

HEATHER LANDS

Open House # 2
Consultation Summary

18



OPEN HOUSE STATS

200+

RESIDENTS, NEIGHBOURS
AND FRIENDS OF THE
HEATHER LANDS WERE
ENGAGED

150+

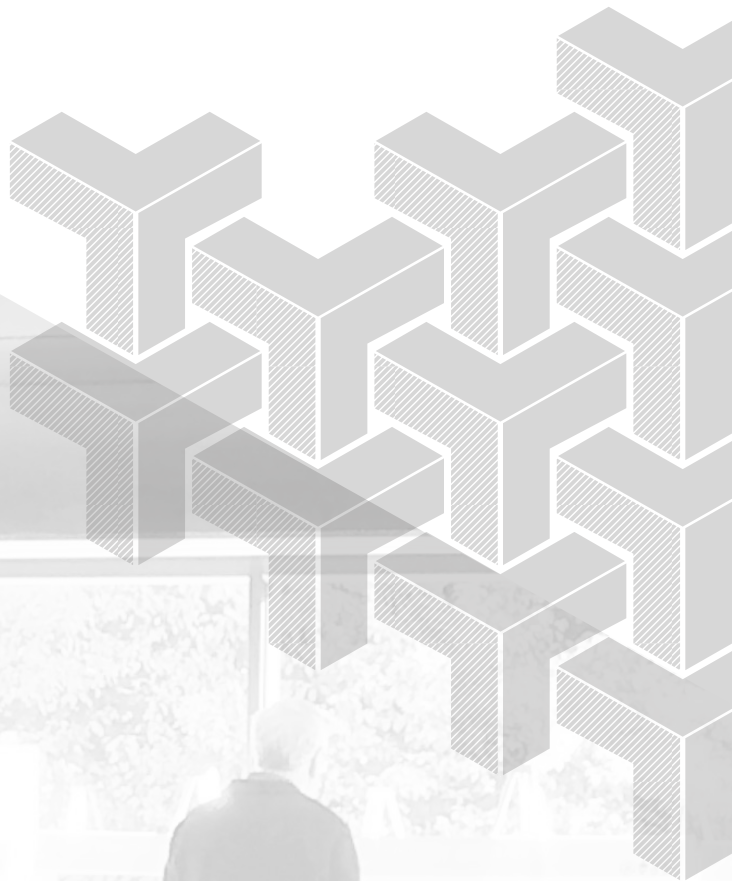
FEEDBACK FORMS WERE
RECEIVED ONLINE THROUGH
TALK VANCOUVER AND IN
PERSON AT OUR EVENTS

2

PUBLIC OPEN HOUSES
WERE HELD AT VANDUSEN
GARDENS

5,700+

POSTCARD
NOTIFICATIONS
WERE SENT IN THE
MAIL



HEATHER LANDS | Open House 2 Consultation Summary

ON October 28th and November 2nd, 2017, the City hosted two open houses as part of the second phase of the Heather Lands planning program. The City is creating a Policy Statement to guide the future redevelopment of this 8.5 hectare (21 acre) site.

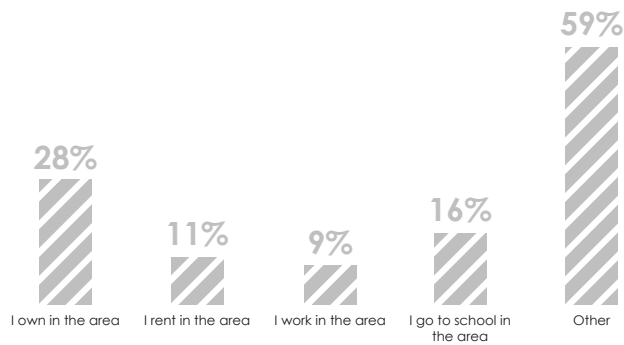
The Heather Lands and surrounding areas were used for thousands of years as part of the traditional territory of the Musqueam Indian Band, Squamish Nation and Tsleil-Waututh Nation (MST). Prior to relocation to Surrey in 2012, it was the site of the RCMP's British Columbia headquarters and operations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

The information shared at the open houses provided an overview of the planning work completed to date, draft guiding principles, three conceptual site plans and next steps for the policy planning program. City staff and representatives from Canada Lands Company and MST were present to answer questions.

