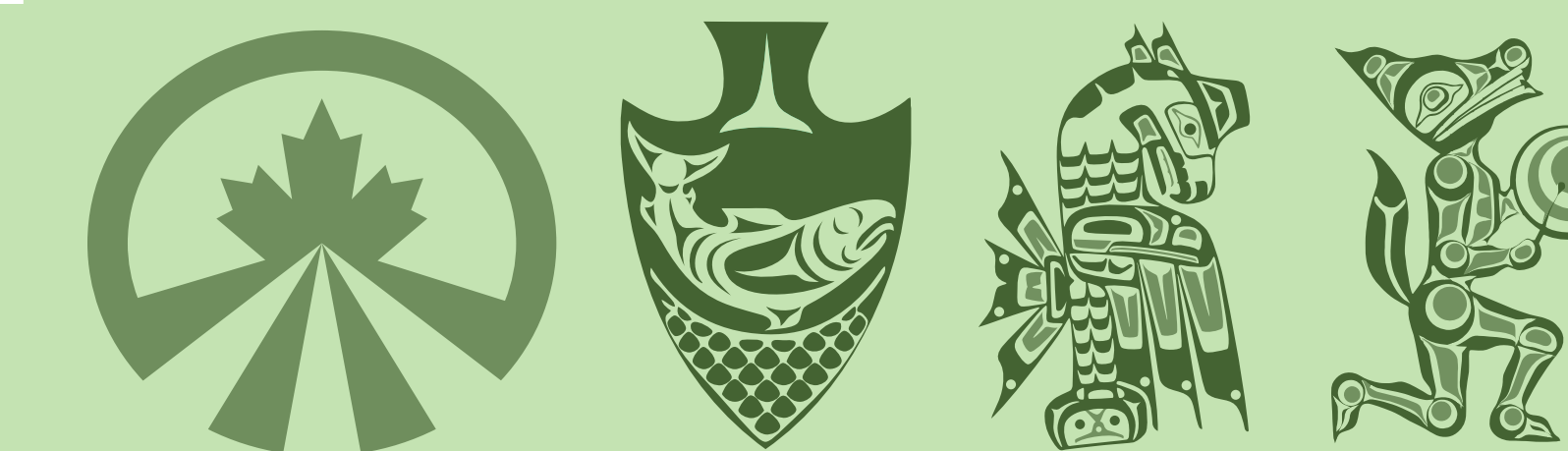


A HISTORIC PARTNERSHIP

HEATHER STREET LANDS



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

WORKING TOGETHER

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

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

www.heatherstreetlands.ca



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

- John McBain
Canada Lands Company

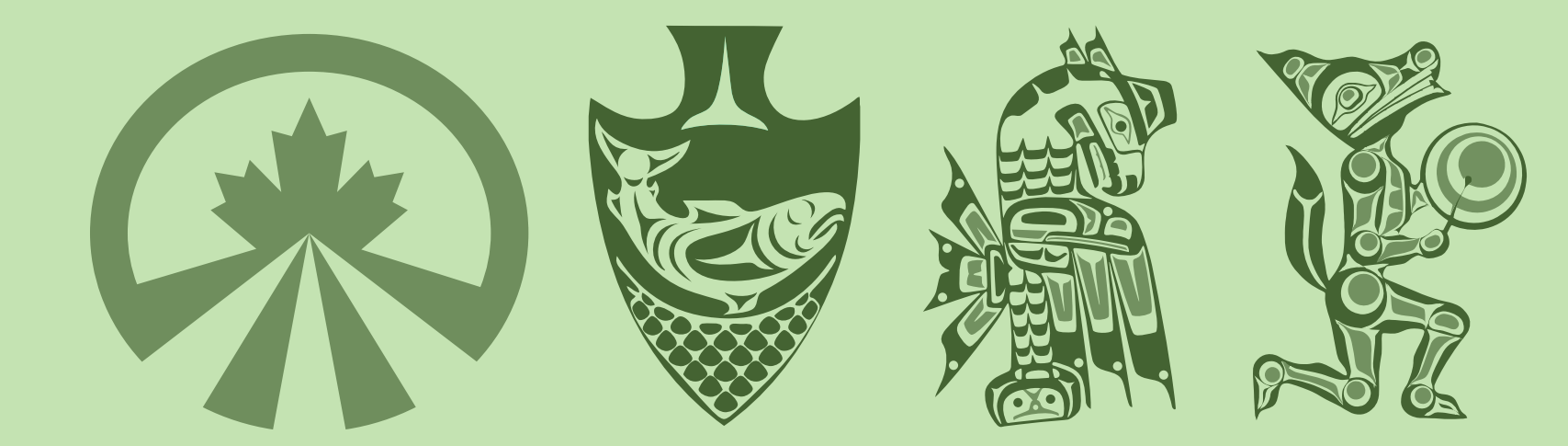
"This project is a great example of the growing role of First Nations in Vancouver and as key drivers in advancing the economy of British Columbia. The Musqueam Indian Band is excited to work alongside the Squamish and Tsleil-Waututh Nations, the Federal and Provincial Governments, as well as local municipalities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

- Chief Wayne Sparrow
Musqueam Indian Band



CANADA LANDS COMPANY

HEATHER STREET LANDS



CANADA LANDS
COMPANY
SOCIÉTÉ IMMOBILIÈRE
DU CANADA

CANADA LANDS COMPANY

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

WHO WE ARE

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

WHAT WE DO

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



DOWNSVIEW LANDS, TORONTO

WHY WE DO IT

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

www.clc.ca

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

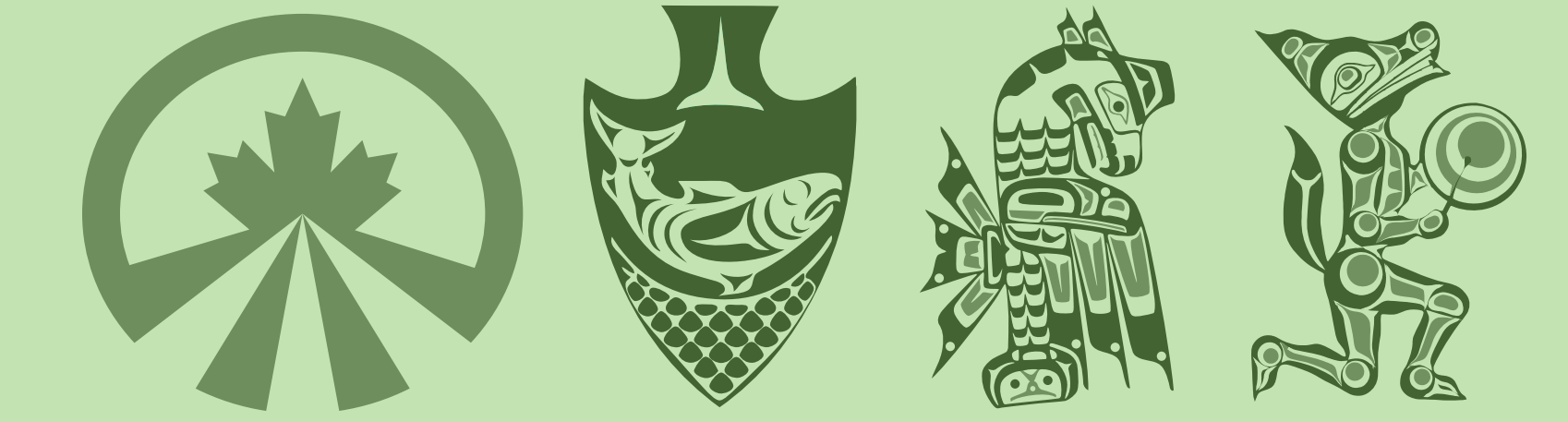
- Deana Grinnell



LES BASSINS DU NOUVEAU HAVRE, MONTREAL

CANADA LANDS COMPANY

HEATHER STREET LANDS



GARRISON CROSSING, CHILLIWACK

GARRISON CROSSING, CHILLIWACK

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

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

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

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

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

**- Sharon Gaetz
Mayor of Chilliwack**

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

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



CURRIE, CALGARY

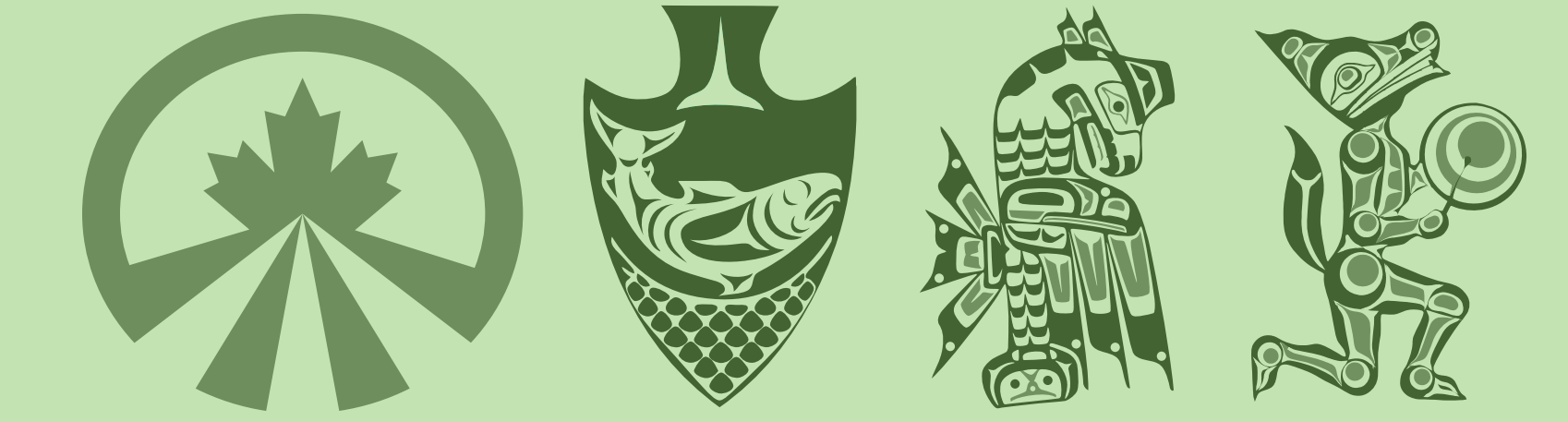
CURRIE, CALGARY

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

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

MST PARTNERSHIP

HEATHER STREET LANDS



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

- Chief Ian Campbell
Squamish Nation

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

- Chief Maureen Thomas
Tsleil-Waututh Nation

LEARN ABOUT THE PARTNERS

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

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

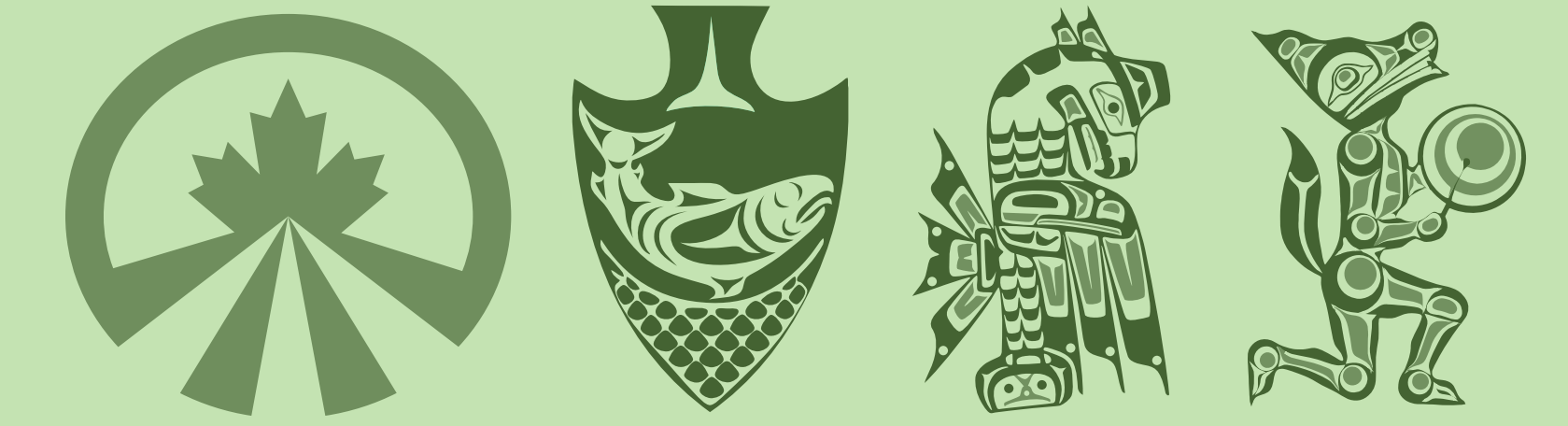
We want to make sure the next generation of our people will benefit from jobs and economic activity within our traditional territories:

