

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.

The Policy Statement will contain directions for the following categories:

- **Reconciliation**
- **Land Use and Density**
- **Site Ecology, Parks and Open Spaces**
- **Circulation and Transportation**
- **Building Types and Heights**
- **Public Amenities**
- **Sustainability**

The guiding principles and the proposed concept plan have been created to describe various objectives relating to the categories above, and if approved by Council, will be used to inform how the site will develop through the rezoning and development permit phases.



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 GUIDING
PRINCIPLES

4

HELP EVALUATE THE PREFERRED SITE
PLAN

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 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 building and residential buildings up to 4-storeys.
- 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.



PLANNING PROCESS

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

OCT/NOV
2017

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 were presented for feedback. Your feedback was used to select a preferred concept for refinement in the next phase.

WE
ARE
HERE

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 today's 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

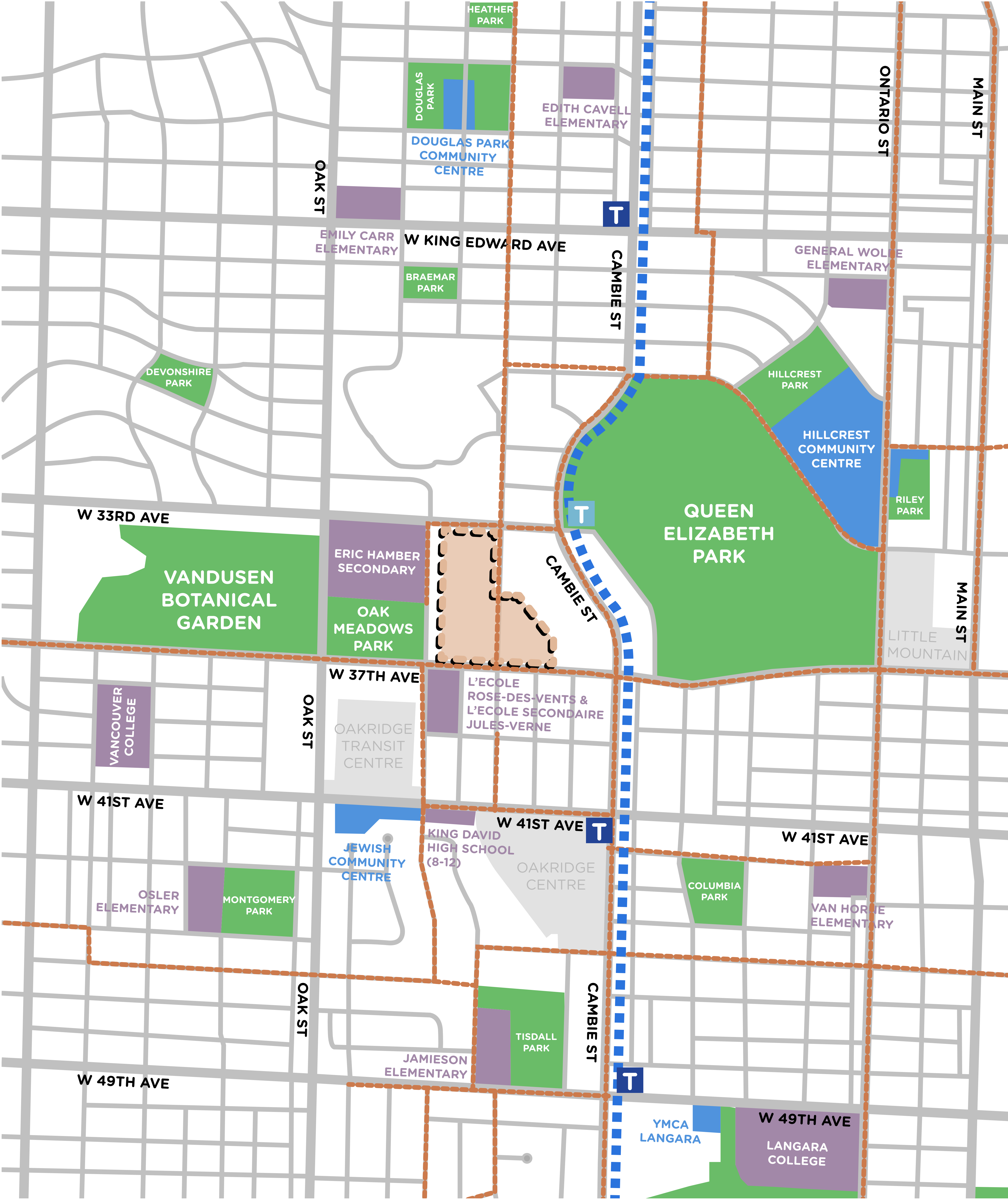
- Coordinate the Heather Lands planning program.
- Provide technical guidance on planning, urban design, engineering, transportation, housing, parks, amenities and social policy issues.
- Ensure City policies and directions, landowner's objectives, as well as community priorities, are reflected in the 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

- CANADA LINE
- T FUTURE POTENTIAL CANADA LINE STATION
- T EXISTING CANADA LINE STATION

WHAT'S GOING ON IN THE AREA?

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)

The draft Policy Statement includes approximately 2,540,000 sq. ft. of development including retention/replacement of the 605 existing rental units.

Public amenities identified in the plan include:

- Upgrades to Cambie park and Churchill Track
- A new 1 acre park and 1.7 acres of open space
- 69-space childcare centre
- 20% affordable housing
- Renewed retail area

The policy will be considered by council on March 13, 2018

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.

