

HEATHER STREET LANDS

phase 1 consultation summary



Heather Street Lands

Planning Program First Phase of Consultation

BACKGROUND

The Heather Street Lands are an 8.5 hectare site (21 acres) located north of 37th Avenue, south of 33rd Avenue, and bounded by the lanes behind Willow Street and Ash Crescent.

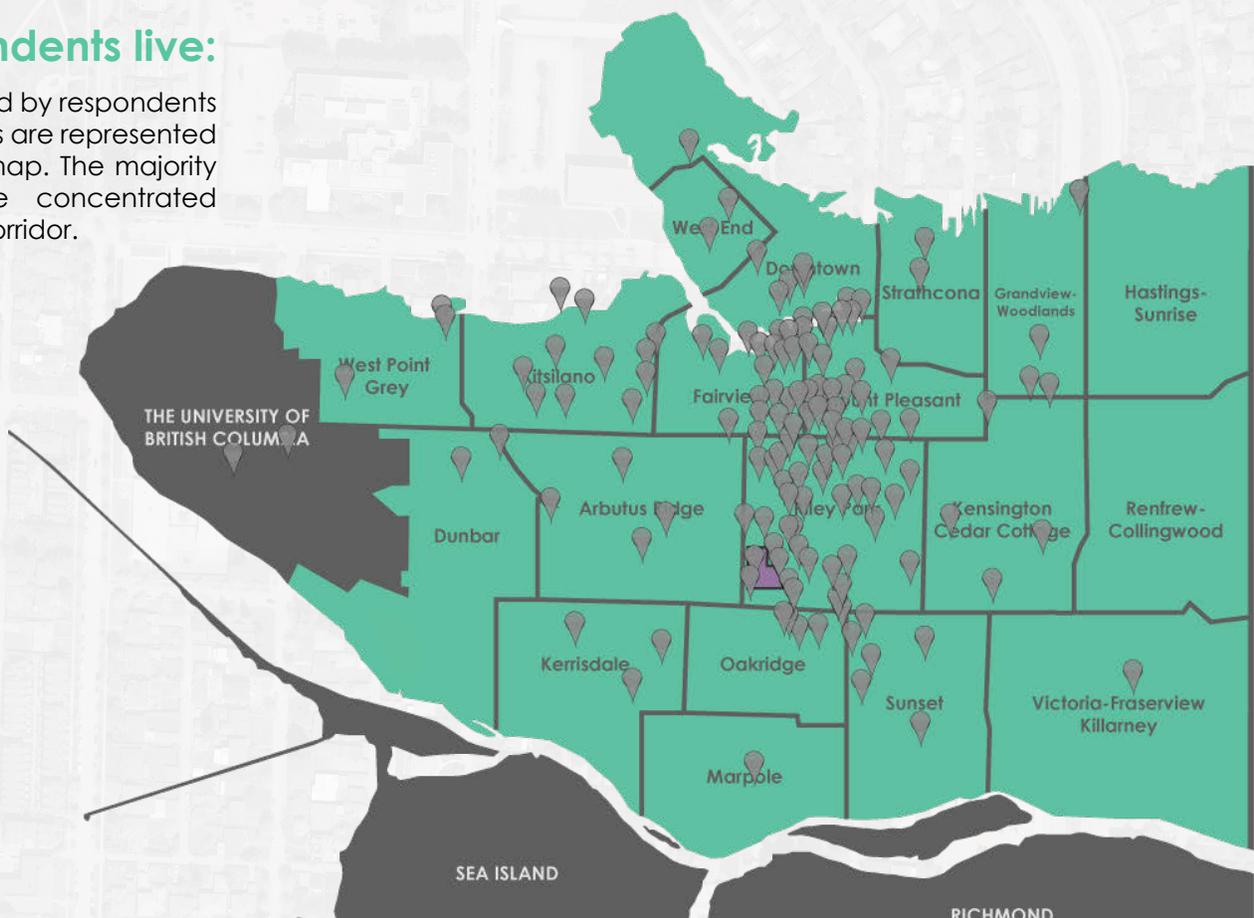
The Heather Street Lands and surrounding areas were used for thousands of years as part of the traditional territory of the Musqueam Indian Band, Squamish Nation and Tsleil-Waututh Nation. Prior to relocation to Surrey in 2012, it was the site of the RCMP's British Columbia headquarters and operations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

The owners of the Heather Street Lands, which include the Musqueam Indian Band, Squamish Nation, Tsleil-Waututh Nation (the MST Partners), and Canada Lands Company, have asked the City to start a planning program to create a Policy Statement to guide future redevelopment of the site. On October 15th and 17th, 2016, the City hosted two open houses to launch the planning program.

The Policy Statement will include principles and objectives on land use, sustainability, transportation, density, building types and heights, public benefits and phasing for the development. The display material at the open houses provided an overview of the history of the site, the policy context and steps for the policy planning program. City staff and representatives from the MST partners and Canada Lands Company team were present to

Where respondents live:

Postal codes provided by respondents from the open houses are represented by the dots on this map. The majority of respondents are concentrated along the Cambie corridor.



OPEN HOUSE: INFO

ARTIST SESSION

The first open house featured an artist session to help participants visualize their ideas for the future of the Heather Street Lands. A group of artist-facilitators were present to illustrate ideas offered by those in attendance. Participants described activities they imagined taking place in the space over the course of a day. The artists sketched on the spot, listing the activities and identifying themes. Over the course of the day, 11 drawings were created, each accompanied by a ranking sheet to allow members of the public to vote on the ideas in each drawing. The 11 drawings and ranking sheets were also displayed at the second open house on Monday, October 17, 2016. Attendees to this open house were encouraged to examine the drawings and rank the activities and features.



QUESTIONNAIRE

In addition to the artist session, questionnaires were made available for attendees to provide written feedback. The questionnaire asked about housing types, mix of land uses, community facilities, parks and open space, transportation, pedestrian connections and where various uses and building types should ideally be located.