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

www.mstdevelopment.ca

MST PARTNERSHIP

HEATHER STREET LANDS



MUSQUEAM INDIAN BAND



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

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

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

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



LELEM, UBC ENDOWMENT LANDS

www.musqueam.bc.ca



SQUAMISH NATION



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

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

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



MOSQUITO CREEK MARINA FLOATHOMES

www.squamish.net



TSLEIL-WAUTUTH NATION



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

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

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

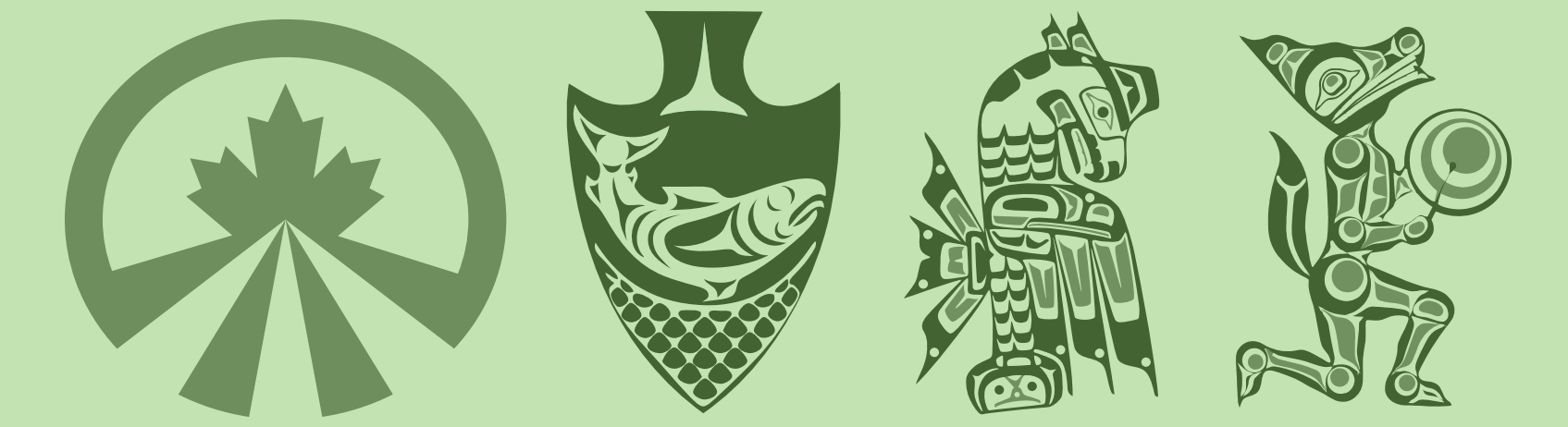


RAVEN WOODS DEVELOPMENT

www.twnation.ca

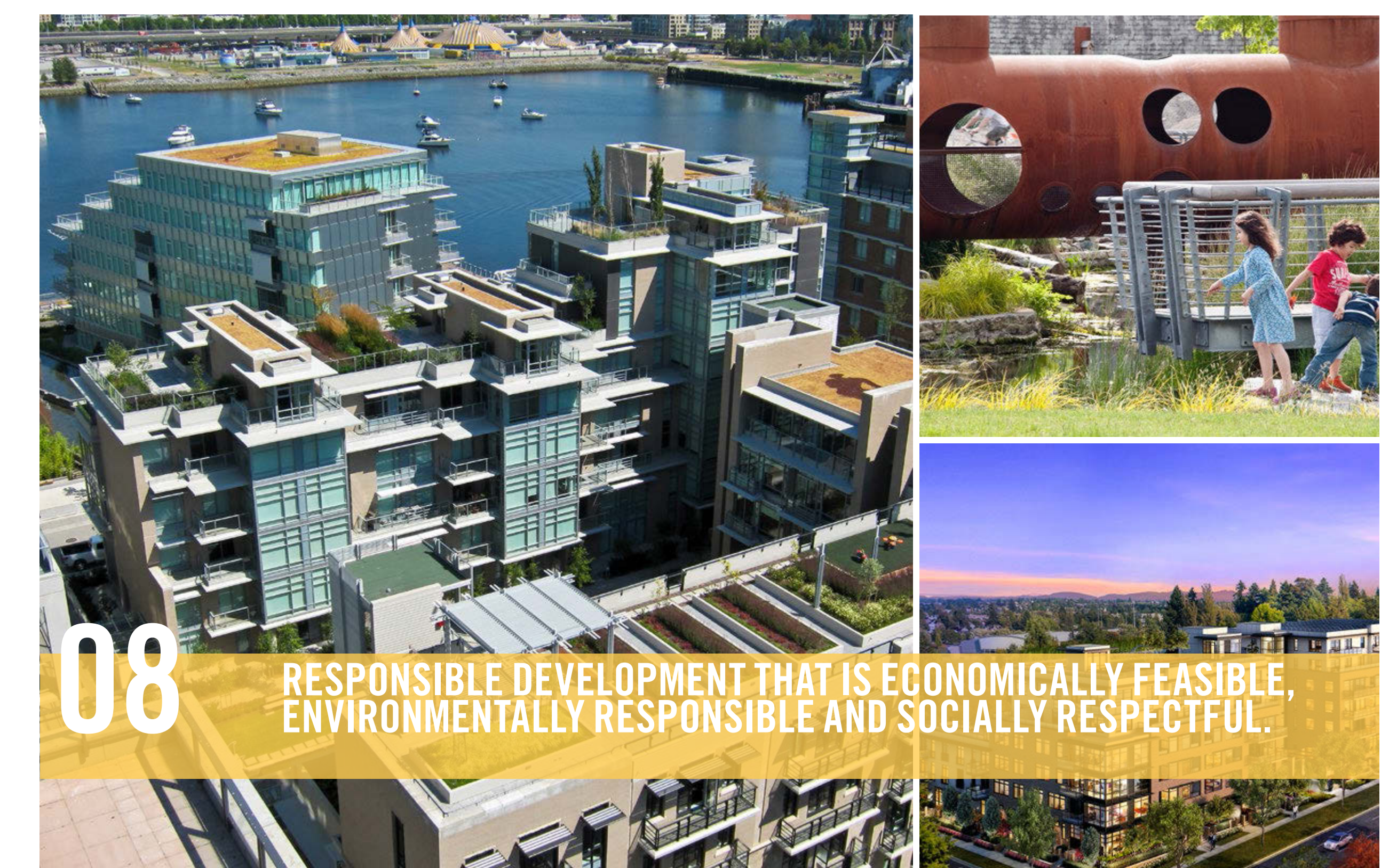
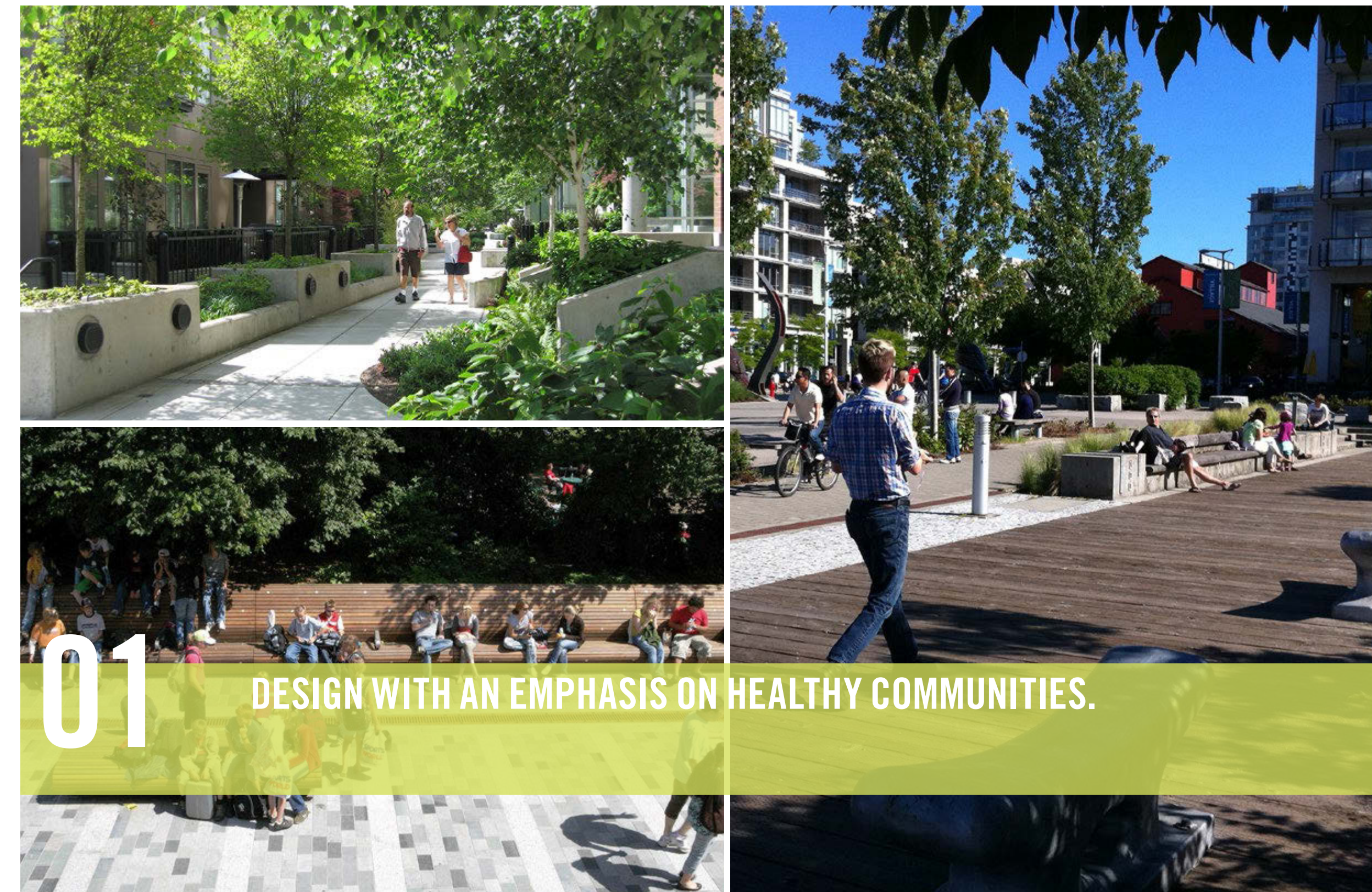
PROJECT ASPIRATIONS

HEATHER STREET LANDS



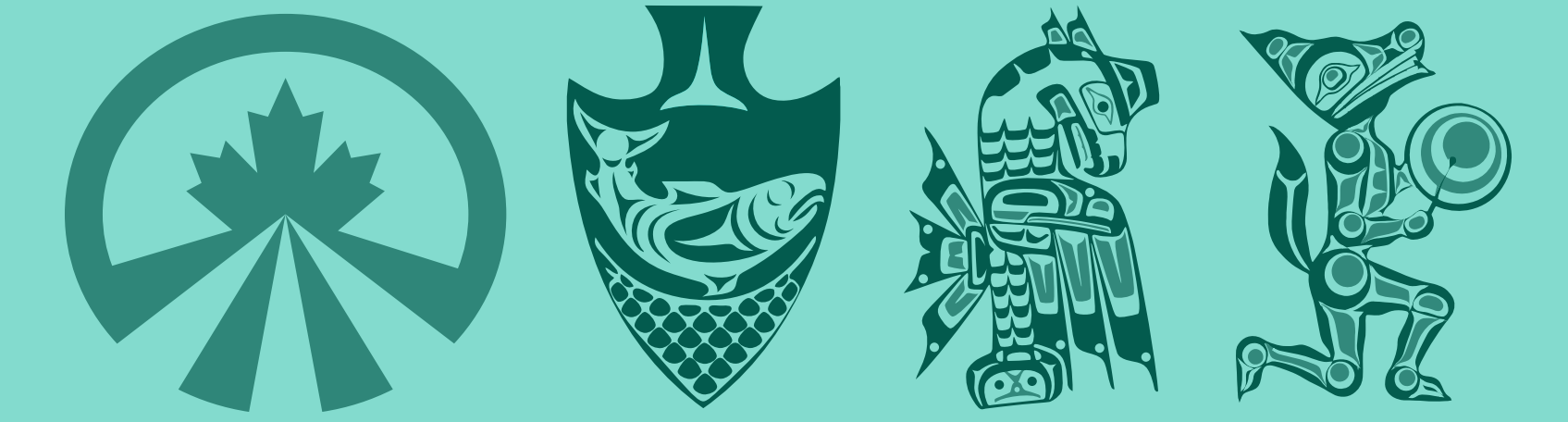
Canada Lands Company and the MST Partners have developed a set of project aspirations that will help direct our work and engagement.

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



LEGACY

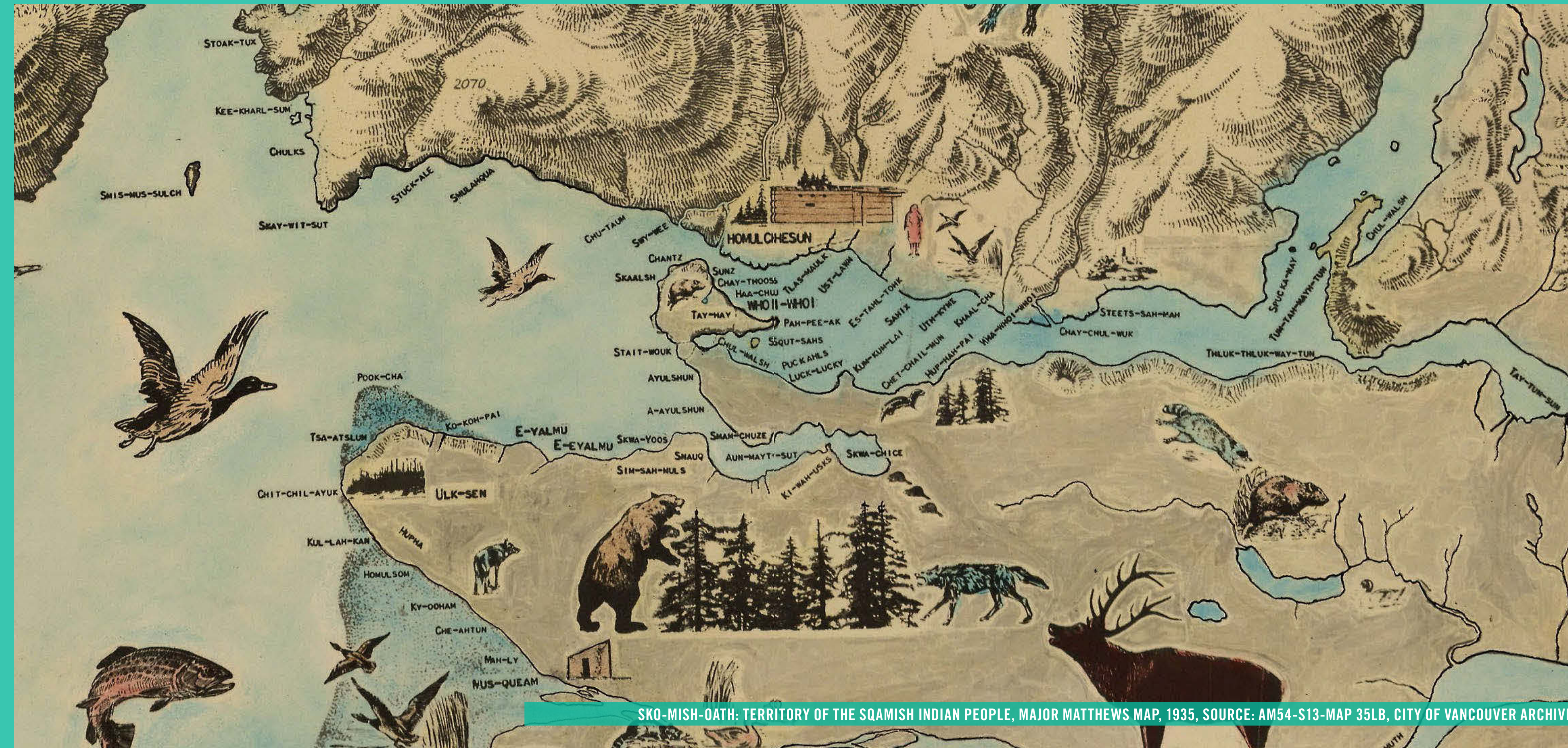
HEATHER STREET LANDS



PAST

Since time immemorial, the Musqueam, Squamish and Tsleil-Waututh peoples have resided on these lands.