This document provides a summary of the key themes from the public feedback we received. What we heard will influence the creation of policy to guide the proposed redevelopment of the Heather Lands. At the final round of open houses, the preferred concept and draft policy will be presented for public review and input.



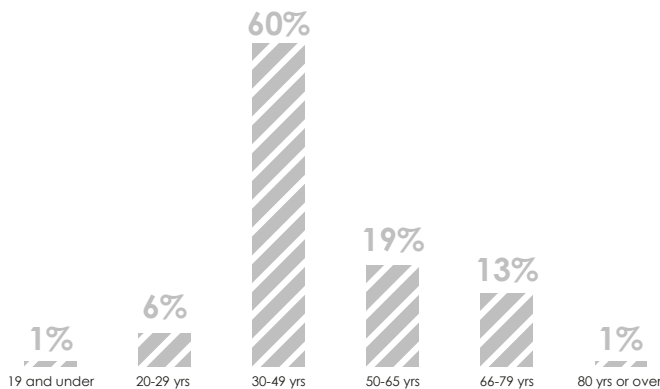
OVERVIEW OF RESPONDENTS



WHAT IS YOUR CONNECTION TO THE HEATHER LANDS?

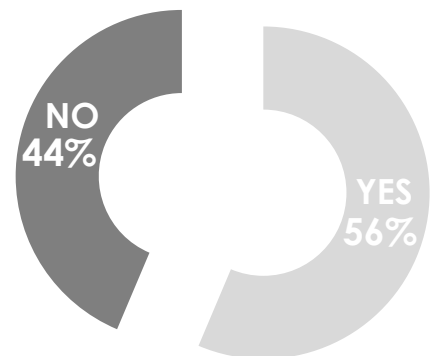
The majority of respondents are connected to the Heather Lands in an 'Other' way (59%), primarily having children that go to school in the area. 28% of respondents own in the area.

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 (60%), 50-65 (19%) and 66-79 (13%) 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 (56%).



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

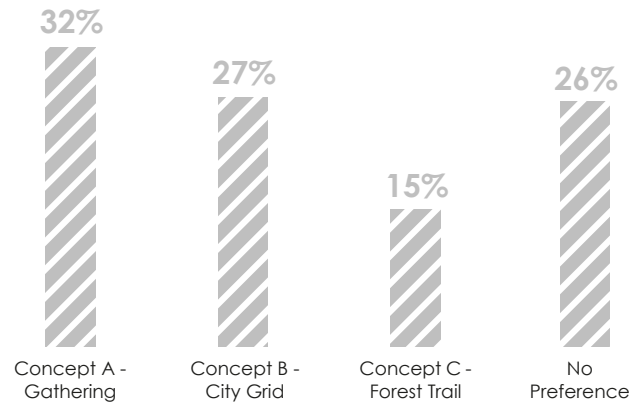
Incorporate the right set of amenities in the development of the lands (schools, daycares, community gathering space, etc)



CONCEPTUAL SITE PLANS

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.

