CITY OF VANCOUVER

REFERRAL REPORT

Report Date: January 20, 2026
Contact: Lauren Whitney
Contact No.: 604.829.9712
RTS No.: 18425
VanRIMS No.: 08-2000-20
Meeting Date: February 3, 2026

TO: Vancouver City Council

FROM: General Manager of Planning, Urban Design and Sustainability

SUBJECT: CD-1 Rezoning: 4911-5255 Heather Street, 637-657 West 37th Avenue, and 620-689 West 35th Avenue (Heather Lands)

Recommendation to refer

THAT the rezoning application and plans, described below, be referred to Public Hearing together with the recommendations set out below and with the recommendation of the General Manager of Planning, Urban Design and Sustainability to approve the application, subject to the conditions set out below;

FURTHER THAT the Director of Legal Services be instructed to prepare the necessary zoning by-laws, in accordance with the recommendations set out below, for consideration at the Public Hearing.

Recommendations for Public Hearing

A. THAT the application by MSTA Fairmont LP, on behalf of:

MST (Fairmont) Land Holdings Ltd., Inc, the registered owner of the lands located at:

- 4911-5255 Heather Street [*Lots 1 to 4 Block 838 District Lot 526 Group 1 New Westminster District Plan EPP141535, PIDs: 032-369-051, 032-369-069, 032-369-077 and 032-369-085, respectively*]; and

- 620-689 West 35th Avenue and 637-657 West 37th Avenue [*Lots 5 to 7 Block 839 District Lot 526 Group 1 New Westminster District Plan EPP141535, PIDs: 032-369-093, 032-369-107 and 032-369-115, respectively*]; and

Canada Lands Company CLC Limited, Inc., the registered owner of the lands located at:

- 4911-5201 Heather Street [*PID 015-991-512; Block 838 (Reference Plan 7360, Group 1 New Westminster District Except the South 300 Feet (See 208823L), District Lot 526 Except Plan EPP141535*];

to rezone the lands from CD-1 (80) and CD-1 (881) to two new CD-1 (Comprehensive Development) Districts ("CD-1 South" and "CD-1 North"), to permit a multi-phased mixed-use development with a combined gross floor area of 317,861 sq. m (3,421,428 sq. ft.) in buildings ranging from four-to-46 storeys for commercial, residential, community and cultural uses, be approved in principle for both sites;

FURTHER THAT the draft CD-1 By-laws for both CD-1 South and CD-1 North, prepared in accordance with Appendices A and B, be approved in principle;

FURTHER THAT the proposed form of development also be approved in principle, generally as prepared by GBL Architects, received September 19, 2025;

AND FURTHER THAT the above approvals be subject to the Conditions of Approval contained in Appendices C and D.

B. THAT subject to enactment of the CD-1 South By-law, CD-1 (881) be repealed, and that subject to enactment of the CD-1 North By-law, CD-1 (80) be repealed, generally as set out in Appendices E and F respectively.

C. THAT subject to approval in principle of the rezoning for CD-1 South and the Housing Agreement described in Part 2 of Appendix C, the Director of Legal Services be instructed to prepare the necessary Housing Agreement By-law for enactment prior to enactment of the CD-1 South By-law, and subject to approval in principle of the rezoning for CD-1 North and the Housing Agreement described in Part 2 of Appendix D, the Director of Legal Services be instructed to prepare the necessary Housing Agreement By-law for enactment prior to enactment of the CD-1 North By-law, subject in each case to such terms and conditions as may be required at the discretion of the Director of Legal Services and the General Manager of Planning, Urban Design and Sustainability.

D. THAT subject to approval of the CD-1 South By-law in Appendix A, the application to amend the Sign By-law to establish regulations for CD-1 South, generally as set out in Appendix E, be approved;

FURTHER THAT the Director of Legal Services be instructed to bring forward the amendment to the Sign By-law at the time of enactment of the CD-1 By-law.

E. THAT subject to approval of the CD-1 South By-law in Appendix A, the Noise Control By-law be amended to include the CD-1 By-law, generally as set out in Appendix E;

FURTHER THAT the Director of Legal Services be instructed to bring forward the amendment to the Noise Control By-law at that time of enactment of the CD-1 By-law.

F. THAT subject to approval of the CD-1 North By-law in Appendix B, the application to amend the Sign By-law to establish regulations for CD-1 North, generally as set out in Appendix F, be approved;

FURTHER THAT the Director of Legal Services be instructed to bring forward the amendment to the Sign By-law at the time of enactment of the CD-1 By-law.

G. THAT subject to approval of the CD-1 North By-law in Appendix B, the Noise Control By-law be amended to include the CD-1 By-law, generally as set out in Appendix F;

FURTHER THAT the Director of Legal Services be instructed to bring forward the amendment to the Noise Control By-law at that time of enactment of the CD-1 By-law.

H. THAT subject to approval in principle of the rezoning, the General Manager of Planning, Urban Design, and Sustainability be instructed to prepare amendments to the Heather Lands Design Guidelines, generally as presented in Appendix J, for adoption at the time of enactment of the first of the two CD-1s, whichever that may be.

I. THAT Recommendations A to H be adopted on the following conditions:

(i) THAT the passage of the above resolutions creates no legal rights for the applicant or any other person, or obligation on the part of the City and any expenditure of funds or incurring of costs is at the risk of the person making the expenditure or incurring the cost;

(ii) THAT any approval that may be granted following the Public Hearing shall not obligate the City to enact a by-law rezoning the property, and any costs incurred in fulfilling requirements imposed as a condition of rezoning are at the risk of the property owner; and

(iii) THAT the City and all its officials, including the Approving Officer, shall not in any way be limited or directed in the exercise of their authority or discretion, regardless of when they are called upon to exercise such authority or discretion.

Purpose and Executive Summary

This report evaluates an application to rezone the site at 4911-5255 Heather Street, 637-657 West 37th Avenue, and 620-689 West 35th Avenue (“Heather Lands” or the “Site”) from CD-1 (80) and CD-1 (881) (Comprehensive Development) Districts to two new CD-1 Districts (“CD-1 South” and “CD-1 North”). The rezoning application is for the entire 8.5 hectare (21.1 acre) site and is being assessed comprehensively. The creation of two CD-1 Districts allows for phased enactment of the new zoning and phased build out of the development.

The Heather Lands project is a joint venture partnership between xʷməθkʷəy̓ əm (Musqueam Indian Band), Sḵwx̱wú7mesh Úxwumixw (Squamish Nation), and səlilwətaɬ (Tsleil-Waututh Nation) (collectively referred to as the “local Nations”) and the Canada Lands Company (“CLC”). The project represents a significant milestone and benchmark for the City’s efforts toward Reconciliation. For the purposes of this report, staff refer to the local Nations as a collective since they, along with CLC, are joint owners of the rezoning site.

The proposed rezoning would permit a mixed-use development containing approximately 610 units of social housing, 700 units of leasehold strata housing, and 2,940 Attainable Housing Initiative (AHI) units, which are discounted leasehold strata units, and commercial space, with building heights ranging from four to 46-storeys. In addition, the proposal includes a 125-space childcare facility, to be owned and operated by the local Nations, 1.7 hectares (4.3 acres) of

park and public open space, a 929 sq. m (10,000 sq. ft.) xʷməθkʷəy̓ əm, Sḵwx̱wú7mesh Úxwumixw, and səlilwətaɬ cultural centre, and a 0.4 hectare (1 acre) site for a Conseil Scolaire Francophone ("CSF") French language elementary school and associated childcare.

The General Manager of Planning, Urban Design and Sustainability recommends approval in principle subject to conditions contained in Appendices C and D.

Reconciliation through the Heather Lands Development

The site is situated on the unceded and traditional territories of xʷməθkʷəy̓ əm, Sḵwx̱wú7mesh Úxwumixw, and səlilwətaɬ Peoples and was historically used for hunting and gathering. Historic trails crossed this area connecting villages along the Fraser River with villages at False Creek and beyond.

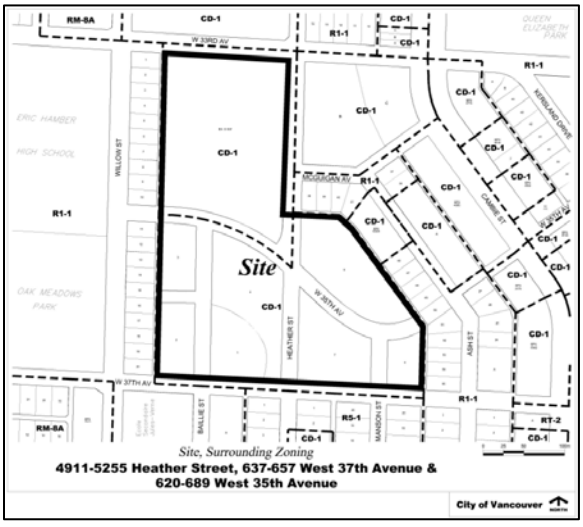
This rezoning application represents an opportunity to deliver on both City and local Nations' objectives toward reconciliation by contributing to xʷməθkʷəy̓ əm, Sḵwx̱wú7mesh Úxwumixw, and səlilwətaɬ economies and cultural representation on the land.

Context and Background

1. Site and Context

The Heather Lands site is comprised of eight parcels spanning 8.5 hectares (21.1 acres) and is located north of West 37th Avenue, south of West 33rd Avenue, and bounded by lanes to the rear of Willow and Ash Streets (see Figure 1). The northern portion of the site is currently occupied by the RCMP - Fairmont Academy Building and two temporary modular housing ("TMH") buildings. The southern portion of the site was cleared in 2024 under a previous rezoning approval.

Figure 1: Site and Surrounding Zoning



The surrounding neighbourhood consists of a mix of single-detached houses, institutional uses (school and hospital), and low-rise strata residential buildings. The neighbourhood is undergoing significant change under the *Cambie Corridor Plan, Transit Oriented Areas Rezoning Policy* and R5 districts schedule zoning changes. The site is currently split zoned, consisting of CD-1 (80) and CD-1 (881).

2. Site history - policy, rezoning applications and approvals

2014	xʷməθkʷəy̓ əm, Sḵwx̱wú7mesh Úxwumixw, and səlilwətaɬ and Canada Lands Company enter a joint venture partnership to develop the Heather Lands.
2018	Council approves the *Heather Lands Policy Statement* to guide rezoning and redevelopment of the site. Council Report RTS 12558
2022	Council approves a rezoning application for two new CD-1 districts with mixed-use development for 16 buildings between three and 28 storeys, a childcare facility, a school, parks and public open space, retail and office space, and a cultural centre, reflective of the *Heather Lands Policy Statement*. Council endorses removal of the RCMP – Fairmont Academy Building, a Vancouver Heritage Registered "A" category building to allow for development of a xʷməθkʷəy̓ əm, Sḵwx̱wú7mesh Úxwumixw, and səlilwətaɬ cultural centre and plaza. Council Report RTS 15100
2024	The Province of British Columbia announces the Attainable Housing Initiative (AHI) Heather Lands in partnership with the local Nations to provide discounted leasehold strata home ownership opportunities for middle-income homebuyers in British Columbia.
2025	In response to the AHI program, the applicant (MSTA Partnership) submits an updated rezoning application proposing additional height and density to enable the delivery of new AHI units. Further discussion on the updated proposal and key changes are provided in this report.

3. Emerging Context

There are several major project sites (eg. Oakridge Centre, Jewish Community Centre, Oakridge Transit Centre etc.) surrounding the Heather Lands site with recent approvals for building heights ranging up to 52 storeys. These approvals form an emerging context for this area of the city as a developing "Municipal Town Centre".

4. Policy Context

United Nations Declaration on the Rights of Indigenous Peoples (UNDRIP) Strategy: This application aligns with several calls-to-action within the UNDRIP Strategy and five-year Action Plan, including the right to self-determination and economic participation. Specifically, this application aligns with Action 1.2 B to facilitate xʷməθkʷəy̓ əm, Sḵwx̱wú7mesh Úxwumixw, and

səlilwətaɬ projects and prioritize or fast-track Nation-led affordable housing developments, stated as an initial housing action within the five-year Action Plan.

Heather Lands Policy Statement: The proposal follows the intent of the policy to advance reconciliation and create a new sustainable, mixed-use neighbourhood with a package of amenities reflecting the values of xʷməθkʷəy̓ əm, Sḵwx̱wú7mesh Úxwumixw, and səlilwətaɬ Peoples.

Attainable Housing Initiative: In fall of 2024, the Province of BC announced the Attainable Housing Initiative Heather Lands ("Attainable Housing Initiative" or "AHI"). Through a partnership between xʷməθkʷəy̓ əm, Sḵwx̱wú7mesh Úxwumixw, and səlilwətaɬ and the Province, this initiative is intended to provide affordable home ownership opportunities for middle-income homebuyers. Under this initiative, approximately 2,940 strata leasehold homes are proposed on this site to be built and sold for 60% of the market value. Qualified purchasers will receive a low-interest, payment-free second mortgage for 40% of the value of the home they purchase. This 40% discount means homeowners pay less for their homes and will have to put less money down on their mortgage with lower monthly payments, thereby making homeownership more accessible.

Housing Needs Report: The Vancouver Charter requires that when Council amends or adopts an affordable and special needs housing zoning by-law, also known as inclusionary zoning, Council must consider the most recent housing needs report, and the housing information on which it is based. The most recent housing needs report amendment was received on January 1, 2025.

Discussion

1. Proposal

Figure 2: Heather Lands Master Plan Concept

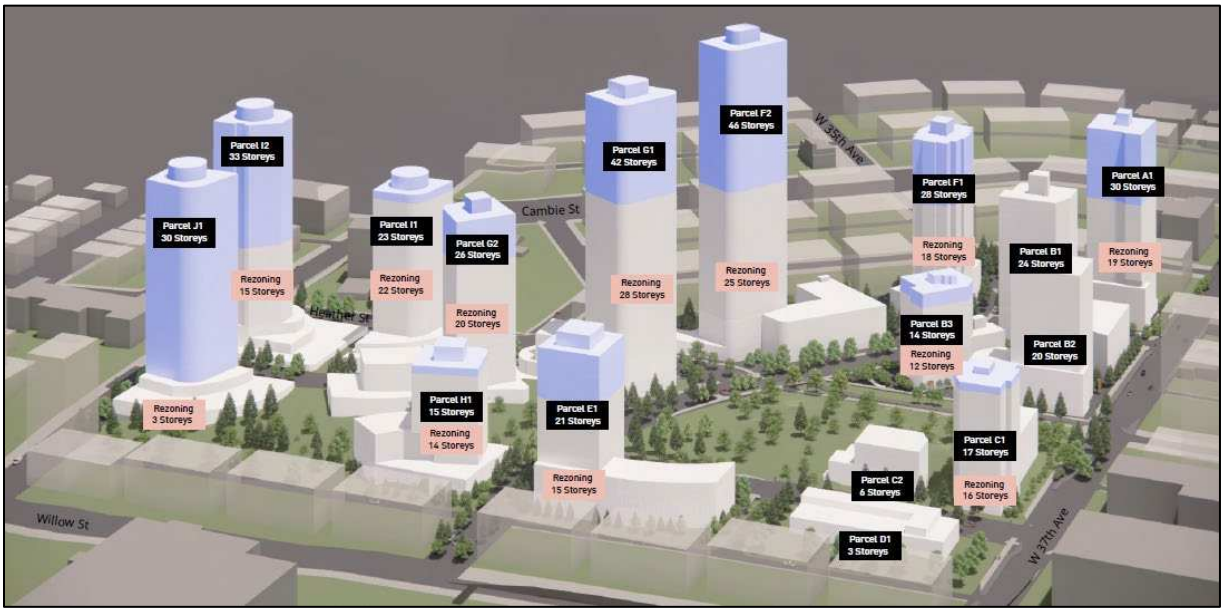


The proposal is for a mixed-use development with 16 buildings between four and 46 storeys, including a mix of housing types and tenures, retail space, a cultural centre, a childcare facility, school site, parks and public open space. The application includes:

- 317,861 sq. m (3,421,428 sq. ft.) of gross floor area;
- 210,707 sq. m (2,268,029 sq. ft.) of AHI housing, approximately 2,940 units;
- 47,535 sq. m (511,660 sq. ft.) of market leasehold strata, approximately 700 units;
- 44,349 sq. m (477,370 sq. ft.) of social housing, approximately 610 units;
- 5,825 sq. m (62,696 sq. ft.) of retail space;
- 929 sq. m (10,000 sq. ft.) xʷməθkʷəy̓ əm, Sḵwx̱wú7mesh Úxwumixw, and səlilwətaɬ Cultural Centre and associated 730 sq. m (7,858 sq. ft.) plaza;
- A 125-space private childcare facility;
- 0.4 hectare (1 acre) parcel for an elementary school and associated childcare, to be leased to the Conseil Scolaire Francophone (CSF);
- 1.7 hectares (4.3 acres) of park and open space; and
- A maximum building height of 144 m (472 ft.).

2. Key changes from the 2022 approval

Figure 3: 2022 to 2025 Rezoning Application Comparison



The 2025 rezoning proposal retains several aspects of the Heather Lands Policy Statement and 2022 rezoning approvals, including the site plan parcels, subdivision plan, street network, pedestrian and cycling circulation, and the park and open space network. The current proposal expands upon the direction of the Heather Lands Policy Statement and the 2022 rezoning approvals with the following key changes:

- Additional building heights and floor area to support AHI (see Figure 3);
- Form of development changes including reduced podium heights and simplified forms;
- Retail expansion on both sides of the New Commercial Street;
- Expansion of the childcare centre from 74 to 125 spaces and change from a non-profit model to a for-profit model to be owned and operated by the local Nations; and
- A reduction to the size of the proposed cultural centre space and cultural plaza.

Figure 4. Comparison between 2022 and 2025 applications

	2022 Rezoning:	2025 Rezoning:
AHI housing	-	2,940 units
Market leasehold strata housing	1,670 units	700 units
Secured market rental housing	400 units	-
Social housing	540 units	610 units
All housing	2,610 units	4,250 units
Housing floor area	222,580 sq. m (2,395,851 sq. ft.)	302,591 sq. m (3,257,059 sq. ft.)
Retail floor area	5,787 sq. m (62,287 sq. ft.)	5,825 sq. m (62,696 sq. ft.)
Office floor area	5,848 sq. m (62,994 sq. ft.)	-
Childcare	74 spaces	125 spaces
Cultural centre:	2,095 sq. m (22,550 sq. ft.)	929 sq. m (10,000 sq. ft.)
Parks & open spaces	1.78 hectares (4.4 acres)	1.74 hectares (4.3 acres)
CSF school site	0.4 hectare (1 acre)	0.4 hectare (1 acre)

Note: Floors areas above are gross floor area (GFA) calculations.

3. Form of Development

This application proposes 16 buildings, ranging from four to 46 storeys and podiums up to six storeys. In general, the site plan remains unchanged from the 2022 rezoning, including the defined neighbourhood character areas, public realm network, parcel configuration, provision of north and south parks, and the pollinator corridor. The proposed changes focus on building form and the public realm. Refer to Figure 5 below for a summary of the urban design analysis of the major changes.

Figure 5: Urban Design Analysis Summary

FOD	Policy Statement	2022 Rezoning	2025 Rezoning	Impacts	Outcomes
Height	3 to 24 storeys	3 to 28 storeys	4 to 46 storeys	Transition and solar access	While heights exceed the Policy Statement and 2022 rezoning, they are comparable with heights at Oakridge Centre and considered appropriate for this part of the Cambie Corridor area. Increases to tower heights are largely concentrated central to the site in line with the Policy Statement. The shadows of the central towers extend onto the Eric Hamber School open space in the morning, mainly affecting the parking lot. The two towers at the northern site edge are increased in height. Condition 1.1 (North) seeks design exploration to improve the transition and solar access to the immediate context.
Gross Density	213,300 sq. m	234,219 sq. m	317,861 sq. m	Transition and solar access	While density exceeds the Policy Statement and 2022 rezoning, additional floor area is distributed across this large site through site planning and built form that considers the impacts on parks, open spaces, and the surrounding context.

Podium Form / Massing	3 to 8 storeys	3 to 10 storeys	1 to 6 storeys	Public realm and solar access	Reduction of podium height and massing improves public realm interface and enhances solar access to adjacent open spaces.
Tower Form / Massing	Tower floor plate: 6,500 sq. ft.	Tower floor plate: 6,500 sq. ft.	Tower floor plate: 6,500 – 8,250 sq. ft.	Scale and proportion	Proposed tower floor plates are reasonable for a large-site development and in alignment with citywide policy in the Bulletin: Residential Tower Floor Plates (June 3, 2025). Compact tower form also improves scale and proportion.
Parks and Open Spaces	4.0-acre parks and a variety of public open spaces	4.1-arce parks and 0.3 acre Cultural Centre Plaza	4.1-acre parks; 0.18 acre Cultural Centre Plaza; increased NE corner plaza at Meeting Point.	Park interface	The public plaza is reduced to from 1,214.1 sq. m (13,068 sq. ft.) to 730 sq. m (7,860 sq. ft.). The increased corner plaza at the Building F2 enhances the Meeting Point. Staff seek larger plaza as needed and more sensitive and visually connected interface with adjacent north park.
Public Realm Interface	Commer-cial public realm	Commer-cial public realm along retail passage and New Commer-cial Street (NCS)	Commercial public realm along New Commercial Street and Heather Street with some service uses at grade	Pedestrian experience	Overall commercial space is expanded along the New Commercial Street and Heather Street to the Meeting Point, adding commercial to serve the local community. Some support services (loading, etc.) are at grade. Staff seek to minimize service frontage where possible and employ architectural and landscape treatments to maintain pedestrian comfort and visual interest.

Urban Design Panel (UDP): The Urban Design Panel (UDP) reviewed the application on November 26, 2025 and supported the proposal with recommendations. Refer to the full Panel's meeting minutes. Staff have included rezoning conditions summarised above in Appendices C and D to respond to the panel's recommendations.

Staff reviewed the Urban Design Panel's recommendations, along with the site-specific conditions and the existing and evolving area context and conclude that the proposed form of development is generally appropriate and meets the intent of the Policy Statement. Staff support the application subject to the Urban Design Conditions detailed in Appendices C and D.

Natural Assets: The Urban Forest Strategy and the Protection of Trees By-law were used to evaluate the proposal. There are 241 on-site trees and 62 City-owned existing trees on site. Approximately 44 on-site trees and 43 City-owned trees are to be retained. Of the proposed 168 new on-site trees to be planted, approximately 50% are at grade and 50% are above parkades. See Appendices C and D for landscape and tree conditions.

Heritage: The RCMP – Fairmont Academy Building, located at 4949 Heather Street, was built in 1914 and is listed in Vancouver's Heritage Register (VHR). As part of the 2022 rezoning approvals, Council endorsed the delisting and removal of the building. A new cultural centre and plaza is proposed in place of the Fairmont building, which is supported by the *Heather Lands Policy Statement*.

Refer to the rezoning application booklet for drawings and the Council agenda for application renderings. Note that these drawings and statistics are posted as submitted by the applicant to

the City. Following staff review, the final approved zoning statistics are documented within this report and final drawings are prepared for the development permit application to follow.

Design Guidelines: As part of the rezoning submission, design guidelines are included in Appendix J. The guidelines will provide a framework to shape the development of the public realm and individual sites during subsequent permitting stages.

4. Housing

The rezoning application provides an opportunity to deliver a range of housing options, including social housing, leasehold strata housing, and discounted leasehold strata housing delivered through the AHI in partnership with the Province. This project proposes to deliver approximately 4,250 residential units, comprising of approximately 610 social housing units to be owned and operated by the MSTA Partnership, 700 leasehold strata units, and 2,940 leasehold Attainable Housing Initiative (AHI) units.

Due to the scale and long-term buildout of the project, and the innovation entailed in the AHI approach, the applicant has requested that an alternative "non-AHI" scenario also be included through the rezoning of the site. Staff have worked with the applicant to develop an alternative approach that delivers on the City's housing goals while maintaining the same public benefits package. Should the AHI program cease at any time, the applicant will be able to exercise the "non-AHI" scenario on a per parcel basis, as described in the following section.

The housing types and affordability for each of the proposed housing tenures are described below.

Attainable Housing

Under the proposed AHI scenario, this application offers a gross floor area of approximately 210,707 sq. m (2,268,029 sq. ft.) of leasehold AHI, comprising of approximately 2,940 units. The AHI units will be delivered as part of the AHI program in partnership between xʷməθkʷəy̓ əm, Sḵwx̱wú7mesh Úxwumixw, and səlilwətaɬ and the Province. The initial delivery of AHI housing is expected to start with Parcel B, followed by Parcel F.

Attainable Housing Affordability: The AHI units will be available to purchase at 60% of the market price for a unit, with a 5% deposit (at pre-sale) on 60% of the initial market purchase price. The Province will finance and cover the remaining 40% of the market price. Further information on the Provincial AHI Framework is provided in Appendix H.

Security of Tenure: Should the rezoning be approved, the use of all units designated for AHI will be secured under a Section 219 covenant, subject to the conditions set out by the Province under the Provincial Attainable Housing Initiative.

Average Costs of Ownership and Income Thresholds: Figure 4 in Appendix I compares cost of ownership for an AHI unit with typical ownership housing, and demonstrates that Attainable Housing provides an option that is significantly more affordable than typical ownership housing.

Attainable Housing Mix: This application proposes 35% family AHI units with a mix of 25% two-bedroom and 10% three-bedroom units, thereby meeting the *Family Room: Housing Mix Policy for Rezoning Projects*. A condition of approval and the CD-1 By-law has been included to ensure the AHI portion meets the minimum unit mix requirements.

"Non-AHI Scenario": Should the AHI program cease at any time, the applicant will be able to exercise a "non-AHI" scenario on a per parcel basis**.** Under the non-AHI scenario, any remaining unbuilt AHI floorspace would be replaced with a combination of leasehold market strata with a minimum of 15% secured market rental housing, of which 25% would be secured at below-market rates. The non-AHI scenario maintains the same public benefits package, including the approximately 610 social housing units to be owned and operated by the MSTA Partnership.

Social Housing

The application will provide a gross floor area of 44,349 sq. m (477,370 sq. ft.) of social housing, comprising approximately 610 units. The social housing floor area will remain fixed under both the AHI and non-AHI scenarios.

Approximately 280 units will be constructed on Parcel E, at the applicant's sole cost and expense as part of Phase 3. Additionally, Parcel A is reserved for the future development of an estimated 330 units of social housing. The applicant is responsible for securing the funding to build the social housing units on Parcel A, and a condition of enactment has been included to require the applicant to make demonstrable efforts to develop this parcel prior to issuance of any development permit for Phase 4. The social housing buildings, once constructed, will be owned and operated by the MSTA Partnership. All units will be secured through a housing agreement (see Appendix C).

Social Housing Targets: The Housing Vancouver Strategy seeks to deliver a range of housing tenures across the housing continuum. This application, if approved, would add approximately 610 social housing units to the City's inventory of social housing, which would contribute to the targets set out in the Housing Vancouver Strategy (see Figure 1, Appendix I).

Security of Tenure: The draft CD-1 South By-law included in Appendix A limits the use of Parcel A and Parcel E to social housing. Should the rezoning be approved, all social housing units will be secured as social housing through a Housing Agreement and Section 219 Covenant for the longer of 60 years or the life of the building. The City, as outlined in the conditions in Appendix C, will have a right of first refusal to purchase or lease the social housing should the local Nations cease to own and/or operate the social housing buildings in the future.

Average Rents and Income Thresholds: Figure 3 in Appendix I compares starting rents for non-market units with market rents and cost of ownership. Figure 3 demonstrates that social housing provides options that are significantly more affordable than market rental and home ownership.

Social Housing Affordability: The social housing units proposed for this project will meet the City definition of "Social Housing" as per the Zoning and Development By-law, with a minimum of 30% of units rented to households with incomes that are equal to, or less than, the BC Housing Income Limits (HILs) levels and the remaining 70% rented at up to market rents. The social housing units are to be owned and operated by the MSTA Partnership.

Social Housing Mix: The Heather Lands Policy Statement requires a minimum of 50% social housing family units. This application proposes 50% social housing family units in a mix of two- and three-bedroom units, thereby meeting this policy. A provision is included in the CD-1 By-law to ensure the social housing units meet the minimum unit-mix requirements.

A minimum of four and up to eight licensed family childcare units are sought through conditions in Appendix C. Licensed family childcare are residential units designed to support provincially-licensed care for up to seven children in each unit, contributing to daycare options for parents of young children in addition to the 125-space licensed childcare facility.

"Non-AHI Scenario": Should the AHI program cease at any time, the social housing requirements (approximately 610 units in two buildings) will not change.

Leasehold Market Strata Housing

Under the proposed AHI scenario, the application will provide a gross floor area of 47,535 sq. m (511,660 sq. ft.) of leasehold market strata units, comprising approximately 700 units, located in buildings I2 and J1 (Parcels I2 and J).

Strata Housing Mix: This application proposes 35% family strata units with a mix of 25% two-bedroom and 10% three-bedroom units, thereby meeting the *Family Room: Housing Mix Policy for Rezoning Projects*. A condition of approval and a provision in the CD-1 By-law has been included to ensure the strata portion meets the minimum unit mix requirements.

"Non-AHI Scenario": The applicant and the Province are fully committed to the AHI program. In the unlikely event the AHI program does not materialize, under the non-AHI scenario the amount of leasehold market strata housing on the site could increase significantly, from 511,660 sq. ft. to 2,362,736 sq. ft., as shown in Figure 6. A maximum of 85% of all non-AHI and non-social housing floorspace would be delivered as market strata housing. A minimum of 15% of non-AHI floorspace would be required to be secured market rental housing, of which 25% would be secured at below market rates. If the AHI program ended partway through build out of the site, the maximum amount of market strata housing floorspace would depend on the amount of remaining unbuilt AHI floorspace.

Figure 6: Housing Tenure Mix: AHI vs. Non-AHI Scenario

	Proposed AHI Scenario (sq. ft.)	Alternative Non-AHI Scenario (sq. ft.)
AHI	2,268,029 (69.6%)	0 (0%)
Maximum Market Strata	511,660 (15.7%)	2,362,736 (72.5%)
Minimum Market Rental	0 (0%)	312,715 (9.6%)
Minimum Below Market Rrental	0 (0%)	104,238 (3.2%)
Social Housing	477,370 (14.7%)	477,370 (14.7%)

Note: Floors areas above are gross floor area (GFA) calculations.

Secured Market Rental and Below-Market Rental Housing

Under the "non-AHI scenario", for each non-AHI parcel the applicant would be required to deliver a minimum of 15% of non-AHI floorspace as secured rental housing, of which 25% would be secured at below-market rates. The CD-1 By-laws provide the option to consolidate any required secured rental housing onto one or more non-AHI parcels.

Rental Housing Targets: Secured rental housing would contribute to the targets set out in the Housing Vancouver Strategy (see Figure 2, Appendix I).

Housing Mix: Secured rental housing would be required to meet the *Family Room: Housing Mix Policy for Rezoning Projects* which requires a minimum of 35% family units. A condition of approval and a provision in the CD-1 By-law has been included to ensure that any rental housing meets the minimum unit mix requirements in both the market rental and below-market rental portions.

Average Rents and Income Thresholds: Secured market rental and below-market rental would provide housing options that are significantly more affordable than average home ownership costs, as shown in Figure 3 of Appendix I. Should the non-AHI option be exercised, starting rents for the below-market units would be 20% less the city-wide average market rents at the time of initial tenancy, and upon unit turnover. Eligibility and monitoring requirements for the below-market units are described in the Rental Incentive Programs Bulletin.

Security of Tenure: All rental units would be secured as rental housing through a Housing Agreement and a Section 219 Covenant for the longer of 60 years and the life of the building.

Tenants and Temporary Modular Housing

The Landowners in partnership with the Province and the City of Vancouver opened 98 homes across two temporary modular housing ("TMH") buildings on the Heather Lands in December 2018 as part of a broader homelessness response to immediately address housing and supports needs of people experiencing or at risk of homelessness in Vancouver. TMH takes advantage of vacant or underutilized lands on a temporary basis while plans for permanent redevelopment are underway.

In preparation for the closure of both buildings, BC Housing worked with the respective housing operators, Lu'ma Native Housing Society and Atira Women's Resource Society, to relocate all existing tenants into alternate accommodation that met their needs. As of January 2026, both buildings are vacant.

The rezoning site does not currently have any other eligible tenants as defined under the City's *Tenant Relocation and Protection Policy* (TRPP). If any other eligible tenants are identified through the City's regulatory approvals process, the applicant will be required to meet the City's TRPP.

5. Transportation and Parking

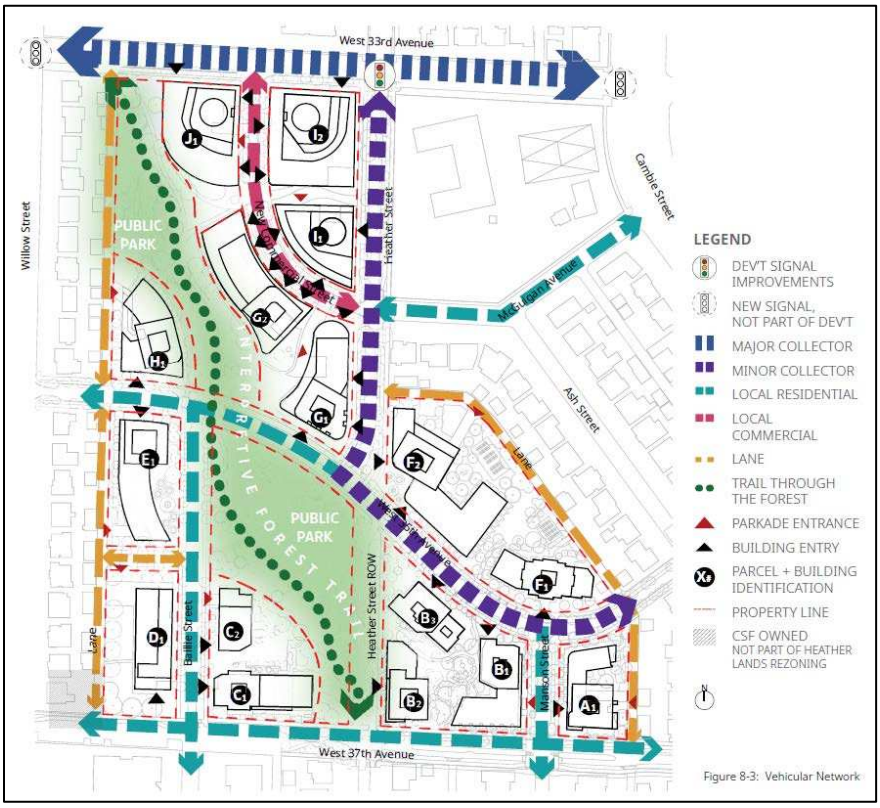
The Heather Lands are located 470 m from the Oakridge-41st Avenue Canada Line Station and 950 m from King Edward Station. The site is served by local bus service and existing active transportation corridors that are adjacent to and connect through the site.

The pedestrian, cycling and vehicle networks remain unchanged from the 2022 rezoning approvals. The application proposes improvements to pedestrian and cycling networks. A new pedestrian trail connects 33rd Avenue through the central park and open space network to 37th Avenue. Separated bike lanes are proposed along West 33rd Avenue and 37th Avenue and along Heather Street including a closed right-of-way dedicated to cyclists and pedestrians through the section of Heather Street immediately east of the south park.

Manson Street, Baillie Street, 35th Avenue, and McGuigan Avenue will be extended into the Heather Lands site, providing connections for all modes of transportation to the surrounding community. These new streets will be dedicated to the City. The 35th Avenue extension is proposed to connect from Willow Street through the Heather Lands to Cambie Street.

Parking, loading, bicycle and passenger loading spaces are finalized at the time of development permit per the *Parking By-law*.

Figure 7: Heather Lands Streets and Connections



6. Parks and Open Spaces

The 2025 rezoning proposal retains the majority of the parks and open space aspects of the *Heather Lands Policy Statement* and 2022 rezoning approvals. There are:

- No changes to the quantity of park space, park parcelization, tenure, operating models or the design development process;
- No changes to the location or intent of the east-west pollinator corridor; and
- Minor changes proposed to the Cultural Centre Plaza (see Figure 5).

Figure 8: Heather Lands Parks and Open Spaces



7. Development Phasing and Implementation

Heather Lands is anticipated to develop in five phases over 15-20 years. Phases labeled X can be delivered at any time during the build out of the development (see Figure 9). While the Landowners are proposing to start development with CD-1 South, conditions of enactment do not require the first CD-1 to be completed before development can occur in CD-1 North, enabling development to occur concurrently if desired. Phasing is proposed as follows:

- Phase 1 (CD-1 South) – AHI housing
- Phase 2 (CD-1 South) – AHI housing and south park
- Phase 3 (CD-1 South/North) – Social housing in the south and AHI housing in the north
- Phase 4 (CD-1 North) – AHI housing, leasehold market housing and retail space along the New Commercial Street and Heather Street
- Phase 5 (CD-1 North) – Leasehold market housing, retail space, north park, cultural centre and associated plaza
- Phase X (Parcel A) – Social housing
- Phase X (Parcel D) – Conseil Scolaire Francophone school and associated childcare

Figure 9: Development Phasing Plan



The applicant is required to provide infrastructure to service the development, including water and sewer, green infrastructure, and other street improvements. Servicing requirements are included in Appendices C and D according to the proposed phasing plan.

Should the Attainable Housing Initiative end before completion of the project, development will continue along the phasing plan above and deliver a mix of leasehold market strata with a minimum of 15% secured rental housing (see section 4). The social housing, childcare, cultural centre, commercial space, school site, and parks and open spaces will remain unchanged.

8. Public Input

Public notification and input primarily included mailed postcards, a site sign, a webpage with a digital model, an online comment form, question and answer (Q&A) period, and an in-person Public Information session. Refer to the application webpage: https://www.shapeyourcity.ca/4911-5255-heather-637-657-w-37-ave-and-620-689-w-35-ave.

In total, 30 submissions were received. Comments supported the addition of new housing, mixed-use amenities, and higher density in a well-located area close to major institutions. Concerns focused on excessive building heights, increased pressure on traffic and infrastructure, and lack of housing affordability. Refer to Appendix G for a full summary of the public input collected and responses to public comments.

9. Public Benefits

Refer to Appendix K for a full summary of public benefits.

Community Amenity Contributions (CAC): This application is subject to a negotiated CAC. Consistent with the principles of Reconciliation outlined in the *Heather Lands Policy Statement*,

the local Nations intend to retain ownership of the lands in perpetuity, including land planned to be used for social housing, parks and the school. Real Estate Services staff have determined that the updated CAC offered is appropriate considering the proposed housing tenure, scale of development, and the proposed package of amenities, and recommend that the offer be accepted. The updated CAC package includes the following:

Social Housing – The application provides a minimum gross floor area of 44,349 sq. m (477,370 sq. ft.) or approximately 610 units of social housing on two parcels of land, as follows:

- Approximately 280 units will be constructed on Parcel E, at the applicant's sole cost and expense as part of Phase 3, and
- Parcel A is reserved for the future development of an estimated 330 units of social housing. The applicant is responsible for securing the funding to build these social housing units, and a condition of enactment has been included to require the applicant to make demonstrable efforts to develop this parcel prior to issuance of any development permit for Phase 4.

The social housing, once constructed, will be owned and operated by the MSTA Partnership. All units will be secured through a housing agreement (see Appendix C).

Parks and Public Open Spaces – The local Nations will provide a minimum of 1.74 hectares (4.3 acres) of parks and public open spaces, comprised of a southern park (0.92 hectares or 2.27 acres), a northern park (0.75 hectares or 1.85 acres) and a plaza located adjacent to the cultural centre (0.07 hectares or 0.18 acres). The park and public open spaces will be delivered at the applicant's sole cost and expense, and owned by the local Nations, or designate, with public use secured by zoning and Section 219 Covenants or statutory right-of-way.

xʷməθkʷəy̓ əm, Sḵwx̱wú7mesh Úxwumixw, and səlilwətaɬ Cultural Centre – The local Nations will provide a cultural centre, consisting of a minimum floor area of 929 sq. m (10,000 sq. ft.). This facility would support a variety of activities (gatherings, celebrations, performance, exercise, cultural, etc.) that can serve both local Nations' community members and the wider community. The facility will be delivered at the applicant's sole cost and expense, and owned by the local Nations, with public use secured by statutory right-of-way.

Transportation – As part of the 2022 rezoning, the applicant agreed to make a cash contribution of $13 million to the City, with funding to be allocated to transportation improvements in the area, including the planned 35th Avenue connection to Cambie Street. The applicant made the $13 million payment in 2025.

