

# WELCOME

The MST Partners, which include the Musqueam Indian Band, Squamish Nation, and Tsleil-Waututh Nation, and Canada Lands Company, the owners of the Heather Street Lands, have asked the City to start a planning program to create a Policy Statement to guide future redevelopment of the site.

City of Vancouver staff will lead a collaborative planning process with the surrounding community, the landowners, and other stakeholders to create a

## **POLICY STATEMENT.**

### WHAT IS A POLICY STATEMENT?

The planning process (anticipated to take about one year) will result in a document called a Policy Statement, which establishes principles and objectives relating to:

- LAND USE
- DENSITY, BUILDING TYPES + HEIGHTS
- PUBLIC BENEFITS
- TRANSPORTATION
- SUSTAINABILITY
- DEVELOPMENT PHASING

The Policy Statement will be presented to Council at the end of the process and, if adopted, will guide future rezoning of the site. While broad directions are confirmed in the Policy Statement, refinement of the proposal will occur in the rezoning stage.



### HOW YOU CAN PROVIDE INPUT:

1. Talk to City staff or the project team.
2. Fill out a comment sheet here, or later online at [vancouver.ca/heather-lands](http://vancouver.ca/heather-lands). If you've filled out a comment sheet today, please drop it off at the sign-in table or mail it back to us (address on the form).
3. Write to us at: [heatherstreetlands@vancouver.ca](mailto:heatherstreetlands@vancouver.ca).
4. Join our email list by signing in at the front table to be notified of the next public event.
5. Come to the next event and tell us what you think about our progress.



# WHERE DO YOU LIVE?



**PLACE A DOT  
ON WHERE  
YOU LIVE**

If you live outside of this map,  
place a dot here ↓↓↓





**The Heather Street Lands** are 8.5 hectares (21 acres) in size located north of 37th Avenue, south of 33rd Avenue, and bounded by the lanes behind Willow Street and Ash Crescent.

## History of the site

- Historically, the Heather Street site and surrounding areas were used for thousands of years as part of the traditional territory of the Musqueam, Squamish and Tsleil-Waututh Nations.
- Prior to its relocation to Surrey in 2012, it was the site of the RCMP's British Columbia headquarters and operations centre employing approximately 1,500 people.
- Three principal buildings remain on the site including:
  - Administration building at 657 W 37th Avenue,
  - Office building at 5255 Heather Street, and
  - Fairmont Academy building, built in 1912, which is listed on the Vancouver Heritage Register in the 'A' evaluation category.



## Heather Street Lands today

- The existing zoning is CD-1 (52A) and CD-1 (80) which allows for office, institutional and uses required by the RCMP.
- In October 2014, the Musqueam Indian Band, Squamish Nation and Tsleil-Waututh Nation (collectively the MST Partners) and the Canada Lands Company entered into a joint venture partnership to redevelop the lands.



## The future of the Heather Street Lands

- The 2005 Riley Park South Cambie Vision (RPSC) anticipated redevelopment and supported institutional, cultural and recreational uses, retention of the Fairmont Academy and residential buildings up to 4-storeys.
- In July 2016, City Council approved a planning program to create a new vision for the Heather Street Lands, which will explore building heights and densities beyond what was contemplated in the RPSC Vision.
- The Heather Street Lands present a unique opportunity to work with the MST Partners, Canada Lands Company, and the surrounding community to develop a new vision for the site.





The objective of the planning program is to explore redevelopment options for the site. Your input is an important part of the process, which will take about one year.

The result of the planning program is a Policy Statement, which will be presented to Council. If adopted, it will be used to guide any future rezoning of the Heather Street Lands.

**WE  
ARE  
HERE**

## PHASE 1: Program Start-Up

- Conduct background research and site analysis, and determine City objectives.
- Establish the project team, roles and responsibilities, and project timelines.
- Design the public engagement process with input from community.

### Open House #1

- The goal of the first open house is to introduce the planning program and gather early ideas for the future of the Heather Street Lands.

## PHASE 2: Develop Guiding Principles and Redevelopment Concepts

- Create a set of guiding principles - using public feedback, analysis of the site, and City and Proponent objectives.
- Use the principles to develop preliminary redevelopment concepts.
- Identify potential public benefits (e.g. childcare centre, affordable housing).