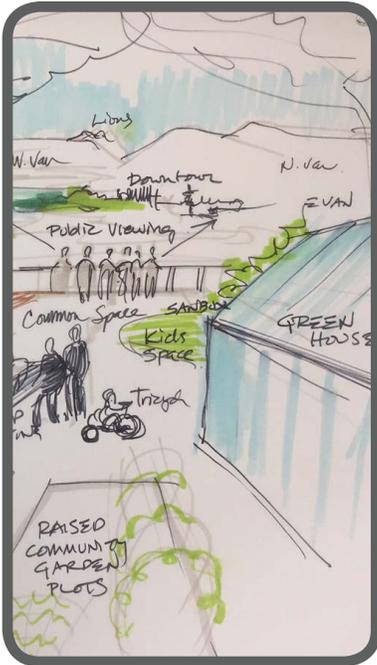
ATTENDEES

A total of 102 people attended the open houses over the two days, and 213 people completed the questionnaire. This document provides a summary of the key themes from the artist session and the questionnaire responses. What we heard will result in the creation of guiding principles to inform and evaluate development concepts and subsequent policy for the Heather Street Lands. The second phase of open houses will present the draft guiding principles and initial concepts for public review and input.



102 Attendees

ARTIST SESSION SUMMARY



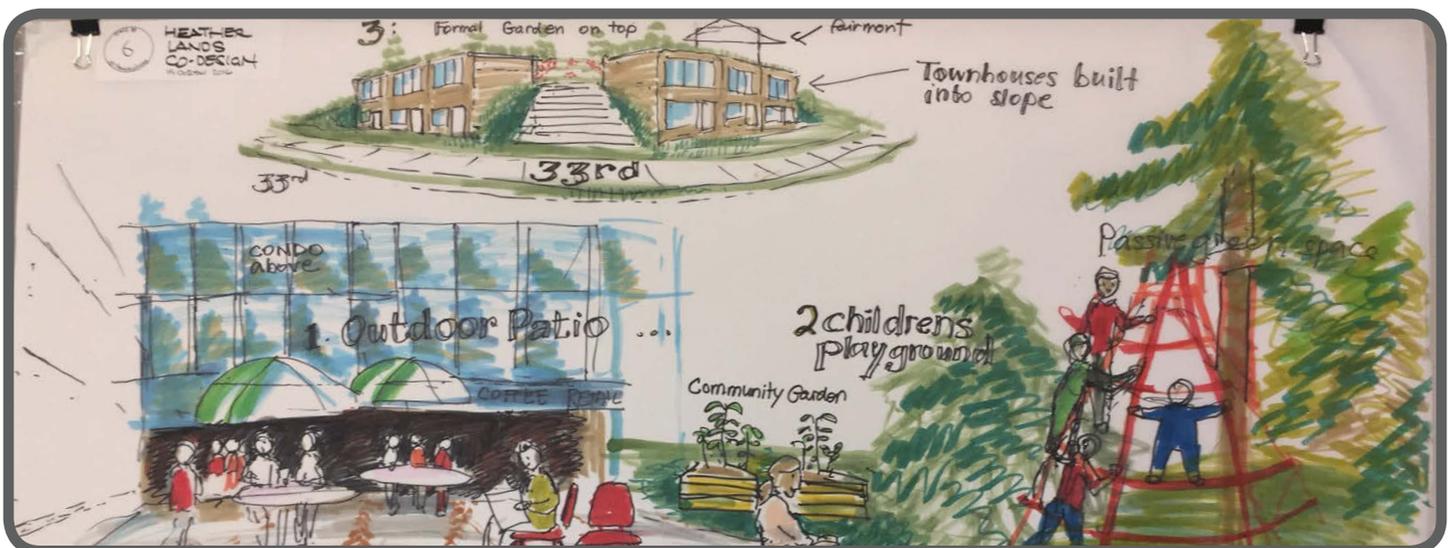
When examining the drawings and ranking sheets developed through the artist session, nine central themes emerged related to:

- Community Spaces
- Streets & Movement
- First Nations Inspiration
- Repurposing the Fairmont Academy
- Mountain Views
- Sustainability Initiatives
- Local-serving Retail & Employment
- Varied Building Types & Uses
- Service & Supports

COMMUNITY SPACES

Much of the feedback revolved around the idea of community spaces within the site. Suggestions include: outdoor community gathering spaces, indoor and outdoor benches and seating areas, well-lit outdoor spaces, passive greenspace, water features, tree mounds, and a formal garden. Drawings also identified flexible gathering places, fitness classes (gym), tool sharing/workshop space, meeting spaces, cultural spaces, intergenerational spaces, family space, learning spaces, and children’s play spaces/playground as desirable for inclusion in the redevelopment of the Heather Street Lands.

Illustrations also presented the desire for urban agriculture to be incorporated into the future design of the Heather Street Lands. Ideas include: provision of rooftop gardens, a community greenhouse, as well as community garden plots.



STREETS & MOVEMENT

Participants in the artist session envisioned the future of the Heather Street Lands as a highly connected site, that facilitates movement within as well as between adjacent neighbourhoods, through well designed pedestrian pathways and road networks. There is a desire for local streets to be designed for pedestrians, local traffic, as well as providing appropriate cycling facilities, like separated bike lanes and parking.

FIRST NATIONS INSPIRATION

Sketches expressed the desire for First Nations traditions, culture, and values to be incorporated through art and cultural space in the redevelopment of the Heather Street Lands.

REPURPOSING THE FAIRMONT ACADEMY

The Fairmont building is listed on the Vancouver Heritage Register in the 'A' evaluation category and is the most noteworthy existing building on the Heather Street Lands. As such, many early ideas for its reuse were identified during the artist session. For example, creating a community focal point/hub with an activated edge along 33rd avenue, placing a school or childcare facility, or locating local-serving retail and employment amenities.



MOUNTAIN VIEWS

Many drawings highlighted the importance of maintaining existing views to the north. There were also sketches which explored the opportunity to create public views from walking and biking paths.

SUSTAINABILITY INITIATIVES

Sustainability also emerged as a key theme, with the idea of a possible district energy facility locating on the site.