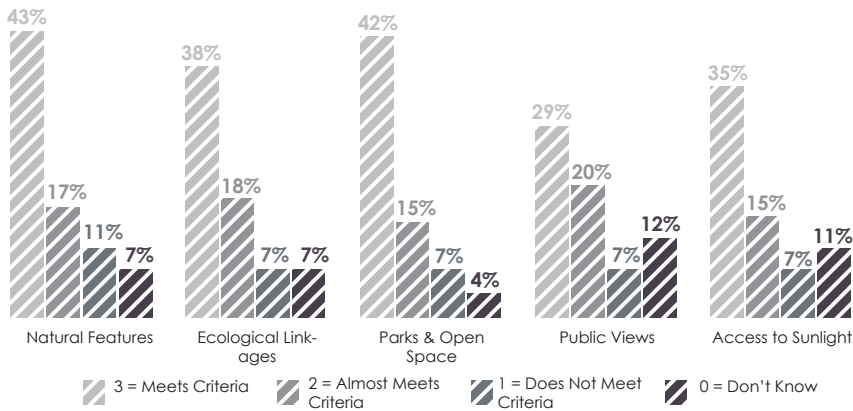
CONCERNS IDENTIFIED

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



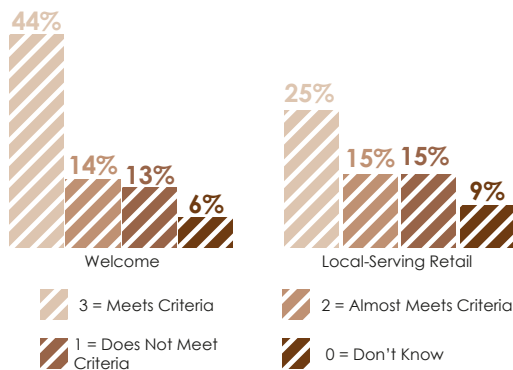
CONCEPT A | GATHERING

1. INSPIRATION FROM THE LAND



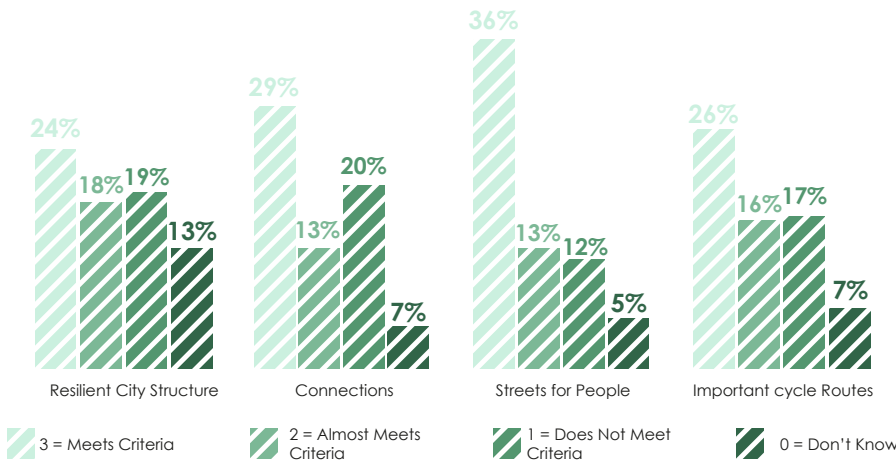
The majority of respondents identified inspiration from the land for the Gathering concept as “meeting criteria”: Natural Features (43%), Ecological Linkages (38%), Parks and Open Space (42%), Public Views (29%), Access to Sunlight (35%).

2. WELCOME COMMUNITY



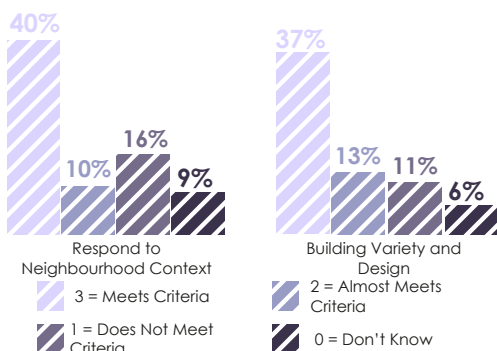
44% of respondents indicated that “Welcome” meets the criteria we have developed and 25% of people identified “Local-Serving Retail” as meeting the criteria.

