

# HEATHER LANDS

COMPLETE CONSULTATION SUMMARY

**Document Content:**

*Open House 1 Consultation Summary*

*Youth Engagement Summary*

*Open House 2 Consultation Summary*

*Open House 3 - Consultation Summary*

2018



# OPEN HOUSE STATS

527

RESIDENTS, NEIGHBOURS  
AND FRIENDS OF THE  
HEATHER LANDS WERE  
ENGAGED

520+

FEEDBACK FORMS WERE  
RECEIVED ONLINE THROUGH  
TALK VANCOUVER AND IN  
PERSON AT OUR EVENTS

6

PUBLIC OPEN HOUSES  
WERE HELD AT VANDUSEN  
GARDENS

1

YOUTH  
ENGAGEMENT  
EVENT

1

FAIRMONT  
DIALOGUE SESSION

17,100+

POSTCARD  
NOTIFICATIONS  
WERE SENT IN THE  
MAIL



# HEATHER LANDS | Complete Consultation Summary

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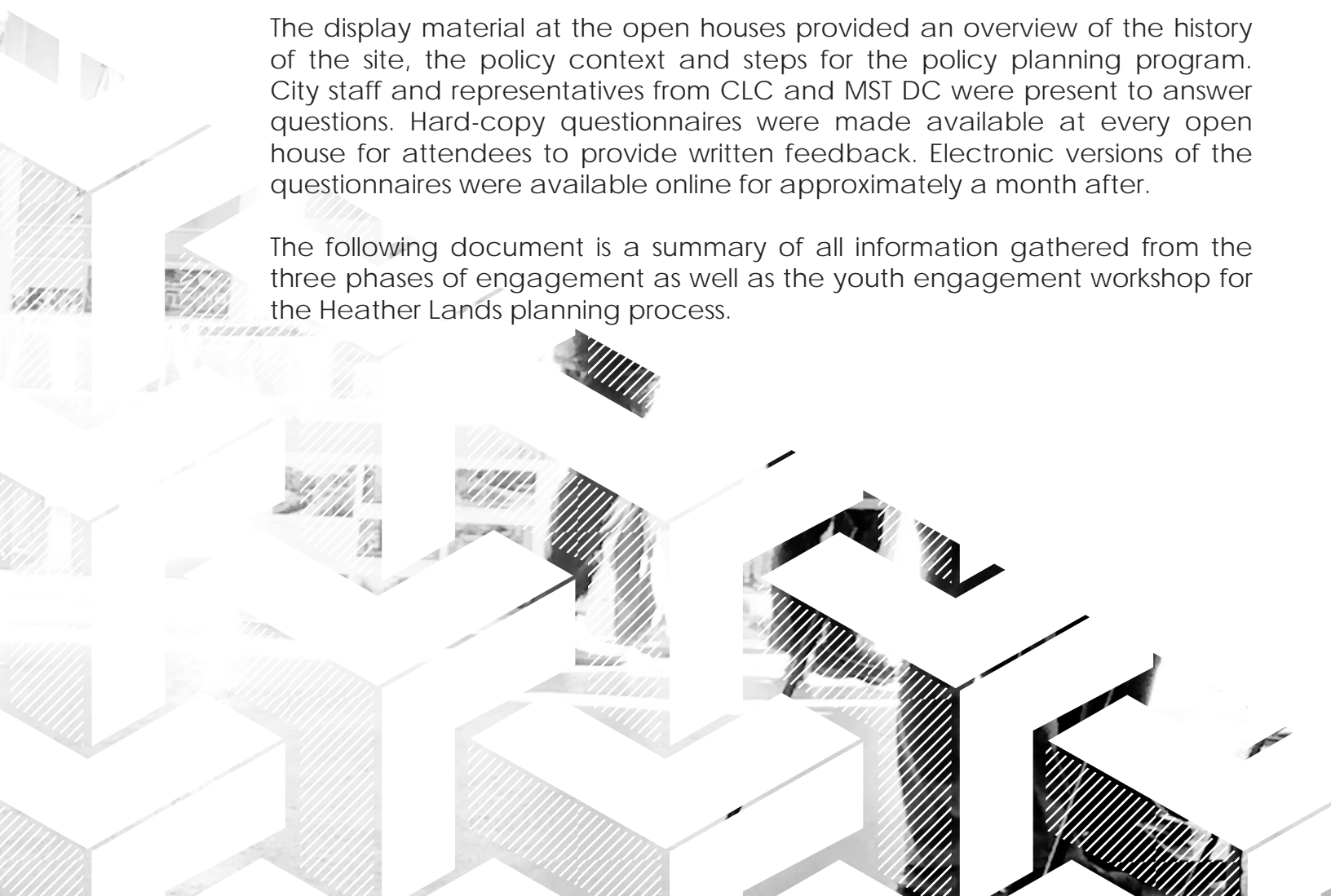
**THE** City, at the request of the Musqueam Indian Band, Squamish Nation, Tsleil-Waututh Nation (the MST Nations), and Canada Lands Company (CLC), the land owners, is creating a Policy Statement to guide future redevelopment of this 8.5 hectare (21 acre) site. The policy will include principles and objectives on reconciliation, land use, sustainability, transportation, density, building types and heights, and public benefits for the development

The Heather Lands and surrounding areas were used for thousands of years as part of the traditional territory of the Musqueam Indian Band, Squamish Nation and Tsleil-Waututh Nation. Prior to relocation to Surrey in 2012, it was the site of the RCMP's British Columbia headquarters and operations centre employing approximately 1,500 people.

Between October 2016 and March 2017, the City hosted three phases of community engagement, including 6 open houses, a youth engagement workshop, and a Fairmont dialogue session to communicate the progress of the Heather Lands Policy Statement. Over 500 people attended the engagement events, and over 520 comment forms were submitted.

The display material at the open houses provided an overview of the history of the site, the policy context and steps for the policy planning program. City staff and representatives from CLC and MST DC were present to answer questions. Hard-copy questionnaires were made available at every open house for attendees to provide written feedback. Electronic versions of the questionnaires were available online for approximately a month after.

The following document is a summary of all information gathered from the three phases of engagement as well as the youth engagement workshop for the Heather Lands planning process.





## HEATHER LANDS PLANNING PROGRAM ENGAGEMENT TIMELINE

OCT  
2016

### PHASE 1

Program Start-Up  
OPEN HOUSE 1  
YOUTH ENGAGEMENT EVENT

OCT/NOV  
2017

### PHASE 2

Develop Guiding Principles and Redevelopment  
Concepts  
OPEN HOUSE 2  
FAIRMONT DIALOGUE SESSION

MARCH  
2018

### PHASE 3

Refine Guiding Principles, Redevelopment  
Concepts, and Draft Policies  
OPEN HOUSE 3

SPRING  
2018

### FINAL STEP

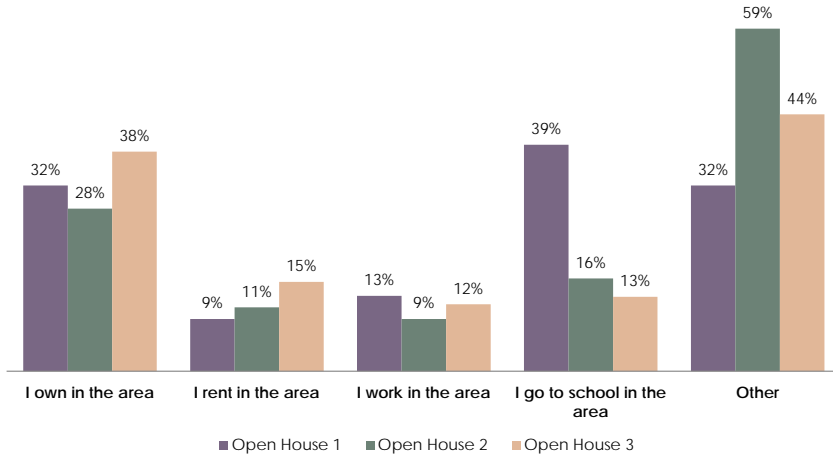
The final draft of the Policy Statement will be posted on-line before it is presented to Council. You are welcome to write or speak to Council at the selected date. If the Policy Statement is approved by Council, the next step will be rezoning.

REZONING

DEVELOPMENT  
PERMITS

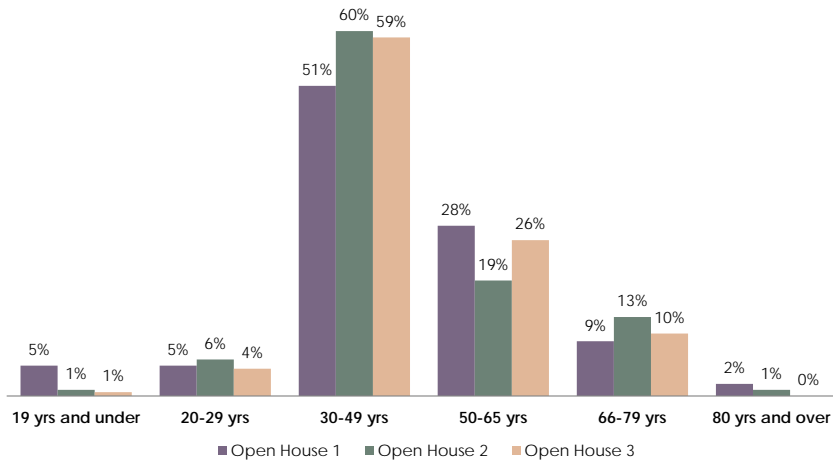
BUILDING  
PERMITS

CONSTRUCTION  
(DATE TBD)



## Connection to the area surrounding The Heather Lands

The majority of respondents are connected to the Heather Lands in an 'Other' way, primarily having children who go to school in the area. A large proportion of attendees also own in the area.

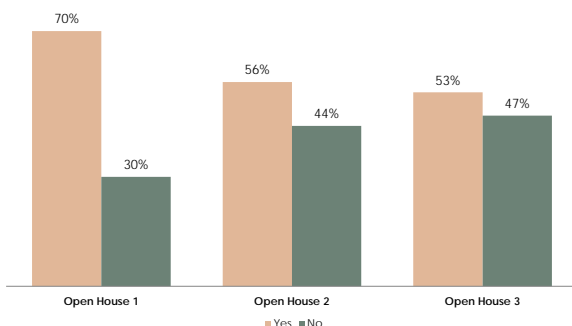


## Which age category do you fall in?

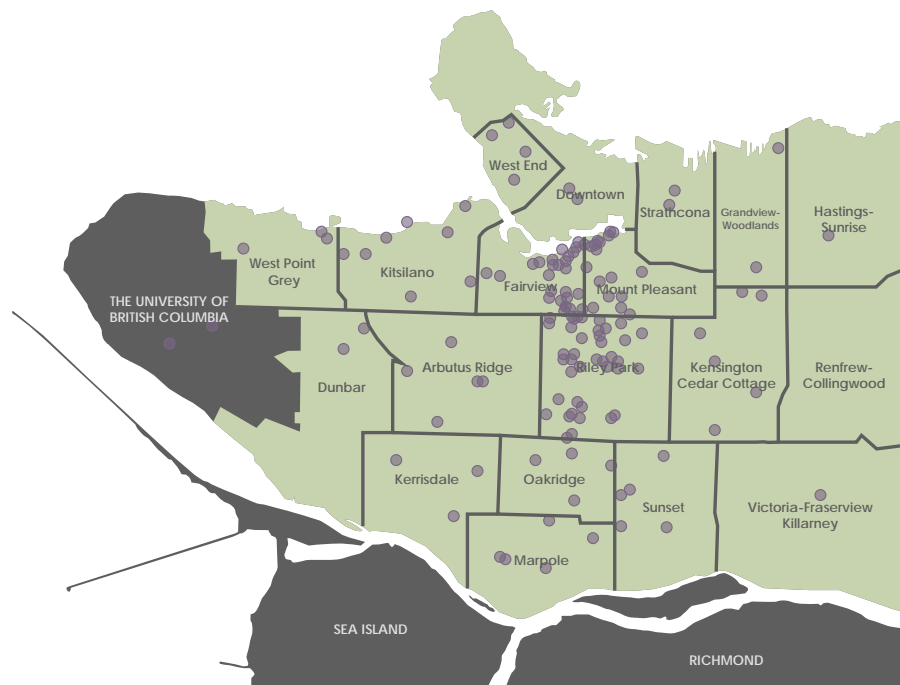
In each of the open houses, the majority of respondents were in the 30-49 age group (51%, 60%, and 59% respectively), followed by the 50-65 age group.

## Do you have children under the age of 19 at home?

The majority of respondents from each open house do not have children over the age of 19 living at home (70%, 56%, and 53% respectively).



## Where respondents live



# OPEN HOUSE 1

## OPEN HOUSE: INFO

### ARTIST SESSION

The first open house featured an artist session to help participants visualize their ideas for the future of the Heather Street Lands. A group of artist-facilitators were present to illustrate ideas offered by those in attendance. Participants described activities they imagined taking place in the space over the course of a day. The artists sketched on the spot, listing the activities and identifying themes. Over the course of the day, 11 drawings were created, each accompanied by a ranking sheet to allow members of the public to vote on the ideas in each drawing. The 11 drawings and ranking sheets were also displayed at the second open house on Monday, October 17, 2016. Attendees to this open house were encouraged to examine the drawings and rank the activities and features.



### QUESTIONNAIRE

In addition to the artist session, questionnaires were made available for attendees to provide written feedback. The questionnaire asked about housing types, mix of land uses, community facilities, parks and open space, transportation, pedestrian connections and where various uses and building types should ideally be located.



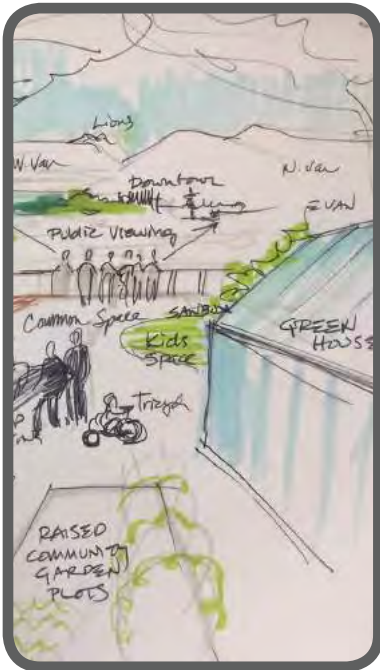
### ATTENDEES

A total of 102 people attended the open houses over the two days, and 213 people completed the questionnaire. This document provides a summary of the key themes from the artist session and the questionnaire responses. What we heard will result in the creation of guiding principles to inform and evaluate development concepts and subsequent policy for the Heather Street Lands. The second phase of open houses will present the draft guiding principles and initial concepts for public review and input.