LOCAL-SERVING RETAIL & EMPLOYMENT

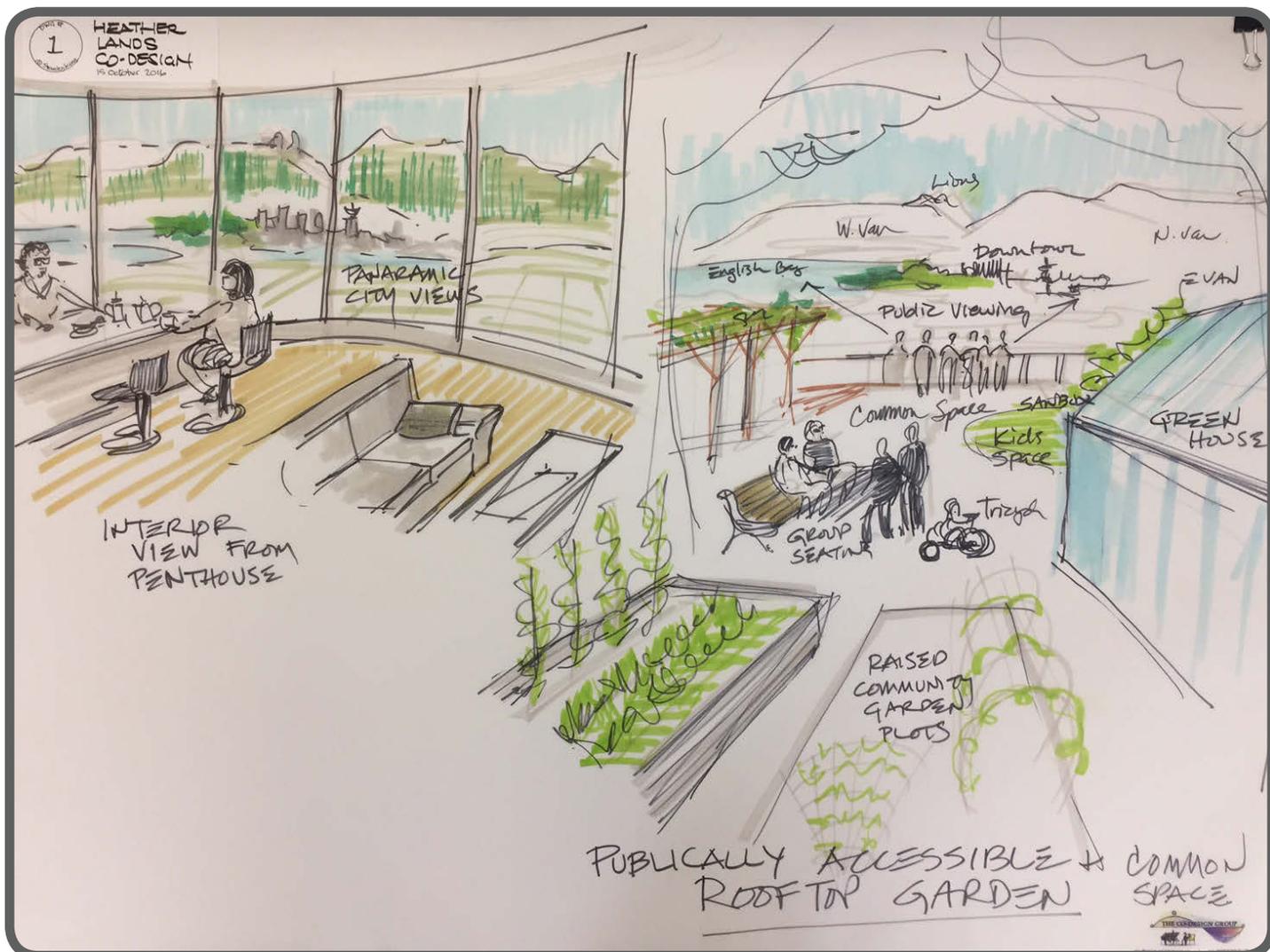
Outdoor patios with pavers & umbrellas, locations to foster employment and enterprise, local-serving retail, and office space were all sketched and identified as important by participants in the artist session.

VARIED BUILDING TYPES & USES

A variety of building types and uses were identified as being important in the development of the site, including: townhouses, condos, and sufficient underground parking.

SERVICE & SUPPORTS

Seniors, youth, and recreation services/supports were sketched as part of the artist session. Illustrations were developed with a focus on infrastructure. Main ideas include public transit opportunities and emergency preparedness and response.



QUESTIONNAIRE

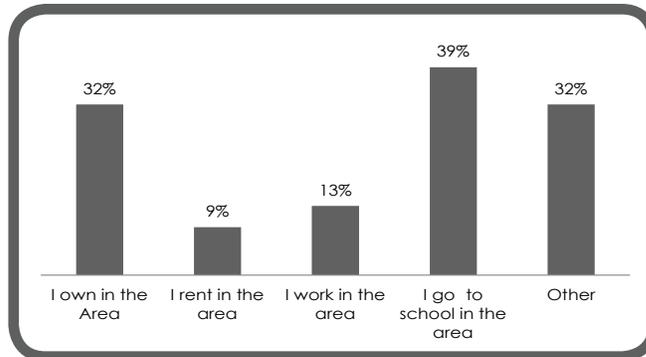
A paper questionnaire was available at the open houses and online. The online questionnaire was accessible between October 19th and October 31st, 2016. A total of 102 people attended the open houses and 213 people completed the questionnaire (29 hard copies submitted at the open houses and 184 completed online). **What follows is a summary of the results.**



QUESTION 1 DEMOGRAPHICS

Q1: WHAT IS YOUR CONNECTION TO THE AREA SURROUNDING THE HEATHER STREET LANDS?