Public Art: The public art contribution is estimated to be $5,518,936 based on the current (2016) rate. The Public Art contribution is finalized at the development permit stage and is subject to Council approval of periodic adjustments to address inflation.

Other Benefits:

Attainable Housing Initiative – The application includes provides for 210,707 sq. m (2,268,029 sq. ft.) or approximately 2,940 units of discounted leasehold strata housing delivered through the AHI in partnership with the Province. In the event the AHI program does not materialize, the contingency is to deliver secured market rental housing (a minimum of 15% of the allowable residential floor area that is not social housing), of which 25% would be secured at below market rates.

School Site for the Conseil Scolaire Francophone (CSF) – The application includes a 0.4 hectare (1 acre) site for a future elementary school, with the parcel secured for a commercial lease arrangement between the Landowners and the CSF. Securing this parcel provides for a much-needed new site to support French language education within the City and Province. Construction of the school building is the responsibility of the CSF.

Private Childcare – The application proposes a 125-space childcare facility, to be owned and operated by the local Nations. This facility is proposed to operate under a for-profit model allowing for a larger capacity and for xʷməθkʷəy̓ əm, Sḵwx̱wú7mesh Úxwumixw, and səlilwətaɬ to operate this facility to the benefit of their communities.

Development Cost Levies (DCLs): It is expected that the project will pay DCLs of approximately $88,111,234 based on rates in effect as of December 10, 2025. Under the provisions of the *Vancouver Charter* and the City-wide DCL and City-wide Utilities By-laws, social housing that meets the applicable definitions is exempt from DCLs.

Financial Implications

This project is expected to provide approximately 610 social housing units, 2,940 units of discounted leasehold strata housing, 1.74 hectares (4.3 acres) of parks and public open spaces, a 929 sq. m (10,000 sq. ft.) cultural centre, a public art contribution, and DCLs. The application has already made a cash CAC contribution of $13,000,000 allocated to transportation improvements. See Appendix K for additional details.

xʷməθkʷəy̓ əm, Sḵwx̱wú7mesh Úxwumixw, and səlilwətaɬ have indicated their intent to retain ownership of and to operate the social housing, cultural centre, and northern park, and as such there will be no operating subsidies and/or property tax exemptions required from the City for these amenities. All major repairs, lifecycle replacement of major systems and structural components of these facilities will be the responsibility of the owner, or their delegate. xʷməθkʷəy̓ əm, Sḵwx̱wú7mesh Úxwumixw, and səlilwətaɬ will also retain ownership of the south park and it is envisioned to be jointly operated, with details to be determined. It is anticipated that the Board of Parks and Recreation will provide maintenance for the southern park.

Conclusion

This application aligns with several calls-to-action within the *UNDRIP Strategy* and five-year Action Plan, including the right to self-determination and economic participation. The proposed land use, form of development and public benefits are consistent with the intent of the *Heather Lands Policy Statement*. As well, through a partnership between xʷməθkʷəy̓ əm, Sḵwx̱wú7mesh Úxwumixw, and səlilwətaɬ and Province, the Attainable Housing Initiative (AHI) intends to provide affordable home ownership opportunities for middle-income homebuyers. The General Manager of Planning, Urban Design and Sustainability recommends approval in principle of the CD-1 By-law in Appendices A and B subject to conditions contained in Appendices C and D.

* * * * *

APPENDIX A
4911-5255 Heather Street, 637-657 West 37th Avenue, and 620-689 West 35th Avenue (Heather Lands)
PROPOSED CD-1 SOUTH BY-LAW PROVISIONS

THE COUNCIL OF THE CITY OF VANCOUVER, in public meeting, enacts as follows:

Zoning District Plan Amendment

1. This by-law amends the Zoning District Plan attached as Schedule D to By-law No. 3575, and amends or substitutes the boundaries and districts shown on it, according to the amendments, substitutions, explanatory legends, notations, and references shown on the plan attached as Schedule A to this by-law, and incorporates Schedule A into Schedule D of By-law No. 3575.

Designation of CD-1 District

2. The area shown within the heavy black outline on Schedule A is hereby designated CD-1 (___).

Definitions

3. Words in this by-law have the meaning given to them in the Zoning and Development By-law, except that:

    (a) for the purposes of calculating the total dwelling unit area for section 6.2 of this by-law, “Dwelling Unit Area” is the floor area of each dwelling unit, measured to the inside of all perimeter walls, excluding any floor area as required by section 7.7 of this by-law;

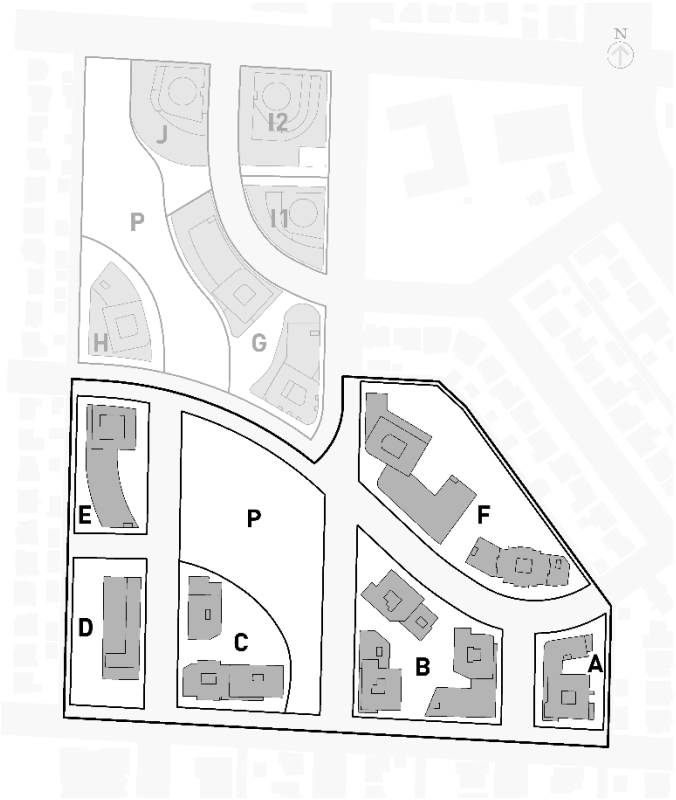
    (b) “Attainable Housing Initiative Units” means dwelling units which have been offered for sale under the Provincial Attainable Housing Initiative Heather Lands at a minimum 60%/40% purchase financing arrangement for qualified middle income homebuyers as secured by a covenant registered on title to the property; and

    (c) “Below-Market Rental Units” means dwelling units where the maximum starting rents are set at least 20% less than the average rents for all private rental apartment units city-wide, as published by the Canada Mortgage and Housing Corporation in the Rental Market Report, all as secured by a housing agreement registered on title to the property.

Sub-areas

4. The site is to consist of seven sub-areas generally as illustrated in Figure 1, solely for the purpose of establishing the conditions of use, floor area and density, and maximum building heights for each sub-area.

Figure 1: Sub-areas



Uses

5. Subject to approval of the form of development, to all conditions, guidelines and policies adopted by Council, and to the conditions set out in this by-law or in a development permit, the only uses permitted within this CD-1 and the only uses for which the Director of Planning or Development Permit Board will issue development permits are:

(a) Agricultural Uses, limited to Urban Farm – Class A and Urban Farm – Class B;

(b) Cultural and Recreational Uses, limited to Artist Studio, Park or Playground, and Plaza;

(c) Dwelling Uses, limited to Mixed-Use Residential Building, Multiple Dwelling, Seniors Supportive or Independent Living Housing, and Temporary Modular Housing;

(d) Institutional Uses, limited to Child Day Care Facility, and School – Elementary or Secondary;

(e) Retail Uses;

(f) Service Uses; and

(g) Accessory uses customarily ancillary to the uses permitted in this section.

Conditions of Use

6.1 In sub-areas B, C and F, uses are limited to dwelling uses, except that retail uses and service uses may be permitted at-grade fronting Heather Street, West 35th Avenue or West 37th Avenue.

6.2 In each of sub-areas B, C and F, 100% of the total dwelling unit area must be attainable housing initiative units, except that if the Provincial Attainable Housing Initiative Heather Lands is terminated prior to the issuance of the first development permit for the applicable sub-area:

(a) a minimum of 15% of the total dwelling unit area must be secured market rental dwelling units, of which 25% must be below-market rental units; and

(b) the Director of Planning may permit the units referred to in subsection (a) to be consolidated in any one or more of sub-areas B, C or F, if subsection (a) applies to that sub-area.

6.3 In sub-areas A and E:

(a) uses are limited to multiple dwelling; and

(b) all residential floor area must be used for social housing.

6.4 In sub-area D, uses are limited to school – elementary or secondary, and child day care facility.

6.5 In sub-area P, uses are limited to park or playground, plaza, and farmers' market.

6.6 The design and layout of at least 35% of the total number of the attainable housing initiative units and at least 35% of the total number of the strata dwelling units must:

(a) be suitable for family housing; and

(b) have 2 or more bedrooms, of which:

(i) at least 25% of the total dwelling units must be 2-bedroom units; and

(ii) at least 10% of the total dwelling units must be 3-bedroom units.

6.7 The design and layout of at least 35% of the total number of secured market rental dwelling units, at least 35% of the total number of below-market rental units, and at least 50% of the total number of social housing dwelling units must:

(a) be suitable for family housing; and

(b) have 2 or more bedrooms.

6.8 All commercial uses and accessory uses must be carried on wholly within a completely enclosed building, other than the following:

(a) Indigenous cultural activities and display of Indigenous cultural goods in combination with a permitted use;

(b) display of plants, flowers, fruit and vegetables in combination with a permitted use;

(c) farmers' market;

(d) neighbourhood public house;

(e) public bike share; and

(f) restaurant,

except that the Director of Planning may vary this regulation to permit the outdoor display of retail goods, and the Director of Planning may impose any conditions the Director of Planning considers necessary, having regard to the types of merchandise, the area and location of the display with respect to adjoining sites, the hours of operation, and the intent of this by-law.

Floor Area and Density

7.1 The total floor area for all uses combined must not exceed 180,004 m^2, except that the total floor area for all permitted uses in each sub-area must not exceed the maximum permitted floor area for that sub-area or those sub-areas, as set out in Table 1.

Table 1: Maximum Permitted Floor Area

Sub-Area	Maximum permitted floor area (m^2)
A and E, combined	44,575
B and C, combined	66,037
F	64,692

7.2 In sub-area D, the total floor area for institutional uses must be a minimum of 4,700 m^2.

7.3 In sub-area F, the total floor area for retail uses and service uses must be a minimum of 501 m^2.

7.4 A minimum of 2,892 m^2 of residential amenity floor area must be provided.

7.5 A minimum of 3.7 m^2 of residential storage space must be provided for each dwelling unit.

7.6 Computation of floor area must include all floors, including earthen floor, above and below ground level, having a minimum ceiling height of 1.2 m, measured to the extreme outer limits of the building.

7.7 Computation of the floor area and dwelling unit area must exclude:

(a) balconies and decks and any other appurtenances which, in the opinion of the Director of Planning, are similar to the foregoing, provided that:

(i) the total area of these exclusions in each sub-area must not exceed 12% of the permitted floor area, and

(ii) the balconies must not be enclosed for the life of the building;

(b) patios and roof decks, if the Director of Planning considers the impact on privacy and outlook;

(c) floors or portions thereof that are used for:

(i) off-street parking and loading located at or below base surface, provided that the maximum exclusion for a parking space does not exceed 7.3 m in length,

(ii) bicycle storage, and

(iii) heating and mechanical equipment, or uses that the Director of Planning considers similar to the foregoing; and

(d) entries, porches and verandas if the Director of Planning first approves the design.

7.8 The Director of Planning or Development Permit Board may exclude:

(a) school – elementary or secondary and child day care facility uses in sub-area D, secured to the City's satisfaction for public use and benefit; and

(b) residential amenity areas, to a maximum of 2,892 m^2,

if the Director of Planning or Development Permit Board considers the intent of this by-law and all applicable Council policies and guidelines.

Building Height

8.1 Building heights in each sub-area must not exceed the permitted height for that sub-area, as set out in Table 2.

Table 2: Permitted Building Storeys and Building Height

Sub-Area	Maximum permitted storeys	Maximum permitted height in meters
A	30	94
B	24	75
C	17	54
D	4	19
E	21	68
F	46	144
P	1	5

8.2 Despite section 8.1 of this by-law and the building height regulations in section 10 of the Zoning and Development By-law, the Director of Planning, after considering the impact on building placement, massing, views, overlook, shadowing and noise, may permit architectural features, common rooftop amenity space or mechanical appurtenances including elevator overrun and rooftop access structures, or any other appurtenances that the Director of planning considers similar to the foregoing, to exceed the maximum building height.

Access to Natural Light

9.1 Each habitable room must have at least 1 window on an exterior wall of a building.

9.2 For the purposes of section 9.1 above, habitable room means any room except a bathroom or a kitchen.

* * * * *

APPENDIX B
4911-5255 Heather Street, 637-657 West 37th Avenue, and 620-689 West 35th Avenue (Heather Lands)
PROPOSED CD-1 NORTH BY-LAW PROVISIONS

THE COUNCIL OF THE CITY OF VANCOUVER, in public meeting, enacts as follows:

Zoning District Plan Amendment

1. This by-law amends the Zoning District Plan attached as Schedule D to By-law No. 3575, and amends or substitutes the boundaries and districts shown on it, according to the amendments, substitutions, explanatory legends, notations, and references shown on the plan attached as Schedule A to this by-law, and incorporates Schedule A into Schedule D of By-law No. 3575.

Designation of CD-1 District

2. The area shown within the heavy black outline on Schedule A is hereby designated CD-1 (___).

Definitions

3. Words in this by-law have the meaning given to them in the Zoning and Development By-law, except that:

   (a) for the purposes of calculating the total dwelling unit area for section 6.1 of this by-law, “Dwelling Unit Area” is the floor area of each dwelling unit, measured to the inside of all perimeter walls, excluding any floor area as required by section 7.8 of this by-law;

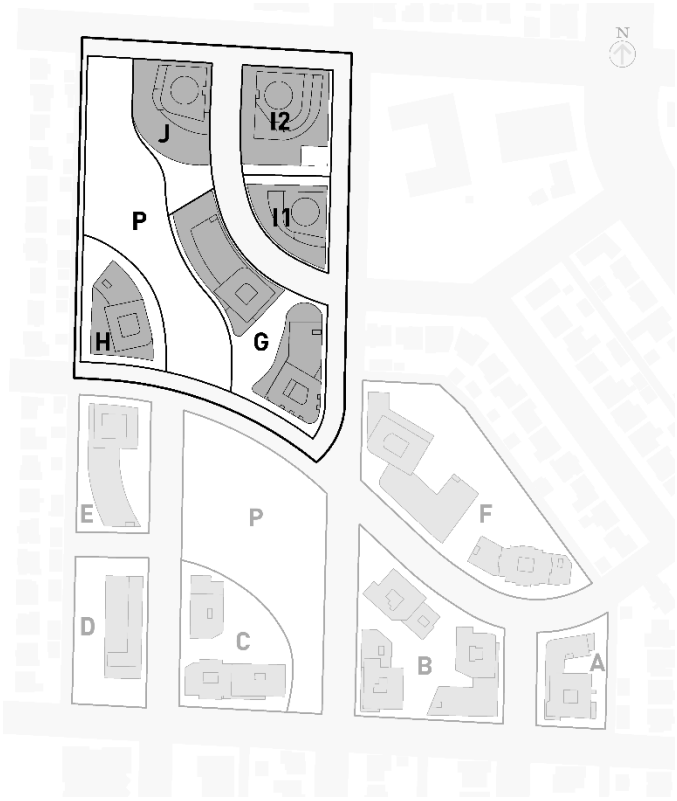
   (b) “Attainable Housing Initiative Units” means dwelling units which have been offered for sale under the Provincial Attainable Housing Initiative Heather Lands at a minimum 60%/40% purchase financing arrangement for qualified middle income homebuyers as secured by a covenant registered on title to the property; and

   (c) “Below-Market Rental Units” means dwelling units where the maximum starting rents are set at least 20% less than the average rents for all private rental apartment units city-wide, as published by the Canada Mortgage and Housing Corporation in the Rental Market Report, all as secured by a housing agreement registered on title to the property.

Sub-areas

4. The site is to consist of six sub-areas generally as illustrated in Figure 1, solely for the purpose of establishing the conditions of use, floor area and density, and maximum building heights for each sub-area.

Figure 1: Sub-areas



Uses

5. Subject to approval of the form of development, to all conditions, guidelines and policies adopted by Council, and to the conditions set out in this by-law or in a development permit, the only uses permitted within this CD-1 and the only uses for which the Director of Planning or Development Permit Board will issue development permits are:

   (a) Agricultural Uses, limited to Urban Farm – Class A and Urban Farm – Class B;

   (b) Cultural and Recreational Uses;

   (c) Dwelling Uses, limited to Mixed-Use Residential Building, Multiple Dwelling, Seniors Supportive or Independent Housing, and Temporary Modular Housing;

   (d) Institutional Uses;

   (e) Live-Work Use;

   (f) Office Uses;

   (g) Retail Uses;

   (h) Service Uses; and

   (i) Accessory uses customarily ancillary to the uses permitted in this section.

Conditions of Use

6.1 In each of sub-areas G, H and I1, 100% of the total dwelling unit area must be attainable housing initiative units, except that if the Provincial Attainable Housing Initiative Heather Lands is terminated prior to the issuance of the first development permit for the applicable sub-area:

(a) a minimum of 15% of the total dwelling unit area must be secured market rental dwelling units, of which 25% must be below-market rental units;

(b) if subsection (a) applies to sub-area I1, in each of sub-areas I2 and J, a minimum of 15% of the total dwelling unit area must be secured market rental dwelling units, of which 25% must be below-market units; and

(c) the Director of Planning may permit the units required under (a) or (b) to be consolidated in any one or more of sub-areas G, H, I1, I2 and J, if subsection (a) or (b) applies to that sub-area.

6.2 In sub-area P, uses are limited to park or playground, plaza, farmers' market, and agricultural uses.

6.3 In sub-area G, cultural and recreational uses, live-work use, retail uses, and service uses are only permitted at grade.

6.4 In sub-areas G, I1, I2, and J, no portion of the first storey of a building, to a depth of 10.7 m from the front wall of the building and extending across its full width, may be used for residential purposes except for entrances to the residential portion.

6.5 The design and layout of at least 35% of the total number of the attainable housing initiative units and at least 35% of the total number of the strata dwelling units must:

(a) be suitable for family housing; and

(b) have 2 or more bedrooms, of which:

(i) at least 25% of the total dwelling units must be 2-bedroom units, and

(ii) at least 10% of the total dwelling units must be 3-bedroom units.

6.6 The design and layout of at least 35% of the total number of secured market rental dwelling units, at least 35% of the total number of below-market rental units, and at least 50% of the social housing dwelling units must:

(i) be suitable for family housing; and

(ii) have 2 or more bedrooms.

6.7 All commercial uses and accessory uses must be carried on wholly within a completely enclosed building, other than the following:

(a) Indigenous cultural activities and display of Indigenous cultural goods in combination with a permitted use;

(b) display of plants, flowers, fruit and vegetables in combination with a permitted use;

(c) farmers' market;

(d) neighbourhood public house;

(e) public bike share; and

(f) restaurant,

except that the Director of Planning may vary this regulation to permit the outdoor display of retail goods, and the Director of Planning may impose any conditions the Director of Planning considers necessary, having regard to the types of merchandise, the area and location of the display with respect to adjoining sites, the hours of operation, and the intent of this by-law.

Floor Area and Density

7.1 The total floor area for all uses combined must not exceed 137,857 m^2, except that the total floor area for all permitted uses in each sub-area must not exceed the maximum permitted floor area for that sub-area or those sub-areas, as set out in Table 1.

Table 1: Maximum Permitted Floor Area

Sub-Area	Maximum permitted floor area (m^2)
G, I1, and I2, combined	100,540
H	12,782
J	24,535

7.2 In sub-area I2, the floor area for child day care facility must be a minimum of 1,412 m^2.

7.3 In sub-area J, the floor area for community centre or neighbourhood house must be a minimum of 929 m^2.

7.4 In sub-areas G, I1, I2 and J combined, the floor area for retail uses and service uses must be a minimum of 5,324 m^2 combined.

7.5 A minimum of 2,595 m^2 of residential amenity floor area must be provided.

7.6 A minimum of 3.7 m^2 of residential storage space must be provided for each dwelling unit.

7.7 Computation of floor area must include all floors, including earthen floor, above and below ground level, having a minimum ceiling height of 1.2 m, measured to the extreme outer limits of the building.

7.8 Computation of the floor area and dwelling unit area must exclude:

(a) balconies and decks and any other appurtenances which, in the opinion of the Director of Planning, are similar to the foregoing, provided that:

(i) the total area of these exclusions in each sub-area must not exceed 12% of the permitted floor area, and

(ii) the balconies must not be enclosed for the life of the building;

(b) patios and roof decks, if the Director of Planning considers the impact on privacy and outlook;

(c) floors or portions thereof that are used for:

(i) off-street parking and loading located at or below base surface, provided that the maximum exclusion for a parking space does not exceed 7.3 m in length,

(ii) bicycle storage, and

(iii) heating and mechanical equipment, or uses that the Director of Planning considers similar to the foregoing; and

(d) entries, porches and verandas if the Director of Planning first approves the design.

7.9 The Director of Planning or Development Permit Board may exclude:

(a) community centre or neighbourhood house use in sub-area J;

(b) child day care facility use in sub-area I2; and

(c) residential amenity areas, except that the total floor area excluded must not exceed 2,595 m^2,

if the Director of Planning or Development Permit Board considers the intent of this by-law and all applicable Council policies and guidelines.

Building Height

8.1 Building heights in each sub-area must not exceed the permitted height for that sub-area, as set out in Table 2.

Table 2: Permitted Building Storeys and Building Height

Sub-Area	Maximum permitted storeys	Maximum permitted height (m)
G	42	133
H	15	52
I1 and I2	33	110
J	30	101
P	1	5

8.2 Despite section 8.1 of this by-law and the building height regulations in section 10 of the Zoning and Development By-law, the Director of Planning, after considering the impact on building placement, massing, views, overlook, shadowing and noise, may permit architectural features, common rooftop amenity space or mechanical appurtenances including elevator overrun and rooftop access structures, or any other appurtenances that the Director of planning considers similar to the foregoing, to exceed the maximum building height.

Access to Natural Light

9.1 Each habitable room must have at least 1 window on an exterior wall of a building.

9.2 For the purposes of section 9.1 above, habitable room means any room except a bathroom or a kitchen.

* * * * *

APPENDIX C
CD-1 SOUTH – CONDITIONS OF APPROVAL

Note: If the application is referred to a Public Hearing, these Conditions of Approval will be referenced in the Summary and Recommendations included in the hearing agenda package. Any changes to the conditions approved by Council will be contained in its decision. Applicants are advised to consult the hearing minutes for any changes or additions to these conditions.

PART 1: CONDITIONS OF APPROVAL OF THE FORM OF DEVELOPMENT

Note: Consideration by Council at the Public Hearing of the proposed form of development is in reference to plans prepared by GBL Architects Inc., received on September 19, 2025.

THAT, prior to approval of the form of development, the applicant shall obtain approval of a development application by the Director of Planning or Development Permit Board who shall have particular regard to the following:

Urban Design

1.1 Design development to create a sensitive and visually connected building interface with the parks. This may be achieved by:

(a) Incorporating large areas of transparent glazing at ground floor;

(b) Encouraging active uses fronting the parks, such as lounges, outdoor patios, indoor and outdoor amenity spaces, and residential patios; See Parks Condition 1.44 (no encumbrances).

(c) Providing architecturally integrated or landscape screening between non-active frontages (e.g. loading, staging areas, parkade ramp) and adjacent parks;

(d) Minimizing the exposure of above-grade foundation walls and large blank walls; and

(e) Providing a minimum of 3 ft. setback from park boundaries for building J1 to allow for building façade articulation and on-site maintenance. Also see Parks Condition 1.44.

1.2 Design development to reduce impacts of at-grade service uses on the adjacent public realm and neighbouring properties throughout the site. This may be achieved by:

(a) Providing enclosure, screening, high-quality finishes, and landscaping to mitigate negative impacts;

(b) Improving the ground floor efficiency by placing garbage rooms to below grade or sharing the staging areas between nearby buildings; and

(c) Considering integrating surface loading and staging areas into landscape design to enable multi-purpose use of the areas.

1.3 Design development to demonstrate equivalent or greater solar access to the parks at development permit stage, with particular consideration given to park activity areas. Also see Parks Condition 1.43.

Crime Prevention through Environmental Design (CPTED)

1.4 Design development to respond to CPTED principles, including:

(a) Provide natural surveillance throughout pedestrian realm including underground parking, with glazing into publicly accessible areas such as elevator lobbies, and stairs;

(b) Reduce opportunities for theft in the underground parking and mail theft;

(c) Reduce opportunities for mischief in alcove and vandalism, such as graffiti; and

(d) Reduce opportunities for skateboarding in the open spaces.

Landscape

1.5 Design development of underground setbacks to ensure viability of the Pollinator Corridor and further support urban tree canopy. This includes:

(a) Providing additional setbacks to retain priority 1 or priority 2 trees located at the lane of Parcel F (trees 366, 368, 369, 372, 374, 377, 378, 379, 380).

Note to Applicant: Refer to policy 5.2.3 Tree Retention, group 4.

(b) Clearly demonstrating the required minimum 5 m setback along West 35th Avenue is achieved for the Pollinator Corridor with each relevant development permit submission.

(c) Considering additional opportunities to locate replacement trees on the ground and in the ground (off slab) by notching the parkade, particularly where aligned with public realm improvements, on-site open space and contiguous planted areas.

1.6 Design development to demonstrate clear and effective strategies for delivering a high-quality public realm, focused on improving the ground level pedestrian experience. This includes, but is not limited to:

(a) Park interface – provide strong visual connections from the buildings to the park spaces with glazing and avoid blank walls facing the park. Provide adjacent active uses where possible, such as retail patios and residential yards.

(b) Private – public connectivity – improve connectivity and porosity between on-site spaces (including ground level residential patios) and pathways with public spaces and pathways to encourage residents and occupants to use the broader public space network.

(c) Integrate and fully screen parking garage vents and loading areas in a manner which minimizes their impact on the architectural expression and the project's open space and public realm.

(d) Pollinator Corridor - demonstrate support for biodiversity and robust rewilding initiatives by minimizing hardscape areas in the 5m setback and incorporating plant species that attract pollinators. For each parcel within the Pollinator Corridor, a minimum of 50% of the 5 m Pollinator Corridor area should be dedicated to pollinator planting.

Note to Applicant: Consider limiting encroachment of residential patios to a maximum of 2 m within the Pollinator Corridor to better contribute to the amount of planted area. Balcony projections should be sensitively located to minimize impacts to planting. Locate any privacy screening or fencing next to patios so that planting can best contribute to the sidewalk experience. For each parcel, a minimum of 50% of the 5 m Pollinator Corridor area should be dedicated to pollinator planting. Refer to Landscape Condition 1.13.

1.7 Design development of the publicly accessible courtyard pathways to be a minimum of 2.5 m wide, secured by an SRW. They should provide clear sightlines through to the destination street or park. Include visible signage clarifying that the pathways are for public use where clear sightlines through are not feasible. This applies to the following potential connections:

(a) Parcel C – from Baillie Street to the edge of the park parcel.

(b) Parcel F – from West 35th Avenue through to the laneway.

(c) Parcel B – from West 35th Avenue through to the laneway to West 37th Avenue and to Heather Street.

Note to Applicant: The intent is to design the connections so they feel clearly public, ensuring pedestrians feel comfortable using the pathways rather than unsure about whether they are allowed to be there. The dimensions of the SRW will be determined through the development permit process but should be consistent with this Rezoning Application and approximate SRW locations should be noted on the landscape drawings.

1.8 Provision of a surface Statutory Right of Way (SRW) to the satisfaction of the Director of Planning and Director of Legal Services over any privately-owned public spaces, midblock connections and courtyard pathways intended for public access and use.

1.9 Design development of courtyards on Parcel C, B and F to create high-quality outdoor spaces that support a variety of activities and users while serving as publicly accessible pedestrian connections. They should include features such as trees, planting and greenspace, play areas, seating areas and dog runs. Reduce large paved areas where possible in favor of planted areas. On Parcel C, clearly delineate private parcel from park parcel for maintenance and operational purposes with a fence or other design feature such as a park pathway at the property line. See Parks Condition 1.45).

1.10 Demonstrate contribution of landscape design to the overall sustainability strategy with naturalized approaches to planting design, rainwater management and reducing stormwater runoff. This may be achieved by the following:

(a) Include intensive or extensive green roofs on all available flat roof surfaces wherever feasible;

(b) Include additional trees and contiguous planted areas on rooftops wherever feasible for increased canopy cover, to create shade and alleviate urban heat island effect;

(c) Add substantially more landscape around all entry areas, to accent and soften them;

(d) Include edible plants in the planting plans, in addition to urban agriculture plots; and

(e) Explore opportunities for onsite rainwater infiltration and soil absorption that minimize the necessity for hidden mechanical water storage. This includes using site grading to direct water to soil storage areas (off structure, where possible).

1.11 Design development to ensure the intended landscape design is carried into the future by adequate maintenance, as follows:

(a) Provide common maintenance access to all planted common areas;

(b) Provide a high efficiency irrigation system for all planted areas with exception to Engineering Condition 1.64 (d); and

(c) Provide a Landscape Management Plan as legally binding assurance of maintenance of all planted areas which rely on planting for architectural character and expression into the future, including private terraces.

1.12 Design development to ensure all residential buildings incorporate an on-site outdoor pet relief area, conveniently located either at grade near the building entrance or within an outdoor amenity space.

Note to Applicant: The intent is to provide a convenient place for pets to go outside while protecting planted areas and other assets from pet waste and urine rather than an off-leash amenity for pets. Shared pet relief areas may be considered for multiple buildings within the same development parcel. As per the Sustainable Large Development Bulletin, the pet relief area should be a minimum area of approximately 9 sq. m and include a hose bib, pee post, pea gravel surfacing (minimum depth of 500 mm) and a waste bin.

1.13 Provision of the following with each development permit submission:

(a) Overlay plan that shows area take-offs of vegetative cover as well as soil depths and ratio of hardscape to softscape surfaces with each development permit submission. Include a separate calculation for the extents of the pollinator corridor.

Note to Applicant: Drawings should clearly indicate that the 5 m pollinator corridor is a minimum of 50% planted area (per Design Guidelines) for each parcel.

1.14 Provision of an Arborist Report updated with the most recent site plans and parkade setbacks confirming commitment to tree retention with each development permit submission.

1.15 Provision of Landscape sections at street frontages and laneways of all parcels, at each development permit submission.

Note to Applicant: Sections should be drafted at approximately 1:100 scale and clearly indicate property lines, building frontages/dimensions, underground setbacks/dimensions, grade changes, roadways, dimensions etc.

1.16 Provision of an outdoor Lighting Plan.

Urban Forestry

1.17 Provision of an updated Arborist Report and Tree Management Plan (TMP).

Note to Applicant: Arborist documentation is typically considered valid for a maximum of two (2) years. It is highly probable that changes in the condition, health, or inventory of the existing tree population have occurred since the previously submitted documentation completed Sept 1, 2020, and must be reflected in current documentation to ensure accurate planning and decision-making.

1.18 Provision of comprehensive tree protection implemented for all existing trees designated for retention on the site.

Note to Applicant: All tree removals will be subject to an appraisal or replacement value determination. Refer to and ensure compliance with the requirements outlined in the City of Vancouver Protection of Trees By-law No. 9958, as well as Park Board and Engineering Standards.

1.19 Ensure the project's adherence to the City's goals for tree retention and achievement of canopy growth targets, in particular for neighbourhoods with lower canopy cover.

Note to Applicant: Refer to the 2025 Urban Forest Strategy document.

1.20 Address the following ownership and information status enquiries:

(a) Confirm whether the ownership status of any existing private trees is proposed to transfer to the City of Vancouver (public ownership) as part of the planned project.

(b) Provide update on the status of the information contained within the landscape design CRS and the applicant's response resulting from the previous Urban Forestry review of the February 2025 Phase 1 Streetscapes submission.

Sustainability

1.21 All new buildings in the development will meet the requirements of the Green Buildings Policy for Rezonings (amended November 27 2024) located here https://guidelines.vancouver.ca/policy-green-buildings-for-rezonings.pdf.

Note to Applicant: Refer to the most recent bulletin Green Buildings Policy for Rezonings – Process and Requirements.

Food Assets

1.22 Fulfill, to the satisfaction of the Director of Social Policy, the Sustainable Food Systems requirements of the *Rezoning Policy for Sustainable Large Developments* for sites over 10 acres in size. Specifically, deliver the following on-site food assets with significant impact and presence and arrange for their programming and maintenance for a minimum of five years starting from date of occupancy: community kitchen facilities, a community food market, edible plantings (Indigenous plant garden and food forest/orchard), and resident community garden plots. Specific requirements include:

(a) Residential community garden plots: Design development of all parcels with residential units to include urban agriculture space and support facilities consistent with the City's *Sustainable Large Developments Administrative Bulletin* and *Urban Agriculture Guidelines for the Private Realm*, or any other applicable policy at the time of development permit, including criteria related to siting and access, and the number, size and design of the plots.

Note to Applicant: To the extent possible, provide plots in semi-public areas to enable public access through garden pathways.

Note to Applicant: At the development permit stage, the Applicant is expected to indicate food assets on all drawings and plans and provide details for programming and maintaining the food assets for a minimum of five years.

Community Benefits Agreement (Optional)

1.23 As per the City of Vancouver's Community Benefits Agreement Policy, the applicant has the option to enter into a Community Benefits Agreement which will commit the Applicant and its development partners to:

(a) Strive for an overall target of 10% of all labour (including that for contractors, subcontractors and other possible vendors) are local and from equity seeking groups; including women and gender-diverse individuals, Indigenous peoples, racialized communities, and others facing barriers to opportunity due to discrimination, exclusion and stigmatization. They must provide best efforts to achieve this target by prioritizing new and entry-level hires through a First Source Hiring Program, in consultation with community stakeholders and a third party monitor.

(b) Demonstrate best efforts to procure a minimum of 10% of material goods and services from third party certified social impact and/or equity seeking businesses and social enterprises, across the entire lifecycle of the development site, prioritizing Vancouver-based ventures but extending through supply chains regionally and outside the Province and the Country where and when required. This Includes, where applicable, post-occupancy and ongoing service needs.

(c) Demonstrate Best Efforts to procure a minimum of 10% of materials, goods and services from Vancouver companies or companies located in Metro Vancouver or British Columbia. These may or may not also be equity seeking 3rd party certified businesses as defined in the policy.

It is highly recommended to the applicant contact the CBA planners (alisha.masongsong@vancouver.ca, Shabna.ali@vancouver.ca) at the rezoning stage.

Note to Applicant: On December 10, 2025, City Council directed that the Community Benefits Agreement Policy is optional for all projects that have not yet been considered at public hearing, as described in the *Report Back on Supporting Development Viability and Unlocking New Housing Supply*, dated December 2, 2025.

Housing

1.24 The design and layout of at least 35% of all strata units must:

(a) Be suitable for family housing;

(b) Include two or more bedrooms, of which:

(i) At least 25% of the total dwelling units must be two-bedroom units; and

(ii) At least 10% of the total dwelling units must be three-bedroom units.

1.25 The design and layout of at least 35% of all Attainable Housing units must:

(a) Be suitable for family housing;

(b) Include two or more bedrooms, of which:

(i) At least 25% of the total dwelling units must be two-bedroom units; and

(ii) At least 10% of the total dwelling units must be three-bedroom units.

1.26 The design and layout of at least 50% of all social housing units must:

(a) Be suitable for family housing;

(b) Include two or more bedrooms.

1.27 The design and layout of at least 35% of all rental housing units must:

(a) Be suitable for family housing;

(b) Include two or more bedrooms.

1.28 The proposed social housing unit mix, including 122 studio units (20%), 183 one-bedroom units (30%), 183 two-bedroom units (30 %) and 124 three-bedroom units (20%) is to be included in the development permit drawings.

Note to Applicant: Any changes in the unit mix from the rezoning application may only be varied under the discretion of the Director of Planning or Development Permit Board provided that it does not go lower than 50% of the dwelling designed to be suitable for families with children.

Note to Applicant: The family unit mix requirements must each be met within each associated parcel.

1.29 The proposed strata unit mix, including 70 studio units (9.9%), 386 one-bedroom units (55.1%), 175 two-bedroom units (24.9%) and 70 three-bedroom units (10.0%) is to be revised in the development permit drawings to achieve at least 10% three-bedroom units and 25% two-bedroom units.

Note to Applicant: Any changes in the unit mix from the rezoning application may be varied under the discretion of the Director of Planning or Development Permit Board provided that it does not go lower than 35% of the strata units designed to be suitable for families with children, of which at least 25% must be two-bedroom units and at least 10% must be three-bedroom units.

Note to Applicant: The family unit mix requirements must each be met within each associated parcel.

1.30 The proposed Attainable Housing unit mix, including 458 studio units (16%), 1306 one-bedroom units (44%), 733 two-bedroom units (25%) and 440 three-bedroom units (15%) is to be included in the development permit drawings.

Note to Applicant: Any changes in the unit mix from the rezoning application may be varied under the discretion of the Director of Planning or Development Permit Board provided that it does not go lower than 35% of the strata units designed to be suitable for families with children, of which at least 25% must be two-bedroom units and at least 10% must be three-bedroom units.

Note to Applicant: The family unit mix requirements must each be met within each associated parcel.

1.31 The development should be designed in accordance with the High-Density Housing for Families with Children Guidelines, including the provision of:

(a) An outdoor amenity area to include areas suitable for a range of children's play activities and urban agriculture appropriate in size for the scale of the project and situated to maximize sunlight access (S. 3.3.2, 3.4.3);

(b) A minimum of 2.3 sq. m (24.7 sq. ft.) of bulk storage for each dwelling unit (S. 4.4.2);

(c) A multi-purpose indoor amenity space appropriate in size for the scale of the project, with a wheelchair accessible washroom and kitchenette. Consider positioning this adjacent to the children's play area to enable parental supervision from the amenity room (S. 3.7.3); and

(d) A balcony for each unit with 1.8 by 2.7 m minimum dimensions (S. 4.3.2).

Note to Applicant:

(a) The guidelines prescribe a set of performance criteria for common indoor and outdoor amenity spaces to sufficiently contribute towards livability. If a ratio of minimum 2.0 sq. m (21.5 sq. ft) per dwelling unit for outdoor amenity space, and

at least 1.2 sq. m. (13 sq. ft.) per unit for indoor amenity space, is provided, staff will consider those performance criteria to have been met.

(b) The required amenity space must be provided in each building or each parcel.

(c) Bulk storage should be designed in accordance with the Bulk Storage and In-suite Storage – Multiple Dwelling Residential Developments Bulletin.

(d) Exceptions to 1.31(d) may be considered in cases as outlined in the Heather Lands Design Guidelines.

1.32 Design development of the social housing should reference the BC Housing Design and Construction Standards, the City of Vancouver Housing Design and Technical Guidelines, and other forms of best practices for social housing unit design, including but not limited to unit sizes, outdoor and indoor amenity space, and a minimum of five per cent of units as wheelchair accessible.

1.33 Integrate 4-8 family-oriented units that are suitable to accommodate licensed family childcare, in each social housing building (Parcel A and Parcel E).

Note to Applicant: Family childcare units are licensed by Vancouver Coastal Health's Community Care and Facilities Licensing (CCFL) post occupancy. The following advice seeks to maximize the ability for purpose-built housing units to be licensable.

(a) Consider developing family housing unit sizes to accommodate more childcare spaces (up to seven children), thereby maximizing the revenue-generating ability for the future childcare operator.

(b) Consider allocating the family childcare units on the ground floor with a secure and contiguous outdoor play area, or easy access to the building's outdoor common area.

(c) Maximize opportunities to integrate additional indoor and outdoor storage.

Note to Applicant: The applicant is encouraged to work with staff to integrate City indoor and outdoor design considerations for family-oriented units that are suitable to accommodate licensed family childcare.

Jobs and Economy

1.34 Encourage the applicant to provide more retail space that is commensurate with the proposed increase to residential density, noting however the area's proximity to future mixed-use developments in Oakridge. To enable that consideration, choice of use will be enabled throughout the development where retail is currently not proposed.

Parks

1.35 The applicant is responsible for delivering a total minimum of 4.1 acres of park between the north and south parks, with the south park having a minimum of 2.27 acres.

1.36 The applicant will work collaboratively with Park Board staff to ensure the successful design and delivery of a minimum 2.27 acre south park. The south park will be designed to the approval of the General Manager of Parks and Recreation and the elected Board of Parks and Recreation through a co-design process, coordinated by the applicant.

