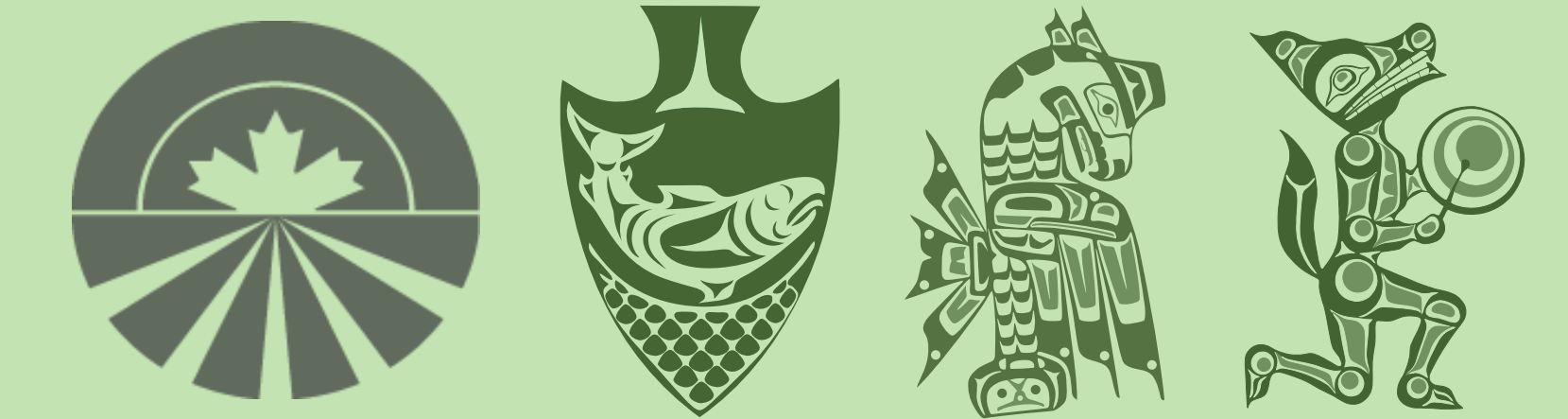


A HISTORIC PARTNERSHIP

HEATHER STREET LANDS



Canada Lands Company (CLC) together with a partnership of the Musqueam Indian Band, Squamish Nation and Tsleil-Waututh Nation (collectively the MST Partners) are excited to begin the public engagement stage of the City of Vancouver's development approvals process.

WORKING TOGETHER

Canada Lands Company (CLC) and the MST Partners have entered into a historic joint-venture partnership, the first of its kind in Canada.

The joint venture partnership owns three properties: the Heather Street Lands and Jericho Lands (former Department of National Defense property) in Vancouver, and the Marine Drive Lands in West Vancouver.

