37th Avenue which is primarily institutional serving the RCMP for many years.

Heather Lands is situated within the Queen Elizabeth neighbourhood in the Cambie Corridor Plan ("CCP") and identified by the City of Vancouver as a ‘Major Project requiring a separate planning program’. In the CCP, properties adjacent to the project site are proposed as townhomes, apartments (4 to 6 storeys), residential towers (13+ storeys, and towers with a choice of use).

Streets adjacent and crossing the project site identified for development in the CCP include W33rd, W35th and W37th Avenues. Currently W35th ends at the lane west of Cambie street. The CCP identifies the extension of W35th into the Heather Lands site. W37th is part of the Ridgeway Bikeway that runs across the City. The CCP proposes the section of W37th from Cambie to Willow Streets to be improved as a ‘complete street.’ The Cambie Corridor Public Realm Plan provides recommendations for complete street design. W33rd is identified as a possible location for a future Canada Line station and/or bus route. Further bike lane improvements are slated for W33rd.

Another characteristic of the Heather Lands site is its location on the border of two watersheds. North of the site is Seriák̓w (False Creek) watershed and to the south is the Sto:lo (Fraser River) watershed, per the ‘Rain City Strategy, Appendix D: Watershed Characterization’.

LEGEND
- HEATHER LANDS SITE
- WATERSHED BOUNDARIES
- TOWERS (13+ STOREYS)
- TOWER (CHOICE OF USE)
- APARTMENTS (6 STOREYS)
- APARTMENT (4 STOREY MARKET or 6 STOREY RENTAL)
- TOWNHOUSES
- NEIGHBOURHOOD GREEN SPACE
1.9 SITE CONTEXT

The Heather Lands site is located in Vancouver, and is 8.5 hectares (21.1 acres) in size. It is situated north of W37th Avenue, south of W33rd Avenue, and bounded by the lanes east of Willow Street and west of Ash Street. The site is currently surrounded by single detached and low-rise multi-unit residential uses, as well as educational, faith and worship, and health care uses.

The Cambie Corridor Plan allows for future development of the lands surrounding the Heather Lands site. To the north, the zone between the Municipal Town Centre Development and the Heather Lands site allows for residential towers of up to 18-storeys on either side of Manson Street and mixed-use towers either side of Heather Street. 4-storey strata and 6-storey rental buildings are proposed to the east and west of the site. The drawing on the following page illustrates the various types of developments proposed in the City’s Cambie Corridor Plan.

The site is within a 10-minute walk of one of the region’s most significant rapid transit lines – the Canada Line. King Edward Station is located north of the site and Oakridge-41st Avenue Station to the south. A future station is possible at the corner of W33rd Avenue and Cambie Street although the construction of this station is not being considered at this time. East-west bus routes run along 41st Avenue to the south, a 5-10 minute walk from the site.

Bicycle routes run east-west along the northern and southern edges of the site, W33rd and W37th Avenues respectively, as well as north-south through the site along Heather Street.

The Heather Lands has a number of major green and open spaces nearby, including VanDusen Botanical Garden, Queen Elizabeth Park, and Oak Meadows. Other community services and destinations within the area include Hillcrest Community Centre and Park, Riley Park, the Jewish Community Centre, and Douglas Park Community Centre. Eric Hamber Secondary School to the west, L’Ecole Rose-Des-Vents, and L’Ecole Secondaire Jules-Verne are to the immediate south of the Heather Lands site. Vancouver College and King David High School are also nearby, along with several other elementary schools.

The nearest commercial areas are situated at Cambie Street and W41st Avenue, and Oak Street and West King Edward Avenue.

According to the Riley Park / South Cambie Community Vision, approved by City Council in 2005, the local community has a tradition of involvement in local issues, which is seen in its active community associations, neighbourhood and school groups, and artistic and business associations.
SITE CONTEXT

LEGEND
- - - HEATHER LANDS SITE
GREEN FOREST TRAIL
YELLOW POLLINATOR CORRIDOR
DARK ORANGE HEATHER LANDS COMMERCIAL USE
LIGHT BLUE BICYCLE NETWORK
DARK BLUE PUBLIC TRANSIT NETWORK
- - - CANADA LINE
- - OAKRIDGE-41ST AVE. STATION
LIGHT GREY NEIGHBOURHOOD GREEN SPACES
GRAY CSF OWNED LAND
WHITE NOT PART OF HEATHER LANDS REZONING

NOTE: THE ADJACENT CONTEXT DRAWING IS MODELED ILLUSTRATING THE ALLOWABLE DENSITY UNDER THE CAMBIE CORRIDOR PLAN.

Two Sisters, False Creek, and Burrard Inlet

BC WOMEN’S & CHILDREN’S HOSPITAL
ERIC HAMBER SECONDARY SCHOOL
VANDUSEN BOTANICAL GARDEN

LEGEND

- - - HEATHER LANDS SITE
GREEN FOREST TRAIL
YELLOW POLLINATOR CORRIDOR
DARK ORANGE HEATHER LANDS COMMERCIAL USE
LIGHT BLUE BICYCLE NETWORK
DARK BLUE PUBLIC TRANSIT NETWORK
- - - CANADA LINE
- - OAKRIDGE-41ST AVE. STATION
LIGHT GREY NEIGHBOURHOOD GREEN SPACES
GRAY CSF OWNED LAND
WHITE NOT PART OF HEATHER LANDS REZONING

NOTE: THE ADJACENT CONTEXT DRAWING IS MODELED ILLUSTRATING THE ALLOWABLE DENSITY UNDER THE CAMBIE CORRIDOR PLAN.
1.10 EXISTING SITE

1.10.1 PHOTOS

1. Looking S, Mature Trees on Site – Planned for Retention
2. Looking N, Mature Trees on Site – Planned for Retention
3. Eastern Site Boundary, Looking SE
4. Eastern Site Boundary, Looking N
5. Western Site Boundary, Looking N
6. Northwest Corner of Site, Looking NW
7. Western Site Boundary, Looking W
8. W35th Ave @ Western Site Boundary, Looking W
9. W37th Ave @ Heather St, Looking E
10. W37th Ave @ Heather St, Looking W
1.10.2 ELEVATIONS

Existing W33rd Elevation, Looking South

Existing W37th Elevation, Looking North

Existing W37th Elevation, Looking North (continued)
2.1 DESIGN RATIONALE

2.1.1 CULTURAL INTERPRETIVE PLAN

The Heather Lands Cultural Interpretive Plan ("CIP") provides foundational inspiration and insight for the rezoning proposal. Created through the stories, knowledge, and ideas shared by the members of the Musqueam, Squamish, and Tsleil-Waututh Nations' communities during the rezoning engagement processes, the CIP along with the Heather Lands Policy Statement provides the point of departure for the design of the site as proposed in the rezoning submission.

The CIP guides the design in terms of how MST culture will be imprinted on the site within ecology, landscape, public spaces including park and open spaces, pedestrian areas, mobility, public art, food systems, rain/ground/potable water, commercial uses, waste management, housing, building and architectural character, lighting, energy systems, resilient design elements, and more. It communicates MST culture and ways of being.

The stories and ideas shared by the MST Nations' community members are at the heart of the CIP and should be at the heart of the new Heather Lands neighbourhood.

**DESIGN RATIONALE**

**CULTURAL INTERPRETIVE PLAN**

The Heather Lands Cultural Interpretive Plan provides foundational inspiration and insight for the rezoning proposal. Created through the stories, knowledge, and ideas shared by the members of the Musqueam, Squamish, and Tsleil-Waututh Nations' communities during the rezoning engagement processes, the CIP along with the Heather Lands Policy Statement provides the point of departure for the design of the site as proposed in the rezoning submission.

The stories and ideas shared by the MST Nations' community members are at the heart of the CIP and should be at the heart of the new Heather Lands neighbourhood.

**WATER**

**EARTH**

**WIND**

**FIRE**

**THE ELEMENT OF WATER IS SACRED. WATER IS THE GIVER OF ALL LIFE.**

**THE ELEMENT OF EARTH NURTURES AND SUSTAINS ALL LIFE.**

**THE ELEMENT OF AIR/WIND STANDS FOR THE LIFE FORCE THAT BRINGS EVERYONE INTO EXISTENCE.**

**THE ELEMENT OF FIRE IS A GIFT THAT PROVIDES WARMTH AND ENERGY.**

**MST VALUES**

**DESIGN DIRECTIVES**

**STORIES AND WAYS**

**TECHNIQUES**

**Cultural Interpretive Strategy**

**Cultural Interpretive Plan**

Cultural Interpretive Plan Framework
2.1.2 ELEMENTS OF LIFE, VALUES, AND DESIGN DIRECTIVES

FOUR ELEMENTS OF LIFE
The four elements of Water, Earth, Wind and Fire are proposed as a cultural backdrop through which to consider the design process and outcomes for the Heather Lands. The four elements are themes that will imbue all aspects of the future neighbourhood, ranging from architecture to public art, to gathering spaces and infrastructure. They help to convey many of the stories and teachings that were provided during engagement with MST Elders, knowledge keepers and community members.

» WATER: Water is sacred. Water is cleansing. We know we are home when we see our river. We are water protectors.

» EARTH: Everything we say, do, eat, make comes from the land.

» WIND: Wind and water bring messages from ancestors to help with daily life, to remember old teachings. Healing and cleansing with wind. Wind protects.

» FIRE: We wrap our people in our blankets – warmth, wealth, history, art. Fire brings people together. Spaces for ceremony and storytelling. Together coming home.

VALUES
The words and ideas shown in the graphic to the right were shared by MST Nations’ community members participating in engagement events through the rezoning process to reflect values that are important to their communities.

Taken together, these statements framed the creation of the four Design Directives that provide the basis of the CIP, and inspired the development of the Design Guidelines.

DESIGN DIRECTIVES
Four Design Directives bring together the four elements of life and the MST value statements to provide the foundation for all facets of planning and design for the future Heather Lands neighbourhood. They are briefly summarized on the following pages and described in detail in the CIP. The four design directives are:

» Welcoming to All
» We’re Taught to Know Where We Come From
» Everything is Connected
» Being in Touch with the Light, Weather, Seasons, Land

MST Values, as expressed through the Heather Lands Cultural Interpretive Plan

Sky, mountains, rivers tell our stories.

We’re taught to know where we came from.

Bring stories to the next table.

Everything we do is for a reason.

Observing protocol – we each have ways of doing things – respecting ways of being and doing ceremony.

Be of two minds: business and sustainability.

Story line is very important.

We have always been leaders.

Everything is connected. People, land, stories, ceremony, language, water, and more.

Whatever we create must be welcoming.

We need to be visionary.

Youth will inherit the land.

Make our language visible.

Old values but new methods.

Protect our ancestors.

Be in touch with the light, the weather, the seasons.
2.1.3 WELCOMING TO ALL

Whatever we create must be welcoming.¹

The future Heather Lands neighbourhood will be welcoming to all, including people of all ages and abilities, all generations, and diverse people who have varied needs and aspirations for housing. Welcoming features from MST culture and traditions such as welcome poles or house posts – will be included.

The Heather Lands neighbourhood will be a welcoming place for those who live in the neighbourhood, for MST members and for others. MST culture will be recognizable and reflected in all aspects of the neighbourhood, ranging from architecture and public spaces, to art and the use of language, colours, textures, traditional plants, and more. Cultural symbols will be carefully selected through consultation with MST Nations’ community members.