(a) Park Board staff to set parameters for and oversee the public engagement process to Park Board standards.

(b) The Applicant to work with the Nations, as necessary, to set parameters for, and oversee, Nation engagement.

(c) The Applicant to coordinate appropriate Nation approvals processes, in particular, related to any cultural design aspects of the park.

(d) The Applicant to lead park naming process including any related Nation approvals.

1.37 The applicant shall enter into a Park Development Agreement for the design and delivery of the south park parcel to the satisfaction of the General Manager of Parks and Recreation to Park Board standards and as per Condition 1.36.

1.38 Design development through the co-design process to include but not be limited to:

(a) Park programming;

(b) Planting plan;

(c) Tree retention;

(d) Circulation system into and within, including through, the park;

(e) Configuration of any rainwater management feature(s);

(f) Alignment, materials, width and other specifications of the forest trail;

(g) Lighting;

(h) Percentage vegetation coverage;

(i) Site furnishings including park signage; and

(j) Expression of pollinator corridor within the park, if any (Policy Statement stipulates a 5 m enhanced setback on private property, specific requirements not stipulated for the park).

Note to Applicant: The 2022 and 2025 rezoning applications show a design intent for the south park including the forest trail, opportunities for play, a small plaza area as part of the three corner “meeting point” at 35th Avenue and Heather Street, and a mix of passive and natural system park areas. While the Park Board will strongly consider the general intent of the rezoning application’s envisioned park programming, the design will be further explored through the co-design process and associated public and Nations engagement closer to the time of park development. The work will also be informed by the Cultural Interpretive Plan.

1.39 The applicant will work collaboratively with Park Board staff on the establishment of an intergovernmental working group between the Nations and Park Board with terms of reference to the satisfaction of the General Manager of Parks and Recreation. The applicant is responsible for initiating the formation of the working group a minimum of 30 months prior to the anticipated completion of park works and is responsible for seeking Nation approvals of the terms of reference, as necessary.

Note to Applicant: The purpose of the working group is long term co-management of the south park including high-level decision making around park renewals or significant shifts in park programming. This working group could be framed to oversee the south park at Heather Lands as well as other future co-managed parks on land owned by the Nations.

1.40 The south park is to be operated by the Vancouver Board of Parks and Recreation with oversight and input from the intergovernmental working group. (See Condition 1.39).

Note to Applicant: As generally reflected in the 2025 rezoning application, the Applicant is no longer proposing conveyance of rainwater from Parcel C into the south park. As such, the previous 2022 note to applicant regarding a drainage easement requirement has been deleted. The 2022 rezoning Condition 1.70 regarding maximum volume of rainwater features has also been deleted.

1.41 Concept design of the north park, cultural centre plaza and Heather Street Right-of-Way between 35th and 37th Avenue to be closely coordinated by the Applicant with the concept design of the south park in consultation with the General Manager of Parks and Recreation.

Note to Applicant: Regardless of phasing, these spaces should be conceptually designed at the same time in order to ensure appropriate transitions between spaces and seamless design of the forest trail through the two parks.

1.42 Design development of the forest trail through both the north and south parks to occur through the south park co-design process to the satisfaction of the General Manager of Parks and Recreation.

Note to Applicant: The alignment, dimensioning, surfacing and lighting (if applicable) of the forest trail through the parks will be determined through the co-design process. The trail will be designed to connect to a crosswalk across 35th Avenue, location to be confirmed by City Engineering.

Note to Applicant: To maintain the design intent of a forest-like character, the Forest Trail will not be designed for bicycle access.

1.43 Design development to improve solar access to the south park, with particular focus on the area immediately north of northernmost extents of Parcel C, to the satisfaction of the General Manager of Parks and Recreation and the General Manager of Planning Urban Design, and Sustainability.

Note to Applicant: These improvements are for greater alignment with the *Solar Access Guidelines for Areas Outside of Downtown* and the *Heather Lands Policy Statement*. See also, Urban Design Condition 1.3.

1.44 No non-park building, non-park surface treatments, non-park subsurface building structure, or non-park infrastructure shall be located within or otherwise encroach upon the south park.

Note to Applicant: Structures on park-adjacent parcels are to be sufficiently set back from the property line so that servicing, access, construction or maintenance activities do not encroach on the park. All park features, including trees, are to be protected and maintained. See also Urban Design Condition 1.1.

1.45 Ensure the interface between the south park and Parcel C is delineated with clear design transitions to indicate the parcel boundaries between park and the development parcel for park users and park operations on the boundaries between park land and private land, to the satisfaction of the General Manager of Parks and Recreation.

Note to Applicant: Design transitions on the private parcel may include a pathway adjacent to the parcel boundary. See Landscape Condition 1.9.

1.46 Design development to ensure no direct building access into the park, including to the Forest Trail through the park parcel.

Note to Applicant: A collector pathway is required within private property and is required to connect to sidewalks within the road rights of way.

Note to Applicant: Consideration will be given to a single pedestrian pathway connection from Parcel C to the Forest Trail, if the pedestrian pathway provides a clear and welcoming visual and physical connection through Parcel C to Baillie Street at or near 37th Avenue, reads as publicly accessible and welcoming, and is secured through an SRW. See Engineering Condition 2.4 regarding the SRW.

1.47 Through the co-design and co-management approach for the south park, the applicant is to consult the Park Board on the siting of any public art proposed within the parcel.

Note to Applicant: Should public art be proposed/located in the south park area, including any portion of the “meeting point” located within the park, development of a Public Art Plan and implementation must include collaboration with Park Board staff to ensure proposed siting of public art aligns with the advancement of the detailed design of the park and enhances and supports parks and recreation uses and priorities.

Engineering

1.48 All archaeological sites, whether on Provincial Crown or private land (including land under water) that are known or suspected to predate AD 1846, are automatically protected under the Heritage Conservation Act (“HCA”) (S.13). Certain sites, including human burials and rock art sites with heritage value, are automatically protected regardless of their age. Shipwrecks and plane wrecks greater than two years of age are also protected under the HCA. The HCA does not distinguish between those archaeological sites which are “intact," (i.e., those sites which are in a pristine, or undisturbed state) and those which are “disturbed” (i.e., those sites which have been subject to alteration, permitted or otherwise). All archaeological sites, regardless of condition, are protected by the HCA, as described above. HCA-protected archaeological sites or objects cannot be disturbed or altered without a permit issued by the Archaeology Branch (Ministry of Forests, Lands Natural Resource Operations and Rural Development). It is the developer’s responsibility to exercise due diligence to avoid damage to any unrecorded archaeological sites, which are still protected under the HCA.

1.49 A Key Plan shall be submitted by the applicant and approved by the City prior to any third-party utility drawing submissions, and third-party utility service drawings will not be reviewed by the City until the Key Plan is defined and achieves the following objectives:

(a) The Key Plan shall meet the specifications in the City of Vancouver Engineering Design Manual Section 2.4.4 Key Plan https://vancouver.ca/files/cov/engineering-design-manual.PDF; and

(b) All third-party service lines to the development are to be shown on the plan (e.g., BC Hydro, TELUS, and Shaw, etc.) and the applicant is to provide documented acceptance from the third-party utilities prior to submitting to the City.

Note to Applicant: It is highly recommended that the applicant submits a Key Plan to the City for review as part of the building permit application.

Use of street for temporary power (e.g., temporary pole, pole mounted transformer or ducting) is to be coordinated with the city well in advanced of construction. Requests will be reviewed on a case-by-case basis with justification provided substantiating need of street space against other alternatives. If street use for temporary power is not approved, alternate means of providing power will need to be proposed. An electrical permit will be required.

https://vancouver.ca/files/cov/Key%20Plan%20Process%20and%20Requirements.pdf

1.50 The owner or representative is to contact Engineering Services at StreetUseReview@vancouver.ca to acquire the project's permissible street use after building permit issuance.

Note to Applicant: Prepare a mitigation plan to minimize street use during excavation and construction (i.e. consideration to the building design or sourcing adjacent private property to construct from) and be aware that a minimum 60-day lead time is required for any major crane erection / removal or slab pour that requires additional street use beyond the already identified project street use permissions.

https://vancouver.ca/home-property-development/construction-street-use-permits.aspx

1.51 Provision of any gas service to connect directly to the building without any portion of the service connection above grade within the road right-of-way.

1.52 Provision of construction details to determine ability to meet municipal design standards for shotcrete removal (City of Vancouver Design Guidelines, Construction Standards and Encroachment By-law (#4243) section 3A) and access around existing and future utilities adjacent your site prior to building permit issuance.

Note to Applicant: Current construction practices regarding shotcrete shoring removals have put City utilities at risk during removal of encroaching portions of the shoring systems. Detailed confirmations of these commitments will be sought at the building permit stage with final design achievements certified and confirmed with survey and photographic evidence of removals and protection of adjacent utilities prior to occupancy permit issuance. Please contact Engineering Services at shoringreview@vancouver.ca for details.

https://vancouver.ca/streets-transportation/street-design-construction-resources.aspx

https://vancouver.ca/home-property-development/construction-street-use-permits.aspx#shoring-and-excavation

1.53 Provision of parking access, per Parking By-law Section 4 and the Design Supplement:

(a) Safe, functional parkade access interface with the City right-of-way.

1.54 Provision of Loading spaces, per the Parking By-law Section 5 and the Design Supplement, including:

(a) Convenient, internal, stair-free loading access to/from all site uses.

1.55 Parking, loading, bicycle, and passenger loading space quantities must be provided and maintained in accordance with the requirements of the Vancouver Parking By-Law and the Design Supplement.

1.56 Provision of the following general revisions to architectural plans, including:

(a) All types of parking, loading, bicycle, end-of-trip facilities and passenger loading spaces individually numbered, and labelled on the drawings;

(b) Identification of columns in the parking layouts;

(c) Dimensions of columns and column encroachments into parking spaces;

(d) Section drawings showing elevations and minimum vertical clearances for parking levels, loading bays, ramps, and to the underside of raised security gates considering mechanical projections and built obstructions; and

(e) Design elevations at all breakpoints on both sides of ramps, drive aisles, loading and passenger loading spaces, accessible spaces, and entrances.

Note to Applicant: Any comments based upon architectural or landscape drawings received as part of this application are provided as guidance and a formal review by Engineering will only be provided through the development permit application process.

1.57 Confirmation that gates/doors are not to swing more than 0.3 m (1.0 ft.) over the property lines or into the statutory right of way (SRW) area.

1.58 This development will be required to provide on-site rainwater management in accordance with Building By-law requirements (Book II, Division B, Article 2.4.2.5).

Note to Applicant: The applicant will be required to demonstrate compliance with these requirements at the plumbing permit application stage. Note that the City's rainwater management requirements are being updated effective January 1, 2026 and will apply to any parcel that does not open a building permit application prior to that date. Please refer to vancouver.ca/rainwater for more information on the updated requirements.

Green Infrastructure Rezoning Conditions (Public Realm)

Prior to the issuance of each development permit, the design and construction of green rainwater infrastructure ("GRI") shall be reviewed and approved to the satisfaction of the

General Manager of Engineering Services, unless stated otherwise, clearly indicating:

1.59 Provision of the following GRI design target and setback requirements:

(a) Public Realm Rainwater Management Target: To treat and retain 48 mm of rainwater in any 24hr event (or 90% of average annual rainfall) to the greatest extent practicable, as specified in the Rain City Strategy and Cambie Corridor Public Realm Plan; and

(b) Setback Requirement: All infiltrating GRI features should provide 5m offset from the building foundation, unless a site-specific geotechnical report proves that the offset can be safely reduced and all infiltrating GRI features should provide 3m offset from the existing and proposed water main.

Note to Applicant: Check the City's Design Guidelines and Construction Standards for offset from other utilities to ensure compliance. Allowing adequate setback minimizes the impact of infiltration to the adjacent utilities and infrastructure.

1.60 Confirmation of GRI measures including provision of the following:

(a) Incorporation of the following for GRI measures located in the Rights of Way ("ROW") and laneway for public realm rainwater management:

(i) Bioretention (i.e. rain garden) is recommended on West 35th Avenue as a pollinator corridor, and at the north portion of the New Commercial Street near the Cultural Centre;

Note to Applicant: Bioretention can be a linear feature in the street boulevard or in the curb bulges at a road intersection.

(ii) On Heather Street (between West 33rd Avenue and West 35th Avenue), New Commercial Street (south portion), Baillie Street, Manson Street, and West 37th Avenue, minimize the number of bioretentions where possible;

Note to Applicant: Explore alternative subsurface GRI options, such as stormwater tree trenches, to reduce future maintenance efforts undertaken by the City. Stormwater tree trenches can be designed with soil cells or structural soil placed under the sidewalk or bike lane to manage rainwater and to enhance soil volume in support of healthy trees. Refer to the Engineering Design Manual Section 9.3.3 to meet minimum soil volume requirement for street trees.

(iii) For the Heather Street Greenway (section of Heather Street between West 35th Avenue and West 37th Avenue), use bioretention (i.e. rain garden) to manage rainwater, where possible;

(iv) For sections of West 33rd and West 37th Avenues where street improvements will be implemented by the City, include provision for 100% funding for future construction of GRI to meet the public realm rainwater management target and for sections of West 33rd and West 37th Avenues where street improvements will be implemented by the

developer, include provision for construction of GRI to meet the public realm rainwater management target;

Note to Applicant: Coordination is required with Transportation Planning Branch.

(v) For Cambie Street at the West 37th Avenue intersection where the center median will be closed, provision for the construction of, or full funding for green infrastructure, and green infrastructure themed educational parklet/node with elements, as per the Cambie Corridor Public Realm Plan Figure 3.7.4 a & b, all to the satisfaction of the General Manager of Engineering Services;

(vi) Use permeable pavement to manage rainwater in all laneways; and

Note to Applicant: The permeable pavement should provide equal performance and design life as the pavement structure specified by City's Street Design Branch.

(vii) Provision of an infiltration gallery under laneway Parcel S2 (refer to Figure 8 of the Rainwater Management Plan by KWL dated October 1, 2020).

Note to Applicant: The gallery will be constructed with load bearing modular stormwater system (or equivalent). It receives direct rainfall from the permeable laneway surface, and inflow from proposed storm sewer pipe 3 (refer to Figure 8 of the Rainwater Management Plan by KWL dated October 1, 2020). The gallery infiltrates, attenuates and conveys rainwater before overflowing to the downstream drainage system on West 33rd Avenue. The proposed infiltration gallery is a pilot project that supports the vision of sustainable large development by providing innovative infrastructure solutions and technologies. It eliminates the need for the proposed storm sewer pipe 1, and takes advantage of the good infiltration potential of the site to reduce rainwater discharge to the downstream sewer system.

(b) 48 mm rainwater treatment and retention for West 37th Avenue east of Heather Street (sub-catchment S14) frontage from the property line to the road centreline in addition to the proposed GRI in the Rainwater Management Plan by KWL dated October 1, 2020;

(c) Updated GRI type, location, and layout design to ensure consistency in the overall frontage design by coordinating the latest geometric design provided by the City's Transportation Design Branch and latest Landscaping Plan and Tree Management Plan mentioned design/plan to ensure consistency in the overall frontage design;

(d) Detailed GRI design and supporting documents for each proposed GRI, including catchment delineation, treatment and capture volume calculation, plan and section views, catch basin connection detail, planting plan, etc.;

Note to Applicant: Site specific infiltration test result is required to support the design. Submissions will be reviewed by the City's Green Infrastructure Implementation branch for approval.

(e) A phasing plan for the proposed GRI and Erosion Sediment Control ("ESC") procedures for GRI protection during construction; and

Note to Applicant: Operating and maintenance ("O&M") procedures should be submitted to guide City's long term operation and maintenance efforts.

(f) Acknowledgment that GRI features in the ROW will prioritize managing rainwater from the ROW surface.

Note to Applicant: It is not recommended to direct on-site rainwater to GRI in the ROW due to limited space and capacity. If such an option is proposed, it is subject to the City's review and approval on a case by case basis. The City requires provision of funding to support future operation and maintenance of the GRI.

Note to Applicant: Green Infrastructure Implementation Branch developed a design guide, standard drawings and planting guide for bioretention and stormwater tree trenches. These can be found on the CoV Green Rainwater Infrastructure Design Resources website.

https://vancouver.ca/home-property-development/green-rainwater-infrastructure-design-resources.aspx.

1.61 Incorporation of the following for GRI measures located in parks and Heather Street Greenway for public realm rainwater management:

(a) Management of on-site rainwater in the park south of West 35th Avenue (Phase 2) to the satisfaction of the General Manager of the Park Board;

(b) Detailed GRI design and supporting documents for each proposed GRI, including location, orientation, catchment delineation, treatment and capture volume calculation, plan and section views, catch basin connection and flow routing details, planting plan, etc.;

Note to Applicant: Site specific infiltration test result is required to support the design. Submit design drawings and supporting data to the Green Infrastructure Implementation Branch and Utility Development and Servicing Branch for review and approval.

(c) Prepare phasing plan and ESC procedures for the proposed GRI protection during construction; and

(d) Provide O&M procedures and clarify ownership and the party responsible for the long term operation and maintenance of the proposed GRI.

1.62 Provision of a complete hydrogeological study, as required by the Zoning and Development By-law (Section 4.3.4), which addresses the requirements outlined in the Groundwater Management Bulletin, including but not limited to:

(a) A revised groundwater management plan and/or impact assessment.

(b) Characterization and/or monitoring of soil and groundwater conditions above the proposed slab depth.

Note to Applicant: Provide a final hydrogeological study for each subsequent development parcel which includes: 1) a cross-section schematic(s) showing features such as site stratigraphy; current site grade; planned excavation, foundation slab, boreholes, monitoring wells including screen intervals, static water level, seasonal range of water level; and any proposed groundwater management solutions; 2) findings from a site investigation and monitoring of groundwater conditions in any hydrostratigraphic unit that would contribute to groundwater discharge from the site; and 3) hydraulic conductivity testing (e.g. slug tests) and analysis.

(c) Construction-related and permanent groundwater management, including quantitative estimates (in litres per minute) of anticipated construction and permanent (post-construction) groundwater discharge rates for City approval.

Note to Applicant: Provide a final hydrogeological study for each subsequent development parcel which includes: 1) consideration of the building design and lowest slab elevations; and 2) consideration or discussion of other below-grade building components including elevator pits and sumps.

1.63 Compliance with the Zoning & Development By-law (Section 4.3.5), to the satisfaction of the City, by limiting groundwater discharge into the City collection system and limiting environmental impacts by incorporating:

(a) Measures to limit groundwater discharge into the City collection system.

Note to Applicant: Provide final hydrogeological study for each subsequent development parcel which includes discussion on how the proposed groundwater management strategy will not negatively impact the City collection system. Subject to the findings of the final hydrogeological study, the City may require that the parkade be tanked below the water table.

(b) Measures to limit or reduce environmental impacts from groundwater diversion.

1.64 Provision and confirmation of the following are required in order for Engineering to support plant materials on the rights of way:

(a) All plant material within the same continuous planting area which is located on Street Right-of-Way within 10.0 m (32.8 ft.), measured from the corner of an intersection, pedestrian crossing, entrance to a driveway or other conflict areas, shall not exceed a mature height of 0.6 m (2 ft.), measured from the sidewalk;

(b) All plant material within the Street Right-of-Way that is located outside of the areas described in the bullet above shall not exceed a mature height of 1.0 m (3.3 ft.), measured from the sidewalk;

(c) Plants shall be planted in such a way as to not encroach on the sidewalk, street, lane, and/or bike lane and shall provide a minimum 0.45 m (1.5 ft.) buffer of low groundcover or sod grass for plantings adjacent to sidewalks;

(d) No permanent irrigation system shall be installed in the Street Right-of-Way; and

(e) All planting on Street Right-of-Way are to be maintained by the adjacent property owner.

Note to Applicant: Refer to City of Vancouver Boulevard Gardening Guidelines for more information on boulevard planting.

1.65 Provision of waste minimization and waste diversion as per the Rezoning Policy for Sustainable Large Developments. Section F of the Policy outlines a list of zero waste requirements which must be met for this site, including the following:

(a) Adequate space for collection bins and zero waste initiatives in buildings (F.3.1), with mandatory requirements for Zero Waste Initiatives including the following:

(i) Solid waste storage amenities must be no more than one storey below grade and they must be designed to ensure all waste collection day activities occur onsite, as opposed to placing bins onto City property for collection;

(ii) The size of storage rooms must be in compliance with the guidelines set out in the Garbage and Recycling Storage Amenity Design Supplement allowing a sufficient number of carts/containers to meet the needs of the entire building;

(iii) The space allotted must exceed the minimum set out in the guidelines to allow for waste diversion programs to ensure items banned from garbage are not put in garbage (e.g. electronics, foam packaging); and

(iv) There must be an infrastructure and maintenance plan to maintain a litter-free environment in exterior areas (e.g. sidewalks and paths).

(b) Occupant/Public communication and education program required (F.3.2), including a minimum of three items from Occupant/Public Education and Outreach Actions list under the Sustainable Large Developments Administrative Bulletin;

(c) Additional Zero Waste Actions: Recycling, Organics and Waste Collection Systems (F.3.3) – Buildings must incorporate zero waste efforts beyond the provision of standard recycling bins; and

Note to Applicant: The applicant must show how they plan to meet this objective by choosing and implementing as least seven initiatives from a list of 18 items under the Bulletin.

(d) Post Occupancy Plan Implementation Report Plan (F.3.4) – the applicant must acknowledge intent to provide a Plan Implementation Report within 18 months post occupancy, with details regarding who will be responsible for submitting.

Note to Applicant: Staff acknowledge that the applicant has provided a preliminary waste management plan to meet the above requirements (a) to (c). The submission will be further reviewed during the development permit application stage.

1.66 Arrangements shall be made to the satisfaction of the General Manager of Engineering Services and Director of Legal Services for a site-wide Solid Waste Reporting Covenant prior to the issuance of the first development permit.

1.67 Provision of garbage and recycling storage amenity design to the satisfaction of the General Manager of Engineering Services as presented in the Garbage and Recycling Storage Amenity Design Supplement.

Note to Applicant: Draw and label container outlines and if the site is mixed use, demonstrate separated solid waste amenities for use types, and label each amenity.

Amenities designed below grade should enable access and pick up from a location without reliance of the lane for extended bin storage. If this cannot be confirmed, then an on-site garbage bin staging area is to be provided. Pick up operations should not require the use of public property for storage, pick up or return of bins to the storage location.

1.68 Provision of all third-party utility services (e.g., BC Hydro, Telus, and Shaw) to be underground, BC Hydro service to the site to be primary, and all required electrical plants to be provided within private property.

Note to Applicant: BC Hydro System Vista, Vista switchgear, pad mounted transformers, low profile transformers and kiosks as well as telecommunications kiosks are to be located on private property with no reliance on public property for placement of these features.

For questions on this requirement, please contact Utilities Management Branch at 604-829-9447 or at umb@vancouver.ca.

1.69 Show all City supplied building grades and entranceway design elevations on the architectural and landscape plans, while ensuring any topographic survey used for design purposes is derived from a benchmark with elevations consistent with those denoted on the City issued building grade plan.

Note to Applicant: When providing additional property line elevations for proposed entrances, interpolate a continuous grade between the elevations provided on the City supplied building grade plan.

For more information, please contact Engineering, Streets Design Branch at building.grades@vancouver.ca or call 604-871-6373.

https://vancouver.ca/home-property-development/building-grades-for-sidewalk-and-street-elevation.aspx.

1.70 Submission to Engineering of an updated landscape plan reflecting all the public realm changes, including demonstration of:

(a) Display of the following note(s):

(i) "This plan is "**NOT FOR CONSTRUCTION"** and is to be submitted for review to Engineering Services a minimum of 8 weeks prior to the start of any construction proposed for public property. No work on public property may begin until such plans receive “For Construction” approval and related permits are issued. Please contact Engineering, Development and

Major Projects and/or your Engineering, Building Site Inspector for details".

(ii) "Tree species, final spacing, quantity and location to the satisfaction of the General Manager of Engineering Services. New trees must be of good standard, minimum 6 cm caliper, and installed with approved root barriers, tree guards and appropriate soil volumes. Installation of Engineered Soil may be required to obtain appropriate soil volumes based on site conditions. Root barriers shall be of rigid construction, 8 feet long and 18 inches deep, centre on each street tree adjacent to the sidewalk and any off-street bike facility. Planting depth of root ball must be below sidewalk grade. Contact Park Board at pbdevelopment.trees@vancouver.ca for inspection after tree planting completion".

(iii) "Off-site assets are to be constructed to the satisfaction of the General Manager of Engineering Services and as per the approved City geometric design, with the final design and location to be determined once the City geometric is received".

Note to Applicant: Drawings submitted as part of the development permit application will be preliminary with appropriate placeholders, and the final off-site geometric design will be provided by the City of Vancouver. An Engineering Project Coordinator will engage the Developer to facilitate the delivery of any City design after development permit issuance.

(iv) "The required Green Instructure improvements for 4911-5255 Heather Street, 637-657 West 37th Avenue, and 620-689 West 35th Avenue, Vancouver, BC will be as per City approved applicant-issued design".

Note to Applicant: Callouts must be included along with the note.

(b) Existing locations of:

(i) Street furniture; and

Note to Applicant: For drawings with existing street furniture displayed, a note must be added stating:

"All removals, relocations, reinstallations and replacements of street furniture must be carried out by the City Street Furniture Contractor in coordination with the City Street Furniture Coordinator".

(ii) Poles and guy wires.

Note to Applicant: Poles and guywires that are to be removed or relocated must be called out and the existing and proposed locations shown. Letters must be provided from the appropriate public utility companies that confirm that pole relocation proposed is possible.

(c) All proposed streetscape materials on City property to be City standard materials.

Note to Applicant: Deviations from the standard streetscape materials must be justified in a report and approved by City prior to the development permit application. Encroachment agreements may be required for non-standard streetscape materials on City property.

(d) Streetscape designed in compliance with Cambie Corridor Streetscape Design Guidelines and Heather Lands Design Guidelines.

Note to Applicant: Where a design detail is not available, make note of the improvement on the plan. Public realm changes include all off-site improvements sought for this rezoning. The Streets Design Guidelines are viewable online at https://vancouver.ca/streets-transportation/streetscape-design-guidelines.aspx and are to be used alongside the City design guidelines and construction standards.

1.71 Provision of a lighting simulation to support all offsite lighting upgrades to City standards and IESNA recommendations.

PART 2: CONDITIONS OF BY-LAW ENACTMENT

THAT, prior to enactment of the CD-1 By-law, the registered owner shall on terms and conditions satisfactory to the Director of Legal Services, the General Manager of Planning, Urban Design and Sustainability, and the General Manager of Engineering Services, as necessary, and at the sole cost and expense of the owner/developer, make arrangements for the following:

Engineering

2.1 Arrangements are to be made to the satisfaction of the Approving Officer for the subdivision of the site to create the contiguous minimum 2.27 acre south park parcel and the development parcels associated with the CD-1 South enactment, generally as described on Figure 9, and to dedicate to the City:

West 35th Avenue

(a) A 20 m wide dedication for an extension of West 35th Avenue from the lane east of Willow Street to the lane west of Ash Street;

Note to Applicant: The alignment of this dedication should meet the existing West 35th Avenue Street Right-of-Way at the west side of the site and the future West 35th Avenue Street Right-of-Way at the east side of the site.

New Street from the lane east of Willow Street to Baillie Street

(b) A 15.0 m wide dedication for a new street from the lane east of Willow Street to the new Baillie Street extension (south of the West 35th Avenue extension and north of West 37th Avenue);

Baillie Street

(c) A 20 m wide dedication for an extension of Baillie Street from West 37th Avenue to the West 35th Avenue extension;

Manson Street

(d) A 20 m wide dedication for an extension of Manson Street from West 37th Avenue to the West 35th Avenue extension;

Intersection of West 35th Avenue / Heather Street

(e) An additional dedication on the northwest corner at the intersection of Heather Street and West 35th Avenue to provide an arc with a minimum radius of 38 m where Heather Street meets West 35th Avenue at a right angle;

Note to Applicant: This is required in order to provide a minimum radius of 50 m for the painted centerline of the road.

(f) A 2.0 m wide dedication on the north side of West 37th Avenue adjacent to the site from the lane west of Ash Street to the Baillie Street extension; and

(g) A 2.5 m wide dedication on the west side of Heather Street from West 35th Avenue to the northern boundary of the area being rezoned.

Note to Applicant: A phased approach to subdivision may be supportable subject to legal arrangements. It may be preferable to leave the development site in whole blocks subject to further subdivision prior to development permit issuance. A no-development covenant may be required to secure the future subdivision.

Any new streets will be named in consultation with the local Nations. Refer to the Civic Asset Naming Committee (CIAN) for approval of street names for the proposed public streets. Upon dedication of the roads to the City CIAN will advance recommendations to Council for the formal amendment to the Street Name Bylaw.

Pedestrian SRW

2.2 Provision of an encroachment agreement to secure ongoing maintenance by the applicant of proposed unique landscape treatment on Heather Street Right-of-Way between West 35th Avenue and West 37th Avenue.

2.3 Arrangements are to be made to the satisfaction of the General Manager of Engineering Services for the physical closure of the southerly portion of Heather Street to vehicle traffic and for the appropriate allocation of any agreements related to the maintenance responsibilities associated with this area.

2.4 Arrangements shall be made to the satisfaction of the General Manager of Engineering Services and the Director of Legal Services for registration of a Statutory Right of Way over the site for the pedestrian access routes (semi-public paths).

Note to Applicant: The SRWs may initially be blanket charges (defined by sketch plan), to be modified to a defined survey area based on the as-built conditions and registered prior to occupancy of each of the phased parcels.

2.5 Make arrangements to the satisfaction of the General Manager of Engineering Services and the Director of Legal Services for release of Easement & Indemnity Agreements 530425M & 475080M (commercial crossings); Easement & Indemnity Agreements BR35493, 177898M & 200430M (pertaining to a steam line & electrical conduit under

Heather Street); and associated charges (Covenant BR35494, SRW BR35495 and Equitable Charge BR37695) prior to building occupancy.

Note to Applicant: Arrangements are to be secured prior to zoning enactment, with release to occur prior to issuance of an occupancy permit for the site. Provision of a letter of commitment will satisfactorily address this condition for zoning enactment.

2.6 Provision of a Services Agreement to detail the on-site and off-site works and services necessary or incidental to the servicing of the site (collectively called the "Services") such that they are designed, constructed, and installed at no cost to the City and all necessary street dedications and rights of way for the services are provided. No development permit for the site, or any portion thereof, or for any building or improvements thereon will be issued until the letter of credit or such other form of alternative security that may be acceptable to the City in its sole discretion, as security for the services is provided. The timing for the delivery of the Services shall be determined by the General Manager of Engineering Services in his sole discretion and holds shall be placed on such permits as deemed necessary in his sole discretion. Except as explicitly provided for in Condition 2.7, the Services are not excess and/or extended services, and the applicant is not entitled to a Latecomer Agreement.

Note to Applicant: For general Latecomer Policy information refer to the website at https://vancouver.ca/home-property-development/latecomer-policy.aspx#redirect.

(a) Provision of adequate water service to meet the domestic and fire flow demands of the project.

(i) All proposed new and upgraded water mains and required associated appurtenances as contemplated in the Master Servicing Plan in the Heather Lands Development - Servicing Memorandum - AHI rezoning report.

Note to Applicant: Water mains have been constructed on Heather Street from McGuigan Avenue to West 35th Avenue, on Heather Street from West 35th Avenue to West 37th Avenue, and on West 37th Avenue from Willow Street to Manson Street. These were upgraded by the City of Vancouver as part of the Utility Development Cost Levy (UDCL) Program.

(ii) The timing for delivering these water main assets need to follow what is presented in the "Development Phasing Plan" section of the Site Servicing Report. Each Phases' noted upgrades must be completed prior to occupancy of the first building within the phase.

(b) Provision of adequate sewer (storm and sanitary) service to meet the demands of the project.

(i) Provision of internal site (onsite) sewer system upgrades which includes:

1. Sewer mains on Heather Street, West 35th Avenue, Manson Street, & West 37th Avenue (servicing South Catchment).

a. Construct 20 m of 250 mm STM main on McGuigan Avenue from fronting Parcel G1 to the intersection of McGuigan Avenue and Heather Street.

b. Construct 157 m of 300 mm STM main on Heather Street from the intersection of McGuigan Avenue and Heather Street to the intersection of Heather Street and West 35th Avenue.

c. Construct 114 m of 250mm SAN and 525 mm STM main on Heather Street from fronting Parcel B and south park to the intersection of Heather Street and West 37th Avenue.

d. Construct 59 m of 300 mm SAN main and 450 mm STM main on West 35th Avenue fronting Parcel B3 and F to the intersection of Manson Street and West 35th Avenue.

e. Construct 60m of 300mm STM main on West 35th Avenue from Ash Street to fronting Parcel A.

f. Construct 40 m of 250 mm SAN main and 375 mm STM main on West 35th Avenue from fronting Parcel A and F1 to the intersection of Manson Street and West 35th Avenue.

g. Construct 78 m of 375 mm SAN main and 600 mm STM main on Manson Street from the intersection of Manson Street and West 35th Avenue to the intersection of Manson Street and West 37th Avenue.

h. Construct 109 m of 375 mm SAN main and 600 mm STM main on West 37th Avenue from the intersection of West 37th Avenue and Manson Street to the intersection of West 37th Avenue and Heather Street.

(ii) Provision of offsite sewer system upgrades which includes:

2. Provision of Lane East offsite upgrades:

a. Construct 140m of 250mm STM main on Lane East.

Note to Applicant: The Sewer servicing plan for this area is under development. Developer to contact City Engineer prior to commencing design or analysis of sewer system as the upgrade requirement may be modified based on servicing plan (requirement will be approximately equivalent to the above condition).

The applicant is to inform the Development Water Resources Management (DWRM) Branch (utilities.servicing@vancouver.ca) of any updates to the on-site stormwater servicing strategy as the development progresses as it may impact the servicing plan.

The lengths and diameters of these improvements are approximate and subject to detailed design by Developer's Engineer.

(c) Provision of design brief, calculations and/or model, and design drawings by the applicant's Engineer to include issued for construction (IFC) drawings;

Note to Applicant: Issued for Construction (IFC) drawings are required to be reviewed and accepted by the City Engineer prior to building permit issuance.

(d) Development to be serviced to the proposed SAN and STM sewers which includes:

(i) Parcel A is to be serviced to the proposed 250 mm SAN and 375 mm STM in West 35th Avenue.

(ii) Parcel B is to be serviced to the proposed 250 mm SAN and 525 mm STM in Heather Street.

(iii) Parcel C and D are to be serviced to the proposed 250 mm SAN and 525 mm STM in Baillie Street.

(iv) Parcel E and H are to be serviced to the proposed 250 mm SAN and 525 mm STM in West 35th Avenue.

(v) Parcel F is to be serviced to the proposed 300 mm SAN and 450 mm STM in West 35th Avenue.

(vi) Parcel G1 is to be serviced to the proposed 250 mm SAN and 300 mm STM in West 35th Avenue.

(vii) Parcel G2 and I1 are to be serviced to the proposed 250 mm SAN and 375 mm STM in McGuigan Avenue.

(viii) Parcel I2 is to be serviced to the proposed 300 mm SAN and 375 mm STM in McGuigan Avenue.

(ix) Parcel J is to be serviced to the proposed 300mm SAN and 450mm STM in West 33rd Avenue.

(e) Provision of a sewer abandonment plan by the Developer's Engineer that details the following:

(i) Abandonment or removal of all existing storm, sanitary, and combined connections to the development site; and

(ii) Abandonment or removal of all existing storm, sanitary, and combined sewer mains that are no longer in use due to the development of the site.

Note to Applicant: The abandonment plan is required to be reviewed and accepted by the City Engineer prior to issuance of the sewer permit.

West 35th Avenue

(f) Provision for the construction of street improvements from property line to property line on West 35th Avenue from Willow Street to the lane east of Willow Street including any transition areas to connect existing and new curb alignments, all to the satisfaction of the General Manager of Engineering Services. These improvements will generally include, but not be limited to, the following:

(i) New concrete curb and gutter;

(ii) Concrete sidewalks;

(iii) Curb ramps;

(iv) Green rainwater infrastructure;

(v) Improved street lighting including adjustment to all existing infrastructure; and

(vi) Road reconstruction as required to accommodate the proposed street improvements.

Note to Applicant: These works constitute excess and/or extended services and will be subject to a latecomer agreement, to the satisfaction of the General Manager of Engineering Services and the Director of Legal Services.

West 37th Avenue

(g) Provision for the construction of, or full funding for, street improvements from property line to property line on West 37th Avenue from Willow Street to the lane west of Ash Street including any transition areas to connect existing and new curb alignments in order to provide an AAA Greenway, all to the satisfaction of the General Manager of Engineering Services. These improvements will generally include, but not be limited to, the following:

(i) New concrete curb and gutter;

(ii) Raised protected bike lanes;

(iii) Concrete sidewalks;

(iv) Protected intersection corners;

(v) Curb ramps;

(vi) Green rainwater infrastructure;

(vii) Partial street closure to restrict vehicle through movements at a location to be determined;

(viii) Improved street lighting and additional pedestrian scale lighting including adjustment to all existing infrastructure; and

(ix) Road reconstruction as required to accommodate the proposed street improvements.

Note to Applicant: These works constitute excess and/or extended services and will be subject to a latecomer agreement, to the satisfaction of the General Manager of Engineering Services and the Director of Legal Services.

(h) Provision for the construction of, or full funding for, street improvements from property line to property line on West 37th Avenue from the lane west of Ash Street to the lane west of Cambie Street including any transition areas to connect existing and new curb alignments in order to provide an AAA Greenway, all to the satisfaction of the General Manager of Engineering Services. These improvements will generally include the following:

(i) New concrete curb and gutter;

(ii) Raised protected bike lanes;

(iii) Concrete sidewalks;

(iv) Curb ramps;

(v) Green rainwater infrastructure;

(vi) Improved street lighting and additional pedestrian scale lighting including adjustment to all existing infrastructure; and

(vii) Road reconstruction as required to accommodate the proposed street improvements.

Note to Applicant: These works constitute excess and/or extended services and will be subject to a latecomer agreement, to the satisfaction of the General Manager of Engineering Services and the Director of Legal Services.

Heather Street

(i) Provision for the construction of street improvements from property line to property line on Heather Street from the lane south of McGuigan Avenue to West 35th Avenue including any transition areas to connect existing and new curb alignments, all to the satisfaction of the General Manager of Engineering Services. These improvements will generally include, but not be limited to, the following:

(i) New concrete curb and gutter;

(ii) Raised protected bike lanes;

(iii) Concrete sidewalks;

(iv) Protected intersection corners;

(v) Curb ramps;

(vi) Green rainwater infrastructure;

(vii) Relocation of the existing utility poles;

(viii) Improved street lighting and additional pedestrian scale lighting including adjustment to all existing infrastructure; and

(ix) Road reconstruction as required to accommodate the proposed street improvements.

(j) Provision for the construction of street improvements from property line to property line on Heather Street from West 35th Avenue to West 37th Avenue including any transition areas to connect existing and new curb alignments, all to the satisfaction of the General Manager of Engineering Services. These improvements will generally include, but not be limited to, the following:

(i) Removal of the existing street infrastructure such as vehicular travel lanes and curbs;

(ii) New bike paths;

(iii) Concrete hard surfaces within the Public Bike Share (PBS) station footprint and supporting electrical service for PBS;

(iv) Concrete sidewalks;

(v) Green rainwater infrastructure;

(vi) Curb ramps; and

(vii) Improved pedestrian and cyclist lighting including adjustment to all existing infrastructure to accommodate the proposed street improvements.

Note to Applicant: The concept design of this section of Heather Street should be closely coordinated with the concept design of the south park, to the satisfaction of the General Manager of Parks and Recreation, including, but not limited to the landscape and planting design.

Any portion of the Right of Way that falls under a future maintenance agreement with the Vancouver Park Board to be designed to the satisfaction of the General Manager of Parks and Recreation.

Willow Street, Ballie Street, Manson Street

(k) Provision of the construction of the following new streets and associated infrastructure to current City standards:

(i) West 35th Avenue from the lane east of Willow Street to the lane west of Ash Street;

(ii) Baillie Street from West 35th Avenue to West 37th Avenue;

(iii) Manson Street from West 35th Avenue to West 37th Avenue; and

(iv) New street from the lane east of Willow Street to Baillie Street.

Note to Applicant: Pavement structure for all proposed internal streets and laneways within the development site to meet current City "Higher-Zoned Street" specifications at time of construction and incorporating green rainwater infrastructure where conditioned.