### Open House #2

- At the second open house, draft guiding principles and redevelopment concepts will be presented for feedback. Your feedback will be used to select a preferred concept (or two) for refinement in the next phase.

## PHASE 3: Refine Guiding Principles, Redevelopment Concepts, and Draft Policies

- Refine the guiding principles, redevelopment concepts and public benefits, based on feedback from the previous phase and begin drafting policies.

### Open House #3

- At the last open houses of the process the refined principles, redevelopment concept(s) and public benefits will be presented. Your feedback will be used to finalize draft policies for the Policy Statement.

## FINAL STEP:

### Report to Council

- 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.

**IF APPROVED BY COUNCIL, proceed to rezoning...**

Rezoning

Development  
Permits

Building  
Permits

Construct  
(Date TBD)



# ROLES IN THE PROCESS

The City of Vancouver will work with the community around the Heather Street Lands site, CLC & MST partners, and other stakeholders to create a Policy Statement.

Each group will have the following roles:



## COMMUNITY

- Identify **issues, priorities and ideas** to inform guiding principles and redevelopment options.
- Provide **input throughout the process**.
- Participate in **public workshops and events**.
- Review and **provide feedback on guiding principles and redevelopment options**.
- Review and **provide feedback on the draft Policy Statement**.



## CITY OF VANCOUVER

- Coordinate the Heather Street Lands planning program.
- Provide **technical guidance** on planning, urban design, engineering, transportation, housing, parks, amenities and social policy issues.
- Ensure **City policies and directions, landowner's objectives**, as well as **community priorities**, are reflected in the Policy Statement.
- Facilitate **discussion and coordinate feedback** at open houses and meetings regarding redevelopment concepts, and draft policies.
- Draft a **Policy Statement** including redevelopment concepts for City Council's consideration.
- Evaluate all **future rezoning applications** based on the Council approved Policy Statement.