Spaces for community – for people to come together to socialize, feast, play, and be in ceremony – will be an important part of the new neighbourhood. These spaces will be both outdoor and indoor, and allow for both formal and informal opportunities to gather.

2.1.4 WE’RE TAUGHT TO KNOW WHERE WE COME FROM

Make our language and storyline visible… Use old values but new methods… Observe protocol [and] respect ways of being and doing ceremony… Protect our ancestors… Bring our voices back and hold it to the land.¹

The Heather Lands neighbourhood will include places for storytelling where MST Elders’ knowledge keepers and others can transfer knowledge, traditions, and legends to youth and others. Likewise, design attributes of the neighbourhood will convey traditional knowledge and stories, including origin stories. MST community members will provide direction on which stories should be shared in the new neighbourhood.

The neighbourhood will have distinct spaces for ceremony, celebrations and other cultural activities including weaving, carving, drumming, dancing, and singing. Design elements will incorporate and draw inspiration from MST cultural and artistic expression.

¹Drawing from comments by MST community members who participated in the rezoning engagement processes.
2.1.5 EVERYTHING IS CONNECTED

Do everything for a reason... Understand that everything is connected: people, land, stories, ceremony, language, water. Bring these into alignment and good things will flow out... We need to be visionary and continue to be leaders... Be of two minds: business and sustainability... Remember that youth will inherit the land.1

The new neighbourhood will honour and reflect stewardship of nature and interconnection. Healthy existing trees will be protected wherever possible, and the trees that must be removed to make ways for buildings will be harvested and incorporated into the site. Indigenous plants and habitats will be planted throughout the new neighbourhood.

The future neighbourhood will re-use materials through intentional building practices and waste reduction initiatives. Traditional, locally-sourced materials will be prioritized. Infrastructure will be planned and designed to optimize resource use and to embody best practices for adopting a systems approach. The future neighbourhood will protect and improve the quality of water that falls and stays or leaves the site.

Trails, pathways, and green spaces will invite residents and visitors to explore the neighbourhood by foot and bicycle. Traditional knowledge will be complemented by new methods of development and technologies that limit the use of planetary resources.

2.1.6 BEING IN TOUCH WITH THE LIGHT, WEATHER, SEASONS AND LAND

Know that the sky, mountains, river tell our stories. Remember that everything we say, do eat, make comes from the land.1

The Heather Lands neighbourhood will be designed to enable people to be immersed in and connect with the natural world and the seasons in a variety of ways that inspire the different senses. Views to physical landforms and features that are important to MST culture will be celebrated.

Water in MST culture is important for cleansing and healing. The future neighbourhood will have spaces for being in touch — physically and metaphorically — with water in both indoor and outdoor spaces.

The new neighbourhood will celebrate seasonality and will include a colourful landscape all year long.
2.2 SITE PLANS: INTEGRATION OF DESIGN DIRECTIVES

[Diagram of site plans showing various elements such as interpretive forest trail, key gathering spaces, quiet spaces, meeting points, public park, common green spaces, gateways, buildings, cultural centre, retail heart, entrances, and neighbourhood character areas.]

LEGEND
- FOREST TRAIL
- NATURE THROUGHOUT
- TRAIL THROUGH THE FOREST
- HOMES IN THE VILLAGE
- MEETING POINT
- HOMES IN THE FOREST
- TEACHING
- DRUM BEAT / HEART
- NEIGHBOURHOOD GREEN SPACES
- CSF OWNED
- NOT PART OF HEATHER LANDS REZONING

Connections and Culture in the Public Realm
Heather Lands will include a mix of uses to support a vibrant and animated urban design that clearly reflects the vision and Guiding Principles outlined in the Heather Lands Policy Statement, the CLC-MST project aspirations, and the Design Directives that reflect the values and culture of the MST Nations as described in the Cultural Interpretive Plan.

As expressed in the Heather Lands Policy Statement, the vision for the new community is, “to create a sustainable new neighbourhood that will be a place to welcome and connect all people and cultures, and share the traditions, culture and values of the Musqueam, Squamish and Tsleil-Waututh Nations.”

An extension of W35th will connect to Willow and Cambie Streets. Baillie and Manson will extend north into the site and a new commercial street will connect Heather Street to W33rd Avenue at McGuigan. The remainder of the site is sub-divided into ten parcels, identified as Parcels A through J.

The adjacent site plan identifies the parcels, streets and green spaces within the plan. The various land uses planned for the new neighbourhood are described in Section 3.
### 2.4 CHARACTER AREAS

Six distinct precincts defined as ‘Character Areas’ have been identified in the new neighbourhood. Two character areas are specific to the public park, open space and public realm:

- Trail Through the Forest
- Meeting Point

The remaining four include a mix of building types and land uses:

- Teaching
- Homes in the Village
- Homes in the Forest
- Drum Beat / Heart

The Character Areas provide a framework to inform a detailed and nuanced design for each of the parcels.

Each parcel will be designed to fit within the overall vision for Heather Lands while simultaneously offering a unique experience that is differentiated across each Character Area. All design for the Heather Lands neighbourhood will communicate the ideas expressed in the MST Cultural Interpretive Plan, and will reflect and represent the values of the MST Nations, the four Elements of Life, and the Design Principles identified therein.
2.4.1 TRAIL THROUGH THE FOREST: THE RUNNER CONNECTS COMMUNITIES

The ‘Trail Through the Forest’ recognizes the history of the site as a place that was at one time forested land used for hunting and gathering. Trails following the contours of the topography connected villages along the Fraser River with villages along False Creek. A MST legend of ‘the runner’ tells this story, where messengers ran between the villages and from the Fraser River to False Creek to relay important messages and to keep watch.

The Forest Trail traversing the site from north to south is closely aligned with historic trails used by the ancestors of the MST Nations, and forms the central axis of the site. Interpretive signage is proposed along this pathway to reflect this history.
2.4.2 DRUM BEAT / HEART:
THE SPIRIT OF THIS COMMUNITY IS ALIVE

The ‘Drum Beat / Heart’ character area is the Heather Lands neighbourhood heart, a place where the intensity of public life unfolds. The character area is comprised of Parcels G, I and J that are aligned on either side of a new commercial street. These parcels form the northern end of the Heather Lands site and include an assortment of uses.

The MST Cultural Centre and a large open space located in Parcel J is the anchor point of this character area, providing a pinnacle for the commercial node, and a formal destination to celebrate MST culture. Parcel I is composed of two mixed-use buildings including retail and office in the lower levels of the podium; a childcare centre on the podium roof of the north building; and social, moderate income rental, market rental and market housing in the towers above. Market housing makes up Parcel G.

This area will be animated throughout the day while the local community and visitors meet for coffee, shop for groceries, run errands, drop off and pick up their children at the childcare centre. The ‘Drum Beat / Heart’ area is also a place for ceremony, gathering, meeting and celebrating the social elements of community.
2.4.3 MEETING POINT: WELCOME TO OUR PLACE

‘Meeting Point’ is located at the high point of the site at the intersection of W35th and Heather Street. Meeting Point is a place to formally welcome people to the site; it says “welcome to our place.” Situated at the intersection of Parcels F2 and G1, which have the tallest buildings on the site, and the Park, Meeting Point is an important “knuckle” of the neighbourhood where key elements of the neighbourhood come together.

The buildings and their respective plazas respond to Meeting Point through their design and orientation, and help frame the convergence of views, pathways, roads, and the Park. Meeting Point symbolically represents the coming together of the Musqueam, Squamish and Tsleil-Waututh in an historic partnership.

LEGEND
- FOREST TRAIL
- NATURE AT THE CENTRE
- TRAIL THROUGH THE FOREST
- MEETING POINT
- DRUM BEAT / HEART
- HOMES IN THE VILLAGE
- HOMES IN THE FOREST
2.4.4 TEACHING: TRANSFERRING KNOWLEDGE

Parcel D is planned as a long-term lease to the Conseil Scolaire Francophone ("CSF"). The lower three levels of the four-storey building are proposed as the CSF school and the forth floor as a childcare centre complete with an outdoor play area on the podium roof. Two residential sites to the west of the one-acre leased land are owned separately by the CSF as part of the school development, and are being designed as a future schoolyard. However, they do not form part of the Heather Lands Rezoning, and details pertaining to their design are not included herein.
2.4.5 HOMES IN THE VILLAGE: RETURNING HOME

The ‘Homes in the Village’ character area, located in the southeast corner of the site, includes Parcels A, B and F. Parcels A and B are south of W35th and Parcel F is to the north. This character area is comprised of solely residential buildings, including: social, moderate-income rental, market rental and market; with a mix of unit sizes to support and welcome an inclusive and diverse community.

Many buildings in this character area frame common outdoor spaces. Semi-public pedestrian pathways cross through Parcels B and F, creating opportunities for chance meetings and friendly encounters. These paths create permeability, welcome the broader community to the neighbourhood, and provide convenient and enjoyable alternate routes through the site.

‘Homes in the Village’ allows for a variety of outdoor activities; for example, community gardens with tables for dining, play areas, seating for visiting, and gathering spaces. Creating community and providing opportunities for connections between neighbours is a key objective of this character area. The development of this land is an opportunity to create a new village in which future residents feel a strong sense of home.
2.4.6 HOMES IN THE FOREST: RETREAT AND CLEANSE

‘Homes is the Forest’ is made up of Parcels C, E and H. The buildings in these parcels are solely residential and include a mix of social, and market housing types, with a mix of unit sizes. ‘Homes in the Forest’ is the most dispersed character area on the site. None of the parcels are directly connected to the other: Parcel C and H are bordered by the park to the north and W37th and W35th respectively to the south. Parcel E is bordered by W35th to the north and Baillie St. and the park to the east.

The direct relationship these properties have with the public park, their proximity to the ‘Trail Through the Forest’, and the retention of many existing mature trees inspired the name.

Historically, the MST Nations used the forest as a place to retreat and cleanse. This spiritual custom has helped inform the design of these parcels. Landscaping creates quiet spaces to sit, retreat, reflect, and connect with the land. Boardwalks and plantings found in the forest understory creates a sense of being in touch with the forest.
The unique cultural expression of the MST Nations will be prioritized through a robust public art strategy that is informed by the MST Nations artistic communities. MST Nations’ traditional and contemporary culture will be expressed through a variety of mediums and materials including through: works integrating, celebrating and emphasizing the landscape, ecology, and sustainable infrastructure systems on site; works woven into the architecture; and stand-alone works, amongst other possibilities. The living cultural practices of the MST Nations, such as weaving, carving, dancing, and singing, will be included in the public art strategy, which will unfold over the development of the new neighbourhood.

Many MST community members shared the importance to their culture of artistic expression being embedded at Heather Lands. An abundance of ideas have been contributed, from concrete ideas such as “sidewalks with native designs” and “bike racks shaped like killer whales,” to more abstract ideas such as “art used to teach our modern values and morals” and “telling our story through architecture.”

PUBLIC ART APPROACH

» The public art strategy will unfold over a period of at least 10 years as the site is developed.
» MST culture shall be recognizable in all aspects of the neighbourhood
» Public art will support and promote MST artists
» Siting and placement of public art shall be determined by MST artists and community members to ensure expression is authentic to MST.
» Public art may be traditional or contemporary.
» Public art response may be temporal and permanent.
» Public art must be accessible by the public.
» Public art responses shall be varied and intended for diverse audiences.
» Public Art will engage with the public realm through typical and / or atypical media.
» Public art may incorporate expressions of the four elements of life: Water, Wind, Fire and Land.
» Public art shall be specific to MST Nations culture.