Intersection of West 33rd Avenue / Oak Street

(l) Provision for the construction of improvements at the intersection of West 33rd Avenue and Oak Street to provide eastbound and westbound painted left turn bays on West 33rd Avenue, all to the satisfaction of the General Manager of Engineering Services. These improvements will generally include, but not be limited to, the following:

(i) New concrete curb and gutter;

(ii) Curb ramps;

(iii) Green rainwater infrastructure;

(iv) Installation of eastbound and westbound left turn arrows;

(v) Relocation and/or replacement of the existing catch basins; and

(vi) Adjustment to all existing infrastructure and road reconstruction as required to accommodate the proposed street improvements as well as provision for future bike lanes on West 33rd Avenue.

Note to Applicant: These works constitute excess and/or extended services and will be subject to a latecomer agreement to the satisfaction of the General Manager of Engineering Services and the Director of Legal Services.

Intersection of West 33rd Avenue / Heather Street

(m) Provision for the construction of, or full funding for, improvements at the intersection of West 33rd Avenue and Heather Street, all to the satisfaction of the General Manager of Engineering Services. These improvements will generally include, but not be limited to, the following:

(i) New concrete curb and gutter;

(ii) Protected bike lanes with protected intersection corners;

(iii) Curb ramps;

(iv) Green rainwater infrastructure;

(v) Left turn bays;

(vi) Design and installation of a new traffic signal;

(vii) Installation of eastbound and westbound left turn arrows;

(viii) Relocation and/or replacement of the existing catch basins and utility poles;

(ix) Entire intersection lighting upgrade to current City standards and IESNA recommendations; and

(x) Adjustment to all existing infrastructure and road reconstruction as required to accommodate the proposed street improvements.

Note to Applicant: These works constitute excess and/or extended services and will be subject to a latecomer agreement to the satisfaction of the General Manager of Engineering Services and the Director of Legal Services.

Intersection of West 33rd Avenue / Cambie Street

(n) Provision for the construction of improvements at the intersection of West 33rd Avenue and Cambie Street, all to the satisfaction of the General Manager of Engineering Services. These improvements will generally include, but not be limited to, the following:

(i) New concrete curb and gutter;

(ii) Protected bike lanes with protected intersection corners;

(iii) Curb ramps;

(iv) Green rainwater infrastructure;

(v) Left turn bays;

(vi) Design and installation of a new traffic signal;

(vii) Installation of eastbound and westbound left turn arrows;

(viii) Relocation and/or replacement of the existing catch basins;

(ix) Entire intersection lighting upgrade to current City standards and IESNA recommendations; and

(x) Adjustment to all existing infrastructure and road reconstruction as required to accommodate the proposed street improvements as well as provision for future bike lanes on West 33rd Avenue.

Note to Applicant: These works constitute excess and/or extended services and will be subject to a latecomer agreement to the satisfaction of the General Manager of Engineering Services and the Director of Legal Services.

Intersection of West 35th Avenue / Cambie Street

(o) Provision for the construction of improvements at the intersection of West 35th Avenue and Cambie Street, all to the satisfaction of the General Manager of

Engineering Services. These improvements will generally include, but not be limited to, the following:

(i) Modification of the existing center median to provide northbound and southbound turn bays;

(ii) Design and installation of a new traffic signal;

(iii) Installation of northbound and southbound left turn arrows;

(iv) New concrete curb and gutter;

(v) Curb ramps;

(vi) Green rainwater infrastructure;

(vii) Relocation and/or replacement of the existing catch basins;

(viii) Entire intersection lighting upgrade to current City standards and IESNA recommendations;

(ix) Adjustment to all existing infrastructure; and

(x) Road reconstruction as required to accommodate the proposed street improvements.

Note to Applicant: These works constitute excess and/or extended services and will be subject to a latecomer agreement to the satisfaction of the General Manager of Engineering Services and the Director of Legal Services.

Intersection of West 37th Avenue / Cambie Street

(p) Provision for the construction of, or full funding for, improvements at the intersection of Cambie Street and West 37th Avenue as required to provide a closure of the center median to motor vehicles on Cambie Street at West 37th Avenue, all to the satisfaction of the General Manager of Engineering Services. This is required to reduce through traffic on the Heather Street Greenway and will generally include the following:

(i) New concrete curb and gutter;

(ii) Green infrastructure elements;

(iii) Adjustment to all existing infrastructure; and

(iv) Road reconstruction as required to accommodate the proposed street improvements.

(q) Provision to rebuild existing lane between West 33rd Avenue and West 37th Avenue (on the western side of the development site) as per City “Higher Zoned Laneway” pavement structure. Relocate existing catch basins or install new catch basins as required.

Note to Applicant: Use permeable pavement to manage rainwater in all the Laneways.

(r) Provision to rebuild existing lane between Heather Street and West 37th Avenue as per City "Higher Zoned Laneway" pavement structure. Relocate existing catch basins or install new catch basins as required.

Note to Applicant: Use permeable pavement to manage rainwater in all the laneways.

(s) Provision of new standard concrete pedestrian lane crossings, new curb returns and curb ramps at all existing lane crossings and all new lane crossings adjacent to the site.

(t) Provision for the installation of parking regulatory signage on streets adjacent to the site to the satisfaction of the General Manager of Engineering Services.

(u) Provision of new or replacement duct banks adjacent the development site that meets current City standard.

Note to Applicant: Duct banks are to consist of electrical communication ducts and cables and connect to existing electrical and communication infrastructure.

(v) Provision of upgraded street lighting (roadway, sidewalk) adjacent to the site to current City standards and IESNA recommendations.

(w) Provision of new street lighting (roadway and sidewalk), new intersection lighting, and forest trail, bicycle and pedestrian paths lighting on right of way.

(x) Provision of entire intersection street lighting upgrade at all existing intersections adjacent to the site to current City standards and IESNA recommendations.

(y) Provision of lane lighting on standalone poles with underground ducts.

Note to Applicant: The ducts must be connected to the existing City street lighting grid.

(z) Provision of two new pad mounted electrical service cabinets/kiosks.

Note to Applicant: The kiosk shall be fed by BC Hydro underground grid. As such, a right-of-way (ROW) space shall be provided on-site to accommodate BC Hydro pad mounted transformer.

The detailed Electrical design is required prior to the start of any associated electrical work and is to conform with the current City Engineering Design Manual, Construction Specifications, Standard Detail Drawing, Canadian Electrical Code, and the Master Municipal Construction Documents.

(aa) Provision of street trees where space permits.

Note to Applicant: Final spacing, quantity and location to the satisfaction of the General Manager of Engineering Services. Tree species to the approval of the City Arborist. Street tree planting to include appropriate soil volumes and

approved root barriers of rigid construction, 8 ft. long and 18 in. deep, centre on each street tree adjacent to the sidewalk and any off-street bike facility. Installation of Engineered Soil under new sidewalks may be required to obtain appropriate soil volumes based on site conditions.

(bb) Provision of installation of parking regulatory signage on streets adjacent to the site, to the satisfaction of the General Manager of Engineering Services.

2.7 Provision of one or more Latecomer Agreements to the satisfaction of the General Manager of Engineering Services and the Director of Legal Services whereby the applicant is entitled to receive latecomer charges for a period of 24 hours following completion of the works contemplated by the following condition(s), which constitute excess and/or extended services:

(a) Provision for the construction of street improvements from property line to property line on West 35th Avenue from Willow Street to the lane east of Willow Street per Condition 2.6.(f);

Note to Applicant: The benefiting area for these works is under review.

(b) Provision for the construction of street improvements from property line to property line on West 37th Avenue from Willow Street to the lane west of Ash Street including any transition areas to connect existing and new curb alignments in order to provide an AAA Greenway per Condition 2.6.(g);

Note to Applicant: The benefiting area for these works is under review.

(c) Provision for the construction of, or full funding for, street improvements from property line to property line on West 37th Avenue from the lane west of Ash Street to the lane west of Cambie Street including any transition areas to connect existing and new curb alignments in order to provide an AAA Greenway per Condition 2.6.(h);

Note to Applicant: The benefiting area for these works is under review.

(d) Improvements at the intersection of West 33rd Avenue and Oak Street per Condition 2.6.(l);

Note to Applicant: The benefiting area for these works is under review.

(e) Improvements at the intersection of West 33rd Avenue and Heather Street per Condition 2.6.(m);

Note to Applicant: The benefiting area for these works is under review.

(f) Improvements at the intersection of West 33rd Avenue and Cambie Street per Condition 2.6.(n); and

Note to Applicant: The benefiting area for these works is under review.

(g) Improvements at the intersection of 35th Avenue and Cambie Street per Condition 2.6.(o).

Note to Applicant: The benefiting area for these works is under review.

Note to Applicant: An administrative recovery charge will be required from the applicant to settle the latecomer agreement. The amount, which will be commensurate with the costs incurred by the City to administer the latecomer scheme, will be provided by the City and specified in the latecomer agreement.

For general Latecomer Policy information refer to the website at: https://vancouver.ca/home-property-development/latecomer-policy.aspx#redirect.

Community Benefits Agreement (optional)

2.8 In order to monitor and evaluate CBA compliance targets, the applicant has the option to complete the following as part of the prior-to conditions before development permit issuance:

(a) Connect with the Social Planners responsible for the CBA conditions to review the CBA policy and process;

(b) Send a high level construction schedule, including estimates on the number of workers on site, and amount of procurement activity;

(c) Retain the services of an independent third party to the satisfaction of the City in order to assist in monitoring and reporting on the progress towards reaching goals on an agreed upon timeline with the City of Vancouver during and upon completion of the project and its various development phases. This may include, where applicable and where possible, post-occupancy and ongoing service needs; and

(d) Participate in a Project Specific Implementation and Monitoring Working Group with City staff, industry and training and skill development bodies, employment services organizations, and community representatives with knowledge of social procurement, social hiring, and community economic development.

Note to Applicant: Agreeing to these conditions as per the City of Vancouver CBA Policy does not preclude the applicant from entering into any additional agreements with communities including ones geographically located nearby the development site, or sites, or with First Nations. Please ask to be connected with the Planner on the CBA Policy implementation for more information, questions, and support, as this condition may impact any early procurement processes for this development.

Please connect with the CBA planners Alisha Masongsong and Shabna Ali for more information about the CBA policy (alisha.masongsong@vancouver.ca, shabna.ali@vancouver.ca) and visit our CBA website for more information. https://vancouver.ca/people-programs/community-benefit-agreements.aspx.

Note to Applicant: On December 10, 2025, City Council directed that the Community Benefits Agreement Policy is optional for all projects that have not yet been considered at public hearing, as described in the *Report Back on Supporting Development Viability and Unlocking New Housing Supply*, dated December 2, 2025.

Housing

2.9 Make arrangements to the satisfaction of the General Manager of Planning, Urban Design and Sustainability and the Director of Legal Services to:

(a) Enter into an agreement, including a Section 219 Covenant, to secure all residential units being developed on the Lands as leasehold Attainable Housing units, in accordance with the conditions set out by the Province under the Provincial Attainable Housing Initiative for Heather Lands, and such other terms and conditions as the General Manager of Planning, Urban Design and Sustainability and the Director of Legal Services may require; or

(b) In the event that the Provincial AHI program is discontinued for the Lands, the development of secured market rental housing units is proposed in lieu of those residential units intended for development under the AHI program, the applicant shall enter into a Housing Agreement and a Section 219 Covenant to secure 15% of the floorspace as class A for profit affordable rental housing, excluding Seniors Supportive or Independent Living Housing, and including at least 25% of the residential floor area that is counted in the calculation of the dwelling unit area per the CD-1 By-law to be secured as below-market rental dwelling housing units, and the remaining units to be secured as market rental units, subject to the conditions set out below for such units, for a term equal to the longer of 60 years and the life of the building and such other terms and conditions as the General Manager of Planning, Urban Design and Sustainability and the Director of Legal Services may require. The agreement or agreements will include but not be limited to the following terms and conditions:

(i) A no separate sales covenant;

(ii) A no stratification covenant;

(iii) A provision that none of the units will be rented for less than 90 consecutive days at a time;

(iv) That the average initial starting monthly rents by unit type for the below-market rental housing dwelling units in the project will be at least 20% below the average market rent for private rental apartment units city-wide as published by the most recent Canada Mortgage and Housing Corporation in the Rental Market Survey Data Tables for Vancouver at the time when the occupancy permit is issued;

(v) That a rent roll indicating the agreed maximum average initial monthly rents for the below-market rental housing dwelling units will be required prior issuance of an occupancy permit, to the satisfaction of the General Manager of Planning, Urban Design or Sustainability (or successor in function) and the Director of Legal Services;

(vi) Following initial occupancy, on a change in tenancy for a below-market rental housing dwelling unit, the starting rent for such new tenancy will be at least 20% below the rent for private rental apartment units city-wide as published by the Canada Mortgage and Housing Corporation in the most recent Rental Market Survey Data Tables for Vancouver for that unit type at the time of the change in tenancy;

(vii) That the applicant will verify eligibility of new tenants for the below-market rental housing dwelling units, based on the following:

a) For new tenants, annual household income cannot exceed (4) four times the annual rent for the unit (i.e. at least 25% of household income is spent on rent); and

b) There should be at least one occupant per bedroom in the unit.

(viii) That the applicant will verify the ongoing eligibility of existing tenants in below-market rental housing dwelling units every five (5) years after initial occupancy:

a) For such tenants, annual household income cannot exceed 5 times the annual rent for the unit (i.e. at least 20% of income is spent on rent); and

b) There should be at least one occupant per bedroom in the unit.

(ix) On an annual basis, or at the request of the City, the applicant will report to the City of Vancouver on the operation of the below-market rental housing dwelling units which will ensure that the City can confirm that the units are being operated as agreed, and will include a rent roll for the below-market rental housing dwelling units, and a summary of the results of eligibility testing for these units; and

(x) Such other terms and conditions as the General Manager of Planning, Urban Design or Sustainability (or successor in function) and the Director of Legal Services may require in their sole discretion.

Note to Applicant: This condition will be secured by a Section 219 Covenant and, in respect of 3(b), a Housing Agreement to be entered into by the City by by-law enacted pursuant to section 565.2 of the Vancouver Charter prior to enactment of the rezoning by-law.

Social Housing – Building E1

2.10 Make arrangements to the satisfaction of the General Manager of Planning, Urban Design and Sustainability (or successor in function) and the Director of Legal Service (or successor in function) to enter into a Housing Agreement and Section 219 Covenant securing a minimum of 20,547 sq. m (221,164 sq. ft.), on Parcel E, equivalent to approximately 280 residential units as social housing for 60 years or life of the building, whichever is greater, which will contain the following terms and conditions:

(a) A no separate-sales covenant;

(b) A no stratification covenant;

(c) That the social housing units will be legally and beneficially owned by a non-profit, or by or on behalf of one or more First Nations or First Nation corporations, the City, the Province of British Columbia, or Canada as a single legal entity and used only to provide rental housing for terms of not less than one month at a time

and prohibiting the separate sale or transfer of legal or beneficial ownership of any such units;

(d) Requiring such units to be used for "social housing", as that term is defined in the Vancouver Development Cost Levy By-law No. 9755;

(e) Not less than 30 per cent of the social housing units will be occupied only by households with incomes below the then current applicable Housing Income Limits, as set out in the current “Housing Income Limits” table published by the British Columbia Housing Management Commission, or equivalent publication, and each rented at a rate no higher than 30 per cent of the aggregate household income of the members of the household occupying such social housing unit; and

(f) Such other terms and conditions as the General Manager of Planning Urban Design and Sustainability and the Director of Legal Services may in their sole discretion require.

Note to Applicant: This condition will be secured by a Housing Agreement to be entered into by the City by by-law enacted pursuant to section 565.2 of the Vancouver Charter.

Note to Applicant: A Right of First Refusal, Option to Purchase, and Option to Lease agreement are required as described in Condition 2.16.

2.11 Make arrangements to the satisfaction of the General Manager of Planning, Urban Design and Sustainability, the Director of Finance, and the Director of Legal Services for the delivery of the Parcel E social housing units (being Building E1 with a minimum of 20,547 sq. m (221,164 sq. ft.), equivalent to approximately 280 social housing units and including all required parking, storage and amenity spaces), all at no cost to the City, in accordance with the following timeline:

(a) All development permits required for Building E1 shall be issued prior to the issuance of any occupancy permit for Buildings C1 and C2 in Phase 2.

(b) The occupancy permit for Building E1 shall be issued prior to the earlier of:

(i) the issuance of any occupancy permit for any building in Parcel H (Phase 3); and

(ii) the issuance of any development or building permits for any building in Parcels G or I (Phase 4) or Parcel J (Phase 5); and

To secure this condition the applicant will enter into legal agreements with the City which will include, but are not limited to, occupancy permit holds on Buildings C1 and C2 in Phase 2, and Parcel H in Phase 3 and development and building permit holds on Parcel G and I in Phase 4 and Parcel J in Phase 5.

2.12 The City’s requirement is that the social housing remains owned by a non-profit corporation, by a non-profit co-operative association, or by or on behalf of the City, one or more First Nations or First Nation corporations, the Province of British Columbia, or Canada for the duration of the Housing Agreement and is continuously operated as social housing as will be required by the Housing Agreement.

In addition to the Housing Agreement, the City's requirements are to be secured on title as a Right of First Refusal, Option to Purchase agreement, and Option to Lease agreement, with an assignment clause, on terms and conditions satisfactory to the Director of Legal Services.

The Right of First Refusal and Option to Purchase agreement will provide that if the owner or operator of the social housing parcel chooses to not continue ownership of the social housing parcel and intends to sell the social housing to an entity other than: 1) a non profit organization controlled or owned by xʷməθkʷəy̓ əm, Sḵwx̱wú7mesh Úxwumixw, and/or səlilwətaɬ 2) another non-profit, one or more First Nations or First Nation corporations or government entity acceptable to the City, then the City will have the option to purchase the social housing at a nominal purchase price, noting that an air space subdivision to effect such transfer may also be required. The Option to Purchase will include an assignment and assumption of any necessary rights of access and support as may be required, including with respect to any associated parking for the social housing.

The Option to Lease agreement will provide that if the owner or operator of the social housing parcel chooses to not continue operation of the social housing parcel as required under the Housing Agreement and the Owner does not seek arrangement for a substitute operator including: 1) a non profit organization controlled or owned by xʷməθkʷəy̓ əm, Sḵwx̱wú7mesh Úxwumixw, and/or səlilwətaɬ, or 2) another non-profit, one or more First Nations or First Nation corporations or government entity acceptable to the City, then the City will have the option to lease the social housing, as the case may be, at a nominal lease rate, and may retain, but shall not be obligated to, a substitute operator for the social housing. The Option to Lease will include an assignment and assumption of any necessary rights of access and support as may be required, including with respect to any associated parking for the social housing.

Note to Applicant: See Rezoning Condition 2.16.

2.13 The owner is responsible for demonstrating that they will create, implement and comply with a Building Maintenance Plan ("Plan") for the social housing floor space, to the satisfaction of the General Manager of Planning, Urban Design, and Sustainability. The Plan will include, at a minimum, the following elements:

(a) A commitment to plan and carry out effective and efficient property management, maintenance and capital replacement of the building;

(b) Ensure financial viability and sustainability of the property ensuring adequate income/funds to meet costs over the life of the building;

(c) Require the owner to maintain a capital replacement reserve that is adequately funded from the operating budget (i.e. does not rely on government funding); and

(d) The owner/operator is responsible for the ongoing maintenance of the building over its full operational life.

Note to Applicant: The final plan is to be submitted by the non-profit housing operator and will be required prior to the issuance of the occupancy permit(s) for the applicable building. At the request of the City, from time to time, the Owner will make the Plan including the capital maintenance plan available to the City.

Social Housing – Building A1

2.14 Make arrangements to the satisfaction of the General Manager of Planning, Urban Design and Sustainability (or successor in function) and the Director of Legal Service (or successor in function) to enter into a Section 219 Covenant securing the use of Building A1 on Parcel A for social housing, with a minimum floor area of 23,802sq. m. (256,206 sq. ft., and equivalent to approximately 330 social housing residential units for 60 years from occupancy permit or life of the building, whichever is greater, and which agreement will contain the following terms and conditions:

(a) A no separate-sales covenant;

(b) A no stratification covenant;

(c) That the social housing units will be legally and beneficially owned by a non-profit, or by or on behalf of one or more First Nations or First Nation corporations, the city, the Province of British Columbia, or Canada as a single legal entity and used only to provide rental housing for terms of not less than one month at a time and prohibiting the separate sale or transfer of legal or beneficial ownership of any such units;

(d) Requiring such units to be used for "social housing", as that term is defined in the Vancouver Development Cost Levy By-law No. 9755;

(e) Not less than 30 per cent of the social housing units will be occupied only by households with incomes below the then current applicable Housing Income Limits, as set out in the current “Housing Income Limits” table published by the British Columbia Housing Management Commission, or equivalent publication, and each rented at a rate no higher than 30 per cent of the aggregate household income of the members of the household occupying such social housing unit; and

(f) Such other terms and conditions as the General Manager of Planning Urban Design and Sustainability and the Director of Legal Services may in their sole discretion require.

Note to Applicant: This condition will be secured by a Housing Agreement to be entered into by the City by by-law enacted pursuant to section 565.2 of the Vancouver Charter.

Note to Applicant: A Right of First Refusal, Option to Purchase, and Option to Lease agreement are required as described in Condition 2.16.

2.15 Make arrangements to the satisfaction of the General Manager of Planning, Urban Design and Sustainability, the Director of Finance, and the Director of Legal Services to confirm demonstrable efforts have been made to develop the Parcel A social housing units (being Building A1 with a minimum of 23,802 sq. m. (256,206 sq. ft equivalent to approximately 330 social housing units and including all required parking, storage and amenity spaces), all at no cost to the City, prior to the issuance of any development permit in Phase 4. Demonstrable efforts may include commencing construction, securing development permits, and/or securing funding and financing, or making all commercially reasonable efforts to do the same. At a minimum, the Owner must show evidence of submitting funding applications to programs that would facilitate the delivery of the social housing project at Building A1.

To secure this condition the applicant will enter into legal agreements with the City which will include, but are not limited to, development and building permit holds for all buildings in Phase 4.

Community Amenity Contributions

2.16 Make arrangements to the satisfaction of the General Manager of Planning, Urban Design and Sustainability, the Director of Legal Services, and the General Manager of Finance to ensure the conditions for the ownership of in-kind amenities as set out in the Community Amenity Contribution Policy for Rezonings (2020) are met, including but not limited to:

(a) Securing the ongoing long-term use and availability of the in-kind amenities through legal agreements, including Section 219 covenants and/or statutory rights of way;

(b) Options to purchase the in-kind amenities if the local Nations, or designate, intend to sell all or a portion of the in-kind amenity, as further set out in the preceding conditions of by-law enactment;

(c) Options to lease the in-kind amenities for a nominal amount if the local Nations, or designate are unable to continue operation of all or a portion of the in-kind amenity, as further set out in the preceding conditions of by-law enactment;

(d) Securing the provision of affordable community access to the in-kind amenities equivalent to the value of the CAC credit secured through the rezoning;

(e) Payment of all costs to construct, finish, furnish and equip the amenity, including all applicable up-front development costs; and

(f) Selection of a non-profit operator for each in-kind amenity to be to the satisfaction of the City, and as further set out in the conditions of enactment for each such amenity.

Parks

2.17 Make arrangements to the satisfaction of the General Manager of Parks and Recreation, in consultation with the General Manager of Planning, Urban Design and Sustainability, and the Director of Legal Services, for the delivery of a minimum 2.27 acre permanent park which shall be leased for park purposes by the City of Vancouver for a term of 99 years at a nominal lease rate of $1.00 for the term, with an option to renew. To secure this condition, the applicant will enter into agreements with the City, including a Park Development Agreement, which will include, but may not be limited to, the following requirements, all to be satisfied at no cost to the City:

(a) Subdivision to create a contiguous minimum 2.27 acre permanent park parcel, with ownership to be retained by the Nations;

(b) Enter into a 219 covenant to be registered on the park parcel restricting the use of the land to park use in perpetuity;

(c) The design and construction of all the improvements on the minimum 2.27 acre park parcel are to be constructed at the sole cost of the applicant;

(d) Design, public engagement, Nations engagement (as necessary), and delivery of the finished park will be undertaken at the sole cost of the applicant;

(e) The applicant will be responsible for servicing the park parcel, which shall include without limitation, providing power and storm services to the Lands, and provision of water, sewer and other site services contingent on the future park design;

(f) The applicant will be responsible, at its sole cost, for satisfying all Environmental Management Act requirements and completing any remediation required to ensure the park parcel meets numeric standards of remediation for park use, prior to completion of the park development. The applicant shall be required to deliver to the City a separate Certificate of Compliance that meets these standards to the City's satisfaction;

(g) Enter into a nominal lease with the City pursuant to which the park lands will be leased to the City for a term of 99 years for the purposes of public park. The lease must be entered into prior to acceptance of the park by the City, with the effective date of the lease being the date of acceptance of the completed park by the City. The lease will contemplate that the park is to be operated by the City, through the Vancouver Board of Parks and Recreation, with oversight and input from the intergovernmental working group established in accordance with Condition 1.39. The Vancouver Board of Parks and Recreation will be responsible for the day-to-day maintenance of the park, as well as any park renewals during the lease term;

(h) Prior to the effective date of the lease, the park parcel shall be free and clear of any financial charges, liens, and other encumbrances;

(i) The applicant will be responsible for any increase or escalation in costs to build the turnkey park;

(j) If the applicant is otherwise in default in completing any or all of the 2.27 acre park, the City and Park Board may commence the design, construction and completion of any or all of the remaining park works all at the applicant's sole cost and expense, details of which are to be outlined in the Park Development Agreement; and

Note to Applicant: Costs to cover remaining work will be at the sole cost of the applicant, will be lodged as a cash deposit by the applicant, and will be estimated by the Park Board.

(k) The foregoing agreements will provide occupancy permit holds, as required by the City in its sole discretion, to ensure that the construction and delivery of the park with no less than 2.27 acres, and execution of the lease is completed in Phase 2 by the earlier of:

(i) Prior to the issuance of any occupancy permit for any building in Parcel C (Phase 2); and

(ii) Provision of a surety bond for the full value of park construction if turnkey delivery is not completed prior to issuance of any occupancy permit for any building in Parcel C (Phase 2).

2.18 To reflect the applicant's wishes that the park lands remain owned by the Nations, the continuous ownership of the park lands will be further secured by a Right of First Refusal and Option to Purchase agreement which will provide that if the owner of the park lands chooses to not continue ownership of the park lands and intends to sell the park lands, or any portion thereof, then the City will have the option to purchase the park lands, or any portion thereof being sold, for a nominal purchase price.

Food Assets

2.19 Fulfill, to the satisfaction of the Director of Social Policy, the Sustainable Food Systems requirements of the Rezoning Policy for Sustainable Large Developments by delivering a minimum of three food assets and arrange for their programming and maintenance for a minimum of five years starting from date of occupancy. To secure this condition, the applicant may be required to enter into one or more agreements with the City, all to be satisfied at no cost to the City and to the City's satisfaction, which agreement(s) may include, but not limited to, the following provisions and requirements:

(a) Certain permit holds subject to completion of the design, construction, and satisfactory acceptance of the food assets.

(b) Covenants regarding the installation and maintenance of the food assets and statutory rights of way to secure public access thereto.

(c) Such other terms and conditions as the Director of Legal Services, in consultation with the General Manager of Arts, Culture and Community Services, may in their sole discretion require.

Public Art

2.20 Execute a Public Art Agreement satisfactory to the Director of Legal Services and the Director of Cultural Services for the provision of public art in accordance with the City's Public Art Policy, such agreement to cover all requirements for the site density and to provide for security in a form and amount satisfactory to the aforesaid officials; and provide the Public Art Checklist with development details to the satisfaction of the Head of Public Art. The public art requirement will apply at each building permit and require that public art be provided along with each building approval at a budget commensurate with the floor area in the permit. However, subject to the guidance of the public art master plan (see next paragraph) and with the agreement of the Director of Legal Services and the Director of Cultural Services, funds from individual buildings may be pooled to create larger art opportunities for the Heather Lands' public spaces.

2.21 Given the significance and scale of the site, the applicant should develop a public art master plan, in consultation with the City, for Heather Lands. The master plan will guide commissioning of public art for Heather Lands and can be developed alongside art plans required for the first development permit within CD-1 South.

Note to Applicant: Please contact public art staff at publicart@vancouver.ca to discuss your application.

Environmental Contamination

2.22 Submit a site disclosure statement to Environmental Services;

As required by the Manager of Environmental Services and the Director of Legal Services, in their discretion, do all things and/or enter into such agreements deemed necessary to fulfill the requirements of Section 571(B) of the Vancouver Charter; and

If required by the Manager of Environmental Services and the Director of Legal Services, in their discretion, enter into a remediation agreement for the remediation of the site and any contaminants which have migrated from the site on terms and conditions satisfactory to the Manager of Environmental Services, the General Manager of Engineering Services and Director of Legal Services, including a Section 219 Covenant that there will be no occupancy of any buildings or improvements constructed on the site pursuant to this rezoning until separate Certificates of Compliance, satisfactory to the City, for the on-site and off-site contamination, issued by the BC Ministry of Environment and Parks, have been provided to the City.

Agreements

Note: Where the Director of Legal Services deems appropriate, the preceding agreements are to be drawn, not only as personal covenants of the property owners, but also as registerable charges pursuant to the Land Title Act.

The preceding agreements are to be registered in the appropriate Land Title Office, with priority over such other liens, charges and encumbrances affecting the subject site as is considered advisable by the Director of Legal Services, and otherwise to the satisfaction of the Director of Legal Services prior to enactment of the By-law and at no cost to the City.

The preceding agreements shall provide security to the City including indemnities, warranties, equitable charges, letters of credit and withholding of permits, as deemed necessary by and in a form satisfactory to the Director of Legal Services. The timing of all required payments, if any, shall be determined by the appropriate City official having responsibility for each particular agreement, who may consult other City officials and City Council.

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APPENDIX D
CD-1 NORTH - CONDITIONS OF APPROVAL

Note: If the application is referred to a Public Hearing, these Conditions of Approval will be referenced in the Summary and Recommendations included in the hearing agenda package. Any changes to the conditions approved by Council will be contained in its decision. Applicants are advised to consult the hearing minutes for any changes or additions to these conditions.

PART 1: CONDITIONS OF APPROVAL OF THE FORM OF DEVELOPMENT

Note: Consideration by Council at the Public Hearing of the proposed form of development is in reference to plans prepared by GBL Architects Inc., received on September 19th, 2025.

THAT, prior to approval of the form of development, the applicant shall obtain approval of a development application by the Director of Planning or Development Permit Board who shall have particular regard to the following:

Urban Design

1.1 Design development to improve the relationship to the immediate context to the north, including enhancing transition and mitigating shadow impacts where possible.

Note to Applicant: The intent of this condition is to provide a better transition to the low- to mid-rise developments to the north, including mitigating shadow impact on the long-term care facility and childcare open space across West 33rd Avenue. This may be achieved through the following design explorations:

(a) Consider swapping the tower height of I2 with lower tower I1 to create a more graduated height transition from the tallest towers to the site edges and the northern area;

(b) Shift the tower I2 eastward to allow increased sunlight penetration through the two towers; and

(c) Test reduced tower width or diagonal dimensions to help mitigate the shadow extent.

1.2 Design development to create a sensitive and visually connected building interface with the parks. This may be achieved by:

(a) Incorporating large areas of transparent glazing at ground floor;

(b) Encouraging active uses fronting the parks, such as lounges, outdoor patios, indoor and outdoor amenity spaces, and residential patios; See Parks Condition 1.46 (no encumbrances);

(c) Providing architecturally integrated or landscape screening between non-active frontages (e.g. loading, staging areas, parkade ramp) and adjacent parks;

(d) Minimizing the exposure of above-grade foundation walls and large blank walls; and

(e) Providing a minimum of 1m (3 ft.) setback from park boundaries for building J1 to allow for building façade articulation and on-site maintenance. Also see Parks Condition 1.46.

1.3 Design development to create a more pedestrian-oriented public realm interface along New Commercial Street.

Note to Applicant: The intent of this condition is to deliver an inviting, engaging, and safe commercial street that contributes to the Neighbourhood Heart. Given the no-lane condition in this area, balancing functional service space with pedestrian-prioritized commercial zone is the key consideration. This may be achieved by:

(a) Maximizing active uses such as retail or restaurant at ground floor, particularly at the entrance of West 33rd Avenue;

(b) Minimizing service-use frontages, such as the loading, parkade access, and staging area of building J1;

(c) Provide sufficient building setbacks to ensure a minimum 5.5 m (18 ft.) continuous pedestrian realm measured from ground-floor building face to ultimate street curb; and

(d) Providing architecturally integrated treatment at service-use interfaces to enhance visual interest and minimize interruptions to the pedestrian experience.

1.4 Design development to reduce impacts of at-grade service uses on the adjacent public realm and neighbouring properties throughout the site. This may be achieved by:

(a) Providing enclosure, screening, high-quality finishes, and landscaping to mitigate negative impacts;

(b) Improving the ground floor efficiency by placing garbage rooms to below grade or sharing the staging areas between nearby buildings; and

(c) Considering integrating surface loading and staging areas into landscape design to enable multi-purpose use of the areas.

1.5 Design development to demonstrate equivalent or greater solar access to the parks at development permit stage, with particular consideration given to park activity areas.

Crime Prevention through Environmental Design (CPTED)

1.6 Design development to respond to CPTED principles, including:

(a) Provide natural surveillance throughout pedestrian realm including underground parking, with glazing into publicly accessible areas such as elevator lobbies, and stairs;

(b) Reduce opportunities for theft in the underground parking and mail theft;

(c) Reduce opportunities for mischief in alcove and vandalism, such as graffiti; and

(d) Reduce opportunities for skateboarding in the open spaces.

Landscape

1.7 Design development of underground setbacks to ensure viability of the Pollinator Corridor and further support urban tree canopy. This includes:

(a) Clearly demonstrating the required minimum 5 m setback along West 35th Avenue is achieved for the Pollinator Corridor with each relevant development permit submission.

(b) Considering additional opportunities to locate replacement trees on the ground and in the ground (off slab) by notching the parkade, particularly where aligned with public realm improvements, on-site open space and contiguous planted areas.

1.8 Design development to demonstrate clear and effective strategies for delivering a high-quality public realm, focused on improving the ground level pedestrian experience. This includes, but is not limited to:

(a) Park interface – provide strong visual connections from the buildings to the park spaces with glazing and avoid blank walls facing the park. Provide adjacent active uses where possible, such as retail patios and residential yards.

(b) Parcel J cultural plaza – provide a minimum plaza area of 730 sq. m (7,860 sq. ft.). Consider increasing the size if needed to support the expected outdoor program and event capacity desired for the cultural centre.

(c) Private – public connectivity – improve connectivity and porosity between on-site spaces (including ground level residential patios) and pathways with public spaces and pathways to encourage residents and occupants to use the broader public space network.

(d) Integrate and fully screen parking garage vents and loading areas in a manner which minimizes their impact on the architectural expression and the project's open space and public realm.

(e) Pollinator Corridor - demonstrate support for biodiversity and robust rewilding initiatives by minimizing hardscape areas in the 5m setback and incorporating plant species that attract pollinators. For each parcel within the Pollinator Corridor, a minimum of 50% of the 5 m Pollinator Corridor area should be dedicated to pollinator planting.

Note to Applicant: Consider limiting encroachment of residential patios to a maximum of 2 m within the Pollinator Corridor to better contribute to the amount of planted area. Balcony projections should be sensitively located to minimize impacts to planting. Locate any privacy screening or fencing next to patios so that planting can best contribute to the sidewalk experience. For each parcel, a minimum of 50% of the 5 m Pollinator Corridor area should be dedicated to pollinator planting. Refer to Landscape Condition 1.7.

(f) Parcel I retail portal – Demonstrate how pedestrian safety and experience are being enhanced and prioritized. Design features such as pedestrian lighting and special paving, trees (if feasible) and seating should be incorporated to clearly indicate pedestrian priority to vehicles. Locate these features where they will not risk being damaged by vehicles.

Note to Applicant: The intent of the space to primarily serve as a pedestrian-only passage (Design Guidelines 5.10 - Retail Portal) has been compromised by introducing more back-of-house functions like loading and vehicle movement. Trees should be a minimum distance of 1m from drive aisles. Banners and seating should be located on the pedestrian side.

1.9 Design development of the publicly accessible courtyard pathways to be a minimum of 2.5 m wide, secured by an SRW. They should provide clear sightlines through to the destination street or park. Include visible signage clarifying that the pathways are for public use where clear sightlines through are not feasible. This applies to the following potential connections:

(a) Parcel G – from the edge of the park parcel to New Commercial Street.

Note to Applicant: The intent is to design the connections so they feel clearly public, ensuring pedestrians feel comfortable using the pathways rather than unsure about whether they are allowed to be there. The dimensions of the SRW will be determined through the development permit process but should be consistent with this Rezoning Application and approximate SRW locations should be noted on the landscape drawings.

1.10 Provision of a surface Statutory Right of Way (SRW) to the satisfaction of the Director of Planning and Director of Legal Services over any privately-owned public spaces, midblock connections and courtyard pathways intended for public access and use.

1.11 Design development of courtyards on Parcel G to create high-quality outdoor spaces that support a variety of activities and users while serving as publicly accessible pedestrian connections. They should include features such as trees, planting and greenspace, play areas, seating areas and dog runs. Reduce large paved areas where possible in favor of planted areas.

1.12 Demonstrate contribution of landscape design to the overall sustainability strategy with naturalized approaches to planting design, rainwater management and reducing stormwater runoff. This may be achieved by the following:

(a) Include intensive or extensive green roofs on all available flat roof surfaces wherever feasible;

(b) Include additional trees and contiguous planted areas on rooftops wherever feasible for increased canopy cover, to create shade and alleviate urban heat island effect;

(c) Add substantially more landscape around all entry areas, to accent and soften them;

(d) Include edible plants in the planting plans, in addition to urban agriculture plots; and

(e) Explore opportunities for onsite rainwater infiltration and soil absorption that minimize the necessity for hidden mechanical water storage. This includes using site grading to direct water to soil storage areas (off structure, where possible).

1.13 Design development to ensure the intended landscape design is carried into the future by adequate maintenance, as follows:

(a) Provide common maintenance access to all planted common areas;

(b) Provide a high efficiency irrigation system for all planted areas with exception to Engineering Condition 1.66 (d); and

(c) Provide a Landscape Management Plan as legally binding assurance of maintenance of all planted areas which rely on planting for architectural character and expression into the future, including private terraces.

1.14 Design development to ensure all residential buildings incorporate an on-site outdoor pet relief area, conveniently located either at grade near the building entrance or within an outdoor amenity space.

Note to Applicant: The intent is to provide a convenient place for pets to go outside while protecting planted areas and other assets from pet waste and urine rather than an off-leash amenity for pets. Shared pet relief areas may be considered for multiple buildings within the same development parcel. As per the Sustainable Large Development Bulletin, the pet relief area should be a minimum area of approximately 9 sq. m and include a hose bib, pee post, pea gravel surfacing (minimum depth of 500 mm) and a waste bin.

1.15 Provision of the following with each development permit submission:

(a) Overlay plan that shows area take-offs of vegetative cover as well as soil depths and ratio of hardscape to softscape surfaces with each development permit submission. Include a separate calculation for the extents of the pollinator corridor.

Note to Applicant: Drawings should clearly indicate that the 5m pollinator corridor is a minimum of 50% planted area (per Design Guidelines) for each parcel.

1.16 Provision of an Arborist Report updated with the most recent site plans and parkade setbacks confirming commitment to tree retention with each development permit submission.

1.17 Provision of Landscape sections at street frontages and laneways of all parcels, at each development permit submission.

Note to Applicant: Sections should be drafted at approximately 1:100 scale and clearly indicate property lines, building frontages/dimensions, underground setbacks/dimensions, grade changes, roadways, dimensions etc.

1.18 Provision of an outdoor Lighting Plan.

Urban Forestry

1.19 Provision of an updated Arborist Report and Tree Management Plan (TMP).

Note to Applicant: Arborist documentation is typically considered valid for a maximum of two (2) years. It is highly probable that changes in the condition, health, or inventory of the existing tree population have occurred since the previously submitted documentation completed Sept 1, 2020, and must be reflected in current documentation to ensure accurate planning and decision-making.

1.20 Provision of comprehensive tree protection implemented for all existing trees designated for retention on the site.

Note to Applicant: All tree removals will be subject to an appraisal or replacement value determination. Refer to and ensure compliance with the requirements outlined in the City of Vancouver Protection of Trees By-law No. 9958, as well as Park Board and Engineering Standards.