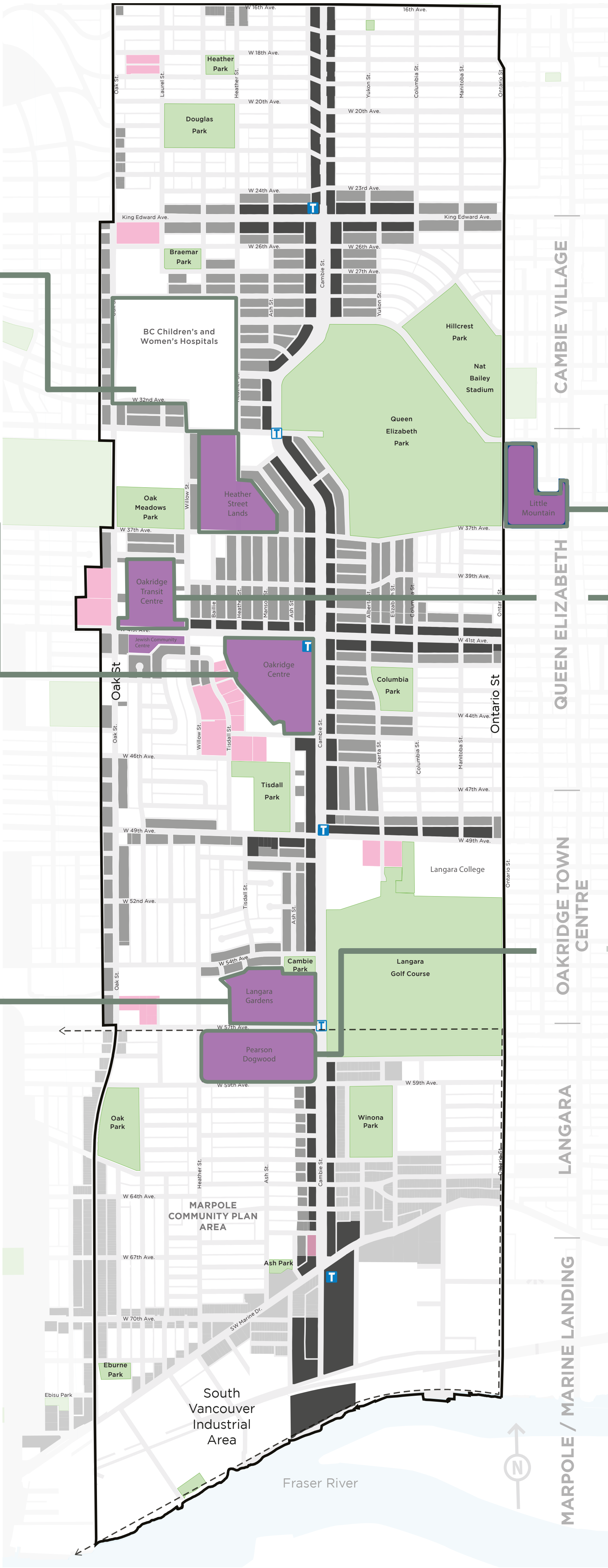
vancouver.ca/OTC

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



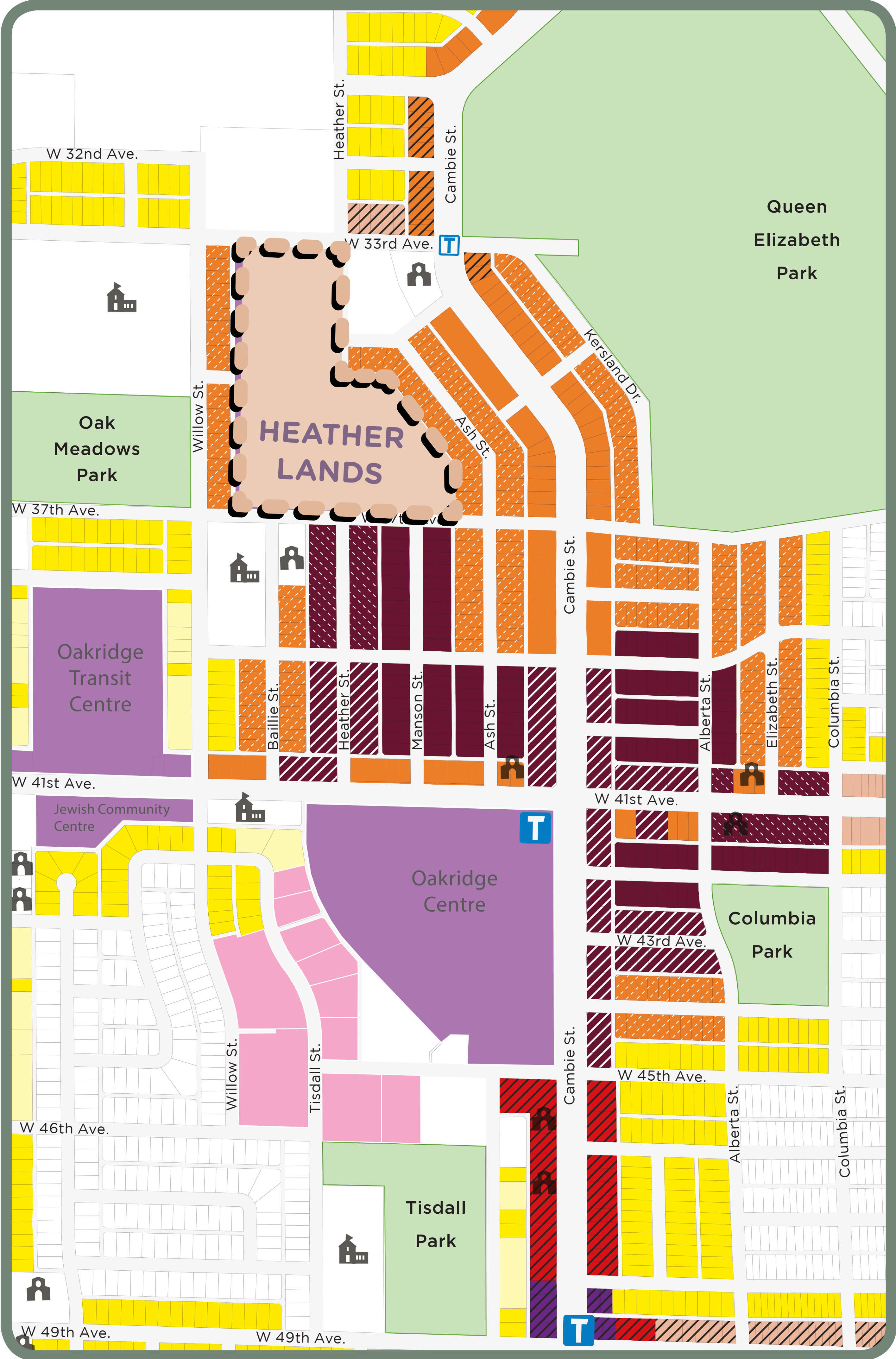
CAMBIE CORRIDOR TO DATE

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 will deliver a comprehensive Plan reflecting the work of all three phases. The Cambie Corridor Plan is a framework to guide change and growth over the next 30 years in a way which meets the needs of local neighbourhoods, the City of Vancouver as a whole and the region. The Plan recognizes and builds on the distinct character and context of the Corridor’s neighbourhoods to create complete communities with places for current and future residents to live, work, shop, play and feel part of a community.

The draft plan policies enable significant change in the Corridor over the coming decades and will, together with growth on Major Project sites, more than double the population and add over 30,000 new homes. This makes the Cambie Corridor the biggest growth area outside of Downtown. The proposed final plan will be considered by Council in spring 2018

COORDINATING
CAMBIE CORRIDOR
PHASE 3 AND
HEATHER LANDS

The refined concept for the Oakridge area of the Cambie Corridor Plan proposes a prominent connection to the Heather Lands via Heather Street, activated by ground-level retail and taller residential buildings.



LEGEND

Residential

- Tower
- Apartment (up to 12 storeys)
- Apartment (up to 8 storeys)
- Apartment (up to 6 storeys)
- Apartment (up to 4 storeys strata or 6 storeys rental)
- Apartment (up to 4 storeys)
- Townhouse

Mixed-use

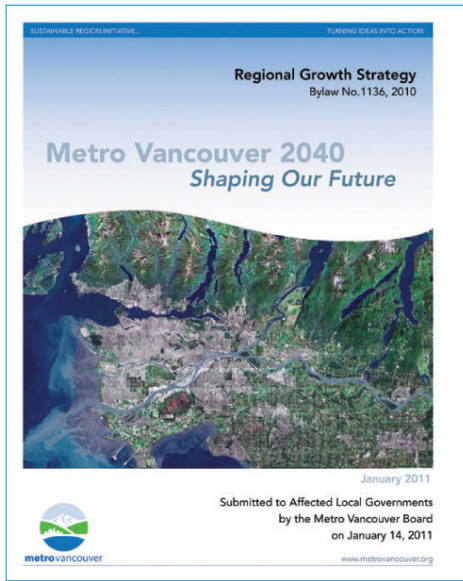
- Mixed-use towers
- Mixed-use (up to 10 storeys)
- Mixed-use (up to 8 storeys)
- Mixed-use (up to 6 storeys)
- Mixed-use (up to 4 storeys)
- Tower with choice of use
- Apartment with choice of use at grade (up to 6 storeys)
- Unique site (opportunity for higher densities)
- Major project (separate planning program underway or approved)
- Area-specific rezoning policy will apply in this area to accommodate new street
- Existing townhouse

- Canada Line station
- Future Potential Station
- School

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.

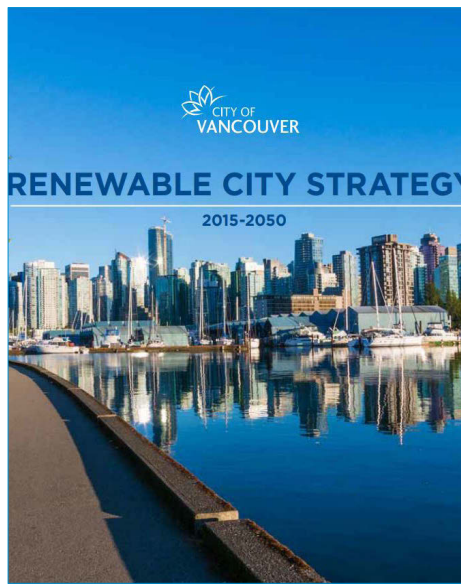


CITY-WIDE POLICIES

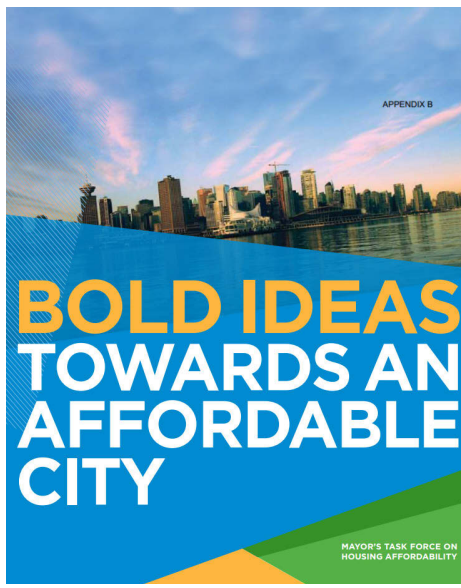
Greenest City 2020 Action Plan (2012)
The plan outlines actions for Vancouver to be healthy, prosperous and resilient, with the goal of becoming the world's greenest city by 2020.



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.



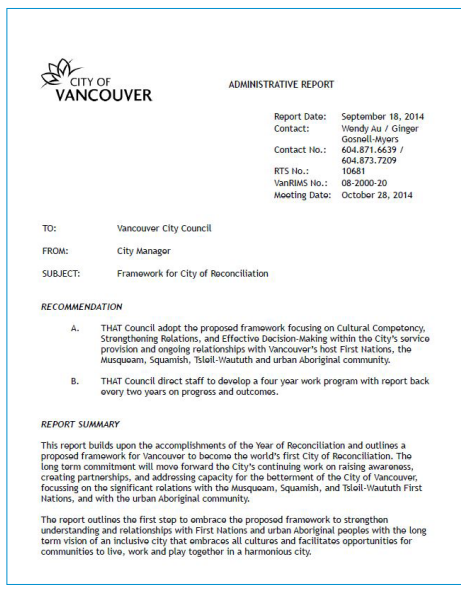
Transportation 2040 Plan (2012)
This plan is a long-term strategic vision that will help guide decisions on transportation, land use and public investments.



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.

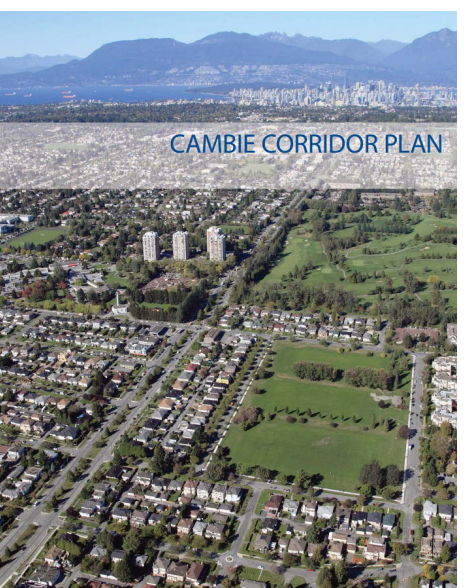


Framework for City of Reconciliation (2014)
This report builds upon the accomplishments of the Year of Reconciliation and outlines a proposed framework for Vancouver to become the world's first City of Reconciliation.

