

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 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 will result in a document called a Policy Statement, which establishes principles and objectives relating to:

- LAND USE
- DENSITY, BUILDING TYPES + HEIGHTS
- 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 CAN YOU 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. If you've filled out a comment form today 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
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 of our progress.



WHY ARE WE HERE?

TODAY'S OPEN HOUSE IS AN
OPPORTUNITY TO:

1

LEARN ABOUT THE PLANNING PROCESS

2

REVIEW PREVIOUS COMMUNITY INPUT

3

PROVIDE FEEDBACK ON THE DRAFT
GUIDING PRINCIPLES

4

HELP EVALUATE THREE CONCEPTUAL SITE
PLANS

COMMENT FORMS ARE AVAILABLE AT THE EVENT, OR
ONLINE AT [VANCOUVER.CA/HEATHER-LANDS](https://vancouver.ca/heather-lands)

BACKGROUND

THE HEATHER 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

- 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 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 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.

FUTURE OF THE HEATHER 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-stories.
- In July 2016, City Council approved a planning program to create a new vision for the Heather Lands, which will explore building heights and densities beyond what was contemplated in the RPSC Vision.
- The Heather 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. 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 Lands.

OCT
2016

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 the 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 Lands

WE
ARE
HERE

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 for refinement in the next phase.

WINTER
2018

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 design 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.

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)

ROLES IN THE PROCESS

The City of Vancouver will work with the community around the Heather 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 Heather Lands planning program.



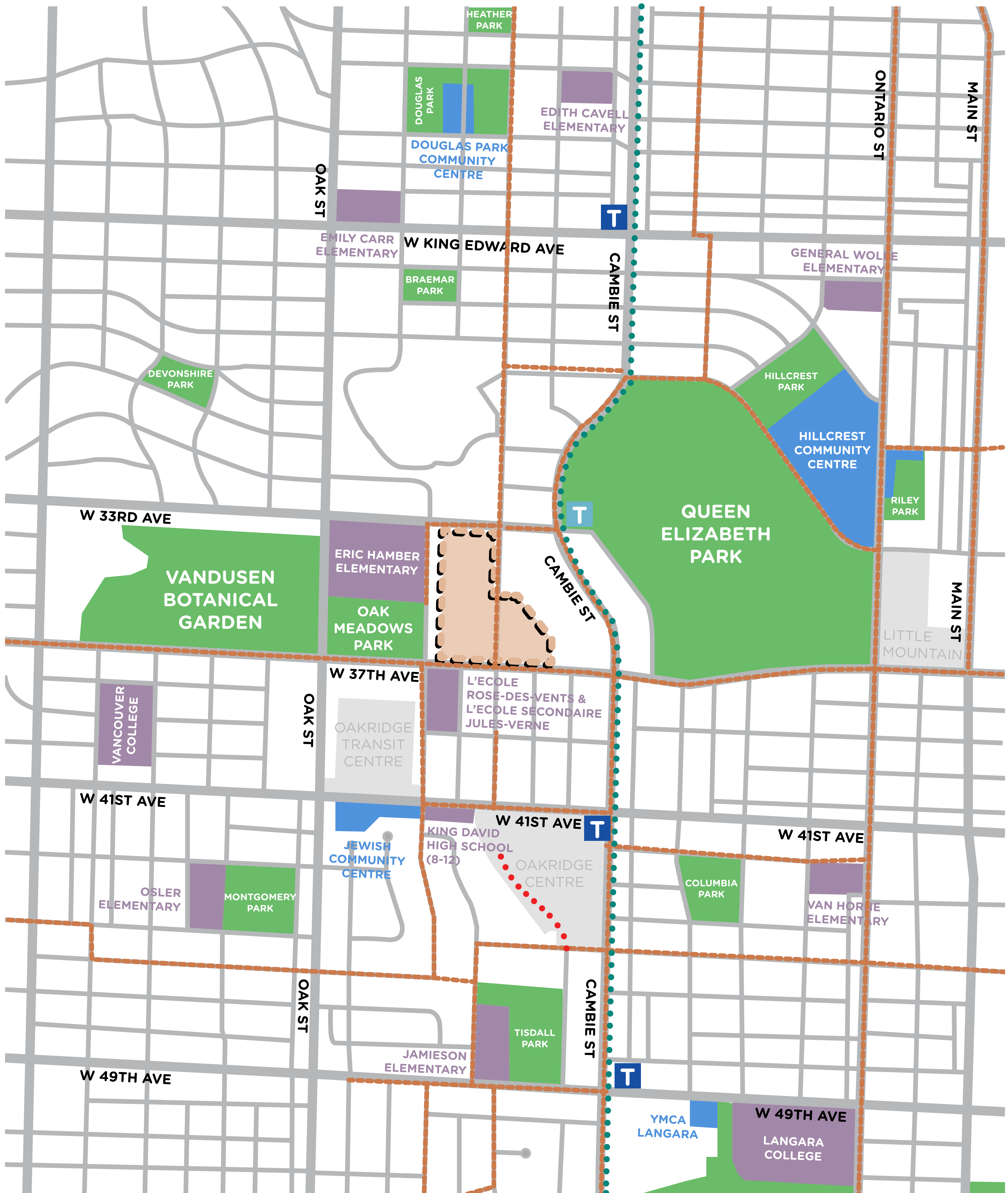
CITY OF VANCOUVER

- Coordinate the Heather 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



- PARKS
- SCHOOLS
- COMMUNITY CENTRES
- HEATHER LANDS SITE
- BIKE ROUTES

- ⋯ PROPOSED BIKE ROUTES
- ⋯ CANADA LINE
- T FUTURE POTENTIAL CANADA LINE STATION
- T EXISTING CANADA LINE STATION



THE CAMBIE CORRIDOR IS AN IMPORTANT AREA OF GROWTH OVER THE NEXT 30 YEARS. MAJOR DEVELOPMENTS AND PLANNING PROGRAMS INCLUDE THE FOLLOWING:

UPDATES

The planning process of these major sites is at various stages, as described below, and for more detail, you can refer to the project webpages.

BC 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.

OAKRIDGE CENTRE (2014)

Council approved expansion of Oakridge Centre to increase the amount of retail and office space, and to add 2,900 residential units (including 290 social housing units and 290 secured market rental units). Public amenities identified in the rezoning include:

- 3.6 hectare (9 acre) park
- 70,000 sq.ft. civic centre with a library, community centre
- 69-space childcare facility
- seniors' centre.

vancouver.ca/oakridge

LANGARA GARDENS (ONGOING)

A policy planning program for Langara Gardens launched in April 2015. Throughout the process, public events were held including a Town Hall leading to the creation of a preferred development concept and emerging policies. Work continues on the Langara Gardens process and we look forward to presenting the draft Policy Statement to the community in the coming months.

vancouver.ca/langaragardens

LITTLE MOUNTAIN (2012)

Council approved the rezoning application in July 2016. The next steps in the project will be development permit applications for each building on site.

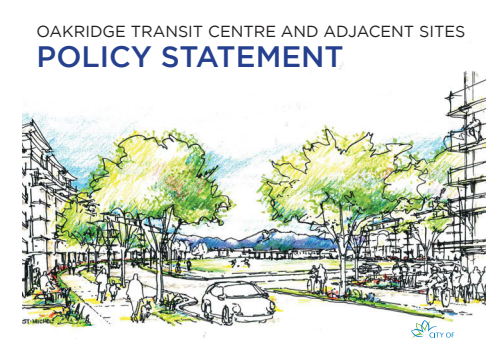
vancouver.ca/littlemountain



OAKRIDGE TRANSIT CENTRE (OTC) (2015)

The Policy Statement includes approximately 1.26 million sq. ft. of development and public amenities. The property sold in December 2015. Rezoning of the site will take 1-2 years to complete once an application is received, and will include enhanced public consultation.