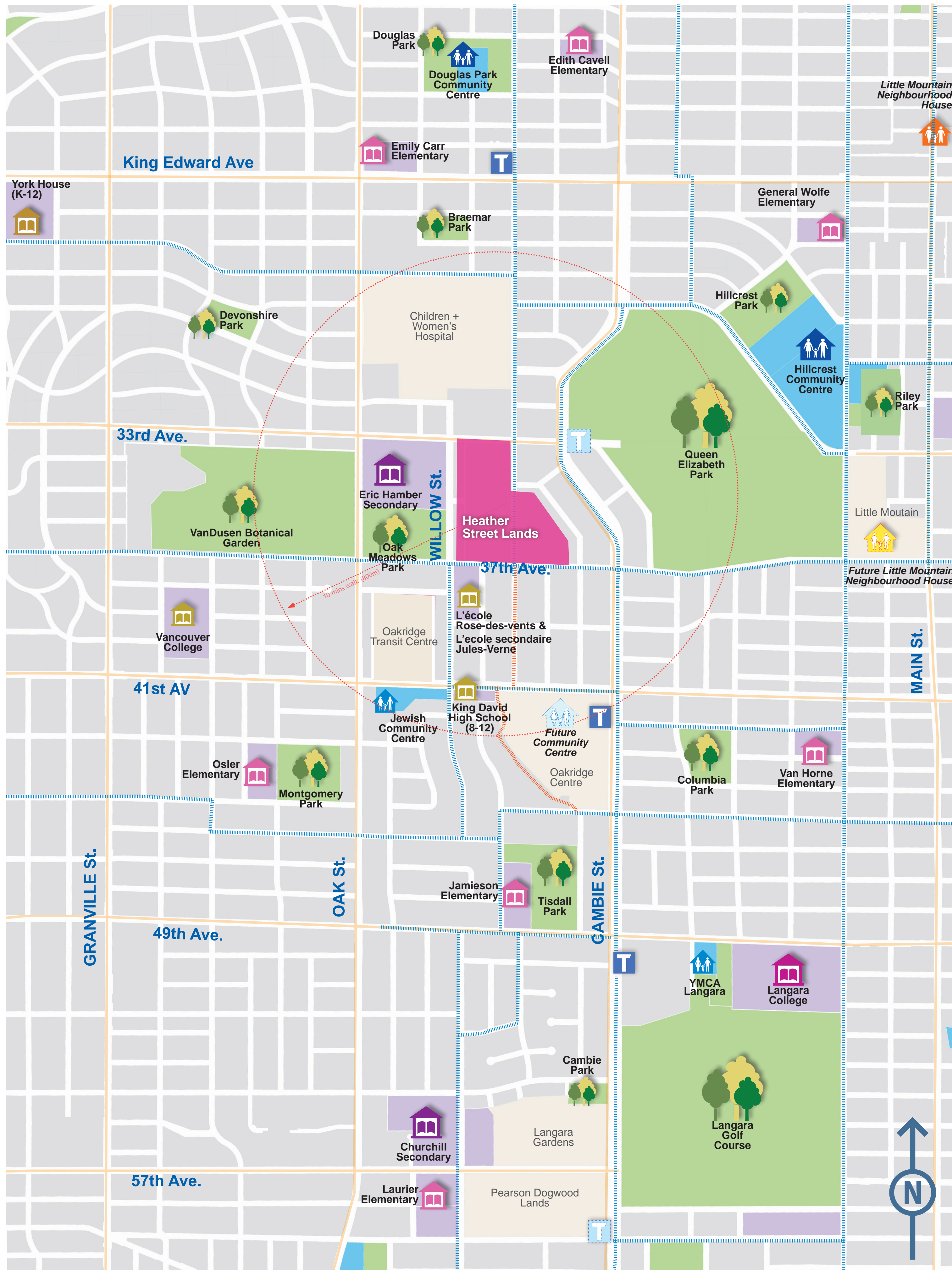
## CLC & MST Partners

- Act as **proponents** for the redevelopment of the site.
- Identify **proponent's priorities and aspirations** for the redevelopment.
- Generate and refine **redevelopment concepts** (with technical input from the City) balancing objectives of all parties.
- Work with the City to **inform and engage nearby residents** of the planning process.



# CONTEXT

The following map shows the community centres (public and private), parks and open spaces, and schools around the Heather Street Lands site.



## LEGEND

- |  |                                     |  |                                       |  |                               |
|--|-------------------------------------|--|---------------------------------------|--|-------------------------------|
|  | Community Centre (Public)           |  | Elementary School (Public)            |  | Existing Canada Line Station  |
|  | Community Centre (Private)          |  | Secondary School (Public)             |  | Potential Canada Line Station |
|  | Neighbourhood House (Public)        |  | Post-Secondary (Public)               |  | Existing Park (Public)        |
|  | Future Neighbourhood House (Public) |  | Elementary/Secondary School (Private) |  | Future Park (Public)          |
|  | Future Community Centre (Public)    |  | Existing Bike Routes                  |  | Planned Bike Routes           |



## What's going on around the Heather Street Lands?

The Cambie Corridor is an important area of growth over the next 30 years. Major developments and planning programs include the following:

**Women's and Children's Hospital (2012)**  
The recently approved 30-year master plan provides an additional 650,000 sq.ft. of health care services, including an Acute Care Centre which is currently under construction.

**HEATHER STREET LANDS**

**OTC (Bus Barns) Site (2015)**  
The Policy Statement for the Oakridge Transit Centre site supports up to 1.2 million square feet of primarily residential development in mostly low and mid-rise forms. A new City park, childcare facility and 20% affordable housing will be provided on the site. The Policy Statement will guide a future rezoning of the site. [vancouver.ca/otc](http://vancouver.ca/otc)

**Pearson Dogwood (2014)**  
The Policy Statement (2014) includes approx. 3.1 million sq.ft. of residential development, health facilities and housing, and public amenities including 20% affordable housing, a new City park, an urban farm, and a childcare facility. A rezoning application was received in January 2016 and a Public Hearing is anticipated in late 2016/early 2017. [vancouver.ca/pearson](http://vancouver.ca/pearson)

**Marpole Community Plan (2014)**  
The plan includes directions on land use, housing, transportation, parks, community amenities and benefits, arts and culture, and the local economy. [vancouver.ca/marpole](http://vancouver.ca/marpole)