(Check all that apply)

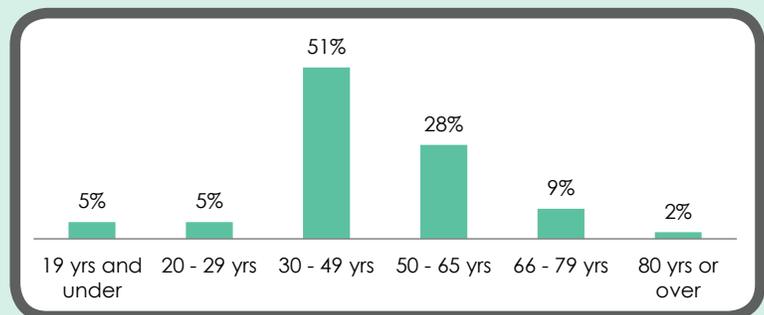


Note: Percentages reflect how many respondents chose that option; however, multiple choices could be selected, so the sum of the percentages does not equal 100%.

The majority (41%) of respondents live in the area. A large portion of the remaining respondents go to school in the area (39%). Those that selected "other" (32%) have children that go to school in the area, or are affiliated with the Riley Park - South Cambie Community Vision Committee.

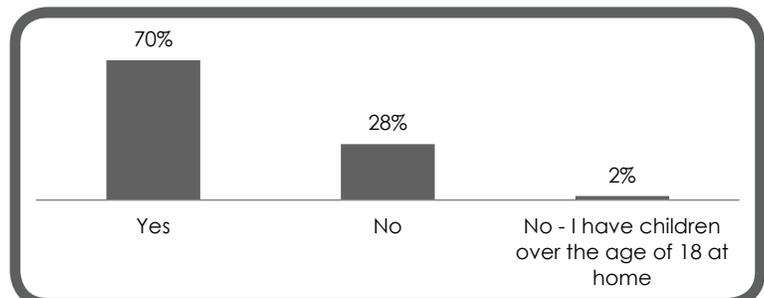
WHICH AGE CATEGORY DO YOU FALL IN?

Most of the respondents (51%) are in the 30-49 age bracket with a moderate percentage in the 50-65 years or over (28%) group.



DO YOU HAVE CHILDREN UNDER THE AGE OF 18 AT HOME?

The majority of respondents (70%) have children under the age of 19 at home, while the other 30% do not, or have children over the age of 18 at home.

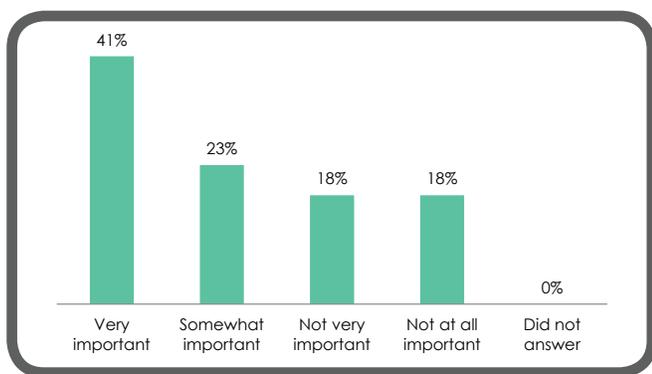


Q2: The Heather Street Lands will be primarily residential. How important do you think the following types of housing are for the site?

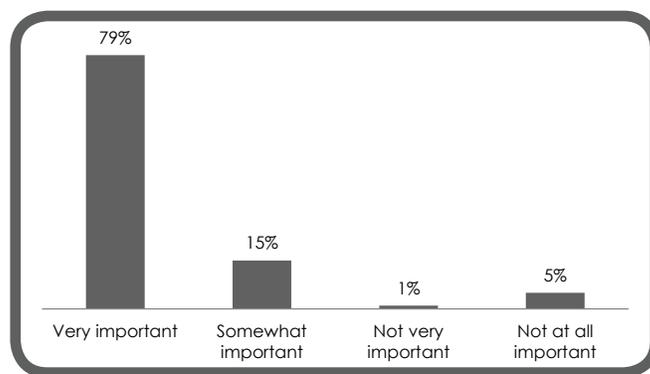
(Note: there is a City requirement to provide a minimum of 20% affordable housing on the site.)

Housing for families (83%) and seniors (81%) was overwhelmingly identified as important for the area. Rental housing (64%) was also underlined as important with social housing (55%) and market housing (49%) identified as important but less frequently.

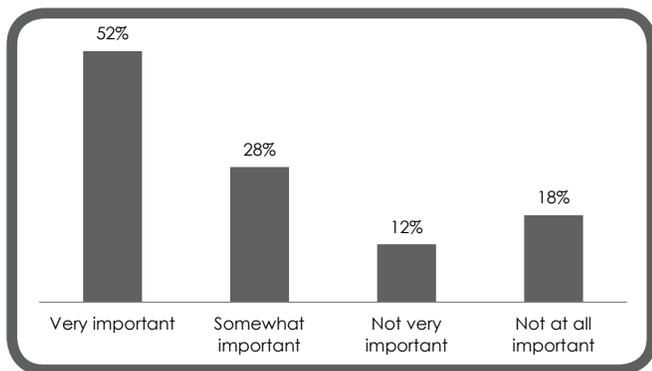
Note: percentages provided above combine the "very important" and "somewhat important" options represented below.