Historically, the Coast Salish were one of the most numerous Indigenous groups and their art was unique and powerful both in subject and form. Not only did they carve large-scale houseposts adorning their longhouses (which were mainly used for structural purposes to hold up the crossbeams for the roofs of the longhouses) but they also carved figures and delicate engravings that embellished ritual implements, utilitarian tools (e.g. spindle whorls) and personal ornaments including textiles and blankets that were considered items of wealth that were worn on ceremonial occasions. Today, the Coast Salish territory is the most heavily populated part of the province and their unique art form has again flourished.¹

¹2020 Susan Point. Coast Salish Arts. All Rights Reserved. Website by Hey Shauna.
2.5.1 PRECEDEENTS: MUSQUEAM, SQUAMISH AND TSLEIL-WAUTUTH ART

Title Unknown – Arianna Augustine, Musqueam, 2017

‘Frog’ – Jordan Gaillie and Ehren Snow, Tsleil-Waututh, Vancouver, BC, 2018

‘Selisya,’ Musqueam Woman, Spinning Wool with a Spindle Whorl, 1915

Salmon Spindle Whorl,’ Jody Broomfield, Squamish, West Vancouver, BC, 2013


‘Welcome Post’ – Chrystal Sparrow, Musqueam, Vancouver, BC, 2019

‘Shxwexwo’s’ – Zac George, Tsleil-Waututh, Vancouver, BC, 2018

Two Sisters (The Lions), Credit: The Flying Penguin, CC BY-SA 3.0, 2007
3.1 LAND USE

Land uses within the Heather Lands neighbourhood will include a neighbourhood park; a variety of public, semi-public and private open spaces; a mix of housing tenures; retail and commercial opportunities; an MST Cultural Centre; a childcare centre; and a new school on land leased to the Conseil Scolaire Francophone.

Over 1.75 hectares (4 acres) of the site is dedicated to public park and open space. The park winds across the site from W33rd to W37th. To the east of the northern end of the park is a large open space, and east of the southern park is the Heather Street right-of-way (“ROW”). This section of Heather Street will be closed.

The framework for the park and open space network is the Trail Through the Forest, which creates a central, green corridor around which the new neighbourhood is oriented. The landscape of the Heather Lands neighbourhood will weave together park, open spaces, semi-public, and private landscapes into a network of connected, green spaces that welcome people and respect the past, present and future of the MST Nations. An emphasis on nature and connection to the seasons will resonate throughout the new neighbourhood. A Forest Trail, which flows across the site, is the defining feature of the park and open space network.
3.2 SITE AMENITIES

3.2.1 PUBLIC PARK
Two parcels north and south of W35th Avenue are dedicated as park space. Together the parcels are approximately 1.6 hectares (4 acres) in size, and will continue to be owned by the MST Partnership and maintained by the City of Vancouver Parks. The final design will be elaborated upon in cooperation with the City of Vancouver Parks Board.

3.2.2 OPEN SPACE
Two key open spaces are planned. The first is an extensive plaza south of the MST Cultural Centre that provides the neighbourhood with a multipurpose programmable outdoor space for celebrations, gatherings, and play. The second is the retail passage between Heather Street and the new commercial street, an extension of McGuigan, which will provide pedestrian-priority access to retail shops and the MST Cultural Centre. This passage will animate the central shopping area, enhancing public street life in the new neighbourhood. Further to create porosity and mobility throughout the site Parcels B, C, F, and G include semi-public pathways.
3.3.1 MST CULTURAL CENTRE

A MST Cultural Centre is planned for the north end of the Heather Lands neighbourhood. Examples of early programming concepts include the following: space for sharing MST culture and traditions; a venue for conferences held in Vancouver with expected average frequency of 165 days / year – other days the space can be rented out for community events; a commercial kitchen to support urban food production and teaching of traditional MST food systems; and, educational and arts programming. The final program will be defined in future development phases through additional needs assessment and urban retail analysis.

3.3.2 CHILDCARE CENTRE

A 74-space childcare facility is planned in Parcel I, Building I2 which is located across the street from the MST Cultural Centre. The proximity of the childcare to the Cultural Centre and to the park and other open spaces provides field trip opportunities for young children, recognizing the value to MST Nations communities of multi-generational relationships.

3.3 L'ÉCOLE FRANCOPHONE

A one-acre parcel on the southwest corner of the site is planned for a school. The parcel will be leased to the Conseil Scolaire Francophone as a new build expansion for the existing francophone schools, l'École Secondaire Jules-Verne and L'École Rose-Des-Vents.
3.4 RESIDENTIAL

The Heather Lands development will provide approximately 2,600 new homes for residents. The development is aligned with the City of Vancouver's housing targets to build more affordable housing, including moderate income rental ("MIR") units and social housing. The development will also provide market rental and market housing. Further, 50% of social housing, and 35% of market and rental units will be designed for families.

3.5 COMMERCIAL

Mixed-use buildings in the 'Drum Beat / Heart' character area along the eastern edge of the new commercial street extending from McGuigan Avenue are programmed for commercial uses: retail at grade, and office on the upper storeys of the podiums. The retail mix is anticipated to include a mid-sized grocery store to serve the local community, and a variety of small-scale retail possibilities including a restaurant, brew pub, cafe, pharmacy, hair salon, and/or a financial institution. Office spaces can support the existing health care facilities in the broader community including through the provision of medical and therapeutic facilities. Additional analysis of these possibilities is underway, and will continue as the project moves forward in order to ensure an appropriate and viable mix of retail / commercial opportunities that supports the vision for the neighbourhood.
3.6 DEVELOPMENT DATA

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Conceptual Illustration – Aerial View, Heather Lands Development, Looking SE

Artist: Matthew Thomson
### Metric

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**Sub-Total FSR Area**: 234,219

**Sub-Total Excluded Area**: 9,689

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**Sub-Total FSR Area**: 2,521,107

**Sub-Total Excluded Area**: 104,297
ARCHITECTURAL EXPRESSION
4.1 FORM OF DEVELOPMENT

The built form at Heather Lands will help communicate the cultural identity, past, present and future, of the MST Nations. It will support the landscape design rather than the other way around. Integrating nature into architectural expression in an authentic and functional way that also helps achieve sustainability objectives can create homes and spaces where people value the deep connection to nature. Every home should have direct access to the natural world.

4.1.1 BUILDING HEIGHTS

Building heights will be designed to maximize connections to the landscape by respecting views to the mountains and by maximizing sunlight on park and open space to allow for optimal use in all seasons. ‘Welcoming to All’, a Design Directive, means that buildings’ heights will respect neighbouring properties.

Buildings along Heather St. between W33rd and W35th increase in height following the grade of the site to maximize the mountain views to the North, culminating in the two tallest towers, Buildings F2 and G1, at 25 and 28-storeys respectively. The towers frame the meeting point as gateways. Buildings north of W37th are between 19 and 24-storeys relating to the taller buildings planned south of W37th between Baillie and Manson. The grade slopes down south of W37th. The building heights for B2, B3 and C1 are 20, 12 and 16-storeys respectively.
Located south and east of the park, these buildings are designed to optimize sunlight on the park throughout the day.

Podiums fronting the lanes on the borders of the site are between 4 and 6-storeys to respect the 4 to 6-storey buildings planned on the adjacent sites. Podiums at the W35th and Heather Street intersection along Heather Street are up to 8 storeys and the commercial buildings with larger floorplates on the lower levels are 3-storeys.

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4.2 ARCHITECTURAL EXPRESSION

The architectural expression at Heather Lands will be informed and inspired by the four elements of life (water, air, land, fire) and the Design Directives as outlined on page 14 of this document. Respect for the land and stewardship of nature lies at the center of MST values and ways of being, as evident in the four elements of life (water, earth, air, fire) that are central themes in the Heather Lands Cultural Interpretive Plan. The Design Directive, ‘Being in Touch with the Light, Weather, Seasons, Land’ embodies this approach.

The four elements of life are given a tangible expression through the natural systems that unfold in the environment around us. The smoothing of solid surfaces over time, the flow of water across the land, and the reflection of the seasons in the shape and orientation of flora and vegetation can inspire design concepts that articulate the interconnection between buildings and the environment. The interplay of each element of life on the other three is also manifest in the organic patterns found in the natural world. Forms found in nature, such as the articulation of rock formations and mountain ranges (land) which have been shaped by air, fire and water, can inspire and give character to the buildings. The built form will reflect a deep connection to the natural world and the four elements of life and will bring alive the MST culture and traditions.

Ongoing input from the MST Nations about how to translate cultural ways of being into architectural expression will help ensure that the intent is fulfilled.
4.3 BUILT FORM & ORIENTATION

The plan for the buildings will be further evolved as each parcel is developed through the development and building permit processes with the City of Vancouver. At the same time, through the rezoning process, the design team has incorporated cultural input from MST community members into conceptualization of the architectural expression on the site.

Consideration of how the elements of life organize and pattern the landscape can be a point of departure for shaping the architectural design. Equally important is to consider MST Nations stories and legends that resonate on the Heather Lands property specifically, providing important cues to guide building design. For example, the traditional role of Heather Lands as part of a key trail network from the Fraser River to False Creek, and across the ridge to the Salish Sea, is important to the MST Nations. Similarly, the mountain ranges to the north (Two Sisters / the Lions) and to the south (Mount Baker) have important legends associated with them and views to them from and through the buildings should be maintained. A priority for the building design is that the form, orientation, materiality and character of the buildings reflect and celebrate MST culture and values in a contemporary way, including connection with the natural world that sustains us all.

The buildings that will shape the new neighbourhood will draw inspiration from the deep connection of MST Nations to nature and natural systems. The design and architecture will take its cues from the interplay of the four elements of life with the landscape that surrounds the site. The forested landscape that originally grew on Heather Lands is a rich source of inspiration. At the same time, building design will respect the scale of the surrounding community, in the same way that natural vegetation grows in response to the broader landscape in which it lies.

The design of Buildings F2, G1 and the townhomes in Parcels C and F are advanced to illustrate how the architecture can be animated in ways that respond to the landscape and to cultural stories (see page over). Buildings F2 and G1 take their cues from the Two Sisters (the Lions) to the north. The terraces provide access to outdoor space with views to the northern mountain ranges and provide additional area for planters that can extend the park up into the building elevations, providing greenery for residents on the upper levels.

The townhomes in Parcels C and F have been carved and sculpted in a way that gives expression and character to the form, deliberately moving away from the straight line. The articulation and variation of the buildings are patterned after the shapes of rocks and mountains found in nature, similar to the crags and ledges caused by erosion seen on Slhxl’7ish rock as seen opposite.
4.3.1 ARCHITECTURAL PRECEDENTS

GROUND LEVEL AND COURTYARDS PRECEDENTS
LOW-MID RISE PRECEDENTS

Building Forms Emulate Forms Found in Nature

Buildings Frame Meeting Point Plaza

Deviation from the Straight Line

Buildings Frame Park

Fine Grained and Low Window to Wall Ratio

Homes Integrated with the Forest

Homes Framed by Existing Evergreens

Homes Integrated with the Forest
TOWER AND COMMERCIAL FRONTAGE PRECEDENTS

Terracing to Create Access to Outdoor Space

Inspiration from Features in the Landscape (ie: Two Sisters)

Animated Retail Frontages

Bird Friendly Building

Building Form and Mass to Consider Existing Evergreens

Use Wood for Signature Buildings

Built Form Creates Covered Space

Design Patterns and Textures Animate Commercial Space
The shared rooftop amenity spaces offer access to outdoor terraces. These landscaped roofs are green, functional, and create enjoyable elevated spaces outdoors with views that include the Two Sisters to the north and Mt. Baker to the south. The materials and programming for the outdoor rooftop spaces will vary depending on the building design, and the rooftop design should align with the overall intention of each of the character areas.