This was a land of abundance, and the area of the Heather Lands was used for hunting and gathering. Large mammals including grizzly bear, elk, wapiti and black bears co-existed here in a rich natural habitat.



Historic trails crossed the peninsula following the contours of the land near the Heather Lands. The trails connected the villages along the Fraser River with the villages at False Creek and beyond, and the trails enabled access for gathering of food, medicines and cultural materials.

RECENT
RIOD

In the last period of about 100 years these lands were cleared for logging and for urban development.

This period of time also represents an extremely difficult era for First Nations peoples in Vancouver and Canada, when customs and culture were oppressed and Nations peoples were shifted off of their traditional lands.



LANGARA SCHOOL FOR BOYS 1917 (FAIRMOUNT BUILDING). SOURCE: VPL20311.

The MST Partners with support of CLC have requested the removal of the Fairmount Building as a measure of Reconciliation and a way to help all cultures within our community foster new relationships, heal from the past, and move forward with shared understanding and respect.

FUTURE

The MST Partners and CLC would like to see the redevelopment of the Heather Street lands bring a more inclusive legacy. The new neighbourhood will be a place to welcome and connect all people and cultures with a diversity of housing and opportunities to share the tradition, culture and values of the Musqueam, Squamish and Tsleil-Waututh Peoples.



PLACE TO CONNECT CULTURE



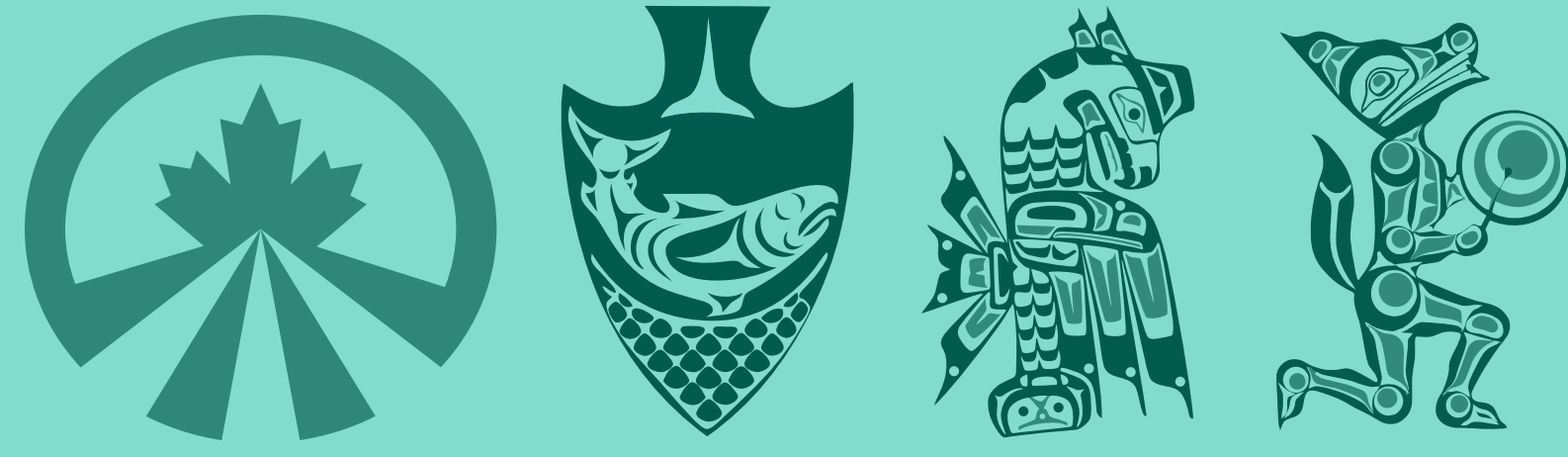
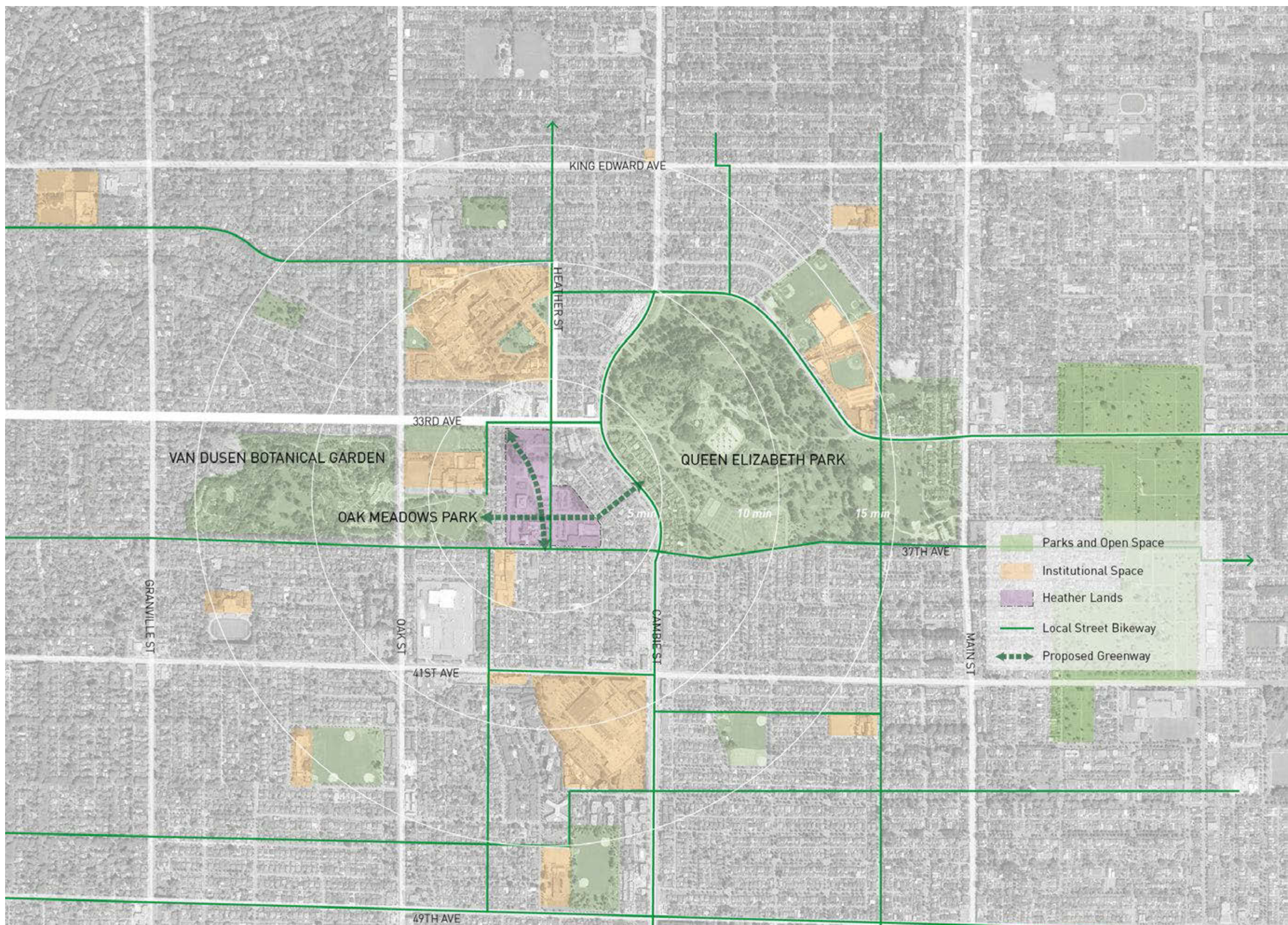
DIVERSITY OF HOUSING



MUSQUEAM, SQUAMISH AND TSLEIL-WAUTUTH LEGACY

CULTURAL DESIGN INSPIRATION

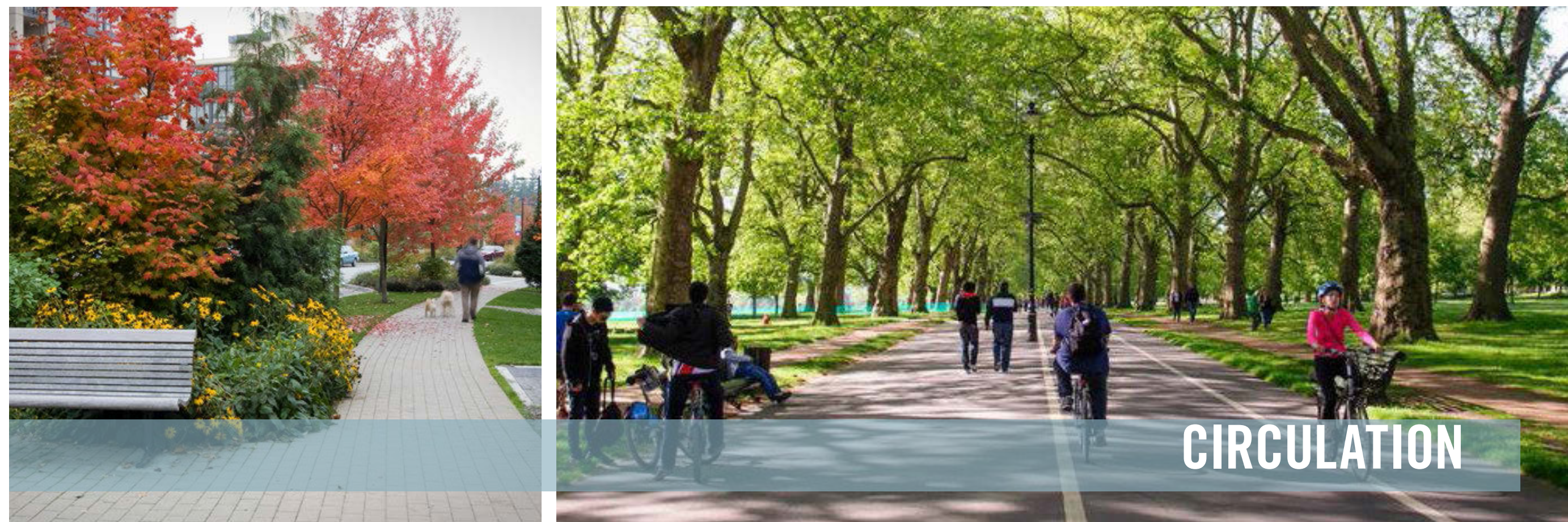
HEATHER STREET LANDS

Historically this site was a lush forest and was adjacent to a main corridor for First Nations peoples. This was due to its adjacency to the region's high point (now known as Little Mountain). This history influenced the open space at Heather Lands, which will be a permeable network of diverse open space types, and will be defined by the Rewilding approach. The landscape will promote biodiversity and sustainable stormwater practices and will encourage the community to gather and connect within the shared open space. At Heather Lands, parks, open space and landscape elements will knit together to create welcoming public space.



PARK SPACE
Create inclusive and flexible spaces to foster community engagement and cultural events.



CIRCULATION
Weave connections for pedestrians and cyclists, a corridor for pollinators, and a central forest trail.



WATERSHED INFLUENCE TO STORMWATER MANAGEMENT
Feature and thoughtfully connect to existing natural systems. Celebrate the site's location in the larger watershed network, linking to the Fraser River and Burrard Inlet.



HISTORICAL REFERENCE TO ROUTES & TRAILS
Pay tribute to the traditional uses of the site. Link built spaces with generous green corridors.

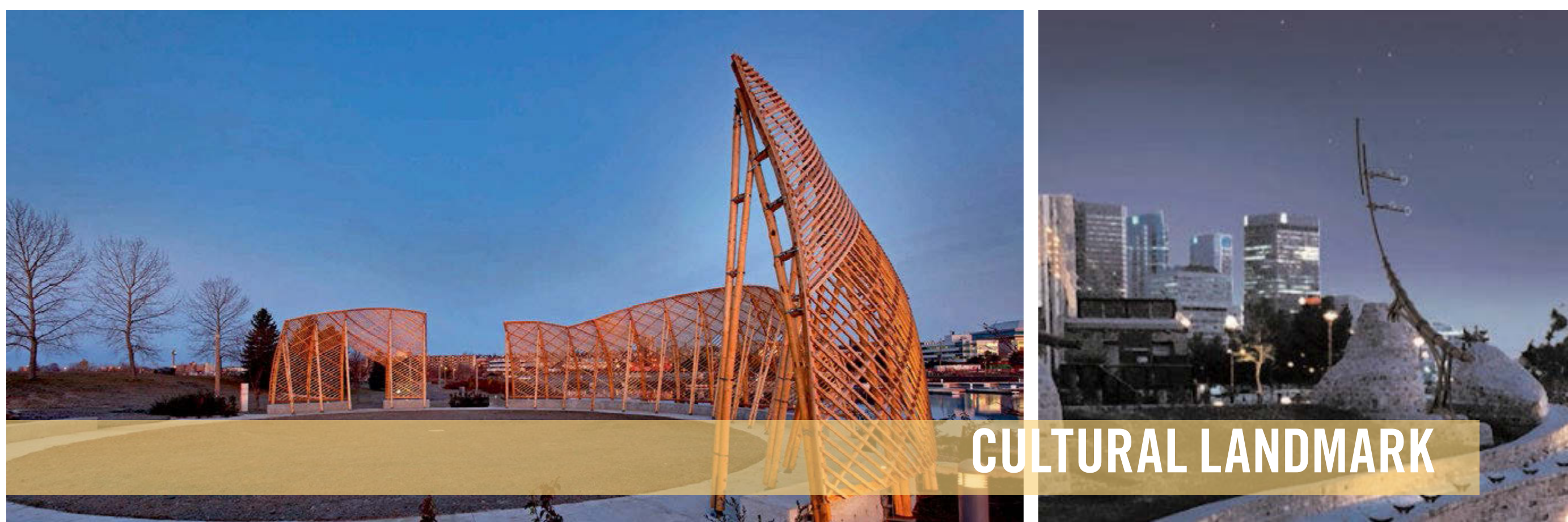


PLANT SYSTEMS & ECOLOGY
Retain existing mature trees and incorporate culturally-significant Pacific Northwest species, connecting the site to neighbouring biodiverse green spaces.