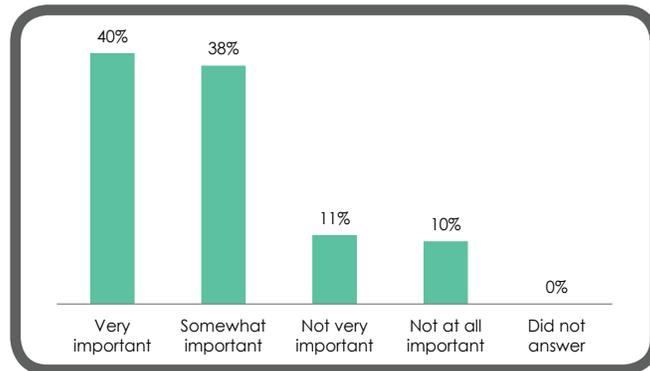
SOCIAL HOUSING



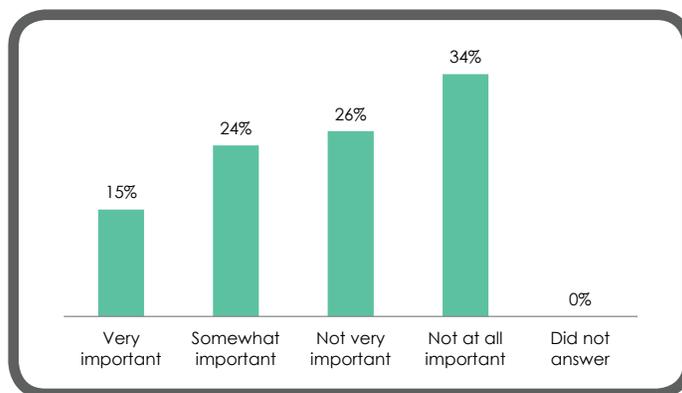
HOUSING FOR FAMILIES



RENTAL HOUSING



HOUSING FOR SENIORS



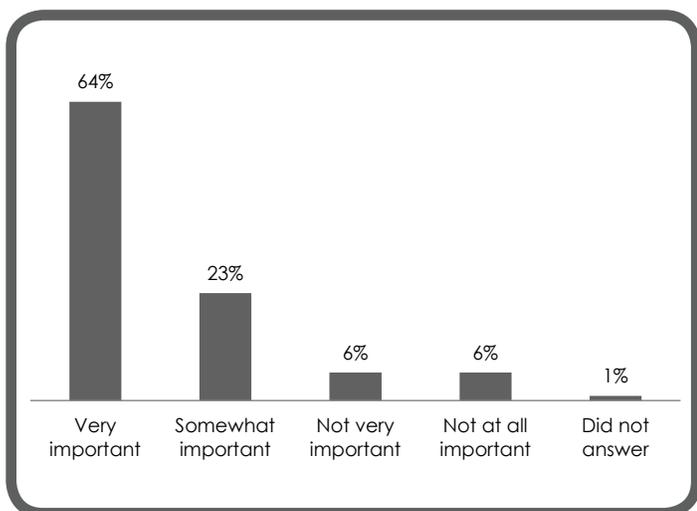
MARKET HOUSING



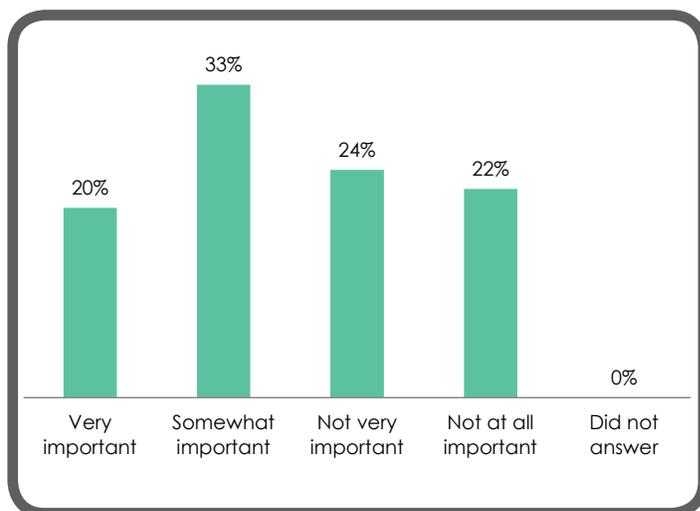
QUESTION 3 MIX OF USES

Q3: How important are the following land uses (other than residential) to the Heather Street Lands?

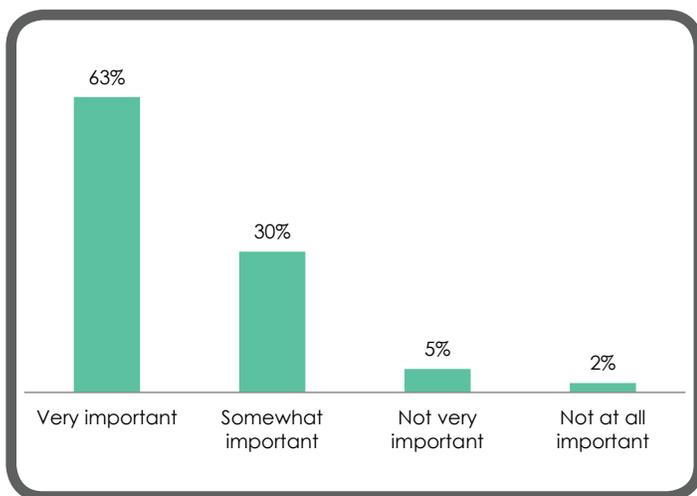
Community amenities (93%) as well as parks and open space (87%) were overwhelming identified as needed in the area with local serving retail (53%) and office and employment space (34%) identified as lesser needs.