www.heatherstreetlands.ca



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

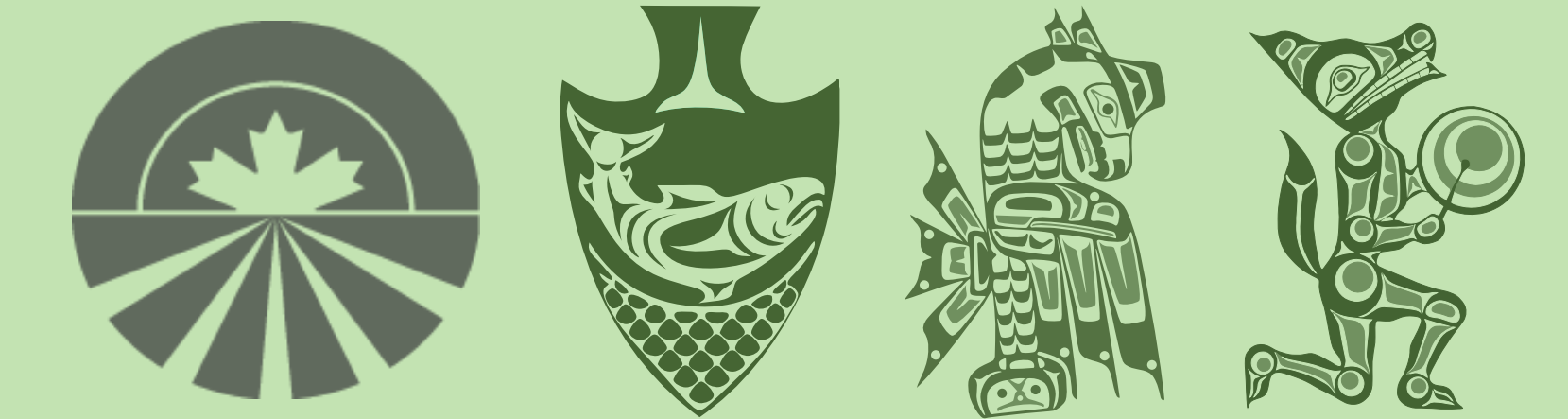
- John McBain
Canada Lands Company

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

- Chief Wayne Sparrow
Musqueam Indian Band

CANADA LANDS COMPANY

HEATHER STREET LANDS



CANADA LANDS
COMPANY

SOCIÉTÉ IMMOBILIÈRE
DU CANADA

CANADA LANDS COMPANY

Canada Lands Company (CLC) is working with the MST Partnership to bring new opportunities to the Heather Street Lands. CLC is committed to creating an award winning, inspiring, and sustainable community in the Heather Street Lands that will provide benefits to the local and broader community.

WHO WE ARE

Canada Lands Company is a self-financing federal Crown corporation, which reports to the Parliament of Canada through the Minister of Public Services and Procurement Canada.

WHAT WE DO

Since 1995, Canada Lands Company has worked to enhance Canada one community at a time. CLC strives to benefit local communities by creating innovative neighbourhoods inspired by the tenets of new urbanism; its projects are walkable, mixed-use and environmentally sustainable in both design and construction. Informed by its comprehensive public consultation process, Canada Lands delivers projects that integrate and complement the regions in which they grow, prioritizing livability, the environment and historical commemoration. With more than 30 projects across the country, CLC prides itself on listening to stakeholders



and developing the right project for each site.

WHY WE DO IT

CLC's activities ensure that former government properties are harmoniously reintegrated into local communities to meet the needs of Canadians and provide them and their families with inspiring and sustainable new neighbourhoods in which they can live, work and play.

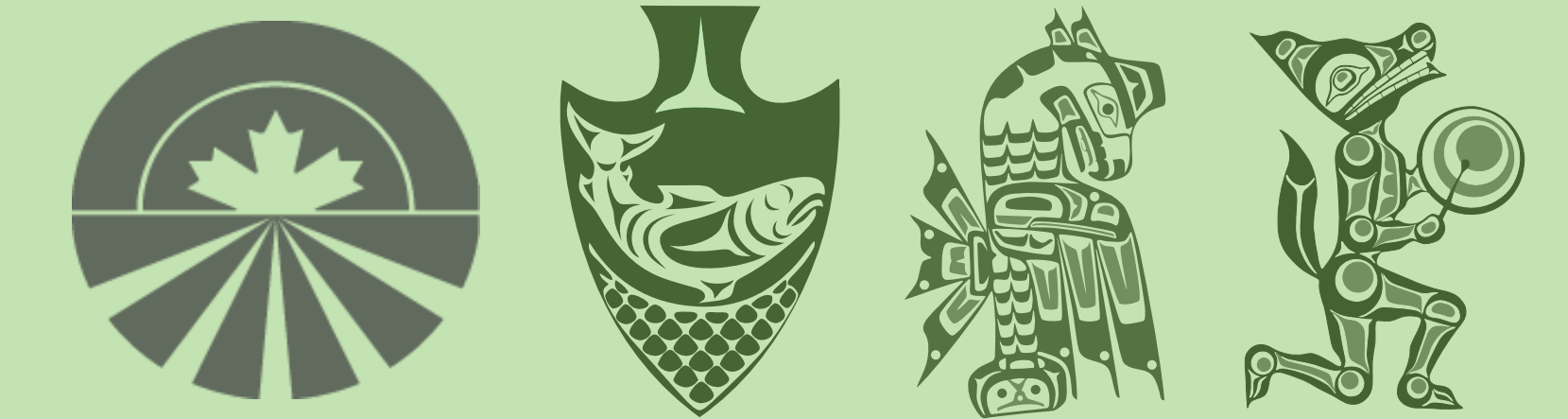
"We aspire to work with the City and community to create an innovative and high quality new neighbourhood that reflects our partnership and enhances this evolving part of Vancouver. We look forward to very thoughtful conversations to help inform our planning process."