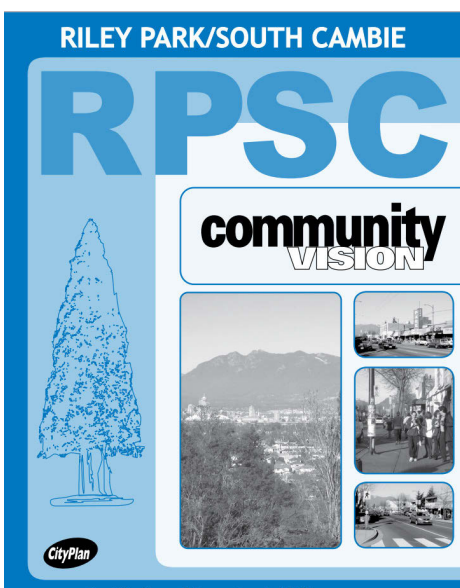


AREA PLANS

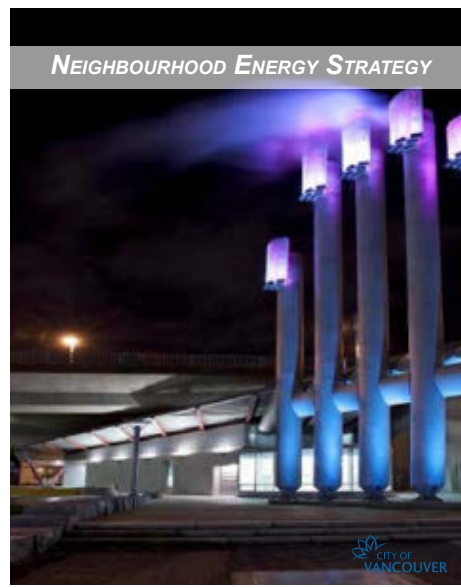
Cambie Corridor Plan (2011)
This plan considers land use, built form, transportation, sustainability and a mix of housing types and tenures, to create compact communities adjacent to Cambie Street.



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 building, and residential buildings up to 4-stories.

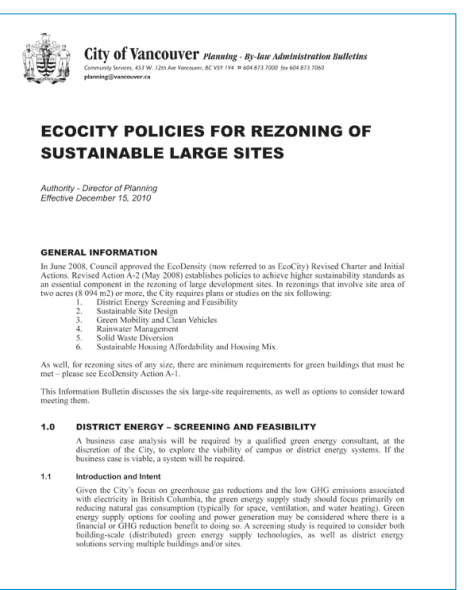


Neighbourhood Energy Strategy (2007)
This policy outlines a strategic approach to neighbourhood energy and recommends further work on implementation strategies for the Cambie Corridor.

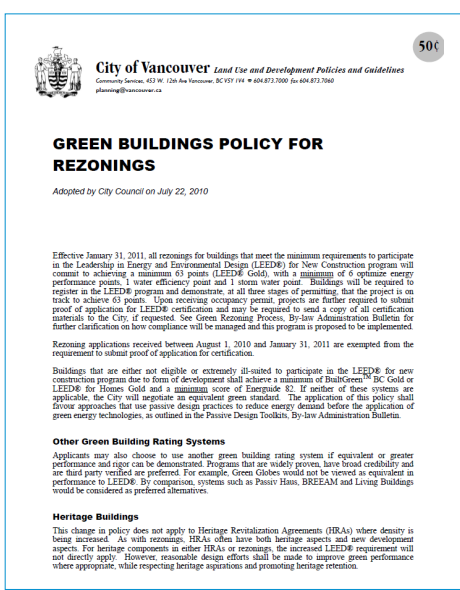


SITE SPECIFIC POLICIES

Rezoning Policy for Sustainable Large Developments (2013)
This policy requires projects 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 projects to be either Near Zero Emissions buildings or Low Emissions Green Buildings.



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.

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

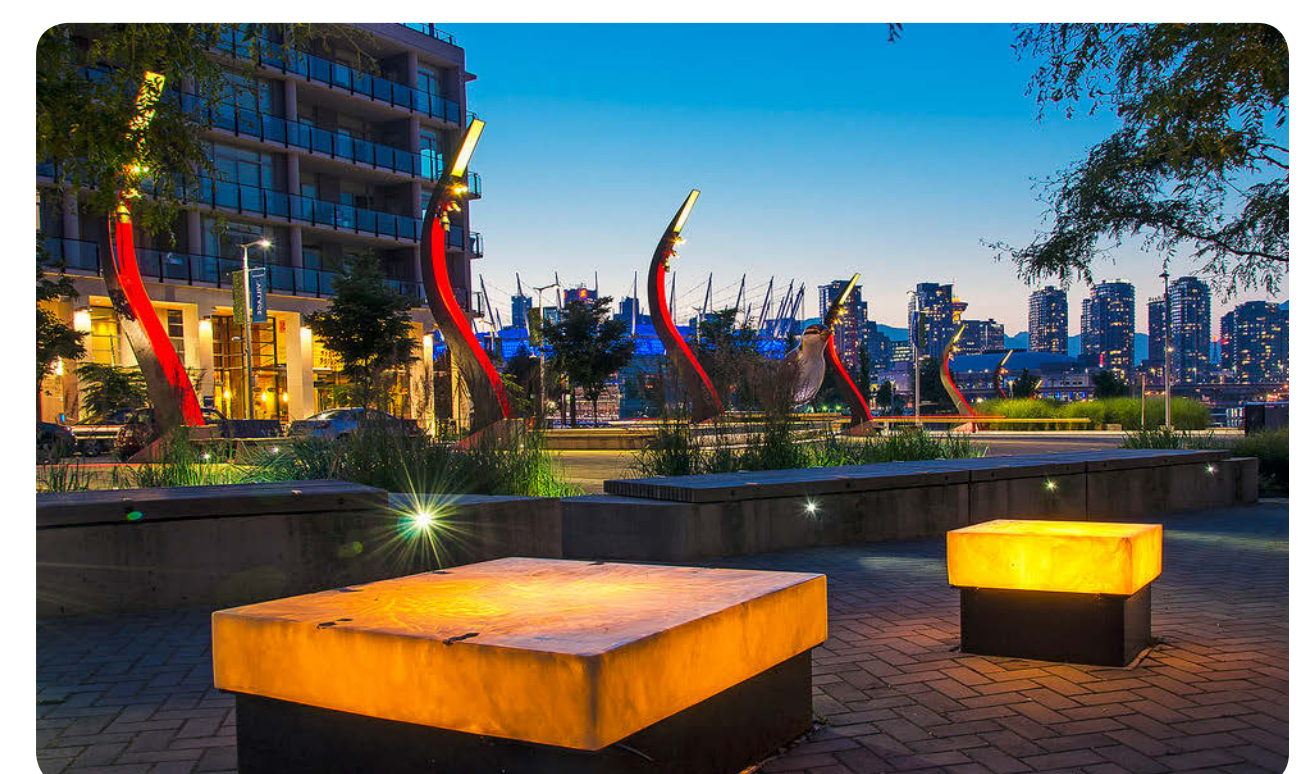
Create a distinctive new residential district with a range of building types and forms such as townhouses, low- and mid-rise, and taller apartment buildings. Design buildings to avoid shadowing on public open space and minimize impacts on surrounding development. Provide appropriate transitions to 37th 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 A PREFERRED CONCEPTUAL SITE PLAN. THE CONCEPT IS DESCRIBED ON THE FOLLOWING BOARDS.

PREVIOUS FEEDBACK WAS USED TO HELP IDENTIFY KEY IDEAS THAT WERE INCORPORATED INTO THE PREFERRED CONCEPT PLAN.

CREATING A SITE PLAN

1

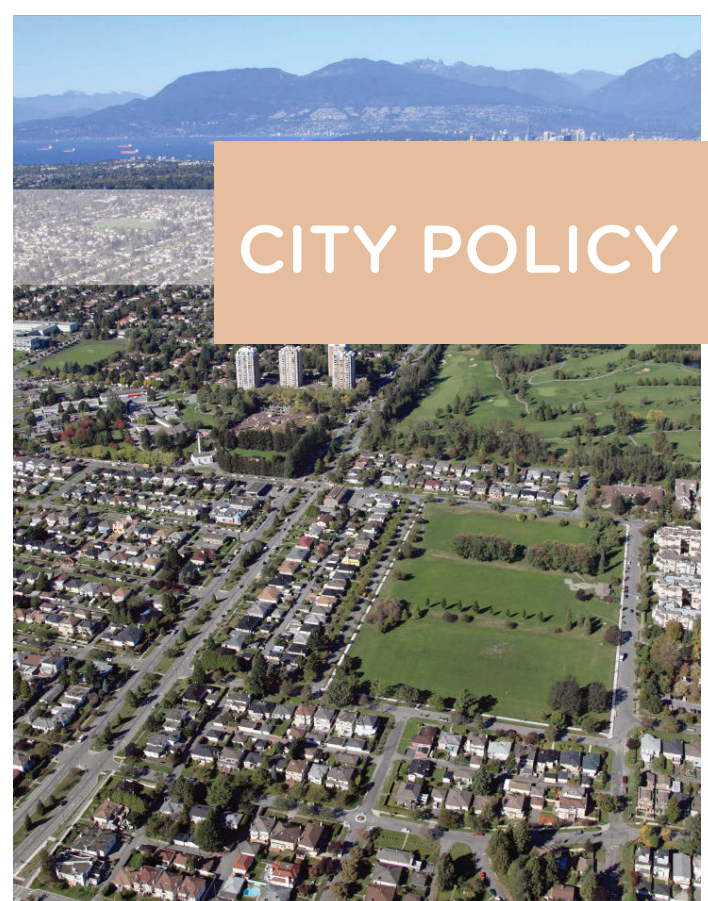
The following three inputs were used to develop the guiding principles.