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

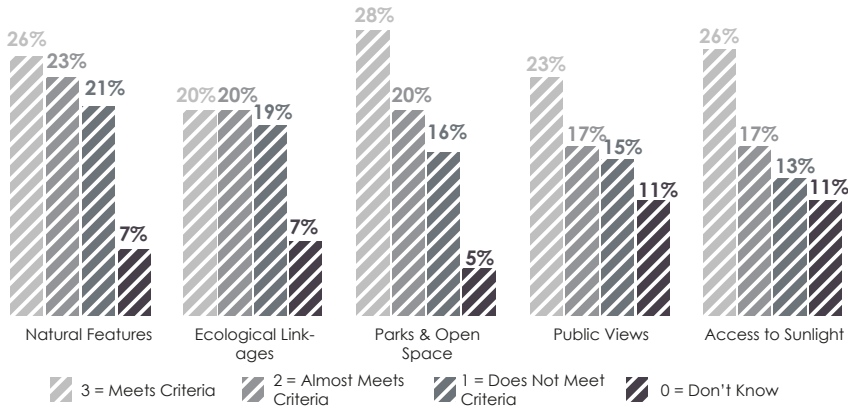
CONCERNS IDENTIFIED

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



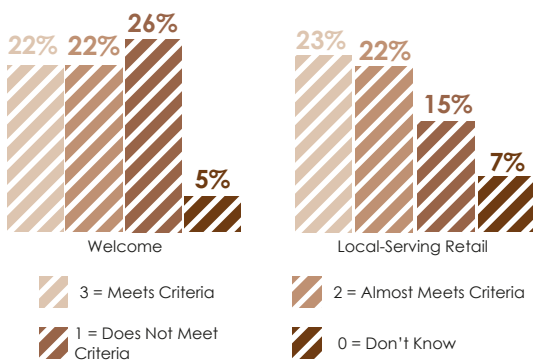
CONCEPT B | CITY GRID

1. INSPIRATION FROM THE LAND



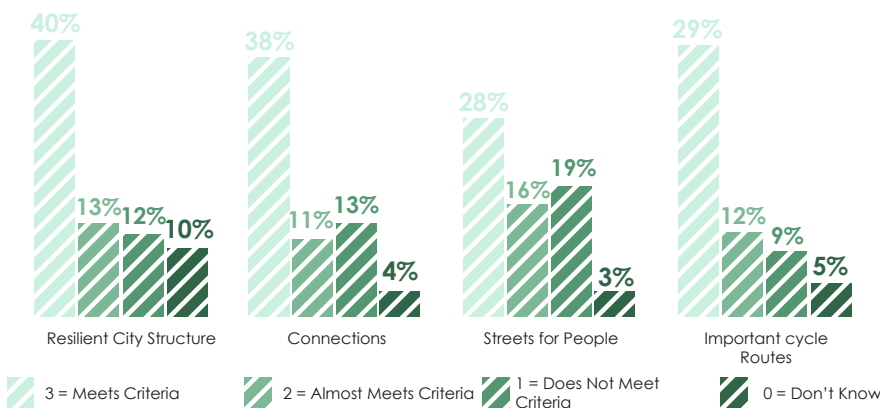
Similar to the first concept, the majority of respondents identified that the inspiration from the land criteria for the City Grid concept meets criteria: Natural Features (26%), Ecological Linkages (20%), Parks and Open Space (28%), Public Views (23%), Access to Sunlight (26%).

2. WELCOME COMMUNITY



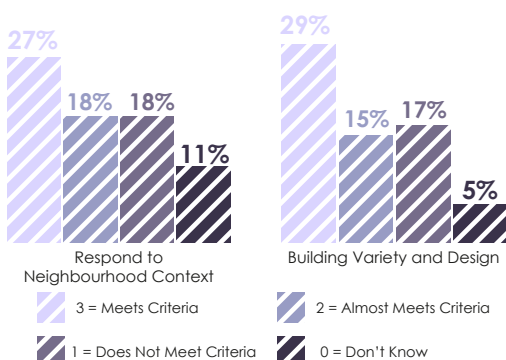
26% of respondents indicated that "Welcome" does not meet the criteria. 22% of people felt that it did meet the criteria and almost meets criteria. 23% of people identified "Local-Serving Retail" as meeting the criteria.