**102 Attendees**

# ARTIST SESSION SUMMARY



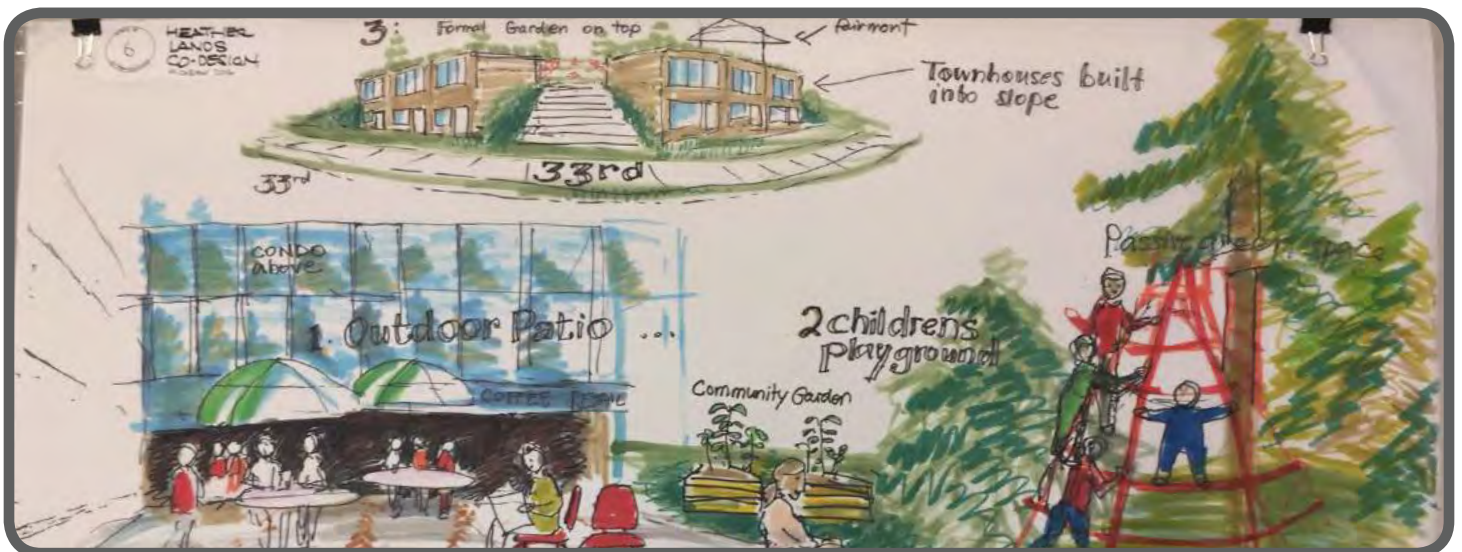
When examining the drawings and ranking sheets developed through the artist session, nine central themes emerged related to:

- Community Spaces
- Streets & Movement
- First Nations Inspiration
- Repurposing the Fairmont Academy
- Mountain Views
- Sustainability Initiatives
- Local-serving Retail & Employment
- Varied Building Types & Uses
- Service & Supports

## COMMUNITY SPACES

Much of the feedback revolved around the idea of community spaces within the site. Suggestions include: outdoor community gathering spaces, indoor and outdoor benches and seating areas, well-lit outdoor spaces, passive greenspace, water features, tree mounds, and a formal garden. Drawings also identified flexible gathering places, fitness classes (gym), tool sharing/workshop space, meeting spaces, cultural spaces, intergenerational spaces, family space, learning spaces, and children's play spaces/playground as desirable for inclusion in the redevelopment of the Heather Street Lands.

Illustrations also presented the desire for urban agriculture to be incorporated into the future design of the Heather Street Lands. Ideas include: provision of rooftop gardens, a community greenhouse, as well as community garden plots.





## STREETS & MOVEMENT

Participants in the artist session envisioned the future of the Heather Street Lands as highly connected site, that facilitates movement within as well as between adjacent neighbourhoods, through well designed pedestrian pathways and road networks. There is a desire for local streets to be designed for pedestrians, local traffic, as well as providing appropriate cycling facilities, like separated bike lanes and parking.

## FIRST NATIONS INSPIRATION

Sketches expressed the desire for First Nations traditions, culture, and values to be incorporated through art and cultural space in the redevelopment of the Heather Street Lands.

## REPURPOSING THE FAIRMONT ACADEMY

The Fairmont building is listed on the Vancouver Heritage Register in the 'A' evaluation category and is the most noteworthy existing building on the Heather Street Lands. As such, many early ideas for its reuse were identified during the artist session. For example, creating a community focal point/hub with an activated edge along 33rd avenue, placing a school or childcare facility, or locating local-serving retail and employment amenities.



## MOUNTAIN VIEWS

Many drawings highlighted the importance of maintaining existing views to the north. There were also sketches which explored the opportunity to create public views from walking and biking paths.

## SUSTAINABILITY INITIATIVES

Sustainability also emerged as a key theme, with the idea of a possible district energy facility locating on the site.



## LOCAL-SERVING RETAIL & EMPLOYMENT

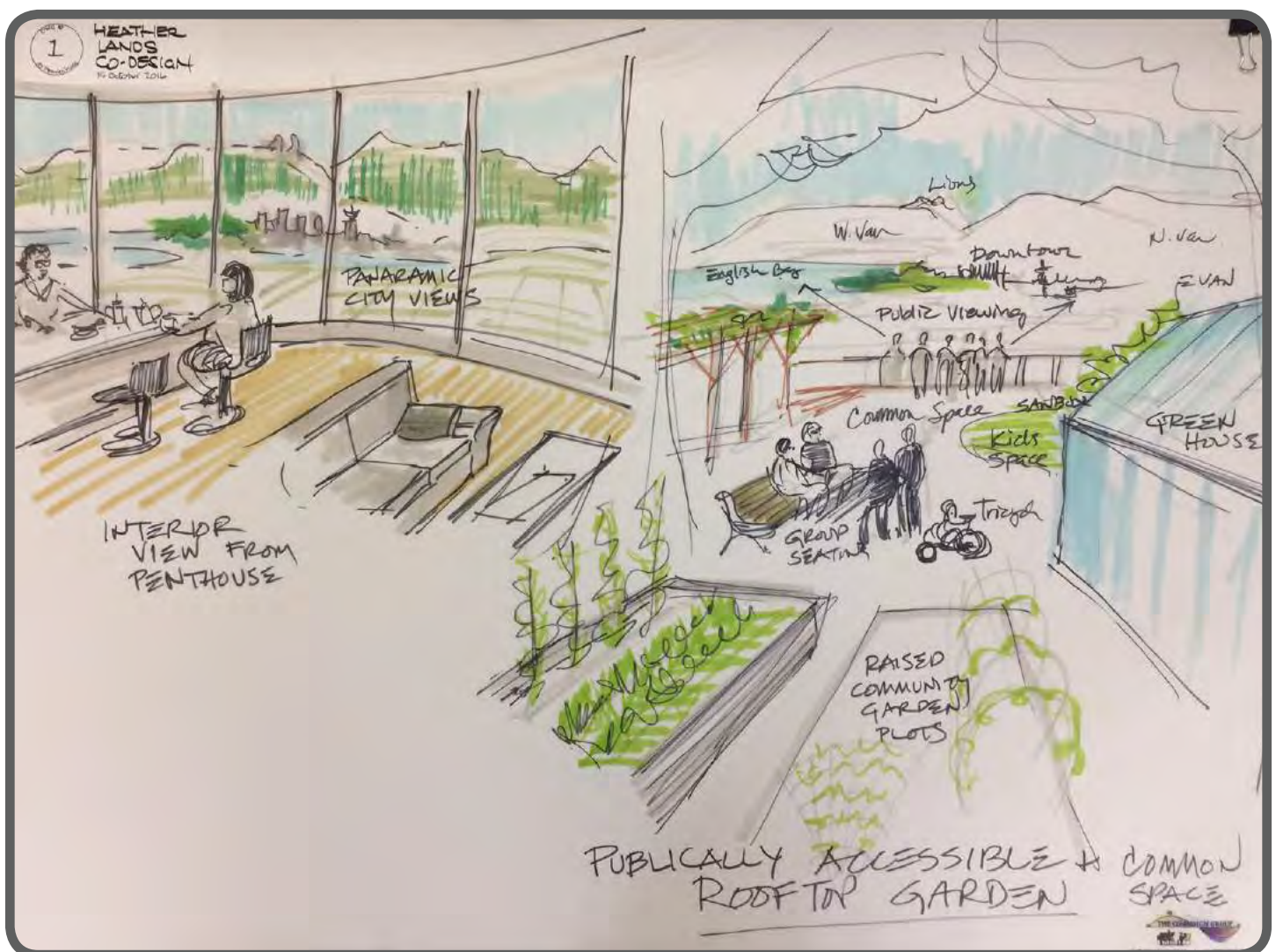
Outdoor patios with pavers & umbrellas, locations to foster employment and enterprise, local-serving retail, and office space were all sketched and identified as important by participants in the artist session.

### VARIED BUILDING TYPES & USES

A variety of building types and uses were identified as being important in the development of the site, including: townhouses, condos, and sufficient underground parking.

## SERVICE & SUPPORTS

Seniors, youth, and recreation services/supports were sketched as part of the artist session. Illustrations were developed with a focus on infrastructure. Main ideas include public transit opportunities and emergency preparedness and response.



# QUESTIONNAIRE

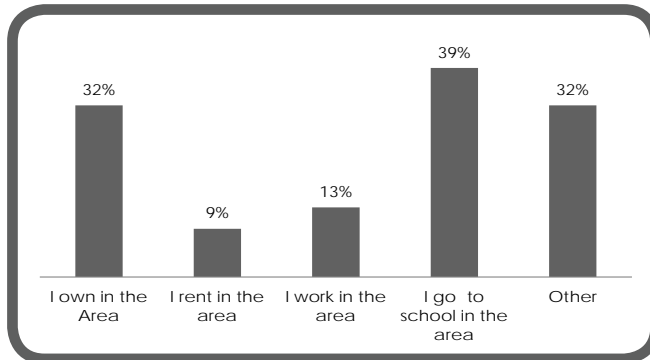
A paper questionnaire was available at the open houses and online. The online questionnaire was accessible between October 19th and October 31st, 2016. A total of 102 people attended the open houses and 213 people completed the questionnaire (29 hard copies submitted at the open houses and 184 completed online). **What follows is a summary of the results.**



## QUESTION 1 DEMOGRAPHICS

### Q1: WHAT IS YOUR CONNECTION TO THE AREA SURROUNDING THE HEATHER STREET LANDS?

(Check all that apply)

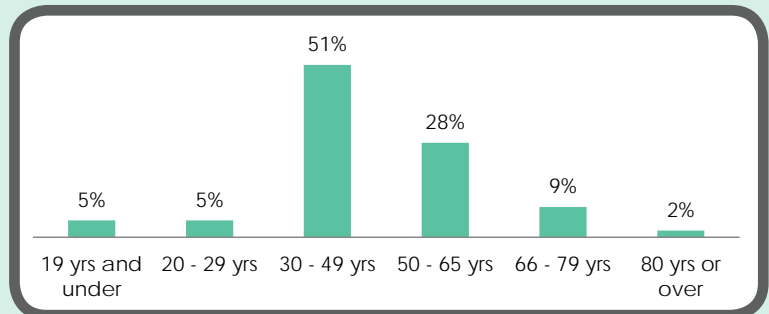


*Note: Percentages reflect how many respondents chose that option; however, multiple choices could be selected, so the sum of the percentages does not equal 100%.*

The majority (41%) of respondents live in the area. A large portion of the remaining respondents go to school in the area (39%). Those that selected "other" (32%) have children that go to school in the area, or are affiliated with the Riley Park - South Cambie Community Vision Committee.

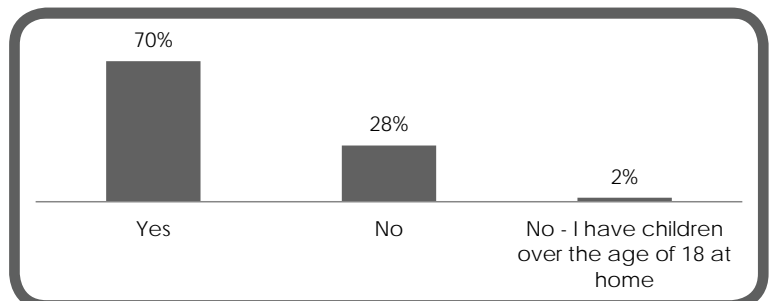
### WHICH AGE CATEGORY DO YOU FALL IN?

Most of the respondents (51%) are in the 30-49 age bracket with a moderate percentage in the 50-65 years or over (28%) group.



### DO YOU HAVE CHILDREN UNDER THE AGE OF 18 AT HOME?

The majority of respondents (70%) have children under the age of 19 at home, while the other 30% do not, or have children over the age of 18 at home.



**Q2: The Heather Street Lands will be primarily residential. How important do you think the following types of housing are for the site?**

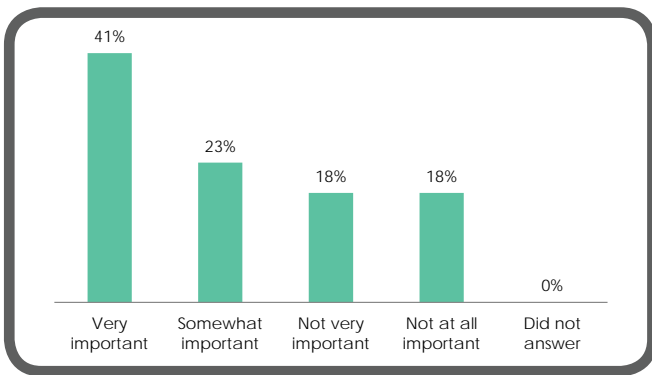
(Note: there is a City requirement to provide a minimum of 20% affordable housing on the site.)

Housing for families (83%) and seniors (81%) was overwhelmingly identified as important for the area. Rental housing (64%) was also underlined as important with social housing (55%) and market housing (49%) identified as important but less frequently.

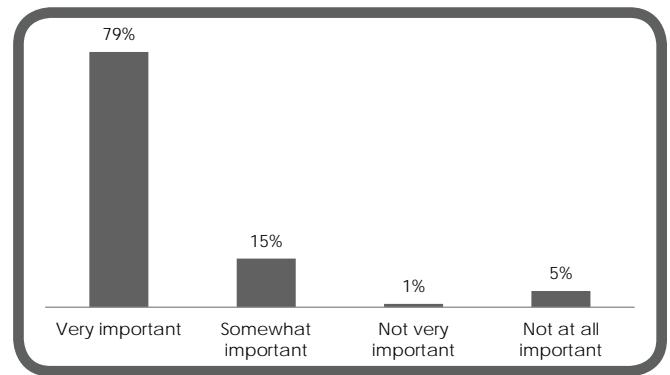
Note: percentages provided above combine the "very important" and "somewhat important" options represented below.