OCT
2016

PUBLIC INPUT
OPEN HOUSE #1



CITY POLICY



LANDOWNERS
GOALS



2

The Guiding Principles

GUIDING PRINCIPLES

Reflect shared history and collective vision

Respect the land, enhance natural systems and contribute to sustainability

Create community for all cultures

Connect neighbourhoods

Accommodate a range of housing types to support diversity of needs

Create a new residential district

Achieve outstanding urban design

OCT
2017

Concepts evaluated based on:
PUBLIC FEEDBACK +
URBAN DESIGN CRITERIA

3

Concept Development and Evaluation

A



B



C



4

Draft Policy and Concept Plan

PREFERRED CONCEPT

MARCH
2018



+

EMERGING POLICIES

SPRING/
SUMMER
2018

5 Draft Policy
Statement

WHAT WE HEARD

Three concept plans were presented at the last open houses (October/November, 2017). Below are the concepts and a summary of the public feedback we received.

CONCEPT A - GATHERING

WHAT WE HEARD

32% of respondents preferred Concept A
LIKES

- The partial closure of Heather Street
- The “organic” look to the site design
- Social gathering around the park
- Strong emphasis on natural environment
- Relevant to MST & CLC aspirations to be inviting and inclusive



CONCEPT B - CITY GRID

WHAT WE HEARD

27% of respondents preferred Concept B
LIKES

- Connection to existing city street network
- Legible movement through site
- Maintains Heather St through site



CONCEPT C - FOREST TRAIL

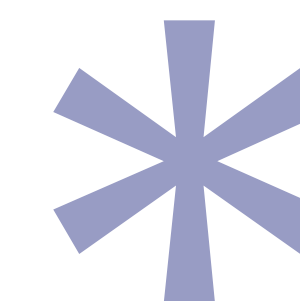
WHAT WE HEARD

15% of respondents preferred Concept C
LIKES

- Configuration of the ‘forest trail’ green space
- Central park space
- Promotes natural environment and sense of community
- Concentrating the cultural centre, daycare, and retail together



DEVELOPING A PREFERRED CONCEPT



Based on feedback from the public, Urban Design Panel and technical staff review, a new concept has been developed which incorporates the most successful elements of the three concepts:

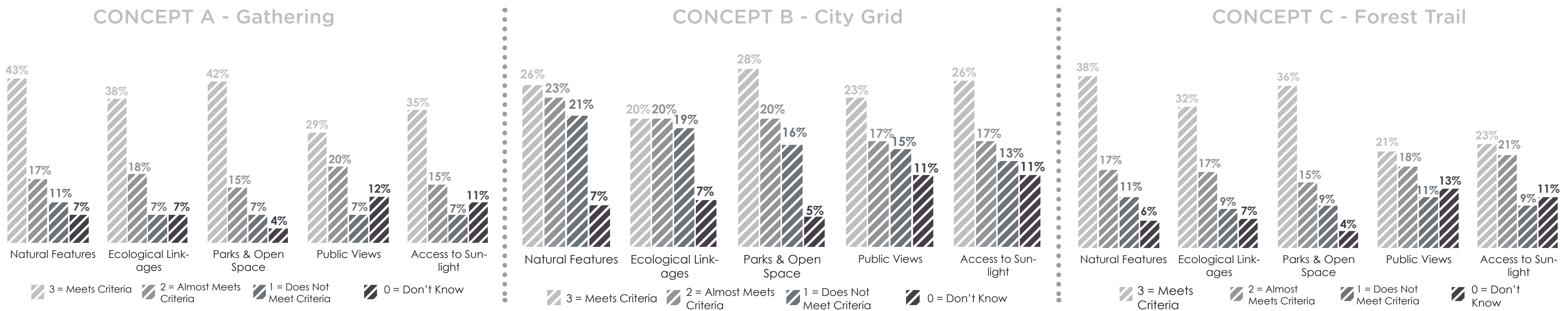
- **From Concept A ‘Gathering’** – the organic approach to the design of parks and open spaces responding to natural features on the site, creating an inviting space for gathering.
- **From Concept B ‘City Grid’** – creation of a highly legible street network achieved by extending existing streets (Baillie, Manson, McGuigan, W 35th Avenue) into the site.
- **From Concept C ‘Forest Trail’** – the idea of a strong north-south ecological connection from 33rd to 37th enhanced at 35th Ave (as in Concept A).

At the north end, a new street connection from McGuigan to 33rd Ave enhances access to local-serving retail and the proposed cultural centre. A variety of building forms and heights, ranging from 3- to 24-storeys, are proposed with heights increasing toward the centre of the site located to minimize shadowing on the park and open space.

WHAT WE HEARD

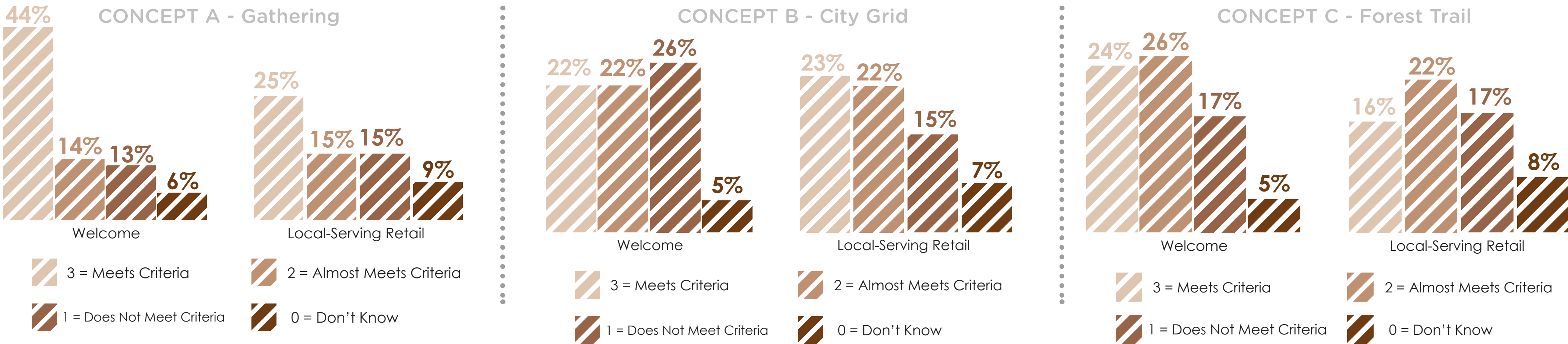
Informed by the guiding principles, a set of site design criteria were created to help evaluate the concepts. Participants used the criteria (below) to evaluate each of the concepts as summarized by charts below.

1 - Inspiration from the land



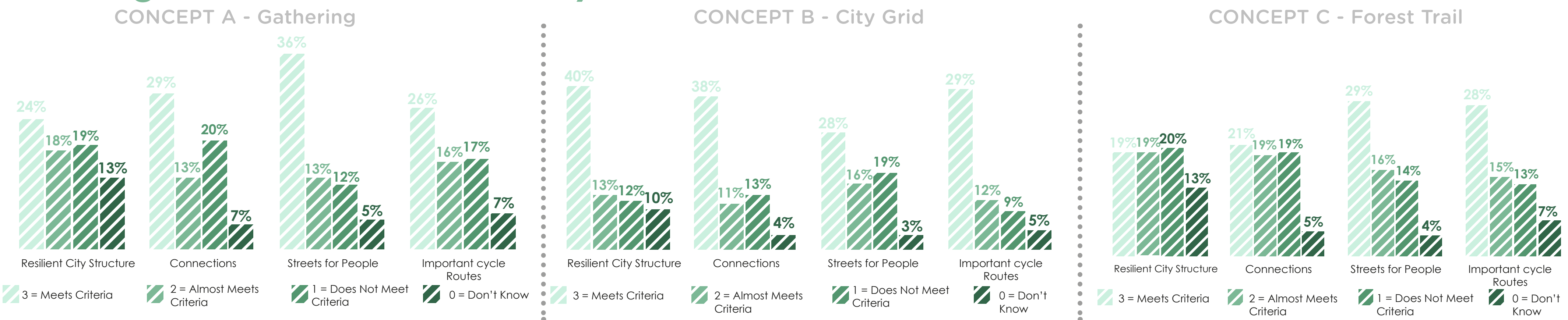
As seen in the charts (above), the majority of respondents identified that the site design criteria regarding inspiration from the land “Meets Criteria” for all three concepts.

2 - Welcome Community



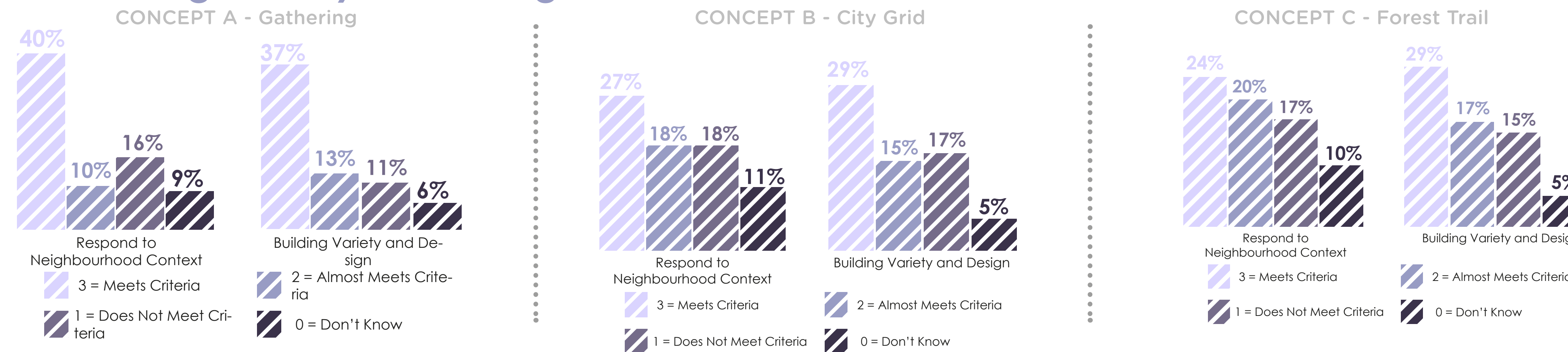
Regarding the ‘Welcome Community’ criteria, the majority of respondents thought it “Meets Criteria” for Concept A, while 26% felt it “does not meet criteria for welcoming in Concept B”, and “almost meets criteria” for Concept C.

