

# COMMUNITY HEART

HEATHER STREET LANDS



PLAZA AT HARVARD, CAMBRIDGE



VISUALIZATION OF THE COMMUNITY HEART FROM 33RD AVENUE

The concept includes an active mix of uses around open space to support all-day vibrancy. Anchored by the cultural centre, daycare and retail, the community heart will be animated with plazas, flexible spaces and street furniture to support community life. The community heart is a place for people to gather, it will be a destination for the local community and it will anchor the new neighbourhood.



OLYMPIC VILLAGE, VANCOUVER



SFU UNIVERSITY CHILDCARE, BURNABY, BC



ELEPHANT GROUNDS CAFE, JJA / BESPOKE ARCHITECTURE, HONG KONG

# SUSTAINABILITY

HEATHER STREET LANDS



The Musqueam, Squamish and Tsleil-Waututh Nations have always been committed to the careful management and use of our traditional territory. This stewardship of the land, air, and water is so deeply ingrained in our culture because we understand that the health of our people and of all people is interconnected with the environment we inhabit.

Canada Lands Company is committed to improving the lives of Canadians through leadership in urban development that provides benefits to the local community, our partners and Canadians.

Together, we are advancing sustainable development by addressing housing, wellness and creating a unique sense of place enriched by the traditions, cultures and values of Musqueam, Squamish and Tsleil-Waututh Nations. Cultural sharing will tangibly support the City of Vancouver's efforts as a City of Reconciliation.



SFU UNIVERSITY, BURNABY, CONNECT LANDSCAPE ARCHITECTURE

## RESPECT THE LAND, STEWARD WATER, RESOURCES AND ENERGY

The Heather Street Lands, a once forested area that was home to elk, bear and other wildlife, was primarily an important hunting and gathering area for local communities and it is near a travel route that connected Nations villages across the peninsula.

### ENHANCED HABITAT AND LANDSCAPES

The landscape program for the new public and private open spaces will be a defining feature of the Lands. By connecting people to views and nature the urban design nurtures a connection to the land. Landscape materials will mature to emulate the function of indigenous ecosystems. Planned biodiversity corridors will provide wildlife, avian and apiary habitat, connecting important biodiversity centres at Queen Elizabeth Park, Oak Meadows Park and Van Dusen Botanical Garden.

### RAINWATER MANAGEMENT

The landscape design will manage rainwater in visible systems which will also consider the health of salmon habitat and aquatic ecosystems at the headlands of two watersheds.

### BUILDING PERFORMANCE

Building technologies and standards continue to evolve and achieve improved energy performance. As long term owners, the Nations are committed to exploring innovation in building performance, to exceed municipal requirements and deliver a selection of hallmark buildings using standards that may include tall wood construction, LEED, Passive House or the Living Building Challenge. Specific building performance targets will be identified as development advances to reflect this leadership.



JANESTREET COMMUNITY GARDEN, BRISBANE



OLYMPIC VILLAGE, VANCOUVER

# SUSTAINABILITY

HEATHER STREET LANDS



## SHARE CULTURE, PROVIDE PLACES TO GATHER AND PROMOTE A DIVERSE COMMUNITY

### SHARE THE CULTURE, TRADITIONS AND VALUES OF THE MUSQUEAM, SQUAMISH AND TSLEIL-WAUTUTH NATIONS

Through urban design, landscape, public art, architecture and a hallmark cultural centre, the Heather Street Lands will connect people to the traditions of the Nations. The Cultural Centre will provide an architectural landmark, a destination meeting centre, and space for the community to gather. The 15,000 – 20,000 sf space will include gathering space, multi-use rooms and event space. It will meaningfully celebrate culture, spirit and place.



### DIVERSITY OF HOUSING

In partnership with the city, the Heather Street Lands will provide a range of opportunities for housing. The range of housing types will support a diversity of need, provide for mixed incomes, ages and cultures and support the social connections desired for the neighbourhood.