- Deana Grinnell



CANADA LANDS COMPANY

HEATHER STREET LANDS



GARRISON CROSSING, CHILLIWACK

GARRISON CROSSING, CHILLIWACK

Garrison Crossing is an award-winning mixed use community that covers 153-acres (61.9-hectare) of lands once part of the former Canadian Forces Base (CFB) Chilliwack.

Garrison Crossing is near complete, and will hold over 1,700 residential housing units with a mix of single-family homes, townhouses, condominium apartments, seniors housing and a retail village. The revitalization of Garrison Crossing celebrates its surroundings and commemorates its history. It is one of the most desirable residential neighbourhoods in the Fraser Valley.

Creating a pedestrian-friendly residential community and encouraging travel without a car was integral to the planning for Garrison Crossing. The central boulevard links to a network of bikeways, pathways and nature

"Canada Lands didn't take community involvement or participation lightly... Everyone ... was invited to come to share their vision as well..."

"To watch the beauty of this particular development, it's really changed our community and I'm sure can do the same for others".

**- Sharon Gaetz
Mayor of Chilliwack**

trails that connect the local elementary school, community centre and retail village.

Garrison Crossing's innovative design has helped secure several industry and community recognitions, among them are LEED ND Stage 2 certification, and the UDI Award for Best Master Planned Community. This recognition demonstrates the industry best practices that Canada Lands Company applies in its neighbourhood development.