PUBLIC ART
Incorporate public art elements that celebrate MST culture.

WAYFINDING, VIEWS, & CONNECTION TO THE REGION
Maintain visual connections to significant natural features in the region.



CULTURAL LANDMARK
Promote the site as a city landmark reflective of MST values.



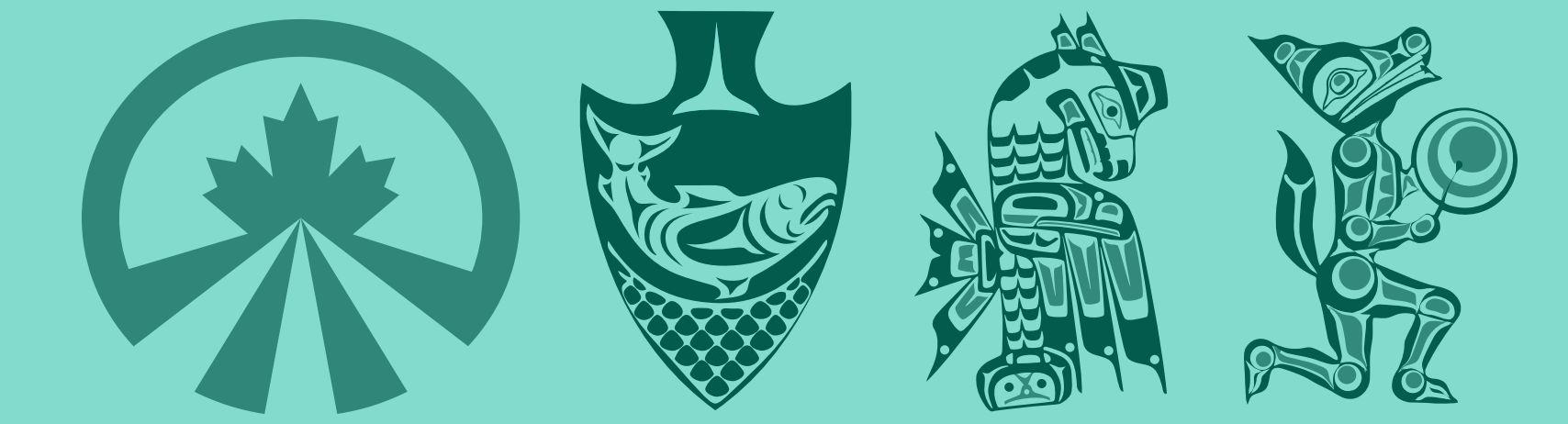
SHARED OPEN SPACE INSPIRED BY THE 3 NATIONS' CULTURE
Create a permeable open space network linking development to larger park spaces. Minimize walking distance to open spaces to provide residents with accessible connections to natural areas.



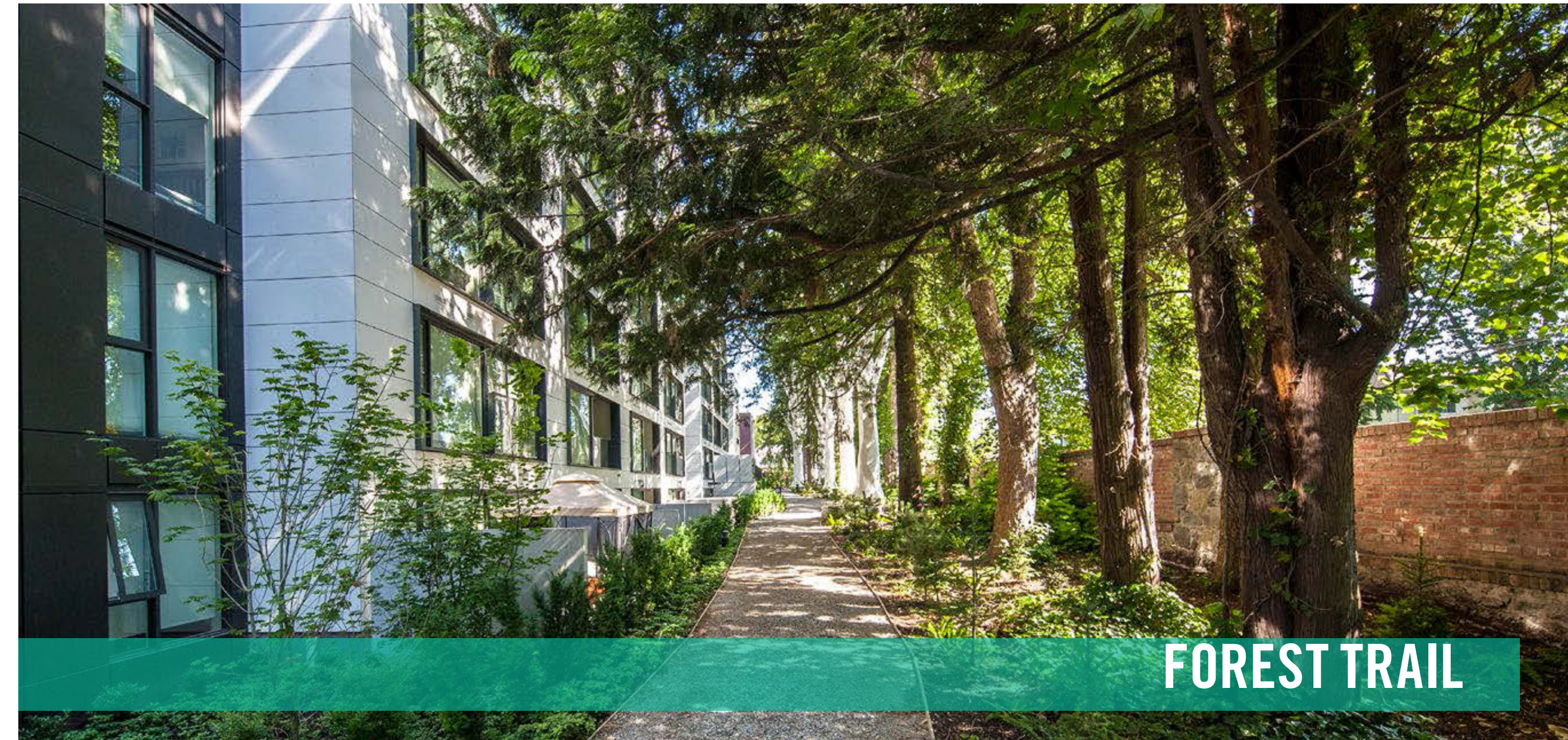
COMMUNITY & GATHERING INSPIRED BY THE 3 NATIONS' CULTURE
Create inclusive spaces at multiple scales to foster community wellness and cultural events. Unite residents and the broader community.

REWILDING STRATEGY

HEATHER STREET LANDS



Rewilding is the process of **Rebuilding** natural ecosystems by **Reintroducing** the species and systems which are absent in order to **Restore** the social and ecological benefits associated with a healthy and robust functioning ecosystem. This design approach refers to the traditional approach of respecting natural systems set out by the Musqueam, Squamish and Tsleil-Waututh Nations. The plant palette will be a key element to the strategy, which will focus on ecologically diverse and native planting.



FOREST TRAIL

Retain existing mature trees and create a spine of rich Pacific Northwest forest to unite the Lands that speaks of the place and inherent MST values.



POLLINATOR CORRIDOR

Plant a robust corridor that will attract pollinators and contribute to increasing biodiversity in surrounding city areas.



PARK SPACE

Create a central green space that links adjacent park areas and incorporates naturalized areas for passive recreation and play. Emphasize native and ethnobotanically-significant plant species that provide forest habitat and speak of the Pacific Northwest landscape context.



PRIVATE OPEN SPACE

Provide abundant green spaces within developments that contribute to the overall planting character and rewilding strategies of the site.



WIDE STREET PLANTING

Provide generous boulevards featuring beneficial plant species to mitigate stormwater from adjacent parcels and to create a more enjoyable pedestrian experience.



TREES ON TERRA FIRMA

Provide areas devoid of underground structures where large trees can mature and thrive.

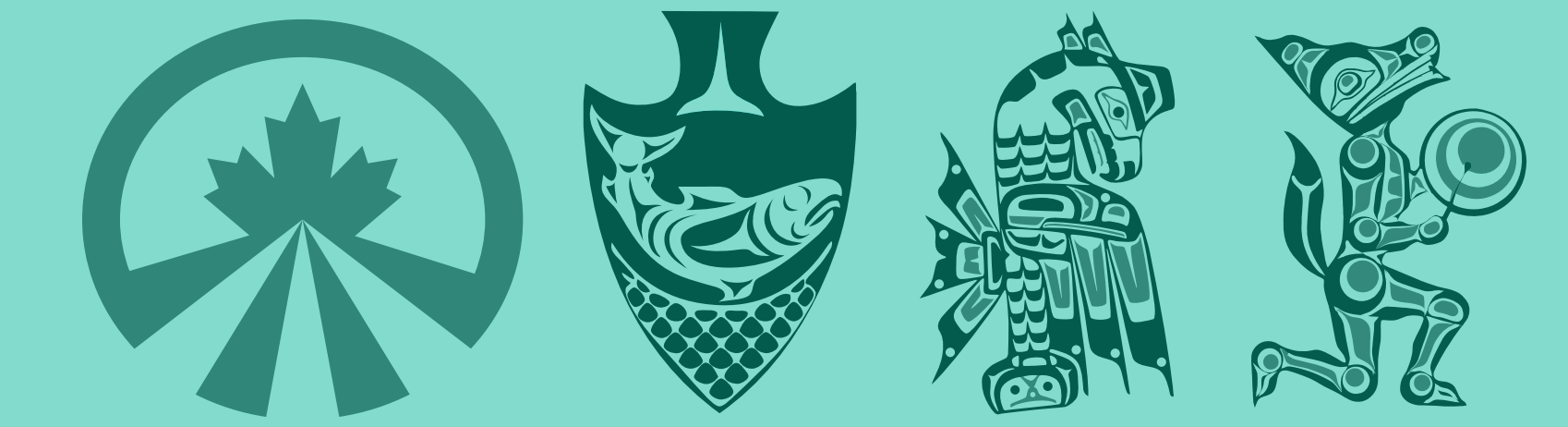


CORRIDORS

Connect private courtyards to park spaces via green corridors and weave planting into built spaces.

SUSTAINABILITY

HEATHER STREET LANDS



Our commitment to the environment and future generations is paramount, as evidenced through our project aspirations. The sustainability targets for this development will meet and exceed the City of Vancouver's rezoning policies for green buildings and sustainable large developments which currently address: building design, site design, access to nature, sustainable food systems, green mobility, rainwater management, zero waste planning, affordable housing, and low carbon energy supply. The overall development will be an integrated approach to sustainable development for a community that is vibrant, diverse and livable.

The following are key principles and goals of our sustainability strategy, which will be evolved and confirmed at key stages in the planning process.

COMMUNITY

The project will enhance livability by providing a range of amenities such as a cultural centre, local-serving retail, childcare and flexible open space for the community members to enjoy and connect.

CULTURE

The project will positively contribute to the culture of Vancouver by creating a sense of place, uniqueness and local identity by reflecting the legacies and values of Musqueam, Squamish and Tsleil-Waututh people.