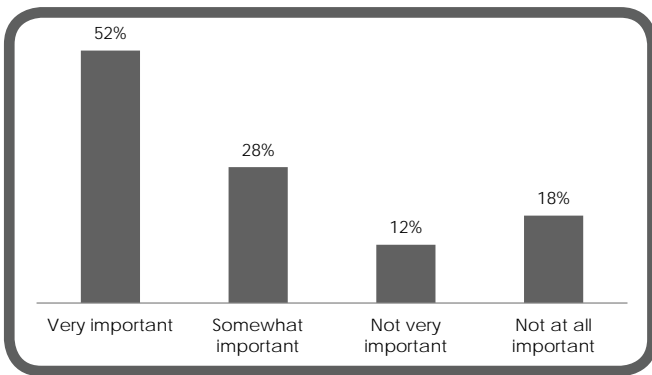
**QUESTION 2  
HOUSING**



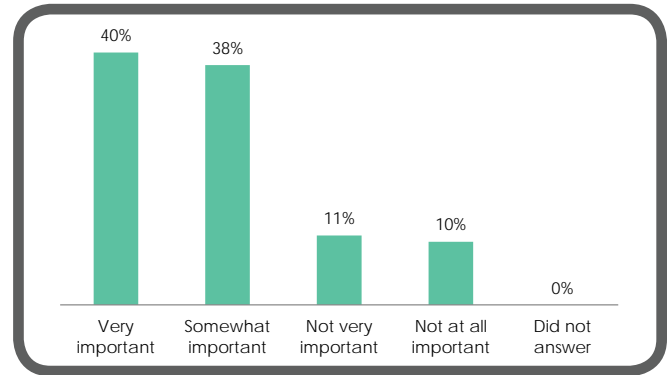
**SOCIAL HOUSING**



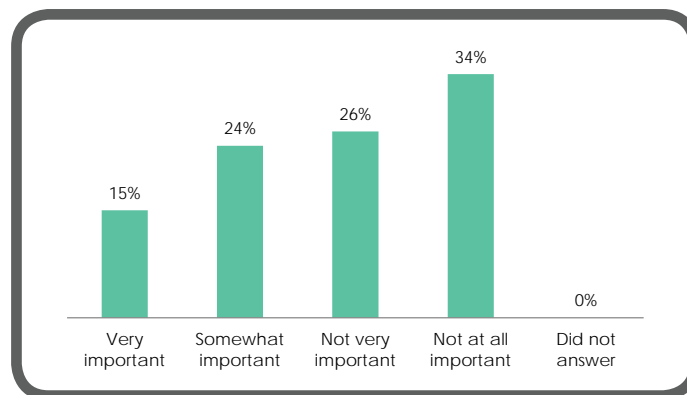
**HOUSING FOR FAMILIES**



**RENTAL HOUSING**



**HOUSING FOR SENIORS**



**MARKET HOUSING**

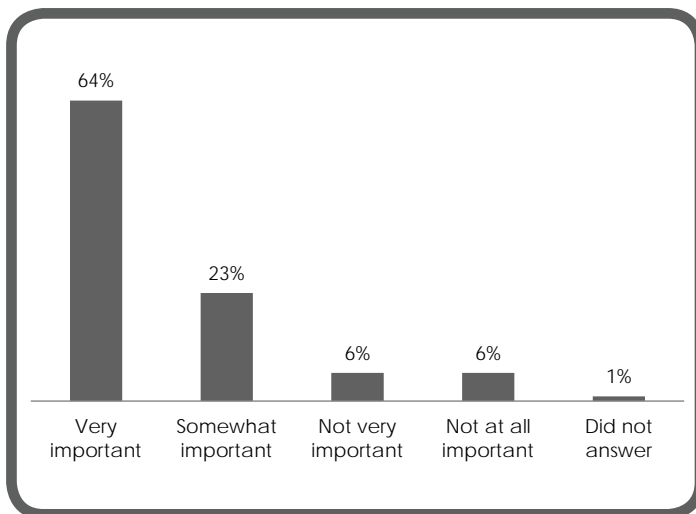




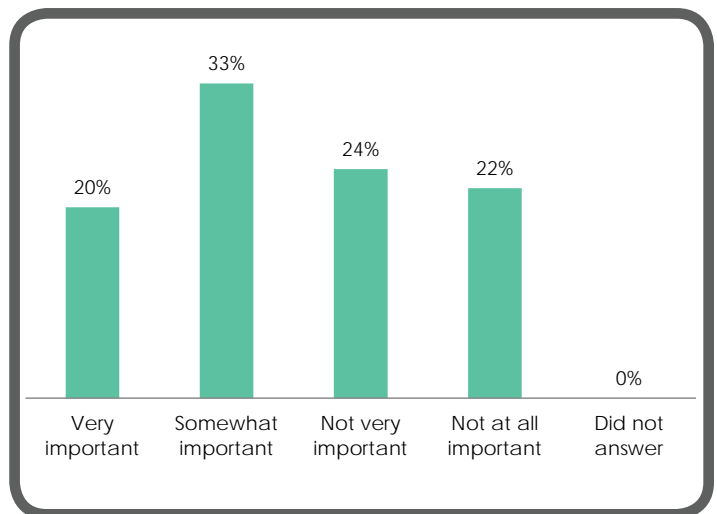
## QUESTION 3 MIX OF USES

**Q3: How important are the following land uses (other than residential) to the Heather Street Lands?**

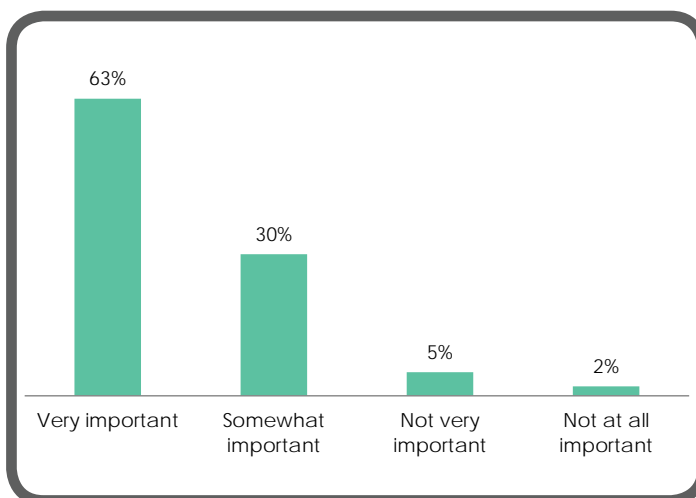
Community amenities (93%) as well as parks and open space (87%) were overwhelming identified as needed in the area with local serving retail (53%) and office and employment space (34%) identified as lesser needs.



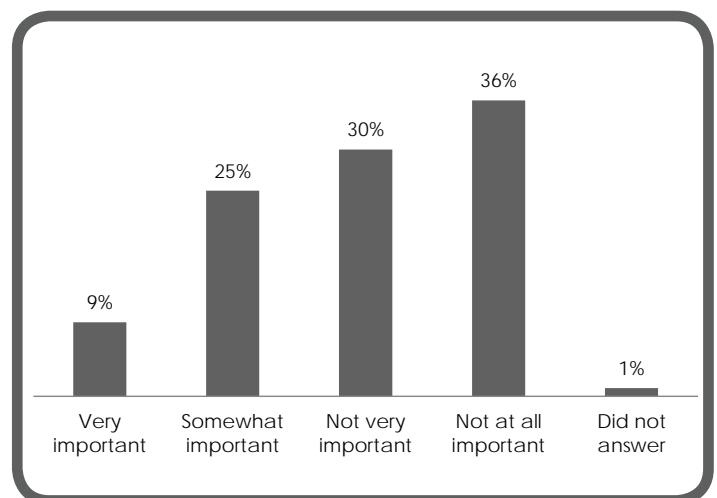
**PARKS AND OPEN SPACE**



**LOCAL SERVING RETAIL**



**COMMUNITY AMENITIES**



**OFFICE & EMPLOYMENT SPACE**

**Q4** What kind of community facilities or services (e.g. childcare, recreation, culture, etc.) are most needed in this area and should be considered for the Heather Street Lands?

- A large portion of the 200 responses to this question identified childcare as a significant need in the area, especially more affordable and accessible options.
- Many responses pointed out an opportunity for a new school to be located on the site.
- Recreation was mentioned multiple times, including specific suggestions for walking trails, playgrounds, a fitness centre, and a pool.
- Some respondents want a community centre on site whereas others would like to see arts and cultural facilities.
- Finally, some respondents commented that the area is already well serviced by current and planned community facilities and want to see a focus on varied and accessible housing options and small scale retail options for the Heather Street Lands site.



## QUESTION 4 COMMUNITY & SOCIAL FACILITIES

## QUESTION 5 FAIRMONT ACADEMY BUILDING



**Q5:** The Fairmont Academy (at 33rd and Heather Street) was constructed in 1912 as a boys school. In 1920, the RCMP took over the site and used the building for training. It is anticipated that the Fairmont Academy building will be protected and repurposed. Do you have any ideas for its reuse?

- The majority of the responses to this question suggested that the Fairmont Academy building should be reused as a community centre or community gathering space.
- Many responses also suggested that the building could be used as a location for a new school.
- Some respondents see the building as being suitable in accommodating shared office space, or arts and culture facilities.
- Residential, retail, library, recreational, and museum uses were other popular ideas for the reuse of the Fairmont Academy Building.



## QUESTION 6 PARKS & OPEN SPACE

**Q6: What elements should be considered in planning for new parks and open space (e.g. open green space, children's play, natural features, etc.)?**

- Many of the respondents want to see children's play areas, as well as park design that responds to natural features.
- Some respondents feel that because the Heather Street Lands is located between two large parks (Queen Elizabeth & Oak Meadow), smaller pocket parks and open space spread throughout the site, or a sports field would be appropriate.
- Landscaping was emphasized multiple times as being important along with the incorporation of natural habitat features and wildlife. Multiple comments addressed walking trails and playgrounds as highly desirable.
- Multi-generational spaces for public gathering celebrating First Nations heritage and culture was requested by many respondents.
- Dog areas were mentioned several times, with many responses suggesting off-leash fenced spaces as a preferred design.
- Many respondents identified community gardens as a priority for open space on the site.
- Water features and public art were also identified as desirable features.



## QUESTION 7 TRANSPORTATION

**Q7: When considering all modes of transportation - walking, cycling, transit and cars - what key issues and improvements should be considered in the redevelopment of the site?**

- The majority of comments emphasized pedestrian accessibility to and through the site. Connected paths, diversity of paving materials, and limiting automobile traffic were common themes.
- Many respondents asked for improvements to bike infrastructure (e.g., bike racks and parking) and to maintain the bike route on Heather Street.
- Construction of protected bike lanes within and on the surrounding streets was also expressed as being important.

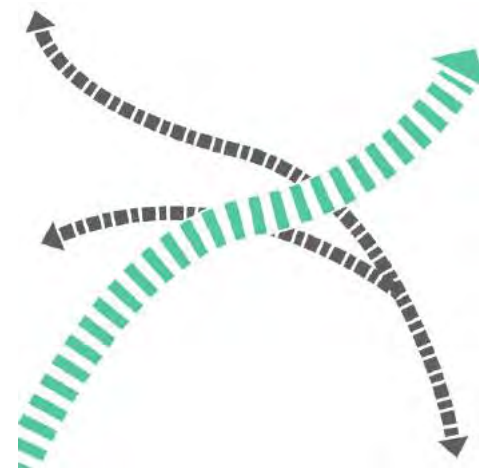


- 
- Transit was highlighted as a priority with many respondents asking for improved connections to existing Canada line stations. Respondents also expressed interest in a new station at Cambie and W 33rd Ave.
- Multiple respondents expressed concern for adequate vehicle parking, with a desire to ensure sufficient underground parking for residents.
- Some respondents suggest that development prioritize non-vehicular modes of transportation and use strategies to reduce single occupancy vehicle use.

**Q8: Are there important pedestrian routes that should be made through the site? What are the important destinations within and around the site if you are walking?**

A list of the most frequent answers follows (in no particular order):

- Queen Elizabeth Park
- Oakridge Centre Mall
- Existing Canada Line Stations
- Potential 33rd Avenue Canada Line Station
- Children’s Hospital
- The Jewish Community Centre
- Willow Street and 35th Avenue as pedestrian routes
- Increase width of sidewalks
- Developing pedestrian routes between Cambie St and Oak St
- Construction of a pedestrian corridor between Queen Elizabeth park and Oak Meadow park
- Hillcrest Community Centre
- Preserving views
- Unpaved running/walking track
- Eric Hamber Secondary School
- École Secondaire Jules-Verne
- École Rose-Des-Vents
- Incorporate sheltered walkways from the elements



## QUESTION 8 PEDESTRIAN ROUTES



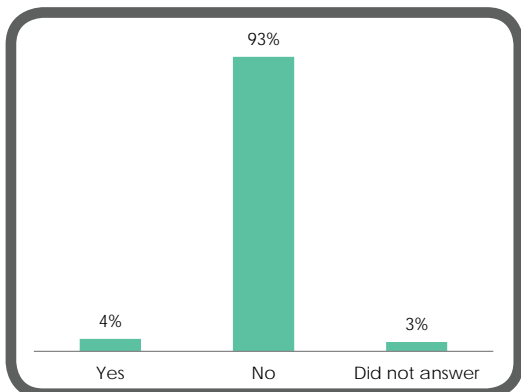
## QUESTION 9 SUSTAINABILITY

Q9: What are the key opportunities for this development to encourage and enable residents to reduce their environmental impacts now and for future generations?

- Many respondents feel that developing to passive house/LEED building standards is important.
- Storm water management and solar collection sites were also suggested in response to this question.
- Respondents are interested in the potential for district energy to be provided throughout the site.
- Many feel that car/bike share services are important in reducing individual automobile ownership, which will reduce emissions.
- Retention of trees, access to transit, recycling stations, eco-friendly building materials, community gardens, communal compost sites and local essential services within walking distance were also repeated ideas in response to this question.

## ARTIST SESSION AND YOUR VISION FOR THE SITE

On October 15 there was an artist session following the open house, in which artists created drawings depicting the types of activities attendees would like to see on the site in the future. Respondents were asked if they took place in the session or not.



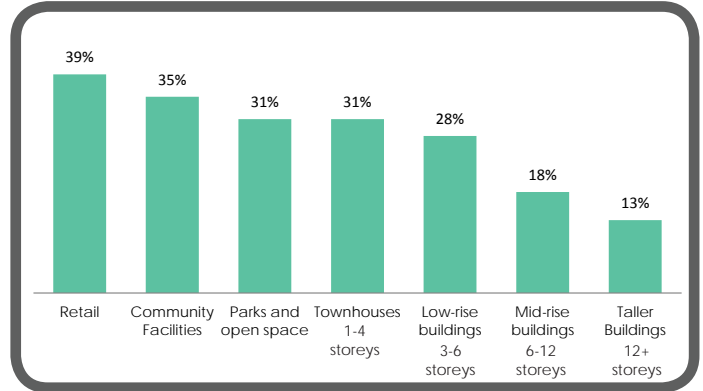
## DO YOU HAVE ANY OTHER COMMENTS?

- Many respondents are interested in First Nations representation and expression of culture throughout the site.
- A number of respondents suggested that there is an opportunity to relocate École Rose des vents school to the Heather Street Lands.
- There are mixed comments regarding potential building forms and density. Some feel that the Heather Street lands provides an excellent opportunity for taller buildings and higher density, while other wouldn't like to see buildings over 4-storays.
- Some responses state that development of this site would help attract and keep young families in Vancouver.
- Given the Heather Street Lands proximity to the Canada Line and other major project sites, many feel that this site could become a residential hub.