1.21 Ensure the project's adherence to the City's goals for tree retention and achievement of canopy growth targets, in particular for neighbourhoods with lower canopy cover.

Note to Applicant: Refer to the 2025 Urban Forest Strategy document.

1.22 Address the following ownership and information status enquiries:

(a) Confirm whether the ownership status of any existing private trees is proposed to transfer to the City of Vancouver (public ownership) as part of the planned project.

(b) Provide update on the status of the information contained within the landscape design CRS and the applicant's response resulting from the previous Urban Forestry review of the February 2025 Phase 1 Streetscapes submission.

Sustainability

1.23 All new buildings in the development will meet the requirements of the Green Buildings Policy for Rezonings (amended November 27, 2024) located here https://guidelines.vancouver.ca/policy-green-buildings-for-rezonings.pdf.

Note to Applicant: Refer to the most recent bulletin Green Buildings Policy for Rezonings – Process and Requirements.

1.24 Prior to demolition/deconstruction permit application for the Fairmont Building, submit a green demo and salvage plan showing: results of pre-demo salvage appraisal, estimates of quantities and types of salvageable materials, outline of plan to safely unbuild the structure to maximize salvage of architecture elements and old growth lumber, plan to achieve a minimum salvage/recycling rate of 90% (after abatement). Green demo and salvage plan to be to the satisfaction of the Director of Sustainability. The building should be removed in a manner consistent with the green demo and salvage plan. Compliance

to be documented using a format similar to the Green Demo Bylaw compliance report. Building demolition is at the applicant's sole cost and expense.

Note to Applicant: The green demo and salvage plan is to include consultation with the RCMP Veteran's Association to determine if any meaningful building elements can be salvaged for display.

Food Assets

1.25 Fulfill, to the satisfaction of the Director of Social Policy, the Sustainable Food Systems requirements of the *Rezoning Policy for Sustainable Large Developments* for sites over 10 acres in size. Specifically, deliver the following on-site food assets with significant impact and presence and arrange for their programming and maintenance for a minimum of five years starting from date of occupancy: community kitchen facilities, a community food market, edible plantings (Indigenous plant garden and food forest/orchard), and resident community garden plots. Specific requirements include:

(a) Community kitchen facilities and outdoor fire pit: Design development of the Parcel J to include a minimum 60 sq. m dedicated commercial kitchen in the Cultural Centre and adjacent outdoor fire pit cooking facilities in the Plaza satisfying the requirements of the *City-Affiliated Kitchen Design Guidelines* and *Sustainable Large Developments Administrative Bulletin*, or any other applicable policy at the time of development.

Note to Applicant: The design and layout should enable large scale food preparation, hosting community-kitchen style events, and teaching uses, as proposed by the Applicant. The indoor kitchen must be a Class 1 Kitchen, provide ample commercial cold storage and dedicated storage, and both the indoor and outdoor kitchens must comply with Vancouver Coastal Health Food Premise Regulation for the intended uses including preparing food for the public (e.g., handwashing, loading, power, water, lighting, fire safety, storage, etc.).

The Applicant is encouraged to design co-location with at least one multipurpose room to enable their concurrent use for programming and events (e.g., soundproofing, incorporating a pass-through and doors as appropriate). In addition, there should be design considerations to enable flexibility between the indoor kitchen and outdoor firepit cooking facilities.

Any potential separate uses requiring dedicated and self-contained kitchens should not rely on access to or use of the commercial kitchen (e.g., retail food service uses within the Cultural Centre).

(b) Community food market: Design development of Parcel J to include a community food market space meeting the design guidelines outlined in the *Sustainable Large Developments Administrative Bulletin* in addition to meeting the following requirements to ensure that a variety of food-based, community, and cultural activities can be supported, such as refrigeration for markets, food trucks, etc.:

(i) Provide the following electrical infrastructure to support a broad range of community, cultural, and food activities in the market location, including (each on separate circuits):

- Six 20A, 120V (NEMA 5-20R) receptacles;
- Two 30A, 120/240V (NEMA L14-30) locking receptacles;
- One 50A, 120/240V (NEMA 14-50R) receptable; and
- A panel and kiosk within a weatherproofed and lockable enclosure at the proposed market site.

(ii) Considerations for staging and necessary infrastructure for outdoor special events and/or performances (e.g., access to Class B loading, water, seating, and access to the Cultural Centre back of house infrastructure).

(c) Indigenous plant garden and food forest: Design development of the Cultural Plaza and North Park Parcel to include an Indigenous Plant Garden, Food Forest, and Wild Orchard together comprising a minimum of 3,000 sq. m and meeting the following requirements:

(i) Provide landscape design and supporting infrastructure to enable opportunities for food-related educational, community, and stewardship programming by xʷməθkʷəy̓ əm, Sḵwx̱wú7mesh Úxwumixw, and səlilwətaɬ or a delegated non-profit society (eg: covered area/seating, signage, washroom and water access, etc.).

Note to Applicant: Per the rezoning application, these areas are anticipated to feature edible and medicinal plants native to the region and reflective of xʷməθkʷəy̓ əm, Sḵwx̱wú7mesh Úxwumixw, and səlilwətaɬ cultures and traditions of looking to the land as a source of nourishment.

(ii) Layout and design to ensure appropriate connections between the Indigenous Plant Garden, Food forest and Wild Orchard.

(iii) Layout and design to and minimize conflict with other Plaza and North Park uses including but not limited to the fire pit cooking facilities, forest trail, and rainwater management.

(iv) Provide support facilities (eg: irrigation, storage, composting facilities) in alignment with *Sustainable Large Developments Administrative Bulletin*, or any other applicable policy at the time of development.

Note to Applicant: Refer also to Parks Conditions for further requirements related to the North Park Parcel. The Applicant should discuss with Social Policy and Parks staff once the design of the North Park Parcel has been further developed given the overlap of multiple assets in this area.

(d) Residential community garden plots: Design development of all parcels with residential units to include urban agriculture space and support facilities consistent with the City's *Sustainable Large Developments Administrative Bulletin* and *Urban Agriculture Guidelines for the Private Realm*, or any other applicable policy at the time of development permit, including criteria related to siting and access, and the number, size and design of the plots.

Note to Applicant: To the extent possible, provide plots in semi-public areas to enable public access through garden pathways.

Note to Applicant: At the development permit stage, the Applicant is expected to indicate food assets on all drawings and plans and provide details for programming and maintaining the food assets for a minimum of five years. The kitchen facilities and community food market are anticipated to interface with the Cultural Centre; see Cultural Centre Conditions for further requirements.

Cultural Centre

1.26 Design development of Parcel J to include a minimum 929 sq. m (10,000 sq. ft.) of gross floor area and fully fit, finished, furnished, and equipped xʷməθkʷəy̓ əm, Sḵwx̱wú7mesh Úxwumixw, and səlilwətaɬ Cultural Centre ("the Cultural Centre") and adjacent 0.18 acre plaza ("Plaza"). Both are to be owned and operated by the local Nations or a delegated arts and culture non-profit society, registered coop or charity for the practice and sharing of xʷməθkʷəy̓ əm, Sḵwx̱wú7mesh Úxwumixw, and səlilwətaɬ cultures and traditions and for community use for events and programming. Design development and construction of the Cultural Centre and Plaza to be to the satisfaction of the local Nations, and the General Manager of Arts, Culture and Community Services (in consultation with the General Manager of Real Estate and Facilities Management). Other requirements include, but may not be limited to, the criteria outlined in the below conditions.

Note to Applicant: Design development of the Cultural Centre will be required through the development permit and building permit processes to ensure delivery of the Cultural Centre as laid out in the application.

1.27 Design development of the Cultural Centre and Plaza to:

(a) Meet requirements of relevant City by-laws and guidelines at the time of development permit, including Noise, Building, Parking, and Fire By-laws.

(b) Provide a strong visual identity, ground-level entrance, and distinct street-level presence including signage to maximize street visibility.

1.28 Within the Cultural Centre, design development of arts and culture programming and presentation spaces to enable a range of arts and cultural uses by incorporating flexible fit and finishes, including but not limited to consideration for: acoustic controls, architectural millwork, ceiling heights, wall, floor and ceiling finishes, adequate corridor and loading clearance, mechanical including electrical, plumbing, lighting, and HVAC, specialties and furnishings, Other requirements include, but may not be limited to:

(a) Include a variety of multi-purpose and/or flex spaces to enable educational, arts, community, food, social, and cultural programming, including performances, cultural gatherings, conferences, and exhibitions;

(b) Meet enhanced soundproofing for all demising walls, ceilings, floors, and openings for any assembly uses or artist studio/workspaces uses, to meet Noise Bylaw, and for acoustic performance (STC65 minimum—to be confirmed with any applicable guidelines at time of development permit);

(c) Provide access to one (1) shared Class B loading at grade;

Note to Applicant: A shared use loading agreement is required.

(d) Dedicated area in the garbage and recycling room;

(e) Dedicated mechanical room, and dedicated electrical panel; and

(f) Consideration of the following, to support intended cultural centre functionality and programming:

(i) Provision of a functional program to define the use and design of the cultural centre;

(ii) Provision of “back of house” infrastructure (including storage, green rooms, dressing rooms, and washrooms), etc, to better accommodate performances in the Cultural Centre and/or Plaza;

(iii) Provision of direct and barrier-free access to zero waste facilities, any performance and back of house space(s), and circulation to other spaces (e.g commercial teaching kitchen, etc.) which may require frequent access to loading with consideration for the Cultural Centre to achieve Rick Hansen Foundation Accessibility Certification (RHFAC) Gold;

(iv) Providing ventilation that considers a variety of cultural uses in the Cultural Centre including but not limited to Indigenous smudging;

(v) Minimizing shared interfaces with the rest of the development so as to reduce obligations of the Cultural Centre toward common area costs of the overall development (e.g. commercial and residential uses);

(vi) Inclusion of kitchenette(s) within the Cultural Centre to support diverse programming and maximize use;

(vii) Inclusion of a passenger pick-up and drop-off area;

(viii) Inclusion of electrical/energy provisions to support arts and culture activities and utilize best practice design principles with regard to energy consumption (LEED guidelines); and

(ix) Inclusion of artist studio or workshop space, as aligned with intended arts and cultural programming.

Note to Applicant: Inclusion of artist studios would have associated development permit and building permit implications as it relates to building code requirements for HVAC.

Note to Applicant: See the City of Vancouver Social Facility Technical Guidelines and Arts and Culture Studio Technical Guidelines for guidance on design of social serving and artist production spaces. Given that this is a cultural facility for use by used by local Nations and the Heather Lands community, these guidelines, which guide the development of City owned social and cultural

facilities, could potentially provide support to the applicant for the design of the different spaces within the Cultural Centre.

1.29 Provision of a minimum 60 sq. m (645 sq. ft.) dedicated commercial teaching kitchen in the Cultural Centre, and adjacent outdoor fire pit cooking facilities in the Plaza. Design development to satisfy the City-Affiliated Kitchen Design Guidelines and Sustainable Large Developments Administrative Bulletin; see Food Policy Conditions for further requirements related to community kitchen facilities and outdoor fire pit.

Note to Applicant: The commercial teaching kitchen within the Cultural Centre, together with the outdoor firepit cooking facilities, is anticipated to be provided as a food asset required under the Rezoning Policy for Sustainable Large Developments. As such, any separate uses (e.g. retail food service uses) within the Cultural Centre requiring dedicated and self-contained kitchens should not rely on access to or use of the commercial teaching kitchen. See also Food Assets Condition 1.25(a).

1.30 Design development of the Plaza to:

(a) Enable educational, arts, community, food, social, cultural, and conference programming;

(b) Include staging and necessary infrastructure (such as access to loading, power, water, seating and access to the Cultural Centre back of house infrastructure) for outdoor special events and/or performances, a fire pit with outdoor cooking facilities, and other programming and ancillary spaces; and

(c) Include space for temporary community food market(s) and Indigenous plants garden(s).

Note to Applicant: These elements are anticipated to be provided as a food assets required under the Rezoning Policy for Sustainable Large Developments. See also Food Assets Conditions 1.25 (b) and 1(c) for specific design and functional requirements.

Community Benefits Agreement (Optional)

1.31 As per the City of Vancouver's Community Benefits Agreement Policy, applicant has the option to enter into a Community Benefits Agreement, which will commit the Applicant and its development partners to:

(a) Strive for an overall target of 10% of all labour (including that for contractors, subcontractors and other possible vendors) are local and from equity seeking groups; including women and gender-diverse individuals, Indigenous peoples, racialized communities, and others facing barriers to opportunity due to discrimination, exclusion and stigmatization. They must provide best efforts to achieve this target by prioritizing new and entry-level hires through a First Source Hiring Program, in consultation with community stakeholders and a third party monitor;

(b) Demonstrate best efforts to procure a minimum of 10% of material goods and services from third party certified social impact and/or equity seeking businesses and social enterprises, across the entire lifecycle of the development site,

prioritizing Vancouver-based ventures but extending through supply chains regionally and outside the Province and the Country where and when required. This Includes, where applicable, post-occupancy and ongoing service needs; and

(c) Demonstrate Best Efforts to procure a minimum of 10% of materials, goods and services from Vancouver companies or companies located in Metro Vancouver or British Columbia. These may or may not also be equity seeking 3rd party certified businesses as defined in the policy;

It is highly recommended to the applicant contact the CBA planners (alisha.masongsong@vancouver.ca, shabna.ali@vancouver.ca) at the rezoning stage.

Note to Applicant: On December 10, 2025, City Council directed that the Community Benefits Agreement Policy is optional for all projects that have not yet been considered at public hearing, as described in the *Report Back on Supporting Development Viability and Unlocking New Housing Supply*, dated December 2, 2025.

Housing

1.32 The design and layout of at least 35% of all strata units must:

(a) Be suitable for family housing;

(b) Include two or more bedrooms, of which:

(i) At least 25% of the total dwelling units must be two-bedroom units; and

(ii) At least 10% of the total dwelling units must be three-bedroom units.

1.33 The design and layout of at least 35% of all Attainable Housing units must:

(a) Be suitable for family housing;

(b) Include two or more bedrooms, of which:

(i) At least 25% of the total dwelling units must be two-bedroom units; and

(ii) At least 10% of the total dwelling units must be three-bedroom units.

1.34 The design and layout of at least 35% of all rental housing units must:

(a) Be suitable for family housing; and

(b) Include two or more bedrooms.

1.35 The proposed strata unit mix, including 70 studio units (9.9%), 386 one-bedroom units (55.1%), 175 two-bedroom units (24.9%) and 70 three-bedroom units (10.0%) is to be revised in the development permit drawings to achieve at least 10% three-bedroom units and 25% two-bedroom units.

Note to Applicant: Any changes in the unit mix from the rezoning application may be varied under the discretion of the Director of Planning or Development Permit Board provided that it does not go lower than 35% of the strata units designed to be suitable for families with children, of which at least 25% must be two-bedroom units and at least 10% must be three-bedroom units.

Note to Applicant: The family unit mix requirements must each be met within each associated parcel.

1.36 The proposed Attainable Housing unit mix, including 458 studio units (16 %), 1306 one-bedroom units (44 %), 733 two-bedroom units (25 %) and 440 three-bedroom units (15 %) is to be included in the development permit drawings.

Note to Applicant: Any changes in the unit mix from the rezoning application may be varied under the discretion of the Director of Planning or Development Permit Board provided that it does not go lower than 35% of the strata units designed to be suitable for families with children, of which at least 25% must be two-bedroom units and at least 10% must be three-bedroom units.

Note to Applicant: The family unit mix requirements must each be met within each associated parcel.

1.37 The development should be designed in accordance with the High-Density Housing for Families with Children Guidelines, including the provision of:

(a) An outdoor amenity area to include areas suitable for a range of children's play activities and urban agriculture appropriate in size for the scale of the project and situated to maximize sunlight access (S. 3.3.2, 3.4.3);

(b) A minimum of 2.3 sq. m (24.7 sq. ft.) of bulk storage for each dwelling unit (S. 4.4.2);

(c) A multi-purpose indoor amenity space appropriate in size for the scale of the project, with a wheelchair accessible washroom and kitchenette. Consider positioning this adjacent to the children's play area to enable parental supervision from the amenity room (S. 3.7.3); and

(d) A balcony for each unit with 1.8 by 2.7 m minimum dimensions (S. 4.3.2).

Note to Applicant:

(a) The guidelines prescribe a set of performance criteria for common indoor and outdoor amenity spaces to sufficiently contribute towards livability. If a ratio of minimum 2.0 sq. m (21.5 sq. ft.) per dwelling unit for outdoor amenity space, and at least 1.2 sq. m (13 sq. ft.) per unit for indoor amenity space, is provided, staff will consider those performance criteria to have been met;

(b) The required amenity space must be provided in each building or each parcel; and

(c) Bulk storage should be designed in accordance with the Bulk Storage and In-suite Storage – Multiple Dwelling Residential Developments Bulletin.

(d) Exceptions to 1.37 (d) may be considered in cases as outlined in the Heather Lands Design Guidelines.

Jobs and Economy

1.38 Provision of ground floor retail along West 33rd Avenue. and new proposed commercial street is consistent with the *Heather Lands Policy Statement* and will complement new identified village area around Heather Street and West 33rd Avenue.

1.39 A doable-loaded commercial street is key to commercial success and pedestrian interest. For the new proposed commercial street, back of house functions including loading bays and staging areas should be moved to flanking streets. We also strongly encourage limiting the frontage of residential lobbies along the commercial high street. Together, this will ensure active uses on the New Commercial Street and may result in additional CRU space.

1.40 Encourage the applicant to provide more retail space that is commensurate with the proposed increase to residential density, noting however the area's proximity to future mixed-use developments in Oakridge. To enable that consideration, choice of use will be enabled throughout the development where retail is currently not proposed.

Parks

1.41 The applicant is responsible for delivering a total minimum of 4.1 acres of park space between the north and south parks.

Note to Applicant: Please see Landscape Condition 1.8 regarding the Cultural Centre Plaza.

1.42 The applicant will work collaboratively with Park Board staff on the design of the north park to the satisfaction of the General Manager of Parks and Recreation.

(a) The Applicant to work with the Nations, as necessary, to set parameters for, and oversee, Nations engagement;

(b) The Applicant to coordinate appropriate Nation approvals processes; and

(c) The Applicant to lead park naming process including any related Nation approvals.

1.43 Design development of north park through co-design process to be only to level of conceptual design or on elements that extend between the north and south parks such as the forest trail and pollinator corridor.

Note to Applicant: Engage with the City’s Social Policy staff related to the design and operations of any food assets within the north park.

1.44 Concept design of the north park, cultural centre plaza and Heather Street Right-of-Way between 35th and 37th Avenue to be closely coordinated with the concept design of the south park in consultation with the General Manager of Parks and Recreation.

Note to Applicant: Regardless of phasing, these spaces should be conceptually designed at the same time in order to ensure appropriate transitions between spaces and seamless design of the forest trail through the two parks.

1.45 Design development of the forest trail through the north and south parks to occur through the south park co-design process.

Note to Applicant: The alignment, dimensioning, surfacing and lighting (if applicable) of the forest trail through the parks through the co-design process to the satisfaction of the General Manager of Parks and Recreation. The trail will be designed to connect to a crosswalk across 35th avenue, location to be confirmed by City Engineering.

Note to Applicant: To maintain the design intent of a forest-like character, the Forest Trail will not be designed for bicycle access.

1.46 No non-park building, non-park surface treatments, non-park subsurface building structure, or non-park infrastructure shall be located within or otherwise encroach upon the north park.

Note to Applicant: Structures on park-adjacent parcels are to be sufficiently set back from the property line so that servicing, access, construction or maintenance activities do not encroach on the park. All park features, including trees, are to be protected and maintained. See also Urban Design Condition 1.2 regarding setbacks.

1.47 Design development to ensure a maximum of 3 pathways from development parcels, including the Cultural Centre and associated plaza, connecting to the Forest Trail, or any other trails, within the North Park.

Note to Applicant: A collector pathway is required within private property to ensure no direct building access into the park. Consideration should be given to connecting the forest trail to the Cultural Centre and plaza, and shared courtyard SRWs.

Engineering

1.48 All archaeological sites, whether on Provincial Crown or private land (including land under water) that are known or suspected to predate AD 1846, are automatically protected under the Heritage Conservation Act (“HCA”) (S.13). Certain sites, including human burials and rock art sites with heritage value, are automatically protected regardless of their age. Shipwrecks and plane wrecks greater than two years of age are also protected under the HCA. The HCA does not distinguish between those archaeological sites which are “intact," (i.e., those sites which are in a pristine, or undisturbed state) and those which are “disturbed” (i.e., those sites which have been subject to alteration, permitted or otherwise). All archaeological sites, regardless of condition, are protected by the HCA, as described above. HCA-protected archaeological sites or objects cannot be disturbed or altered without a permit issued by the Archaeology Branch (Ministry of Forests, Lands Natural Resource Operations and Rural Development). It is the developer’s responsibility to exercise due diligence to avoid damage to any unrecorded archaeological sites, which are still protected under the HCA.

1.49 A Key Plan shall be submitted by the applicant and approved by the City prior to any third-party utility drawing submissions, and third-party utility service drawings will not be reviewed by the City until the Key Plan is defined and achieves the following objectives:

(a) The Key Plan shall meet the specifications in the City of Vancouver Engineering Design Manual Section 2.4.4 Key Plan https://vancouver.ca/files/cov/engineering-design-manual.PDF; and

(b) All third-party service lines to the development are to be shown on the plan (e.g., BC Hydro, TELUS, and Shaw, etc.) and the applicant is to provide documented acceptance from the third-party utilities prior to submitting to the City.

Note to Applicant: It is highly recommended that the applicant submits a Key Plan to the City for review as part of the building permit application.

Use of street for temporary power (e.g., temporary pole, pole mounted transformer or ducting) is to be coordinated with the city well in advanced of construction. Requests will be reviewed on a case-by-case basis with justification provided substantiating need of street space against other alternatives. If street use for temporary power is not approved, alternate means of providing power will need to be proposed. An electrical permit will be required.

https://vancouver.ca/files/cov/Key%20Plan%20Process%20and%20Requirements.pdf.

1.50 The owner or representative is to contact Engineering Services at StreetUseReview@vancouver.ca to acquire the project's permissible street use after building permit issuance.

Note to Applicant: Prepare a mitigation plan to minimize street use during excavation and construction (i.e. consideration to the building design or sourcing adjacent private property to construct from) and be aware that a minimum 60-day lead time is required for any major crane erection / removal or slab pour that requires additional street use beyond the already identified project street use permissions.

https://vancouver.ca/home-property-development/construction-street-use-permits.aspx.

1.51 Provision of any gas service to connect directly to the building without any portion of the service connection above grade within the road right-of-way.

1.52 Provision of construction details to determine ability to meet municipal design standards for shotcrete removal (City of Vancouver Design Guidelines, Construction Standards and Encroachment By-law (#4243) section 3A) and access around existing and future utilities adjacent your site prior to building permit issuance.

Note to Applicant: Current construction practices regarding shotcrete shoring removals have put City utilities at risk during removal of encroaching portions of the shoring systems. Detailed confirmations of these commitments will be sought at the building permit stage with final design achievements certified and confirmed with survey and photographic evidence of removals and protection of adjacent utilities prior to occupancy permit issuance. Please contact Engineering Services at shoringreview@vancouver.ca for details.

https://vancouver.ca/streets-transportation/street-design-construction-resources.aspx.

https://vancouver.ca/home-property-development/construction-street-use-permits.aspx#shoring-and-excavation.

1.53 Provision of parking access, per Parking By-law Section 4 and the Design Supplement:

(a) Safe, functional parkade access interface with the City right-of-way, including:

(i) Access to parking for Parcel I must be relocated away from Heather Street.

Note to Applicant: Heather Lands is an existing greenway that prioritizes people walking and cycling. Section 6.2.3 of the Heather Lands Policy Statement indicates that driveway crossings will not be permitted across any cycling facilities, including Heather Street. Alternatives are to be explored that avoid access from Heather Street while maintaining the quality of the public realm and retail continuity along the New Commercial Street.

1.54 Provision of Loading spaces, per the Parking By-law Section 5 and the Design Supplement, including:

(a) Convenient, internal, stair-free loading access to/from all site uses; and

(b) Access to Parcel I must be relocated away from Heather Street.

Note to Applicant: Heather Lands is an existing greenway that prioritizes people walking and cycling. Section 6.2.3 of the Heather Lands Policy Statement indicates that driveway crossings will not be permitted across any cycling facilities, including Heather Street. Alternatives are to be explored that avoid access from Heather Street while maintaining the quality of the public realm and retail continuity along the New Commercial Street.

1.55 Parking, loading, bicycle, and passenger loading space quantities must be provided and maintained in accordance with the requirements of the Vancouver Parking By-Law and the Design Supplement.

1.56 Provision of the following general revisions to architectural plans, including:

(a) All types of parking, loading, bicycle, end-of-trip facilities and passenger loading spaces individually numbered, and labelled on the drawings;

(b) Identification of columns in the parking layouts;

(c) Dimensions of columns and column encroachments into parking spaces;

(d) Section drawings showing elevations and minimum vertical clearances for parking levels, loading bays, ramps, and to the underside of raised security gates considering mechanical projections and built obstructions; and

(e) Design elevations at all breakpoints on both sides of ramps, drive aisles, loading and passenger loading spaces, accessible spaces, and entrances.

Note to Applicant: Any comments based upon architectural or landscape drawings received as part of this application are provided as guidance and a

formal review by Engineering will only be provided through the development permit application process.

1.57 Confirmation that gates/doors are not to swing more than 0.3 m (1 ft.) over the property lines or into the statutory right of way (SRW) area.

1.58 If a statutory right of way (SRW) is provided on private property for Public Bike Share (PBS), design development to locate a PBS Station pad within the surface statutory right of way, including design and servicing of the pad as required, to the satisfaction of the General Manager of Engineering Services.

1.59 This development will be required to provide on-site rainwater management in accordance with Building By-law requirements (Book II, Division B, Article 2.4.2.5).

Note to Applicant: The applicant will be required to demonstrate compliance with these requirements at the plumbing permit application stage. Note that the City's rainwater management requirements are being updated effective January 1, 2026 and will apply to any parcel that does not open a building permit application prior to that date. Please refer to vancouver.ca/rainwater for more information on the updated requirements.

1.60 Calculate the detention volume for the Cultural Centre parcel based on the greater of the volume required to meet the peak flow target and the 48 mm rainfall not captured through retention-based practices as per Condition 1.41 (b).(ii) from Appendix D of the 2022 Referral Report.

Green Infrastructure Rezoning Conditions (Public Realm)

Prior to the issuance of each development permit, the design and construction of green rainwater infrastructure ("GRI") shall be reviewed and approved to the satisfaction of the General Manager of Engineering Services, unless stated otherwise, clearly indicating:

1.61 Provision of the following GRI design target and setback requirements:

(a) Public Realm Rainwater Management Target: To treat and retain 48 mm of rainwater in any 24hr event (or 90% of average annual rainfall) to the greatest extent practicable, as specified in the Rain City Strategy and Cambie Corridor Public Realm Plan; and

(b) Setback Requirement: All infiltrating GRI features should provide 5m offset from the building foundation, unless a site-specific geotechnical report proves that the offset can be safely reduced and all infiltrating GRI features should provide 3m offset from the existing and proposed water main.

Note to Applicant: Check the City's Design Guidelines and Construction Standards for offset from other utilities to ensure compliance. Allowing adequate setback minimizes the impact of infiltration to the adjacent utilities and infrastructure.

1.62 Confirmation of GRI measures including provision of the following:

(a) Incorporation of the following for GRI measures located in the Rights-of-Way ("ROW") and laneway for public realm rainwater management:

(i) Bioretention (i.e. rain garden) is recommended on West 35th Avenue as a pollinator corridor, and at the north portion of the New Commercial Street near the Cultural Centre;

Note to Applicant: Bioretention can be a linear feature in the street boulevard or in the curb bulges at a road intersection.

(ii) On Heather Street (between West 33rd Avenue and West 35th Avenue), New Commercial Street (south portion), Baillie Street, Manson Street, and West 37th Avenue, minimize the number of bioretentions where possible;

Note to Applicant: Explore alternative subsurface GRI options, such as stormwater tree trenches, to reduce future maintenance efforts undertaken by the City. Stormwater tree trenches can be designed with soil cells or structural soil placed under the sidewalk or bike lane to manage rainwater and to enhance soil volume in support of healthy trees. Refer to the Engineering Design Manual Section 9.3.3 to meet minimum soil volume requirement for street trees;

(iii) For the Heather Street Greenway (section of Heather Street between West 35th Avenue and West 37th Avenue), use bioretention (i.e. rain garden) to manage rainwater, where possible;

(iv) For sections of West 33rd and West 37th Avenues where street improvements will be implemented by the City, include provision for 100% funding for future construction of GRI to meet the public realm rainwater management target and for sections of West 33rd and West 37th Avenues where street improvements will be implemented by the developer, include provision for construction of GRI to meet the public realm rainwater management target;

Note to Applicant: Coordination is required with Transportation Planning Branch.

(v) For Cambie Street at the West 37th Avenue intersection where the center median will be closed, provision for the construction of, or full funding for green infrastructure, and green infrastructure themed educational parklet/node with elements, as per the Cambie Corridor Public Realm Plan Figure 3.7.4 a & b, all to the satisfaction of the General Manager of Engineering Services;

(vi) Use permeable pavement to manage rainwater in all laneways; and

Note to Applicant: The permeable pavement should provide equal performance and design life as the pavement structure specified by City's Street Design Branch.

(vii) Provision of an infiltration gallery under laneway parcel S2 (refer to Figure 8 of the Rainwater Management Plan by KWL dated October 1, 2020).

Note to Applicant: The gallery will be constructed with load bearing modular stormwater system (or equivalent). It receives direct rainfall from the permeable laneway surface, and inflow from proposed storm sewer pipe 3 (refer to Figure 8 of the Rainwater Management Plan by KWL dated October 1, 2020). The gallery infiltrates, attenuates and conveys rainwater before overflowing to the downstream drainage system on West 33rd Avenue. The proposed infiltration gallery is a pilot project that supports the vision of sustainable large development by providing innovative infrastructure solutions and technologies. It eliminates the need for the proposed storm sewer pipe 1, and takes advantage of the good infiltration potential of the site to reduce rainwater discharge to the downstream sewer system.

(b) 48 mm rainwater treatment and retention for West 37th Avenue east of Heather Street (sub-catchment S14) frontage from the property line to the road centreline in addition to the proposed GRI in the Rainwater Management Plan by KWL dated October 1, 2020;

(c) Updated GRI type, location, and layout design to ensure consistency in the overall frontage design by coordinating the latest geometric design provided by the City's Transportation Design Branch and latest Landscaping Plan and Tree Management Plan mentioned design/plan to ensure consistency in the overall frontage design;

(d) Detailed GRI design and supporting documents for each proposed GRI, including catchment delineation, treatment and capture volume calculation, plan and section views, catch basin connection detail, planting plan, etc.;

Note to Applicant: Site specific infiltration test result is required to support the design. Submissions will be reviewed by the City's Green Infrastructure Implementation branch for approval.

(e) A phasing plan for the proposed GRI and Erosion Sediment Control ("ESC") procedures for GRI protection during construction; and

Note to Applicant: Operating and maintenance ("O&M") procedures should be submitted to guide City's long term operation and maintenance efforts.

(f) Acknowledgment that GRI features in the ROW will prioritize managing rainwater from the ROW surface.

Note to Applicant: It is not recommended to direct on-site rainwater to GRI in the ROW due to limited space and capacity. If such an option is proposed, it is subject to the City's review and approval on a case by case basis. The City requires provision of funding to support future operation and maintenance of the GRI.

Note to Applicant: Green Infrastructure Implementation Branch developed a design guide, standard drawings and planting guide for bioretention and stormwater tree trenches. These can be found on the CoV Green Rainwater Infrastructure Design Resources website.

https://vancouver.ca/home-property-development/green-rainwater-infrastructure-design-resources.aspx

1.63 Incorporation of the following for GRI measures located in parks and Heather Street Greenway for public realm rainwater management:

(a) Detailed GRI design and supporting documents for each proposed GRI, including location, orientation, catchment delineation, treatment and capture volume calculation, plan and section views, catch basin connection and flow routing details, planting plan, etc.;

Note to Applicant: Site specific infiltration test result is required to support the design. Submit design drawings and supporting data to the Green Infrastructure Implementation Branch and Utility Development and Servicing Branch for review and approval.

(b) Prepare phasing plan and ESC procedures for the proposed GRI protection during construction; and

(c) Provide O&M procedures and clarify ownership and the party responsible for the long term operation and maintenance of the proposed GRI.

1.64 Provision of a complete hydrogeological study, as required by the Zoning and Development By-law (Section 4.3.4), which addresses the requirements outlined in the Groundwater Management Bulletin, including but not limited to:

(a) A revised groundwater management plan and/or impact assessment;

(b) Characterization and/or monitoring of soil and groundwater conditions above the proposed slab depth; and

Note to Applicant: Provide a final hydrogeological study for each subsequent development parcel which includes: 1) a cross-section schematic(s) showing features such as site stratigraphy; current site grade; planned excavation, foundation slab, boreholes, monitoring wells including screen intervals, static water level, seasonal range of water level; and any proposed groundwater management solutions; 2) findings from a site investigation and monitoring of groundwater conditions in any hydrostratigraphic unit that would contribute to groundwater discharge from the site; and 3) hydraulic conductivity testing (e.g. slug tests) and analysis.

(c) Construction-related and permanent groundwater management, including quantitative estimates (in litres per minute) of anticipated construction and permanent (post-construction) groundwater discharge rates for City approval.

Note to Applicant: Provide a final hydrogeological study for each subsequent development parcel which includes: 1) consideration of the building design and lowest slab elevations; and 2) consideration or discussion of other below-grade building components including elevator pits and sumps.

1.65 Compliance with the Zoning & Development By-law (Section 4.3.5), to the satisfaction of the City, by limiting groundwater discharge into the City collection system and limiting environmental impacts by incorporating:

(a) Measures to limit groundwater discharge into the City collection system; and

Note to Applicant: Provide final hydrogeological study for each subsequent development parcel which includes discussion on how the proposed groundwater management strategy will not negatively impact the City collection system. Subject to the findings of the final hydrogeological study, the City may require that the parkade be tanked below the water table.

(b) Measures to limit or reduce environmental impacts from groundwater diversion.

1.66 Provision and confirmation of the following are required in order for Engineering to support plant materials on the rights of way:

(a) All plant material within the same continuous planting area which is located on Street Right-of-Way within 10.0 m (33 ft.), measured from the corner of an intersection, pedestrian crossing, entrance to a driveway or other conflict areas, shall not exceed a mature height of 0.6 m (2 ft.), measured from the sidewalk;

(b) All plant material within the Street Right-of-Way that is located outside of the areas described in the bullet above shall not exceed a mature height of 1.0 m (3.3 ft.), measured from the sidewalk;

(c) Plants shall be planted in such a way as to not encroach on the sidewalk, street, lane, and/or bike lane and shall provide a minimum 0.45 m (1.5 ft.) buffer of low groundcover or sod grass for plantings adjacent to sidewalks;

(d) No permanent irrigation system shall be installed in the Street Right-of-Way; and

(e) All planting on Street Right-of-Way are to be maintained by the adjacent property owner.

Note to Applicant: Refer to City of Vancouver Boulevard Gardening Guidelines for more information on boulevard planting.

1.67 Provision of waste minimization and waste diversion as per the Rezoning Policy for Sustainable Large Developments. Section F of the Policy outlines a list of zero waste requirements which must be met for this site, including the following:

(a) Adequate space for collection bins and zero waste initiatives in buildings (F.3.1), with mandatory requirements for Zero Waste Initiatives including the following:

(i) Solid waste storage amenities must be no more than one storey below grade and they must be designed to ensure all waste collection day activities occur onsite, as opposed to placing bins onto City property for collection;

(ii) The size of storage rooms must be in compliance with the guidelines set out in the Garbage and Recycling Storage Amenity Design Supplement

allowing a sufficient number of carts/containers to meet the needs of the entire building;

(iii) The space allotted must exceed the minimum set out in the guidelines to allow for waste diversion programs to ensure items banned from garbage are not put in garbage (e.g. electronics, foam packaging); and

(iv) There must be an infrastructure and maintenance plan to maintain a litter-free environment in exterior areas (e.g. sidewalks and paths).

(b) Occupant/Public communication and education program required (F.3.2), including a minimum of three items from Occupant/Public Education and Outreach Actions list under the Sustainable Large Developments Administrative Bulletin;

(c) Additional Zero Waste Actions: Recycling, Organics and Waste Collection Systems (F.3.3) – Buildings must incorporate zero waste efforts beyond the provision of standard recycling bins; and

Note to Applicant: The applicant must show how they plan to meet this objective by choosing and implementing as least seven initiatives from a list of 18 items under the Bulletin.

(d) Post Occupancy Plan Implementation Report Plan (F.3.4) – the applicant must acknowledge intent to provide a Plan Implementation Report within 18 months post occupancy, with details regarding who will be responsible for submitting.

Note to Applicant: Staff acknowledge that the applicant has provided a preliminary waste management plan to meet the above requirements (a) to (c). The submission will be further reviewed during the development permit application stage.

1.68 Arrangements shall be made to the satisfaction of the General Manager of Engineering Services and Director of Legal Services for a site-wide Solid Waste Reporting Covenant prior to the issuance of the first development permit.

1.69 Provision of garbage and recycling storage amenity design to the satisfaction of the General Manager of Engineering Services as presented in the Garbage and Recycling Storage Amenity Design Supplement.

Note to Applicant: Draw and label container outlines and if the site is mixed use, demonstrate separated solid waste amenities for use types, and label each amenity. Amenities designed below grade should enable access and pick up from a location without reliance of the lane for extended bin storage. If this cannot be confirmed, then an on-site garbage bin staging area is to be provided. Pick up operations should not require the use of public property for storage, pick up or return of bins to the storage location.

1.70 Provision of all third-party utility services (e.g., BC Hydro, Telus, and Shaw) to be underground, BC Hydro service to the site to be primary, and all required electrical plants to be provided within private property.

Note to Applicant: BC Hydro System Vista, Vista switchgear, pad mounted transformers, low profile transformers and kiosks as well as telecommunications kiosks are to be located on private property with no reliance on public property for placement of these features.

For questions on this requirement, please contact Utilities Management Branch at 604-829-9447 or at umb@vancouver.ca.

1.71 Show all City supplied building grades and entranceway design elevations on the architectural and landscape plans, while ensuring any topographic survey used for design purposes is derived from a benchmark with elevations consistent with those denoted on the City issued building grade plan.

Note to Applicant: When providing additional property line elevations for proposed entrances, interpolate a continuous grade between the elevations provided on the City supplied building grade plan.

For more information, please contact Engineering, Streets Design Branch at building.grades@vancouver.ca or call 604-871-6373.

https://vancouver.ca/home-property-development/building-grades-for-sidewalk-and-street-elevation.aspx.

1.72 Submission to Engineering of an updated landscape plan reflecting all the public realm changes, including demonstration of:

(a) Display of the following note(s):

(i) "This plan is "**NOT FOR CONSTRUCTION"** and is to be submitted for review to Engineering Services a minimum of 8 weeks prior to the start of any construction proposed for public property. No work on public property may begin until such plans receive “For Construction” approval and related permits are issued. Please contact Engineering, Development and Major Projects and/or your Engineering, Building Site Inspector for details”.

(ii) "Tree species, final spacing, quantity and location to the satisfaction of the General Manager of Engineering Services. New trees must be of good standard, minimum 6 cm caliper, and installed with approved root barriers, tree guards and appropriate soil volumes. Installation of Engineered Soil may be required to obtain appropriate soil volumes based on site conditions. Root barriers shall be of rigid construction, 8 feet long and 18 inches deep, centre on each street tree adjacent to the sidewalk and any off-street bike facility. Planting depth of root ball must be below sidewalk grade. Contact Park Board at pbdevelopment.trees@vancouver.ca for inspection after tree planting completion".

(iii) “Off-site assets are to be constructed to the satisfaction of the General Manager of Engineering Services and as per the approved City geometric design, with the final design and location to be determined once the City geometric is received”.

Note to Applicant: Drawings submitted as part of the development permit application will be preliminary with appropriate placeholders, and the final off-site geometric design will be provided by the City of Vancouver. An Engineering Project Coordinator will engage the Developer to facilitate the delivery of any City design after development permit issuance.

(iv) "The required Green Instructure improvements for 4911-5255 Heather Street, 637-657 West 37th Avenue, and 620-689 West 35th Avenue, Vancouver, BC will be as per City approved applicant-issued design".

Note to Applicant: Callouts must be included along with the note.