HEALTH + WELLNESS

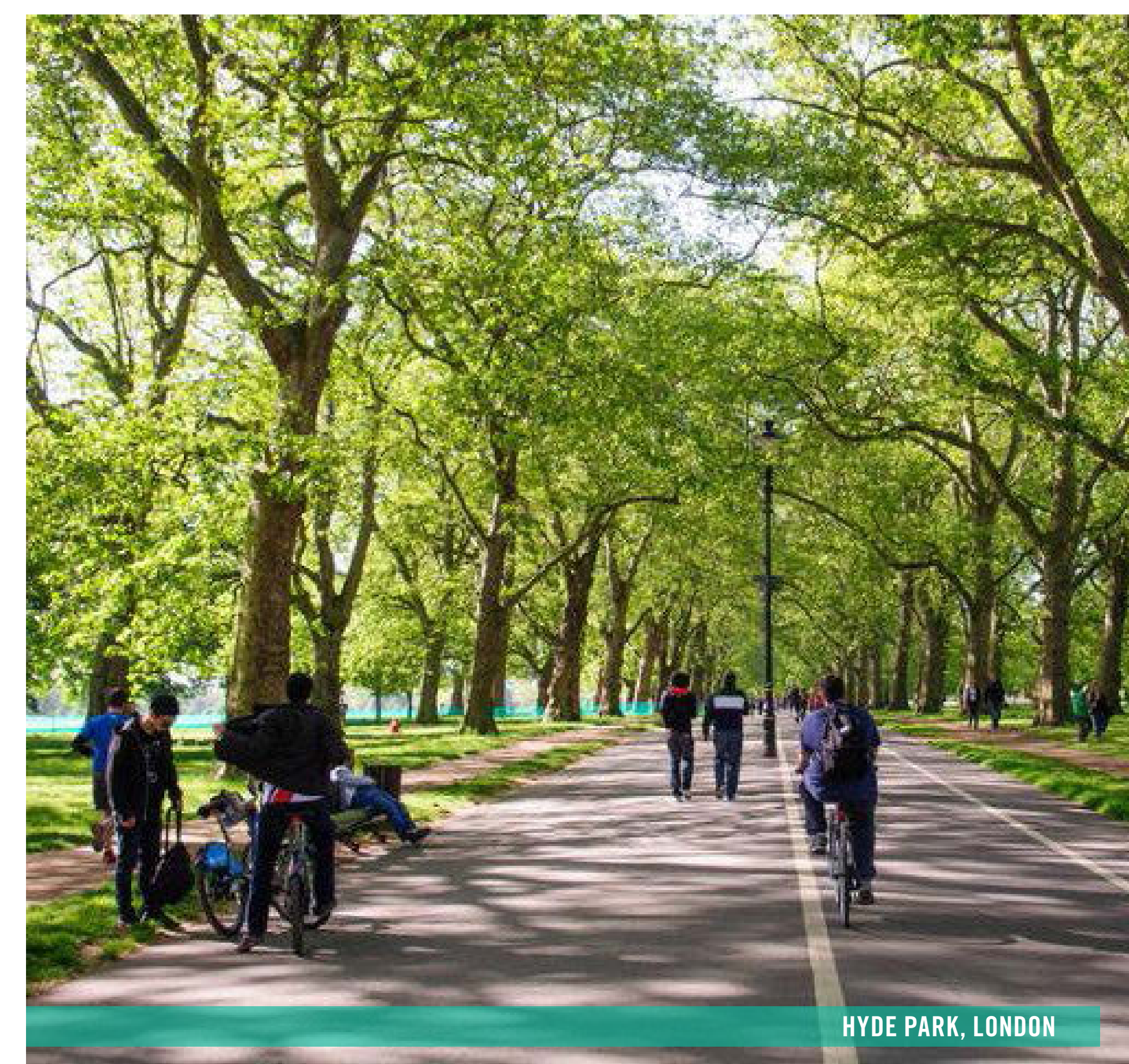
The project will positively contribute to the health and wellness of inhabitants through the incorporation of design features and strategies that promote and optimize the health and well-being of inhabitants such as access to trails, sidewalks and pedestrian paths.



SFU UNIVERCITY, BURNABY, CONNECT LANDSCAPE ARCHITECTURE



HOOP DANCE GATHERING PLACE, MOHAWK COLLEGE, HAMILTON, BROOK MCLLOY



HYDE PARK, LONDON



JANE STREET COMMUNITY GARDEN, BRISBANE



MID MAIN PARK, VANCOUVER, HAPA COLLABORATIVE

ENERGY + CARBON

The project will meet or exceed the City of Vancouver's regulatory policies for energy and carbon by focusing on reducing energy consumption, the use of passive measures inherent in the design of a building as well as a focus on a high performance envelope, solar access, solar control as well as consideration for renewable energy strategies.

WATER

Water will be respected as a precious resource and carefully harvested to meet the needs of the community while respecting the natural hydrology of the land and the water needs of the ecosystem and those of its neighbours. The project will use water efficient fixtures and fittings, plant appropriate landscaping and provide integrated storm water management strategies.

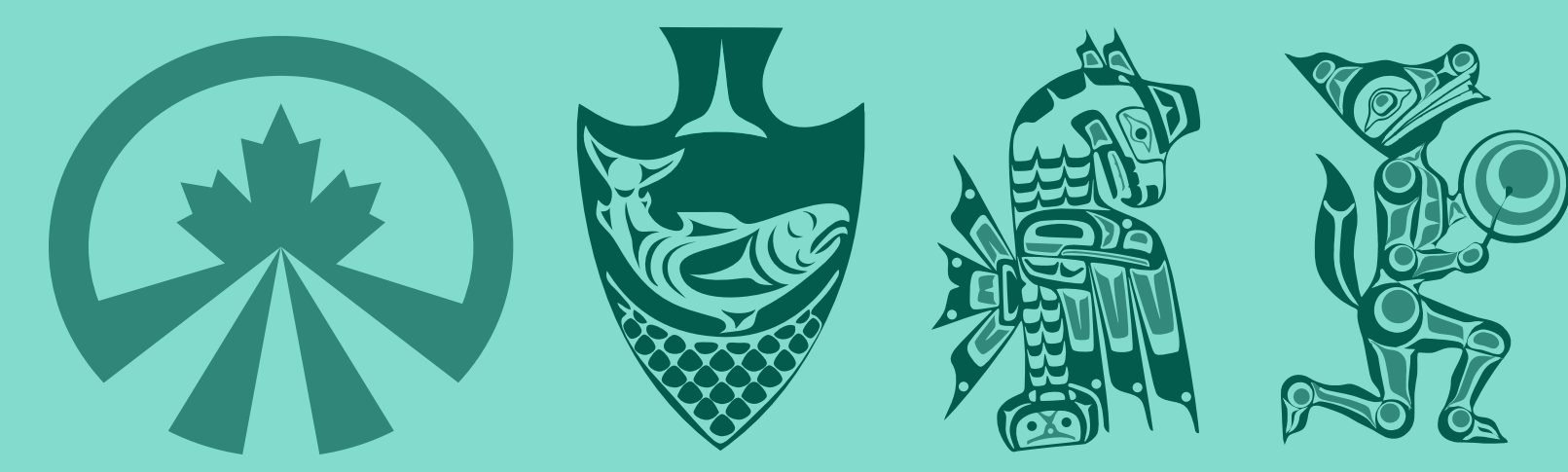
EQUITY

The project will support an equitable world through the creation of human-scaled rather than automobile scaled-places, respect for the land, the promotion of culture and interaction, enhanced public realm with universal access for all.



CULTURAL CENTRE

HEATHER STREET LANDS



HAIDA GWAI MUSEUM, HAIDA GWAI, DAVID NAIRNE & ASSOCIATES



FIRST PEOPLES HOUSE, VICTORIA, FORMLINE ARCHITECTURE

In addition to the public amenities required by the City of Vancouver policy, the MST Partners propose the addition of a cultural centre in part to respond to the community desire for gathering space. 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 space for community uses such as multi-use rooms, meeting rooms and seniors and youth space.



SQUAMISH-LILLOET CULTURAL CENTRE, WHISTLER, PERKINS+WILL / FORMLINE ARCHITECTURE

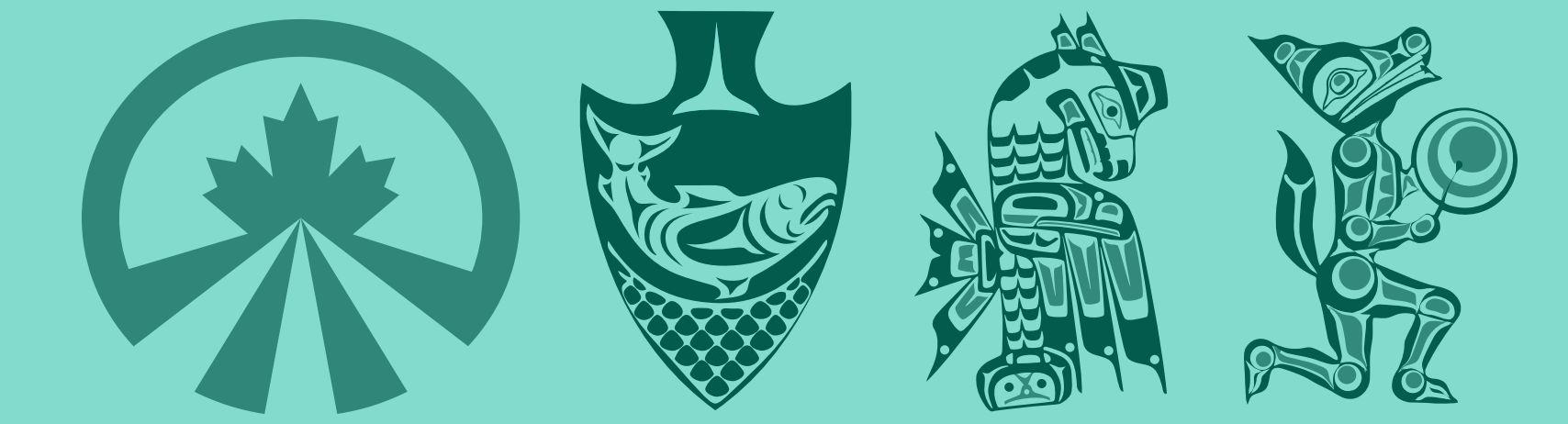


FIRST NATIONS GARDEN PAVILION, MONTREAL, SAUCIER+PERROTTE



HOUSING

HEATHER STREET LANDS



WESBROOK, VANCOUVER, HENRIQUEZ PARTNERS



SHANNON MEWS, VANCOUVER, PERKINS + WILL

CITY REQUIREMENT

- 20% affordable non-market and spectrum rental housing to comply with City policies and objectives.

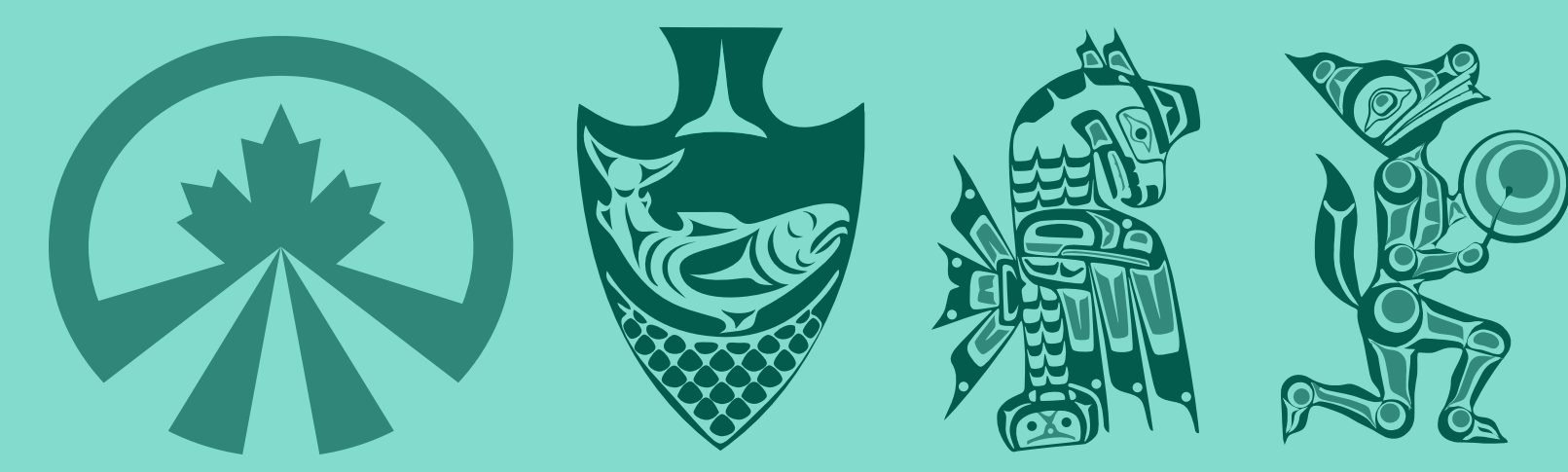
ADDITIONAL HOUSING PROPOSAL

- The MST Partners are exploring the potential to address the housing challenge by creating an “attainable housing” opportunity.
- Attainable housing would be a new form of tenure in this region that enables home ownership at sub-market pricing.
- Attainable housing would be available to groups including essential service providers and Nations members.
- The attainable housing options would include ground-oriented townhomes and condominiums to suit singles, couples and families.
- The MST Partners hope to share more information in due course.



COMMUNITY HEART

HEATHER STREET LANDS



PLAZA AT HARVARD, CAMBRIDGE



SFU UNIVERCITY CHILDCARE, BURNABY, HCMA

Each site concept includes an active mix of uses around open space to support all-day vibrancy. Anchored by the cultural centre, daycare and retail, the community heart will be animated with plazas, flexible spaces and street furniture to support community life. The community heart is a place for people to gather, located near or on the open space network in each concept.



OLYMPIC VILLAGE, VANCOUVER



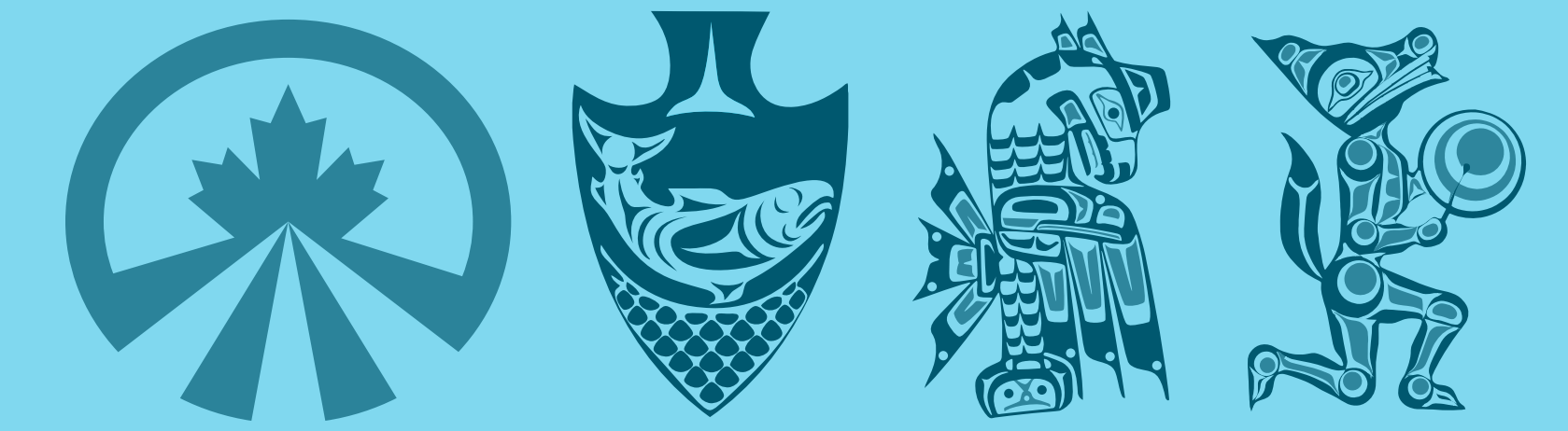
UVIC FIRST PEOPLES HOUSE, VICTORIA, FORMLINE ARCHITECTURE



RETAIL

INTRODUCTION: CONCEPTUAL SITE PLANS

HEATHER STREET LANDS



At this stage of the planning process, we are seeking your **feedback** on three conceptual site plan options. Each concept follows a different approach to the configuration of parks and open space, streets and connections, development parcels, and building massing.