vancouver.ca/OTC

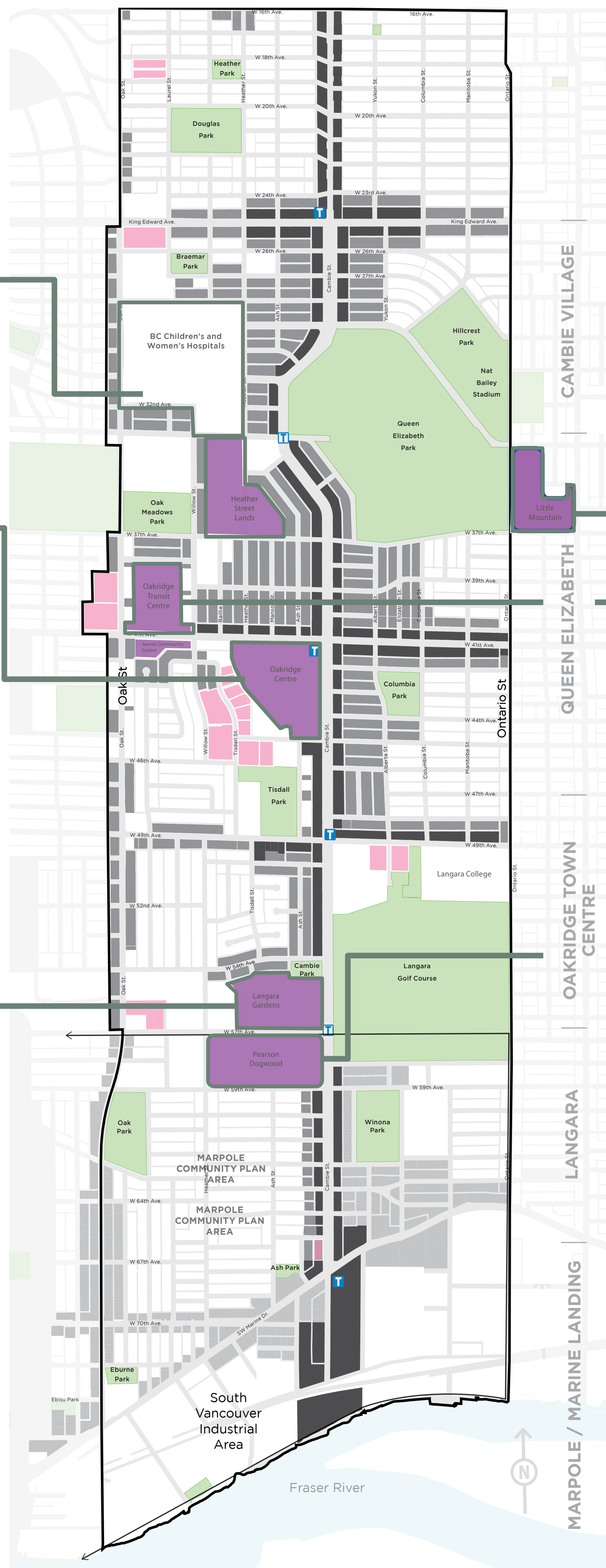


PEARSON DOGWOOD (2015)

City Council approved the rezoning application in July 2017. The next steps in the project will be development permit applications for each building on site. Major elements of the project will include:

- Approximately 2,100 market units including 540 affordable units
- 114 replacement beds for existing Pearson units
- Approximately 130,000 sq. ft. of commercial space including a local serving grocery store
- 2.5 acre public park space
- 1 acre urban farm
- VCH complex care and community health centre

vancouver.ca/pearson



LEGEND

- Phase 3 areas of change
- Phase 3 Unique Sites
- Phase 2 change area
- Marpole change area
- Major projects - Planning programs underway
- Marpole Community Plan (2014)
- Cambie Corridor study area
- Existing Station
- Future Potential Station

Other corridor-wide policies may apply

CAMBIE CORRIDOR TO DATE

In 2009, Vancouver launched a three-phase planning program to guide long-term, transit-oriented growth in the Cambie Corridor. The first two phases delivered land use policies for key sites and major streets, and produced the Cambie Corridor Plan (2011). Phase 3 is underway and builds on the Cambie Corridor Plan, focusing on land use and new housing opportunities for the surrounding neighbourhoods within walking distance of Canada Line stations. The proposed Phase 3 plan is anticipated to be considered by Council in early 2018

The Oakridge Municipal Town Centre (MTC) covers the area around Cambie Street and West 41st Avenue, and is a key part of Phase 3. The Oakridge MTC is one of 17 designated MTCs in Metro Vancouver.

MTCs are regionally-significant urban centres that are transit-oriented communities with:

- diverse populations
- a range of job, retail, public and cultural spaces
- a variety of housing options including affordable choices.

These characteristics make MTCs ideal locations to accommodate growth in our region and create vibrant communities.

Concepts and ideas for the Oakridge MTC were presented to the community in June 2017. Over the summer, staff reviewed feedback collected via the 2017 Spring Open Houses and online surveys, and performed further analyses of housing types, transportation needs, and strategies to improve housing affordability. This work led to a refined draft concept for the Oakridge MTC, shown below.

COORDINATING THE OAKRIDGE MTC AND HEATHER LANDS

The refined concept for the Oakridge MTC proposes a prominent connection to the Heather Lands via Heather Street, activated by ground-level retail and taller residential buildings. The adjacency of the Heather Lands to the Oakridge MTC presents a unique opportunity to integrate the two areas into one cohesive plan, ensuring they evolve over time to become highly livable, accessible communities.



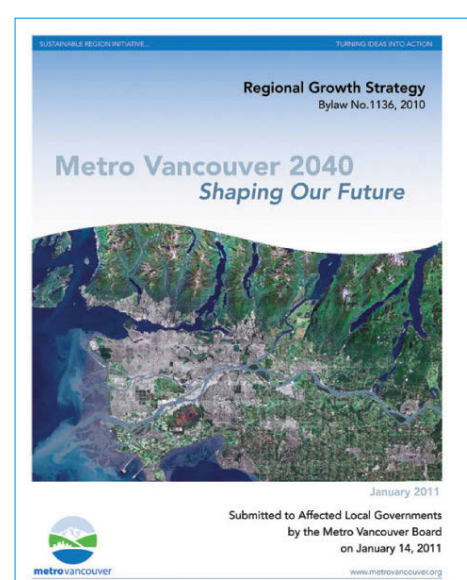
LEGEND

- - - Oakridge MTC boundary
- R** Residential tower element
- Blue** 18-storey towers with consolidation requirement ("Tower in Open Space" form)
- Blue with diagonal lines** 18-storey towers with consolidation requirement ("Tower on Podium" form)
- Red with diagonal lines** Mixed-use 6-storey podium with high-rise element
- Orange with dots** Mixed use (up to 6 storeys)
- Orange with horizontal lines** Apartment (up to 6 storeys)
- Orange with vertical lines** Apartment (up to 4-storeys strata / 6-storeys rental)
- Light orange** Apartment (up to 4 storeys)
- Yellow** Townhouse (new zone)
- Light yellow** Existing townhouse
- White with black outline** Existing or approved Phase 2 development
- Grey** Major project site
- Pink** Unique site
- T** Canada Line station
- T** Future potential station
- School icon** School
- C** Community centre
- *** Area-specific rezoning policy will apply in this area to accommodate new street

The following policies, among others, apply to the Heather Lands (check vancouver.ca to access copies):

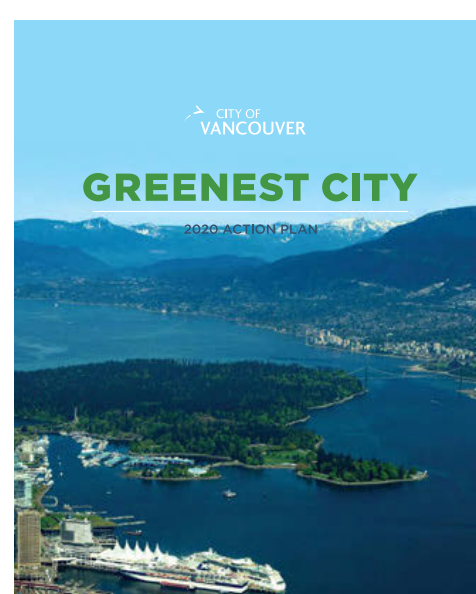
REGIONAL POLICIES

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

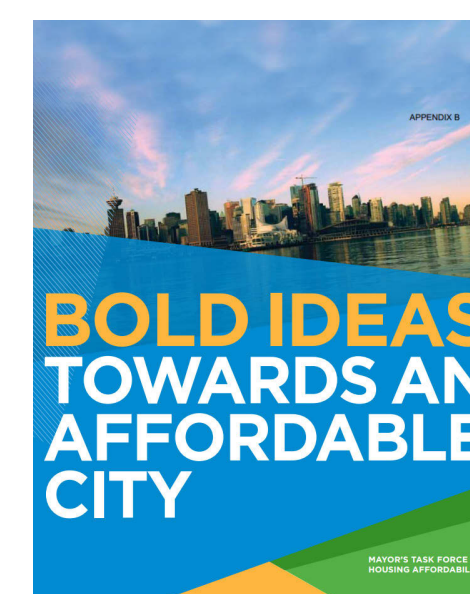
Greenest City 2020 Action Plan (2012)
The plan outlines actions for Vancouver to be healthy, prosperous and resilient, with the goal of becoming the world's greenest city by 2020.