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

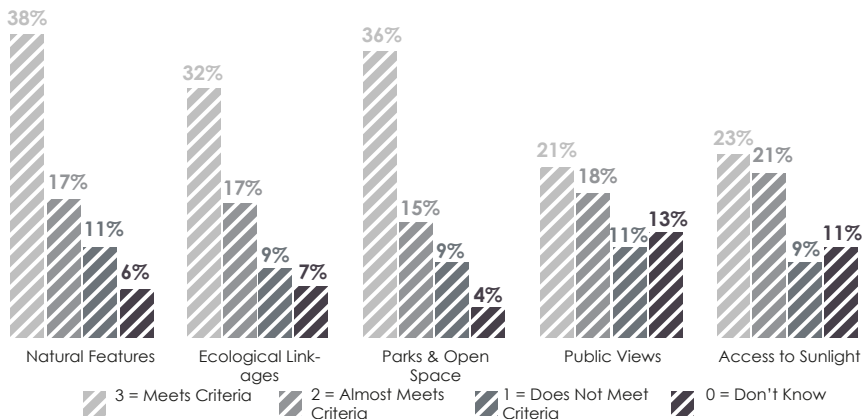
CONCERNS IDENTIFIED

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



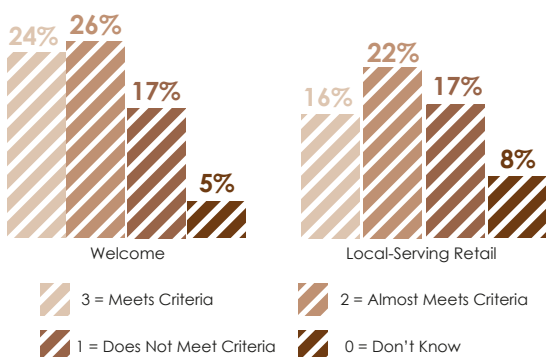
CONCEPT C | FOREST TRAIL

1. INSPIRATION FROM THE LAND



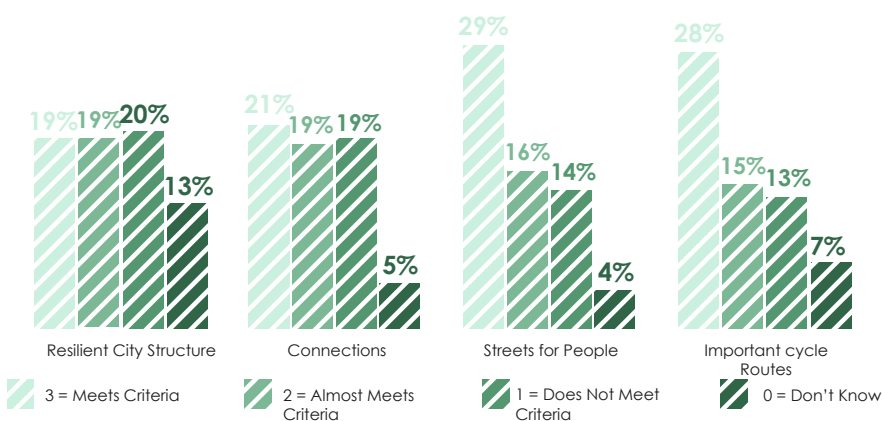
Inspiration From The Land was identified as meeting criteria from the majority of respondents regarding the Forest Trail concept: Natural Features (38%), Ecological Linkages (32%), Parks and Open Space (36%), Public Views (21%), Access to Sunlight (23%).

2. WELCOME COMMUNITY



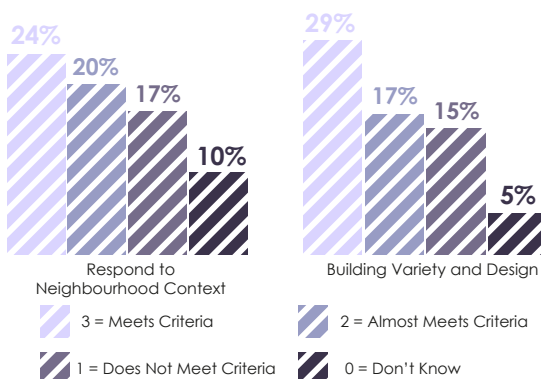
26% of respondents indicated that "Welcome" almost meets the criteria, while 24% of people selected it as meeting criteria. 22% of people identified "Local-Serving Retail" as almost meeting the criteria and 16% identified it as meeting criteria.

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

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

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 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 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