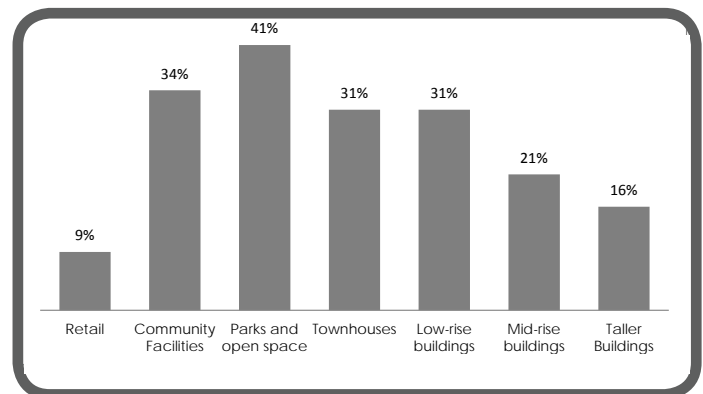
# QUESTION 10

## WHERE ON THE HEATHER STREET LANDS WOULD YOU LOCATE

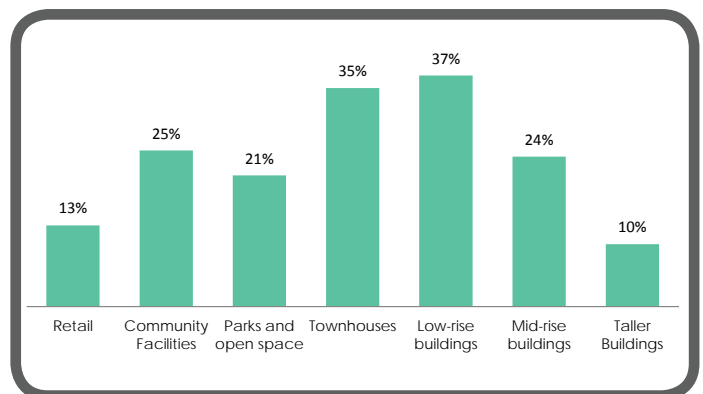
Respondents were asked where they would locate the amenities and building types listed below.



LOCATION A



LOCATION B



LOCATION C

### COMMENTS

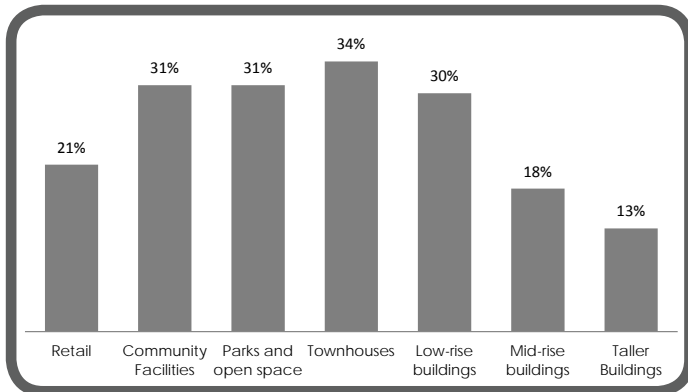
- The majority of respondents located retail in **Location A** (39%) with a relatively even distribution of responses locating community facilities, parks and open space, townhouses, and low-rise buildings in that location.
- Most respondents located parks and open space in **Location B** (41%). There were also a high proportion of responses locating community facilities, townhouses and low-rise buildings in the area. Some also thought mid-rise buildings (21%) and taller buildings (16%) were appropriate for location B.

Note: Percentages reflect how many respondents chose that option out of the total number of respondents; however, multiple choices could be selected for each topic, so the sum of the percentages does not equal 100%

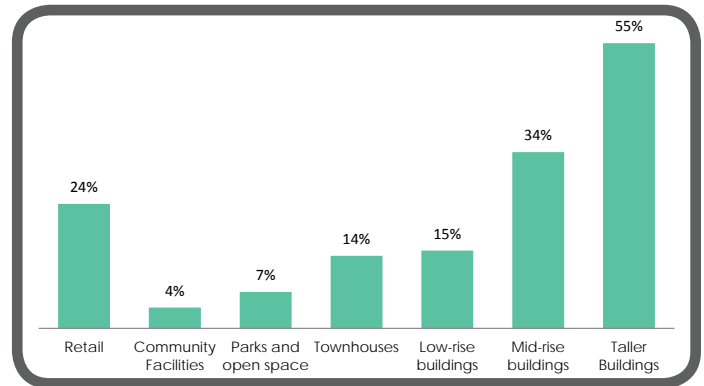


# WHERE ON THE HEATHER STREET LANDS WOULD YOU LOCATE

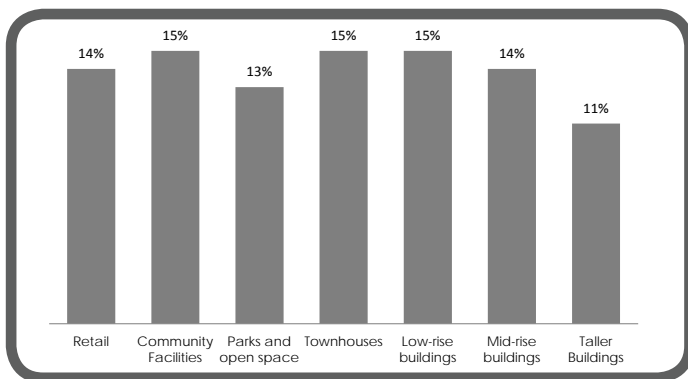
## QUESTIONS continued...



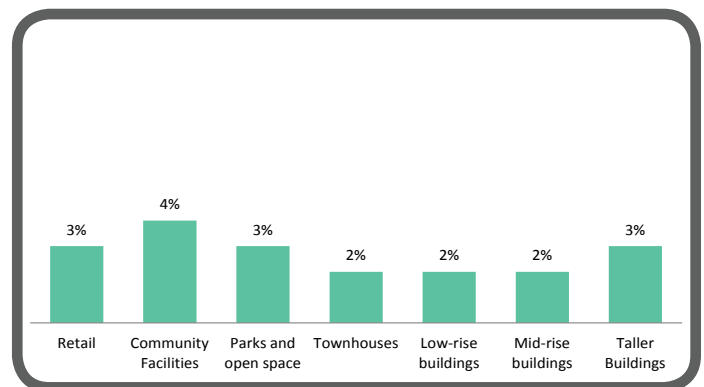
LOCATION D



WOULD NOT PLACE ON THIS SITE



DON'T KNOW/NOT SURE



DID NOT ANSWER

- **Location C** was identified as an area where the placement of a variety of residential housing forms was seen as appropriate. 37% of responses located low-rise buildings in this area and 35% located townhouses. Mid-rise buildings (24%) and taller buildings (10%) were also selected for this area.
- 34% of respondents located townhouses in **Location D**, followed closely by community facilities (31%), parks and open space (31%), and low-rise buildings (30%). Mid-rise buildings (18%) and taller buildings (13%) were also selected as being appropriate for this area of the Heather Street Lands.
- Community facilities, parks and open space, townhouses, and low-rise buildings were identified as being the most appropriate for this site. Taller buildings (55%), mid-rise buildings (34%), and retail uses (24%) were selected as being less desirable.
- 11% - 15% of responses were unsure of the placement amenities and building types; and between 2% and 4% of respondents did not answer.

### OTHER:

Relocating École Rose-Des-Vents school was identified as important for the area. Rental housing, a greenway, a First Nations cultural facility, community centre, public art, and recreational spaces were other suggestions for important amenities that should be considered for the Heather Street Lands redevelopment.

# YOUTH ENGAGEMENT EVENT SUMMARY

On Monday, January 30th, 2017 a youth engagement workshop was hosted by the City of Vancouver, the Musqueam Indian Band, Squamish Nation, Tsleil-Waututh Nation (the MST Nations), and Canada Lands Company (CLC).

The event included an artist session facilitated by the Co-Design Group. The intent of this workshop was to lead youth participants to illustrate their ideas for the activities of life on the developed Heather Lands. The event was also an opportunity for participants to learn how to communicate effectively with city planners.

City of Vancouver staff, Chief Ian Campbell from the Squamish Nation, and Deana Grinnell from CLC made introductory remarks before the students worked with the artists to share ideas for the future of the Heather Lands.





students from the Musqueam Youth Group, Squamish Nation and from neighbourhood secondary schools Eric Hamber and Jules Verne participated in the event.

**THE EVENT  
WAS  
STRUCTURED  
AS  
FOLLOWS:**

- Introduction by First Nations, City of Vancouver, and Canada Lands
- Day in the life activity  
*students posted notes on a 24-hour time line diagram about the activities they would wish to do in a future day on the Heather Lands site.*
- Site walk
- Image creation (facilitated by Co-Design group)  
*students worked in small groups with an artist to draw scenes of themselves engaged in their desired future activities.*
- Gallery of Drawings  
*all drawings were placed on display in the venue for participants to view once complete.*
- Close



## THE FOLLOWING IDEAS EMERGED AT THE ARTIST SESSION:

- Providing a range of spaces (indoors and outdoors) for socializing and meeting other community members.
- Reflecting First Nations culture. Some examples include: story telling in a long house; teaching of First Nations culture and values, and a First Nations cultural centre.
- The importance of performing arts spaces (i.e. music, spoken word, etc.)
- Community gathering places and areas to participate in sport and friendly competition were identified as important.
- Tasteful design of buildings and public spaces to improve wellbeing and happiness of residents.