Space for trees and planted areas is a priority for the rooftops and podiums at Heather Lands. Green rooftops will blur the divide between forest and architecture, enhancing biodiversity, reducing urban heat island effect, and reflecting the MST Nations’ connection to nature. Rooftops will have a mix of intensive and extensive greenroofs, with extensive greenroofs providing adequate soil volumes for small trees. When extensive greenroofs are not possible, planters can be used to support small trees. (For the purposes of calculating rainwater management, a minimum target of 25% of the podium level intensive greenroof space has been proposed: more details are provided in the Rainwater Management Plan which forms part of the Rezoning Submission.

Residential patios for ground level units will provide outdoor spaces for residents to relax, be in touch with the weather, socialize with neighbours, and easily access the outdoors. Depending upon the location and orientation of each building, patios may face out onto the park, the green streets, or onto shared courtyards. Each patio will be a mix of hardscape area and built-in planters large enough for a small tree (such as a Serviceberry or Japanese maple), large shrubs (such as a Huckleberry or Witch-hazel), ferns and flowers. Plantings as well as trellis, gates, or privacy screens featuring MST inspired designs, patterns, and / or materials will provide privacy for residents.

Ideally, patios will be located approximately three steps up from adjacent sidewalks or public pathways to provide residents with a sense of separation and privacy from the public space. These steps also help to animate the public realm, creating moments in the built environment where people can sit outside, children can play with friends, and neighbours can meet and greet each other. Where this grade change is not possible, planters will be built up to create separation between the private and public spaces.
4.4.3 BALCONIES

Building on the Design Directive, ‘Being in Touch with the Light, Weather, Seasons, Land’, ease of access to outdoor space is a primary objective for each building design. Each unit will have a patio, terrace and/or balcony. Balcony expression will vary depending on the building’s architectural design and the character area in which it is sited.

Generally, balconies should face the street or the park to create safety, ‘eyes on the street’ and activate the public realm. The outdoor space should be accessed off the main living area of the residential unit. A minimum size of 4 m² (40 SF) is desirable. Wherever possible balconies should have views to the mountains and have maximum solar access. Balcony design will be an expression of MST culture through the use of form, colour and materials.

Balconies located in the ‘Homes in the Village’ character area should be expressive and articulated in a way that activates the courtyards and streets and connects neighbours. Balconies in the ‘Homes in the Forest’ character area should have a more introverted, quiet and subtle expression. Balconies in the ‘Drum Beat / Heart’ commercial area should face the street, be dynamic and possibly colourful to animate and create interest in these the public spaces. All balconies and terraces should integrate plantings into their design to bring the landscape up into the buildings’ elevations.
PRIVATE OUTDOOR SPACE

Section A, Parcel C at Courtyard

Section B, Parcel F at Courtyard
PRIVATE OUTDOOR SPACE

Section A, Parcel B at Heather Street ROW

Section B, Parcel C at Park
### 4.5 MATERIALS

**INTENT**
MST have a deep relationship with the land and as such with the materials that come from the land. Historically and still today the Nations build and make many everyday items using cedar, items such as: canoes, house posts, welcome posts, cedar hats and more. For this reason cedar is sacred – take only what you need and use all that you take.

Similarly when selecting building materials for Heather Lands a key objective is to source local, sustainable materials with low embodied carbon.

**DESIGN RESPONSE**
- Use building materials to celebrate traditional and contemporary MST Nations culture and design.
- Explore using materials which work to create sustainable buildings that will stand the test of time.
- Explore using mass timber and cross laminated timber (CLT) construction to celebrate the traditional building materials of the MST.
- Use cedar, obsidian, argillite, copper, jade and bone where possible to honour the historic use of these materials.
- Use durable and versatile materials for cladding. Some examples include: wood, stone, brick, pre-cast concrete, metal panel, terra-cotta, and/or fiber-cement.
- Incorporate human scale, tactile materials with fine grained detailing for lower levels of buildings where appropriate.
- Utilize wood frame construction wherever possible.
- Use cast-in-place construction methods as needed.
- Use textured finishes for exposed concrete where appropriate.
- Design bird friendly buildings by increasing visibility of glass, reducing the appearance of clear passage to the sky and if the design allows apply markers to the glass. These strategies are especially important up to the fourth floor.
- Avoid stucco, plywood, exposed fasteners, vinyl, and/or plastic for cladding due to poor performance in wet weather and/or unsustainable processing and pollutants resulting from manufacturing and disposal.

**HEATHER LANDS | Architectural Expression**

Aboriginal Land Trust Housing, Credit: Urban Arts Architecture

Board Form Concrete

Stone Panels

Cross Laminated Timber

Squamish Lil’wat Cultural Centre, Credit: Formline Architecture

Perforated Metal Panel Cladding Indigenous Hub Credit: Stantec
## 4.6 BUILDING ENTRIES

### INTENT
For the MST Nations, everything is connected, people and places are honoured and appreciated. Elders, children, families and every person are important and should be welcomed. Entries are key moments where these cultural values can come to life, through the use of house posts, welcome figures, celebratory naming and/or other means to identify buildings. Entries will be safe and approachable, welcoming all who visit, live, work and play within the new community. Welcome to our place.

### DESIGN RESPONSE
- Celebrate MST art and design at entries, through feature design elements, such as welcome figures and/or house posts, and/or other design elements.
- Use wood, wherever possible, especially cedar to articulate building entries. For examples using heavy timber post and beam construction and/or engineered wood structures.
- Use MST languages and English to identify buildings.
- Creatively integrate lighting and weather protection into entry design.
- Ensure all building access points are well lit, have clear sight lines and accessible entry paths.
- Create approachable and welcoming entrances.

![TWN Administration Building Entrance](image1)

![312 Main Street Entrance Lobby](image2)

## 4.7 ACCESSIBILITY

### INTENT
The new neighbourhood will welcome people of all physical abilities through universal design that allows safe and comfortable navigation and experiences throughout the neighbourhood.

### DESIGN RESPONSE
- Design with the 7 Principles of Universal Design as developed by the Centre for Excellence in Universal Design, [http://universaldesign.ie/What-is-Universal-Design/The-7-Principles/](http://universaldesign.ie/What-is-Universal-Design/The-7-Principles/):
  i. Equitable Use
  ii. Flexibility in Use
  iii. Simple and Intuitive Use
  iv. Perceptible Information
  v. Tolerance for Error
  vi. Low Physical Effort
  vii. Size Space for Approach and Use
- Access to buildings shall have a maximum 5% slope and 2% cross slope wherever possible.
- Design building entries with tactile surfaces to ensure pedestrian stability and to aid the visually impaired.
- Design accessible units that allow people with a range of abilities to live independently.
- Situate accessible parking stalls closest to the elevator cores wherever possible.
- Provide passenger loading stalls for convenient pick up and drop off.

![Equitable Access to Ground Units, Sloped Ramp](image3)

![Equitable Use of All Public Outdoor Open Spaces](image4)
4.8 VIEWS AND CONNECTION

INTENT
For the MST Nations, the sensory experience of being in nature – listening to a river run, smelling damp air after a storm, touching the earth beneath our feet – is critical to well-being. The land tells their stories; both the Two Sisters to the north and Mt. Baker to the south are portrayed in MST legends. Protecting and celebrating views to these mountains and creating connections to the land, the land in the far distance and the land beneath our feet, is of utmost importance. These stories teach the MST where they came from, these are the stories of their ancestors. Bearing witness to the changing seasons, the weather and the light will be a primary consideration for the design of the architecture, landscape, infrastructure and the public realm.

DESIGN RESPONSE
» Create visual connections from within buildings to trees, naturalized landscapes, and the sky.
» Protect views to mountains, some of which have important stories and legends associated with them, specifically the Two Sisters and Mount Baker.
» Prioritize view protection in public spaces.
» Consider connections to the land throughout the design process.
» Create opportunities to connect with the changing seasons, the weather and the light when both inside and outside of buildings, for both public and private indoor and outdoor space.

4.9 COLOUR PALETTE

INTENT
For the MST colours have meaning; for example in Squamish culture red is the only colour the creator can see. For the Musqueam people red is a colour of protection. Red, along with black, cerulean blue, white, and yellow are colours that resonate for the Squamish. Although traditionally the MST Nations used colours found in nature, today modern colours are celebrated. Tsleil-Waututh artists use the colour teal and teal is the colour of the Musqueam logo.

The use of colour is important in MST art and design; careful consideration should be taken when selecting colours for the architectural expression of buildings and all design elements of the public realm at Heather lands.

DESIGN RESPONSE
» Use colours found in nature or hues, shades thereof as well as modern colours found in MST art work.
» Use warm or cool neutral colours for building façades, for example: whites, tans, and greys, to provide a backdrop for public art, nature and the colours and features of the public realm.
» Use brighter colours, for examples: reds, teals, berry colour, colours of fall leaves, oranges, and golds, for accents or feature elements.
### COLOUR PALETTE

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4.10 SITE ELEVATIONS

Lane West of Baillie Street, Looking East

Lane East of Manson Street, Looking West

Elevation A-A

Elevation B-B
SITE ELEVATIONS

W33rd, Looking South

W37th, Looking North

Elevation A-A

Elevation B-B
4.11 SITE CROSS SECTIONS

North-South Section A-A

North-South Section B-B
SITE CROSS SECTIONS

East-West Section C-C

East-West Section D-D
4.12 VIEW ANALYSIS
VIEW ANALYSIS

Aerial View, Looking NE

Aerial View, Looking NW
VIEW ANALYSIS

Northern Park and Cultural Centre, Looking South from W33rd

New Commercial Street, Looking South from W33rd
VIEW ANALYSIS

W37th, Looking West from Western Site Boundary

Heather Street, Looking North from W35th
4.13 SHADOW STUDIES

SPRING EQUINOX – MARCH 19TH

SUMMER SOLSTICE – JUNE 20TH
SHADOW STUDIES

FALL EQUINOX – SEPTEMBER 22ND

WINTER SOLSTICE – DECEMBER 21ST
05

LANDSCAPE
EXPRESSION
5.1 PUBLIC REALM

Typically, public realm is defined as publicly owned land that belongs to and is accessible by everyone. Although the land at Heather Lands will be owned in perpetuity by the MST Partnership (with the exception of the street right-of-ways, which will be owned and managed by the City of Vancouver), a vibrant and integrated public realm is a core aspect of Heather Lands. At Heather Lands, public realm refers to the following exterior spaces: the Park, the MST Cultural Centre Plaza, the Heather Street ROW and a number of statutory right-of-ways that are made available to the public through Parcels B, C, F and G.