CURRIE, CALGARY

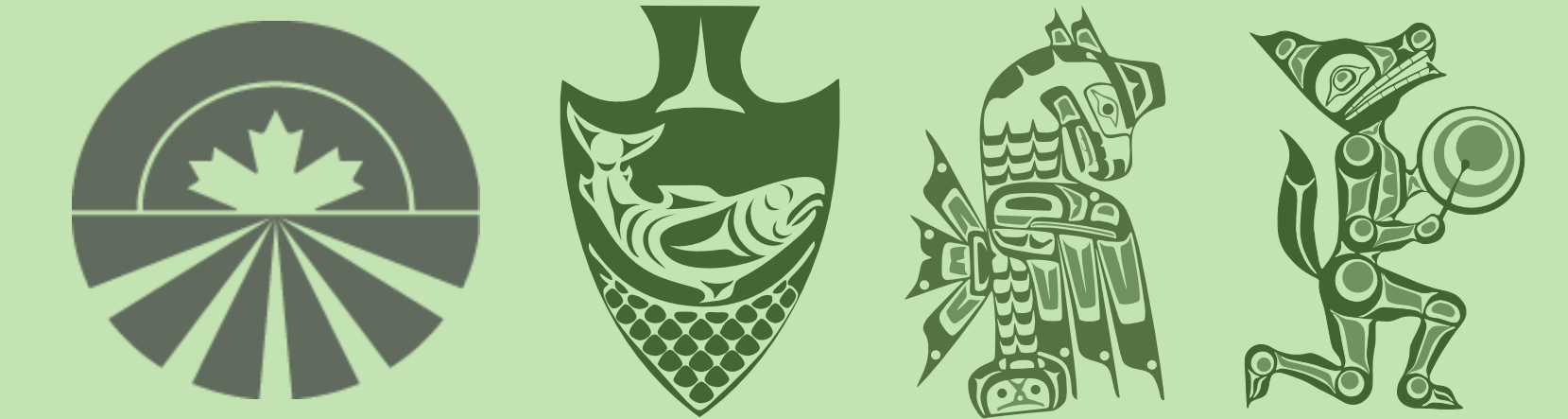
CURRIE, CALGARY

The redevelopment of the 165-acre former military site just southwest of Calgary's downtown core preserves historic buildings and landscapes. The plan, under construction, calls for high-rise buildings through to single family homes. Currie will be home to up to 12,000 people—while providing fantastic new public spaces for the city. Skillful use of building types smooths the transition to adjacent lower-density neighborhoods and Mount Royal University.

The Currie community will be served by bus rapid transit within a 5 minute walk of all residents, and bike lanes are provided throughout. An innovative pedestrian mews network complements the street grid. Currie has won numerous awards, including a 2016 Congress for the New Urbanism Award and in addition has achieved LEED-ND Gold Certification.

MST PARTNERSHIP

HEATHER STREET LANDS



“This is a great opportunity for everybody involved. The Squamish Nation is proud of our role in this project as long-term owners of these lands. Our work with the MST Partnership, Canada Lands and the community is encouraging for the future; this project is a unique chance for us to build something together.”