**Cambie Corridor (ongoing)**  
The Cambie Corridor Phase 2 Plan (2011) provides direction for new development along Cambie and other major streets. Planning for Phase 3 of the plan is underway. Staff are currently evaluating feedback collected at the Spring Expo and are working toward a draft plan. [vancouver.ca/cambiecorridor](http://vancouver.ca/cambiecorridor)

**Little Mountain (2016)**  
In July, Council approved in principle rezoning for Little Mountain which included residential buildings up to 12 storeys with commercial and civic uses, as well as a goal of 20% goal for social housing. The next step in the process is building permit applications for each of the buildings. [vancouver.ca/littlemountain](http://vancouver.ca/littlemountain)

**Oakridge Centre (2014)**  
In 2014, Council approved in principle a rezoning for Oakridge Centre which included expanded retail and office space, 2900 residential units, a Civic Centre (library, childcare, community centre, seniors' centre) and a 9-acre rooftop park. Citing technical challenges to the project, the applicant did not proceed with the rezoning, and are intending to submit a revised rezoning application later this year. [vancouver.ca/oakridge](http://vancouver.ca/oakridge)

**Langara Gardens (ongoing)**  
Creation of a Policy Statement is underway for Langara Gardens. The concept plan currently includes retention/ replacement of the existing 605 rental housing units, addition of new residential units and affordable housing, creation of a new 1 acre park, a childcare centre and enhanced retail at the corner of Cambie and 57th. It is anticipated that the draft policy statement will be presented to Council later this year. [vancouver.ca/langaragardens](http://vancouver.ca/langaragardens)

Parks + Green Spaces	Education Institutes
Community Centres	HEATHER STREET LANDS
Major Development Sites	Marpole Community Plan Planning Area
Cambie Corridor Phase 2	Cambie Corridor Phase 3 (Transit Influenced Area)
Major Bicycle Routes	Transit Stop (Existing)
Canada Line	Transit Stop (Future potential)



The following policies apply to the Heather Street Lands (check [vancouver.ca](http://vancouver.ca) to access copies):

## REGIONAL POLICIES

### *Metro Vancouver 2040: Shaping Our Future (2011)*

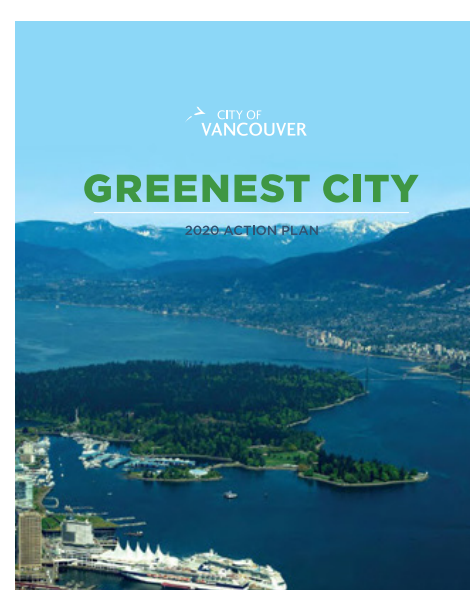
The Regional Growth Strategy provides a framework for all Lower Mainland municipalities to accommodate projected growth – over one million people and 600,000 new jobs – by 2040.



## CITY-WIDE POLICIES

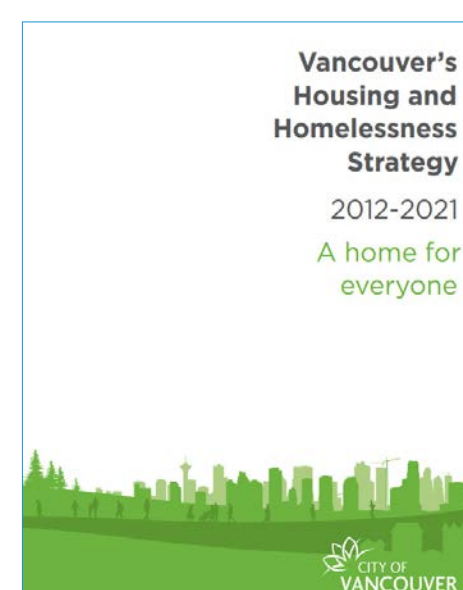
### *Greenest City 2020 Action Plan (2012)*

The plan outlines actions for Vancouver to be healthy, prosperous and resilient, with the goal of becoming the world's greenest city by 2020.