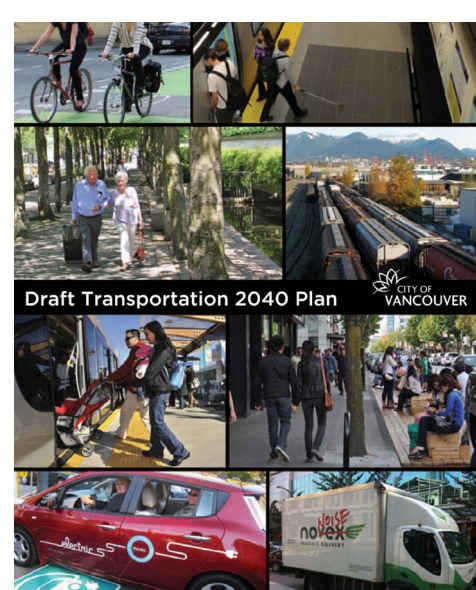
Renewable City Strategy (2015)
The goal of the Renewable City Strategy is that Vancouver will become a city that uses only renewable sources of energy while respecting the principles of sustainability



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.



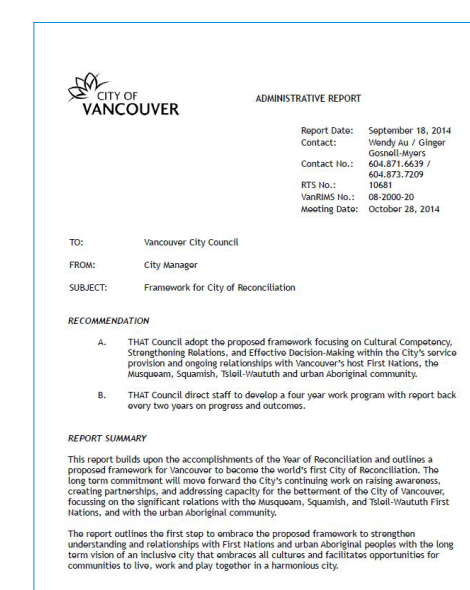
Transportation 2040 Plan (2012)
This plan is a long-term strategic vision that will help guide decisions on transportation, land use and public investments.



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.

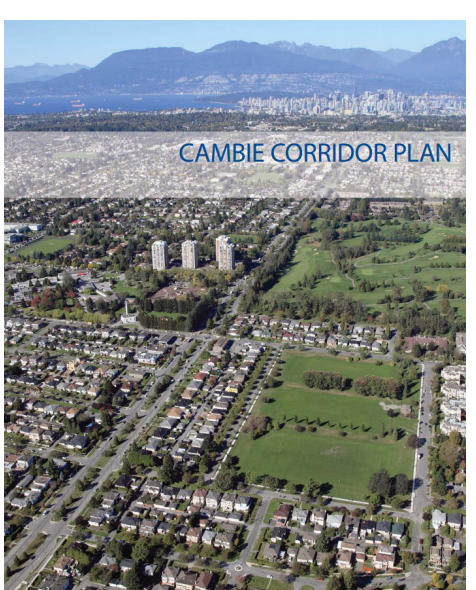


Framework for City of Reconciliation (2014)
This report builds upon the accomplishments of the Year of Reconciliation and outlines a proposed framework for Vancouver to become the world's first City of Reconciliation.

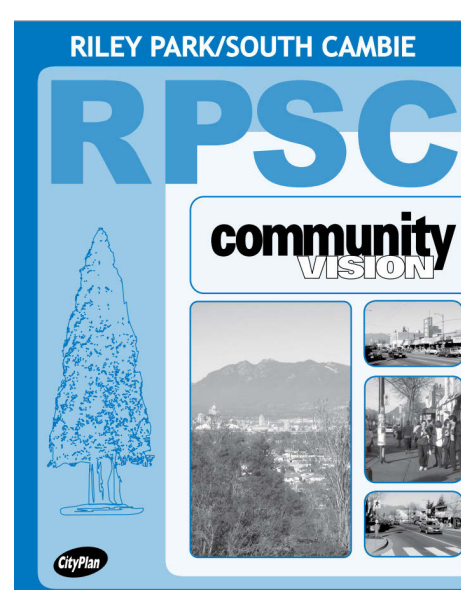


AREA PLANS

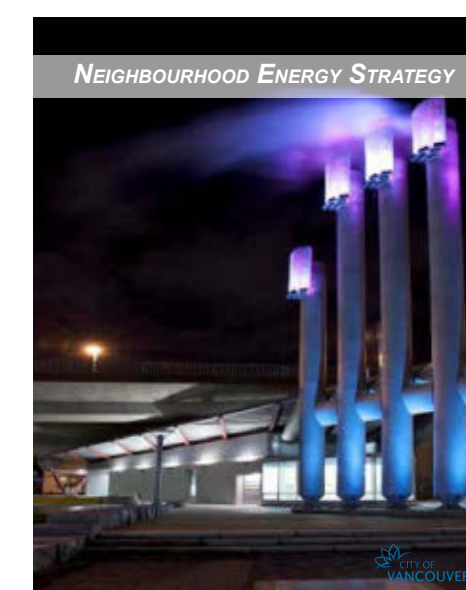
Cambie Corridor Plan (2011)
This plan considers land use, built form, transportation, sustainability and a mix of housing types and tenures, to create compact communities adjacent to Cambie Street.



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-storeys.

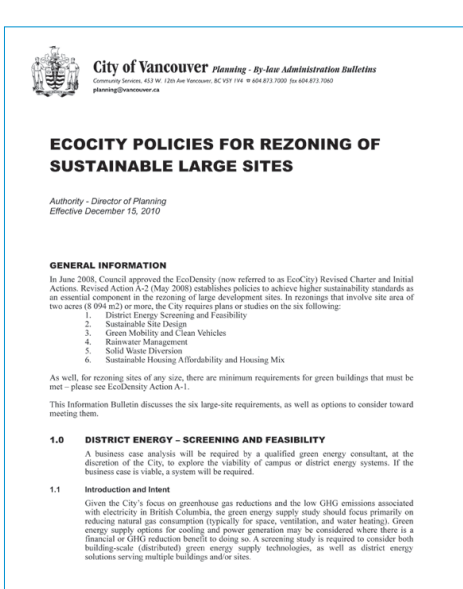


Neighbourhood Energy Strategy (2007)
This policy outlines a strategic approach to neighbourhood energy and recommends further work on implementation strategies for the Cambie Corridor.

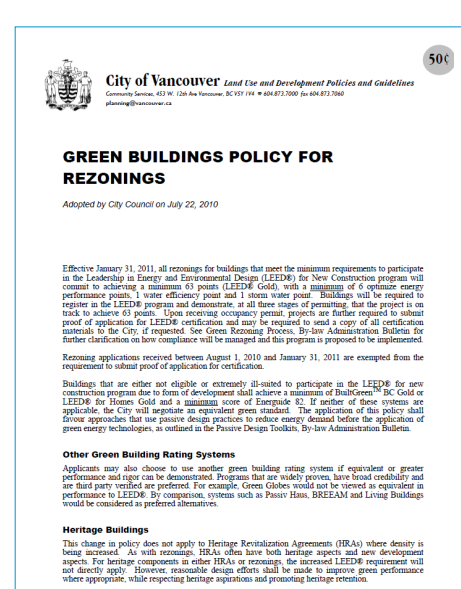


SITE SPECIFIC POLICIES

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 updated 2017)
This policy requires all rezoning proposals to achieve a minimum LEED Gold rating.



OPEN HOUSE # 1

On October 15 and 17, 2016, the City hosted two open houses to launch the Heather Lands planning program. A total of 102 people attended the events over the two days.

A paper questionnaire was available at the open houses and online. The online questionnaire was accessible between Oct 19 and October 31, 2016. What follows is a summary of the results.

IMPORTANT HOUSING TYPES

Housing for families and seniors was identified as important for the area. Rental housing was also underlined as important with social housing and market housing identified as important but less frequently.



MIX OF USES

Community amenities as well as parks and open space were identified as needed in the area with local serving retail and office and employment space identified as lesser needs.



COMMUNITY & SOCIAL FACILITIES

A large portion of responses identified childcare as a significant need in the area. Many pointed out an opportunity for a new school to be located on the site, as well as a community centre, recreation areas, and small scale retail options.



PARKS & OPEN SPACE

Many of the respondents want to see children's play areas, as well as park design that responds to natural features. Multi-generational spaces for public gathering, celebrating First Nations heritage and culture was identified as important by many respondents.