(b) Existing locations of:

(i) Street furniture; and

Note to Applicant: For drawings with existing street furniture displayed, a note must be added stating:

"All removals, relocations, reinstallations and replacements of street furniture must be carried out by the City Street Furniture Contractor in coordination with the City Street Furniture Coordinator".

(ii) Poles and guy wires.

Note to Applicant: Poles and guywires that are to be removed or relocated must be called out and the existing and proposed locations shown. Letters must be provided from the appropriate public utility companies that confirm that pole relocation proposed is possible.

(c) All proposed streetscape materials on City property to be City standard materials.

Note to Applicant: Deviations from the standard streetscape materials must be justified in a report and approved by City prior to the development permit application. Encroachment agreements may be required for non-standard streetscape materials on City property.

(d) Streetscape designed in compliance with Cambie Corridor Streetscape Design Guidelines and Heather Lands Design Guidelines.

Note to Applicant: Where a design detail is not available, make note of the improvement on the plan. Public realm changes include all off-site improvements sought for this rezoning. The Streets Design Guidelines are viewable online at https://vancouver.ca/streets-transportation/streetscape-design-guidelines.aspx and are to be used alongside the City design guidelines and construction standards.

1.73 Provision of a lighting simulation to support all offsite lighting upgrades to City standards and IESNA recommendations.

Heritage

1.74 The Fairmont Building is to be kept in a stable and safe condition, at the applicant's sole cost and expense, until such time as it may be demolished or relocated. The building is to be protected from water ingress, infestation, and other damage from the elements. If possible the building should remain at least partially heated to avoid mold development. Fire fighting equipment is to remain intact and functioning if viable. The building is to be secured from vagrancy of occupation by securing openings with plywood or other means and limiting access to the perimeter of the building by secure fencing.

PART 2: CONDITIONS OF BY-LAW ENACTMENT

THAT, prior to enactment of the CD-1 By-law, the registered owner shall on terms and conditions satisfactory to the Director of Legal Services, the General Manager of Planning, Urban Design and Sustainability, and the General Manager of Engineering Services, as necessary, and at the sole cost and expense of the owner/developer, make arrangements for the following:

Engineering

2.1 Arrangements are to be made to the satisfaction of the Approving Officer for the subdivision of the site to create a minimum 1.85 acre north park parcel and the development parcels associated with the CD-1 North enactment generally as described in Figure 9, and to dedicate to the City:

New Commercial Street

(a) An 18.6 m wide dedication for New Commercial Street from Heather Street to West 33rd Avenue;

W 33rd Avenue

(b) A 1.75 m wide dedication on the south side of West 33rd Avenue adjacent to the site;

Heather Street

(c) A 2.5 m wide dedication on the west side of Heather Street from West 33rd Avenue to the southern boundary of the area being rezoned;

Intersection of West 33rd Avenue / Heather Street

(d) Overlapping triangular shaped dedications at the intersection of West 33rd Avenue and Heather Street adjacent to the site;

Note to Applicant: One triangle will measure 10.0 m along the new property line on West 33rd Avenue and 2.0 m along the new property line on Heather Street from the intersections of the new property lines on West 33rd Avenue and Heather Street. The other triangle will measure 15.0 m along the new property line on Heather Street and 2.5 m along the new property line on West 33rd

Avenue from the intersections of the new property lines on West 33rd Avenue and Heather Street.

Intersection of West 35th Avenue/ Heather Street

(e) An additional dedication on the northwest corner at the intersection of Heather Street and West 35th Avenue to provide an arc with a minimum radius of 38 m where Heather Street meets West 35th Avenue at a right angle; and

Note to Applicant: This is required in order to provide a minimum radius of 50 m for the painted centerline of the road.

Intersection of Heather Street / New Commercial Street

(f) Additional triangular shaped dedications on the northwest and southwest corners at the intersection of Heather Street and New Commercial Street.

Note to Applicant: These triangular dedications shall measure 15.0 m along the new property lines on Heather Street and 1.5 m along the property lines on New Commercial Street from the intersections of the property lines on New Commercial Street and the new property lines on Heather Street.

Note to Applicant: A phased approach to subdivision may be supportable subject to legal arrangements. It may be preferable to leave the development site in whole blocks subject to further subdivision prior to development permit issuance. A no-development covenant may be required to secure the future subdivision.

Any new streets will be named in consultation with the local Nations. Refer to the Civic Asset Naming Committee (CIAN) for approval of street names for the proposed public streets. Upon dedication of the roads to the City CIAN will advance recommendations to Council for the formal amendment to the Street Name Bylaw.

2.2 Arrangements are to be made to the satisfaction of the Director of Planning and the General Manager of Parks for an SRW/Covenant for public use to address access, use, and maintenance of any park parcels proposed to be held under private ownership, or satisfactory alternate arrangements. See Landscape Condition 2.16 (b).

2.3 Arrangements are to be made to the satisfaction of the General Manager of Engineering Services and the Director of Legal Services for registration of a Statutory Right of Way over the site for the pedestrian access routes (semi-public paths).

Note to Applicant: The SRWs may be blanket charges (defined by sketch plan), to be modified to a defined survey area based on the as-built conditions and registered prior to occupancy of each of the phased parcels.

2.4 Arrangements are to be made to the satisfaction of the General Manager of Engineering Services and the Director of Legal Services for registration of Statutory Right of Ways for the proposed Cultural Centre Plaza (Parcel J) and retail passage (Parcel I).

Note to Applicant: The SRWs may initially be blanket charges (defined by sketch plan) and be modified to a defined survey area based on the as-built conditions and registered prior to occupancy of each of the phased parcels.

2.5 Provision of a building setback and surface statutory right of way (SRW) for public pedestrian use over a portion of the site, along West 33rd Avenue to achieve a 1.7 m offset distance measured from the new property line to the building face for widened sidewalks.

Note to Applicant: The SRW will be free of any permanent obstruction such as structure, mechanical vents, stairs, and planter walls at grade and is to accommodate the underground parking structure within the SRW agreement.

2.6 Provision of a building setback and surface statutory right of way (SRW) for public pedestrian use over a portion of the site, along the west side of Heather Street from West 33rd Avenue to New Commercial Street to achieve a 1.5 m offset distance measured from the new property line for widened sidewalks.

Note to Applicant: The SRW will be free of any permanent obstruction such as structure, mechanical vents, stairs, and planter walls at grade and is to accommodate the underground parking structure within the SRW agreement.

Courtyard Pathways

2.7 Provision of a surface statutory right of way (SRW) for public pedestrian use of the "Courtyard Pathways" proposed throughout the site.

Intersection of West 33rd Avenue / New Commercial Street

2.8 Provision of a blanket statutory right of way (SRW) over Parcels J and I for any corner-cuts or additional space identified at the intersection of West 33rd Avenue and New Commercial Street as deemed necessary by the General Manager of Engineering Services through advancement of the road network design to accommodate turning movements for trucks servicing these parcels, safe crossings for pedestrians and bicycles, and adequate sidewalk space.

Note to Applicant: Any required corner cuts will be identified through advancement of the road design and once more detailed information about the size of trucks that will be servicing these parcels is available. The corner cuts may need to be provided as dedication, rather than SRW, based on specific design requirements. When road design is sufficiently advanced and details related to the development of these parcels is available as to define these areas, the blanket SRWs can be modified with plans as appropriate.

2.9 Provision for a surface statutory right of way (SRW) to accommodate space for a Public Bike Share ("PBS") Station meeting the following requirements:

(a) Size: At a minimum 16.0 m x 4.0 m (or 8.0 m x 8.0 m) sized station shall be accommodated. The full length of the space is to be continuous;

Note to Applicant: The physical station with docked bicycles is 2.0 m (6.6 ft.) wide and has a required bicycle maneuvering zone of 2.0 m (6.6 ft.) for a total width of 4.0 m (13.1 ft.)

(b) Location: The station must be fully located on private property while still clearly visible to the public with 24/7 public access;

Note to Applicant: The station shall be located at the southwest corner of the intersection of West 33rd Avenue and Heather Street (Parcel I) to allow easy access to the street. If a PBS station cannot be accommodated on-site within Parcel I, then infrastructure shall be required to accommodate a PBS station on public property within Heather Street, as per Engineering Conditions 2.10.(i).(iii).

(c) Access: Consideration for placement of building elements (e.g. fire department connections, HVAC vents, etc.) and landscaping that require frequent access and maintenance directly adjacent to the PBS space;

Note to Applicant: These elements shall not be in conflict or cause frequent disruption to the PBS station.

(d) Surface treatment: A hard surface, CIP concrete (saw cut or broom finished) is required with no utility access points (including vents, drains, etc.) within the PBS station footprint (except as noted below);

Note to Applicant: Any utility access point within 1 m of the PBS space is to be identified and shown in a detailed drawing submitted. Other firm, paved materials are subject to approval.

(e) Grades: The surface must be leveled with a maximum cross slope of 3% and have a consistent grade (i.e. no grade transitions) along the length with a maximum slope of 5%; and

Note to Applicant: At minimum, spot elevations at the four corners of the station must be provided.

(f) Sun exposure: There must be a minimum of 5.0 m (16 ft.) vertical clearance above the PBS space in order to maximize sun exposure as station operates on solar power.

Note to Applicant: Ideally the station should receive 5 hours of direct sunlight a day.

2.10 Provision of a Services Agreement to detail the on-site and off-site works and services necessary or incidental to the servicing of the site (collectively called the “Services”) such that they are designed, constructed, and installed at no cost to the City and all necessary street dedications and rights of way for the services are provided. No development permit for the site, or any portion thereof, or for any building or improvements thereon will be issued until the letter of credit or such other form of alternative security that may be acceptable to the City in its sole discretion, as security for the services is provided. The timing for the delivery of the Services shall be determined by the General Manager of Engineering Services in his sole discretion and holds shall be placed on such permits as deemed necessary in his sole discretion. Except as explicitly provided for in Condition 2.11, the Services are not excess and/or extended services, and the applicant is not entitled to a Latecomer Agreement.

Note to Applicant: For general Latecomer Policy information refer to the website at https://vancouver.ca/home-property-development/latecomer-policy.aspx#redirect.

(a) Provision of adequate water service to meet the domestic and fire flow demands of the project.

(i) All proposed new and upgraded water mains and required associated appurtenances as contemplated in the Master Servicing Plan in the Heather Lands Development - Servicing Memorandum - AHI Rezoning report.

Note to Applicant: Water mains have been constructed on Heather Street from McGuigan Avenue to West 35th Avenue, on Heather Street from West 35th Avenue to West 37th Avenue, and on West 37th Avenue from Willow Street to Manson Street. These were upgraded by the City of Vancouver as part of the Utility Development Cost Levy (UDCL) Program.

(ii) The timing for delivering these water main assets need to follow what is presented in the “Development Phasing Plan” section of the Site Servicing Report. Each Phases’ noted upgrades must be completed prior to occupancy of the first building within the phase.

(b) Provision of adequate sewer (storm and sanitary) service to meet the demands of the project.

(i) Provision of internal site (onsite) sewer system upgrades which includes:

1. Provision of sewer mains on Baillie Street & West 35th Avenue tie to West 35th Avenue & Willow Street (servicing North Catchment 1):

a. Construct 52 m of 250 mm SAN main and 600 mm STM main on West 35th Avenue from the lane east of Willow Street to Willow Street.

b. Construct 55 m of 250 mm SAN main and 525 mm STM main on West 35th Avenue from Baillie Street to the lane east of Willow Street.

c. Construct 42 m of 250 mm SAN main and 300 mm STM main on West 35th Avenue from fronting Parcel G1 to Baillie Street.

d. Construct 141 m of 250 mm SAN main and 525 mm STM main on Baillie Street from fronting Parcel D to West 35th Avenue.

2. Provision of sewer mains on West 33rd Avenue & Heather Street & New McGuigan Avenue tie to West 33rd Avenue (servicing North Catchment 2).

a. Construct 85 m of 300 mm SAN main and 450 mm STM main on West 33rd Avenue from the existing sewer main on West 33rd Avenue (MH409922 for SAN and MH409921

for STM) to the intersection of West 33rd Avenue and New McGuigan Avenue.

b. Construct 40 m of 300 mm SAN main and 375 mm STM main on McGuigan Avenue fronting Parcel J and Parcel I.

c. Construct 60 m of 250 mm SAN main and 375 mm STM main on McGuigan Avenue fronting Parcel G2 and I1.

d. Construct 76m of 300 mm STM main on West 33rd Avenue from Heather Street to the New McGuigan Avenue.

e. Construct 75m of 250 mm STM main on Heather Street fronting Parcel I to West 33rd Avenue.

(ii) Provision of offsite sewer system upgrades which includes:

3. Provision of Willow Street offsite upgrades (servicing North Catchment 1):

a. Separate and upgrade 62 m of 200 mm COMB main to 300 mm SAN main and 750 mm STM main on Willow Street from the intersection of Willow Street and West 35th Avenue to MH413250 fronting 5050 Willow Street.

b. Separate and upgrade 92 m of 200 mm COMB main to 300 mm SAN main and 750 mm STM main on Willow Street from MH413250 fronting 5050 Willow Street to MH410002 fronting 4950 Willow Street.

c. Separate and upgrade 49 m of 250 mm COMB main to 300 mm SAN main and 750 mm STM main on Willow Street from MH410002 fronting 4950 Willow Street to MH410007 at the intersection of Willow Street and West 33rd Avenue.

Note to Applicant: These works constitute excess and/or extended services and will be subject to a latecomer agreement, to the satisfaction of the General Manager of Engineering Services and the Director of Legal Services.

4. Provision of Laurel Street offsite upgrades (servicing North Catchment 1&2).

a. Separate and upgrade 120 m of 450 mm COMB main to 375 mm SAN main and 1050 mm STM main on Laurel Street from MH422159 at the intersection of Laurel Street and West 33rd Avenue to MH410010 at the intersection of Laurel Street and West 32nd Avenue.

Note to Applicant: These works constitute excess and/or extended services and will be subject to a latecomer

agreement, to the satisfaction of the General Manager of Engineering Services and the Director of Legal Services.

5. Provision of Lane W1 offsite upgrades:

a. Construct 207m of 300 mm STM main on Lane W1 from West 35th Avenue to West 33rd Avenue.

Note to Applicant: The Sewer servicing plan for this area is under development. Developer to contact City Engineer prior to commencing design or analysis of sewer system as the upgrade requirement may be modified based on servicing plan (requirement will be approximately equivalent to the above condition).

The applicant is to inform the Development Water Resources Management (DWRM) Branch (utilities.servicing@vancouver.ca) of any updates to the on-site stormwater servicing strategy as the development progresses as it may impact the servicing plan.

The lengths and diameters of these improvements are approximate and subject to detailed design by Developer's Engineer.

(c) Provision of design brief, calculations and/or model, and design drawings by applicant's Engineer to include issued for construction (IFC) drawings;

Note to Applicant: Issued for Construction (IFC) drawings are required to be reviewed and accepted by the City Engineer prior to building permit issuance.

(d) Development to be serviced to the proposed SAN and STM sewers which includes:

(i) Parcel A is to be serviced to the proposed 250 mm SAN and 375 mm STM in West 35th Avenue.

(ii) Parcel B is to be serviced to the proposed 250 mm SAN and 525 mm STM in Heather Street.

(iii) Parcel C and D are to be serviced to the proposed 250 mm SAN and 525 mm STM in Baillie Street.

(iv) Parcel E and H are to be serviced to the proposed 250 mm SAN and 525 mm STM in West 35th Avenue.

(v) Parcel F is to be serviced to the proposed 300 mm SAN and 450 mm STM in West 35th Avenue.

(vi) Parcel G1 is to be serviced to the proposed 250 mm SAN and 300 mm STM in West 35th Avenue.

(vii) Parcel G2 and I1 are to be serviced to the proposed 250 mm SAN and 375 mm STM in McGuigan Avenue.

(viii) Parcel I2 is to be serviced to the proposed 300 mm SAN and 375 mm STM in McGuigan Avenue.

(ix) Parcel J is to be serviced to the proposed 300mm SAN and 450mm STM in West 33rd Avenue.

(e) Provision of a sewer abandonment plan by the Developer's Engineer that details the following:

(i) Abandonment or removal of all existing storm, sanitary, and combined connections to the development site; and

(ii) Abandonment or removal of all existing storm, sanitary, and combined sewer mains that are no longer in use due to the development of the site.

Note to Applicant: The abandonment plan is required to be reviewed and accepted by the City Engineer prior to issuance of the sewer permit.

W 33rd Avenue

(f) Provision for the construction of street improvements from the centerline of West 33rd Avenue adjacent to the site including any transition areas to connect existing and new curb alignments, all to the satisfaction of the General Manager of Engineering Services. These improvements will generally include, but not be limited to, the following:

(i) New concrete curb and gutter;

(ii) Partial median;

(iii) Raised protected bike lane;

(iv) Concrete sidewalk;

(v) Green rainwater infrastructure;

(vi) Improved street lighting and additional pedestrian scale lighting including adjustment to all existing infrastructure; and

(vii) Road reconstruction as required to accommodate the proposed street improvements.

(g) Provision for the construction of, or full funding for, street improvements from property line to property line on West 33rd Avenue from Heather Street to Cambie Street including any transition areas to connect existing and new curb alignments, all to the satisfaction of the General Manager of Engineering Services. These improvements will generally include, but not be limited to, the following:

(i) New concrete curb and gutter;

(ii) Raised protected bike lanes;

(iii) Concrete sidewalks;

(iv) Green rainwater infrastructure;

(v) Improved street lighting and additional pedestrian scale lighting including adjustment to all existing infrastructure; and

(vi) Road reconstruction as required to accommodate the proposed street improvements.

Note to Applicant: These works constitute excess and/or extended services and will be subject to a latecomer agreement to the satisfaction of the General Manager of Engineering Services and the Director of Legal Services.

New Commercial Street

(h) Provision for the construction of New Commercial Street and all associated infrastructure from West 33rd Avenue to Heather Street to current City standards;

Note to Applicant: Alternative designs or treatments proposed will need to be reviewed and approved by the General Manager of Engineering Services. Alternative designs must consider accessibility, ease of operations and maintenance, and cost of rehabilitation or replacement.

Heather Street

(i) Provision for the construction of street improvements from property line to property line on Heather Street from West 33rd Avenue to the lane south of McGuigan Avenue including any transition areas to connect existing and new curb alignments, all to the satisfaction of the General Manager of Engineering Services. These improvements will generally include, but not be limited to, the following:

(i) New concrete curb and gutter;

(ii) Raised protected bike lanes;

(iii) Concrete hard surfaces within the Public Bike Share (PBS) station footprint and supporting electrical service for PBS;

Note to Applicant: This is required if no SRW on private property is provided on private property, as per Engineering Condition 2.9;

(iv) Concrete sidewalks;

(v) Protected intersection corners;

(vi) Curb ramps;

(vii) Green rainwater infrastructure;

(viii) Relocation of the existing utility poles;

(ix) Improved street lighting and additional pedestrian scale lighting including adjustment to all existing infrastructure; and

(x) Road reconstruction as required to accommodate the proposed street improvements.

Note to Applicant: These works constitute excess and/or extended services and will be subject to a latecomer agreement to the satisfaction of the General Manager of Engineering Services and the Director of Legal Services.

Intersection of West 33rd Avenue / Oak Street

(j) Provision for the construction of improvements at the intersection of West 33rd Avenue and Oak Street to provide eastbound and westbound painted left turn bays on West 33rd Avenue, all to the satisfaction of the General Manager of Engineering Services. These improvements will generally include, but not be limited to, the following:

(i) New concrete curb and gutter;

(ii) Curb ramps;

(iii) Installation of eastbound and westbound left turn arrows;

(iv) Relocation and/or replacement of the existing catch basins; and

(v) Adjustment to all existing infrastructure and road reconstruction as required to accommodate the proposed street improvements as well as provision for future bike lanes on West 33rd Avenue.

Note to Applicant: These works constitute excess and/or extended services and will be subject to a latecomer agreement to the satisfaction of the General Manager of Engineering Services and the Director of Legal Services.

Intersection of West 33rd Avenue / Heather Street

(k) Provision for the construction of, or full funding for, improvements at the intersection of West 33rd Avenue and Heather Street, all to the satisfaction of the General Manager of Engineering Services. These improvements will generally include, but not be limited to, the following:

(i) New concrete curb and gutter;

(ii) Protected bike lanes with protected intersection corners;

(iii) Curb ramps;

(iv) Green rainwater infrastructure;

(v) Left turn bays;

(vi) Design and installation of a new traffic signal;

(vii) Installation of eastbound and westbound left turn arrows;

(viii) Relocation and/or replacement of the existing catch basins and utility poles;

(ix) Entire intersection lighting upgrade to current City standards and IESNA recommendations; and

(x) Adjustment to all existing infrastructure and road reconstruction as required to accommodate the proposed street improvements.

Note to Applicant: These works constitute excess and/or extended services and will be subject to a latecomer agreement to the satisfaction of the General Manager of Engineering Services and the Director of Legal Services

Intersection of West 33rd Avenue / Cambie Street

(l) Provision for the construction of improvements at the intersection of West 33rd Avenue and Cambie Street, all to the satisfaction of the General Manager of Engineering Services. These improvements will generally include, but not be limited to, the following:

(i) New concrete curb and gutter;

(ii) Protected bike lanes with protected intersection corners;

(iii) Curb ramps;

(iv) Green rainwater infrastructure;

(v) Left turn bays;

(vi) Design and installation of a new traffic signal;

(vii) Installation of eastbound and westbound left turn arrows;

(viii) Relocation and/or replacement of the existing catch basins;

(ix) Entire intersection lighting upgrade to current City standards and IESNA recommendations; and

(x) Adjustment to all existing infrastructure and road reconstruction as required to accommodate the proposed street improvements as well as provision for future bike lanes on West 33rd Avenue.

Note to Applicant: These works constitute excess and/or extended services and will be subject to a latecomer agreement to the satisfaction of the General Manager of Engineering Services and the Director of Legal Services.

(m) Provision to rebuild existing lane between West 33rd Avenue and West 37th Avenue (on the western side of the development site) as per City "Higher Zoned Laneway" pavement structure Relocate existing catch basins or install new catch basins as required;

Note to Applicant: Use permeable pavement to manage rainwater in all the Laneways.

(n) Provision of new standard concrete pedestrian lane crossings, new curb returns and curb ramps at all existing lane crossings and all new lane crossings adjacent to the site; and

(o) Provision for the installation of parking regulatory signage on streets adjacent to the site to the satisfaction of the General Manager of Engineering Services.

(p) Provision of new or replacement duct banks adjacent the development site that meets current City standard.

Note to Applicant: Duct banks are to consist of electrical communication ducts and cables and connect to existing electrical and communication infrastructure.

(q) Provision of upgraded street lighting (roadway, sidewalk) adjacent to the site to current City standards and IESNA recommendations.

(r) Provision of new street lighting (roadway and sidewalk), new intersection lighting, and forest trail, bicycle and pedestrian paths lighting on right of way.

(s) Provision of entire intersection street lighting upgrade at all existing intersections adjacent to the site to current City standards and IESNA recommendations.

(t) Provision of lane lighting on standalone poles with underground ducts; and

Note to Applicant: The ducts must be connected to the existing City street lighting grid.

(u) Provision of two new pad mounted electrical service cabinets/kiosks.

Note to Applicant: The kiosk shall be fed by BC Hydro underground grid. As such, a right-of-way (ROW) space shall be provided on-site to accommodate BC Hydro pad mounted transformer.

(v) The detailed Electrical design is required prior to the start of any associated electrical work and is to conform with the current City Engineering Design Manual, Construction Specifications, Standard Detail Drawing, Canadian Electrical Code, and the Master Municipal Construction Documents.

(w) Provision of street trees where space permits.

Note to Applicant: Final spacing, quantity and location to the satisfaction of the General Manager of Engineering Services. Tree species to the approval of the City Arborist. Street tree planting to include appropriate soil volumes and approved root barriers of rigid construction, 8 ft. long and 18 in. deep, centre on

each street tree adjacent to the sidewalk and any off-street bike facility. Installation of Engineered Soil under new sidewalks may be required to obtain appropriate soil volumes based on site conditions.

(x) Provision of installation of parking regulatory signage on streets adjacent to the site, to the satisfaction of the General Manager of Engineering Services.

2.11 Provision of one or more Latecomer Agreements to the satisfaction of the General Manager of Engineering Services and the Director of Legal Services whereby the applicant is entitled to receive latecomer charges for a period of 24 hours following completion of the works contemplated by the following condition(s), which constitute excess and/or extended services:

(a) Willow Street offsite sewer upgrades per Condition 2.10.(b).(ii).(3).;

Note to Applicant: The benefiting area for these works is under review.

(b) Laurel Street offsite sewer upgrades per Condition 2.10.(b).(ii).(4).;

Note to Applicant: The benefiting area for these works is under review.

(c) Street improvements from property line to property line on West 33rd Avenue from Heather Street to Cambie Street per Condition 2.10.(g);

Note to Applicant: The benefiting area for these works is under review.

(d) Street improvements from property line to property line on Heather Street from West 33rd Avenue to the lane south of McGuigan Avenue per Condition 2.10.(i).;

Note to Applicant: The benefiting area for these works is under review.

(e) Improvements at the intersection of West 33rd Avenue and Oak Street per Condition 2.10.(j);

Note to Applicant: The benefiting area for these works is under review

(f) Improvements at the intersection of West 33rd Avenue and Heather Street per Condition 2.10.(k).; and

Note to Applicant: The benefiting area for these works is under review.

(g) Improvements at the intersection of West 33rd Avenue and Cambie Street per Condition 2.10.(l).

Note to Applicant: The benefiting area for these works is under review.

Note to Applicant: An administrative recovery charge will be required from the applicant to settle the latecomer agreement. The amount, which will be commensurate with the costs incurred by the City to administer the latecomer scheme, will be provided by the City and specified in the latecomer agreement.

For general Latecomer Policy information refer to the website at: https://vancouver.ca/home-property-development/latecomer-policy.aspx#redirect.

Community Benefits Agreement (optional)

2.12 In order to monitor and evaluate CBA compliance targets, the applicant has the option to complete the following part of the prior-to conditions before development permit issuance.

(a) Connect with the Social Planners responsible for the CBA conditions to review the CBA policy and process.

(b) Send a high level construction schedule, including estimates on the number of workers on site, and amount of procurement activity.

(c) Retain the services of an independent third party to the satisfaction of the City in order to assist in monitoring and reporting on the progress towards reaching goals on an agreed upon timeline with the City of Vancouver during and upon completion of the project and its various development phases. This may include, where applicable and where possible, post-occupancy and ongoing service needs; and

(d) Participate in a Project Specific Implementation and Monitoring Working Group with City staff, industry and training and skill development bodies, employment services organizations, and community representatives with knowledge of social procurement, social hiring, and community economic development.

Note to Applicant: Agreeing to these conditions as per the City of Vancouver CBA Policy does not preclude the applicant from entering into any additional agreements with communities including ones geographically located nearby the development site, or sites, or with First Nations. Please ask to be connected with the Planner on the CBA Policy implementation for more information, questions, and support, as this condition may impact any early procurement processes for this development.

Please connect with the CBA planners Alisha Masongsong and Shabna Ali for more information about the CBA policy (alisha.masongsong@vancouver.ca, shabna.ali@vancouver.ca) and visit our CBA website for more information. https://vancouver.ca/people-programs/community-benefit-agreements.aspx.

Note to Applicant: On December 10, 2025, City Council directed that the Community Benefits Agreement Policy is optional for all projects that have not yet been considered at public hearing, as described in the *Report Back on Supporting Development Viability and Unlocking New Housing Supply,* dated December 2, 2025.

Housing

2.13 Make arrangements to the satisfaction of the General Manager of Planning, Urban Design and Sustainability and the Director of Legal Services to:

(a) Enter into an agreement, including a Section 219 Covenant to secure all residential units being developed on the Lands as leasehold Attainable Housing units, in accordance with the conditions set out by the Province under the Provincial Attainable Housing Initiative for Heather Lands, and such other terms and conditions as the General Manager of Planning, Urban Design and Sustainability and the Director of Legal Services may require; or

(b) In the event that the Provincial AHI program is discontinued for the Lands, the development of secured market rental housing units is proposed in lieu of those residential units intended for development under the AHI program, the applicant shall, enter into a Housing Agreement and a Section 219 Covenant to secure 15% of the floorspace as class A for profit affordable rental housing, excluding Seniors Supportive or Independent Living Housing, and including at least 25% of the residential floor area that is counted in the calculation of the dwelling unit area per the CD-1 By-law to be secured as below-market rental dwelling housing units, and the remaining units to be secured as market rental units, subject to the conditions set out below for such units, for a term equal to the longer of 60 years and the life of the building and such other terms and conditions as the General Manager of Planning, Urban Design and Sustainability and the Director of Legal Services may require. The agreement or agreements will include but not be limited to the following terms and conditions:

(i) A no separate sales covenant;

(ii) A no stratification covenant;

(iii) A provision that none of the units will be rented for less than 90 consecutive days at a time;

(iv) That the average initial starting monthly rents by unit type for the below-market rental housing dwelling units in the project will be at least 20% below the average market rent for private rental apartment units city-wide as published by the most recent Canada Mortgage and Housing Corporation in the Rental Market Survey Data Tables for Vancouver at the time when the occupancy permit is issued;

(v) That a rent roll indicating the agreed maximum average initial monthly rents for the below-market rental housing dwelling units will be required prior issuance of an occupancy permit, to the satisfaction of the General Manager of Planning, Urban Design or Sustainability (or successor in function) and the Director of Legal Services;

(vi) Following initial occupancy, on a change in tenancy for a below-market rental housing dwelling unit, the starting rent for such new tenancy will be at least 20% below the rent for private rental apartment units city-wide as published by the Canada Mortgage and Housing Corporation in the most recent Rental Market Survey Data Tables for Vancouver for that unit type at the time of the change in tenancy;

(vii) That the applicant will verify eligibility of new tenants for the below-market rental housing dwelling units, based on the following:

- For new tenants, annual household income cannot exceed (4) four times the annual rent for the unit (i.e. at least 25% of household income is spent on rent); and

- There should be at least one occupant per bedroom in the unit.

(viii) That the applicant will verify the ongoing eligibility of existing tenants in below-market rental housing dwelling units every five (5) years after initial occupancy:

- For such tenants, annual household income cannot exceed 5 times the annual rent for the unit (i.e. at least 20% of income is spent on rent); and

- There should be at least one occupant per bedroom in the unit.

(ix) On an annual basis, or at the request of the City, the applicant will report to the City of Vancouver on the operation of the below-market rental housing dwelling units which will ensure that the City can confirm that the units are being operated as agreed, and will include a rent roll for the below-market rental housing dwelling units, and a summary of the results of eligibility testing for these units; and

(x) Such other terms and conditions as the General Manager of Planning, Urban Design or Sustainability (or successor in function) and the Director of Legal Services may require in their sole discretion.

Note to Applicant: This condition will be secured by a Section 219 Covenant and, in respect of 1(b), a Housing Agreement to be entered into by the City by by-law enacted pursuant to section 565.2 of the Vancouver Charter prior to enactment of the rezoning by-law.

Community Amenity Contributions

2.14 Make arrangements to the satisfaction of the General Manager of Planning, Urban Design and Sustainability, the Director of Legal Services, and the General Manager of Finance to ensure the conditions for the ownership of in-kind amenities as set out in the Community Amenity Contribution Policy for Rezonings (2020) are met, including but not limited to:

(a) Securing the ongoing long-term use and availability of the in-kind amenities through legal agreements, including Section 219 covenants and/or statutory rights of way;

(b) Options to purchase the in-kind amenities if the local Nations, or designate, intend to sell all or a portion of the in-kind amenity, as further set out in the preceding conditions of by-law enactment;

(c) Options to lease the in-kind amenities for a nominal amount if the local Nations, or designate are unable to continue operation of all or a portion of the in-kind amenity, as further set out in the preceding conditions of by-law enactment;

(d) Securing the provision of affordable community access to the in-kind amenities equivalent to the value of the CAC credit secured through the rezoning;

(e) Payment of all costs to construct, finish, furnish and equip the amenity, including all applicable up-front development costs; and

(f) Selection of a non-profit operator for each in-kind amenity to be to the satisfaction of the City, and as further set out in the conditions of enactment for each such amenity.

Parks

2.15 North park to be owned by the Nations, maintained and operated by the Nations or their delegate.

2.16 Make arrangements to the satisfaction of the General Manager of Parks and Recreation, the General Manager of Planning, Urban Design and Sustainability, and the Director of Legal Services, for the construction and development of a minimum **1.85 acre** park. To secure this condition, the applicant will enter into agreements with the City, which will include, but may not be limited to, the following requirements, all to be satisfied at no cost to the City:

(a) Subdivision to create a contiguous minimum 1.85 acre permanent park parcel, with ownership to be retained by the Nations;

(b) Provision of a statutory right of way/covenant for public use of the North Park (see also Engineering Condition 2.2);

(c) The design and construction of all the improvements on the minimum 1.85 acre park parcel are to be constructed at the sole cost of the applicant;

(d) Design, public engagement, and delivery of the finished park will be undertaken at the sole cost of the applicant;

(e) The applicant will be responsible for servicing the park parcel, which shall include without limitation, providing power and storm services to the Lands, and provision of water, sewer and other site services contingent on the future park design; and

(f) The applicant will be responsible, at its sole cost, for satisfying all Environmental Management Act requirements and completing any remediation required to ensure the park parcel meets numeric standards of remediation for park use, prior to completion of the park development.

(g) To reflect the applicant's wishes that the park lands remains owned by the Nations, the continuous ownership of the park lands will be further secured by a Right of First Refusal and Option to Purchase agreement which will provide that if the owner of the park lands chooses to not continue ownership of the park lands and intends to sell the park lands, or any portion thereof, then the City will have the option to purchase the park lands, or any portion thereof being sold, for a nominal purchase price.

Note: Notwithstanding the requirements set out in the City's *Community Amenity Contribution Policy for Rezonings* (2020), the City does not require an option to lease the north park.

(h) The foregoing agreements will provide occupancy permit holds, as required by the City in its sole discretion, to ensure that the construction and delivery of the park with no less than 1.85 acres, is completed in Phase 5 by the earlier of:

(i) Prior to the issuance of any occupancy permit for Market Housing (including housing units offered as rental or under the Provincial AHI program) and Retail components of any building in Parcel J (Phase 5), and

(ii) Provision of a surety bond for the full value of park construction if turnkey delivery is not completed prior to issuance of any occupancy permit Market Housing (including housing units offered as rental or under the Provincial AHI program) and Retail components of any building in Parcel J.

Note to Applicant: As the north park does not require the approval of the elected Park Board, a development permit will be required.

Food Assets

2.17 Fulfill, to the satisfaction of the Director of Social Policy, the Sustainable Food Systems requirements of the Rezoning Policy for Sustainable Large Developments by delivering a minimum of three food assets and arrange for their programming and maintenance for a minimum of five years starting from date of occupancy. To secure this condition, the applicant may be required to enter into one or more agreements with the City, all to be satisfied at no cost to the City and to the City's satisfaction, which agreement(s) may include, but not limited to, the following provisions and requirements:

(a) Certain permit holds subject to completion of the design, construction, and satisfactory acceptance of the food assets.

(b) Covenants regarding the installation and maintenance of the food assets and statutory rights of way to secure public access thereto.

(c) Such other terms and conditions as the Director of Legal Services, in consultation with the General Manager of Arts, Culture and Community Services, may in their sole discretion require.

Cultural Centre

2.18 Make arrangements to the satisfaction of the Director of Legal Services, in consultation with the General Manager of Arts, Culture and Community Services (and General Manager of Real Estate and Facilities Management), for the delivery of the xʷməθkʷəy̓ əm, Sḵwx̱wú7mesh Úxwumixw, and səlilwətaɬ Cultural Centre (the "Cultural Centre") and adjacent Cultural Centre Plaza ("Plaza"). To secure this condition the owner will enter into agreements with the City which include, but may not be limited to the following requirements, all to be satisfied at no cost to the City:

(a) Design, construction and delivery of the Cultural Centre with no less than a minimum 929 sq. m (10,000 sq. ft.) gross floor area and fully fit, finished, furnished and equipped for the practice and sharing of xʷməθkʷəy̓ əm, Sḵwx̱wú7mesh Úxwumixw, and səlilwətaɬ cultures and traditions, as well as community use for events and programming.

(b) Design, construction and delivery of the adjacent outdoor public Plaza with no less than a minimum of 0.18 acres.

(c) The owner must complete the design of the Cultural Centre and Plaza, and obtain acceptance of same by the City, and have satisfactorily completed application for the first development permit for the Cultural Centre, prior to issuance of any development permit or building permit in respect of Parcel J (Phase 5).

(d) The owner must complete construction of the Cultural Centre and Plaza in accordance with the design and specifications approved at development permit and building permit, and have obtained occupancy permit for the Cultural Centre prior to issuance of any occupancy permit in respect of Parcel J.

(e) Provision of a surety bond for the full value of the cultural centre and plaza if construction and fit out are not completed to the satisfaction of the local Nations and City prior to issuance of any occupancy permit for any building in Parcel J.

(f) Such other terms and conditions as the Director of Legal Services, in consultation with the General Manager of Arts, Culture and Community Services and the General Manager of Real Estate and Facilities Management may in their sole discretion require.

Note to Applicant: Holds on the development permits, building permits and occupancy permits in connection with certain milestones will also be applied to the project lands by the General Manager of Arts, Culture and Community Services (in consultation with the General Manager of Real Estate and Facilities Management), related to their satisfaction with the design, construction and completion of the Cultural Centre and Plaza.

2.19 Make arrangements to the satisfaction of the Director of Legal Services, in consultation with the General Manager of Arts, Culture and Community Services (in consultation with the General Manager of Real Estate and Facilities Management) for the continuous operation and public use of the Cultural Centre and public use of the Plaza to be constructed under Condition 2.18, including by entering into one or more legal agreements with the City which will include, but not be limited to, a 219 covenant and such other agreements and rights of way as are necessary to secure the following requirements:

(a) The use of the Cultural Centre and Plaza, for the lifetime of the building, for the practice, presentation, production and sharing of arts, culture traditions and living cultural heritage of xʷməθkʷəy̓ əm, Sḵwx̱wú7mesh Úxwumixw, and səlilwətaɬ and community use for events and programming secured through a Community Use Agreement;

(b) The operation of the Cultural Centre and Plaza by xʷməθkʷəy̓ əm, Sḵwx̱wú7mesh Úxwumixw, and səlilwətaɬ, or a delegated arts and culture non-

profit society, registered coop or charity approved by the City and xʷməθkʷəy̓ əm, Sḵwx̱wú7mesh Úxwumixw, and səlilwətaɬ;

(c) Community Use Agreement, and Statutory Right of Way to secure use and public access to the programming space and facilities in the Cultural Centre. Further details to be determined at development permit stage in collaboration with the City, landowner and xʷməθkʷəy̓ əm, Sḵwx̱wú7mesh Úxwumixw, and səlilwətaɬ.

(d) Provision of a statutory right of way for public use of the Plaza refer to Engineering Condition 2.4;

(e) The owner is responsible for the ongoing maintenance of the building over its full operational life. The owner is responsible for creating and implementing a building maintenance plan for the Cultural Centre that will contemplate, at a minimum:

(i) The effective and efficient property management, maintenance and capital replacement of the Cultural Centre and Plaza;

(ii) Ensuring the financial viability and sustainability of the Cultural Centre and ensuring adequate income/ funds to meet costs over the life of the Cultural Centre building;

(f) Such other terms and conditions as the Director of Legal Services, in consultation with the General Manager of Arts, Culture and Community Services (in consultation with the General Manager of Real Estate and Facilities Management) may in their sole discretion require.

(g) The operator of cultural centre to provide reporting to the City no less than every three years on the facility use, activities, programming, maintenance, building repair, etc. including providing details of the additional community use. The City may inspect the building to ensure such use as well as repair and state of the building.

2.20 To reflect the owner's wishes that the Cultural Centre be owned by the local Nations, and will be operated by xʷməθkʷəy̓ əm, Sḵwx̱wú7mesh Úxwumixw, and/or səlilwətaɬ, the continuous ownership and operation of the Cultural Centre will be further secured by a Right of First Refusal and Option to Purchase agreement which will provide that if the owner of the Cultural Centre chooses or is unable to continue ownership of the Cultural Centre and intends to sell the Cultural Centre or any legal parcel containing the Cultural Centre to an entity other than: 1) a non-profit organization controlled or owned by xʷməθkʷəy̓ əm, Sḵwx̱wú7mesh Úxwumixw, and/or səlilwətaɬ or 2) another non-profit or government entity acceptable to the City, then the City will have the option to purchase the Cultural Centre for a nominal price, noting that an air space subdivision to effect such transfer may also be required. The Option to Purchase will include an assignment and assumption of any necessary rights of access in respect of the Cultural Centre. Note: Notwithstanding the requirements set out in the City's Community Amenity Contribution Policy for Rezonings (2020), the City does not require an option to lease the Cultural Centre in the event the owners or their designate are unable to continue operation of all or a portion of the Cultural Centre.