3 - Integration and Permeability



The Majority of respondents thought that Concept A and B meets the site design criteria for integration and permeability. Some respondents indicated that concept C could improve its resilient city structure and connections criteria.

4 - Building Variety and Design



Regarding the building variety and design displayed in the concepts, the majority of responses agreed that the criteria was met.



CITY OF VANCOUVER POLICY

In 1986, Council determined that buildings, landscape resources, streetscapes and archaeological sites listed on the Vancouver Heritage Register have heritage significance. Buildings on the Heritage Register are listed either as ‘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.

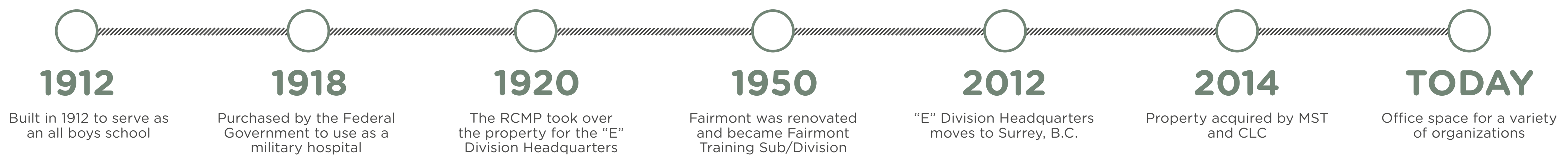
Prior to consideration of any proposal for the demolition of an ‘A’ building, a formal independent consultant’s report on the physical condition and economic viability of retaining the building must be completed.



RECONCILIATION FRAMEWORK

Mayor and Council have made it a priority to strengthen relationships 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.

HISTORY OF THE FAIRMONT BUILDING



MST/CLC PROPOSAL

While it is economically viable to retain and repurpose the Fairmont Building, the building represents a difficult era for the First Nations people in Vancouver, when customs and culture was oppressed and the Nations peoples were shifted off their traditional lands. As a result, , the Partners have proposed to build a new cultural centre in place of the Fairmont Building as a measure of reconciliation. The proposed cultural centre will be a hallmark facility, showcasing Indigenous-inspired architecture. It will provide a venue for sharing culture, traditions and values of the Musqueam, Squamish and Tsleil-Waututh Peoples, as well as provide space for the local community.



PROCESS

In consideration of the request from the MST partners, the following steps have been undertaken:

- 1 Gather Feedback** – at the last open houses (Oct/Nov 2017) we asked for feedback on the proposal to replace the Fairmont building with a new Cultural Centre.
- 2 Invited Dialogue** – in December, the City organized a facilitated dialogue to bring together diverse community perspectives to discuss the future of the building.
- * 3 Recommendation to Council** – Council will make a final decision on the Fairmont Building as part of the Heather Lands Policy Statement (anticipated later this spring).

A summary of feedback from open house # 2 regarding the proposal to remove the Fairmont building is 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 are summarized below:
- Represents an opportunity for reconciliation
 - The decision regarding removal should be left to the landowners (Musqueam, Squamish and Tsleil-Waututh (MST) Nations)
 - Support 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 programing/interpretive centre and a building that respects Indigenous communities values.



On December 15, 2017 the City of Vancouver hosted a dialogue session with invited participants to discuss the future of the Fairmont building. The goal of the event was to discuss different perspectives regarding the proposal to replace the Fairmont building with a new cultural centre that celebrates First Nations culture.

The following principles were derived from the comments shared at the dialogue session:

RESPECT

As a first step towards reconciliation, we will listen carefully to all voices, particularly to those who have been marginalized for more than 150 years, in determining the future of the Heather Lands.

STORYTELLING

Heather Lands redevelopment will reflect a diversity of perspectives and all the layers of history including 20th century uses, and time before. Incorporating stories in the design of the lands will enable continued learning and shared understanding which are essential to reconciliation.

HEALING

Together, we can begin to heal by acknowledging our shared history, by strengthening our relationships, and by charting a new path forward. Together, we celebrate the return of the Heather Lands, the traditional territory of the Musqueam, Squamish and Tsleil-Waututh, to the Nations’ people. Redevelopment of the Heather Lands represents a significant opportunity to improve the long-term well-being of the Nations members.

WELCOMING

By design, the Heather Lands will welcome people from all cultures. Public spaces and community buildings will be inviting for local residents as well as the surrounding community and Nations members living beyond the site. Spaces for community use, display, and gathering will be provided.

LEGACY

Our shared vision is to create a legacy that both respects the past and celebrates the future.

3

RECOMMENDATION
TO COUNCIL

PROPOSED RECOMMENDATION



Location of the proposed Cultural Centre relative to the existing Fairmont building (grey)

There are three options for the Fairmont Building: repurpose on site, move off-site or demolition. Repurposing the building on-site does not address the Nations' perspective of the building. After careful consideration of the Nations' request, review of the financial analysis, and feedback received at the last open houses and the Fairmont dialogue session, **staff are proposing that the Fairmont building be relocated off-site.**

- The relocation approach would retain and secure protection of the building, and meet Council's requirements for applications involving a Class A heritage-registered building.
- Relocation of the Fairmont building advances the City's reconciliation policy.
- As this case is unique, the City would play a leadership role in seeking a suitable 'receiver' site and re-use.
- A feasibility study is underway to determine the anticipated cost to move and renovate the building.

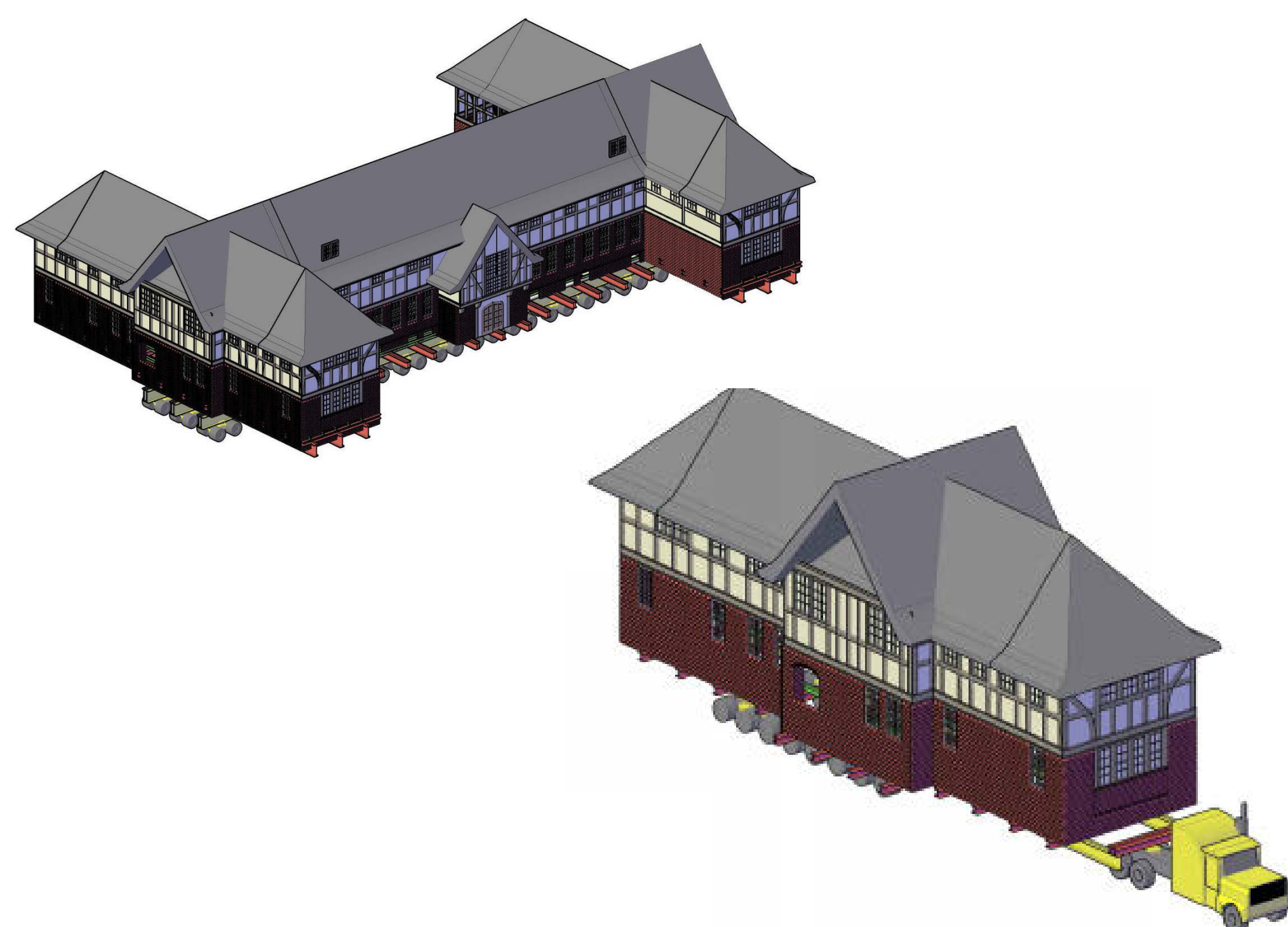
This event is an opportunity to provide feedback on this recommendation. Your feedback will be presented to Council for their consideration.

BUILDING MOVING FEASIBILITY STUDY

In determining the recommendation for the Fairmont building, a consultant was engaged to assess the feasibility of relocating the building off-site. It was determined that based on the structural integrity of the building, the building can be moved either as a single unit or in 3 sections.

Identifying a 'Receiver' Site

Should Council support relocation of the Fairmont building, city staff will seek to identify a 'receiver' site. Relocation of a building of this size and identifying a suitable use will be challenging. If a site can not be identified within the allowed timeframe, then the building would be demolished.