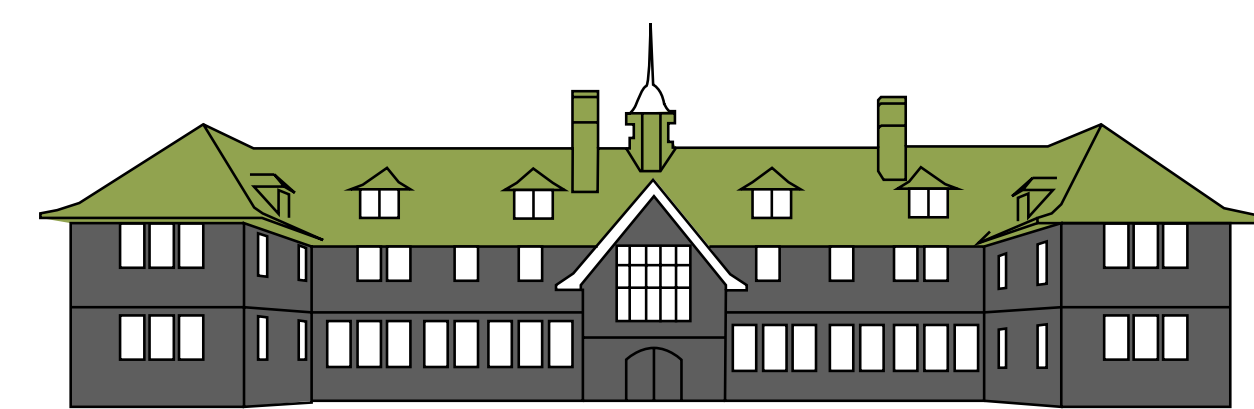
TRANSPORTATION

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. Improved connections to existing transit was also identified as important.



FAIRMONT ACADEMY BUILDING

The majority of responses suggested that the building be reused as a community centre or community gathering space. Responses also suggested that the building be used to accommodate a school, office space, or arts and culture facilities.



WHERE ON THE SITE WOULD YOU LOCATE...

- Shops and retail in the northern area of the site, as well as community facilities, parks and open space, townhouses and low-rise buildings.
- Parks and open space centrally in the site. Some also thought mid-rise and taller buildings were appropriate in this area.
- The south-east area of the site was identified as an area to locate a variety of residential housing forms, such as townhouses, low-rise, mid-rise, and taller buildings.
- Townhouses, community facilities, parks and open space, low-rise, mid-rise, and taller buildings were selected as being appropriate for the south-west area of the Heather Lands site.

WHAT WE HEARD

ARTIST SESSION SUMMARY

The first open house also featured an artist session to help participants visualize their ideas for the future of the Heather Lands. When examining the drawings and ranking sheets developed through the artist session, nine central themes emerged related to:

- COMMUNITY SPACES
- STREETS AND MOVEMENT
- FIRST NATIONS INSPIRATION
- REPURPOSING THE FAIRMONT ACADEMY
- MOUNTAIN VIEWS
- SUSTAINABILITY INITIATIVES
- LOCAL-SERVING RETAIL & EMPLOYMENT
- VARIED BUILDING TYPES & USES
- SERVICE & SUPPORTS

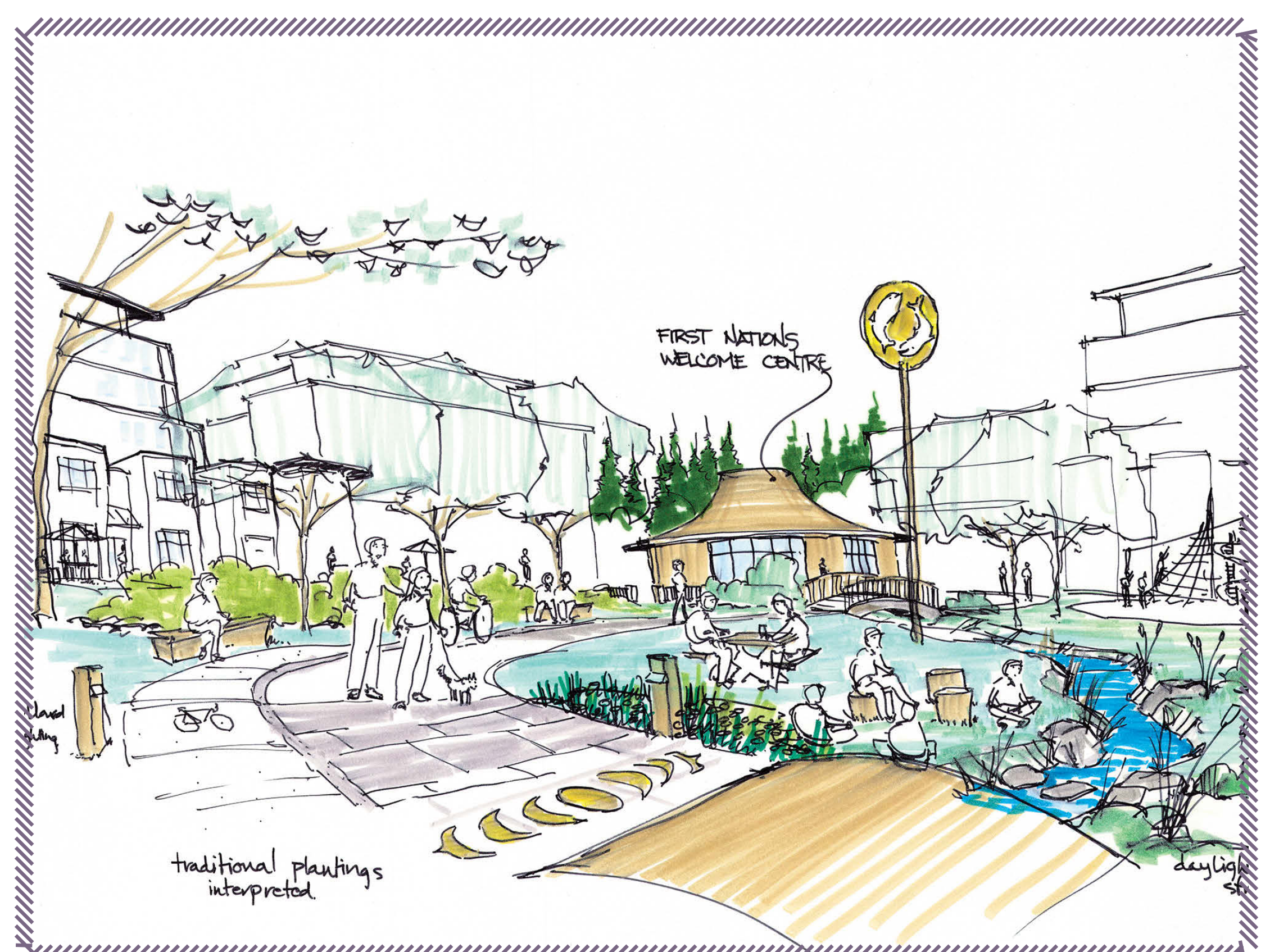


YOUTH ENGAGEMENT EVENT SUMMARY

On Monday, January 30th, 2017 a youth engagement workshop was co-hosted by the City of Vancouver, the MST partners, and Canada Lands Company. 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, as well as demonstrate to themselves how to communicate effectively with city planners.

THE FOLLOWING THEMES EMERGED AT THE CONCLUSION OF THE ARTIST SESSIONS:

- 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.
- Design of buildings and public spaces to improve wellbeing and happiness of residents.



DRAFT GUIDING PRINCIPLES

Building on the feedback gathered at the first open houses, the City's objectives and landowner's goals, the following guiding principles have been created to guide development of conceptual site plans.

REFLECT SHARED HISTORY AND COLLECTIVE VISION

Reflect the past, present and future of the Musqueam, Squamish and Tsleil-Waututh (MST) People in the design of the lands including community amenities, parks + open space programming, buildings, public realm design, and public art on the Heather Lands.



RESPECT THE LAND, ENHANCE NATURAL SYSTEMS AND CONTRIBUTE TO SUSTAINABILITY

Design the site to respond to the unique characteristics of the site, including topography, views and significant trees. Rainwater management strategies should be focused on water quality and rainwater detention. New development will be designed to support the City's low carbon goals.



CREATE COMMUNITY FOR ALL CULTURES

Create a diversity of spaces such as community gardens, local serving retail and gathering spaces that foster relationships and encourage a sense of belonging for residents and the surrounding community. These spaces should be designed to consider residents and visitors, of all ages, cultures and abilities, in creating a warm and welcoming new neighbourhood.

CONNECT NEIGHBOURHOODS

Design the site to be universally accessible, giving priority to walking, cycling and transit users while also recognizing that goods delivery, emergency access and servicing are necessities. Existing sustainable transportation infrastructure, such as the existing greenways and bikeways through the site and on its perimeters, should be improved through redevelopment. Provide fully-accessible pathways and connections to link transit, public/open spaces and amenities, as well as physical and visual linkages to the surrounding community.