A defining characteristic of the public realm at Heather Lands is the integration of the landscape design into a network of high-quality connected green spaces that respect the site’s ecology, enhance biodiversity, and contribute to a functioning urban ecosystem. The landscape design at Heather Lands will create a public realm that is resonant with the interconnectivity of land, culture and stewardship of nature.
5.2 TRAIL THROUGH THE FOREST

The ‘Trail Through the Forest’, which traverses across the site along a north-south axis, is the defining feature of the park and open space network. The Forest Trail is inspired by “the runner,” an important MST figure in MST legends who connected communities by communicating the approach of friends or foes. Historically, trails crossed the peninsula, connecting the villages along the Fraser River with the villages at False Creek and beyond. Indigenous people traversed trails for communication, water, hunting and gathering; the Forest Trail at Heather Lands will connect people to each other and to the land.

5.3 INTERPRETIVE FOREST TRAIL

The ‘Trail Through the Forest’ will be a walking trail, which passes by the site’s most significant mature evergreen trees, and is intended to encourage people to slow down and connect with nature. Interpretive signage will be positioned along the trail at key moments where significant plants, features, or views are compelling for education or storytelling. Interpretive signage will be in Hən̓q̓əmin̓əm̓, Skwxwú7mesh, and English, making Indigenous language visible. The detailed design of the interpretive trail signage will be determined through the park and open space design process and through ongoing input from MST Nations.
5.4 ECOZONES IN THE PARK

Two parcels north and south of W35th are dedicated as park space. Together the parcels are approximately 1.6 hectares (4 acres) in size, and will continue to be owned by the MST Partnership and maintained by the City of Vancouver Parks. The final design will be elaborated upon in cooperation with the City of Vancouver Parks Board.

Distinct ecozones have been identified to organize the parks and open space and to enhance biodiversity at Heather Lands. The ecozones planned for the park include:

- Coniferous Forest
- Riparian Woodland
- Oak Meadow
- Wild Orchard

The ecozones were informed by the existing, mature trees on site. Trees planned for retention include the following species:

- Douglas fir
- Western red cedar
- Sitka spruce
- Flowering cherry
- Lawson cypress
- Norway maple
- Horse chestnut
- Pin oak
- Shore pine
- Variegated red cedar
- Austrian pine
- Scots pine
- Leyland cypress
- London plane
5.4.1 CONIFEROUS FOREST ECOZONE

KEY FEATURES:
Coniferous forest restoration with an emphasis on Western red cedar and Douglas fir trees and native understory plants.

» Salvage native soils with mycorrhizae and nurse stumps with huckleberries.
» Interpretive Forest Trail signage is proposed.
» Rainwater fed waterfall feature.
» Indigenous and medicinal plant garden adjacent in the cultural centre landscape.

5.4.2 RIPARIAN WOODLAND ECOZONE

KEY FEATURES:
» Riparian woodland featuring shrubs such as willows, red-osier dogwood, hardhack and salmonberry which naturally grow next to the water along banks.
» Herbaceous and aquatic plants such as rushes, sedges, cattails, skunk cabbage and pond lilies which grow in and adjacent to the water.
» Creekbed / rainwater channel with rocky, naturalized edges.
» Bridge over the creekbed/rainwater channel.
» Viewpoints and quiet spaces.
5.4.3 OAK MEADOW ECOZONE

KEY FEATURES
» Oak meadow ecozone around existing Pin oak trees
» Pockets of meadow with native flowering bulbs and grasses associated with the Garry Oak ecosystem
» Meadow inspired lawn for low maintenance, resilient lawn alternative for passive recreation areas

Oak Meadow

Key Plan – Oak Meadow Ecozone

5.4.4 WILD ORCHARD ECOZONE

KEY FEATURES
» Wild orchard with native fruiting trees of Saskatoon and Pacific crab apple
» Berry garden in the understory with native berry producing plants like salmonberry, huckleberry, and blueberries
» Interpretive signage is proposed along the Forest Trail running through the orchard educating people about traditional food harvesting

Harvesting

Key Plan – Wild Orchard Ecozone

Key Plan – Wild Orchard Ecozone

Passive Recreation

Huckleberries

Key Plan – Wild Orchard Ecozone

Harvesting

Huckleberries
5.5 PROGRAMMING IN THE PARK

The ecozones in the park, along with the Forest Trail provide the foundation for the park design at Heather Lands. An engagement process will further inform the design of the park; the final park programming will be determined through this process.

Water is sacred to the MST Nations, as is the importance of keeping the landscape natural, creating habitats, and providing walkways through quiet forest space. Providing spaces that people of all generations can enjoy is also valued. With this in mind, the development will benefit greatly from these types of programs:

» A multi-generational playground focused on nature play in alignment with MST Nations’ values.
» Pathways connecting the Forest Trail to the residential parcels is important to create a continuous network through the site.
» Sheltered seating where people can enjoy the outdoors year round.
» Naturalized raingardens and edible landscape along the pathways.
» Open meadow and flexible space for passive recreation.

The community is also well served by nearby parks and recreational amenities at Oak Meadows and Queen Elizabeth Park.
5.6 MST CULTURAL CENTRE PLAZA

The MST Cultural Centre and adjacent plaza will be the cultural heart of the community, the drum beat, signaling that the spirit of this place is alive and well. The landscape will be a welcoming destination for special ceremonies and events, welcoming visitors to experience MST Nations culture. The space will be flexible in its design so that it can be adapted to suit multiple uses. The Cultural Centre landscape has the opportunity of including demonstration components such as space for traditional cooking methods, an Indigenous plants garden, smoke house, and so on. Opportunities for incorporating MST Nations inspired activities include:

» Including a commercial kitchen inside the MST Cultural Centre which can open up onto the plaza, where people can gather.
» Planting an Indigenous plants garden to provide teaching opportunities.
» Integrating a rainwater channel to run from the southeast corner of the plaza to the northwest corner of the site – the water passing through the historic location of the Fairmont Academy.
» Wrapping a processional route around the plaza starting at the Cultural Centre and ending at a small elevated stage for events.
» Setting up temporary food markets to invite the community to celebrate local and/or traditional MST foods.
» Arranging movable seating and tables for special events facing a small covered stage and/or around a fire pit.
5.7 THE RETAIL PASSAGE

Parcel I features a pedestrian-only zone passage that cuts between two commercial buildings, I1 and I2, connecting Heather Street with the new commercial street that continues northwest from McGuigan Avenue. Fine-grained retail shops and services and a small-scale community grocer are envisioned for this place. Storefronts will activate and animate the path along with restaurant and/or cafe patios that will spill out into the space. Suspended artwork and lighting can create a ceiling effect and provides an opportunity to share MST culture and artistry. Hardscape finishes will be inspired by MST Nations’ culture and design.
5.8 POLLINATOR CORRIDOR

A site setback across all of the parcels on both the north and south sides of W35th Avenue supports the width of the pollinator corridor. The corridor will be planted with a diversity of plant species that attract pollinators such as bees and butterflies. Providing a green connection between Oak Meadows to the west and Queen Elizabeth Park to the east, the pollinator corridor will support biodiversity within the urban landscape. The 5m (16.4ft) setback along the residential properties that frame W35th Ave is required above and below grade. There is a requirement to have a minimum of 50% of this area dedicated to plantings and landscape elements. Access to residential lobbies and ground floor units will be interwoven between the planted spaces.

Key Plan – Pollinator Corridor

Celebrate All Species on the Site

Specify Pollinator Plants
5.9 HEATHER STREET:
W35TH TO W37TH

Heather Street, between W35th Avenue and W37th Avenue, will be closed to vehicles and transformed into a green, pedestrian and cyclist right-of-way ("ROW"). The Heather Street ROW will be owned and managed by the City of Vancouver. The design will need a clear distinction between the cycle path, the park and the pedestrian path for safety and to encourage an active pedestrian and cyclist transportation corridor.

Cyclists and pedestrians will be encouraged to slow down and enjoy the park and open space at Heather Lands. A raingarden in the ROW will infiltrate rainwater collected from Parcels B and F, forming a blueway and demonstrating the City’s commitment to green infrastructure.
5.10 COURTYARD PATHWAYS

RESIDENTIAL STATUTORY RIGHT-OF-WAY

Statutory right-of-ways ("SRWs") criss cross through residential Parcels B, C, F, and G. These publicly accessible pathways within residential spaces invite the community to take short cuts and flow freely through the Heather Lands site. Branching off the public spaces, the Forest Trail in the park, and sidewalks along streets, SRWs form a network that weave through the neighbourhood and increase permeability through the site. Pathways are semi-private as residents will be the primary users; however, the public can also access these paths.
6.1 SUSTAINABILITY OVERVIEW

Heather Lands reflects the CLC-MST aspiration for the neighbourhood to be a responsible development that is economically feasible, environmentally responsible and socially respectful – the three intertwined strands of sustainability that embody the MST cultural value that ‘everything is connected’.

As described in the Heather Lands Cultural Interpretive Plan, the four elements of life are important cultural themes for the MST Nations that reflect the long tradition of stewardship and sustainability that is intrinsic to their worldview. Consideration of these themes has helped embed sustainability into all aspects of the Heather Lands site design in an integrated and authentic way, and will continue to guide all future stages of the design, construction and operation of the new neighbourhood:

Water: water is sacred; water is the giver of all life
Earth: everything we say, do, eat, make comes from the land
Air / wind: the life force that brings everyone into existence and fosters nourishment
Fire: provides warmth and energy and inspires gathering

Heather Lands also reflects the guiding principle to “respect the land, enhance natural systems and contribute to sustainability” as contained in the Heather Lands Policy Statement. Heather Lands is designed to respond to the unique characteristics of the site, including topography, views and significant trees; access to nature is threaded throughout the new neighbourhood; landscape and infrastructure support rainwater management strategies that focus on water quality and rainwater detention; and the site layout, design of public realm, and building design all support adopting a low carbon approach to living.

The Rezoning Policy for Sustainable Large Developments (updated in 2018) applies to sites of two acres or more and establishes polices to achieve higher sustainable development standards as an essential component in the rezoning of large development sites. Heather Lands complies with the intent of this policy, demonstrating leadership and innovation in sustainable design as described throughout the rezoning proposal and in the Heather Lands Sustainability Strategy document.

EVERYTHING IS CONNECTED

Do everything for a reason.
Understand that everything is connected:
people, land, stories, ceremony, language, water.
Bring these into alignment and good things will flow out.
We need to be visionary and continue to be leaders.
Be of two minds: business and sustainability.
Remember that youth will inherit the land.
6.2 ACCESS TO NATURE

The public realm concept for Heather Lands is intrinsically informed by MST Nations’ cultural values and a deep connection with the lands, the sky, the mountains, rivers and the sea. The MST Nations’ stewardship of the natural environment has shaped the design of the public realm, and is expressed through considering the four elements of life: air, earth, fire and water.

The four elements help to convey many of the stories and teachings of the MST Nations. Through considering them in the design of landscape and public realm, a deep connection to the natural environment will be embedded throughout Heather Lands.

» Through the Air, pollinators fly and seeds are spread so that people and animals can forage for fruit and berries.
» From the Earth, the forest grows, offering a place where people can retreat to quiet the mind and feel grounded.
» Fire is the basis of cooking and the element that draws people together to share food and warmth.
» Water is cleansing as it flows through the landscape.