Images and report provided by Nickel Bros

EMERGING POLICIES

KEY ELEMENTS IN THE POLICY STATEMENT

The Policy Statement will contain directions for the following categories:

- Reconciliation
- Land Use and Density
- Site Ecology, Park and Open Space
- Circulation and Transportation
- Building Types and Heights
- Public Amenities
- Sustainability

The guiding principles and the proposed concept plan have been created to describe various objectives relating to the categories above, and will be used to inform how the site will develop through the rezoning and development permit phases.



1

RECONCILIATION AND MEMORY

Reconciliation

The City of Vancouver is in an era of reconciliation. In 2014, the City established a framework for reconciliation which has three foundational components (cultural competency, strengthening relations, and effective decision-making) to guide our work with the Musqueam, Squamish, and Tsleil-Waututh Nations, and Urban Indigenous communities. Strengthening our relationships starts with acknowledging the history of residential schools and the impact of loss of land and culture. Working with the First Nations requires a unique approach and understanding of our shared goals. Achieving mutual respect, strong relationships and economic empowerment requires flexibility, thoughtfulness and a principled and transparent approach to decision-making.

Continued
on next
board

EMERGING POLICIES



Welcoming & Inclusive

The site will be designed to be welcoming and inclusive to people of all cultures and will provide opportunities for ceremony, events and community connection.

Indigenous Design

Establish Indigenous design guidelines that incorporates art, landscape design, naming opportunities, public realm, building design and expression to represent Musqueam, Squamish and Tsleil-Waututh culture in the design of the site.

Storytelling

Develop interpretation strategies to enable shared understanding and learning which are essential to reconciliation. The strategies should include 21st century history of private school + RCMP uses and other stories.

Cultural Building

As a measure of reconciliation, a new cultural building is proposed to replace the Fairmont Building. The new building will be a hallmark modern facility, showcasing Indigenous-inspired architecture providing space for sharing culture, traditions and values of the Musqueam, Squamish and Tsleil-Waututh Peoples, as well as community uses such as multi-use rooms, meeting rooms, and gathering space.



EMERGING POLICIES



LAND USE AND DENSITY

Density

A gross floor area of approximately 213,300 square meters (2,296,000 sq. ft.) is proposed for residential and local-serving commercial uses. In addition, a cultural centre including childcare facility and elementary school are proposed.

Residential Uses

Approximately 2,300 housing units (approx. 2,280,000 sq.ft.) are proposed in a variety of building types and sizes.

Affordable Housing/Housing Diversity

20% of housing units (approx. 20% of floor area) will be for affordable housing, e.g. social housing targeted towards low to moderate income households.

Consideration for up to an additional 20% of the units (beyond the affordable housing requirement) to be delivered as ‘attainable home ownership’ proposed to be leasehold strata ownership targeted to moderate income households. The level of affordability and total number of units available will be determined through the rezoning process and secured in perpetuity.

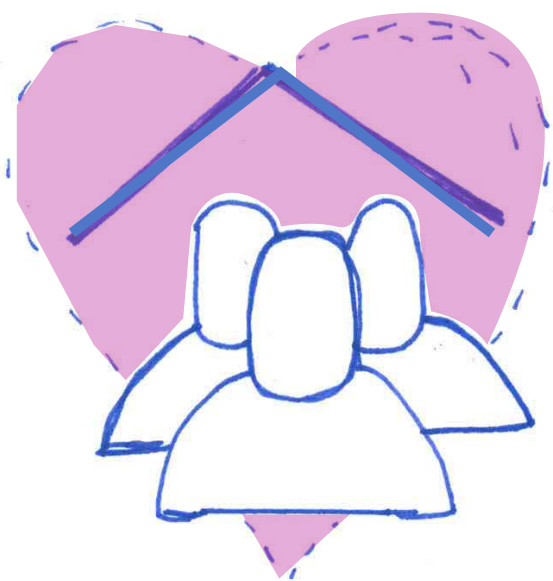
Family Housing

A minimum of 35% of the market units will be 2-3 bedrooms, comprised of at least 10% 3-bedrooms, and designed in accordance with the High-density Housing for Families Guidelines.

50% of the affordable housing units will be for families with children.

Community Heart

Create a community heart consisting of cultural building and plaza, childcare centre, and local-serving shops and services connected by high-quality public spaces. The heart should be located and designed to entice people to the cultural building and onto the site.



Continued
on next
board

EMERGING POLICIES

2

Retail & Community Uses

Approximately 15,000 to 30,000 sq.ft. of commercial floorspace should be provided to serve the local community.

The majority of the floorspace should be local-serving retail such as a café, a deli, bakery, green grocer/small grocery store, small-scale pharmacy, and so on.

A non-retail commercial floorspace component could be included to support retail demand. This component should include locally-oriented office space such as professional offices (medical/dental, law, real estate), banks, etc.

In the northern precinct, design the ground floor of buildings to accommodate a range of uses such as live-work, retail, commercial and/or residential.

Cultural Building

Provide a new cultural building, owned and operated by the MST, of approximately 15,000-20,000 sq.ft. to replace the Fairmont Building. Space within the building should be available for community use, with the details confirmed at rezoning.

Childcare Centre

A 69-space childcare centre designed in accordance with the Childcare Design Guidelines will be provided.

Elementary School (CSF)

A potential 1-acre school site has been identified for use as a Conseil Scolaire Francophone (CSF) elementary school to be relocated from 5445 Baillie Street and expanded, subject to the acceptance of the CSF and Ministry of Education, and an agreement with the landowner.



Temporary Uses

In recognition that large sites are phased over a 10-year period or more, the site may also accommodate temporary uses such as modular housing, farmers markets, sales centres, and community gardens.

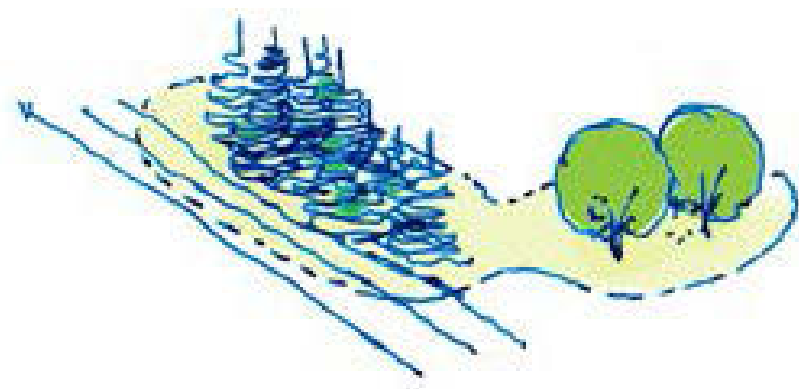
EMERGING POLICIES

3

SITE ECOLOGY, PARK AND OPEN SPACE

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.

Park and Open Space

Approximately 4 acres of public park and open space will be provided including 2 acres of park space. The park and open spaces will be designed to reflect Indigenous culture, habitation and design, incorporating many layers of history. The park will serve as a neighbourhood park and provide for local -serving recreation needs. The open space accommodates the cultural building and childcare centre.

Design adjacent buildings with ground-oriented units to animate the edges of parks and open space. Set back buildings to minimize shadowing on park and open space.

Forest Trail

Provide a strong north-south connection inspired by a ‘forest trail’ which follows the site grades and interfaces with existing stands of mature trees.

Provide a significant green north-south connection at 35th Avenue as part of the ‘forest trail’ linking the northern and southern parcels.

Ecological Network

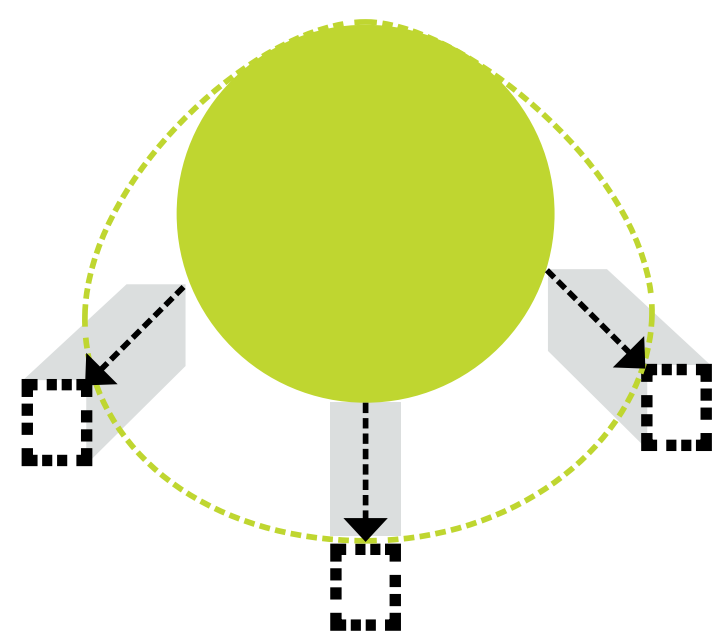
Parks and open space should create an ecological east-west network linking nearby off-site natural spaces including VanDusen Botanical Garden, Oak Meadows Park, and Queen Elizabeth Park along W 35th Avenue.

Rainwater

Integrate visible rainwater management strategies focused on water quality protection and treating rainwater as a resource, to meet the requirements of the City’s Integrated Rainwater Management Plan.

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.