Public Art

2.21 Execute a Public Art Agreement satisfactory to the Director of Legal Services and the Director of Cultural Services for the provision of public art in accordance with the City's Public Art Policy, such agreement to cover all requirements for the site density and to provide for security in a form and amount satisfactory to the aforesaid officials; and provide the Public Art Checklist with development details to the satisfaction of the Head of Public Art. The public art requirement will apply at each building permit and require that public art be provided along with each building approval at a budget commensurate with the floor area in the permit. However, subject to the guidance of the public art master plan (see next paragraph) and with the agreement of the Director of Legal Services and the Director of Cultural Services, funds from individual buildings may be pooled to create larger art opportunities for the Heather Lands' public spaces.

2.22 Given the significance and scale of the site, the applicant should develop a public art master plan, in consultation with the City, for Heather Lands. The master plan will guide commissioning of public art for Heather Lands and can be developed alongside art plans required for the first development permit within CD-1 North.

Note to Applicant: Please contact public art staff at publicart@vancouver.ca to discuss your application.

Environmental Contamination

2.23 Submit a site disclosure statement to Environmental Services;

As required by the Manager of Environmental Services and the Director of Legal Services, in their discretion, do all things and/or enter into such agreements deemed necessary to fulfill the requirements of Section 571(B) of the Vancouver Charter; and

If required by the Manager of Environmental Services and the Director of Legal Services, in their discretion, enter into a remediation agreement for the remediation of the site and any contaminants which have migrated from the site on terms and conditions satisfactory to the Manager of Environmental Services, the General Manager of Engineering Services and Director of Legal Services, including a Section 219 Covenant that there will be no occupancy of any buildings or improvements constructed on the site pursuant to this rezoning until separate Certificates of Compliance, satisfactory to the City, for the on-site and off-site contamination, issued by the BC Ministry of Environment and Parks, have been provided to the City.

Agreements

Note: Where the Director of Legal Services deems appropriate, the preceding agreements are to be drawn, not only as personal covenants of the property owners, but also as registerable charges pursuant to the Land Title Act.

The preceding agreements are to be registered in the appropriate Land Title Office, with priority over such other liens, charges and encumbrances affecting the subject site as is considered advisable by the Director of Legal Services, and otherwise to the satisfaction of the Director of Legal Services prior to enactment of the By-law and at no cost to the City.

The preceding agreements shall provide security to the City including indemnities, warranties, equitable charges, letters of credit and withholding of permits, as deemed necessary by and in a form satisfactory to the Director of Legal Services. The timing of all required payments, if any, shall be determined by the appropriate City official having responsibility for each particular agreement, who may consult other City officials and City Council.

* * * * *

APPENDIX E
PROPOSED CONSEQUENTIAL BY-LAW AMENDMENTS - SOUTH

Note: By-laws will be prepared generally in accordance with the provisions listed below, subject to change and refinement prior to posting.

DRAFT AMENDMENT TO THE SIGN BY-LAW NO. 11879

Amend Schedule A (CD-1 Zoning Districts Regulated by Part 9) by adding the following:

"657 West 37th Avenue [CD-1 #] [By-law #] C-2"

DRAFT AMENDMENT TO THE NOISE CONTROL BY-LAW NO. 6555

Amend Schedule B [Intermediate Zone] by adding the following:

"[CD-1#] [By-law #] 657 West 37th Avenue"

DRAFT AMENDMENT TO REPEAL CD-1(881) BY-LAW NO. 14247

This By-law repeals CD-1(881) By-law No. 14247.

* * * * *

APPENDIX F
PROPOSED CONSEQUENTIAL BY-LAW AMENDMENTS - NORTH

Note: By-laws will be prepared generally in accordance with the provisions listed below, subject to change and refinement prior to posting.

DRAFT AMENDMENT TO THE SIGN BY-LAW NO. 11879

Amend Schedule A (CD-1 Zoning Districts Regulated by Part 9) by adding the following:

"4911-5255 Heather Street [CD-1 #] [By-law #] C-2"

DRAFT AMENDMENT TO THE NOISE CONTROL BY-LAW NO. 6555

Amend Schedule B [Intermediate Zone] by adding the following:

"[CD-1#] [By-law #] 4911-5255 Heather Street"

DRAFT AMENDMENT TO REPEAL CD-1(80) BY-LAW NO. 4665

This By-law repeals CD-1(80) By-law No. 4665.

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APPENDIX G
PUBLIC CONSULTATION SUMMARY

In-Person Consultation: The applicant held an information session on November 20, 2025 at VanDusen Botanical Garden Floral Hall (5251 Oak St), to collect early feedback on the proposal. Approximately 26 people attended this event/page views were recorded. A total of 5 comments were received with 0 comments in support, and 5 expressing concerns about height, traffic, and affordability.

Event	Date(s)	Details
Webpage published	October 28, 2025	https://www.shapeyourcity.ca/4911-5255-heather-637-657-w-37-ave-and-620-689-w-35-ave
Postcard mailed	November 10, 2025	2,396 notices mailed (approximate)
Site sign installed	October 28, 2025	n/a
Online comment form	October 2025 to December 2025	24 submissions • 14 responses support • 6 responses opposed • 4 responses mixed
Question and Answer (Q&A) period (2 weeks)	November 12, 2025 to November 25, 2025	2 submissions
Other input (phone calls, direct emails, etc.)	October 28 2025 to December 18, 2025	4 submissions
Total webpage views	October 28, 2025 to December 18, 2025	936 page views
Total Submissions (Comments submitted + questions asked + other input methods)		30 submissions

Map of Notification Area



NOTIFICATION AREA

A summary of public input is provided below, organized by topic.

Areas of support:

- **Housing:** Strong support for increasing the number of homes on the site, with many noting that higher density helps address Vancouver's housing shortage and provides options for workers, families, and people needing to live close to major institutions.
- **Mixed-use Amenities**: The proposal will increase retail, grocery, childcare, and community-serving spaces that respondents believe will create a complete, walkable neighbourhood.
- **Location:** Many feel the site is well-suited for added height and density due to its proximity to hospitals, existing large developments, and future transit opportunities.

Areas of concern:

- **Building Height and Scale:** The proposed towers are viewed as too tall for the neighbourhood, leading to concerns about incompatibility with local character, loss of natural views, and negative skyline impacts.
- **Infrastructure and Traffic:** The additional density will strain an already congested area, particularly around nearby schools, hospitals, and local streets with limited access. Concerns include increased traffic volumes, parking challenges, unsafe conditions for pedestrians and cyclists, and insufficient planning for transit, school capacity, and parks.
- **Affordability:** There are concerns that the proposal does not address housing affordability, including uncertainty around long-term affordability programs and the cost of units.

Response to Public Comments:

Building Height and Scale:

- The proposed heights and densities are considered to be appropriate for the emerging context of the Cambie Plan area. Major development projects in the surrounding neighbourhood, such as Oakridge Centre have been approved with similar building heights.
- The added height and density have been proposed to deliver the Attainable Housing Initiative. This trade-off was deemed reasonable for the delivery of approximately 3500 below-market strata and social housing units.

Infrastructure and Traffic:

- The Heather Lands development is well-sited to encourage reduced vehicle trips as it is in proximity the King Edward and Oakridge 41st Avenue Canada Line Stations, bus and cycling routes.
- City Staff communicate anticipated growth to the Vancouver School board for their consideration in their capital planning for new and expanded schools.
- The application proposes improvements to pedestrian and cycling networks connecting through the site and to the surrounding neighbourhood. Mason Street, Baillie Street,

35th Avenue, and McGuigan Avenue are proposed to be extended into the Heather Lands providing connections for all modes to the surrounding community.

- Parking, loading, bicycle and passenger loading spaces are finalized at the time of development permit per the Parking *By-law*.

Affordability:

- The Heather Lands development delivers upon the Attainable Housing. Approximately 2,940 units, Attainable Housing leasehold strata units are proposed to be developed in partnership between the local Nations and the Provincial government at a 40% discount to market rates.
- In addition, the proposal includes approximately 610 units of social housing at deeper levels of affordability.

* * * * *

APPENDIX H
PROVINCIAL ATTAINABLE HOUSING INITIATIVE FRAMEWORK

Partnership

The Province and local Nations have come together to deliver this new housing initiative. A comprehensive planning program of the Heather Land Site began in 2016, jointly overseen with the City of Vancouver's Planning Department.

Overview

The Initiative will allow for studio, one-, two- and three-bedroom 99-year strata leasehold homes to be initially purchased and financed by middle-income earners at below-market prices through a 60%/40% purchase financing arrangement.

The framework of the 60%/40% purchase financing arrangement includes:

- A buyer owns the home but initially finances and pays only 60 percent of the market price for unit using a traditional real estate transaction (such as down payment and financing through a mortgage with the buyer's financial institution)
- The Government of B.C. initially finances and covers the remaining 40 percent of the market price with the land owner and developer
- The 40 percent contribution is then repaid by the buyer to the Province either when the owner sells an AHI unit or after 25 years, from the purchase date, whichever comes first
- A buyer under the initiative only needs an initial five percent deposit (at presale) on 60 percent of the initial market purchase price
- AHI units will be sold as 99-year strata leaseholds on local Nations-owned land
- The Initiative and 60%/40% purchase financing arrangement only applies to the original first-time purchase of the unit and not to secondary or subsequent purchase/sale transactions



Eligibility

Eligibility for the AHI that must be met at the time of pre-sale:

- Have a total annual household income below $131,950 (as of 2024) and net household assets below $150,000, to be eligible for studio and one-bedroom leasehold homes
- Have a total annual household income below $191,910 (as of 2024) and net household assets below $250,000, to be eligible for 2-bedroom, or larger leasehold homes
- Buyers must be a citizen or permanent resident of Canada
- One buyer must have resided in B.C. for the past 24 months consecutively
- Buyers must be at least 18 years of age
- Buyers must not own an interest in any other property anywhere else in the world at the time of purchase closing
- Buyers must prequalify for a mortgage and must have the minimum deposit of at least 5 percent of the value equal to 60 percent of the market purchase price
- Use the home as the owner's principal residence

Net assets include:

- Stocks
- Bonds
- Term deposits
- Mutual funds
- Cash
- Real estate equity, net of debt
- Business equity in a private incorporated company including cash
- Guaranteed Investment Certificates (GICs)
- Assets do not include personal items such as:
- Vehicles
- Jewelry and furniture
- Education-related bursaries or scholarships for current students
- Registered Education Savings Plans (RESPs)
- Registered Retirement Saving Plans (RRSPs)
- Registered Disability Savings Plans (RDSPs)

If a buyer's life circumstances change after qualifying at the pre-sale (such as a buyer's income increases), the buyer remains eligible. Homebuyers in the Initiative must continue to keep the home purchased through this Initiative as their primary residence, or else the 40 percent provincial financing will become due (see below).

Prioritization and selection process

Applicants who meet the above criteria and are eligible to participate in the Initiative will be tentatively prioritized by the following:

- First-time home buyers who live in B.C.
- Previous homeowners who currently do not own property at the time of the proposed purchase
- Current owners with minor-aged children, who will be selling their existing home prior to purchase closing with respect to the AHI strata leasehold unit

Any remaining unsold units through the Initiative will be sold through traditional market transaction without the 60/40 purchase financing arrangement applied.

Prospective buyers are encouraged to visit The New Village website, and register to be notified of updates on the program and registration process. The formal process to register and confirm eligibility is expected to open early in 2026.

Recovering the Provincial contribution

Eligible middle-income households will own and live in these strata leasehold homes like any other strata owner. However, buyers will only be responsible for initially qualifying for financing (through their own financial institution) and making a down payment on 60 percent of the market value of the home at the time of purchase. The remaining 40 percent of the market price will be initially financed through the Province's AHI contributions to the original owner/developers, and will be recovered through a low-interest financing arrangement (like a second mortgage) that will not require buyers to make regular monthly payments of principle and interest. However, the provincial financing must be repaid when any of the following events occurs:

- The owner sells or is deemed to have sold the unit
- After 25 years from the purchase closure date
- The owner no longer uses the home as the owner's principal residence or is no longer meeting the ongoing requirements of the Initiative

Cost of units

Unit prices will be determined at time of sale. If units were to be sold under current market conditions under this Initiative, example pricing using the 60%/40% purchase financing arrangement could be as follows:

Example pricing for AHI units

Unit Type	Market Price	AHI Buyers 60%	Province Initially Finances
Studio	$ 620,000	$ 372,000	$ 248,000
1 Bedroom	$ 850,000	$ 510,000	$ 340,000
2 Bedroom	$ 1,300,000	$ 780,000	$ 520,000
3 Bedroom	$ 1,500,000	$ 900,000	$ 600,000

Secondary Sales

The original buyer through the AHI may sell their strata leasehold unit after possession, but will only be allowed to receive net sales proceeds equal to the original purchase equity interest (in other words, equivalent to 60 percent of the original purchase price minus costs), plus the following share of any market value appreciation realized through the first subsequent strata leasehold unit sale transaction:

- Zero percent if the sale occurs within the first year of occupancy
- 20 percent if the sale occurs within the second year of occupancy
- 40 percent if the sale occurs within the third year
- 60 percent if the sale occurs within or after the fourth year of occupancy (4-25 years)

If the original buyer has not sold their home by the end of 25 years after the original purchase date, the buyer is required to repay (or refinance privately) the original 40 percent market purchase price portion secured through a provincial financing arrangement (like a second mortgage), plus 1.5 percent interest compounded annually. This could be done through a replacement mortgage with a financial institution or a lump sum repayment. At this point, the original buyer has no further obligations to the AHI and may sell the strata leasehold unit and keep 100 percent of any market appreciation on the unit.

If a buyer wishes to leave the Initiative before 25 years (like through a unit sale), the buyer must repay the provincial financing with an amount equivalent to 40 percent of the market value of the strata leasehold unit at that time. In this situation, the AHI will require the return of the original 40 percent provincial financing obligation, plus a 40 percent share of any market appreciation of the strata leasehold unit at the point of leaving the Initiative. At this point, the original buyer will have no more requirements within the Initiative and could assume 100 percent of any future unit market appreciation (or depreciation).

No 'flipping' of pre-sold AHI units will be allowed. If a pre-sale buyer wishes to back out of a pre-sale contract, the buyer can only assign their contract back to the developer for the price it was originally purchased, not for a profit.

Recovering the provincial contribution will support the Province by making returned funds available for future provincial programs – which may include housing.

Ongoing requirements of the Initiative

The owner must use the home as their principal residence. Use of the home as a secondary residence, as a short-term rental, or as a long-term rental, will trigger repayment of the provincial financing, which is 40 percent of the market value of the home at the time the use changed.

A buyer participating in the AHI will have full ownership of the strata leasehold home and therefore full responsibility of home ownership. Owners will be required to pay all the property transfer taxes, ongoing property taxes, utilities and strata fees/levies, plus comply with any other terms of the strata entity.

Obligations and benefits related to the Property Transfer Tax and First-Time Home Buyers Program will be calculated on the full market value of the strata leasehold unit, not on the 60 percent purchase share financed by the buyer and/or its financial institution. Strata fees are the responsibility of the homeowner in the Initiative, not the Province.

Initiative administration

A process to verify eligible households will be conducted by an independent third-party and the process will be co-developed and approved by the Province.

BC Housing will be responsible for direct oversight of the Initiative and implement safeguards to ensure qualifying purchasers meet the terms of ownership.

* * * * *

APPENDIX I
HOUSING DATA

Figure 1. Progress towards 10 Year Housing Vancouver Targets (2024-2033) for Social, Supportive and Co-op Housing for as of September 30th, 2025

Housing Type	Category	10-Year Targets[1]	Units Approved Towards Targets[2]
Social, Supportive and Co-op Housing	Supportive Housing	1,500	76 (5%)
	Social and Co-op Housing	8,500	902 (11%)
	Total	10,000	978 (10%)

1. *New 10-year targets were adopted in 2024, with tracking starting from January 1st, 2024.*
2. *Previous targets established in 2017 included 12,000 non-market housing units with tracking starting in 2017. As of December 31st, 2023, 78% of the previous targets had been reached (including TMH projects and multi-phased major developments).*
3. *Unit numbers exclude the units in this proposal, pending council's approval of this application*

Figure 2. Progress Towards 10 Year Housing Vancouver Targets (2024-2033) for Purpose-Built Market and Developer-Owned Below-Market Rental Housing as of September 30th, 2025

Housing Type	Category	10-Year Targets	Units Approved Towards Targets
Purpose-Built Market Rental Housing Units	Market Rental	30,000	12,299 (41%)
	Developer-Owned Below Market Rental	5,500	2,046 (37%)
	Total	35,500	14,345 (40%)

1. *New 10-year targets were adopted in 2024, with tracking starting from January 1st, 2024.*
2. *Previous targets established in 2017 included 20,000 purpose-built rental, market and below-market combined, with tracking starting in 2017. As of December 31st, 2023, 87% of the previous targets had been reached.*
3. *Unit numbers exclude the units in this proposal, pending council's approval of this application.*

Figure 3. Non-Market, Below-Market and Market Rental Unit Rents, Cost of Ownership and Household Incomes Served (Westside)

	Housing Income Limits		Below-Market Rental Units		Newer Rental Buildings Westside	
	Estimated Maximum Starting Rents (at 30% of HILs)[1]	BC Housing - Household Income Limits	2025 Starting Rents[2]	Average Household Income Served[4]	Average Market Rent[3]	Average Household Income Served[4]
Studio	$1,450	$58,000	$1,456	$58,248	$1,960	$78,400
1-bed			$1,653	$66,132	$2,560	$102,400
2-bed	$1,800	$72,000	$2,309	$92,340	$3,635	$145,400
3-bed	$2,150	$86,000	$3,172	$126,864	$4,412	$176,480

1. *Maximum starting rent estimates based on 30% of Housing Income Limits published by BC Housing on January 1, 2024.*
2. *Starting rents shown are calculated based on a 20 per cent discount to city-wide average market rents as published by CMHC in the October 2024 Rental Market Report and set in the Rental Incentive Programs Bulletin for the year 2025.*
3. *Data from the October 2024 CMHC Rental Market Survey for apartments in purpose-built rental buildings completed in the year 2015 or later on the Westside of Vancouver*
4. *Incomes are estimated based on rent costs at 30% of income*

Figure 4. Attainable Housing and Market ownership housing - Cost of Ownership and Household Incomes Served (Westside)

	Attainable Housing - Monthly Cost of Ownership for Median-Priced Apartment – Westside (with 5% down payment on Buyer's 60%)			Market Ownership - Monthly Costs of Ownership for Median-Priced Apartment –Westside (with 20% down payment)		
	Monthly Cost of Owner-ship[1]	Average Household Income Served[3]	Down-payment at 5% of Buyer's 60%	Monthly Costs of Ownership [2]	Average Household Income Served[3]	Down-payment at 20%
Studio	$1,702	$68,088	$15,900	$2,837	$113,480	$106,000
1-bed	$2,084	$83,352	$19,800	$3,473	$138,920	$132,000
2-bed	$3,116	$124,632	$29,760	$5,193	$207,720	$198,400
3-bed	$4,789	$191,568	$46,784	$7,982	$319,280	$311,890

1. *60% of Median of all BC Assessment strata apartment sales prices in Vancouver Westside in 2021 by unit type, 20% down-payment, 5% mortgage rate (in-line with qualifying rate), 25-year amortization, $250-$350 monthly strata fees and monthly property taxes at $2.92 per $1,000 of assessed value (2021 assessments and property tax rate)*
2. *Median of all BC Assessment strata apartment sales prices in Vancouver Westside in 2021 by unit type, 20% down-payment, 5% mortgage rate (in-line with qualifying rate), 25-year amortization, $250-$350 monthly strata fees and monthly property taxes at $2.92 per $1,000 of assessed value (2021 assessments and property tax rate)*
3. *Incomes are estimated based on monthly ownership costs at 30% of income*

* * * * *

APPENDIX J
HEATHER LANDS DESIGN GUIDELINES

SEE SEPARATE ATTACHMENT

Appendix J – Heather Lands Design Guidelines – RTS 18425

* * * * *

Heather Lands

Special Design District Guidelines

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1 INTRODUCTION

Context

The Heather Lands is to establish a sustainable new neighbourhood that will be a place to welcome and connect all people and cultures, and share the traditions, culture and values of the Musqueam, Squamish and Tsleil-Waututh Peoples.

Historically, this land was used as a transportation corridor for First Nations peoples, passing across the site near the region's high point (now known as Little Mountain). This history influences the open space planning for the Heather Lands, which will include a network of diverse open spaces, defined by an approach to return nature to the site. The landscape will support ecological systems and enhance biodiversity, while providing space for community gathering.

Vision

The Heather Lands are envisioned as a primary residential neighbourhood with a mix of uses to support everyday life and activity. Heather Lands will be anchored by a "neighbourhood heart", in the northern portion of the site, which includes a cultural centre, childcare centre and commercial uses. The site will be characterized by a "forest trail" connecting the neighbourhood heart to a new park near the centre of the site.

Through urban design, landscape, public art, architecture and a signature cultural centre, the Heather Lands will connect people to traditions of the MST Nations. The cultural centre will be an architectural landmark, a destination meeting centre, and space for the community to gather. The buildings will meaningfully celebrate culture, spirit and place.

The Heather Lands will provide a range of opportunities for housing. The range of housing types will support a diversity of needs, provide for mixed incomes, ages and cultures and support the social connections desired for the neighbourhood.

The design of the Heather Lands will incorporate strategies that promote and optimize health and encourage physical activity, including increased pedestrian and cycling connections to the broader community, emphasis on alternatives to the vehicle and provision of outdoor space for recreation and leisure. The site is well served by transit and a bus connection within a 10-minute walk from Oakridge and King Edward Canada Line Stations.



Heather Lands Concept Sketch

Artist: Derek Lee

2 PRINCIPLES



2.1 Reflect Shared History & Collective Vision

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



2.2 Respect the Land, Enhance Natural Systems & Contribute to Sustainability

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



2.3 Create Community for All Cultures

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



2.4 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 well integrated. Existing sustainable transportation infrastructure, such as the existing greenways and bikeways through the site and on its perimeters, will be improved through the redevelopment. Provide fully-accessible pathways and connections to link transit, public park and open space. Provide physical and visual linkages to the surrounding community.



2.5 Accommodate a Range of Housing Types

Ensure the neighbourhood is designed to accommodate a range of household incomes by providing market condominiums, attainable home ownership, and affordable housing for households with low incomes. Provide opportunities for ground-oriented housing suitable for families, including 2 and 3 bedroom units, where appropriate.



2.6 Create a New Residential District

Create a distinctive district with a range of building types and forms. Design buildings to avoid shadowing on public parks and open spaces, and minimizing impacts on surrounding development. Provide appropriate transitions to adjacent developments while considering views into and through the site.



Heather Lands Concept Sketch

Artist: Derek Lee

3 CULTURAL INTERPRETIVE PLAN

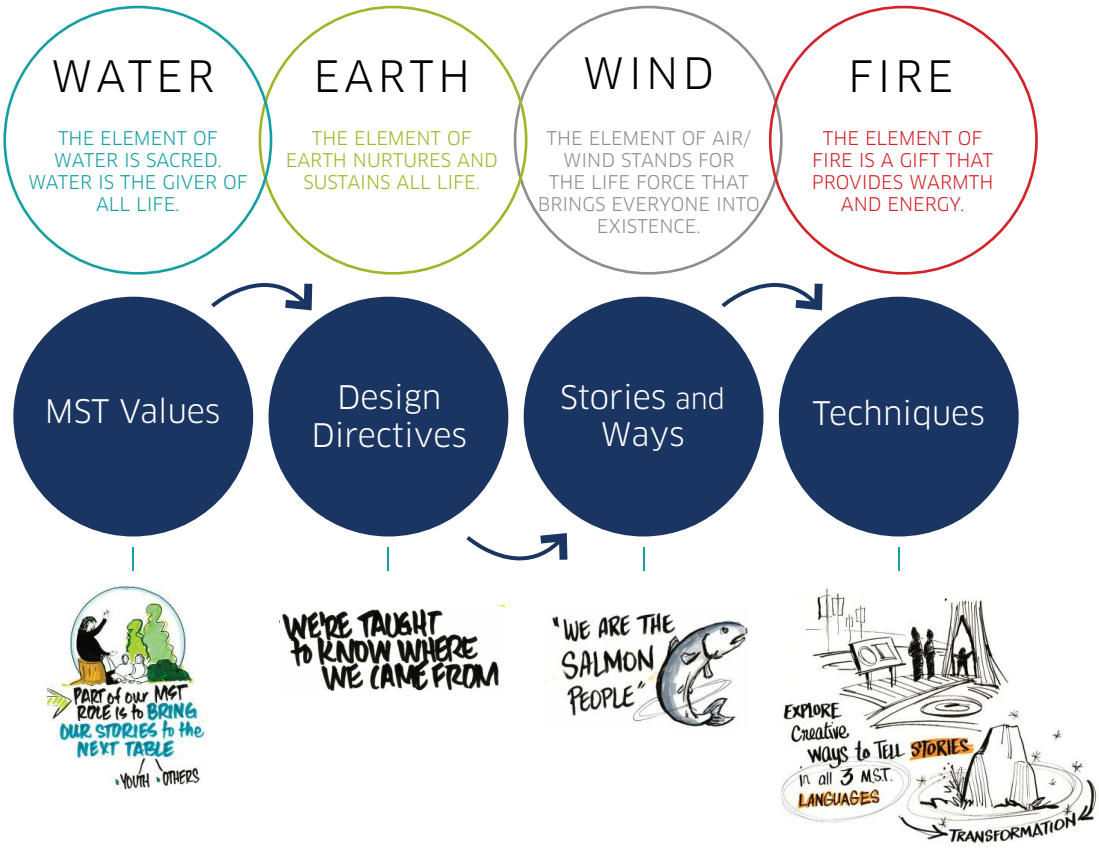


The Cultural Interpretive Plan ("CIP") was created through the stories, knowledge, and ideas shared by the members of the Musqueam, Squamish, and Tsleil-Waututh Nations' communities during the engagement processes for the rezoning of this land.

The CIP guides the design in terms of how MST culture will be imprinted on the site within ecology, landscape, public spaces including park and open spaces, pedestrian areas, mobility, public art, food systems, rain/ground/potable water, commercial uses, waste management, housing, building and architectural character, lighting, energy systems, resilient design elements, and more.

It communicates culture and ways of being.

The stories and ideas shared by the MST community members are at the heart of the CIP and should be at the heart of the new Heather Lands neighbourhood.



Design Directives





3.1 Welcoming to All

The future Heather Lands neighbourhood will be welcoming to all, including people of all ages and abilities, all generations, and diverse people who have varied needs and aspirations for housing. Welcoming features from MST culture and traditions such as welcome poles or house posts will be included.

MST culture will be recognizable and reflected in all aspects of the neighbourhood, ranging from architecture and public spaces, to art and the use of language, colours, textures, traditional plants, and more. Cultural symbols will be carefully selected through consultation with MST Nations' community members.

Spaces for community – for people to come together to socialize, feast, play, and be in ceremony – will be an important part of the new neighbourhood. These spaces will be both outdoor and indoor, and allow for both formal and informal opportunities to gather.

3.2 We're Taught to Know Where We Come From

The Heather Lands neighbourhood will include places for storytelling where MST Elders, knowledge keepers and others can transfer knowledge, traditions, and legends to youth and others.

Likewise, design attributes of the neighbourhood will convey traditional knowledge and stories, including origin stories. MST community members will provide direction on which stories should be shared in the new neighbourhood.

The neighbourhood will have distinct spaces for ceremony, celebrations and other cultural activities including weaving, carving, drumming, dancing, and singing. Design elements will incorporate and draw inspiration from MST cultural and artistic expression.





3.3 Everything is Connected

The new neighbourhood will honour and reflect stewardship of nature and interconnection. Healthy existing trees will be protected wherever possible, and trees that must be removed will be harvested and incorporated into the site. Indigenous plants and habitats will be planted throughout the new neighbourhood.

The future neighbourhood will re-use materials through intentional building practices and waste reduction initiatives. Traditional, locally-sourced materials will be prioritized. Infrastructure will be designed to optimize resource use and to embody best practices for adopting a systems approach. The future neighbourhood will protect and improve the quality of water that falls and stays or leaves the site.

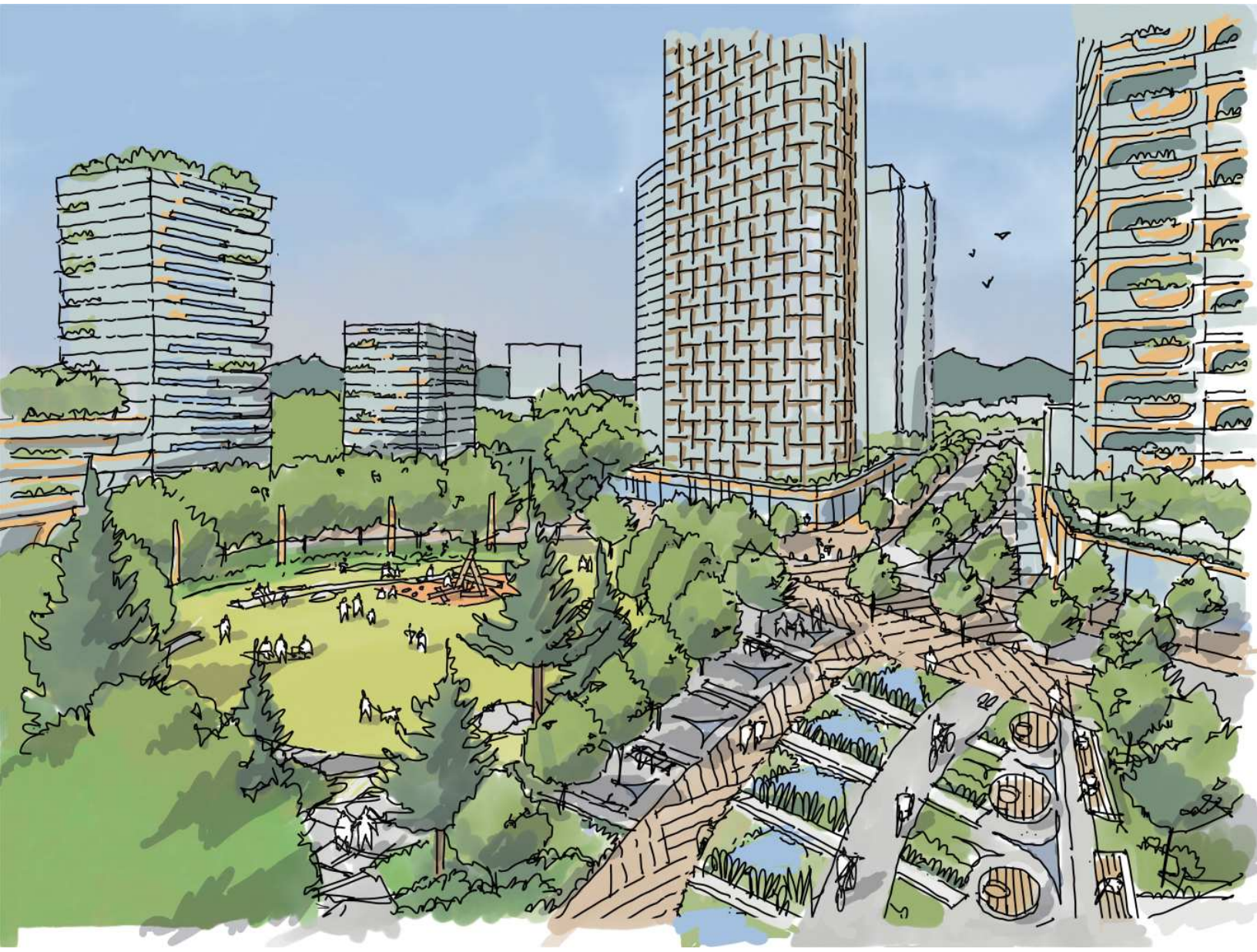
Trails, pathways, and green spaces will invite residents and visitors to explore the neighbourhood by foot and bicycle. Traditional knowledge will be complemented by new methods of development and technologies that limit the use of resources.

3.4 Being in Touch with the Light, Weather, Seasons & Land

The Heather Lands neighbourhood will be designed to enable people to be immersed in and connect with the natural world and the seasons in a variety of ways that inspire the different senses. Views to physical landforms and features that are important to MST culture will be celebrated.

Water in MST culture is important for cleansing and healing. The future neighbourhood will have spaces for being in touch – physically and metaphorically – with water in both indoor and outdoor spaces.

The new neighbourhood will celebrate seasonality and will include a colourful landscape all year long.



Heather Lands Concept Sketch

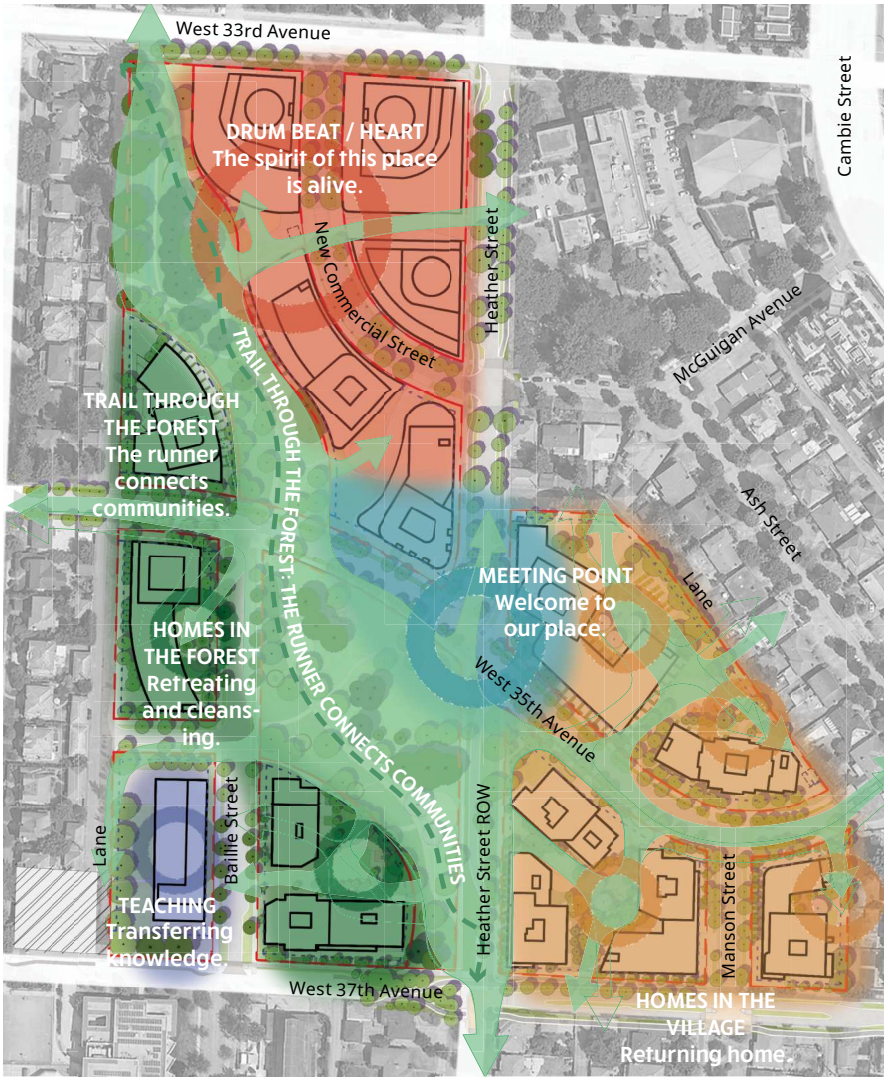
Artist: Derek Lee

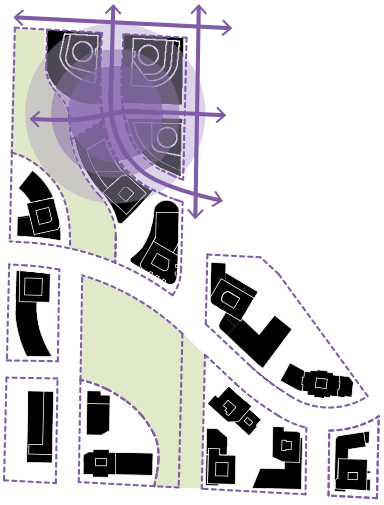
4 CHARACTER AREAS

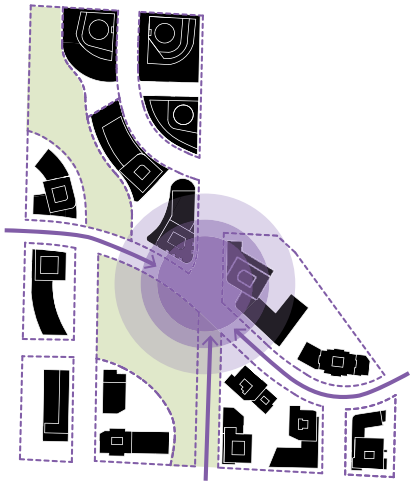
Introduction

Six distinct character areas have been identified in the new neighbourhood as illustrated on the following page. The design team worked closely with the MST Cultural Liaisons, CLC and MST DC to generate appropriate names for each area, considering: site topography, programming, and MST culture and traditions.

- Drum Beat / Heart
- Meeting Point
- Homes in the Village
- Homes in the Forest
- Teaching
- Trail Through the Forest







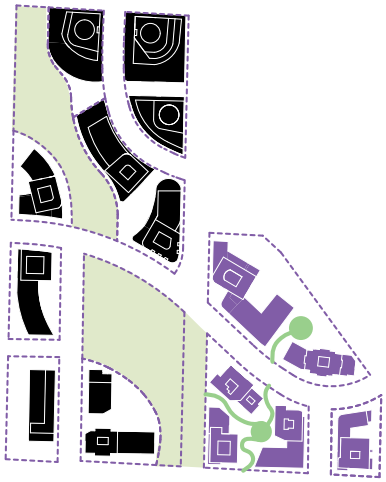
4.1 Drum Beat / Heart

- This area is designed for continuous activity and social connection. It supports daily life.
- Shopping, childcare, errands, and ceremonial gatherings, reflect the rhythm and heart of the community.
- An MST Cultural Centre will form the anchor point of this area, providing a formal destination for ceremony, gathering, meeting, and celebrating the MST community.

4.2 Meeting Point

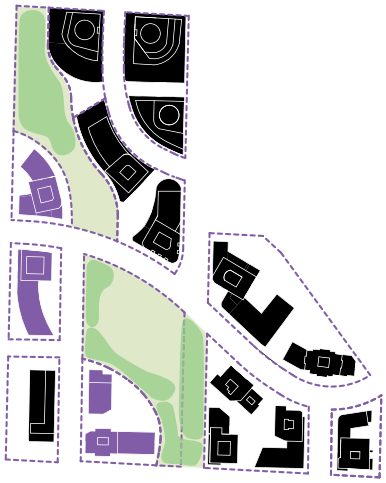
The Meeting Point serves as a formal welcome to the Heather Lands by:

- Framing the intersection with building orientation and plaza design to emphasize arrival and connection.
- Highlighting views, pathways, and public spaces that converge at this central “knuckle” of the neighbourhood.
- Celebrating the historic partnership of the Musqueam, Squamish, and Tsleil-Waututh Nations through symbolic design gestures and cultural expression.



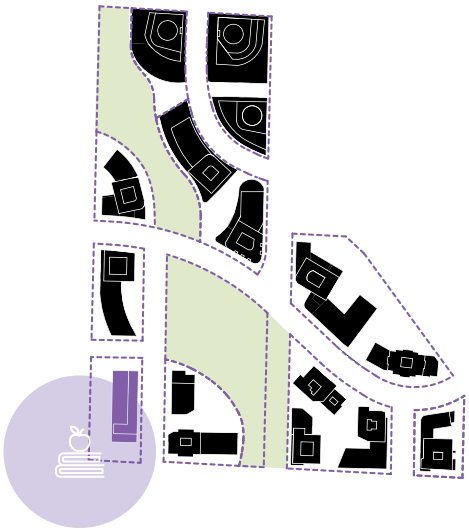
4.3 Homes in the Village

- This area is designed to foster a strong sense of home and belonging by encouraging gathering, connection, and neighborhood cohesion.
- Welcoming outdoor spaces and thoughtful landscape design support everyday interactions and strengthen community ties.