CONCEPT - GATHERING

Reflecting the symbology of the circle, drum, moon, earth and Salish eye, this concept harnesses the power of the circle to bring people and cultures together. The heart of the new community is centrally located and framed by community uses, a cultural centre and ground-oriented residential.



CONCEPT - CITY GRID

This concept extends the City of Vancouver's existing grid through the site, creating strong connections from north to south and east to west. Park space is distributed to the north and centre of the plan. Retail, a cultural centre, and community uses are located along W33rd Avenue.

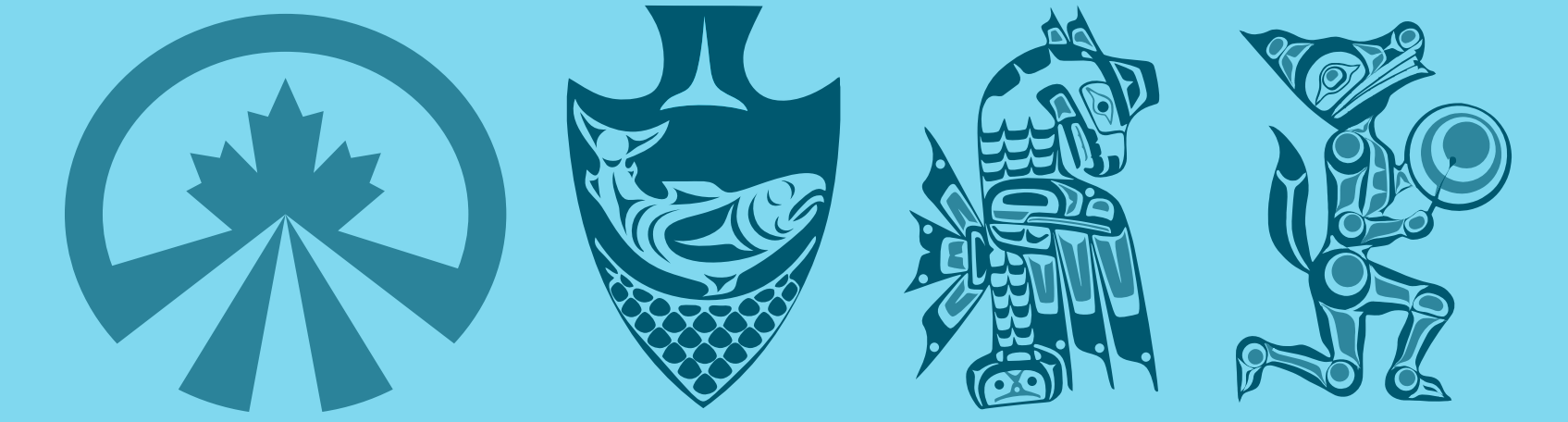


CONCEPT - FOREST TRAIL

Recalling the traditional use of the site for trails and hunting grounds, this concept links trails and ecological corridors to create a new typology of green space in the city. At the north of the site adjacent to the forest trail, a significant free standing cultural centre anchors the activity hub with retail and daycare.

CONCEPT: GATHERING

HEATHER STREET LANDS



CONCEPT PLAN

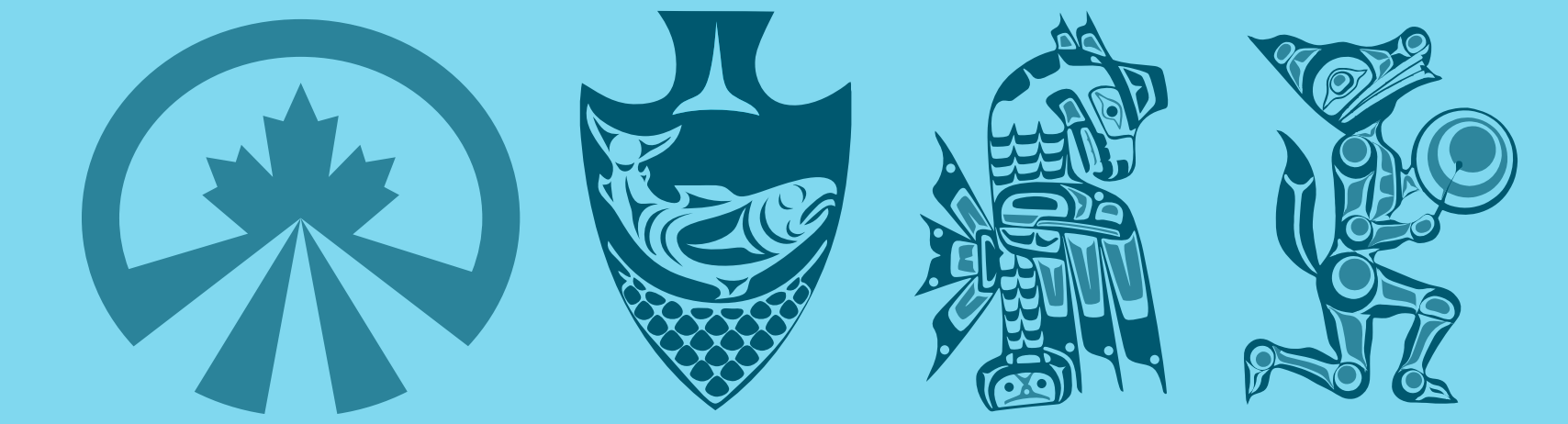
This concept is defined by a large central park. The park's circular form, framed by public amenities and ground-oriented residential is conducive to community gathering and interaction. A large linear open space connects the park to W33rd avenue. A new road that sweeps through the site creates a unique street network. Vehicular traffic on Heather street diverts around the park in order to create safe and comfortable connections for pedestrians and cyclists within the park. In order to maximize daylighting on the green space, buildings are organized around courtyards, with the tallest buildings at the centre of the site and along the northern edge of the park. Building heights transition down to the adjacent developments to be respectful of the adjacent neighbours.



ILLUSTRATIVE MASSING

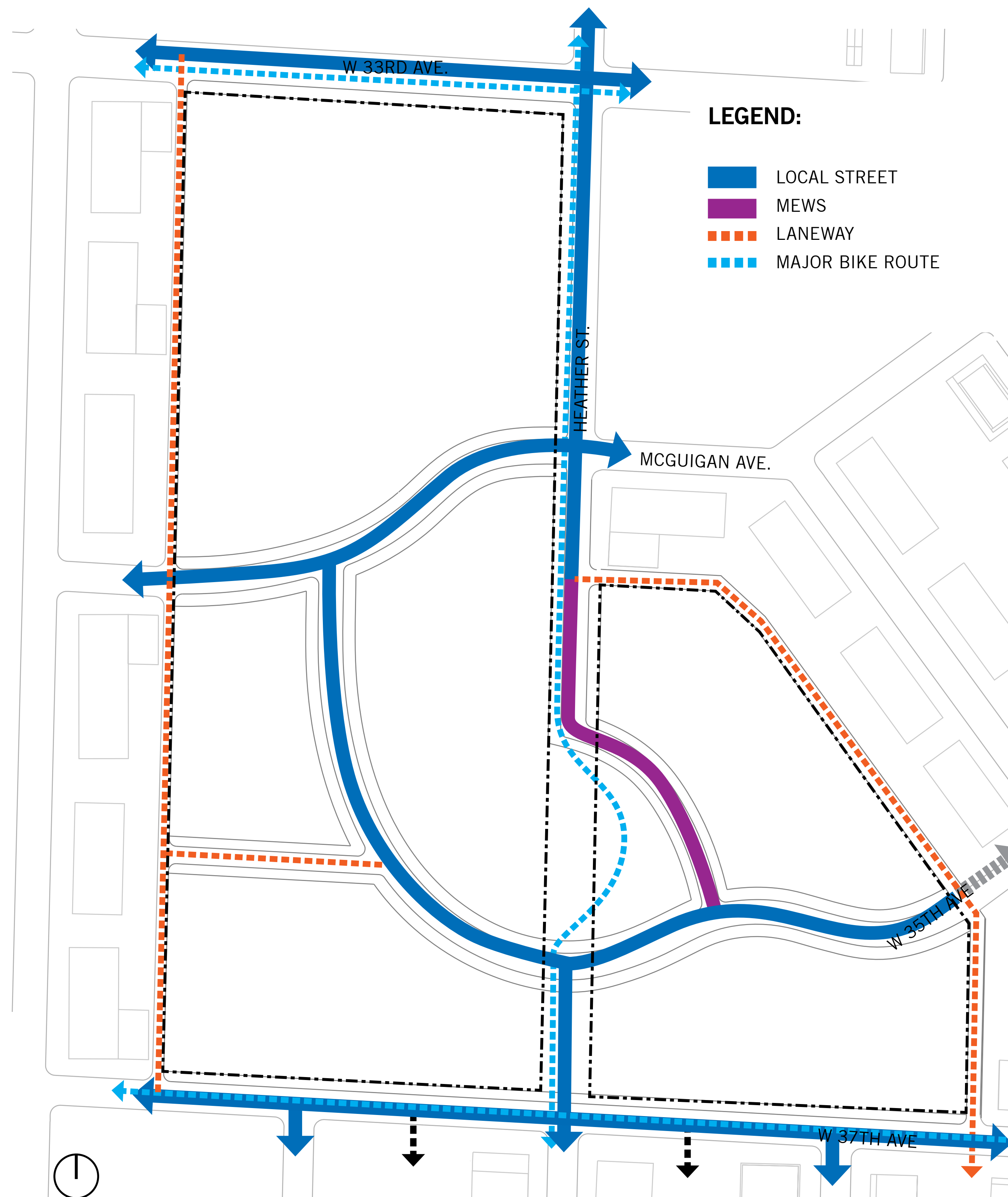
CONCEPT: GATHERING

HEATHER STREET LANDS



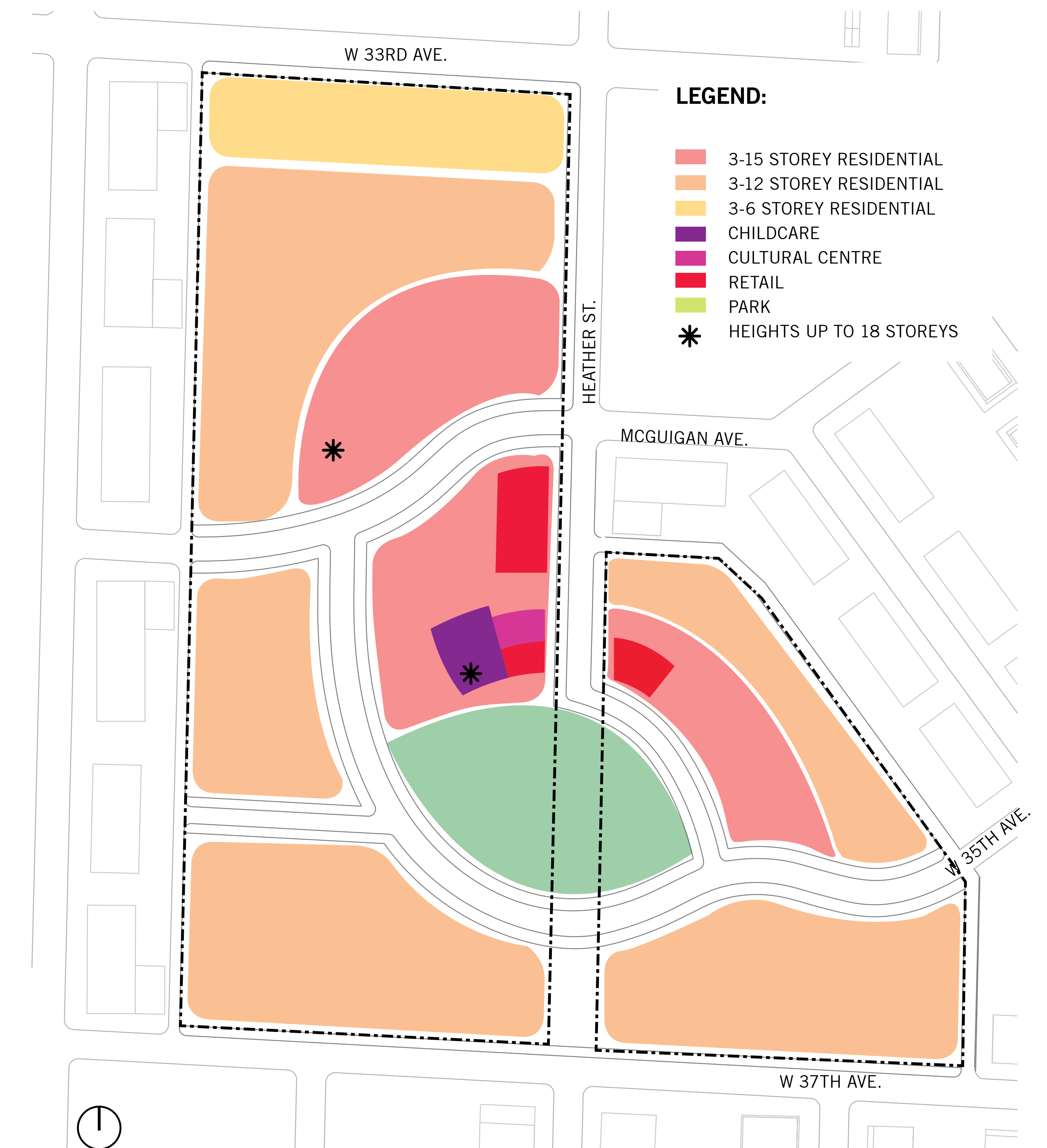
PARKS & OPEN SPACE

- Large circular public park located at the center of the site is framed by public amenities and ground-oriented residential
- Linear open space connects the park to W33rd to the north
- Park accommodates a children's play area and areas for passive recreation
- Private courtyard spaces act as amenities for residents
- Approximately three acres of parks and open space, to be refined in future stages