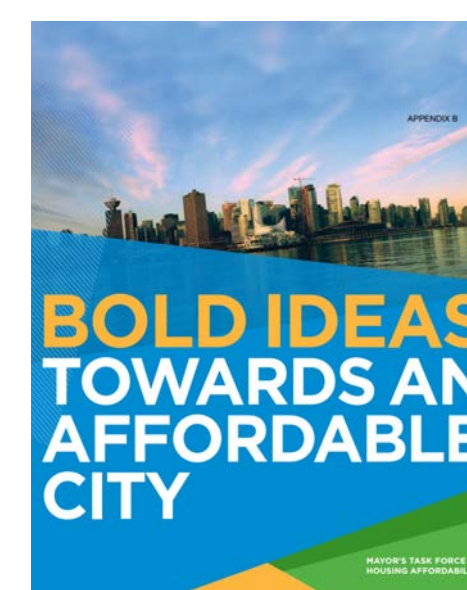
### *Housing and Homelessness Strategy 2012-2021 (2011)*

This strategy addresses increasing affordable housing options across the whole housing continuum to improve choice and affordability for all residents.



### *Mayor's Task Force on Housing Affordability (2011)*

The task force recommends a range of actions for the creation of affordable housing for middle- and moderate-income earners.



### *Transportation 2040 Plan (2012)*

This plan is a long-term strategic vision that will help guide decisions on transportation, land use and public investments.



### *Vancouver Park Board Strategic Framework (2012)*

This framework establishes four key directions: Parks and recreation for all; leadership in greening; engaging people; and excellence in resource management.



### *Renewable City Strategy (2015)*

This strategy outlines targets and scopes to derive 100% of our energy from renewable sources and reduce greenhouse gas emissions to 80% below 2007 levels by 2050.



## AREA PLANS

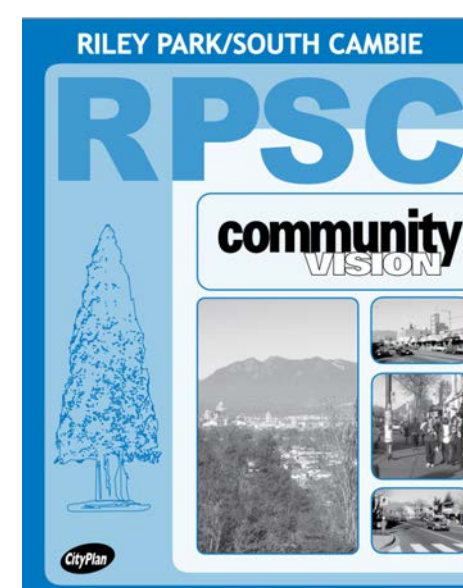
### *Cambie Corridor Plan (2011)*

This plan considers land use, built form, transportation, sustainability and a mix of housing types and tenures, to create compact communities adjacent to Cambie Street.



### *Riley Park South Cambie Vision (2005)*

This vision provides general direction for large sites in the study area; for the site, it supports institutional, cultural and recreational uses, retention of the Fairmont Academy building, and residential buildings up to 4-stories.



### *Neighbourhood Energy Strategy (2007)*

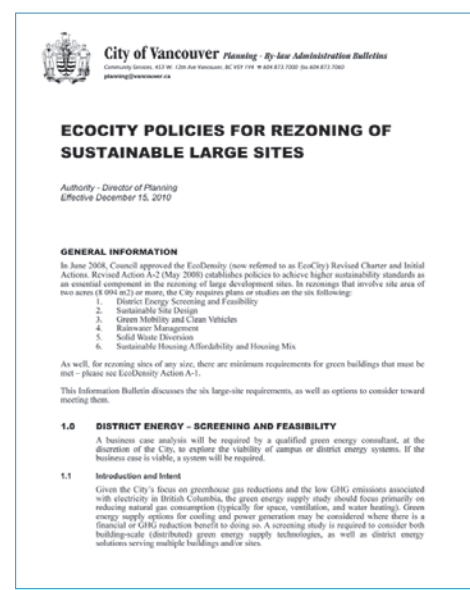
This policy outlines a strategic approach to neighbourhood energy and recommends further work on implementation strategies for the Cambie Corridor.