### PROMOTE HEALTHY COMMUNITIES

The design of the Heather Street Lands incorporates strategies that promote and optimize health and encourage physical activity including increased pedestrian and cycling connections to the broader community, emphasis on alternatives to the vehicle and outdoor space for recreation and leisure. The site is well served by transit, and is one bus connection, or about a ten minute walk from the Oakridge and King Edward Canada Line Stations. There will be a 69 space daycare, local serving retail to support walkable convenience.



# PREFERRED CONCEPT PLAN

HEATHER STREET LANDS



CONCEPT PLAN

0 10 20 50 100 m

Based on public feedback, draft guiding principles, established City policies and technical staff review, a concept has been developed whereby **Connections** is the basis for the urban form; physical connections by way of a strong green core, permeable edges and view corridors, and cultural connections that inform the environmental strategies, design and program for the cultural centre and public spaces. Features of this concept include:

- A diversity of housing types
- A prominent cultural and community hub, beside an established grove of trees
- Heights near the centre of the site that step away to integrate into the neighbouring context
- Buildings and heights are organized organically, as trees responding to view and sunlight



ILLUSTRATIVE MASSING

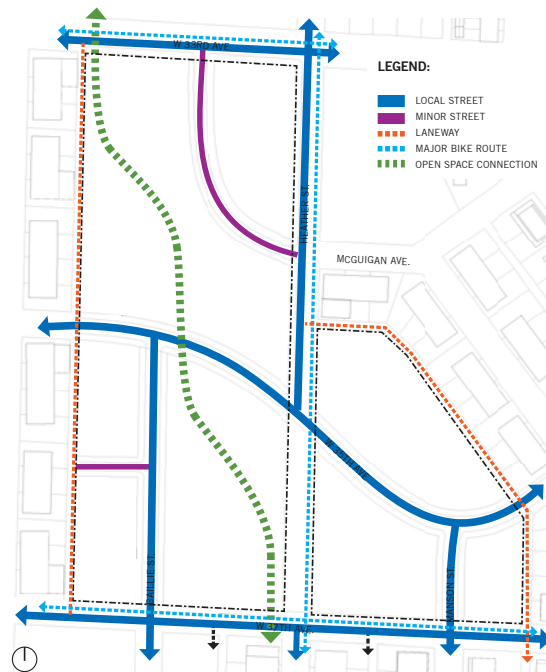
# PREFERRED CONCEPT PLAN

HEATHER STREET LANDS



## PARKS & OPEN SPACE

- Linear 'forest trail' links W33rd to W37th avenue
- Open spaces are designed to retain significant trees
- Large public park at the center of the site is bounded by public streets to the north and west
- Private courtyard spaces as amenities for residents
- Approximately four acres of park & open space, to be refined in future stages



## MOBILITY

- New streets increase community connections, and promote cyclist and pedestrian movements
- Curving roads create a more organic pattern and unique sense of place
- Safe pedestrian and cyclist connections achieved by partial closure of Heather Street to vehicular traffic
- New internal streets provide a hierarchy of access to the site
- New W35th avenue connection planned in conjunction with the Cambie Corridor Phase III Plan



## LAND USE & BUILDING HEIGHTS

- Primarily a residential mid-rise and townhouse district
- Taller buildings are located near the centre of the site and step away to integrate into the neighbouring context
- Ground-oriented townhouses frame the open space, trails and greenways for a human scale
- Proposed Cultural Centre, daycare and retail uses at the north activate the community hub and capture the views to the north
- A potential site for a new CSF elementary school is identified
- Open space is prioritized, emphasizing space for gathering, and respect for the natural aspects of the site