A central element of the public realm, the Forest Trail, is inspired by the legend of ‘the runner’, wherein messengers would run between village sites, and from the Sto:lo (Fraser River) to Serlákaw (False Creek), to keep watch and to relay important messages.
The Heather Lands site was once covered by a lush and dense forest full of native trees such as: Western red cedar, Douglas fir and Western hemlock. MST Nations have a deep spiritual connection to the land, and to the cedar as being the tree of life. The landscape at Heather Lands will be inspired by this traditional use of the lands, and a key characteristic of the neighbourhood will be the return of nature to the site through recreating an urban forest.

This aligns with and supports the vision within the City of Vancouver’s Urban Forest Strategy (2018 update) “to protect, plant, and manage trees to create a diverse, resilient, and beautiful urban forest on public and private lands across the city.” The intent of this plan is to contribute to the City’s Urban Forest Strategy, to enhance urban ecosystems and to honour and revitalize the site’s original forest ecosystem.

Consistent with policies in the Heather Lands Policy Statement, an important focus of the public realm at Heather Lands is the retention of high-quality existing trees and the Forest Trail. The strategy for addressing trees at Heather Lands is to re-establish a pocket of forest along the Forest Trail, to create ecozones in the park, and to plant trees that will thrive in the common courtyard spaces and on rooftops. In doing so, the unique character of Heather Lands will be reinforced as a place where everything starts with the land. The directives outlined on the following page will help to achieve this vision.
6.4 FOOD SYSTEMS

Food brings people together, and Indigenous foods and traditional cooking methods are an important part of MST culture. Food assets have been selected that foster community and facilitate transferring knowledge about Indigenous cuisine. For example, inside the MST Cultural Centre a commercial kitchen can provide a space where people can learn about Indigenous food preparation, healthy eating, and food preservation skills. The commercial kitchen can also be used for special events and as a community gathering space.

Outside in the adjacent plaza a fire pit can offer a place for traditional cooking practices. The MST Cultural Centre Plaza can also be transformed into a community food market featuring Indigenous food, by setting up temporary tents for local vendors. The community food market can be co-located with the MST Cultural Centre where access to the commercial kitchen, water, and public washrooms is facilitated.

The food forest and wild orchard can create opportunities for the public to forage casually on the site as they walk along the Forest Trail. Community gardens in the ‘Homes in the Village’ character area offer residents opportunities to grow food at home and add to the character of the place for visitors passing through the site.
6.5 RAINWATER MANAGEMENT

Water is an essential element of life and rainwater is to be treated as a precious resource. At Heather Lands, rainwater will be collected, conveyed, and infiltrated throughout the public realm, creating moments of beauty and connection in which people can see, hear, and touch the flow of water. Water will be filtered and cleansed as it moves through the landscape.

The MST Nations’ have a strong connection to water in their culture and heritage: streams and waterways were important for drinking, cooking, and bathing; water provided travel pathways; water is cleansing; and through sensitive landscape design, water can be used to symbolize the cleansing of the colonial history from the landscape.
RAINWATER MANAGEMENT

A priority for Heather Lands is to make the natural functioning of rainwater visible on the landscape through integrating rainwater management strategies into the site design with a focus on retaining rainwater, improving water quality, and treating rainwater as a resource. Water will be celebrated as a key aspect of the park and open space design. Heather Lands will contribute to the City of Vancouver’s Rain City Strategy and Integrated Rainwater Management Plan’s target of capturing and treating 90% of annual rainfall on public and private property.

DESIGN RESPONSE

» Use low-impact, green infrastructure to manage rainwater, such as raingardens, bioswales, and rainwater ponds, and greenroofs, to retain rainwater on site and slow the movement of water through the site.
» Make rainwater visible on site by using it to feed rainwater features and designing rainwater ponds to collect water during the wet season.
» Make rainwater moving from building rooftops to the landscape visible through the creative design of water walls and rainwater leaders.

» Allow rainwater to cross property lines and use the park and open space as a sponge to collect and infiltrate rainwater, simultaneously creating habitat for urban wildlife.
» Use drought tolerant plants and high efficiency irrigation systems.
» Meet the City’s requirements for rainwater management as outlined in the City’s Integrated Rainwater Management Plan and address the following:
» Volume Reduction - Capture 24 mm of rainfall in 24-hours (or 70% of the average annual rainfall volume) from all areas (rooftops, paved and landscape areas) and infiltrate, evaporate or reuse it.
» Release Rate - The rainwater management system for the building(s) and site shall be designed such that the peak flow rate discharged to the sewer under post-development conditions is not greater than the peak pre-development flow rate for the return period specified in the City of Vancouver’s Intensity-Duration-Frequency curve.
» Water Quality - The first 24 mm of rainfall from all pervious and impervious surfaces shall be treated to remove 80% Total Suspended Solids (TSS) by mass prior to discharge from the site.
6.6 MOBILITY

Heather Lands will be welcoming to pedestrians and cyclists through the design of streets that prioritize people and bicycles over vehicles. Streets will be designed to encourage drivers to slow down. Heather Lands will be a walkable neighbourhood connected to the larger community, where people can move seamlessly through the development.

Streets are places for movement and also places for public life – walking, socializing, eating, playing, shopping, visiting and more. The mobility network is composed of a diversity of street typologies, including: a major collector street, minor collector streets, local residential streets, a local commercial street, and lanes. These distinct street types offer diversity in the streetscape design and character.

To ensure “streets for people” – vehicular, bicycle and pedestrian improvements – site dedications include the following:

- W33rd south – 1.75m (5.8ft)
- W37th north – 1.7m (5.6ft), east of Baillie to western edge of site
- Heather Street – 2.5m (8.2ft), between W33rd and W35th
- Heather Street closure between W35th and W37th.

Heather Lands is well served by rapid transit within a ten-minute walk of the Oakridge – 41st Avenue Canada Line station, and frequent bus transit is a five-minute walk east to Cambie Street and west to Oak Street.
### 6.6.1 PEDESTRIAN & BICYCLE NETWORK

Places for movement will be safe, and accessible for a diverse range of physical abilities and for all generations. A network of accessible paths, sidewalks, and bike lanes will encourage active, healthy lifestyles while reducing greenhouse gas emissions. Designated cycling facilities will be upgraded with separated bike lanes and Heather Street will pass through a closed right-of-way between W35th and W37th Avenues. The ROW will be dedicated to cyclists and pedestrians and its adjacency to the park will invite all to slow down and enjoy the green corridor.

The pedestrian network includes the Trail Through the Forest, a defining and central feature of the neighbourhood that crosses through the park, publicly accessible paths through residential courtyards, and pedestrian friendly sidewalks along green streets. The Forest Trail connects to the MST Cultural Centre Plaza which is adjacent to a pedestrian-only Retail Passage that passes between the two Parcel I buildings.

Separated bike lanes will be built on W33rd Avenue, Heather Street, and W37th Avenue, that seamlessly connect with the bike lanes as they extend beyond the Heather Lands site. The closed Heather Street right-of-way, between W35th Avenue and W37th Avenue, will feature a separated bike and pedestrian path adjacent to the park, where cyclists and pedestrians are prioritized over vehicles and provides a direct route to the Oakridge Municipal Town Centre development.
6.7 GREEN BUILDING STRATEGY

INTENT
To honour MST’s Sacred Trust with the land, all future development within Heather Lands will adopt a holistic approach to sustainable design, both ensuring that building performance meets or exceeds the City of Vancouver’s policy requirements and supporting a regenerative relationship with the planet.

Heather Lands will prioritize a passive-first approach that reduces energy demand and associated operational greenhouse gas emissions, relying on early stage energy modeling to inform high performance building design. Through this process, the project will also evaluate changing climate conditions, ensuring that buildings are designed to be resilient in response to long term climate risks.

DESIGN RESPONSE
» Prioritize a high-performance envelope with minimal thermal bridges, including exterior walls and roof.
» Limit high-performance windows to a 40% window to wall ratio for social housing and rental units, and 50% for market units and retail, combined with fixed/operable external shading devices to reduce solar gains in the summer.
» Maximize passive daylighting with thoughtful placement of glazing and interior layout configuration.
» Carefully detail and construct air- and moisture-tight barriers.
» Use mixed-mode ventilation in residential spaces using HRV during the winter only and passive ventilation throughout the rest of the year.
» Minimize east and west exposures (low WWR on N/E facades; high WWR on S/W facades).
» Orient buildings along east-west axis for greater passive cooling opportunities.
» Strategically plan spaces in which cooling-dominant spaces should be located on the north side of the building and heating-dominant spaces should be oriented towards the south side.
» Explore energy sharing opportunities among different occupancies, spaces, and buildings.
» Design a building form that balances articulation for visual interest with efficient envelope to volume ratios.
» Design green roofs that manage stormwater, reduce energy for heating in the winter and cooling in the summer, and reduce the site’s contribution to heat island effect.
» Incorporate on-site habitat opportunities that strengthen connections to surrounding urban forest and vegetation, including “micro-site” habitat features such as coarse wood, rocks and wildlife features such as bat and bird nesting boxes.
» Design building facades to limit bird collisions. See the City of Vancouver’s Bird-Friendly Design Guidelines for more information.
» Ensure that any outdoor lighting minimizes glare, reduces light trespass, and limits light pollution. Explore other opportunities to reduce light pollution from the interior of buildings, including using motion-sensitive lighting in lobbies, walkways, and corridors.
» Strive for zero-carbon or near-carbon building energy systems, prioritizing electrification where possible; and limiting or eliminating new gas connections.
» In balance with the selected low carbon neighbourhood energy system, ensure that all buildings are ‘district energy-ready’ and able to connect to future neighbourhood energy utilities.
6.8 ZERO WASTE

INTENT
To support a culture that ensures nothing is wasted, Heather Lands will adopt an ‘avoid-reduce-reuse’ approach, while supporting multi-stream recycling and composting that are convenient and ubiquitous across the community.

DESIGN RESPONSE
ON SITE WASTE DIVERSION
- Provide on-site organics management and multi-stream waste collection facilities that are ubiquitous, educational, safe, and easy to use.
- Ensure that collection areas include signage and color coding to visually distinguish each waste stream from the others. Signage will include visual cues of the appropriate items for each waste stream to aide in the identification and separation of materials by both staff and occupants.
- Allocate space in the recycling storage area or in another common area for a building materials exchange, bulletin board, and zero waste information kiosk.
- Explore opportunities for communal facilities/shared space that encourages resource sharing opportunities, such as a lending library.

- Explore opportunities for on-site composting facilities and food re-distribution programs.

CONSTRUCTION WASTE MANAGEMENT
- Target a high construction waste diversion rate (85% or greater).
- Strive to re-use any materials found on site or generated through demolition and excavation. For example, removed soil can be used for rammed earth walls and recycled concrete can be used within gambion walls.
- Complete a whole-building life-cycle analysis that aims to reduce the overall embodied emissions of the project.
- Explore other opportunities for reduced embodied emissions, such as specifying lower-emissions construction materials through the procurement process (see Embodied Carbon in Construction Calculator (EC3) for more information).
- Develop a building deconstruction and material end of life plan, prioritizing materials that allow for secondary uses at end-of-life.
- Establish a minimum percentage of recycled materials used in building design and construction.
The City of Vancouver’s Housing Strategy envisions a future where, “neighbourhoods are full of families, young people can afford to buy a home, and people of all incomes and backgrounds can participate in their communities.” This vision aligns with CLC-MST’s vision for the future Heather Lands community; to be a place that is ‘Welcoming to All’. As stated in the Cultural Interpretive Plan, “Creating a welcoming neighbourhood for diverse people means offering diverse housing choices for a variety of needs and preferences related to tenure, attainability, lifestyle, family make-ups, and culture. This includes multi-generational housing, accessible elders’ housing, social housing, and rental housing, as well as a diversity of unit sizes for a variety of household types.”