DRAFT GUIDING PRINCIPLES

ACCOMMODATE A RANGE OF HOUSING TYPES TO SUPPORT DIVERSITY OF NEEDS

Ensure the neighbourhood is designed to accommodate a range of household incomes by providing market condominiums, rental housing, and affordable housing for households with low incomes. Maximize opportunities for ground-oriented units and housing suitable for families, including two- and three-bedroom units.



CREATE A NEW RESIDENTIAL DISTRICT

Create a distinctive new residential district with a range of building types and forms such as townhouses, low- and mid-rise, and taller apartment buildings. Design buildings to avoid shadowing on public open space and minimize impacts on surrounding development. Provide appropriate transitions to 37th Avenue and adjacent laneways while maximizing views into and through the site.



img source: http://www.solaripedia.com/13/247/5141/dockside_green_by_jay_scratch.html

ACHIEVE OUTSTANDING URBAN DESIGN

Achieve an exceptional standard of sustainability through site design, architecture, energy systems, water use and integrated rainwater management, urban food and waste systems, and through the design of the public and private realm.



img source: <http://brettryanstudios.com/journal/2014/2/21/olympic-village-square>

WITH THESE GUIDING PRINCIPLES IN MIND, THE DESIGN TEAM WITH INPUT FROM STAFF, HAVE DEVELOPED THREE CONCEPTUAL SITE PLANS. THE CONCEPTS ARE DESCRIBED ON THE FOLLOWING BOARDS.

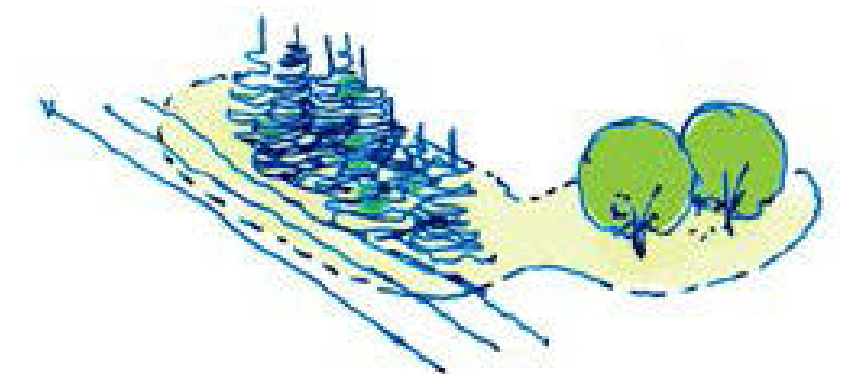
YOUR FEEDBACK WILL BE USED TO HELP IDENTIFY KEY IDEAS THAT SHOULD BE INCORPORATED INTO A PREFERRED CONCEPT PLAN.

1

INSPIRATION FROM THE LAND

RESPECT NATURAL FEATURES

Respond to the site and its existing natural features and characteristics by protecting high value trees and working with the site topography and natural hydrology.



REWILDING

Bring nature back to the site by creating a network of biodiverse public and private areas connected by corridors.

FOREST TRAIL

Connect to First Nations history by reimagining a forest trail that provides a strong north-south connection that follows the grade and interfaces with existing stands of native trees.

ECOLOGICAL LINKAGES

Parks and open space should create an ecological network linking nearby off-site natural spaces e.g. VanDusen Botanical Garden, Oak Meadows Park, and Queen Elizabeth Park along 35th Avenue or McGuigan Avenue.



PARKS AND PUBLIC OPEN SPACES

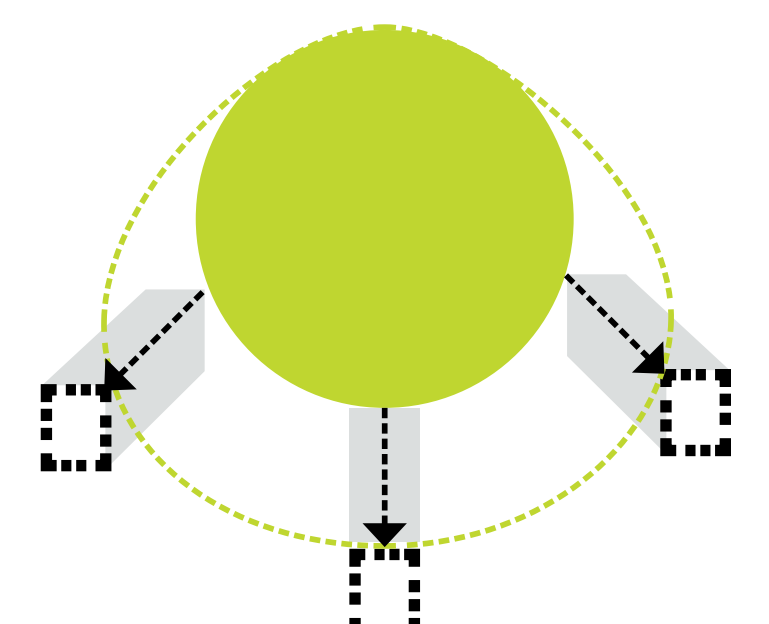
Provide new dedicated park enhanced with additional public open space to accommodate a variety of areas for active and passive recreation. Parks should be bound by public streets, mews and/or walkways.

PUBLIC VIEWS

Create a pattern of public open spaces and buildings to create or preserve public views to the North Shore Mountains.

ACCESS TO SUNLIGHT

Consider solar access on parks, public spaces and neighbouring residences in the form, height and placement of new buildings. Avoid shadowing public parks between 9:00 am and 4:00 pm at the equinoxes.

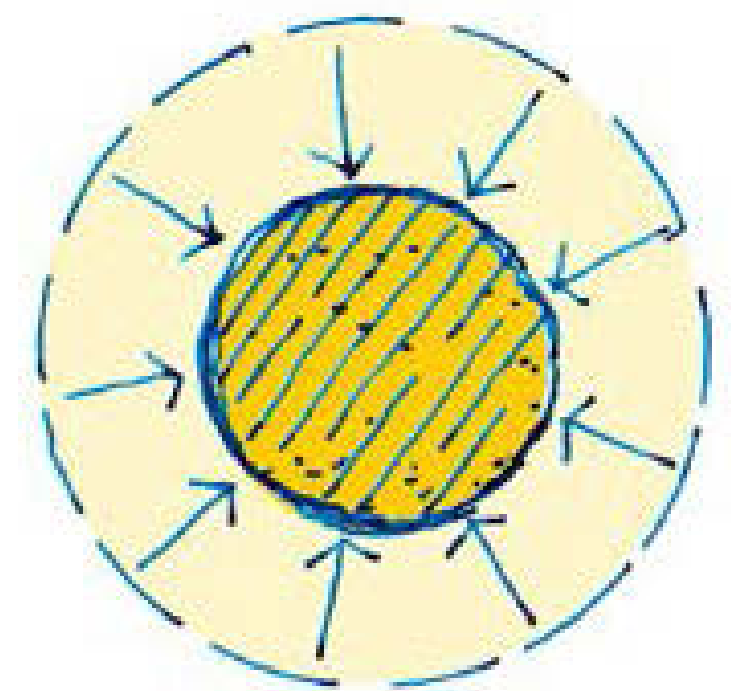


2

WELCOME COMMUNITY

WELCOMING

Create a central gathering place on site that welcomes people of all cultures and provides opportunities for ceremony, events and community connection.



COMMUNITY SPACE

As part of the redevelopment provide a space or building, programmed for public and semi-public uses.

LOCAL SERVING RETAIL

Provide local-serving retail to provide for daily needs and to serve as a gathering space welcoming residents and visitors to the site.

CO-LOCATION OF PUBLIC AMENITIES

To maximize efficient use of land, explore the co-location of public amenities such as affordable housing, childcare facilities and other community uses. To strengthen the community heart locate amenities with local retail and park space.

3

INTEGRATION AND PERMEABILITY

RESILIENT CITY STRUCTURE

Provide new public streets to ensure resiliency of the city structure for adapting and responding to future needs (city services, emergency response, stormwater management, etc.). Recognize that accessibility, servicing, delivery and emergency access are necessities.

CONNECTIONS

Connect and integrate the site with the surrounding community through a network of diverse public spaces including streets, mews, paths and open spaces. A new street, extending 35th Avenue into the site will be created in order to reduce traffic on existing routes.

Connections with existing streets and lanes will invite pedestrians and cyclists into and through the site. Movement patterns will reflect new and future desire lines of connection to and from destinations.

To reduce block length and to provide opportunities for addressing, provide lanes, minor streets and/or mid-block connections.