MOBILITY

- New east-west connection of W35th avenue to the west and McGuigan avenue to the east
- Curving roads create a more organic pattern
- New streets and lanes provide safe and comfortable cyclist and pedestrian connections
- Safe pedestrian and cyclist connections are achieved by diverting vehicular traffic along Heather Street away from the park and pedestrian and cyclist traffic

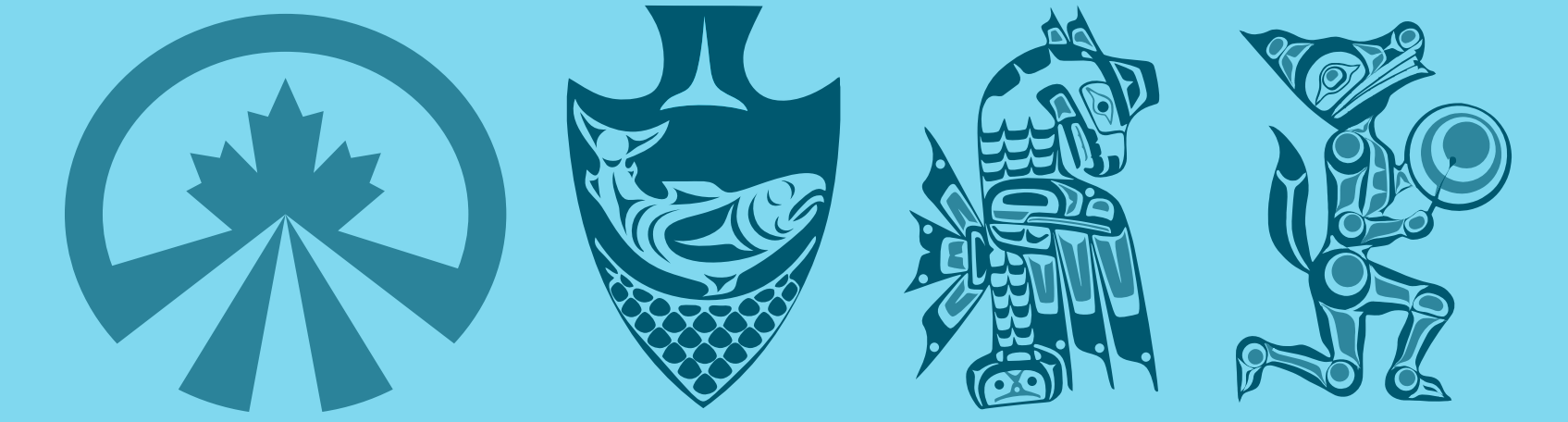


LAND USE

- Primarily a residential mid-rise and townhouse district
- Building heights transition down to the adjacent neighbourhood
- Highest buildings are at the centre of the site and to the north to prevent shading on the park
- Ground-oriented townhouses frame the open spaces, trails and greenways
- Cultural centre, daycare and retail frames and activates the public park

CONCEPT: CITY GRID

HEATHER STREET LANDS



CONCEPT PLAN

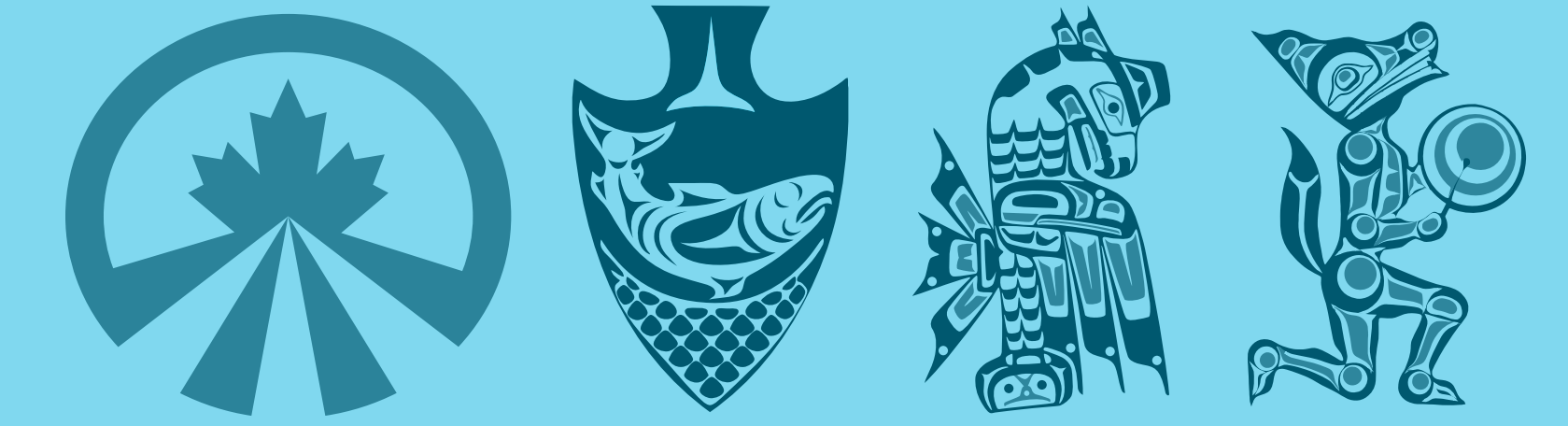
This concept provides two distinct areas of open space. A new park at the center of the site is framed by public streets, and public open space at the north end of the site creates an east-west greenspace connection through the site. By extending the city's existing grid, this concept creates strong connections from north to south and east and west. Buildings are organized around courtyards, with the tallest buildings at the centre of the site and along W37th avenue. Building heights transition down to the adjacent neighbours.



ILLUSTRATIVE MASSING

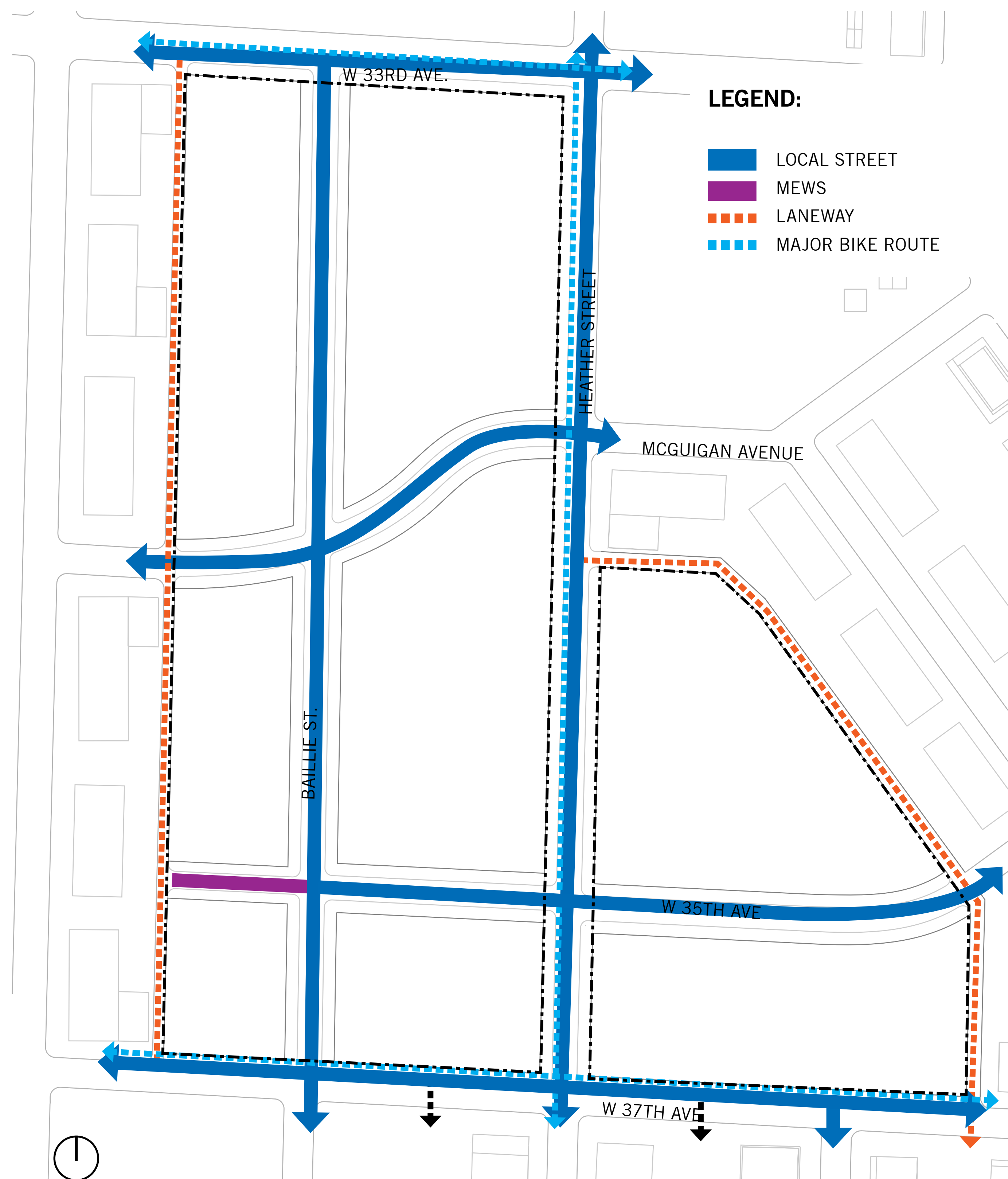
CONCEPT: CITY GRID

HEATHER STREET LANDS



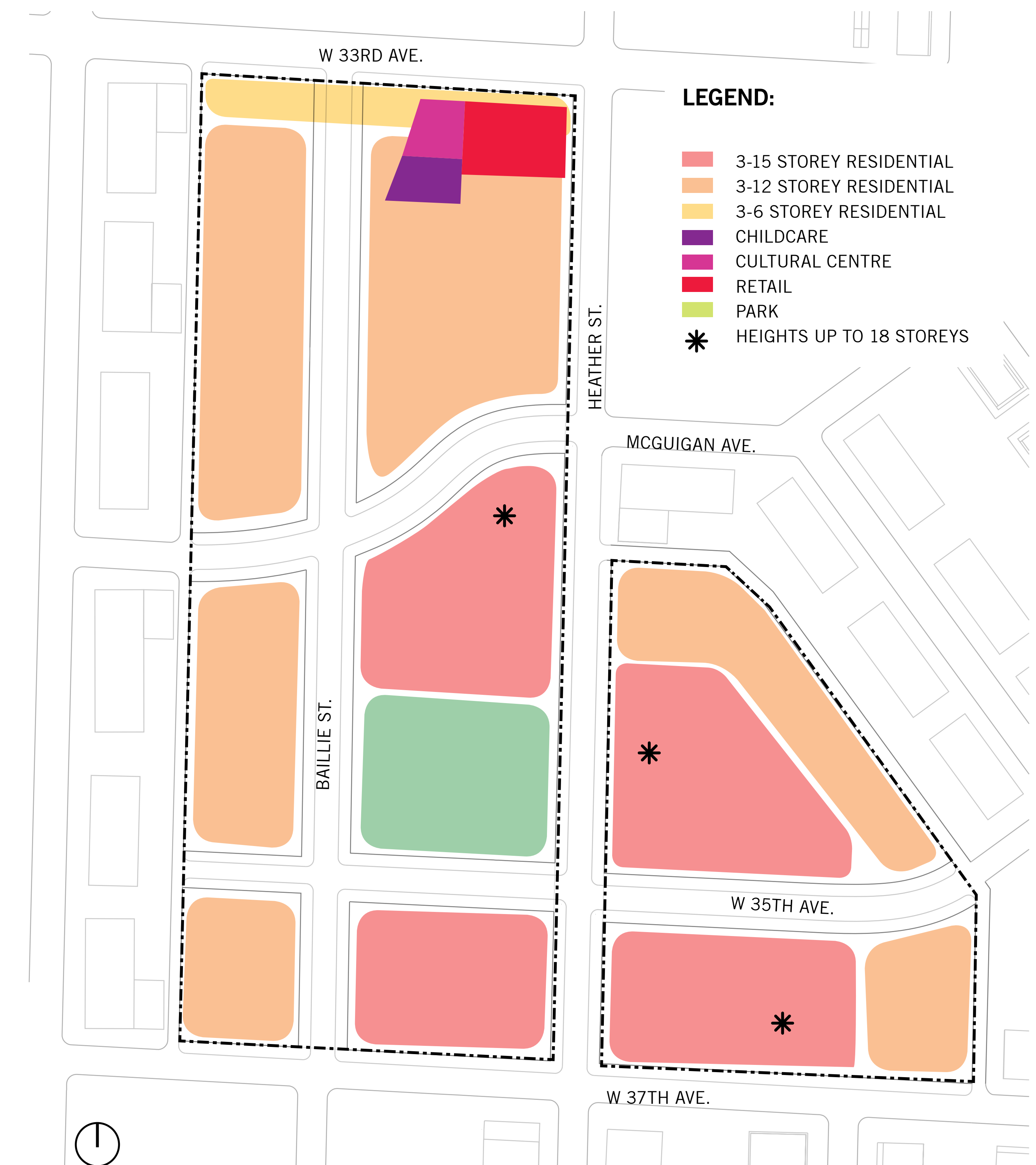
PARKS & OPEN SPACE

- The public park located at the center of the site is bounded by public streets to the east, south and west
- Public open space at the north of the site crosses the site from east to west
- Public space at the north end of the site accommodates a children's play area
- Private courtyard spaces act as amenities for residents
- Approximately three acres of parks and open space, to be refined in future stages