Redevelopment of the Heather Lands site aims to create an inclusive neighbourhood. Residential land uses include: social housing, secured moderate income rental, (as defined by the City of Vancouver Moderate Income Rental Housing Pilot Project, “MIRHPP”), secured market rental housing, and market strata housing. The various tenures for each will each include an assortment of unit types including: studio, one-, two- and three-bedroom units.

The Heather Lands Policy Statement proposed a residential area of 2,240,000 sf and outlined a commitment to provide 20% social housing and to explore providing up to 20% of attainable home ownership. In September 2018, the affordable housing section of the City of Vancouver’s Rezoning Policy for Sustainable Large Developments was revised, requiring large development sites to provide 20% social housing and 10% rental housing. Consistent with other large developments along the Cambie Corridor, and as a result of September 2018 policy revisions, Heather Lands was granted consideration of up to 10% density bonus to add additional rental housing equaling 20,810 m² (224,000 sf).

1,670 MARKET HOUSING UNITS + 400 RENTAL HOUSING UNITS (INCL. 100 MODERATE INCOME RENTAL) + 540 SOCIAL HOUSING UNITS = APPROXIMATELY 2,600 TOTAL RESIDENTIAL UNITS
Accommodating a range of housing types to support a diversity of needs is a key aspiration for Heather Lands. Providing access to housing that is affordable and appropriate to a range of ages and incomes levels can contribute to the economic vitality of a city; in turn, the people that live and work in cities contribute to dynamic and vibrant urban neighbourhoods like Heather Lands.

450,467 SF of social housing will be delivered at Heather Lands. Social housing units will be delivered in Buildings A1 and E1, as well as in Building I1. 50% of the social housing will be 2 and 3-bedroom units designed to accommodate families, of which 30% will be 2-bedroom and 20% 3-bedroom units.

The secured market rental area meets and exceeds the required 224,000 SF through the provision of 224,000 SF rental and 161,952 SF additional rental through the density bonus. The additional area for rental increases the total rental area to 368,831 SF. As per the policy, 25% of the rental will meet the Moderate-Income-Rental Housing Pilot Program (“MIRHPP”), which aims to provide below market rental rates for households with an annual income of $30,000-80,000. The remaining 75% of rental will be at market rental rates, see the top table to the right.

Rental housing is sited on Parcels B, F, and I in Buildings B1, B3, F3 and I1 respectively. Buildings B1, B2 and F3 are solely rental use whereas Building I2 is a mixed-use including rental, social and commercial (retail and office). The delivery of rental will occur in phases 1, 2 and 5 of the project and a minimum of 35% of the units will be designed as family units of which a minimum of 10% will be 3-bedroom units.

Section 3 – Land Use identifies and illustrates the siting of the various housing tenures in the plan, including social, rental and market. The tables to the right identify proposed rental and social unit sizes and breakdown by unit type and the required percentage of family units and breakdown of 2 and 3-bedroom units by tenure; which are outlined in the Policy Statement.

### MIRHPP Rental Rates

<table>
<thead>
<tr>
<th>UNIT TYPE</th>
<th>RENTAL RATES ($)</th>
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<tbody>
<tr>
<td>STUDIO</td>
<td>950</td>
</tr>
<tr>
<td>ONE</td>
<td>1,200</td>
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<td>TWO</td>
<td>1,600</td>
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<tr>
<td>THREE</td>
<td>2,000</td>
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</table>

### Rental Unit Breakdown Size and Type

<table>
<thead>
<tr>
<th>UNIT TYPE</th>
<th>UNIT SIZE</th>
<th>TYPE by %</th>
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</thead>
<tbody>
<tr>
<td>STUDIO</td>
<td>42</td>
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<tr>
<td>ONE</td>
<td>51</td>
<td>50</td>
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<td>TWO</td>
<td>79</td>
<td>25</td>
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<tr>
<td>THREE</td>
<td>102</td>
<td>10</td>
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</table>

### Social Unit Breakdown Size and Type

<table>
<thead>
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<th>UNIT TYPE</th>
<th>UNIT SIZE</th>
<th>TYPE by %</th>
</tr>
</thead>
<tbody>
<tr>
<td>STUDIO</td>
<td>42</td>
<td>20</td>
</tr>
<tr>
<td>ONE</td>
<td>49</td>
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</tr>
<tr>
<td>TWO</td>
<td>67</td>
<td>30</td>
</tr>
<tr>
<td>THREE</td>
<td>88</td>
<td>20</td>
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### Family Housing Requirements

<table>
<thead>
<tr>
<th>TENURE</th>
<th>FAMILY UNITS (%)</th>
<th>SPECIFIC TARGETS</th>
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<tr>
<td>SOCIAL</td>
<td>50</td>
<td>Min. 30% 2 BED/Mn. 20% 3 BED</td>
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<tr>
<td>MIR</td>
<td>35</td>
<td>Min. 10% 3 BED</td>
</tr>
<tr>
<td>RENTAL</td>
<td>35</td>
<td>Min. 10% 3 BED</td>
</tr>
<tr>
<td>MARKET</td>
<td>35</td>
<td>Min. 10% 3 BED</td>
</tr>
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</table>
07

PARCELS
7.1 PARCEL A, SOCIAL HOUSING – HOMES IN THE VILLAGE

Site Plan

Looking SW

Looking NE

Section A-A

Section B-B

Use Area

<table>
<thead>
<tr>
<th>Use</th>
<th>Area (m²)</th>
<th>SF</th>
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<tr>
<td>Amenity</td>
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<td>3,973</td>
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<td>Total</td>
<td>15,674</td>
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Legend

- Parcel + Building Identification
- Heights
- Parking Access
- Common Open Space
- Community Garden
- Rain Garden/Bioswale
- Pedestrian Path
- Bike Path
- Pollinator Corridor
- Property Line
- Parkade Boundary
- Building Entry

Scale: 1 : 750

N 0 30 60 90 120 180 240 300 0 10 20 30 40 m

W 35th Ave

W 37th Ave

Residential Access

Manston

Manston St

W 35th Ave

W 37th Ave

A1

A1

A1

A1
ARCHITECTURAL FEATURES

» Extroverted and energizing designs with moments of rest.
» Balconies should be expressive.
» Bright colours found in nature should be used to create emphasis and feature elements.
» The buildings in this character area are dense. To soften the sounds and also provide a connection to nature landscaping shall be carried up and into all the elevations of the buildings.
» Welcoming entrances should be clearly identified.

LANDSCAPE FEATURES

» Flexible plaza space at the loading area.
» Community garden with a long table for communal dinners.
» Provide seating, lighting and possibly public art at building entrances.
» Quiet spaces with seating.
» Artistic trellis/screen to hide the parkade entrance.
7.2 PARCEL B, MARKET AND RENTAL HOUSING – HOMES IN THE VILLAGE

Site Plan

Looking NE

<table>
<thead>
<tr>
<th>BLDG</th>
<th>MARKET m²</th>
<th>RENTAL m²</th>
<th>MIR (RENTAL) m²</th>
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</thead>
<tbody>
<tr>
<td>B1</td>
<td>15,469</td>
<td>166,506</td>
<td>5,156</td>
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<tr>
<td>B2</td>
<td>15,248</td>
<td>164,129</td>
<td>55,502</td>
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<tr>
<td>B3</td>
<td>7,656</td>
<td>82,409</td>
<td>27,470</td>
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<tr>
<td>TOTAL</td>
<td>15,248</td>
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<td>82,972</td>
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<table>
<thead>
<tr>
<th>BLDG</th>
<th>RESIDENTIAL SUB-TOTAL m²</th>
<th>AMENITY m²</th>
<th>TOTAL AREA m²</th>
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<tbody>
<tr>
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<td>20,811</td>
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<td>93</td>
<td>15,341</td>
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<td>B3</td>
<td>10,208</td>
<td>109,879</td>
<td>109,879</td>
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Section A-A

Section B-B

LEGEND

X PARCEL + BUILDING ID

A PARKING ACCESS

B COMMON OPEN SPACE

C COMMUNITY GARDEN

D HEIGHTS

E RAINGARDEN/BIOSWALE

F POLLINATOR CORRIDOR

G PROPERTY LINE

H PEDESTRIAN PATH

I BIKE PATH

J BUILDING ENTRY

K PARKADE BOUNDARY

L RETAINED TREES

SCALE: 1 : 750
ARCHITECTURAL FEATURES

» Each building has a distinct personality, celebrating diversity, yet designed with a continuity of expression to identify these parcels as a group.
» Bright colours found in nature to emphasis and create feature elements.
» Many residents will live in Parcel B, to soften the sounds and also provide a connection to nature landscaping shall be carried up and into all the elevations of the buildings, especially those facing the park and the courtyards.
» The west elevation of Parcel B and the south elevation of Parcel F should be considered as extensions of the park.

LANDSCAPE FEATURES

» Gathering space with different sized seating elements to accommodate multi-generations.
» Covered gathering space, with covering inspired by a cedar hat.
» Green, statutory right-of-ways with seating and lighting along the pathways.
» Play spaces inspired by nature, possibly with a small tree house feature.
» Community gardens with tables for dining.
» Live/work spaces adjacent to plazas to allow for temporary events.
» Quiet spaces near water.
7.3 PARCEL C, MARKET HOUSING – HOMES IN THE FOREST

Site Plan

Legend:
- PARCEL + BUILDING IDENTIFICATION
- HEIGHTS
- PARKING ACCESS
- COMMON OPEN SPACE
- RAINGARDEN/BIOSWALE
- FOREST TRAIL
- PEDESTRIAN PATH
- BIKE PATH
- PROPERTY LINE
- PARKADE BOUNDARY
- BUILDING ENTRY

Table:
<table>
<thead>
<tr>
<th>BLDG</th>
<th>MARKET m²</th>
<th>SF</th>
<th>AMENITY m²</th>
<th>SF</th>
<th>TOTAL m²</th>
<th>SF</th>
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<tbody>
<tr>
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<td>179,809</td>
<td>93</td>
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<td>16,798</td>
<td>180,809</td>
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<td>C2</td>
<td>1,065</td>
<td>11,463</td>
<td>1,065</td>
<td>11,463</td>
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<tr>
<td>C3</td>
<td>946</td>
<td>10,192</td>
<td>946</td>
<td>10,192</td>
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<td>TOTAL</td>
<td>18,717</td>
<td>201,469</td>
<td>93</td>
<td>1,000</td>
<td>18,809</td>
<td>202,464</td>
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</table>

Looking NE
Looking S

Section A-A
Section B-B
ARCHITECTURAL FEATURES
» Elevations should be designed to emphasize the vertical to accentuate the sense of being in a forest.
» Integrate the landscape up into the elevations facing the park.
» Building materials should be soft neutral colours found in nature such as the lighter greys found in stones or a cloudy sky. Neutral colours will provide a backdrop for the colours of the park and landscaping elements to be primary.
» Smaller masses and adjacencies to the park open space provide sense of intimacy.