# PREFERRED CONCEPT PLAN

HEATHER STREET LANDS

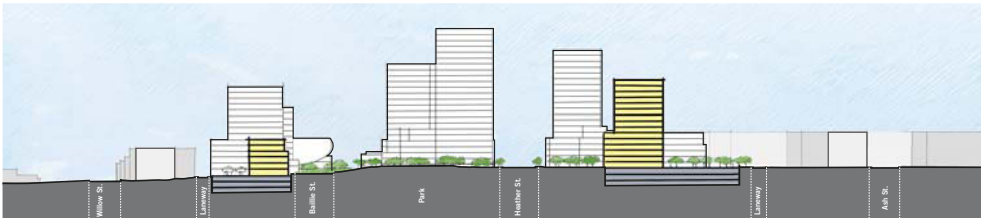


## SITE SECTIONS



SECTION A: N-S SECTION

0 10 30 50

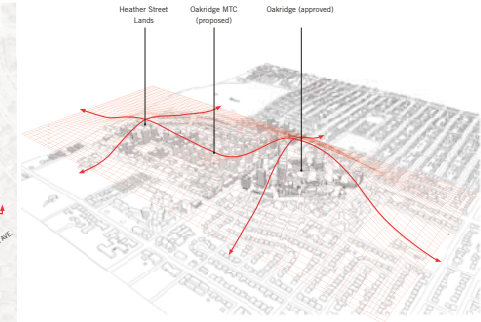


SECTION B: E-W SECTION

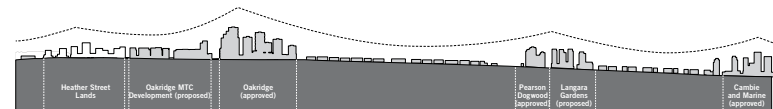
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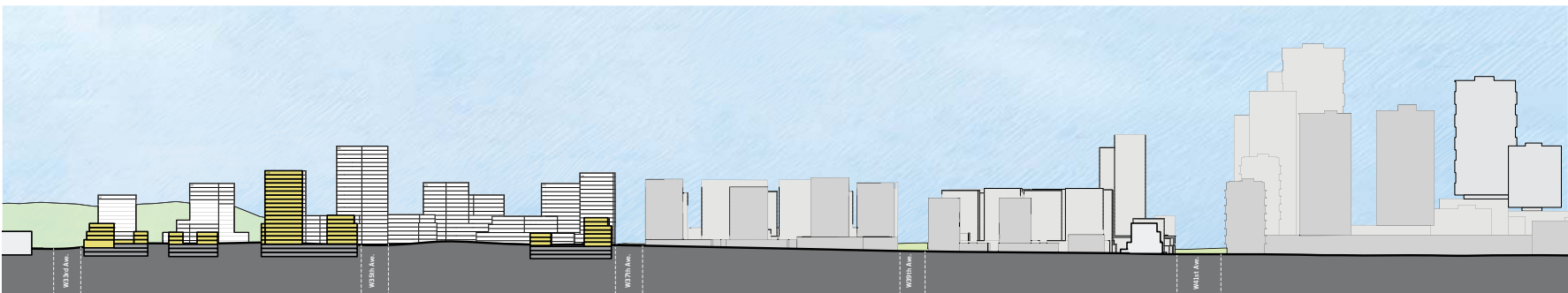
KEY PLAN



HEIGHT PROFILE



SKYLINE



HEATHER STREET LANDS

OAKRIDGE MTC DEVELOPMENT (PROPOSED)

OAKRIDGE (APPROVED)

N-S CONTEXT SECTION (EXTENDED SECTION A)

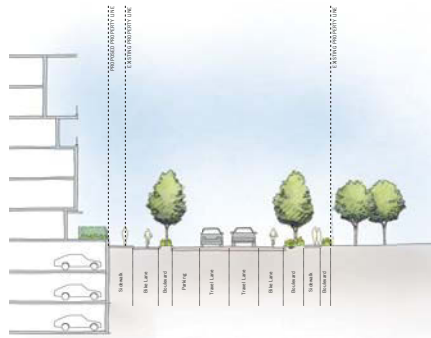
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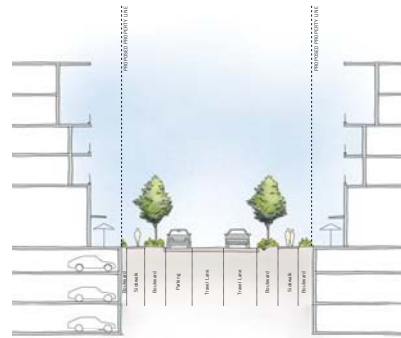
HEATHER STREET LANDS