EMERGING POLICIES

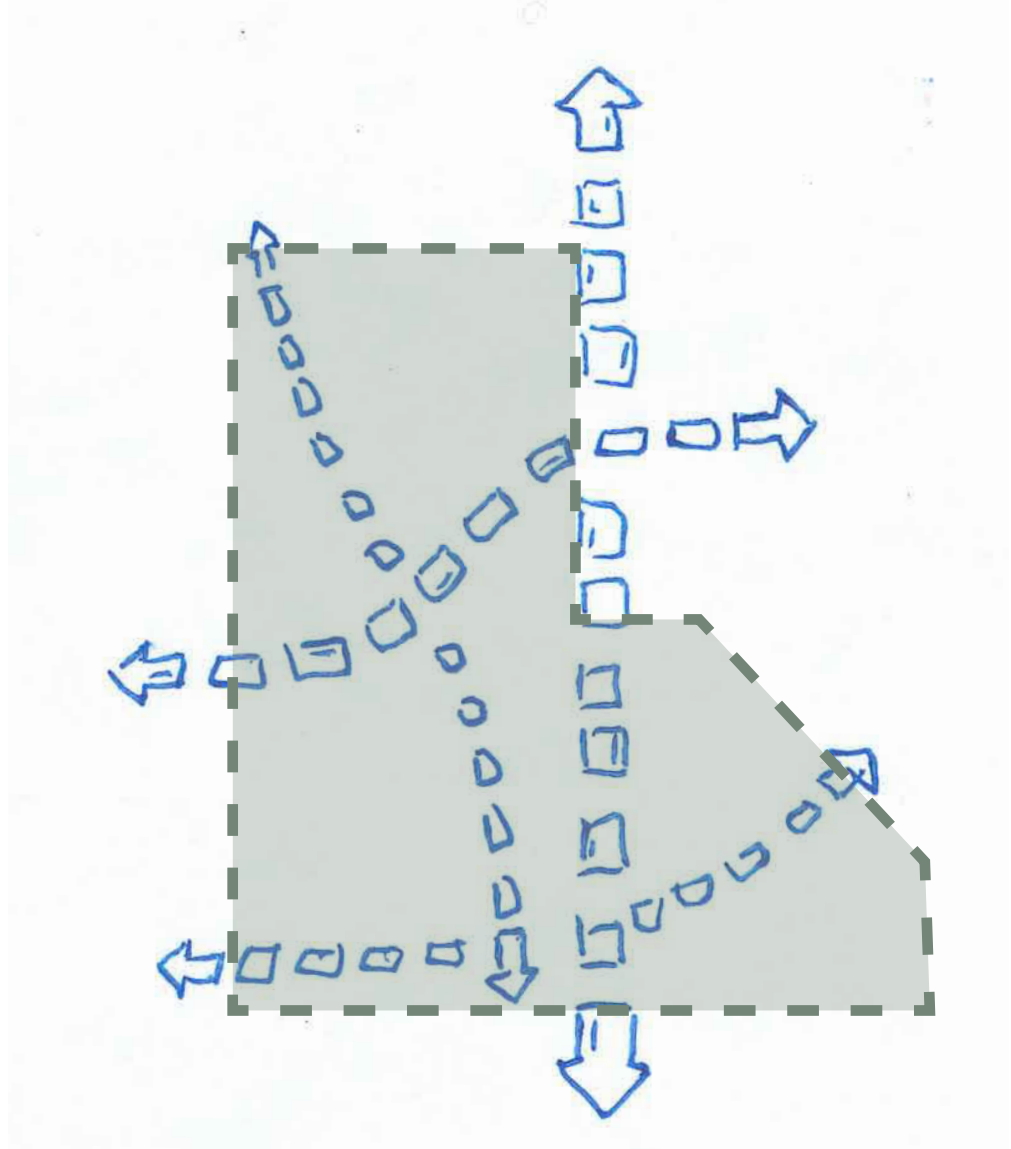


CIRCULATION & TRANSPORTATION

Integration & Permeability

The site will be highly permeable, with a diverse network of public spaces and pathways including strong north-south and east-west connections.

Existing streets (Baillie, Heather, Manson, McGuigan and 35th Avenue) are extended into the site strengthening connections to the surrounding neighbourhood.



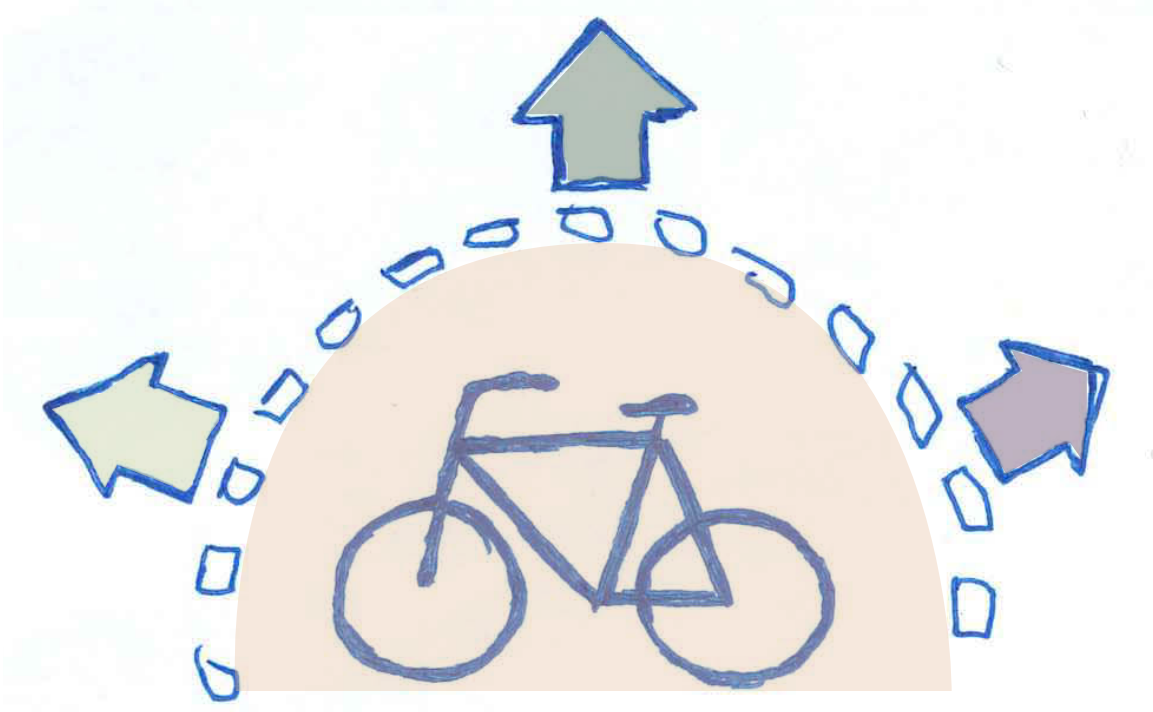
Streets for People

Design the street network to prioritize walking and cycling over motorized vehicles. The site will be comfortably and safely accessed by people of all ages and abilities walking and cycling.

Important Cycling Routes

The site will be well connected for cyclists, with separated bicycle paths on Heather Street, 33rd Avenue and 37th Avenue. Other pedestrian and cyclist friendly connections will be provided to facilitate movement within the site.

Cyclist routes through park and open spaces will be designed to enhance park user experience, while maintaining an efficient connection for commuter cyclists.



EMERGING POLICIES

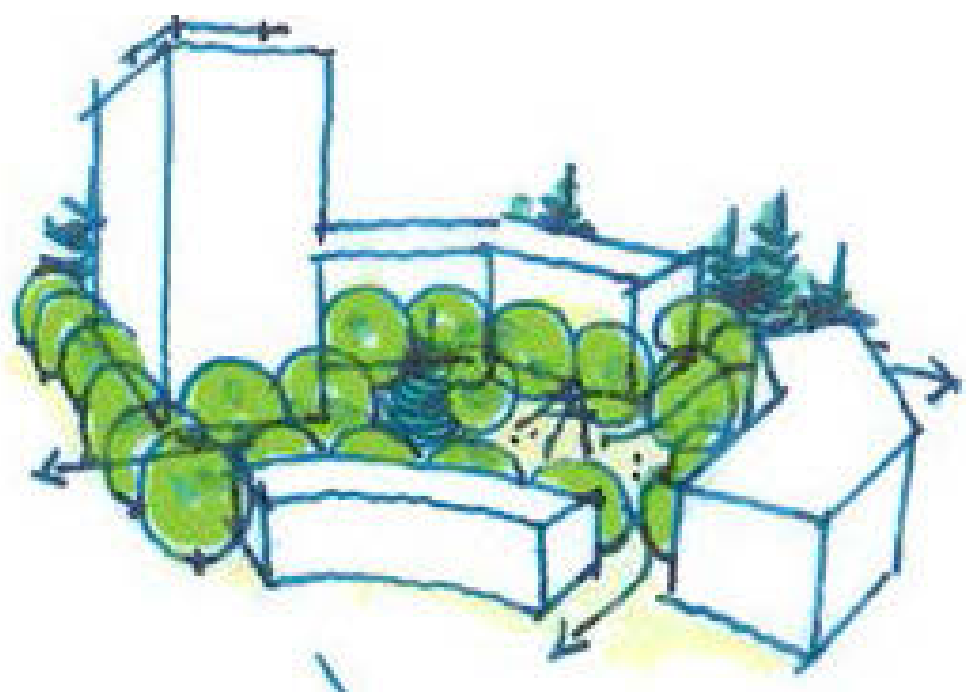
5

BUILDING TYPES AND HEIGHTS

Building Variety & Design

Buildings are varied in scale and type and limited in length, with a mix of types from ground-oriented townhouses, mid-rise buildings, and residential towers.

The mid-rise and terraced buildings provide an opportunity for landscaped roofs, views, amenity spaces and rooftop play areas for children.



Opportunities for Height

The tallest buildings, are located centrally on the site along Heather Street to reduce impacts on existing development.

The plan includes two taller buildings proposed at 24 and 20 storeys, located to minimize shadowing on park space.

RESPOND TO NEIGHBOURHOOD CONTEXT

Step building heights down to adjacent development and ensure adequate setbacks to create a respectful relationship to the planned surrounding buildings.

Views

At the northern end of the site, new buildings and streets are situated to enhance existing views to the North Shore mountains from in front of the cultural centre.

The proposed Cultural Building is located prominently on the site, views toward and from the building will be studied at rezoning.

6

SUSTAINABILITY

An exceptional standard of sustainability will be achieved through site and building design, energy systems, water use and rainwater management, as well as urban food and waste systems to address Council policy for Sustainable Large Developments and Green Buildings.