LANDSCAPE FEATURES
» Semi-Public SRW with a boardwalk through the courtyard. Possibly growing native understory plantings below.
» Quiet spaces with communal decks and seating around a Red maple trees.
» Play loop inspired by a forest hike and nature with a stump path and climbable logs. Wood as a building material should be considered for outdoor features.
» Clearly identified welcoming entrances with special paving treatment, lighting and possibly public art.
7.4 PARCEL D, FRANCOPHONE ELEMENTARY SCHOOL & 62-SPACE CHILDCARE CENTRE – TEACHING

Site Plan

<table>
<thead>
<tr>
<th>USE</th>
<th>AREA</th>
<th>SF</th>
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<tbody>
<tr>
<td>EDUCATION</td>
<td>3,225</td>
<td>34,714</td>
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<tr>
<td>CHILDCARE</td>
<td>1,475</td>
<td>15,876</td>
</tr>
<tr>
<td>TOTAL</td>
<td>4,700</td>
<td>50,590</td>
</tr>
</tbody>
</table>

USE AREA

- EDUCATION: 3,225 m², 34,714 SF
- CHILDCARE: 1,475 m², 15,876 SF
- TOTAL: 4,700 m², 50,590 SF

LEGEND

- PARCEL + BUILDING IDENTIFICATION
- HEIGHTS
- PARKING ACCESS
- COMMON OPEN SPACE
- RAINGARDEN/BIOSWALE
- PEDESTRIAN PATH
- BIKE PATH
- PROPERTY LINE
- BUILDING ENTRY

Looking NW

Looking SE

Section A-A

Section B-B

CSF OWNED NOT PART OF HEATHER LANDS REZONING

CSF OWNED NOT PART OF HEATHER LANDS REZONING

N 0 30 60 90 120

W 37TH AVE

BAILIE ST

LANE

RETAINED TREES

LOADING

A

B

D

D1

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W 37TH AVE ,

CSF OWNED
NOT PART OF
HEATHER LANDS
REZONING

Section A-A

Section B-B
ARCHITECTURAL FEATURES

» Parcel D is planned as a long-term lease to the Conseil Scolaire Francophone (“CSF”).
» The one acre parcel will expand the existing francophone schools, l’École Secondaire Jules-Verne and L’École Rose-Des-Vents.

LANDSCAPE FEATURES

» Outdoor play area on the podium roof.
» Two residential sites to the west of the one-acre leased Heather Lands Parcel are owned separately by the CSF, these sites are being designed as a future schoolyard as part of the school development (see the view looking SW on the previous page).
7.5 PARCEL E, SOCIAL HOUSING – HOMES IN THE FOREST

Site Plan

LEGEND

A PARCEL + BUILDING IDENTIFICATION
B HEIGHTS
C PARKING ACCESS
D COMMON OPEN SPACE
E RAINGARDEN/BIOSWALE

USE AREA

<table>
<thead>
<tr>
<th>USE</th>
<th>AREA/m²</th>
<th>SE</th>
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<tbody>
<tr>
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<tr>
<td>AMENITY</td>
<td>307</td>
<td>3,300</td>
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<tr>
<td>TOTAL</td>
<td>17,330</td>
<td>186,533</td>
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**ARCHITECTURAL FEATURES**

» Minimizing buildings’ projections except at key moments will provide spaces for retreat and calm.
» Integration of balconies into the façade to create introverted spaces.
» Neutral colours will help to create a sense of calm.
» Elevations facing the park should be considered extensions of the park and carry the landscape up into the vertical surfaces.

**LANDSCAPE FEATURES**

» Shared decks with seating around a pocket of Red maple trees.
» Pathways connecting private patios in courtyard to common outdoor space.
» Understory plantings inspired by the forest: ferns, mahonia, huckleberries, and salal.
» Wood as a building material should be considered for outdoor features.
» Clearly identified welcoming entrances with special paving treatment, lighting and possibly public art.
## 7.6 PARCEL F, MARKET AND RENTAL HOUSING – HOMES IN THE VILLAGE

### Site Plan

**Legend**
- **X**: Parcel + Building Identification
- **#**: Heights
- **A**: Parking Access
- **B**: Common Open Space
- **C**: Community Garden
- **D**: Rain Garden/Bioswale
- **Gold Circles**: Pedestrian Path
- **Blue**: Bike Path
- **Green**: Pollinator Corridor
- **Black**: Property Line
- **Red**: Parkade Boundary
- **Triangle**: Building Entry

### Building Details

<table>
<thead>
<tr>
<th>Building</th>
<th>Market</th>
<th>Rent</th>
<th>MIR RENTAL</th>
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<td>m²</td>
</tr>
<tr>
<td>F1</td>
<td>20,028</td>
<td>215,582</td>
<td></td>
</tr>
<tr>
<td>F2</td>
<td>22,763</td>
<td>245,023</td>
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<tr>
<td>F3</td>
<td>2,033</td>
<td>21,878</td>
<td>678</td>
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<td><strong>Total</strong></td>
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### Residential Amenities

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</tr>
<tr>
<td></td>
<td>m²</td>
<td>m²</td>
<td>m²</td>
</tr>
<tr>
<td>F1</td>
<td>20,028</td>
<td>1,000</td>
<td>210,582</td>
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<tr>
<td>F2</td>
<td>22,763</td>
<td>22,763</td>
<td>245,023</td>
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<tr>
<td>F3</td>
<td>2,711</td>
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<tr>
<td><strong>Total</strong></td>
<td>42,792</td>
<td>22,763</td>
<td>216,582</td>
</tr>
</tbody>
</table>

*Looking SE*
Public Art, Blanketing the City, Debra Sparrow, Granville Island Mural, Vancouver, 2018

ARCHITECTURAL & LANDSCAPE FEATURES

» See Parcels A and B
7.7 PARCEL G, MARKET HOUSING – DRUM BEAT / HEART

Site Plan

Looking SW

LEGEND
- PARCEL + BUILDING IDENTIFICATION
- HEIGHTS
- PARKING ACCESS
- COMMON OPEN SPACE
- COMMUNITY GARDEN
- RAINGARDEN/BIOSWALE
- FOREST TRAIL
- PEDESTRIAN PATH
- BIKE PATH
- POLLINATOR CORRIDOR
- PROPERTY LINE
- PARKADE BOUNDARY
- BUILDING ENTRY

<table>
<thead>
<tr>
<th>BLDG</th>
<th>AREA</th>
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<td>G1 TOTAL</td>
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<tr>
<td>G2 MARKET</td>
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<td>185,336</td>
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<tr>
<td>G TOTAL</td>
<td>44,066</td>
<td>472,324</td>
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</tbody>
</table>
ARCHITECTURAL FEATURES

» Respect the views to the Two Sisters and mountain range to the north.
» Design G1 building as a signature tower, the tallest tower on the site.

LANDSCAPE FEATURES

» Respect the views to the Two
» G2 building will respond to the open space and MST Cultural Centre to the north.
» Residential courtyard with multi-functional plaza on the new commercial street.
» Pergola/covered gathering space.
7.8 PARCEL H, MARKET HOUSING – HOMES IN THE FOREST

Site Plan

USE | AREA
--- | ---
MARKET | 16,223 174,620
AMENITY | 93 1,000
TOTAL | 16,316 175,620

LEGEND
- PARCEL + BUILDING ID
- HEIGHTS
- PARKING ACCESS
- COMMON OPEN SPACE
- COMMUNITY GARDEN
- RAINGARDEN/BIOSWALE
- FOREST TRAIL
- PEDESTRIAN PATH
- POLLINATOR CORRIDOR
- PROPERTY LINE
- PARKADE BOUNDARY
- BUILDING ENTRY

Looking NW

Looking SE

Section A-A

Section B-B
ARCHITECTURAL FEATURES

» Elevations facing the park should accentuate the vertical expression the qualities and characteristics of forest trees which were once plentiful on this land.

» Building materials should be soft neutral colours found in nature such as the lighter greys found in stones or a cloudy sky. Neutral colours will provide a backdrop for the colours of the park and landscaping elements to be primary.

» Integration of balconies into the façade and minimization of buildings’ projections except at key moments will provide spaces for retreat and calm.

» Introverted balconies.

LANDSCAPE FEATURES

» Shared decks with seating around a pocket of Red maple trees.

» Pathways connecting private patios in courtyard to common space.

» Understory plantings inspired by the forest: ferns, mahonia, huckleberries, and salal.

» Wood as a building material should be considered for outdoor features.

» Clearly identified welcoming entrances with special paving treatment, lighting and possibly public art.
7.9 PARCEL I, MIXED-USE – DRUM BEAT / HEART SOCIAL, RENTAL & MARKET HOUSING, RETAIL, OFFICE & CHILDCARE

Site Plan

LEGEND

- PARCEL + BUILDING IDENTIFICATION
- HEIGHTS
- PARKING ACCESS
- COMMON OPEN SPACE
- RAINGARDEN/BIOSWALE
- PEDESTRIAN PATH
- BIKE PATH
- POLLINATOR CORRIDOR
- PROPERTY LINE
- PARKADE BOUNDARY
- BUILDING ENTRY

<table>
<thead>
<tr>
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<th>MIP (RENTAL)</th>
<th>SOCIAL</th>
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<td>SF</td>
<td>m²</td>
<td>SF</td>
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<tr>
<td></td>
<td></td>
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ARCHITECTURAL FEATURES

» Fine grained patterns to energize the place and create human scale elements.
» Small scale retail units to provide a variety of amenities and a fine grained street frontage.
» Bright colours for accents and feature elements to characterize and animate the space, especially if where the childcare centre is located.

LANDSCAPE FEATURES

» Restaurant/café patios animate public space.
» Special paving treatment.
» Rainwater channel.
» Suspended artwork and lighting features can create a ceiling effect.
7.10 PARCEL J, MST CULTURAL CENTRE – DRUM BEAT / HEART

Site Plan

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Looking NW

Looking S

Section A-A

Section B-B

LEGEND
- PARCEL + BUILDING IDENTIFICATION
- HEIGHTS
- PARKING ACCESS
- COMMON OPEN SPACE
- RAINGARDEN/BIOSWALE
- FOREST TRAIL
- PEDESTRIAN PATH
- BIKE PATH
- PROPERTY LINE
- PARKADE BOUNDARY
- BUILDING ENTRY

HEATHER LANDS | Parcels

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ARCHITECTURAL FEATURES

» MST Cultural Centre will be a signature building on the site and showcase MST cultural in meaningful ways through the design features of the building.
» Shape and form of building should reflect the stories and ways of the MST Nations.
» Building orientation will welcome the community from Heather Street to the east and the open space to the south.
» The building will have a dynamic relationship to West 33rd Avenue to showcase and celebrate MST culture.
» Program of Cultural Centre will be finalized after consultation with MST communities and input from the public.

LANDSCAPE FEATURES

» Ceremonial gathering space that is open and flexible with a special paving pattern and various outdoor seating.
» MST public art at key welcoming points.
» Outdoor eating space with long dining table adjacent to the MST Cultural Centre and indoor kitchen.
» Fire pit that can be covered up and locked when not in use.
» Indigenous plant garden with connection to a tool shed / storage space attached to the MST Cultural Centre.
» Terraces to the north and west facing at Forest Trail entrance on 33rd Ave with a rocky landscape below to meet the street.