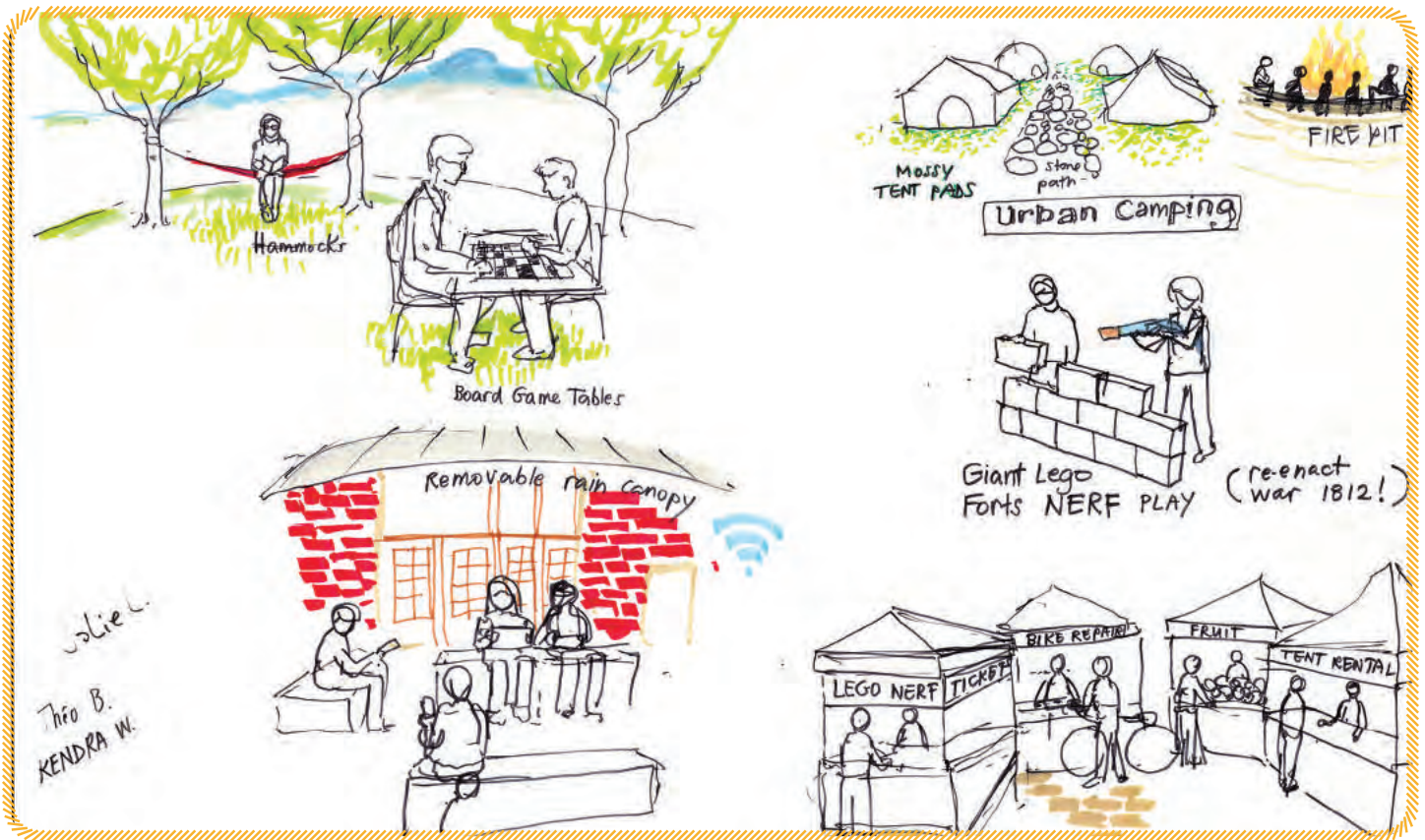


# ARTIST RENDERINGS FROM THE SESSION (BY IDEA):

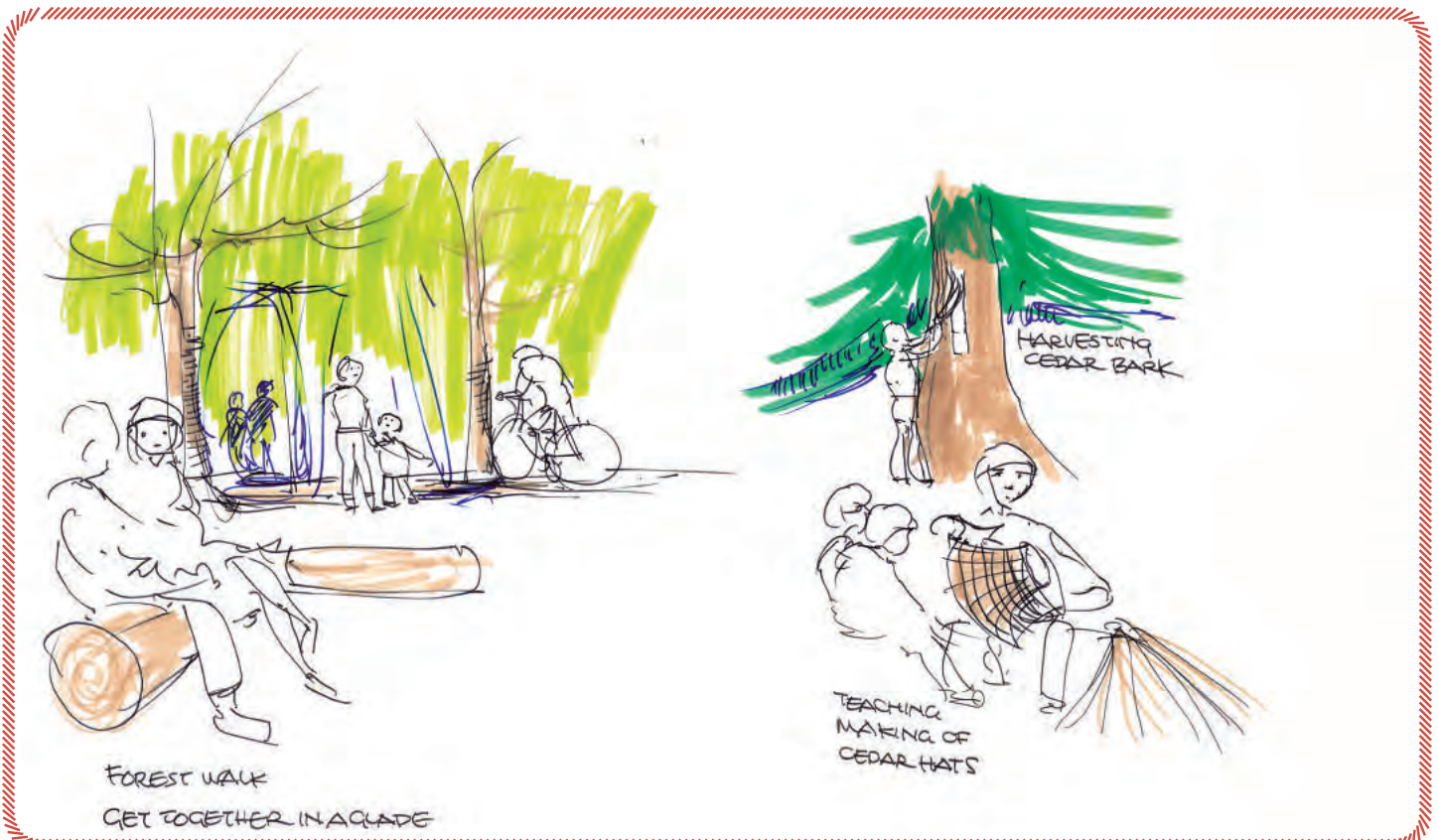


## CONNECTING THROUGH SPORT



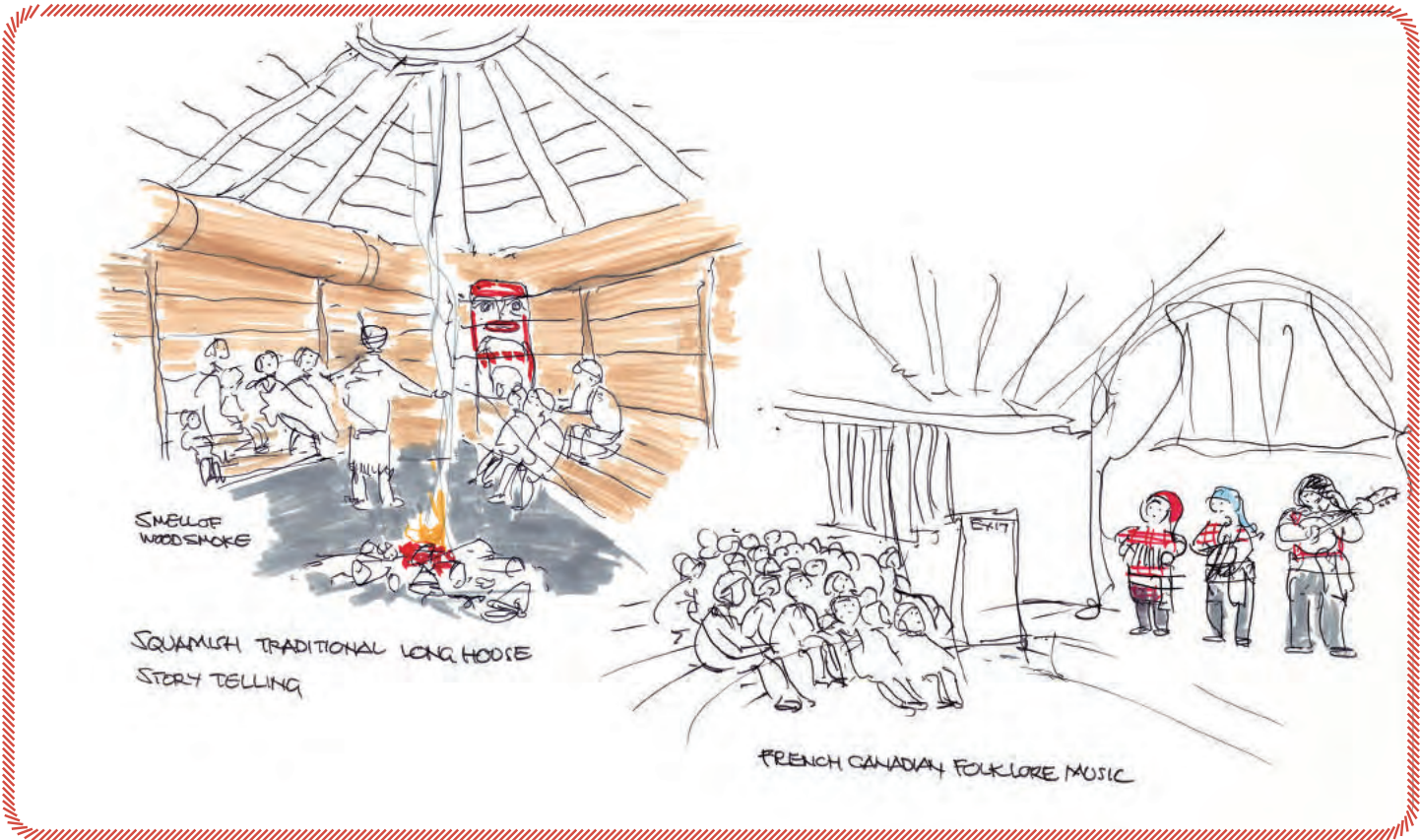


Julie L.  
Théo B.  
KENDRA W.

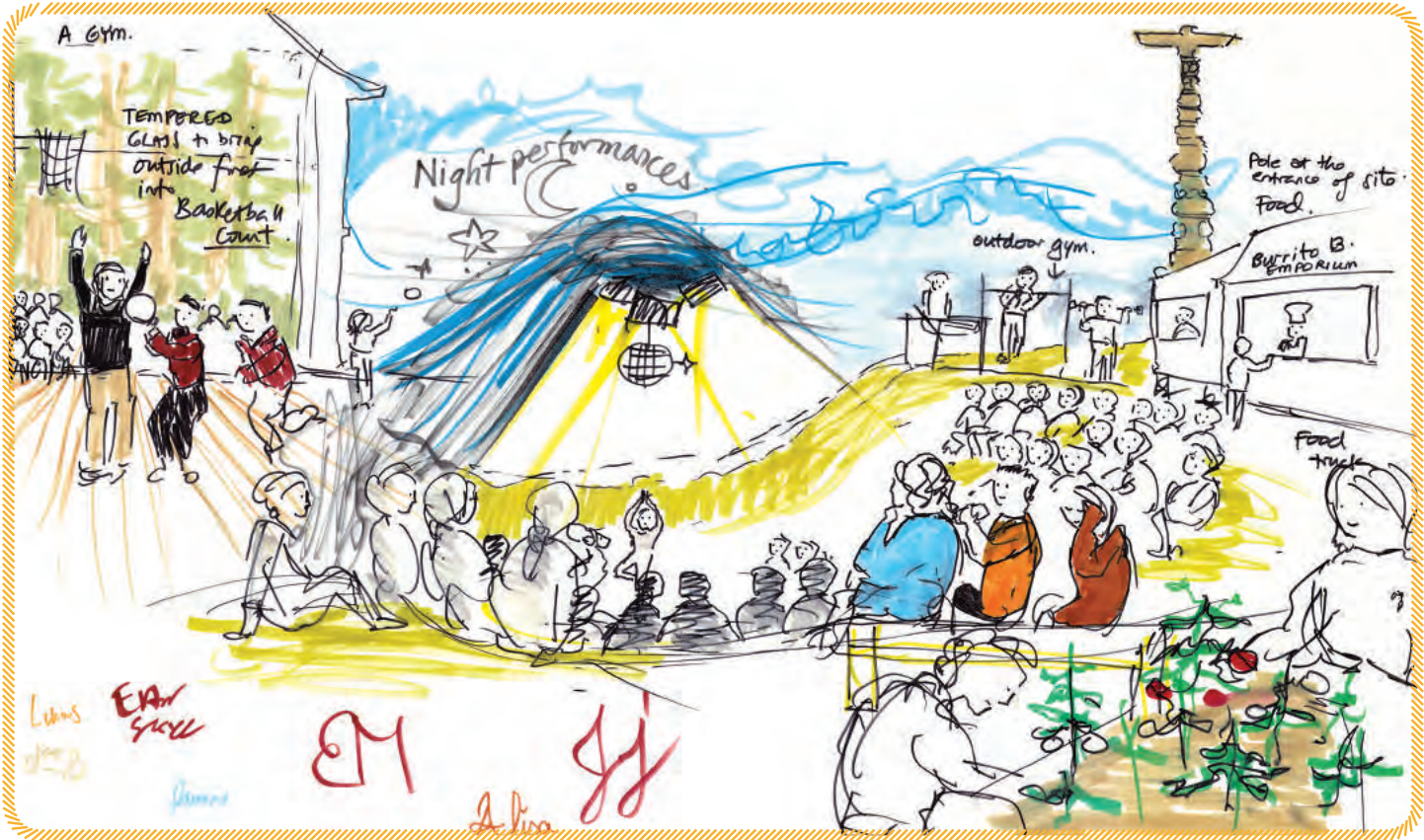


## CULTURE & EDUCATION





**CULTURE & EDUCATION**

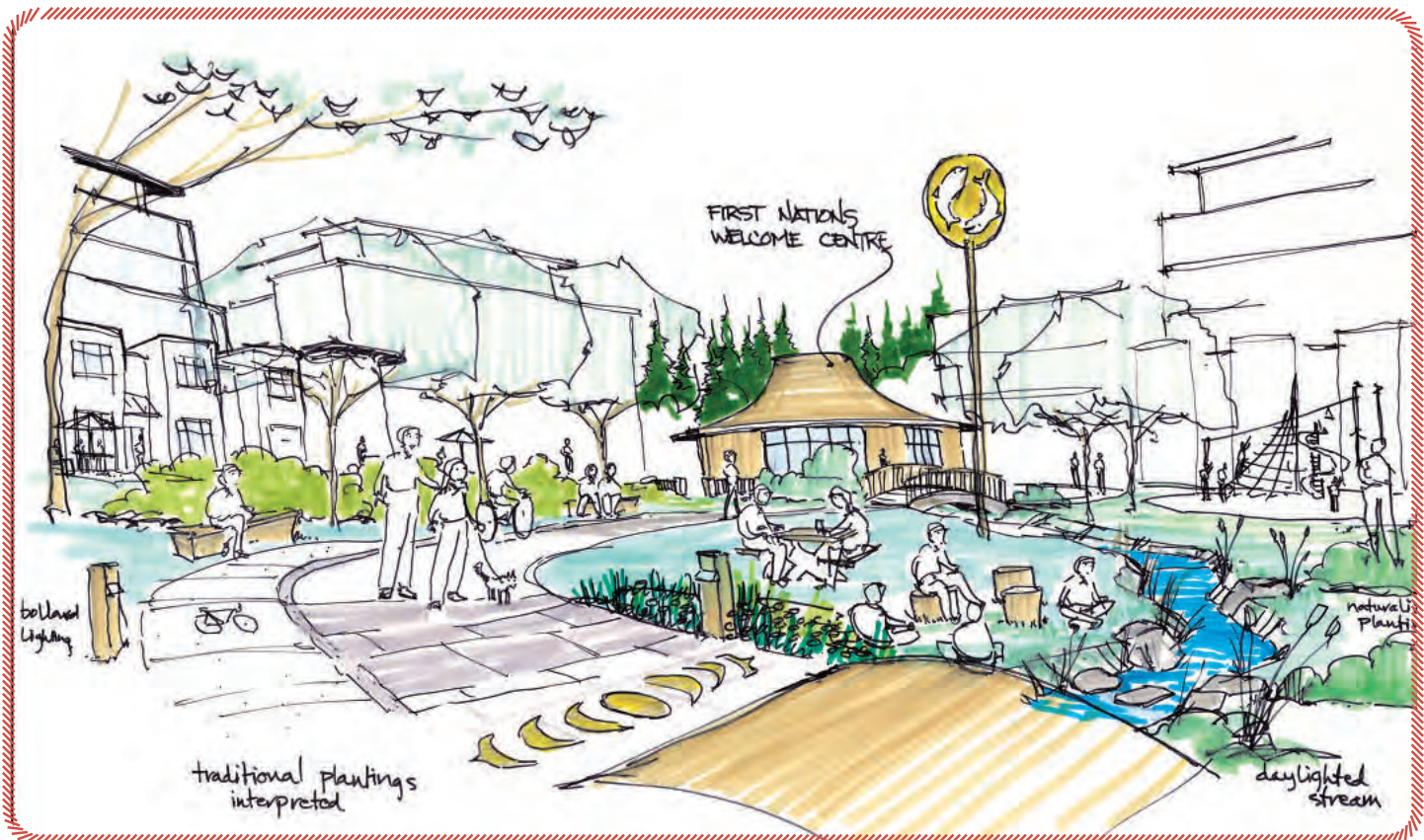


**OUTDOOR SPACES**



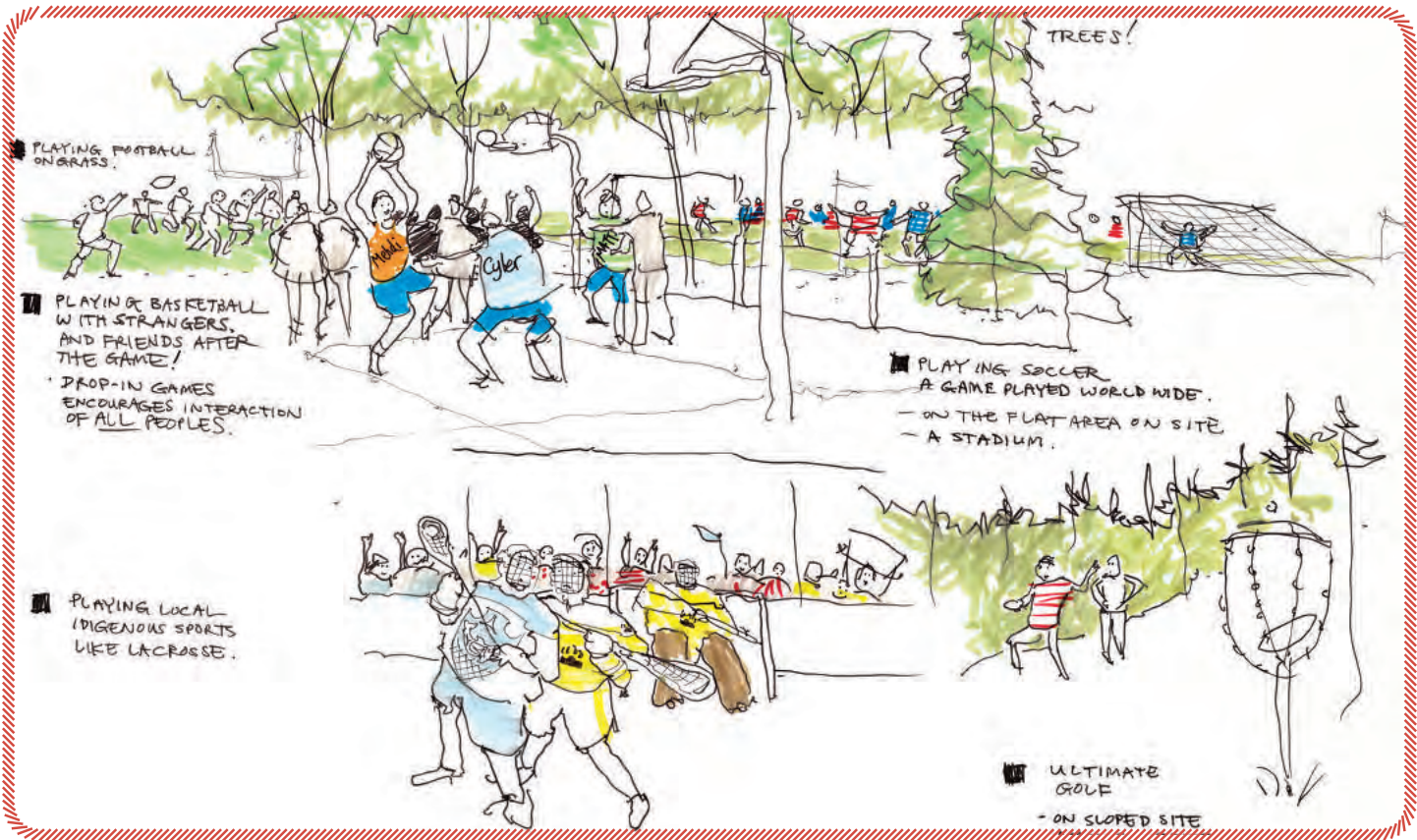


**CHILL SPACE/MAKER SPACE/ART STUDIO/SPECIAL NEEDS SUPPORT**



**RESIDENTIAL CREATING COMMUNITY**





## CONNECTING THROUGH SPORTS



## BUSINESS & SPACES FOR PEOPLE



# OPEN HOUSE # 2

## DRAFT GUIDING PRINCIPLES

**THE** guiding principles were developed based on the feedback you provided during our first phase of public consultation in October, 2016. These principles will be used to inform and evaluate development concepts and policy for the Heather Lands. At the second phase of consultation we asked you to evaluate these concepts to make sure we got them right!