## SITE SPECIFIC POLICIES

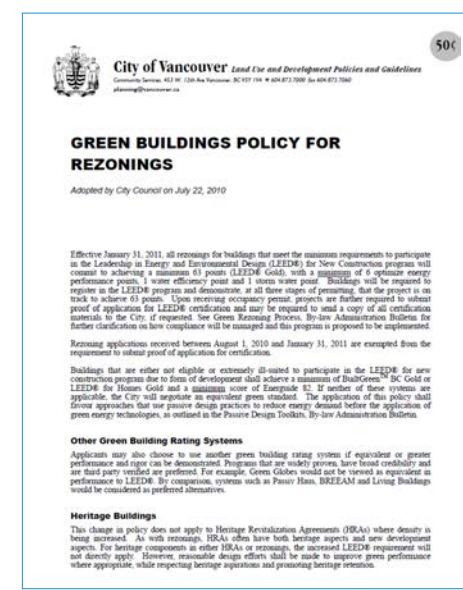
### *Rezoning Policy for Sustainable Large Developments (2013)*

This policy requires plans and studies to achieve a higher level of sustainability in terms of district energy, site design, transportation, housing, food systems, access to nature, rainwater and solid waste management.



### *Green Building Rezoning Policy (2010)*

This policy requires all rezoning proposals to achieve a minimum LEED Gold rating.





The City would like to see certain objectives achieved through the redevelopment of the Heather Street Lands. These relate to established City goals around housing and social development, sustainability, transportation, planning and urban design.



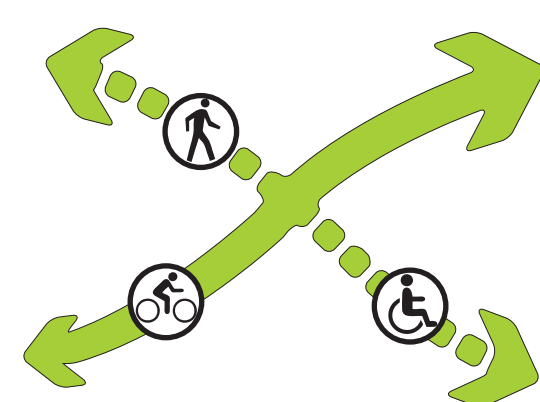
## HOUSING

- Provide a range of housing types and tenures to enhance affordability for all residents.
- Target 20% of the units for affordable housing.
- Seek to maximize the number of family units with two or more bedrooms.



## HERITAGE, PUBLIC PLACES & PUBLIC BENEFITS

- Establish a package of public benefits and amenities to meet the needs of the local community (e.g. childcare, parks, etc).
- A key consideration of the amenity package will be the amount and configuration of park land and open spaces.
- Retain and protect cultural and heritage assets (eg. Fairmont Academy) and significant trees.
- Consider opportunities to reflect MST culture or history.



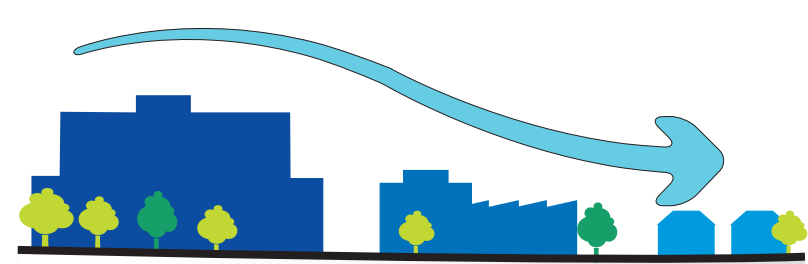
## TRANSPORTATION + CONNECTIONS

- Prioritize walking, cycling, and transit over driving, and protect local bikeways and Greenways from traffic impacts through site planning and design.
- Consider the Heather Street Lands proximity to the Canada Line station at 41st and Cambie, and potential future station at W 33rd Ave.
- Connect the site with the surrounding community by a network of publicly accessible streets, bike/greenways, pedestrian paths and other open spaces.



## SUSTAINABILITY

- Respond to our Greenest City objectives for access to nature, low carbon energy, site design, green mobility, affordable housing, rainwater management, food systems and zero waste planning.
- Design all new buildings to meet or exceed LEED Gold or be Zero Emissions (pending council approval).