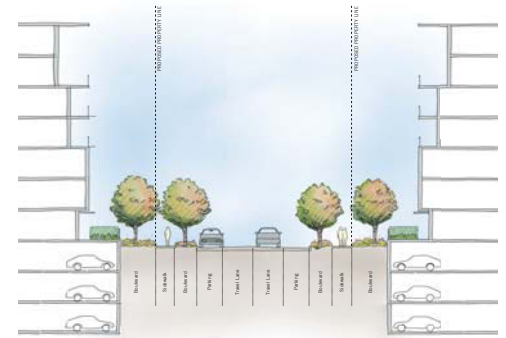
## STREET SECTIONS



SECTION C: HEATHER STREET



SECTION D: RETAIL STREET



SECTION E: W35TH AVENUE / POLLINATOR CORRIDOR



KEY PLAN



OLYMPIC VILLAGE, VANCOUVER



ELEPHANT GROUNDS CAFE, HIA / BESPOKE ARCHITECTURE, HONG KONG



ST. GEORGE STREET, BROWN+STOREY ARCHITECTS, TORONTO

WIDE STREET PLANTING

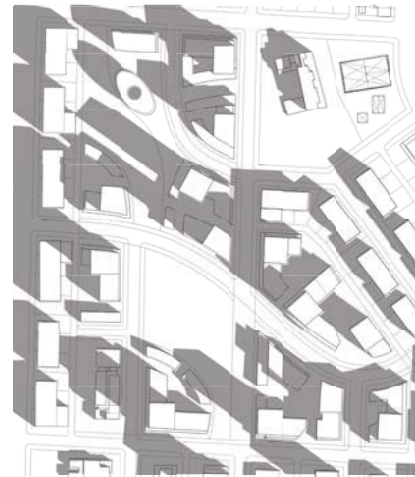
# SHADOW STUDIES

HEATHER STREET LANDS



CONCEPT PLAN

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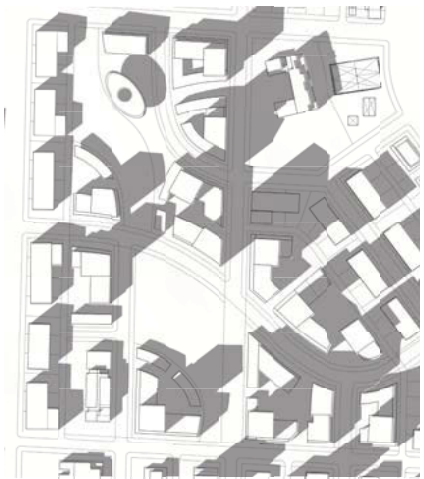
SEPTEMBER 22ND 10 AM



SEPTEMBER 22ND 12 PM



SEPTEMBER 22ND 2 PM



SEPTEMBER 22ND 4 PM



# SHADOW STUDIES

HEATHER STREET LANDS



CONCEPT PLAN

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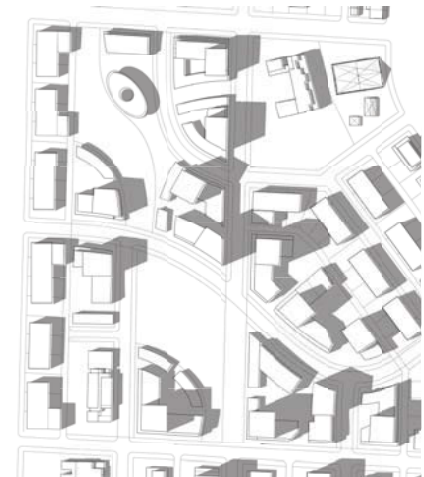
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