- Chief Ian Campbell
Squamish Nation

“We’re excited about the prospect of what these lands hold for future generations, not only for our Tsleil-Waututh people, but also for the Squamish and Musqueam and all Canadians. We look forward to working with our partners, the City of Vancouver and the local community to outline a vision and contribute to the dynamic growth of our city.”

- Chief Maureen Thomas
Tsleil-Waututh Nation

LEARN ABOUT THE PARTNERS

The Musqueam Indian Band, Squamish Nation and Tsleil-Waututh Nation (MST Partners) have come together in a partnership to celebrate our cultural and family connections and reflect our tradition of working collaboratively to benefit our people.

We are all family; our ancestors used to live on these lands together with no city lines or boundaries.

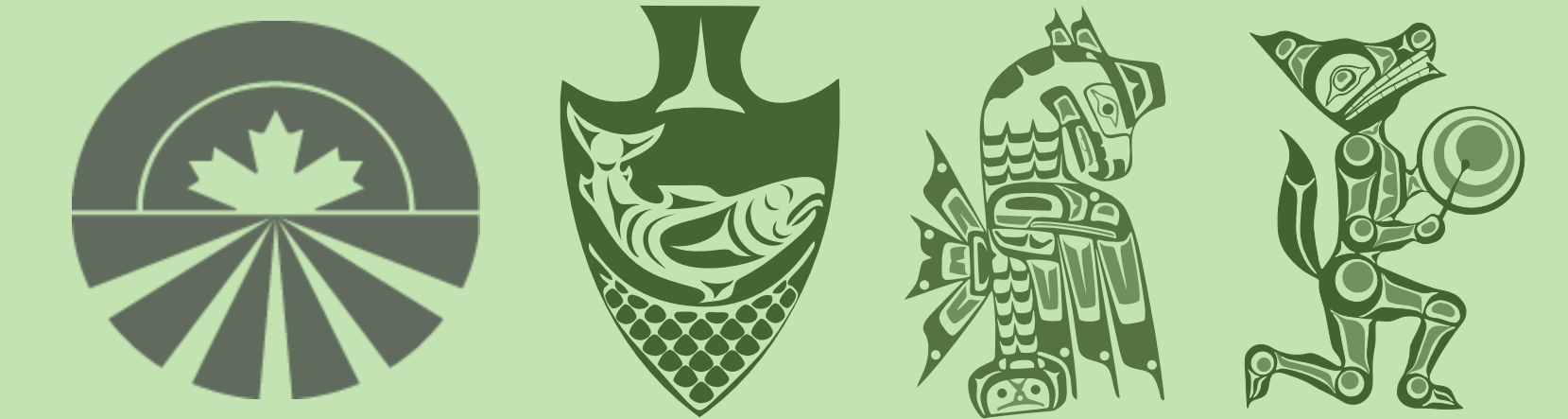
We want to make sure the next generation of our people will benefit from jobs and economic activity within our traditional territories:

- We will continue to work together to share our traditional territories and to ensure all our partners, both Aboriginal and non-Aboriginal, see the benefit of working together as one.
- We believe that by partnering with successful business people we can develop First Nation economic opportunities in the traditional territories of the Coast Salish.

www.mstdevelopment.ca

MST PARTNERSHIP

HEATHER STREET LANDS



MUSQUEAM INDIAN BAND

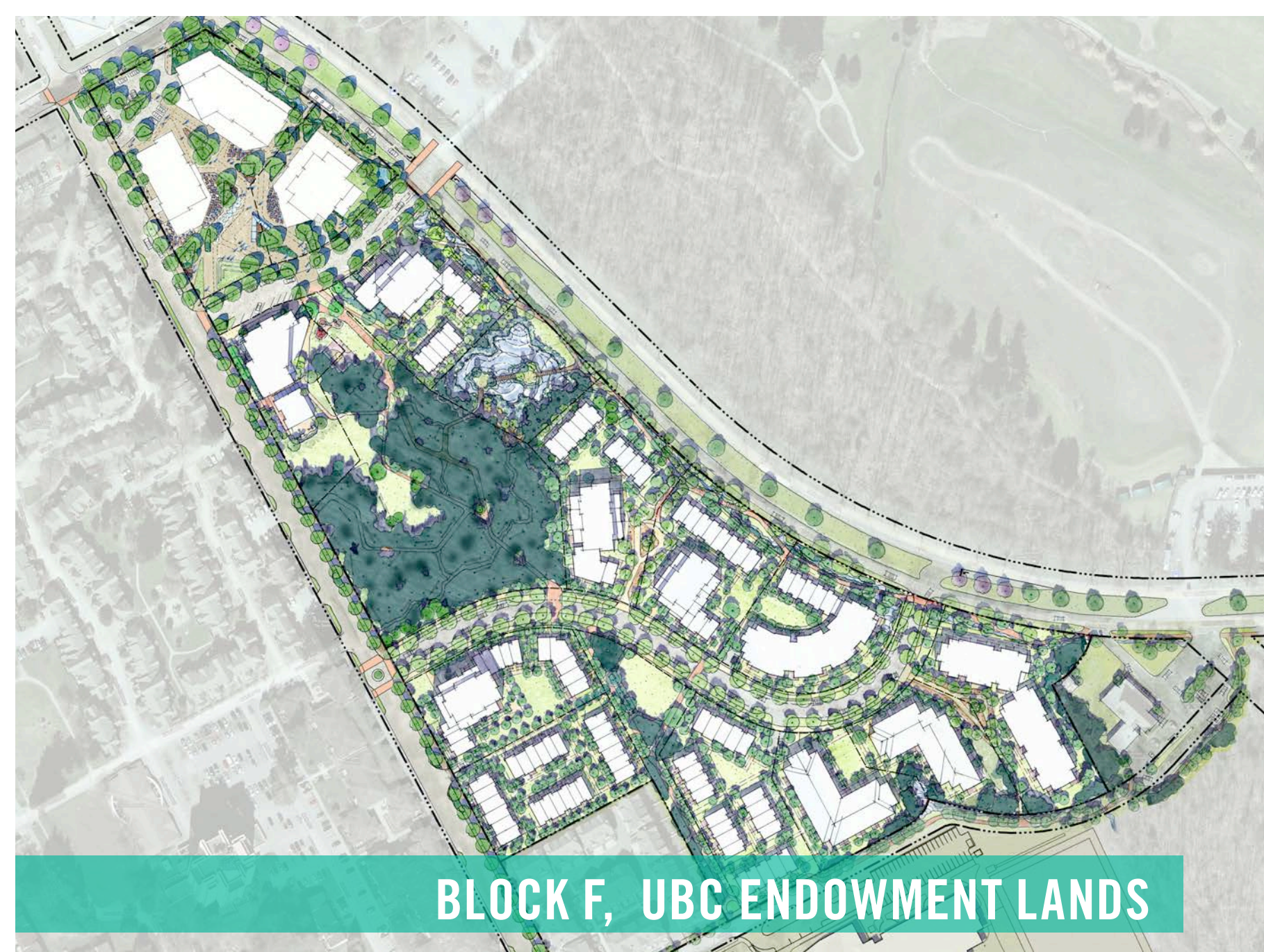


The Musqueam people are descendants of the cultural group known as the Coast Salish and have lived in our present location for thousands of years. Our traditional and historic territory occupies what is now Vancouver and surrounding areas. As our

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

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

By optimizing the use of these lands we hope to fortify, provide opportunities for, and benefit our communities.



BLOCK F, UBC ENDOWMENT LANDS

www.musqueam.bc.ca



SQUAMISH NATION



The Squamish Nation is comprised of descendants of the Coast Salish Aboriginal peoples who lived in the present day Greater Vancouver area. The Squamish Nation have occupied and governed their territory for millennia.

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

In light of our economic goals, we have partnered with other First Nations, non-aboriginal partners and business leaders to assist in the development of a portion of our lands. Recent projects include Squamish Oceanfront, Garibaldi at Squamish, the Whistler-Blackcomb expansion, the MST-CLC joint venture lands – among many others.



MOSQUITO CREEK MARINA FLOATHOMES

www.squamish.net



TSLEIL-WAUTUTH NATION



Our people have been very much shaped by our intimate knowledge of the lands and waters of our territory. Many generations of men, women and children have lived, had families and thrived in this area, due in no small part to the abundance of resources available.

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

We have been working to achieve our vision in part through the creation of Takaya Developments - a successful real estate development company, majority owned by the Tsleil-Waututh Nation, which has been developing high-end condominiums and townhomes over the past 15 years. We also own a number of thriving businesses including Takaya Tours, TWN Wind Power, Takaya Golf Centre, Burrard General Store, SPAL Constructors, and Inlailawatash Limited Partnership.