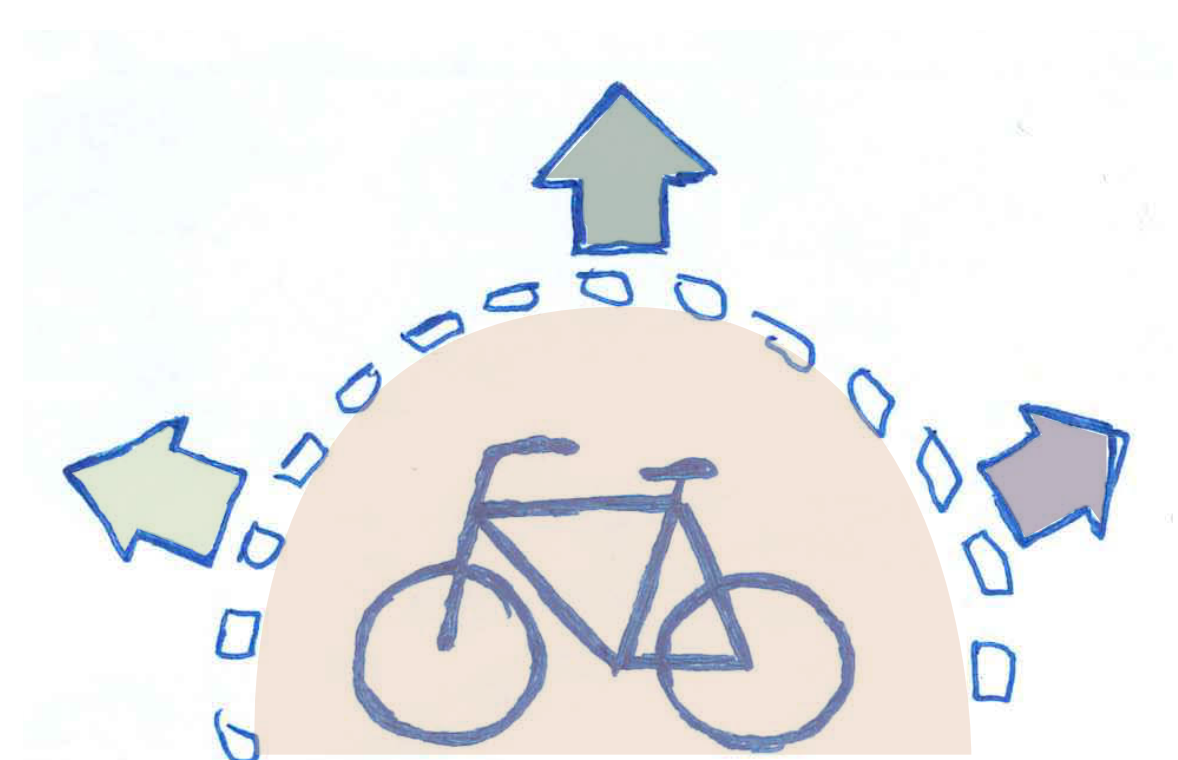
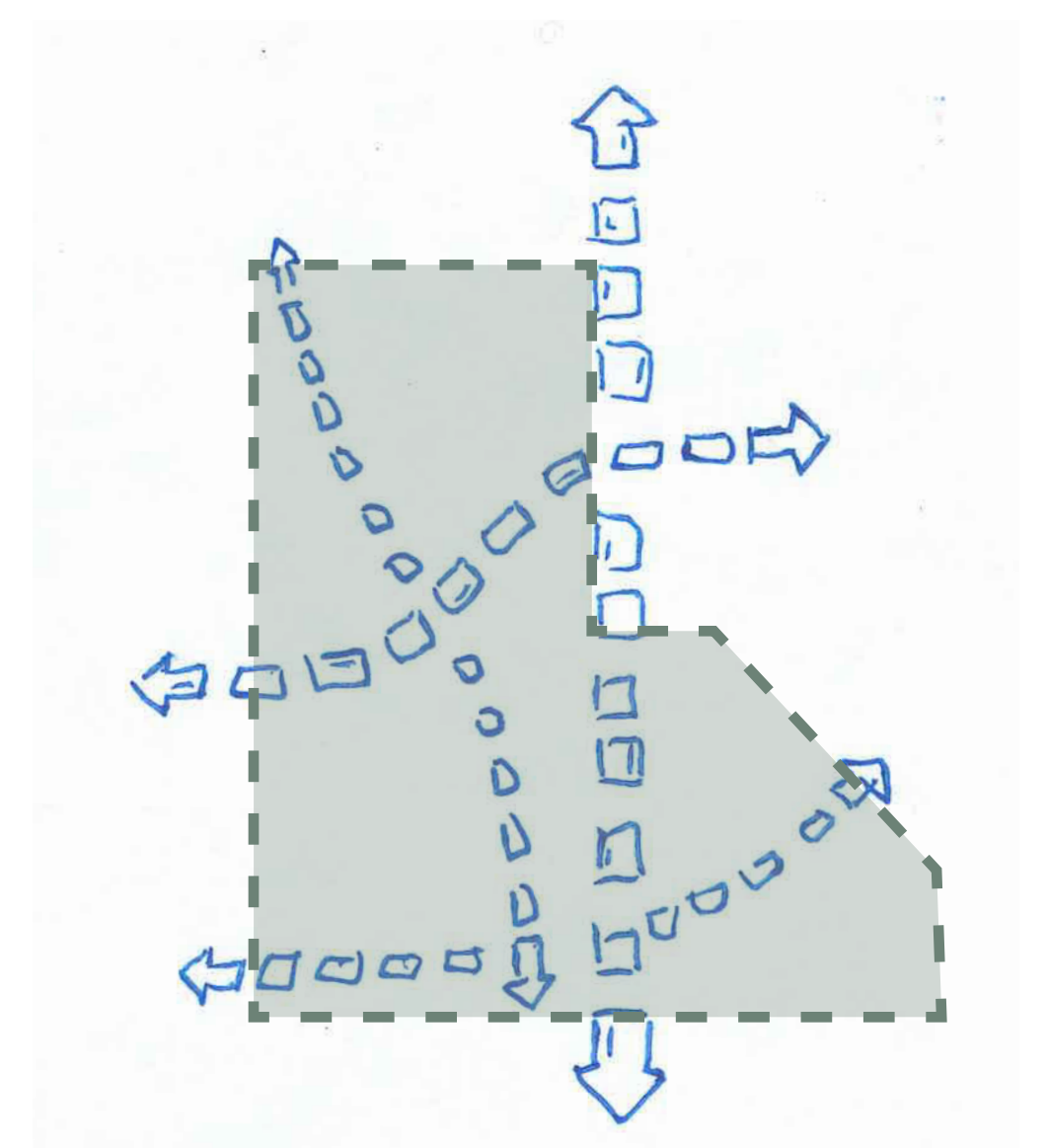
STREETS FOR PEOPLE

Design new public streets to prioritize people walking and cycling over motorized vehicles. The site will be comfortably and safely accessed by people of all ages and abilities. Traffic will be highly calmed, with routes designed for vehicles heading to homes, shops, services and deliveries on the site, rather than for travel through.

IMPORTANT CYCLING ROUTES

Protect important cross town cycling routes from increased vehicle turning patterns. Maintain an efficient north-south cycling route on Heather Street that provides a safe environment for cyclists of all ages and abilities.

Cyclist routes through park space will be designed to enhance the cyclist and park user experiences, while maintaining efficiency for commuter cyclists.



4

BUILDING VARIETY AND DESIGN

RESPOND TO THE NEIGHBOURHOOD CONTEXT

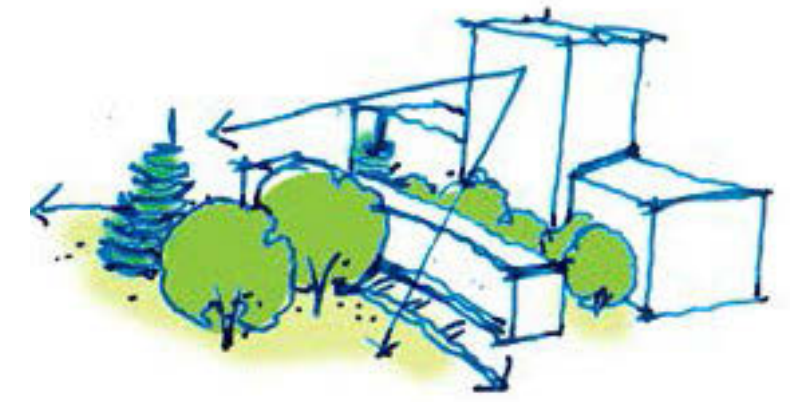
Step buildings heights down to adjacent development and ensure adequate setbacks to create a respectful relationship to the planned surrounding buildings. Buildings should be varied in scale and type and limited in length, with a mix of types from townhouses to mid-rise buildings.