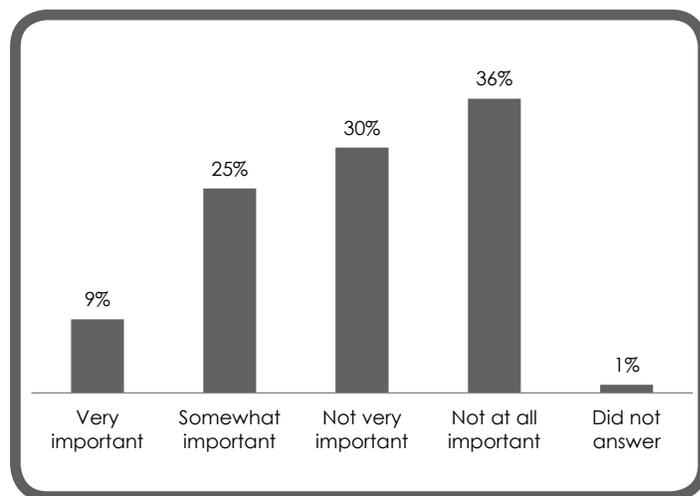
PARKS AND OPEN SPACE



LOCAL SERVING RETAIL



COMMUNITY AMENITIES



OFFICE & EMPLOYMENT SPACE

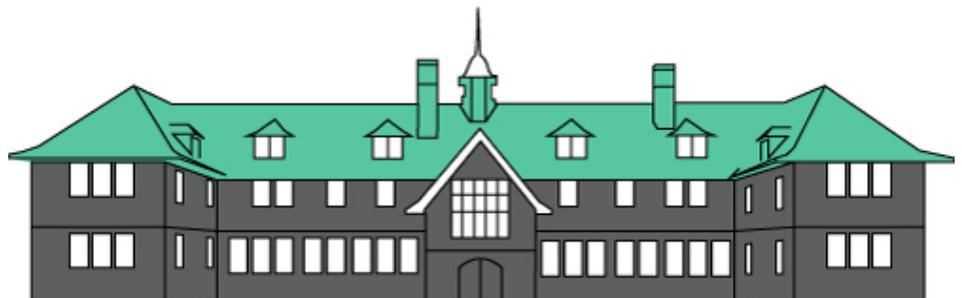
Q4 What kind of community facilities or services (e.g. childcare, recreation, culture, etc.) are most needed in this area and should be considered for the Heather Street Lands?

- A large portion of the 200 responses to this question identified childcare as a significant need in the area, especially more affordable and accessible options.
- Many responses pointed out an opportunity for a new school to be located on the site.
- Recreation was mentioned multiple times, including specific suggestions for walking trails, playgrounds, a fitness centre, and a pool.
- Some respondents want a community centre on site whereas others would like to see arts and cultural facilities.
- Finally, some respondents commented that the area is already well serviced by current and planned community facilities and want to see a focus on varied and accessible housing options and small scale retail options for the Heather Street Lands site.



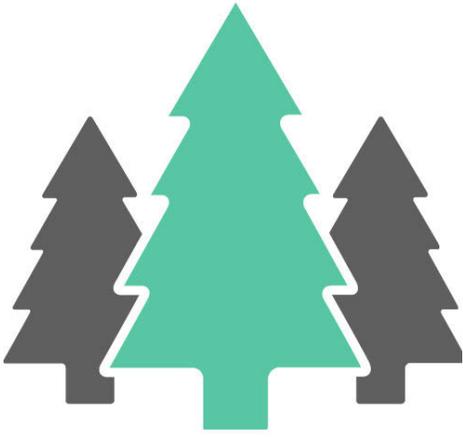
QUESTION 4
COMMUNITY & SOCIAL FACILITIES

QUESTION 5
FAIRMONT ACADEMY BUILDING



Q5: The Fairmont Academy (at 33rd and Heather Street) was constructed in 1912 as a boys school. In 1920, the RCMP took over the site and used the building for training. It is anticipated that the Fairmont Academy building will be protected and repurposed. Do you have any ideas for its reuse?

- The majority of the responses to this question suggested that the Fairmont Academy building should be reused as a community centre or community gathering space.
- Many responses also suggested that the building could be used as a location for a new school.
- Some respondents see the building as being suitable in accommodating shared office space, or arts and culture facilities.
- Residential, retail, library, recreational, and museum uses were other popular ideas for the reuse of the Fairmont Academy Building.



QUESTION 6 PARKS & OPEN SPACE

Q6: What elements should be considered in planning for new parks and open space (e.g. open green space, children's play, natural features, etc.)?

- Many of the respondents want to see children's play areas, as well as park design that responds to natural features.
- Some respondents feel that because the Heather Street Lands is located between two large parks (Queen Elizabeth & Oak Meadow), smaller pocket parks and open space spread throughout the site, or a sports field would be appropriate.
- Landscaping was emphasized multiple times as being important along with the incorporation of natural habitat features and wildlife. Multiple comments addressed walking trails and playgrounds as highly desirable.
- Multi-generational spaces for public gathering celebrating First Nations heritage and culture was requested by many respondents.
- Dog areas were mentioned several times, with many responses suggesting off-leash fenced spaces as a preferred design.
- Many respondents identified community gardens as a priority for open space on the site.
- Water features and public art were also identified as desirable features.



QUESTION 7 TRANSPORTATION

Q7: When considering all modes of transportation - walking, cycling, transit and cars - what key issues and improvements should be considered in the redevelopment of the site?

- The majority of comments emphasized pedestrian accessibility to and through the site. Connected paths, diversity of paving materials, and limiting automobile traffic were common themes.
- Many respondents asked for improvements to bike infrastructure (e.g., bike racks and parking) and to maintain the bike route on Heather Street.
- Construction of protected bike lanes within and on the surrounding streets was also expressed as being important.

- Transit was highlighted as a priority with many respondents asking for improved connections to existing Canada line stations. Respondents also expressed interest in a new station at Cambie and W 33rd Ave.
- Multiple respondents expressed concern for adequate vehicle parking, with a desire to ensure sufficient underground parking for residents.
- Some respondents suggest that development prioritize non-vehicular modes of transportation and use strategies to reduce single occupancy vehicle use.

Q8: Are there important pedestrian routes that should be made through the site? What are the important destinations within and around the site if you are walking?

A list of the most frequent answers follows (in no particular order):

- Queen Elizabeth Park
- Oakridge Centre Mall
- Existing Canada Line Stations
- Potential 33rd Avenue Canada Line Station
- Children's Hospital
- The Jewish Community Centre
- Willow Street and 35th Avenue as pedestrian routes
- Increase width of sidewalks
- Developing pedestrian routes between Cambie St and Oak St
- Construction of a pedestrian corridor between Queen Elizabeth park and Oak Meadow park
- Hillcrest Community Centre
- Preserving views
- Unpaved running/walking track
- Eric Hamber Secondary School
- École Secondaire Jules-Verne
- École Rose-Des-Vents
- Incorporate sheltered walkways from the elements





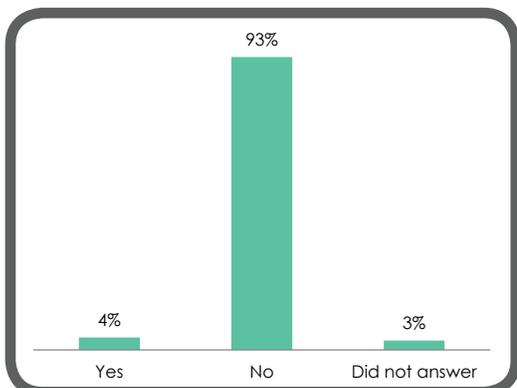
QUESTION 9 SUSTAINABILITY

Q9: What are the key opportunities for this development to encourage and enable residents to reduce their environmental impacts now and for future generations?