### THE PRINCIPLES:

- Shared History and Collective Vision
- Respecting the Land and Contributing to Sustainability
- Community for All Cultures
- Connecting Neighbourhoods
- Housing Variety to Support Needs
- A New Residential District
- Outstanding Urban Design

**The majority of comments support the proposed guiding principles. Here's what you said:**

Support for rental housing on the Heather Lands site

Development should prioritize connectivity to transit, between neighbourhoods, important pedestrian & bicycle routes, etc.

Outstanding and innovative urban design is important

It is important to honour the different layers of history and heritage associated with the site

Provide further clarification about the definition of affordable housing

Look to connect the Heather Lands development with other major projects in the area if possible (OTC, Oakridge Centre, MTC)

Would like to see principles include care for all ages

Incorporate the right set of amenities in the development of the lands (schools, daycares, community gathering space, etc)

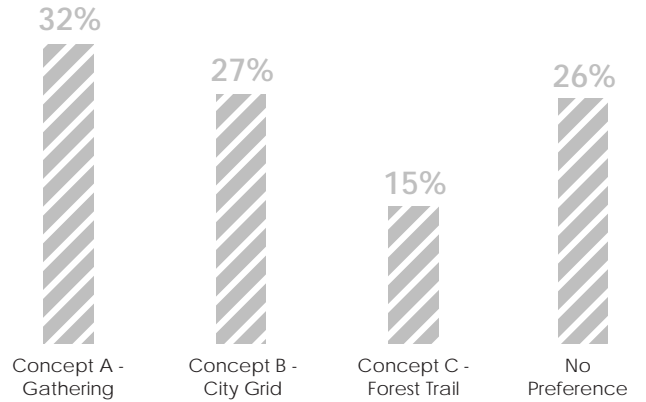


# CONCEPTUAL SITE PLANS

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We presented three conceptual site plans at the open houses and asked you to select your preferred option based on its ability to meet the urban design criteria we provided.

Your results indicated that 32% of respondents support Concept A (Gathering), 27% support Concept B (City Grid), 15% support Concept C (Forest Trail), and 26% did not have a preference.



*Based on these results, Concept A (Gathering) emerged as your preferred concept.*

## EVALUATION OF CONCEPTUAL SITE PLANS WITH SITE DESIGN CRITERIA

Informed by the guiding principles, a set of site design criteria were created to help evaluate the concepts. Participants used the criteria (below) to evaluate each of the concepts as summarized by charts on the following pages.

### SITE DESIGN CRITERIA

#### 1. INSPIRATION FROM THE LAND

- Respect for Natural Features
- Ecological Linkages
- Parks and Open Space
- Public Views
- Access to Sunlight

#### 3. INTEGRATION AND PERMEABILITY

- Resilient City Structure
- Connections
- Streets for People
- Important Cycling Routes

#### 2. WELCOME COMMUNITY

- Welcoming
- Local Serving Retail

#### 4. BUILDING VARIETY AND DESIGN

- Respond to Neighbourhood Context
- Building Variety and Design





# CONCEPT A | GATHERING

32% SUPPORT



## WHAT PEOPLE LIKE:

- The closure of Heather Street
- The “organic” look to the site design
- Social gathering around the park
- Amount of green space
- Strong in promoting the natural environment and a community within the city
- Relevant to MST & CLC aspirations - will be inviting and inclusive to people from all walks of life.

## CONCERNS IDENTIFIED

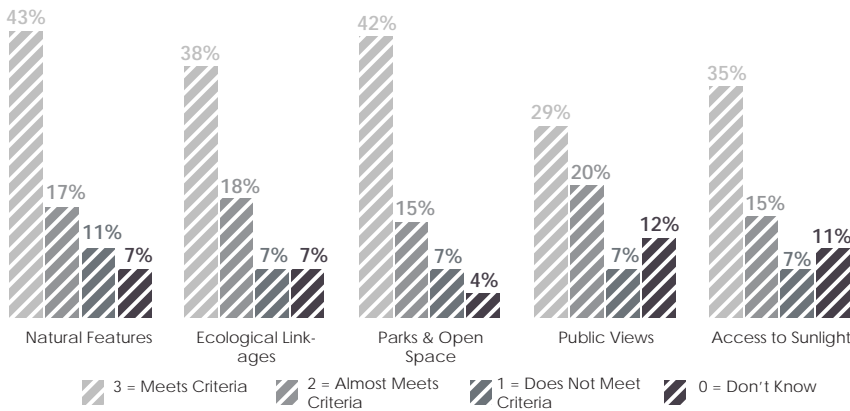
- Efficiency of curved street network
- Concerned that the Heather bike way will be interrupted by the park





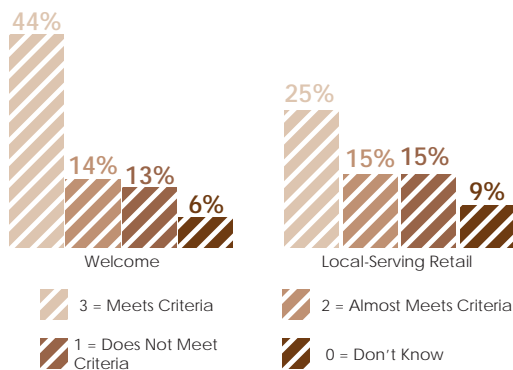
# CONCEPT A | GATHERING

## 1. INSPIRATION FROM THE LAND



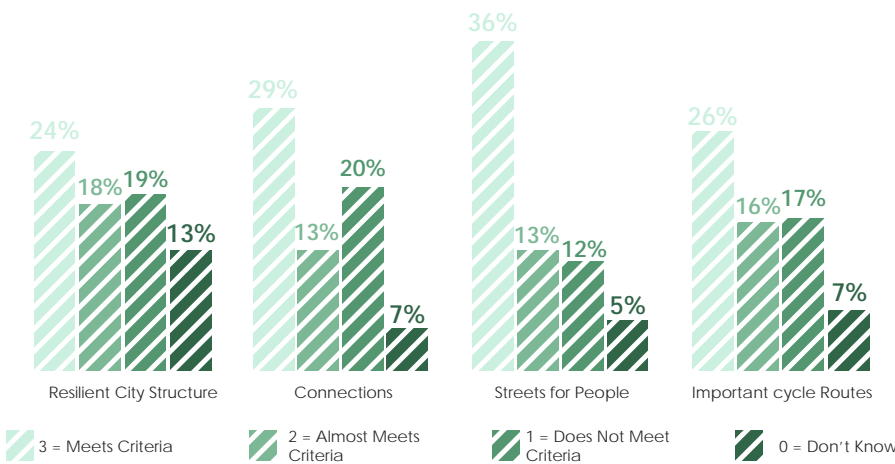
The majority of respondents identified inspiration from the land for the Gathering concept as “meeting criteria”: Natural Features (43%), Ecological Linkages (38%), Parks and Open Space (42%), Public Views (29%), Access to Sunlight (35%).

## 2. WELCOME COMMUNITY



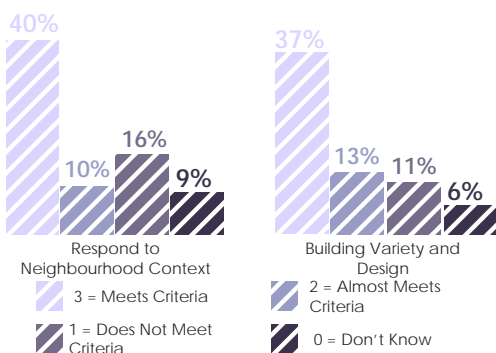
44% of respondents indicated that “Welcome” meets the criteria we have developed and 25% of people identified “Local-Serving Retail” as meeting the criteria.

## 3. INTEGRATION AND PERMEABILITY



The majority of respondents identified that the criteria related to Integration and Permeability “meets criteria” for the Gathering concept: Resilient City Structure (24%), Connections (29%), Streets for People (36%), Important Cycle Routes (26%).

## 4. BUILDING VARIETY AND DESIGN



Building Variety and Design was also identified as “meeting criteria”. 40% agreed with the Gathering concept responding to neighbourhood context and 37% said that the building variety meets the criteria.

# CONCEPT B | CITY GRID

27% SUPPORT



## WHAT PEOPLE LIKE:

- Connection to existing city street network
- More legible for movement through site
- Maintains thoroughfares which have already been established in the city
- Keeps the permeability of Heather St through the site

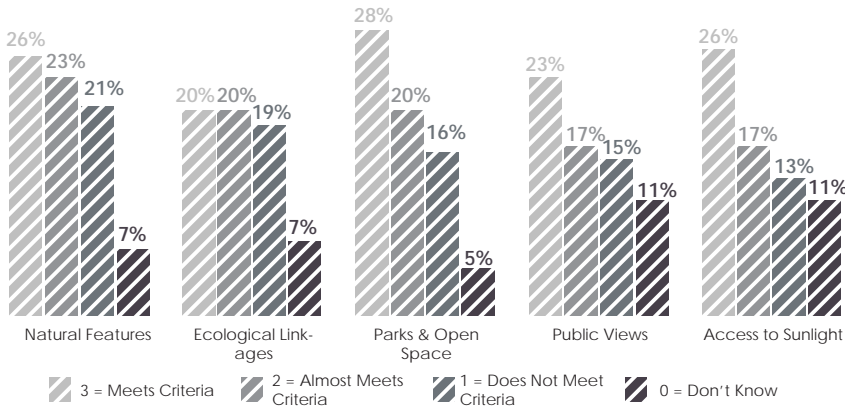
## CONCERNS IDENTIFIED

- Tries to conform to the surrounding street network without recognizing natural features of the site



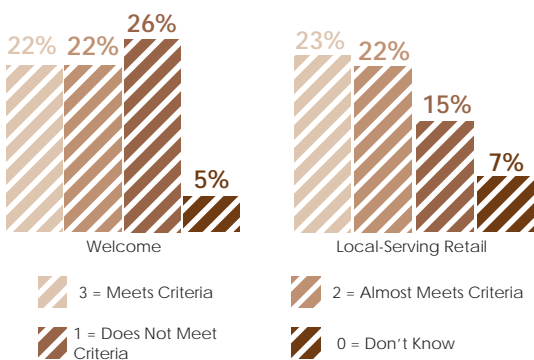
# CONCEPT B | CITY GRID

## 1. INSPIRATION FROM THE LAND



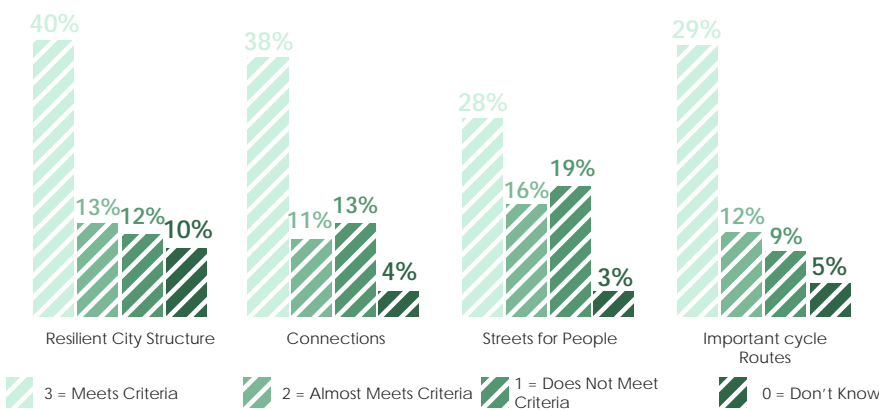
Similar to the first concept, the majority of respondents identified that the inspiration from the land criteria for the City Grid concept meets criteria: Natural Features (26%), Ecological Linkages (20%), Parks and Open Space (28%), Public Views (23%), Access to Sunlight (26%).

## 2. WELCOME COMMUNITY



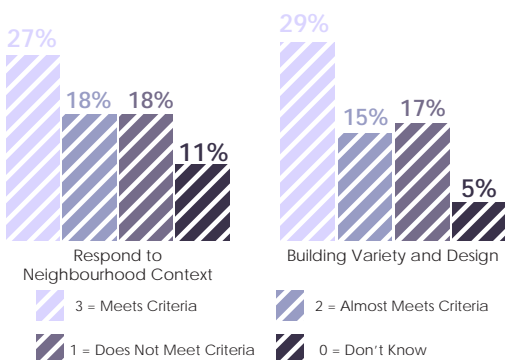
26% of respondents indicated that "Welcome" does not meet the criteria. 22% of people felt that it did meet the criteria and almost meets criteria. 23% of people identified "Local-Serving Retail" as meeting the criteria.

## 3. INTEGRATION AND PERMEABILITY



The majority of respondents identified that Integration and Permeability "meets criteria" for the City Grid concept: Resilient City Structure (40%), Connections (38%), Streets for People (28%), Important Cycle Routes (29%).

## 4. BUILDING VARIETY AND DESIGN



Building Variety and Design was also identified as "meeting criteria", as 27% agreed with the City Grid concept responding to neighbourhood context and 29% agreeing to the building variety and design shown.