PASSIVE DESIGN

Carefully consider solar heat gain in building orientation and façade design to ensure comfortable living spaces and minimize mechanical energy use.

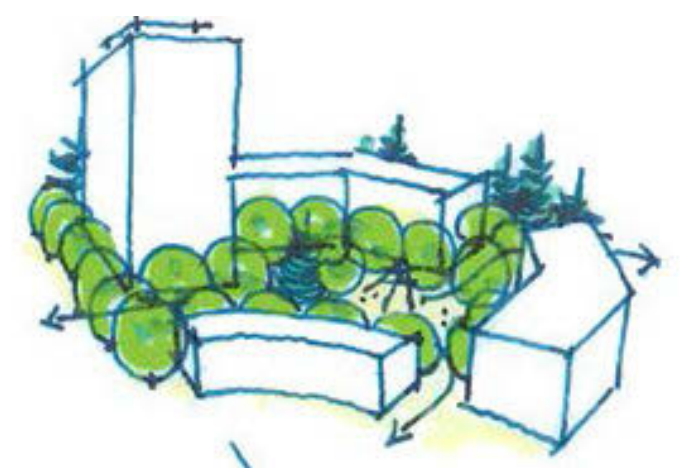
INTIMATE SCALE

Frame open spaces, trails and greenways with ground-oriented townhouses that interface positively with the public realm and bring people closer to nature.



LIVABLE COURTYARDS

Create spacious courtyards that serve to support rewilding while also providing family-oriented outdoor space for residents.



STREET DEFINITION

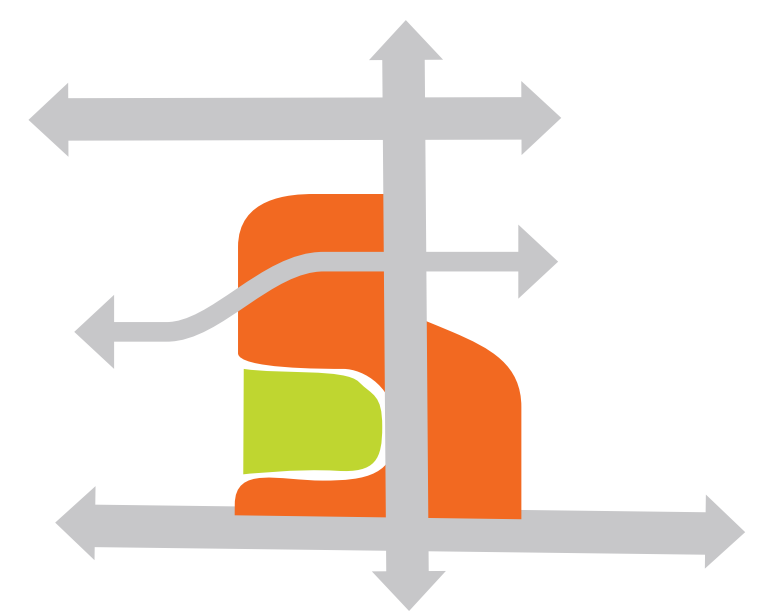
Define major roadways with mid-rise forms and ground-oriented units to create a vibrant urban experience.

INTEGRATE AFFORDABLE HOUSING

Integrate Affordable Housing buildings throughout the site with units in a variety of building types and sizes.

LOCATE HEIGHT CENTRALLY

Locate taller forms within the central portion of the site and transition sensitively to adjacent development.





RECONCILIATION CITY OF VANCOUVER

Mayor and Council have made it a priority to improve relations between the City and local First Nations, and to act as a leader in furthering the longterm work of promoting reconciliation. Council supports “Reconciliation” as a way to help all cultures within our community foster new relationships, heal from the past, and move forward with shared understanding and respect. Planning for the Heather Lands provides an opportunity to advance reconciliation efforts.



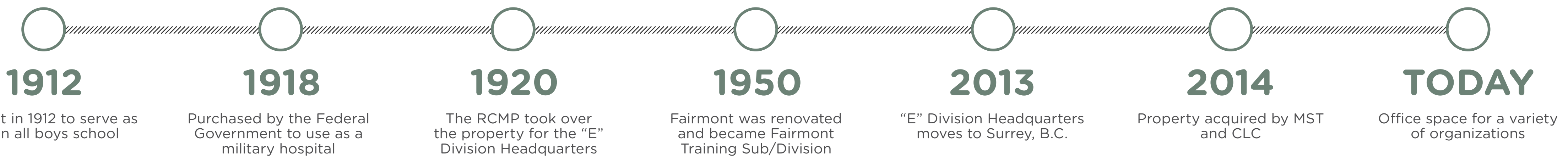
HERITAGE POLICY FRAMEWORK

Buildings in the Vancouver Heritage Register are listed as either “A”, “B” or “C”. These categories are general classifications and are based on any combination of historic, architectural, cultural, spiritual, scientific or social values.

The Fairmont building is listed on the Vancouver Heritage Register as A

A - Primary Significance: Represents the best examples of a style or type of building; may be associated with a person or event of significance.

HISTORY OF THE FAIRMONT ACADEMY BUILDING



WHAT WE HEARD

- “Community use to be booked for multipurpose by community members. Arts classes, dog training, fitness classes, business meeting, education.”
- “Cultural center, museum, galleries or space promoting cultural awareness and celebrating diversities. Educational program for children and adult to learn about Canadian culture, RCMP (history) and aboriginal lands, different ethnic diversities.”



MST/CLC PROPOSAL

In addition to the preliminary package of public amenities, the Partners propose the addition of a cultural centre and removal of the Fairmont building as a measure of reconciliation. The proposed Cultural Centre will be a hallmark modern facility, showcasing Indigenous-inspired architecture. It will provide space for sharing culture, traditions and values of the Musqueam, Squamish and Tsleil-Waututh Peoples, as well as proposed community uses such as multi-use rooms, meeting rooms, seniors and youth space, and gathering space.



PROCESS

In light of the proposal from the CLC/MST Partners, the following next steps have been identified:

Gather Feedback - as part of this open house, we are seeking your feedback on the cultural centre proposal.

Invited Dialog - following the open houses, the City is organizing a facilitated dialog to share ideas about reconciliation.

Site Concepts - each of the concepts has flexibility to replace or retain the Fairmont Academy.

Next Steps - your feedback will be used to develop a recommended approach and preferred concept for consideration at the third open houses.

PRELIMINARY PUBLIC AMENITIES

The City, through Community Amenity Contributions (CACs), Development Cost Levies (DCLs), and Capital Plan investments, provides public amenities as part of redevelopment. Public amenities can include childcare centres, parks, cultural facilities, community centres, affordable housing and street improvements.

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. The preliminary package of public amenities proposed for the Heather Lands include (but are not limited to):

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 3 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 Academy building or an alternatively proposed cultural centre.



**PLEASE PROVIDE FEEDBACK ON THESE PROPOSED
PUBLIC AMENITIES ON THE COMMENT FORMS PROVIDED.**

SCHOOLS

CONSEIL SCOLAIRE FRANCOPHONE (CSF)

The Conseil Scholaire Francophone (CSF) has an elementary school (L'école Rose-Des-Vents) and a secondary school (L'école Secondary Jules-Verne) located in close proximity to the Heather Lands. Enrolment is increasing and the capacity of the schools is constrained by the site.

When the project launched, many parents, teachers and students identified the Heather Lands as a potential location for a new elementary school.

The CSF and the Province have been exploring a number of options (including the Heather Lands) for a new elementary school to be built. A potential location near the existing schools has been identified for further study (refer to map below). A feasibility study is needed to determine if a school can be accommodated on the site. The study will take place in the upcoming months, concurrent with continued analysis of alternate sites by the Ministry of Education.

The feasibility study will consider balancing multiple objectives including community space, parks and open space, affordable housing, a childcare centre, and the landowners' goals.