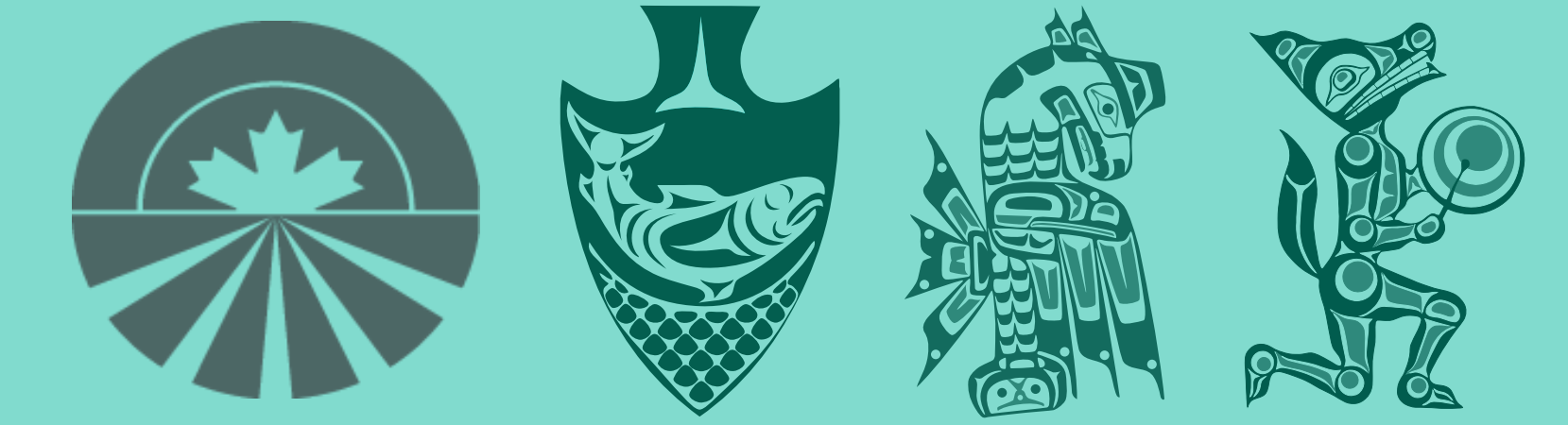


RAVEN WOODS DEVELOPMENT

www.twnation.ca

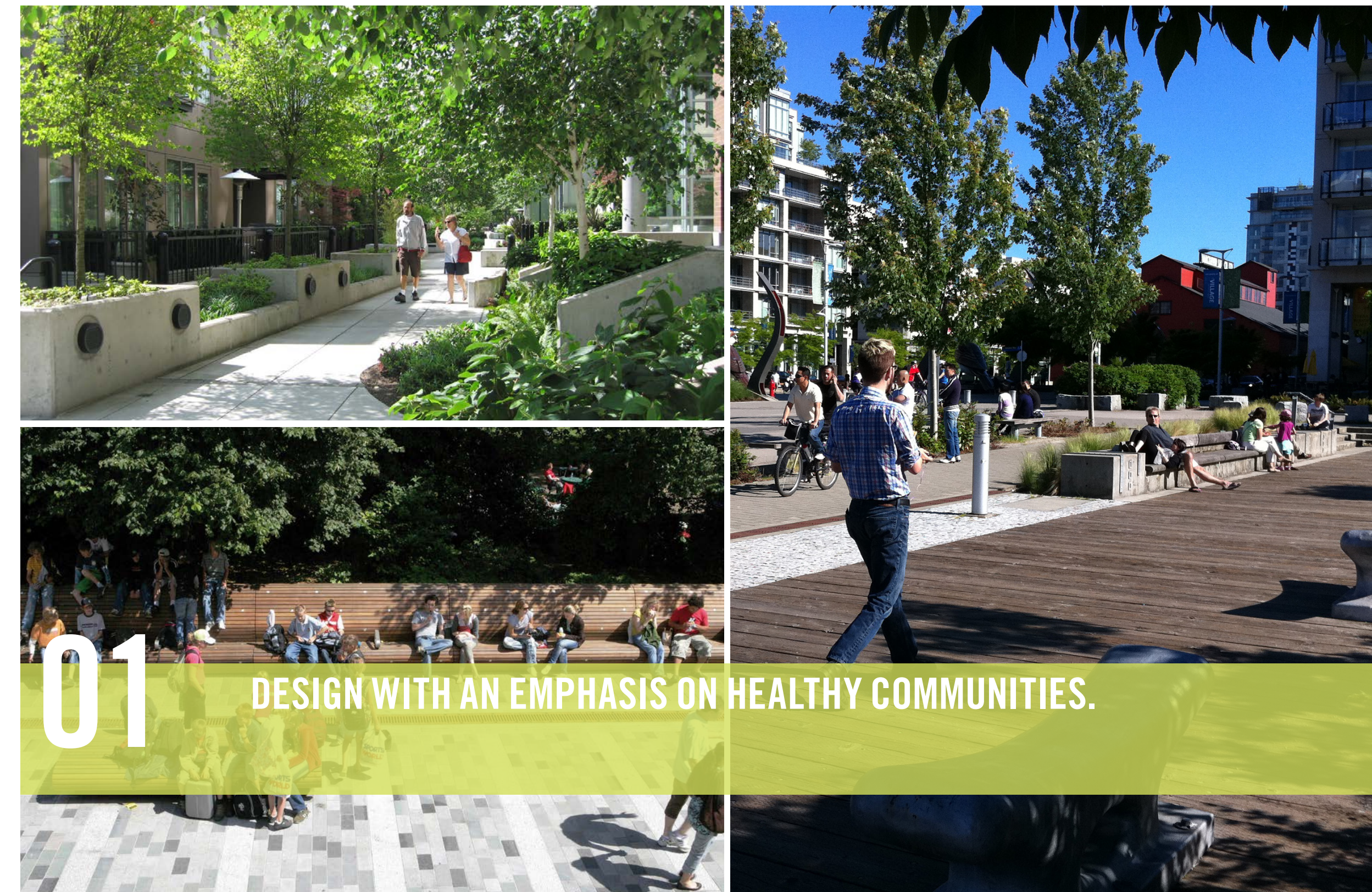
PROJECT ASPIRATIONS

HEATHER STREET LANDS



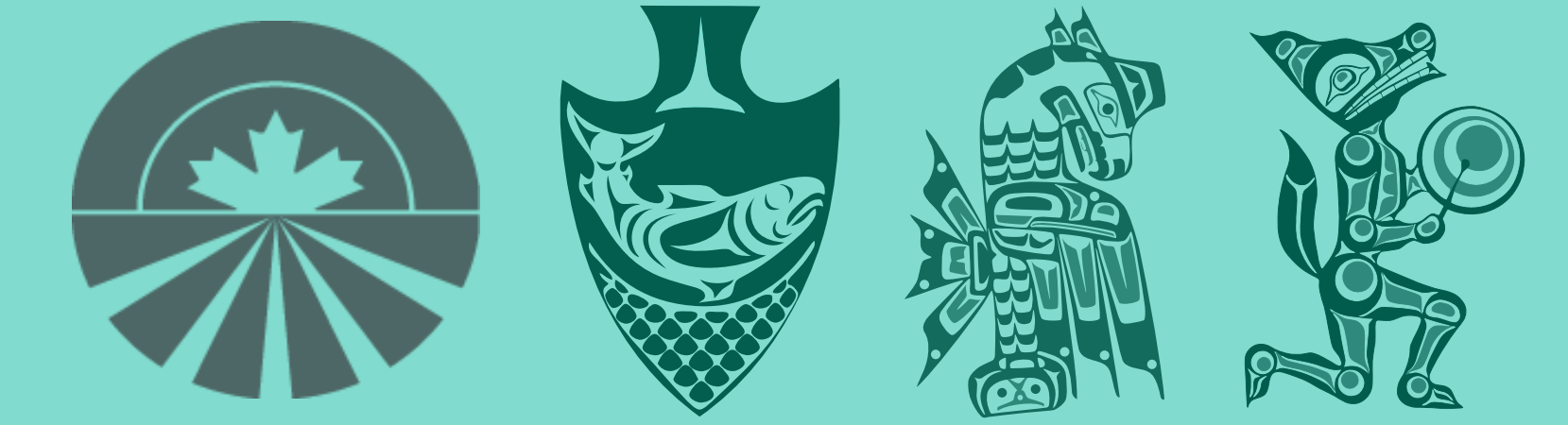
Canada Lands Company and the MST Partners have developed a set of project aspirations that will help direct our work and engagement.

As you consider the Project Aspirations, think about creating a community for your children's children's children.



SITE CHARACTERISTICS

HEATHER STREET LANDS



THE LANDS

A number of cultural and environmental considerations will help shape the team's planning for the Heather Street Lands.

- The site is located on a high point in the City of Vancouver with dramatic views towards the north shore mountains and west towards Oak Meadows Park.

EXISTING BUILDINGS

There are six existing buildings on the Heather Street Lands. Of note are the following:

- The Heritage Academy Building is a two-and-a-half storey building in the Tudor Revival style identified in the City of Vancouver's Heritage Register in the Class A Evaluation category.
- The Administration Building at 657 W. 37th Avenue is recognized on staff's inventory of "Recent Landmarks" (which does not have formal, Council-endorsed status).