Heather Lands will be required to address the City's Green House Gas (GHG) emission reduction targets for new buildings either through the development of low carbon energy systems or building-scale envelope solutions.

PROPOSED 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 has been 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.

PARKS
+
OPEN SPACE

Approximately 4 acres of new public parks + open space

CULTURAL
CENTRE

A new 15,000-20,000 sq. ft. cultural centre is proposed
The Fairmont building is proposed to be relocated off-site

TRANSPORTATION

Enhanced connections for walking and cycling to important off-site destinations, and potential support for improved transit services in line with the City and TransLink’s long range plans.



The final package of public amenities and the phasing strategy is determined at the rezoning stage of the planning process.

SCHOOLS

CONSEIL SCOLAIRE FRANCOPHONE (CSF)

The Conseil scolaire francophone (CSF) has an elementary school (L'école Rose-des-vents) and a secondary school (L'école secondaire 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 high-level feasibility study has determined that a 1-acre parcel at the south-west corner of the site could accommodate the new school program. The school would continue to rely on Oak Meadows park for playfield needs.

The emerging policies include elementary school uses to enable the school to locate on site, subject to the acceptance of the CSF and Ministry of Education, and an agreement with the landowner.

VANCOUVER SCHOOL BOARD (VSB)

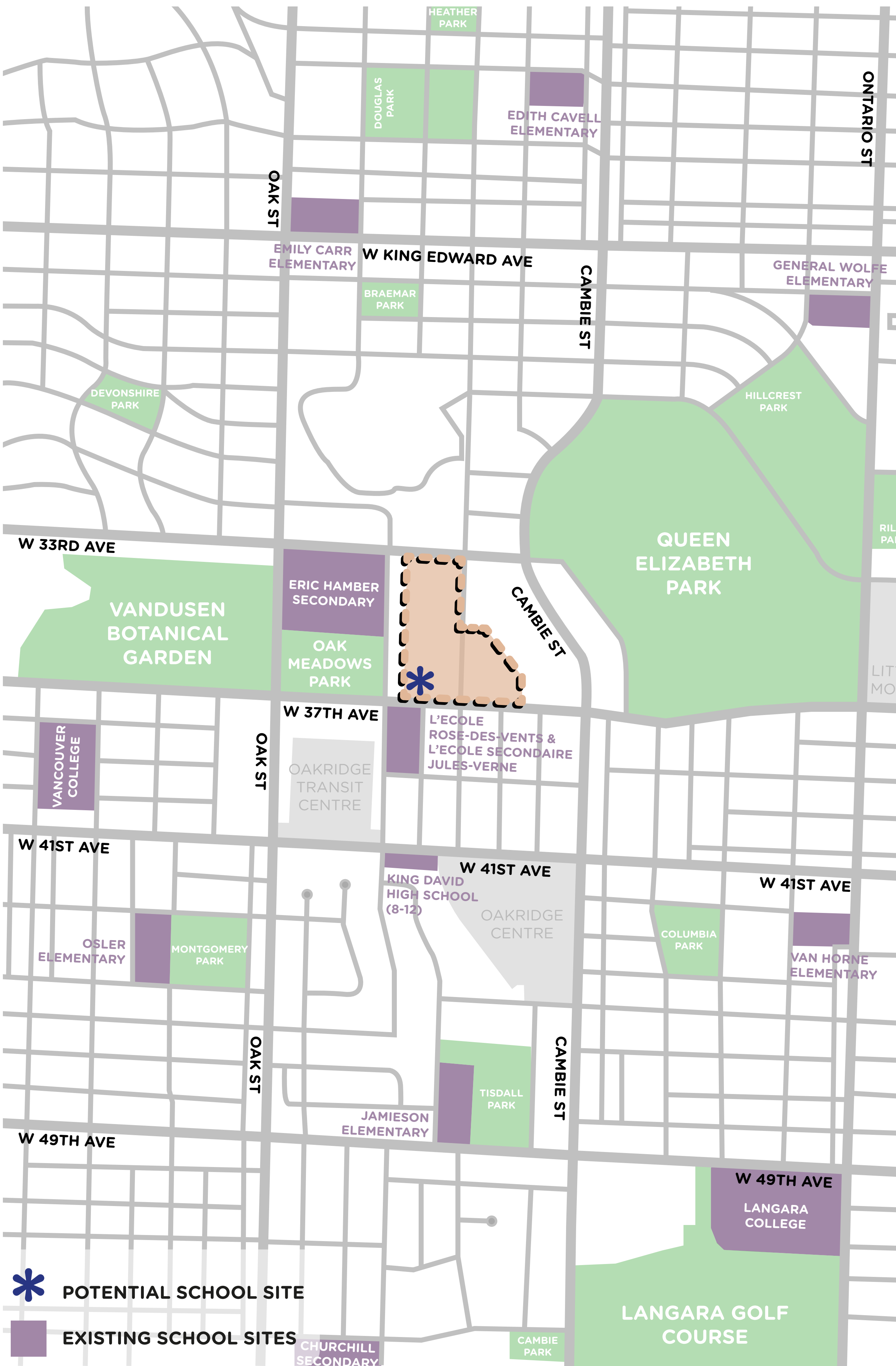
The Heather Lands are within the Jamieson Elementary and Eric Hamber Secondary catchment areas. Sir William Osler Elementary school is also in close proximity to the site.

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.

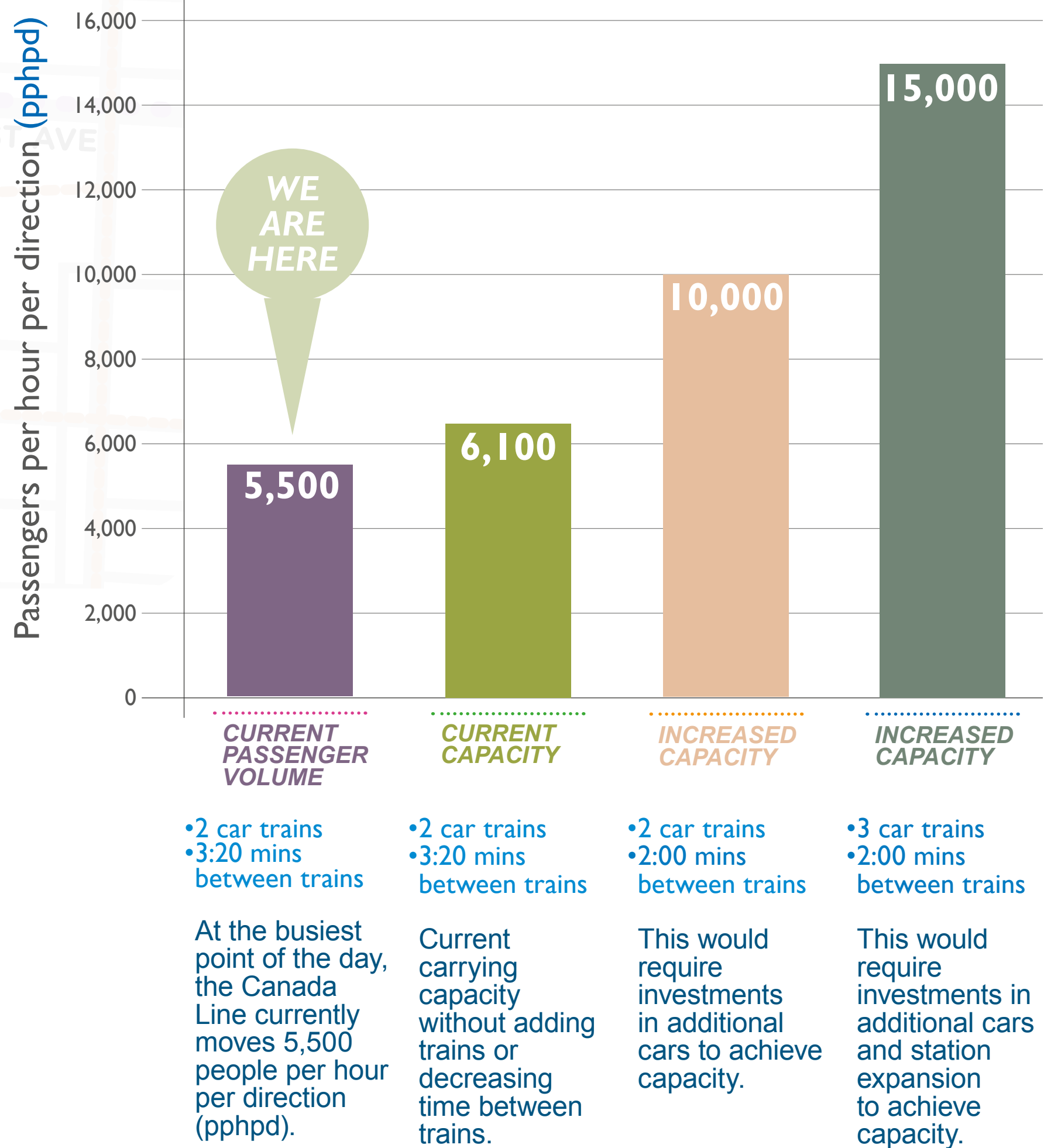


The Canada Line guideway was constructed to be a 100-year asset, and included flattened sections of track at 33rd and 57th should stations be needed in the future.

The Mayors' Council 10-year investment plan identifies priorities for expansion of the existing bus network, including implementation of a B-Line service on 41st Avenue, extension of the Millennium Line along the Broadway corridor. The 10-year investment plan includes fleet, station and system upgrades, which will reduce crowding on the system, but does not include provisions for additional Canada Line stations.

A contribution towards transit improvements may be sought from the Heather Lands redevelopment (to be determined at rezoning).

- T** EXISTING CANADA LINE STATION
- T** FUTURE POTENTIAL CANADA LINE STATION
- CANADA LINE
- BUS ROUTES
- BIKE ROUTES



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.