- Many respondents feel that developing to passive house/LEED building standards is important.
- Storm water management and solar collection sites were also suggested in response to this question.
- Respondents are interested in the potential for district energy to be provided throughout the site.
- Many feel that car/bike share services are important in reducing individual automobile ownership, which will reduce emissions.
- Retention of trees, access to transit, recycling stations, eco-friendly building materials, community gardens, communal compost sites and local essential services within walking distance were also repeated ideas in response to this question.

ARTIST SESSION AND YOUR VISION FOR THE SITE

On October 15 there was an artist session following the open house, in which artists created drawings depicting the types of activities attendees would like to see on the site in the future. Respondents were asked if they took place in the session or not.



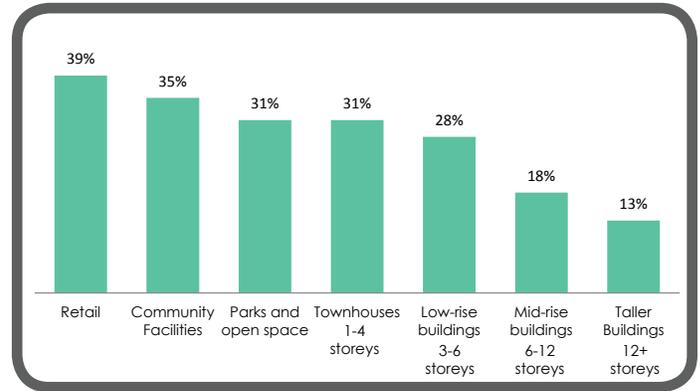
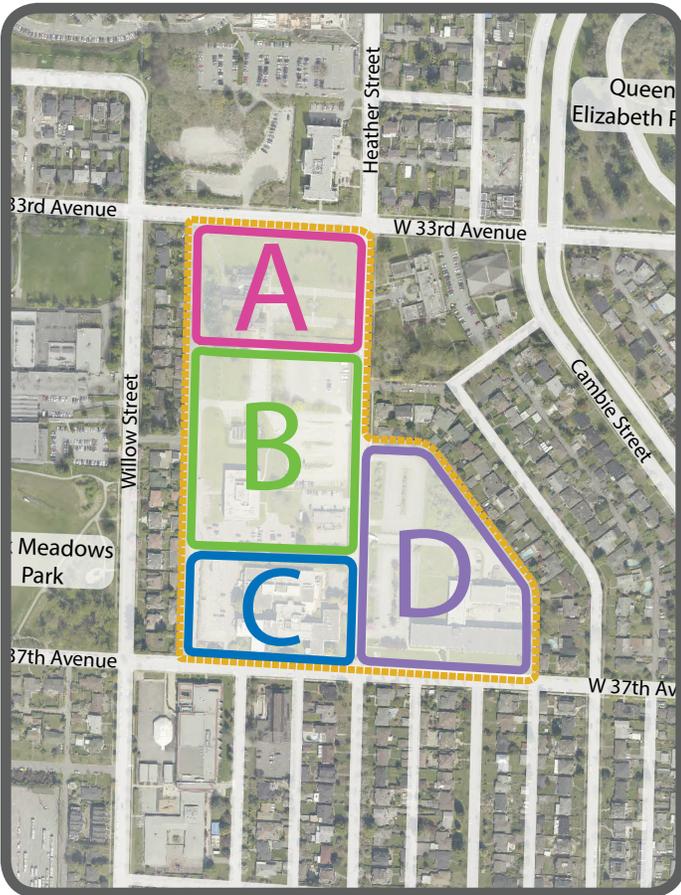
DO YOU HAVE ANY OTHER COMMENTS?

- Many respondents are interested in First Nations representation and expression of culture throughout the site.
- A number of respondents suggested that there is an opportunity to relocate École Rose des vents school to the Heather Street Lands.
- There are mixed comments regarding potential building forms and density. Some feel that the Heather Street lands provides an excellent opportunity for taller buildings and higher density, while other wouldn't like to see buildings over 4-stories.
- Some responses state that development of this site would help attract and keep young families in Vancouver.
- Given the Heather Street Lands proximity to the Canada Line and other major project sites, many feel that this site could become a residential hub.

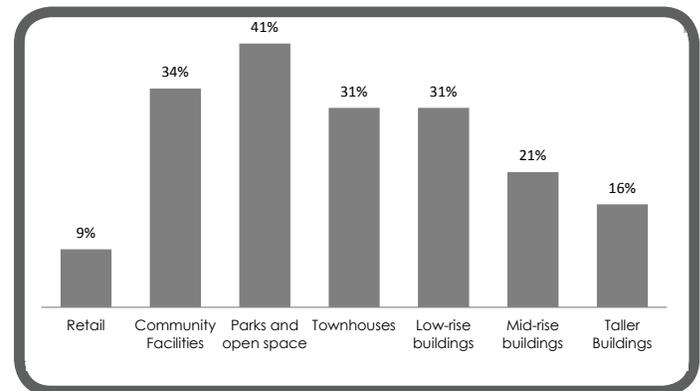
QUESTION 10

WHERE ON THE HEATHER STREET LANDS WOULD YOU LOCATE

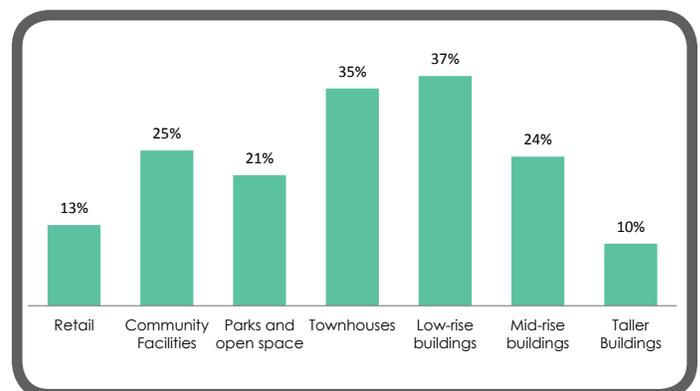
Respondents were asked where they would locate the amenities and building types listed below.