# CONCEPT C | FOREST TRAIL

27% SUPPORT



## WHAT PEOPLE LIKE:

- Configuration of green space
- Central park space
- Promotes natural environment and sense of community
- Concentrating the cultural centre, daycare, and retail together

## CONCERNS IDENTIFIED

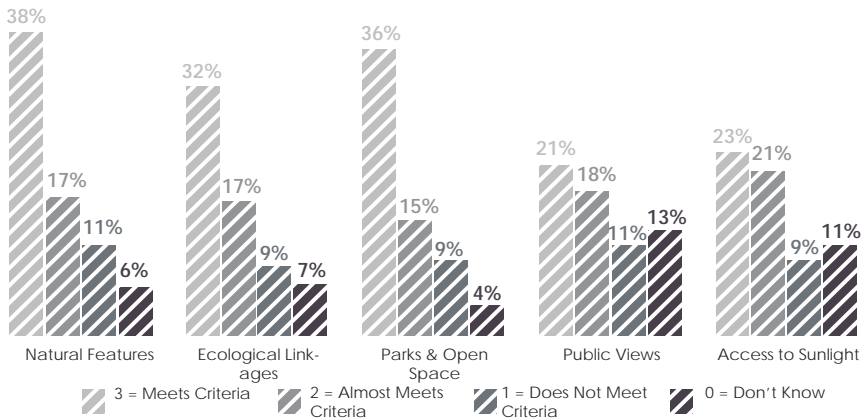
- Increase traffic on Manson St as a result of road configuration
- Interface of Heather St bike way with park





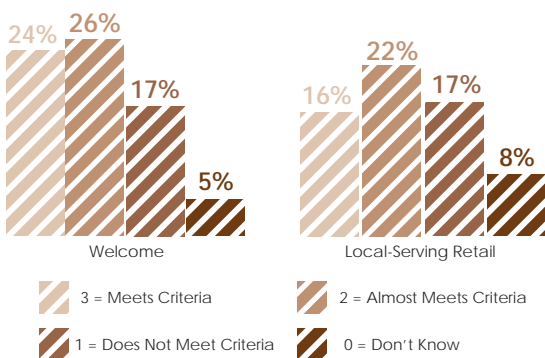
# CONCEPT C | FOREST TRAIL

## 1. INSPIRATION FROM THE LAND



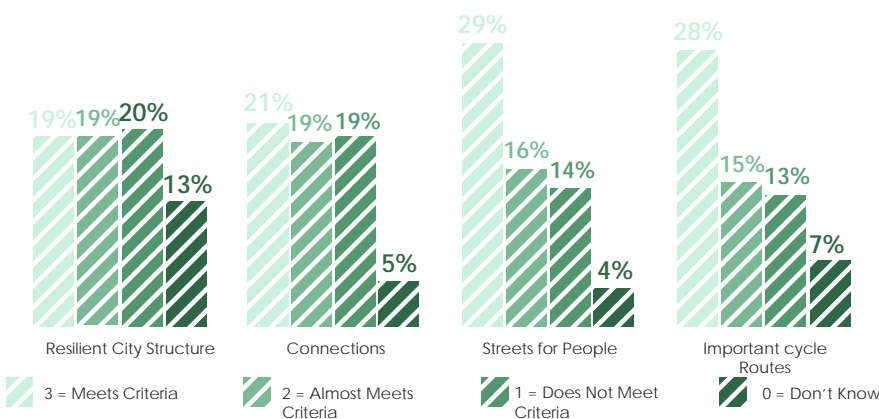
Inspiration From The Land was identified as meeting criteria from the majority of respondents regarding the Forest Trail concept: Natural Features (38%), Ecological Linkages (32%), Parks and Open Space (36%), Public Views (21%), Access to Sunlight (23%).

## 2. WELCOME COMMUNITY



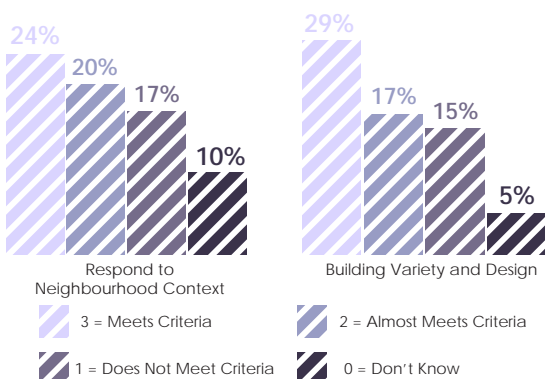
26% of respondents indicated that "Welcome" almost meets the criteria, while 24% of people selected it as meeting criteria. 22% of people identified "Local-Serving Retail" as almost meeting the criteria and 16% identified it as meeting criteria.

## 3. INTEGRATION AND PERMEABILITY



The majority of people selected Connections (21%), Streets for People (29%), and Important Cycle Routes (28%) as meeting the criteria. 21% of respondents indicated that the Forest Trail concept does not meet the resilient City structure criteria, while 19% thought it does meet the criteria or almost meets criteria.

## 4. BUILDING VARIETY AND DESIGN



Building Variety and Design was identified as "meeting criteria" (29%). 24% agreed that the Forest Trail concept responds to neighbourhood context.

# FAIRMONT BUILDING

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*Historically, the Heather Lands site and surrounding areas were used for thousands of years as part of the traditional territory of the Musqueam, Squamish and Tsleil-Waututh (MST) Nations. In 1912, the Fairmont building was built as a boys school and later became regional headquarters for the RCMP. It is listed on the Vancouver Heritage Register in the 'A' evaluation category.*

*The MST Partners have indicated their desire to replace the Fairmont building with a cultural amenity that better reflects their values.*

*A summary of comments can be seen below:*

## **COMMENTS IN FAVOUR OF REMOVAL**

Of the nearly 120 responses to this question, approximately half were in favour of the removal of the Fairmont building. These responses can be seen summarized below:

- Represents an opportunity for reconciliation
- The decision regarding removal should be left to the landowners (Musqueam, Squamish and Tsleil-Waututh (MST) Nations)
- In favour of removal of the Fairmont building to facilitate the construction of a facility that better reflects First Nations values
- Interest in seeing a facility that provides dynamic indigenous programming/interpretive centre and a building that respects indigenous communities values.

## **CONCERNS REGARDING REMOVAL**

A number of responses expressed concerns regarding the proposal to remove the Fairmont Building. The responses are summarized below:

- This is an important building that is listed in the heritage register
- Should look for opportunities to move the building off-site or reuse/ retrofit it, rather than demolish it
- It is important to recognize the many histories related to the site and the Fairmont building
- The building is an important Tudor-style heritage asset and should be retained

*\*\*\*Please Note: On December 15, 2017, the City of Vancouver hosted a dialogue session with invited participants to discuss the future of the Fairmont building as part of the Heather Lands planning program.*

*A full summary of the event is available online, which provides background material, establishes draft principles, and identifies next steps.*

# PRELIMINARY PUBLIC AMENITIES

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The preliminary public benefits are:

## AFFORDABLE HOUSING

20% of the units to be provided for affordable housing, half of which will be designed for families with children.

## CHILDCARE

A full-size 69-space childcare centre is illustrated on each of the concepts.

## PARKS + OPEN SPACE

Approximately 4 acres of new public parks + open space is illustrated on each of the concepts.

## COMMUNITY SPACE

A new facility for community use is proposed to be located on the Heather Lands site, either within the Fairmont building or an alternatively proposed cultural centre.

*The preliminary public amenities identified for this site are a park, affordable housing, a childcare centre and space for community use. Participants were asked if they thought this was the right set of amenities for this site and if they thought any amenities were missing. Below represents a summary of responses:*

Many who responded to this question were satisfied with the initial public amenities that were presented at the open house. Other responses to this question include:

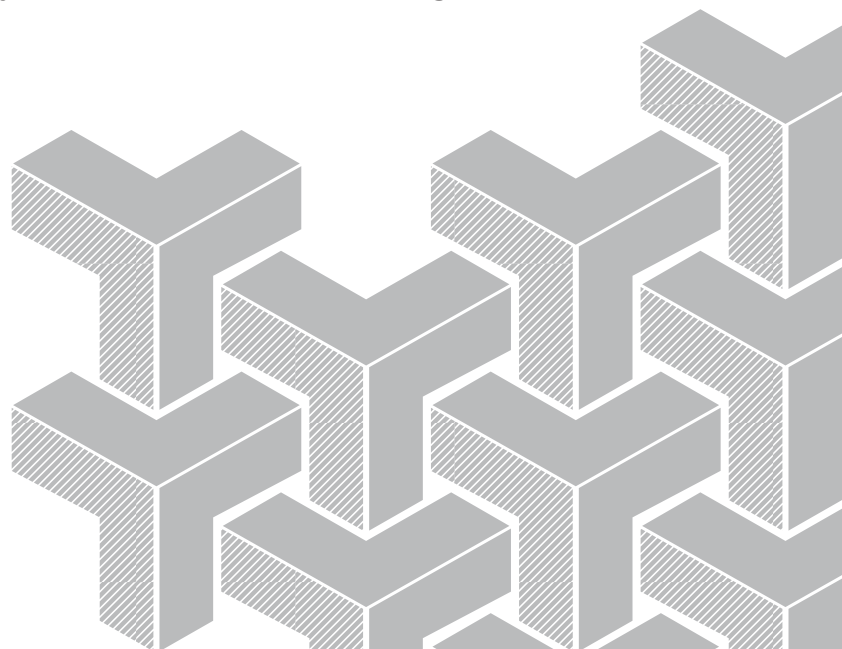
- Desire for an increased amount of affordable housing
- Improved transit operations and connections too and from the site
- Many responses indicated the desire for a new school on the site

## ARE THERE ANY MISSING AMENITIES?

Participants were also asked if there were any amenities that were missing.

Responses included:

- More retail
- Recreation centre
- More pedestrian and biking only area
- A French language primary school
- Parking



# OPEN HOUSE # 3

## PROPOSED SITE PLAN AND BUILDING HEIGHTS

Following the second round of consultation, a preferred concept plan was identified based on feedback from the Urban Design Panel, technical staff review and input from the landowners.

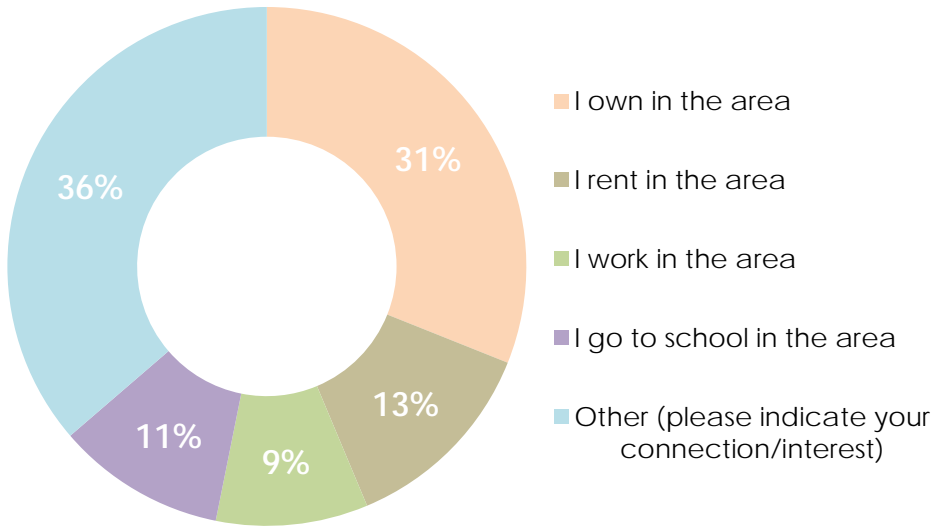
The Preferred concept 'Connections' includes:

- A network of approximately 4 acres of park and open space, inspired by a 'forest trail', connecting 33rd Avenue to 37th Avenue
- A new community heart at the north end of the site comprised of:
  - local-serving retail along Heather Street and 33rd Avenue;
  - a 69-space childcare centre; and
  - a new cultural centre (with the Fairmont building relocated to another site).
- Safe pedestrian and cyclist connections achieved by partial closure of Heather Street to vehicular traffic, and new street connections
- A variety of building types and heights including ground-oriented townhouses, mid-rise buildings and towers (up to 24-storeys)
- A mix of housing tenures including 20% affordable housing, plus a target of 20% 'attainable home ownership' is being explored
- Potential for a new Conseil scolaire francophone (CSF) school site at 37th Avenue and Baillie Street





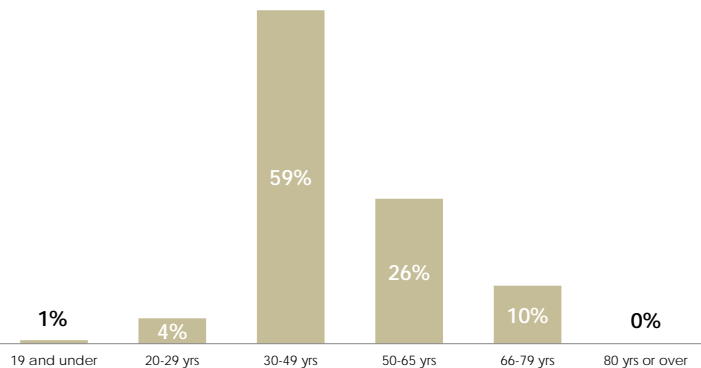
# WHAT IS YOUR CONNECTION TO THE HEATHER LANDS SITE?



The majority of respondents are connected to the Heather Lands in an 'Other' way (36%), primarily having children that go to school in the area. 31% of respondents own in the area.

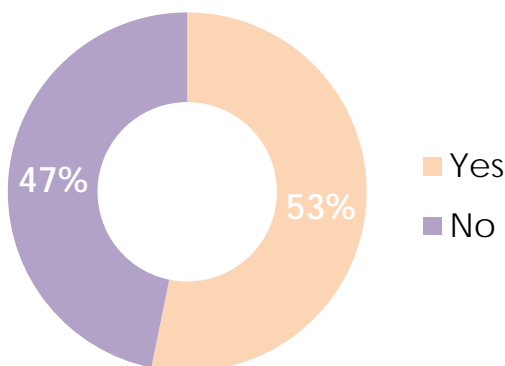
*Note: Percentages reflect how many respondents chose that option out of the total number of respondents; however, multiple choices could be selected, so the sum of the percentages does not equal 100%.*

# WHICH AGE CATEGORY DO YOU FALL IN?



Most of the respondents are in the 30-49 age bracket (59%), 50-65 (26%) and 66-79 (10%) age groups.

# DO YOU HAVE CHILDREN UNDER THE AGE OF 19 AT HOME?



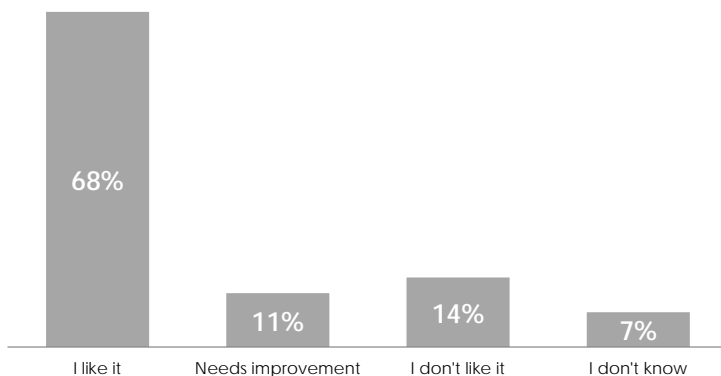
The majority of respondents have kids under the age of 19 at home (53%).