VANCOUVER SCHOOL BOARD (VSB)

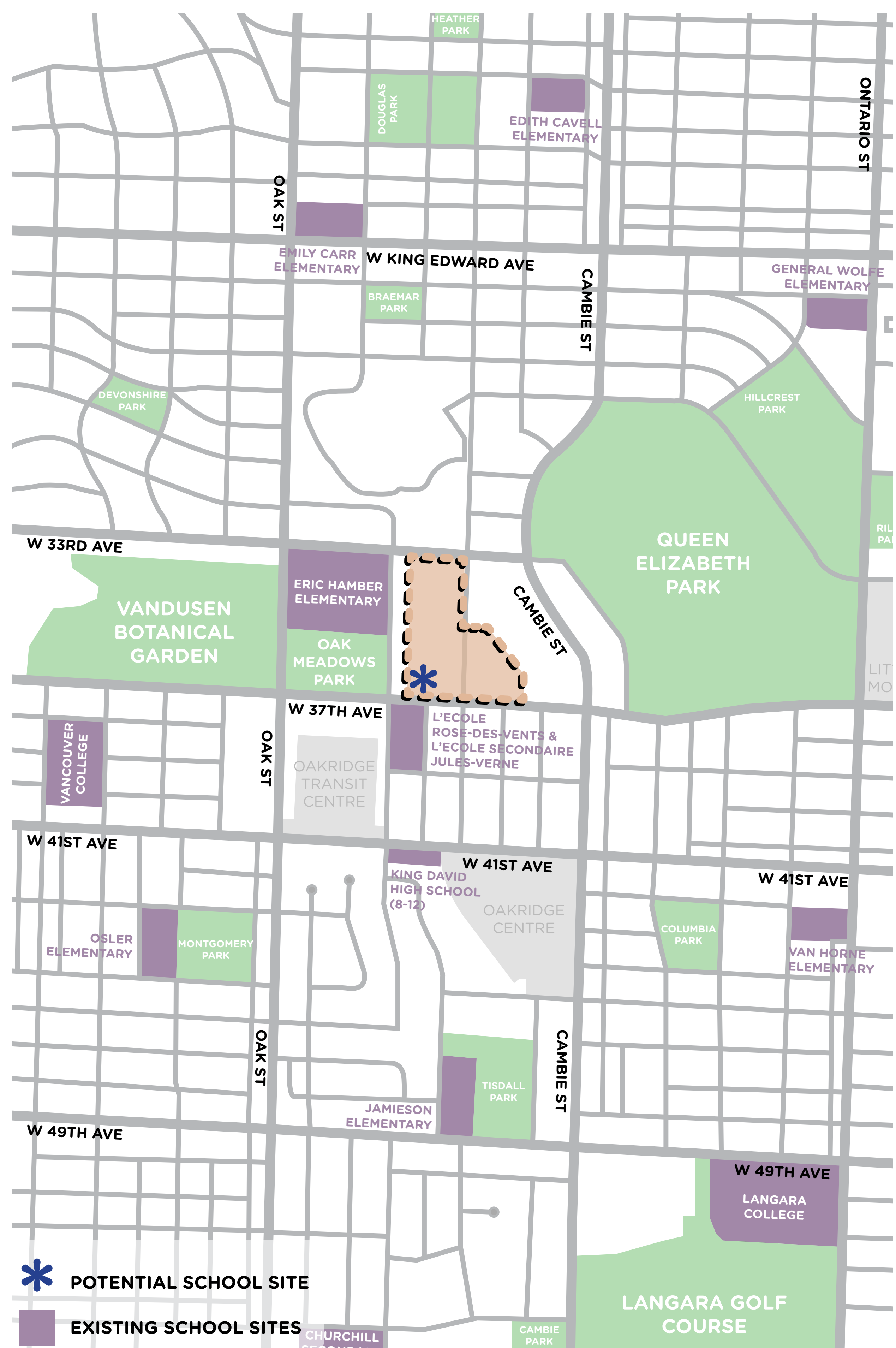
The Heather Lands are within the Jamieson Elementary and Eric Hamber Secondary catchment areas. Sir William Osler Elementary school is also in close proximity to the site.

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

VSB'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.

*For more information on the VSB plans visit:
www.vsb.bc.ca/capital-projects









TRANSIT

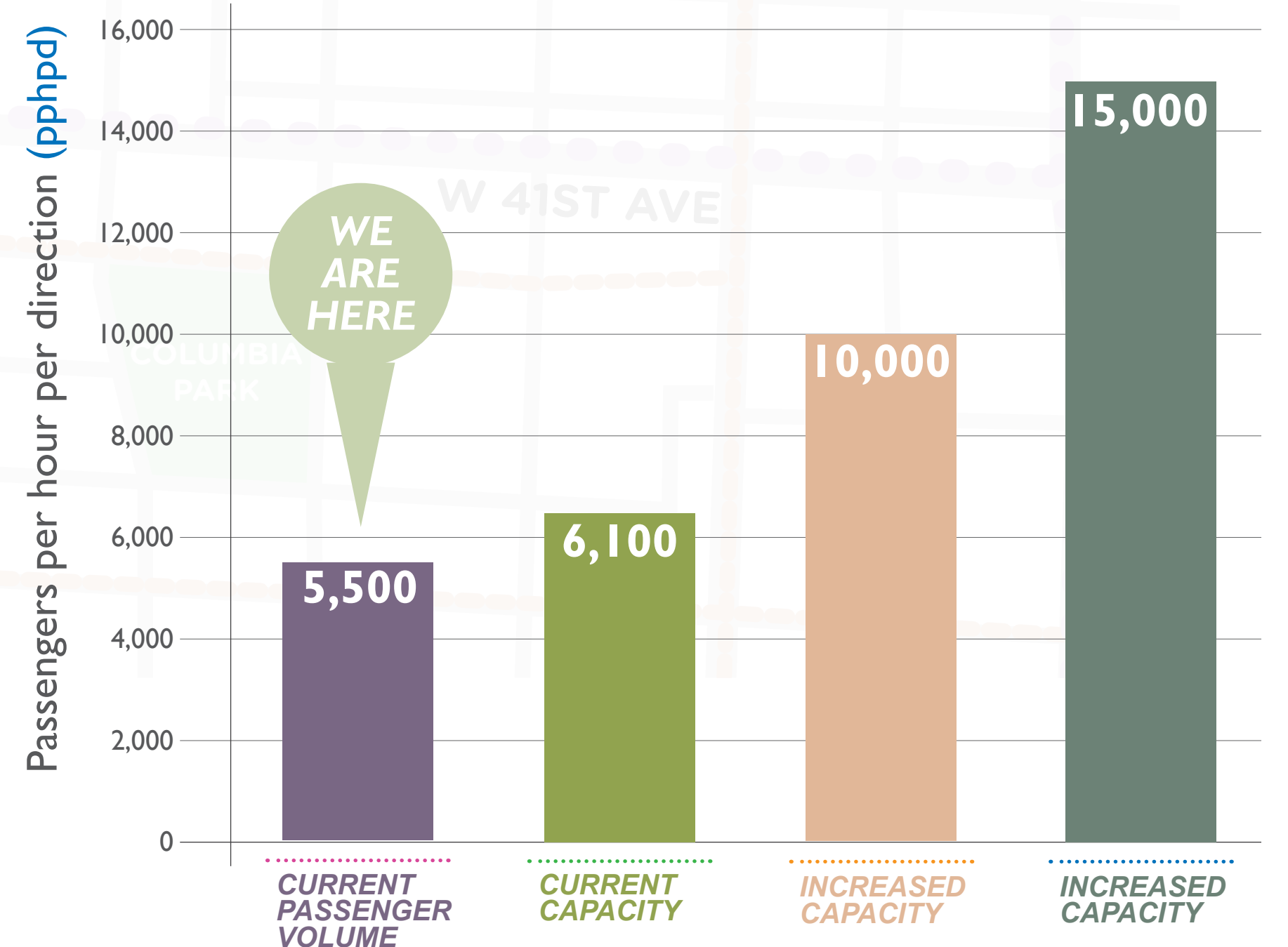
City staff have worked with TransLink to assess the Canada Line's capacity to accommodate increased growth along the corridor. The assessment indicates there is potential to increase the current line capacity from 6,100 pphpd

(persons per hour per direction) today to 15,000 pphpd, given appropriate investment in infrastructure upgrades and operating levels (refer to chart).

The area is also served by high frequency bus service.



-  EXISTING CANADA LINE STATION
-  FUTURE POTENTIAL CANADA LINE STATION
-  CANADA LINE
-  BUS ROUTES
-  BIKE ROUTES
-  PROPOSED BIKE ROUTES



- 2 car trains
•3:20 mins
between trains
 - 2 car trains
•3:20 mins
between trains
 - 2 car trains
•2:00 mins
between trains
 - 3 car trains
•2:00 mins
between trains
- At the busiest point of the day, the Canada Line currently moves 5,500 people per hour per direction (pphpd).
- Current carrying capacity without adding trains or decreasing time between trains.
- This would require investments in additional cars to achieve capacity.
- This would require investments in additional cars and station expansion to achieve capacity.

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 finalize the guiding principles and to help shape a preferred concept plan.

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:

- 1 Talk to City staff or the project team.
- 2 Fill out a comment sheet here, or later online at 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: heatherlands@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.