MOBILITY

- New north-south connection along Baillie street
- New east-west connection along W35th
- New east-west connection connecting with McGuigan avenue to the west
- New streets and lanes promote cyclist and pedestrian connections

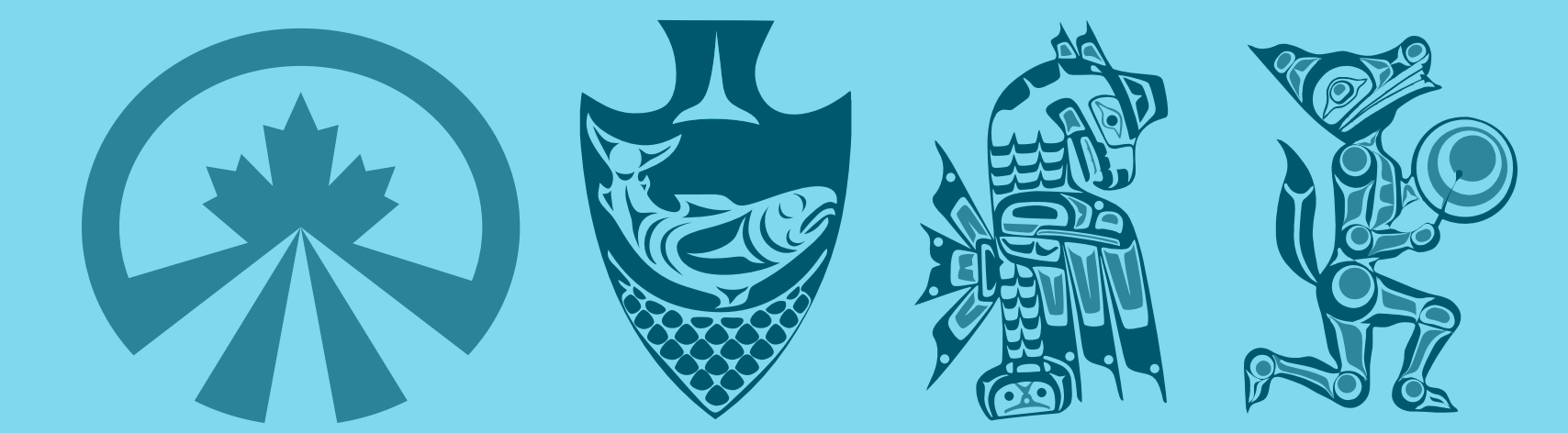


LAND USE

- Primarily a residential mid-rise and townhouse district
- Building heights transition down to the neighbourhood
- Highest buildings are at the centre of the site and along W37th avenue
- Ground-oriented townhouses frame the open spaces, trails and greenways
- Cultural centre, daycare and retail at the north of the site activates W33rd avenue

CONCEPT: FOREST TRAIL

HEATHER STREET LANDS



CONCEPT PLAN

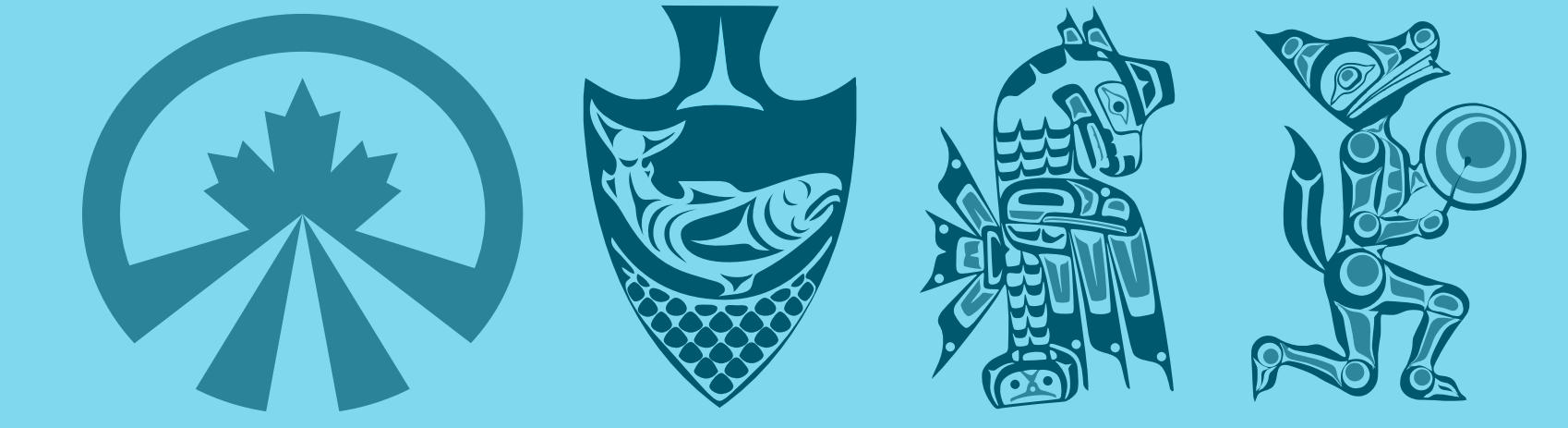
This concept provides continuous green space from north to south, with a significant new park at the center of the site. A new curved road connects W35th avenue to Mason street. Safe and comfortable connections for pedestrians and cyclists are created by closing vehicular traffic on Heather street. Recalling the site's origins as a forest trail, the unique criss-cross of curved roads create a new typology of green space that distinguishes itself within the Vancouver city grid. Buildings are organized around courtyards, with the tallest buildings in the centre of the site. Building heights transition down to the adjacent neighbours.



ILLUSTRATIVE MASSING

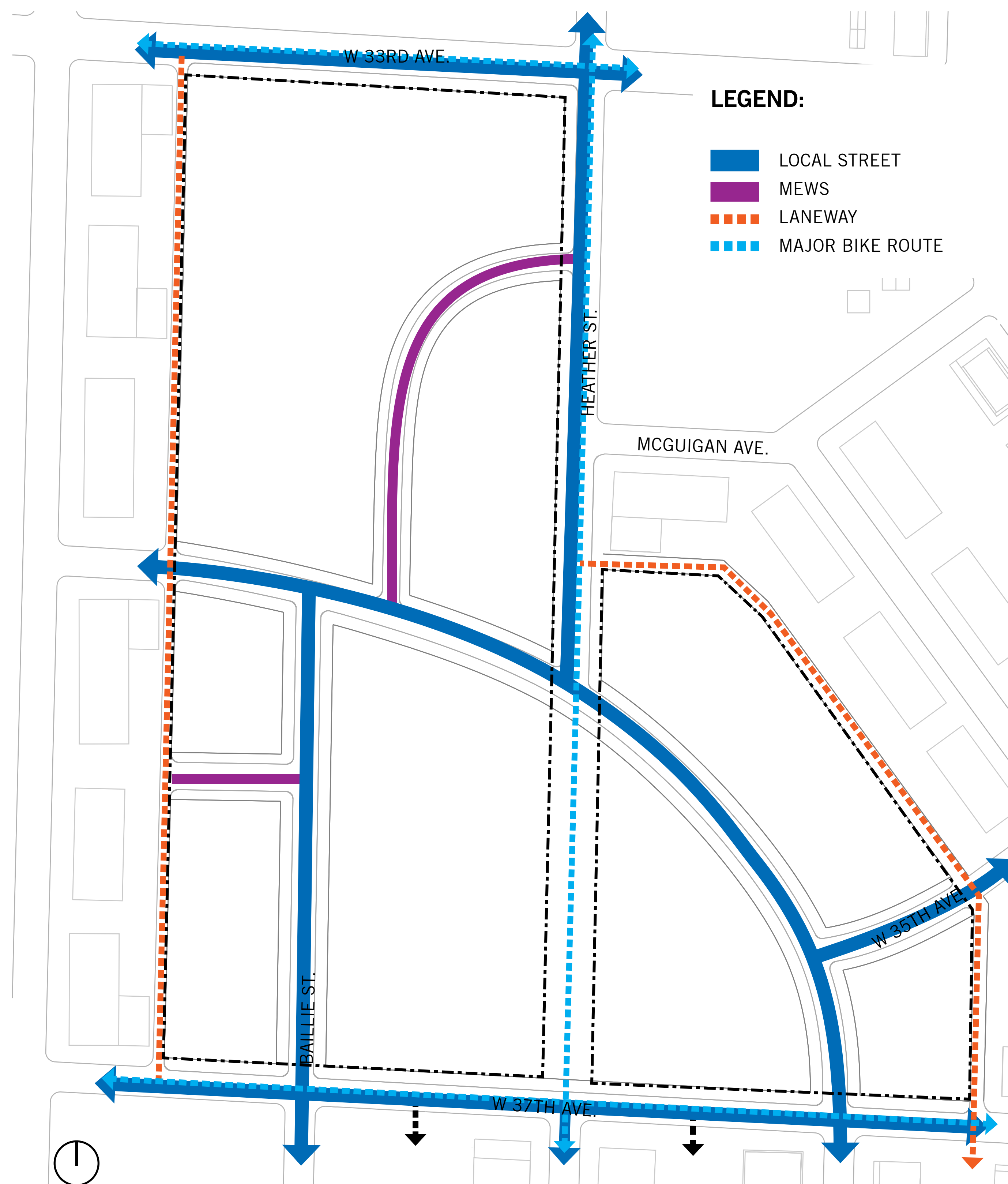
CONCEPT: FOREST TRAIL

HEATHER STREET LANDS



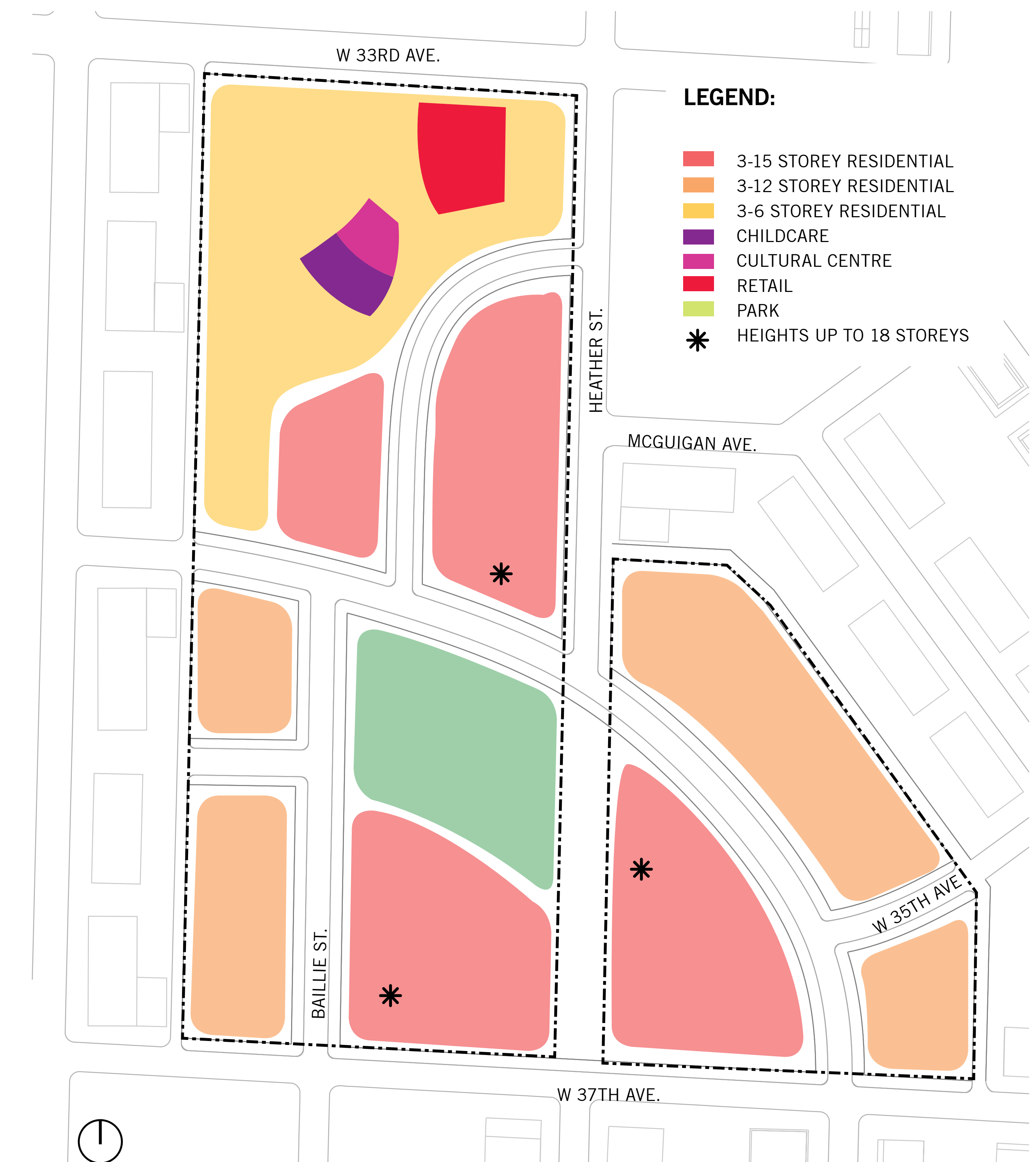
PARKS & OPEN SPACE

- Large public park at the center of the site is bounded by public streets to the north and west
- Linear park links W33rd to W37th avenue
- Open space at the north accommodates a children's play area
- Private courtyard spaces as amenities for residents
- Approximately three acres of parks and open space, to be refined in future stages



MOBILITY

- New curved road connecting W35th avenue to Mason street
- New streets and lanes promote cyclist and pedestrian connections
- Curving roads create a more organic pattern and unique sense of place
- Safe pedestrian and cyclist connections achieved by closing Heather Street to vehicular traffic
- New internal streets and "mews" provide access to buildings at the center of the site



LAND USE

- Primarily a residential mid-rise and townhouse district
- Building heights transition down to W33rd avenue to the north and adjacent laneways to the east and west of the site
- Highest buildings are at the centre of the site, and along W37th avenue
- Ground-oriented townhouses frame the open spaces, trails and greenways
- Cultural centre, daycare and retail at the north activates the site and captures views to the north