## SITE PLANNING + URBAN DESIGN

- Develop respectful transitions, in terms of building scale, with the surrounding neighbourhood.
- Achieve interest and architectural variety by accommodating a range of building types and heights.
- Create pedestrian-oriented streetscapes and public spaces that integrate well with the neighbourhood.
- Consider a mix of uses (e.g. service/retail) to support the needs of the new community.

*A package of public amenities will be developed as part of the planning process, which will incorporate public feedback and analysis of existing and planned amenities in close proximity to the site.*



Questions about school, hospital and transit capacity have been asked during other planning processes in the area. Refer to the Context board for the location of schools and hospitals near the Heather Street Lands.

## SCHOOLS

The Heather Street Lands are within the Jamieson Elementary and Eric Hamber Secondary catchment areas. Sir William Osler Elementary school is also in close proximity to the site.

The Vancouver School Boards's preference and priority is to accommodate students in their neighbouring school. However occasionally capacity issues may arise at a school and district staff will explore options including not accepting cross boundary students, accommodating overflow students in adjacent school facilities where there is space, and exploring portables/building additions where feasible.

The VSB reviews local school capacity issues if a school is being seismically upgraded.

The City is working with the VSB to monitor population growth and determine the potential need for new or expanded school facilities serving the Cambie Corridor.

\*For more information on the VSB current capital projects and Capital Plan see: [www.vsb.bc.ca/capital-project](http://www.vsb.bc.ca/capital-project)

## HOSPITALS

In 2004, Vancouver General Hospital received rezoning approval of their expansion plan for the VGH Campus, which included construction of new buildings and replacement of existing buildings. The project is ongoing.

BC Women and Children's Hospital received zoning approval of their 30-year master plan expansion in December 2012, including construction of new buildings and replacement of existing buildings.

A new community health centre is proposed for the Pearson Dogwood site.

We continue to work with our partners and Vancouver Coastal Health regarding population projections and related health care expansion needs.

## TRANSIT

### CANADA LINE

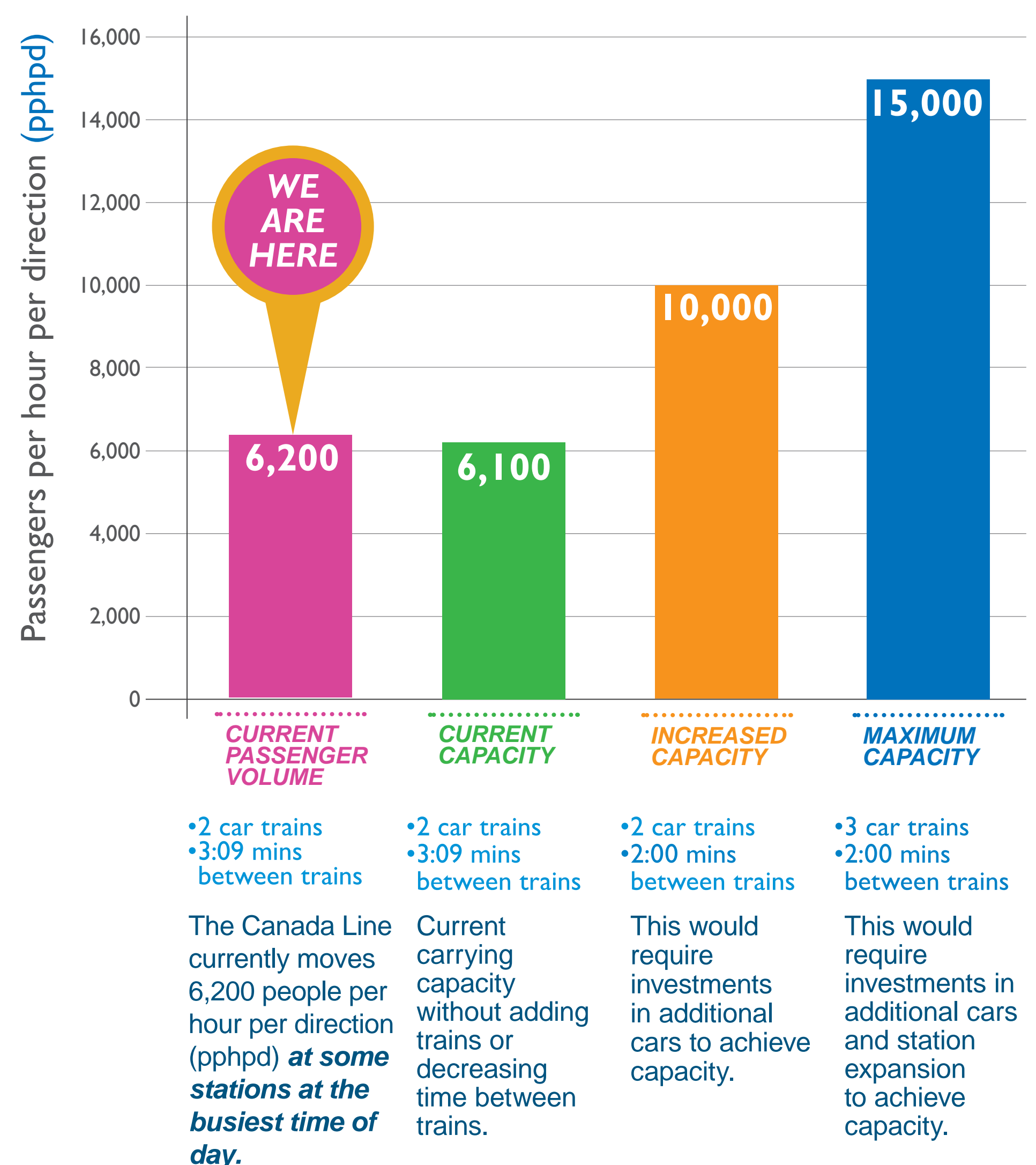
The Canada Line has been very successful, with high ridership throughout the day. Currently two-car trains operate every 3 minutes and 9 seconds in both directions during peak periods.