# Q1 - RECONCILIATION

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The City of Vancouver is in an era of reconciliation. Redevelopment of the Heather Lands is guided by a desire to strengthen relationships with the Squamish, Musqueam and Tseil-Waututh Nations by acknowledging the history of residential schools and the impact from loss of land and culture. Our shared vision is to create a legacy that both respects the past and celebrates the future:

## WHAT DO YOU THINK OF THE EMERGING RECONCILIATION POLICIES AND PRINCIPLES?



As displayed in the chart (left), the majority of respondents said that they like the emerging reconciliation policies and principles (68%). 11% said they need improvement, 14% said they don't like it, and 7% don't know.

## ADDITIONAL COMMENTS

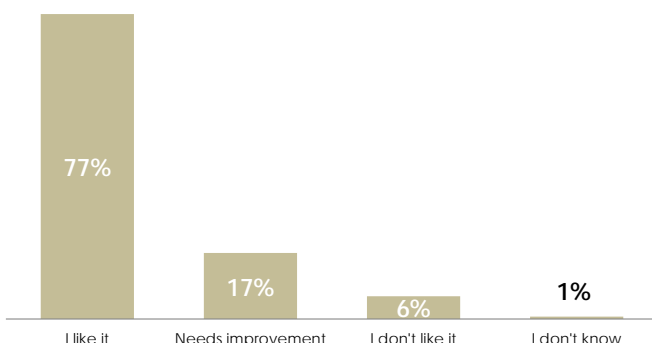
Many responses to this question explained the importance of strengthening relations with the Musqueam, Squamish and Tseil-Waututh Nations. Comments also support the principles and policies as an opportunity to reflect the multifaceted layers of history related to the site. Some were curious about how the cultural centre will connect with existing and planned facilities and activities in the surrounding area.

# Q2 - PARKS AND OPEN SPACE

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The draft concept plan includes approximately 4 acres of linear park and open space, connecting 33rd to 37th Avenue.

## WHAT DO YOU THINK OF THE PROPOSED PUBLIC OPEN SPACE CONCEPT?



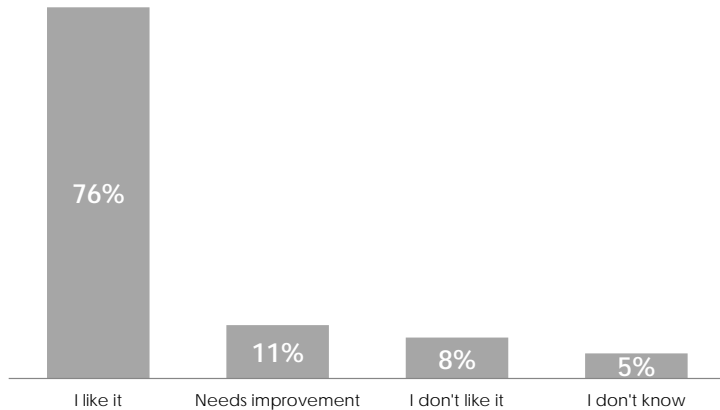
The majority of respondents said that they like the proposed public open space concept (77%). 17% said they need improvement, 6% said they don't like it, and 1% don't know. Respondents explain that the parks should be designed to be family and children friendly. Responses also expressed support for the 'forest trail' idea and retention of existing trees in the park plan.

# Q3 - MOBILITY

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The draft concept plan provides connections to existing neighbourhood streets, and a new east-west street that connects across the site. The concept includes safe pedestrian routes and separated cyclist paths on 33rd and 37th Avenues. The Heather Bikeway is fully protected and the street is partially closed to vehicular traffic. People will be able to move within the site on a network of diverse pathways.

## WHAT DO YOU THINK OF THE PROPOSED MOVEMENT NETWORK?



As displayed in the chart (left), the majority of respondents said that they like the proposed movement network (76%). 11% said it need improvement, 8% said they don't like it, and 5% don't know.

### ADDITIONAL COMMENTS

Many respondents were supportive of the proposed mobility network, stating that it seems better connected to

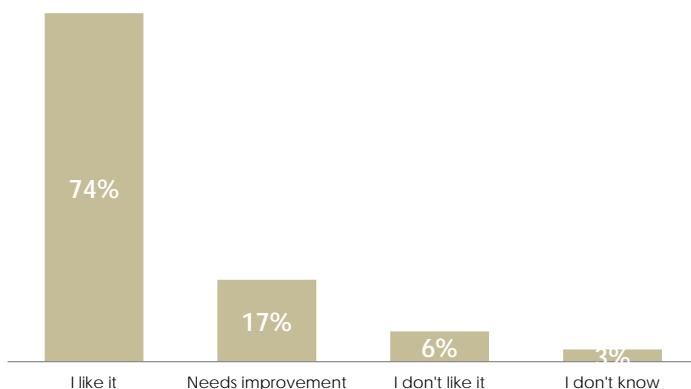
existing roads, while maintaining the natural elements from previous options. Some were concerned about how the bike path will function adjacent to the park on Heather Street. Other comments express their interest in ensuring pathways through the site are accessible by wheelchairs and people with disabilities.

# Q4 - LAND USE

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The Heather Lands are envisioned as a primarily residential neighbourhood, with local-serving retail along parts of Heather Street and 33rd Avenue, a childcare centre, new park and open space, and a potential Conseil scolaire francophone (CSF) elementary school site.

## WHAT DO YOU THINK OF THE PROPOSED MIX OF USES?



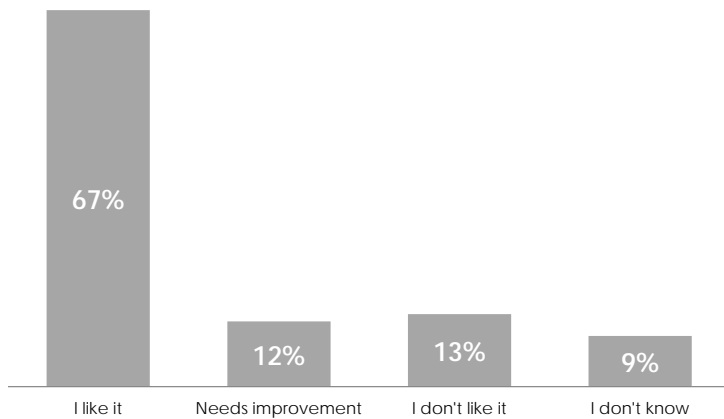
Similar to previous questions, the majority of respondents said that they like the proposed mix of uses (74%). 17% said they need improvement, 6% said they don't like it, and 3% don't know. Many respondents like the potential CSF elementary school site that was identified. Other comments include suggestions for increased commercial space and higher levels of childcare services.



# Q5 - FAIRMONT BUILDING RELOCATION PROPOSAL

The concept includes a new cultural centre, creating an opportunity for sharing the culture, traditions and values of the Musqueam, Squamish and Teleil-Waututh peoples, as well as providing space for the local community. As a measure of reconciliation, the concept includes a proposal to relocate the Fairmont building from the site.

## WHAT DO YOU THINK OF THE PROPOSED CULTURAL CENTRE



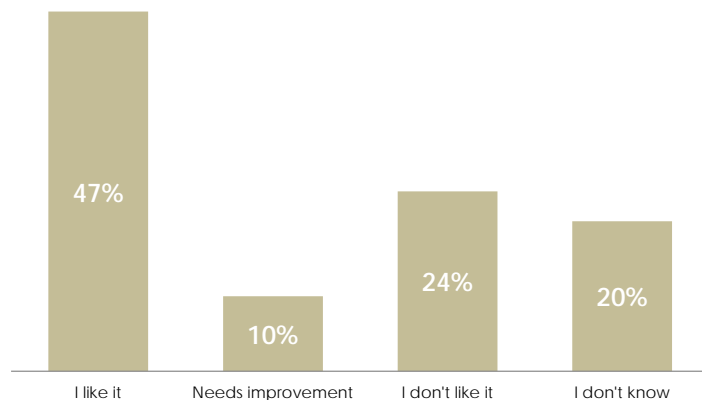
As displayed in the chart (left), the majority of respondents said that they like proposed cultural centre (67%). 12% said the proposal needs improvement, 13% said they don't like it, and 9% don't know.

### ADDITIONAL COMMENTS

Many respondents like the proposal for a new cultural centre on the Heather Lands site, as it provides new gathering

and meeting space for residents in the area. Further, respondents are enthusiastic about the opportunity to learn about the culture, traditions and values of the MST Nations.

## WHAT DO YOU THINK ABOUT THE PROPOSAL TO RELOCATE THE FAIRMONT BUILDING?



As displayed in the chart (left), 47% of respondents are in favour of the proposal to relocate the Fairmont building. 10% think the proposal needs improvement, 24% don't like the proposal and 20% don't know.

### ADDITIONAL COMMENTS

There were mixed responses related to the proposal to relocate the Fairmont building. A large number of responses

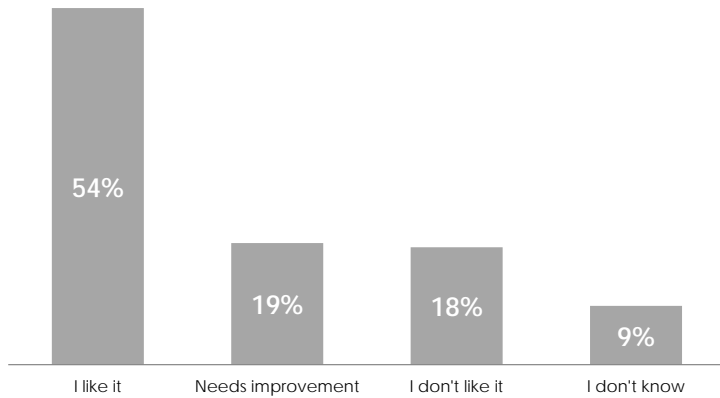
reference reconciliation and support the MST Nations in their proposal. Respondents see the proposal to remove the building as an opportunity for "reconciliation in action". Other respondents expressed their desire for the building to stay in place, as it is an important heritage listed structure and wish to see it retrofitted and retained.

# Q6 - BUILDING TYPES AND HEIGHTS

The draft concept plan provides a range of new housing types and heights, including:

- Townhouse buildings framing the park and open space (3-storeys)
- Buildings along the eastern, western, and northern edges of the site (3-15 storeys)
- Taller buildings are located in the centre and southern end of the site (3-18 storeys)
- Two taller residential towers (up to 24 storeys) are proposed

## WHAT DO YOU THINK OF THE PROPOSED APPROACH TO BUILDING TYPES AND HEIGHTS



The majority of respondents said that they like proposed approach to building types and heights (54%). 19% said the proposal needs improvement, 18% said they don't like it, and 9% don't know.

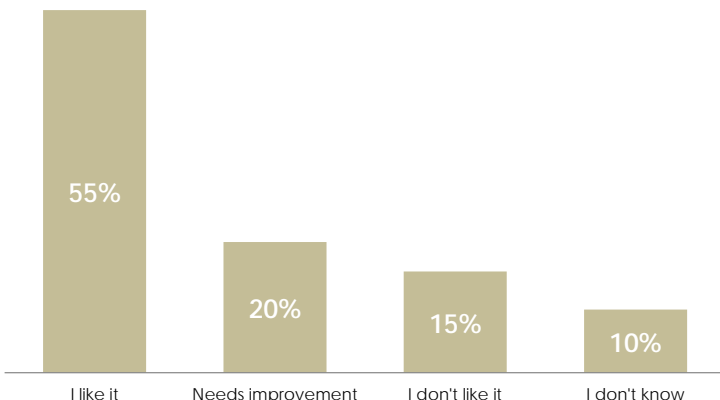
Many comments like the proposed approach to building types and heights, referencing their support for space

between taller forms and minimizing shadowing on existing homes, park and open spaces. Other comments express their concerns about heights, explaining some buildings seem too high and might affect views from existing homes.

# Q7 - DENSITY

The concept plan supports approximately 2,300 housing units on the site which includes approximately 530 affordable housing units. It is associated with an overall floor area (gross density) of approximately 2,296,000 sq. ft. for residential and commercial uses. In addition, a cultural centre, including childcare, and a potential CSF elementary school are proposed.

## WHAT DO YOU THINK OF THE PROPOSED BUILDING MASSING AND DENSITY OF THE DEVELOPMENT?



As displayed in the chart (left), 55% of respondents are in favour of the proposed building massing and density. 20% think the proposal needs improvement, 15% don't like the proposal and 10% don't know. Many of the respondents like the density and massing proposal and support the variety of scales in the concept plan. Other respondents are concerned that the density seems high and could potentially increase congestion in the adjacent community.

# Q8 - PROPOSED PUBLIC AMENITIES

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New public amenities are often built using funding created by new development. The preliminary amenities identified for the Heather Lands include:

- 20% of the units to be for affordable housing
- Approximately 4 acres of public park and open space
- 69-space childcare centre
- Transportation improvements (e.g., new streets, protected bike paths, pedestrian connections, transit station improvements)
- New cultural centre for community use

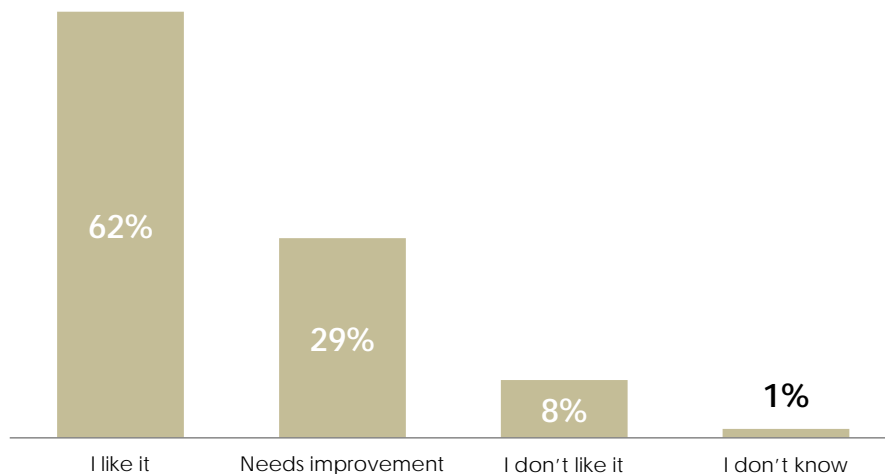
## DO YOU THINK THIS IS AN APPROPRIATE PACKAGE OF COMMUNITY BENEFITS?

Many respondents feel like the proposal would deliver the appropriate package of community benefits. Other comments received related to this question include:

- A desire for more childcare spaces
- Improved infrastructure to connect site to surrounding amenities
- A desire for more commercial/retail space
- More than 20% of the residential floor area to be affordable housing
- Consideration for a seniors centre
- Better public transportation access

## Q9 - OVERALL, WHAT DO YOU THINK OF THE PROPOSED CONCEPT AND POLICIES?

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As indicated in the chart (left), 62% like the proposed concept and policies, 29% think it needs improvement, 8% don't like it, and 1% don't know.

### ADDITIONAL COMMENTS

Overall, responses to the proposed concept and policies were positive. Many respondents support how the concept has developed throughout the planning process. Other comments to this question were related to responses summarized in previous questions in the open house 3 summary.