LOCATION A



LOCATION B



LOCATION C

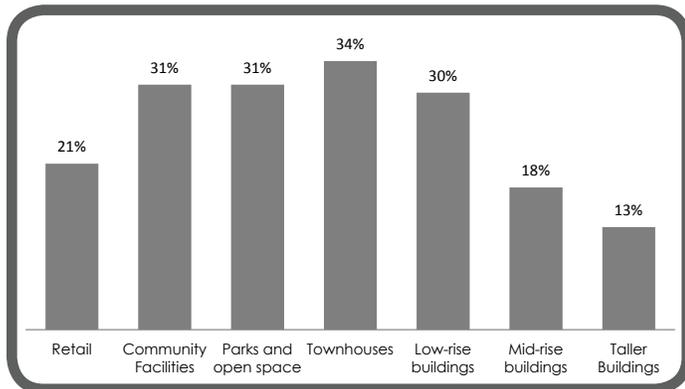
COMMENTS

- The majority of respondents located retail in **Location A** (39%) with a relatively even distribution of responses locating community facilities, parks and open space, townhouses, and low-rise buildings in that location.
- Most respondents located parks and open space in **Location B** (41%). There were also a high proportion of responses locating community facilities, townhouses and low-rise buildings in the area. Some also thought mid-rise buildings (21%) and taller buildings (16%) were appropriate for location B.

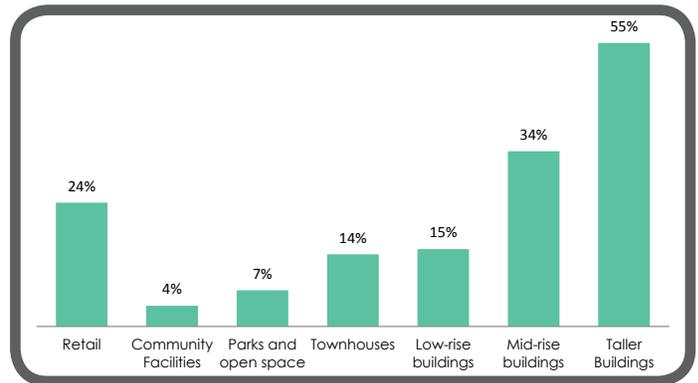
Note: Percentages reflect how many respondents chose that option out of the total number of respondents; however, multiple choices could be selected for each topic, so the sum of the percentages does not equal 100%

WHERE ON THE HEATHER STREET LANDS WOULD YOU LOCATE

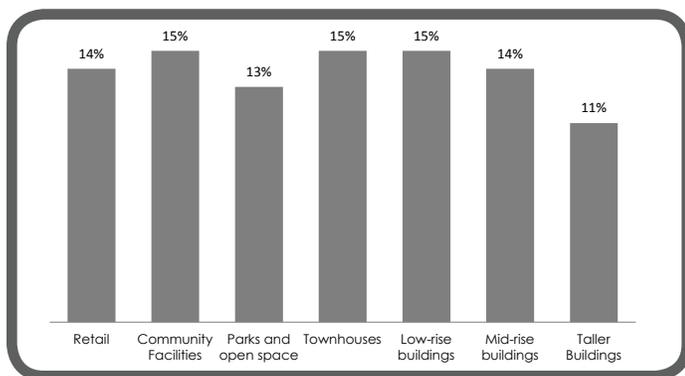
QUESTIONS continued...



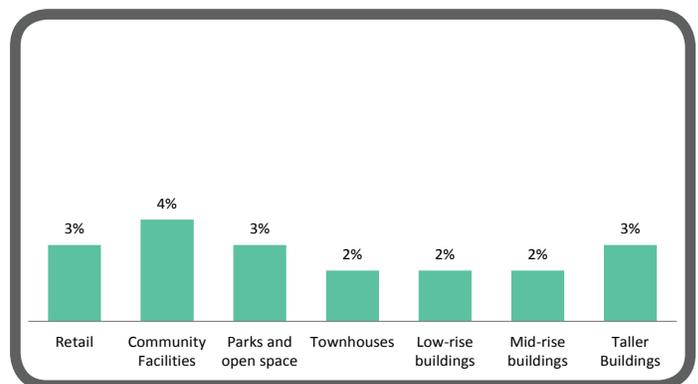
LOCATION D



WOULD NOT PLACE ON THIS SITE



DON'T KNOW/NOT SURE



DID NOT ANSWER

- **Location C** was identified as an area where the placement of a variety of residential housing forms was seen as appropriate. 37% of responses located low-rise buildings in this area and 35% located townhouses. Mid-rise buildings (24%) and taller buildings (10%) were also selected for this area.
- 34% of respondents located townhouses in **Location D**, followed closely by community facilities (31%), parks and open space (31%), and low-rise buildings (30%). Mid-rise buildings (18%) and taller buildings (13%) were also selected as being appropriate for this area of the Heather Street Lands.
- Community facilities, parks and open space, townhouses, and low-rise buildings were identified as being the most appropriate for this site. Taller buildings (55%), mid-rise buildings (34%), and retail uses (24%) were selected as being less desirable.
- 11% - 15% of responses were unsure of the placement amenities and building types; and between 2% and 4% of respondents did not answer.

OTHER:

Relocating École Rose-Des-Vents school was identified as important for the area. Rental housing, a greenway, a First Nations cultural facility, community centre, public art, and recreational spaces were other suggestions for important amenities that should be considered for the Heather Street Lands redevelopment.