Capacity can be more than doubled by running more frequent service, purchasing longer trains, and undertaking station upgrades. Once funded, the Mayors' Council Plan includes fleet, station and system upgrades, which will reduce crowding on the system.

The Canada Line guideway was constructed to be a 100-year asset, and included flattened sections of track at 33rd and at 57th should stations be needed in the future.

The Mayors' Council 10-year investment plan identifies priorities for expansion of the existing bus network and the Broadway corridor extension of the Millennium Line, but does not include provisions for future stations.

The area is also served by high frequency bus service.





## WHAT'S NEXT?

Throughout the planning process there will be more opportunities to provide your input.



## FILL OUT A COMMENT FORM

Please let us know what you thought about the information presented today. Fill out the comment form available at this open house or online. Your feedback will be used to establish guiding principles, which will inform the Policy Statement and creation of redevelopment concepts.



## STAY INVOLVED

- Add your name to our email list or sign in today to be notified of the next public event.
- Come to the next event and tell us what you think about our progress.

### HOW YOU CAN PROVIDE INPUT:

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# ILLUSTRATED BRAINSTORMING SESSION

You are invited to participate in an illustrated brainstorming session facilitated by Vancouver's Co-Design Group from **1:00-4:00pm on Saturday, October 15**. The session is designed to encourage dialogue between neighbours.

The ideas and illustrations created at this session will help create guiding principles and redevelopment concepts for the Heather Street Lands site.

Come to the  
**ILLUSTRATED  
BRAINSTORMING  
SESSION**

**1:00 to 4:00 pm  
October 15, 2016**



## ACTIVITIES SCHEDULED FOR SATURDAY, OCTOBER 15th

### **Day in the Life**

A 24-hour chart will be laid out on a table, and participants will be asked to write down the types of activities they would like to see take place on the Heather Street Lands site in a typical day.

### **Illustrated Brainstorming**

Sit down with an artist from the Co-Design Group who will work with you to draw the types of activities you would like to see on this site on a typical day.

The finished drawings will be displayed with rating sheets attached, and participants will be asked to rate the features of the drawings.

## ACTIVITIES SCHEDULED FOR MONDAY, OCTOBER 17th

### **Gallery**

The Day in the Life ideas, the drawings from the Illustrated Brainstorming session, and the rating sheets will be on display for continued input.