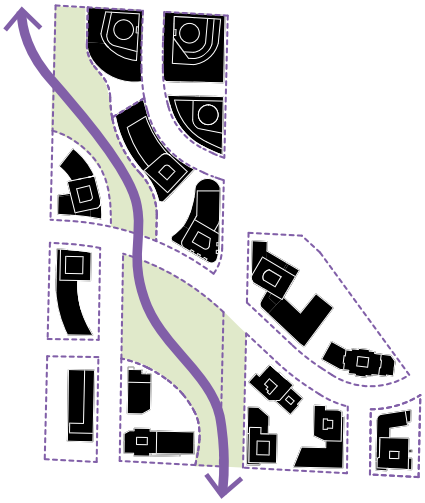
4.4 Homes in the Forest

- This area is the most spatially dispersed on site, with no direct parcel connections. The adjacency to the public park, proximity to the Trail Through the Forest, and preservation of mature trees inform the character and naming of this area.
- Inspired by MST Nations' traditions of forest retreat and cleansing, the design emphasizes quiet reflection and connection to nature.



4.5 Teaching

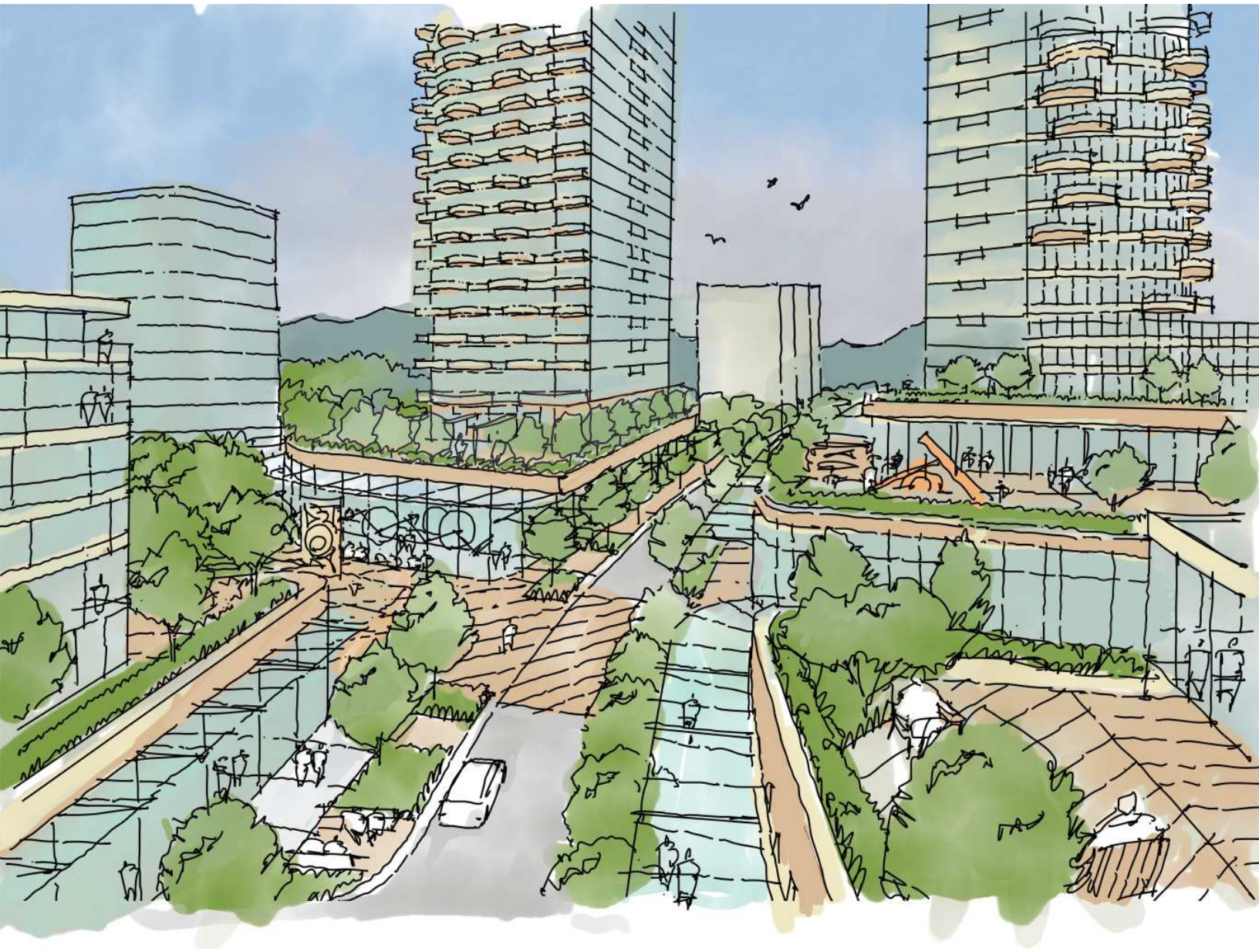
- This parcel will be developed by Conseil Scolaire Francophone. It does not form part of the Heather Lands Rezoning.



4.6 Trail Through the Forest

This concept was inspired by the MST legend of the runner, in which messengers ran between the villages and from the Fraser River to False Creek to relay important messages and to keep watch.

- Align the trail with historic pathways used by MST ancestors.
- Establish the trail as the central north–south axis of the site.
- Incorporate interpretive signage to share cultural narratives and deepen public understanding.



Heather Lands Concept Sketch

Artist: Derek Lee

5 PUBLIC REALM PLAN OVERVIEW

Overview

The landscape of the Heather Lands neighbourhood will weave together park, open spaces, semi-public, and private landscapes into a network of connected green spaces that welcome people and respect the past, present and future of the MST Nations. The landscape expression will communicate MST Nations' stories and values, provide opportunities for gathering and ceremony, and demonstrate the interconnectivity of land and culture. The landscape design will be inspired by the four elements of life.

An emphasis on connection to the seasons will resonate throughout the new neighbourhood. The ecozones in the park, along with the Forest Trail, provide the foundation for the park design at Heather Lands.

Park and open spaces will feature the retention of existing mature Cedar and Douglas fir trees and the planting of Indigenous trees to recreate a forest in the City.

Park design will be further explored with the Vancouver Board of Parks and Recreation closer to the time of park development.

A defining characteristic of the public realm at Heather Lands is the integration of the landscape design into a network of high-quality connected green spaces that respect the site's ecology, enhance biodiversity, and contribute to a functioning urban ecosystem.

Principles

Welcoming to all

• The parks and open spaces will be designed to reflect MST Nations' values and culture, while welcoming people from all cultures to enjoy the parks and open spaces and reconnect with nature.

• Ensure that parks and open spaces are active and safe, through careful design of these spaces, including consideration of the activities they foster and their relationships to surrounding buildings.

Enhance natural features

• Park and open space to respond to the site's natural features and characteristics, by protecting high value trees and working with the site's topography and natural hydrology.

• Planting patterns and species selection should consider ecological enhancements with regard to restoring natural processes, water and habitat.

• Support rewilding initiatives by providing enhanced setbacks on private property to enrich opportunities for landscaping, where adjacent to the pollinator corridor or ecologically rich open space networks.

Connections and permeability

• Parks and open spaces to be connected and integrated with the surrounding neighbourhood through a network of diverse and interesting public spaces including streets, mews, pathways and open spaces.

• Prioritize people of all ages to comfortably and safely walk and cycle over motorized vehicle use.

Legibility and animation of public spaces

• Enliven streets, pedestrian mews, park and open spaces by framing these public spaces with retail uses, or residential units with front entries, and overlook from patios and upper level balconies.

• Where buildings are adjacent to public park or open space, provide pathways on private property for access to ground floor units.

Rainwater Management

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



Public Realm Diagram

5.1 Forest Trail

Intent

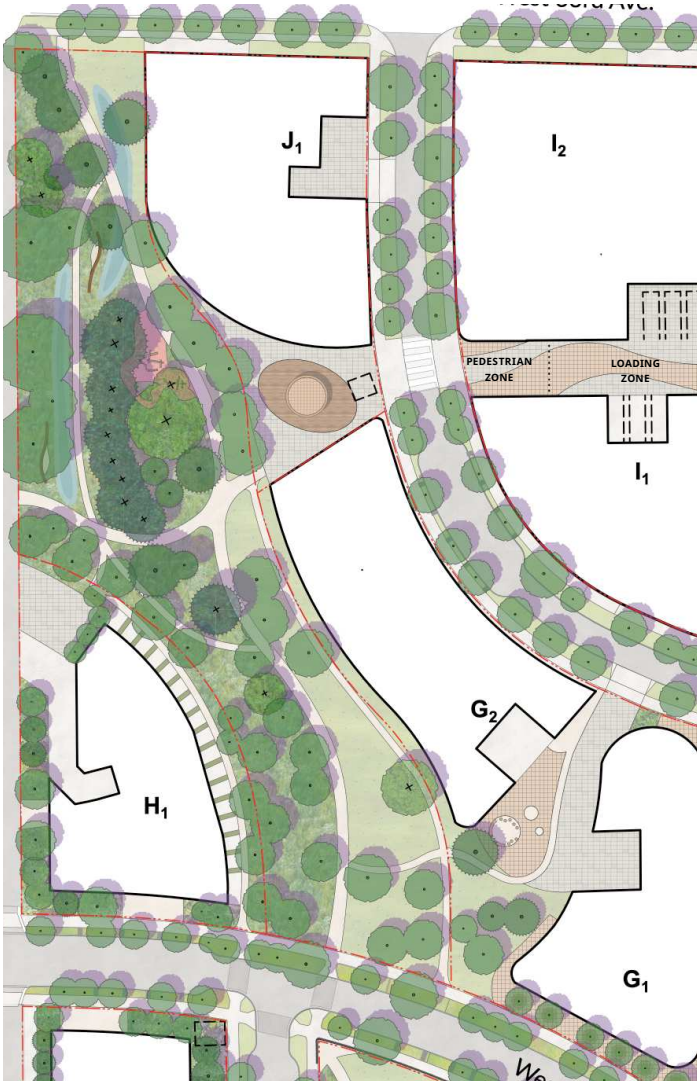
The ‘Trail Through the Forest’, which traverses across the site along a north-south axis, is the defining feature of the park and open space network. The Forest Trail is inspired by “the runner,” an important MST figure in MST legends who connected communities by communicating the approach of friends or foes. Historically, trails crossed the peninsula, connecting the villages along the Fraser River with the villages at False Creek and beyond. Indigenous people traversed trails for communication, water, hunting and gathering; the Forest Trail at Heather Lands will connect people to each other and to the land.

The ‘Trail Through the Forest’ will be a walking trail which passes by the site’s most significant mature evergreen trees and is intended to encourage people to slow down and connect with nature. Interpretive signage will be positioned along the trail at key moments where significant plants, features, or views are compelling for education or storytelling. Interpretive signage will be in Həṅ q̓ əmiṅ əm̓ , Sḵwx̱ wú7mesh, and English, making Indigenous language visible. The detailed design of the interpretive trail signage will be determined through the park and open space design process and through ongoing input from MST Nations.

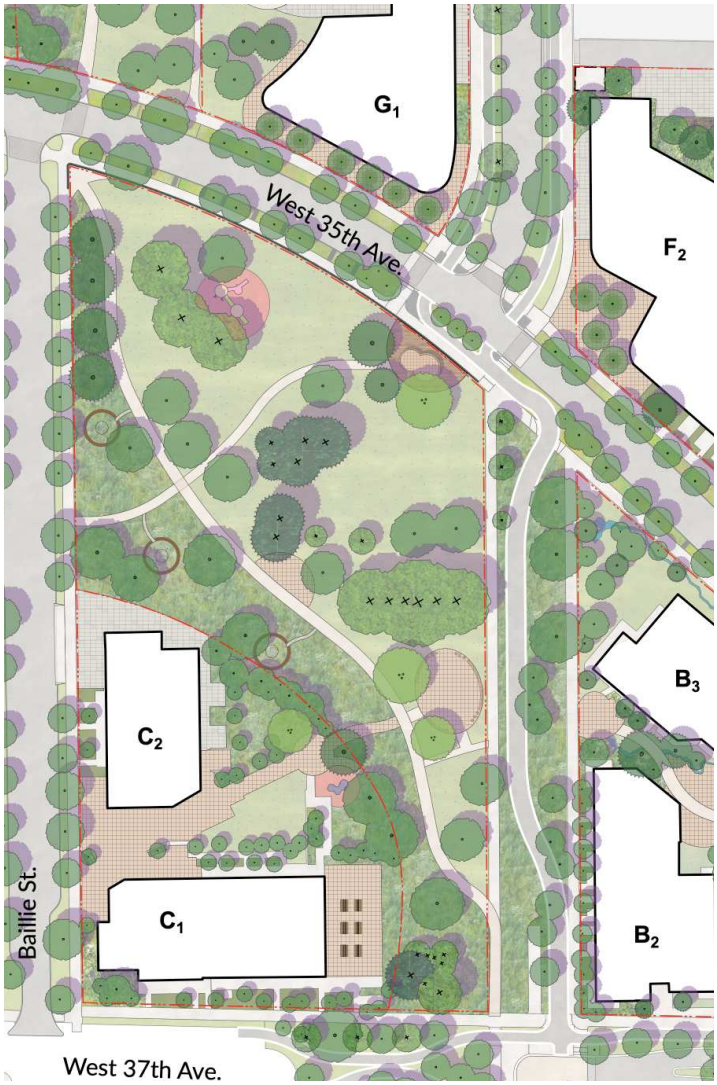


Design Guidelines

- Align the Forest Trail so that it connects the northwest corner of the site at W33rd Ave, crosses W35th Ave at the intersection with Baillie, and continues to the southern edge of the Heather St. ROW at W37th Ave.
- Design development of the Forest Trail through both the northern and southern parks to occur through Park Board – MST Partnership park co-design process.
- The alignment, dimensioning, surfacing and lighting (if applicable) of the Forest Trail through the parks will be to the satisfaction of the General Manager of Parks and Recreation. The trail will be designed to connect to a crosswalk across W35th Ave, location to be confirmed by City Engineering.
- Use crushed aggregate or natural surface path for the Forest Trail to create a naturalized, trail-through-the-woods character.
- Ensure that the trail is crowned with a 2% slope to either side to provide adequate drainage and avoid ponding.
- Incorporate interpretive signage along the trail to describe key natural features, plants and their historic uses, and/or relevant stories in Həṅ q̓ əmiṅ əm̓ , Sḵwx̱ wú7mesh,and English.
- Install bollards at the start and end of the Forest Trail to discourage cyclists from cutting through the parks and open space.

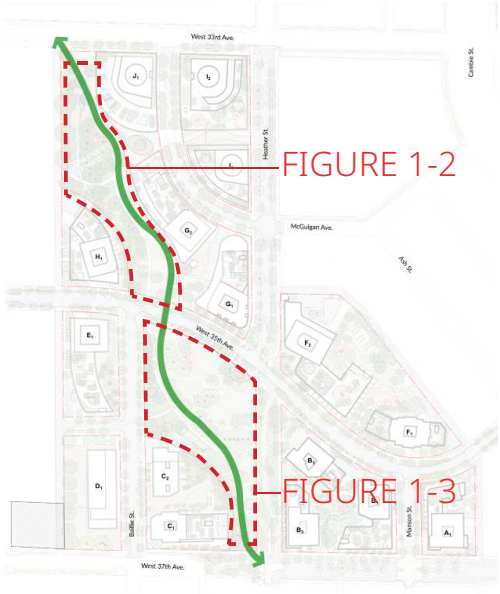


Trail Through the Forest between W33rd and W35th



Trail Through the Forest between W35th and W37th





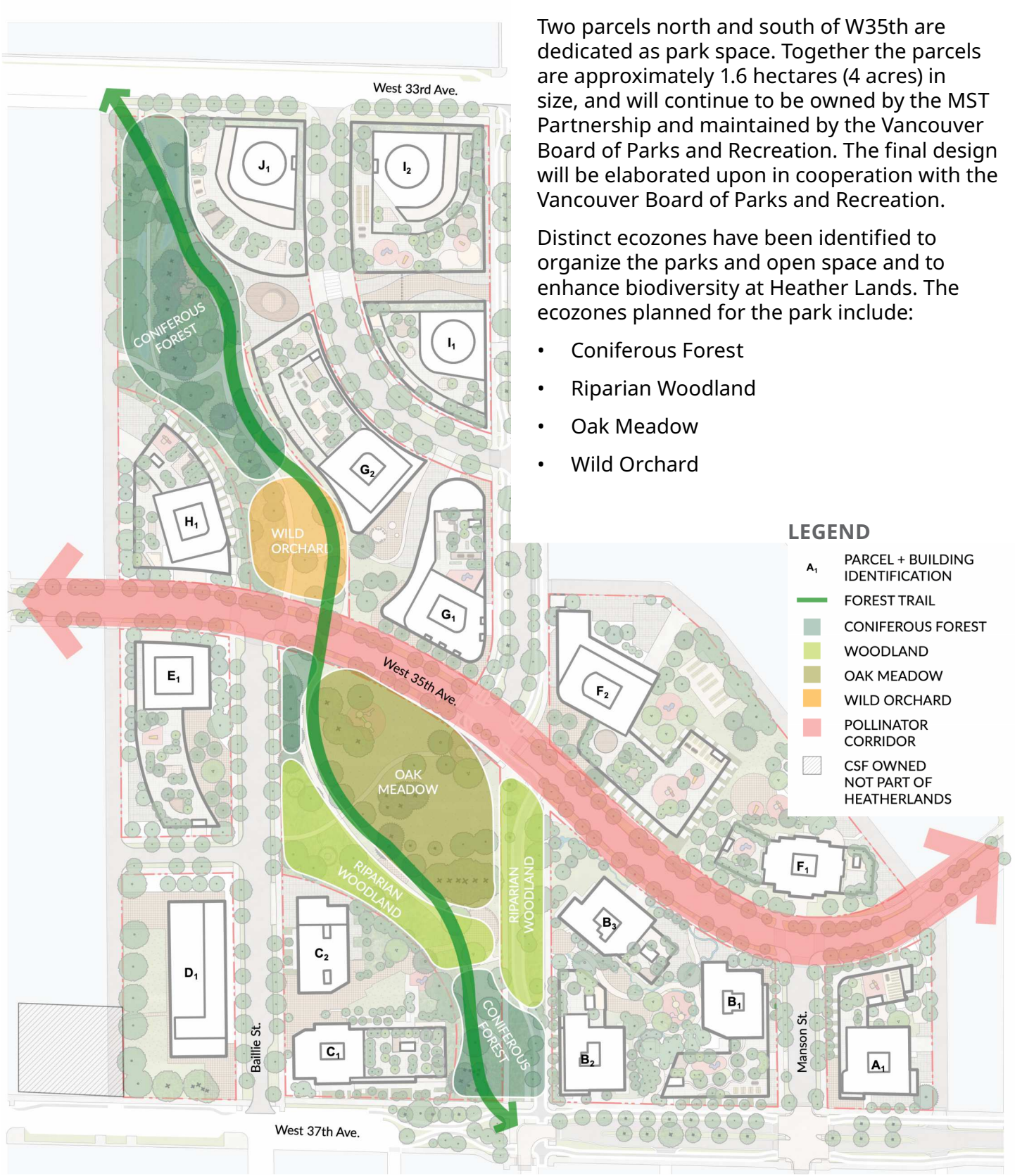
Key Plan – Forest Trail (north)

5.2 Ecozones in the Park

Two parcels north and south of W35th are dedicated as park space. Together the parcels are approximately 1.6 hectares (4 acres) in size, and will continue to be owned by the MST Partnership and maintained by the Vancouver Board of Parks and Recreation. The final design will be elaborated upon in cooperation with the Vancouver Board of Parks and Recreation.

Distinct ecozones have been identified to organize the parks and open space and to enhance biodiversity at Heather Lands. The ecozones planned for the park include:

- Coniferous Forest
- Riparian Woodland
- Oak Meadow
- Wild Orchard



Ecozones in the Park Diagram

5.3 Coniferous Forest Ecozone

Intent

Cedar trees are recognized in MST culture as the 'Tree of Life'. "Not only is cedar a key natural resource in the production of material goods, the tree also plays an integral role in the spiritual beliefs and ceremonial life" of the Coast Salish peoples.

The mature Western red cedar and Douglas fir trees that stand in the northern area of the site are a significant piece of the natural heritage at Heather Lands. The retention of these trees is the foundation of the coniferous forest ecozone. Planting native groundcover and understory plants, and establishing a diverse tree canopy, will contribute to improving the soil quality and aid in restoring the forest on the site.

To aid in the restoration process, 'forest duff' – understory plants and nurse logs – can be transplanted to Heather Lands from a donor site. Nurse logs are "fallen trees that provide 'ecological facilitation' as they decay...offer seedlings shade, nutrients, water and protection from disease and pathogens, thus nurturing and making way for the new generation." In this way, they nurture and make way for the growth of new trees and plant life and will assist in creating new habitat for urban wildlife.



Key Plan – Coniferous Forest Ecozone

Design Guidelines

- Retain existing mature trees that are in good health.
- Test and amend the soil around the existing trees. Amend with native soils, If possible, potentially salvaged from a construction site in the lower mainland, to ensure control for invasive plant species.
- Plant native trees including Western red cedar, Douglas fir, Bigleaf maple, Vine maple, Shore pine, Sitka spruce, and Yellow-cedar.
- Select the right tree for the right place.
- Plant new trees in locations that will allow them to thrive and reach their potential full size.
- When selecting tree species, it is crucial to consider future climate conditions. Species selection must incorporate climate adaptation strategies to ensure resilience.
- Establish a healthy layer of native ground cover and understory plants that are associated with the Coastal Western Hemlock Biogeoclimatic zone.
- Include native plants that produce food to create a food forest that will create opportunities for people to harvest food from the forest and will also provide food for urban wildlife.
- Transplant 'forest duff' from a donor site to aid in forest restoration.



5.4 Riparian Forest Ecozone

Intent

Throughout the park, riparian forests will be created the park that demonstrate the relationship between water and forest. Riparian forests are defined by their adjacency to water and are found along the edges of streams, lakes, and wetland. Riparian forests are highly valued ecosystems because they help to keep water clean by trapping sediment and pollutants. They also manage erosion, help to keep water temperatures cool, and attract insects which are in turn food for birds and fish. They are characterized by native trees and shrubs that are water-loving.

Design Guidelines

- Respect natural hydrology of the park.
- Plant native trees and shrubs such as Willows, Western red cedar, Douglas maple, Bigleaf maple, Red-osier dogwood, Hardhack, and Salmonberry. For a useful reference on this, see the District of Saanich's Recommended Native Plants for Restoring a Riparian Area. *https://www.saanich. ca/assets/Community/Documents/Recommended%20Native%20Plants%20 for%20Riparian%20Area.pdf*
- Mimic the stand structure of a natural riparian forest by including multiple canopy heights. Allow gaps in the canopy and wide spacing between large trees.
- Incorporate large woody debris into the rainwater channel as an ecologically valuable characteristic of riparian forest. Large woody debris creates habitat value for fauna.



Key Plan – Riparian Woodland Ecozone





5.5 Oak Meadow Ecozone

Intent

Historically, the Garry Oak and associated ecosystem was common in coastal areas and rocky outcrops in the MST territories. Today, less than 5% of these ecosystems remain in near-natural condition. At Heather Lands, three existing, mature Pin oak trees form the foundation for an oak meadow. Although not associated with the Garry Oak ecosystem, Pin oak trees are excellent trees for large landscapes because they provide shade in the summer, are fast growing, have beautiful fall colour, and the nuts provide persistent food for birds. The Garry Oak ecosystem is very difficult to establish in an urban setting, but it is the inspiration behind the Oak Meadow. The meadow is a proposed alternative to lawn that still allows for passive recreation, where people can spend time together, enjoy a meal outdoors, or simply lay under a shady oak tree.

Design Guidelines

- Retain the Pin Oak trees located in the open space parcel and draw inspiration from the Garry Oak and associated ecosystem to establish an oak meadow landscape.
- Plant a small number of native Shore Pine and select Oak trees that will contribute to the Oak meadow but keep the canopy mostly open to allow for a bright, sunny spot in the park.
- Mimic a Garry Oak meadow. Plantings to include forbs, spring wildflowers, grasses and grass-like plants.
- Establish a mowing regime that maximizes ecological benefits and passive recreation opportunities.



Key Plan – Oak Meadow Ecozone





5.6 Wild Orchard Ecozone

Intent

For the MST Nations, land is intrinsically associated with the provision of food; the land provides abundant fruit and berries. A wild orchard planted with Pacific crab apple, Saskatoon, Salmonberry, Huckleberry, and Oval-leaf blueberries, will allow people to harvest food in the City. Rather than a formal orchard with trees planted in straight rows, this will be a wild orchard with a naturalized character.

Design Guidelines

- Establish a small wild orchard in a sunny position within the open space parcel adjacent to 35th Ave.
- Plant native fruit and berry producing trees such as Pacific Crab Apple, Saskatoon, Salmonberry, Huckleberry, and Oval-Leaf Blueberries.









Key Plan – Wild Orchard Ecozone

5.7 Pollinator Corridor

Intent

The conceptual plan includes a direct east-west connection through the site linking Oak Meadows Park to Queen Elizabeth Park along W35th Ave. The new section of W35th Ave is envisioned to include a 'pollinator corridor' within a 5 metre landscape setback on private property designed to support biodiversity. The expression of the pollinator corridor within the parks will be determined at the time of park design.

The pollinator corridor will incorporate a diversity of plant species that attract pollinators such as bees and butterflies. There is a requirement to have a minimum of 50% of this area dedicated to plantings and landscape elements. Access to residential lobbies and ground floor units will be interwoven between the planted spaces.

Design Guidelines

- Choose a mix of pollinator plants that produce flowers of different shapes, sizes, and colours to attract many kinds of bees and butterflies. Include native plants to welcome native bee species to the pollinator corridor. For a list of plants that pollinators love visit the City of Vancouver's website: https://vancouver.ca/home-property-development/support-bees-and-butterflies.aspx
- Include an insect hotel or a bee house in the pollinator corridor to add shelter for pollinators.
- Keep plants low closer to intersections, driveways, curbs, sidewalk edges and/or where visibility may be a concern. Plants should be no taller than 60cm (24in) at mature height in these locations. In other locations within boulevards plants must be no taller than 1m (3.3ft) at mature height. For more information on boulevard planting see the City of Vancouver's Boulevard Gardening Guidelines: https://vancouver.ca/files/cov/boulevard-gardening-guidelines.pdf
- Recommended plant list is located in the Landscape Plantings section.
- All proposed plantings within the City of Vancouver's road ROW need to be coordinated with the City of Vancouver Engineering Department. The selection of all tree species within the City's road ROW need to be coordinated with the City of Vancouver Parks Urban Forestry Team.
- The design expression of the pollinator corridor within the parks will be further explored with the Vancouver Board of Parks and Recreation through a future park design process.









Key Plan – Pollinator Corridor



Pollinator Corridor Plan

N

m
0 20 40

ft
0 60 120

5.8 Plantings

Intent

The planting design for the Heather Lands will play a key role in reflecting the "forest in the city" character of the new neighbourhood. Emphasis will be placed on retaining and planting native trees and shrubs that are culturally significant to the MST Nations. The cedar tree, for example, is highly valued by the MST Nations; it is considered to be the tree of life, and the power of the Red Cedar was said to be so strong that a person could receive strength by standing with his or her back to the tree. Cedar bark was harvested for weaving baskets, rope, mats, and clothing, and cedar planks were traditionally used in the construction of shelter. Plants play an important cultural role for the MST Nations; similarly, the link between plants and culture will be cultivated in the landscape design for the Heather Lands neighbourhood. A diversity of trees, shrubs, groundcovers, perennials, and climbing plants will be planted to create an ecologically resilient and aesthetically interesting place. The recommended plantings lists provide further guidance on the selection of landscape plantings.

Design Guidelines

- Prioritize the planting of native trees and shrubs that are culturally significant to the MST Nations.
- Supplement native trees and shrubs with urban adapted species that are resilient to drought, climate change, air pollution, pests, and provide pollinator habitat.
- Select trees that are of an appropriate form and size to complement the scale of buildings.
- Select flowering plants that provide habitat for pollinators and that add visual interest throughout the year.
- Incorporate a diversity of food-producing and edible plants for harvesting, with an emphasis on native berries. Provide food for people and animals.
- Plant a mix of deciduous and coniferous species for habitat diversity and seasonal interest. Place evergreen plants in the center or back of plant groupings to create a year-round framework.
- Group plants in large informal, naturalized compositions that evoke the forest ecosystems naturally found on MST Nations' lands.
- Establish plant communities using a mix of plants that are adapted for similar conditions and avoid mass plantings of monocultures.
- Use evergreen hedges and climbing plants on trellises to create green, vertical facades to delineate public and private spaces and provide privacy.
- Avoid all artificial plant material.
- All proposed plantings within the City of Vancouver's road ROW need to be coordinated with the City of Vancouver Engineering Department. The selection of all tree species within the City's road ROW need to be coordinated with the City of Vancouver Parks Urban Forestry Team.





5.9 Urban Adapted Plants

Intent

In addition to the native trees and shrubs that are important to creating a landscape that is reflective of MST Nations' culture, non-native and non-invasive plants that are adapted to urban conditions will contribute to the resiliency of the landscape. A diversity of plant species that includes non-native plants will increase the capacity of the landscape to recover and thrive in the face of stressors such as drought, climate change, disease, and pests. Non-native plants in the form of flowering shrubs and perennials contribute pollinator habitat and add beauty and interest to the landscape throughout the seasons.







Design Guidelines

- Include non-native, non-invasive trees, shrubs, groundcovers, perennials, and climbing plants in planting design to increase the resiliency of the landscape. When selecting non-native plants, choose species that:
    1. Are low maintenance and drought tolerant.
    2. Have a woodland quality that is in keeping with the forest character of the landscape design.
    3. Are evergreen such as: Dwarf sweetbox, Skimmia, Redwood sorrel, Berggarten sage, Bigroot geranium, and non-native Rhododendron varieties.
    4. Flower throughout the season to provide habitat for pollinators including early bloomers such as Crocus, Witchhazel, and late bloomers such as Asters, Coneflower, and Sneezeweed.
- Reference locally specific plant resources such as the Metro Vancouver Grow Green Guide: *http://www. growgreenguide.ca/*
- All proposed plantings within the City of Vancouver's road ROW need to be coordinated with the City of Vancouver Engineering Department. The selection of all tree species within the City's road ROW need to be coordinated with the City of Vancouver Parks Urban Forestry Team.
- Refer to Heather Lands recommended planting list for recommended trees, shrubs and groundcovers to use in planting palette for site.

5.10 The Retail Portal

Intent

Parcel I features a pedestrian-only zone passage that cuts between two commercial buildings, I1 and I2, connecting Heather Street with the new commercial street that continues northwest from McGuigan Avenue. Fine-grained retail shops and services and a small-scale community grocer are envisioned for this place. Store frontages will activate and animate the passage along with restaurant and/or cafe patios that will spill out into the space. Suspended artwork and lighting can create a ceiling effect and provides an opportunity to share MST culture and artistry.

Hardscape finishes will be inspired by MST Nations' culture and design.

Design Guidelines

- Mark the entrances to the retail passage with MST artwork or framing elements to signal to pedestrians that they are entering a special space.
- Encourage the free flow of pedestrians by keeping the ground plane continuous and sight lines clear.
- Design, in collaboration with MST Nations' artists, a special ground pattern in the hardscape. Possible examples include: a fishing net pattern, bright red salmon imprinted, or MST Nations' inspired weaving patterns.
- Include artistic but space efficient seating features to offer places to rest and meet.
- Design for flexibility so that temporary events can occur along the passage, such as markets and crafts fairs.







5.11 Play Spaces

Intent

Play spaces are located in both the parks and around courtyards throughout the Heather Lands. The play space should be creative, fun, multi-generational, challenging, inspired by nature and by MST culture. It will include natural elements as much as possible in its design to promote land-based learning and intergenerational knowledge transfer.

Design Guidelines

- Design the playground for multiple generations so that there are features that are engaging for a range of ages. Consider including features that enhance multi-generational interaction, exercise, and include seating at the edge of the playground.
- Use natural materials and colours inspired by nature whenever possible to align the design of the playground with the Forest Trail concept for the parks and open space.
- Incorporate didactic elements that inspire curiosity and learning about the natural world, such as a tic-tac-toe board with bees and deer instead of x's and o's, or bee hotels to teach about making honey.



Open Space Plan

5.12 Courtyard Pathways

Residential Statutory Right-Of-Ways

Statutory rights-of-way (“SRWs”) crisscross through residential Parcels B, C, F, and G. These publicly accessible pathways within residential spaces invite the community to take short cuts and flow freely through the Heather Lands site. Branching off the public spaces, the Forest Trail in the northern park, and sidewalks along streets, SRWs form a network that weave through the neighbourhood and increase permeability through the site. Residents will be the primary users of these pathways, but the public can also access these paths.

Design Guidelines

- Encourage public use of the pathways that run through private parcels by creating an inviting and connected network of pedestrian only paths.
- Design the pathways to be green, with trees and plantings on either side, alluding to the feeling of walking through a sun dappled forest.
- Locate benches along the pathways at key points to provide meeting, socializing, and resting points for public enjoyment.





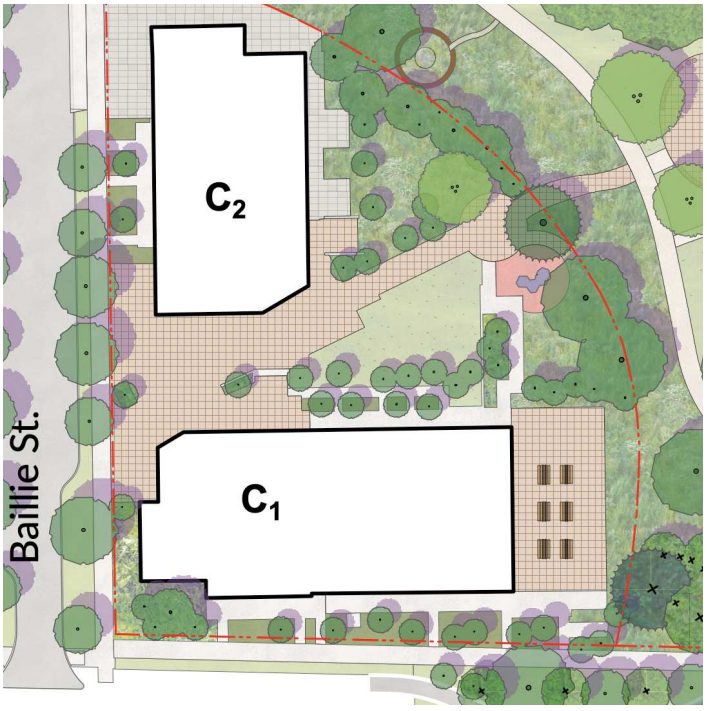




Parcel G, SRW



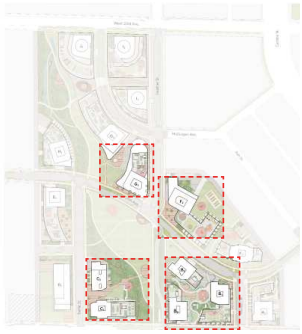
Parcel F, SRW



Parcel C, SRW



Parcel B, SRW



Key Plan – Courtyards

N

ft

0 60 120

m

0 20 40

5.13 Hardscape

Intent

Hardscape refers to hard landscape materials in the built environment such as paved areas, sidewalks, walkways, stairs, and retaining walls. Hardscapes are composed of hard-wearing materials such as concrete, stone, and wood. These hard materials are important because they invite people into the landscape in the form of comfortable and accessible surfaces that are easy to walk on. Creating surfaces that can be easily traversed by wheelchairs, strollers, and people of diverse abilities are key to creating a welcoming and inclusive place. Hardscapes also offer opportunities for design by bringing interesting, creative patterns into the surfaces, such as MST Nations' weaving patterns or inspirations from nature.





Design Guidelines

- Minimize the use of impervious hardscape materials and prioritize the use of these materials in areas that are heavily used by pedestrians, in central gathering spaces, and ceremonial spaces.
- In order to meet the design intent of accessibility for people of diverse abilities, the design of hardscape areas with breaks of groundcover plantings or gravel will need to be carefully located.
- Use high quality materials that are beautiful and durable.
- Select materials that are naturally occurring in the pacific northwest such as: basalt, flagstone, decomposed granite, gravel, river rock, and wooden boardwalks, whenever possible.
- Select materials that resemble natural materials when the use of natural materials is not feasible, i.e. pavers that resemble stone.
- Source hardscape materials from local quarries, whenever possible.
- Work with local MST artists to develop paving patterns that are inspired by weaving.
- Use natural boulders that are reminiscent of north shore mountains.
- Design paving patterns that avoid ninety-degree angles to building frontages or adjacent streets due to connotations with colonial landscapes and a mechanical approach to outdoor spaces.

5.14 Site Furnishings

Intent

Site furnishings will be welcoming and inviting to people, offering visually interesting and comfortable places to rest, gather, and play. There are two categories of site furnishings recommended for Heather Lands: family or feature. Site furnishings should either be from a family of furniture that has a consistent look and feel, or they should be feature pieces that are unique, playful, and artful, designed by or in collaboration with MST Nations' artists. The family of furniture is recommended for along the street ROWs, in the closed Heather Street ROW, and along the interpretive Forest Trail. Feature furnishings are recommended for central gathering spaces, plazas, and building entrances.

Site furnishings include benches, tables, waste and recycling receptacles, bike racks, bollards, light fixtures, and planters. Site furnishings within the Park to be determined through the park concept design process. Types and locations of all furnishings proposed within City of Vancouver street ROWs will need to be coordinated with the City of Vancouver's Engineering Department.

Design Guidelines

- Select site furnishing that are sustainable, durable, weather resistant, and low maintenance.
- Select benches with wood seats that speak to MST use of local wood. Wood has a warm and inviting quality that is appealing for people to sit on. Avoid benches with metal seats which can easily be too cold or too hot, depending on the weather.
- Use bent wood boxes as inspiration for seating design. Include backrests and armrests on benches so that they are welcoming to people who need a more supportive seating position.
- Use FSC certified wood and locally sourced wood whenever possible.
- Avoid using off-the-shelf planters, where possible, for a more natural, organic quality. Use site grades and rock walls to create planters.

Guidelines For Family Site Furnishings

- Ensure design, colour and materials of site furnishings are consistent with standard City of Vancouver furnishings within street ROWs, yet unique to Heather Lands.
- Select one bench design, recycling receptacle, bike rack, and light standard that can be repeated throughout the site.
- Select an off-the-shelf bench that can allow some customization and incorporate an MST pattern that can contribute to the overall identity of Heather Lands.

Guidelines For Feature Site Furnishings

- Design custom-made feature site furnishings that are unique and playful and that tell the stories of the MST Nations.
- Collaborate with MST Nations' artists on the design of feature site furnishings.
- Site furnishings within the park are to be determined through the park concept design process.



5.15 Lighting

Intent

Lighting design will be used for safety, security and aesthetics. Lighting increases comfort levels and ability to go outside during the evening hours. Lighting also creates accessibility and a sense of safety by illuminating potential obstacles and hazards, such as steps, curbs, retaining walls, and changes in materials. Light is a deterrent to intruders and can help residents and visitors to the site to feel secure. Light pollution is an issue in the urban environment. Attention should be paid to provide appropriate levels of light considering the various land use adjacencies. Where appropriate, light shields can control light output and reduce glare.

Lighting can create dramatic effects, illuminating the landscape and contributing to the enjoyment of the public realm during the evening, especially for the shorter days in winter and fall. Light is also recognized as a universal symbol for illuminating the way home and illuminating understanding. In this way, light can be used as a symbol of reconciliation and truth.

Lighting fixtures and systems will be inspired by MST Nations' art and design, wherever possible.

Design Guidelines

- Work with MST artists and designers to create playful and creative lighting fixtures to add character to the public realm, wherever possible.
- Use lighting effectively to create a welcoming public realm that is safe and comfortable at night.
- Integrate lighting with wayfinding to facilitate movement through the site at night: highlight street crossings, pathway intersections, and critical decision points.
- Provide lights within residential courtyards at private patio stairs and other areas where navigating at night might be difficult such as grade changes, surface changes, etc.
- Use a consistent palette of standard light fixtures to improve long term maintenance.
- Use energy conscious light fixtures to reduce resource consumption and minimize maintenance.
- Avoid up-lighting and use dark-sky approved light fixtures to reduce light trespass, glare, and light pollution.
- Provide high levels of illumination at shared building entries for safety and wayfinding.
- Integrate lit planes of light into the architecture to provide a safe and welcoming and attractive entrance. Simple surface mounted light fixtures at private residential entries will provide enough light to clearly identify individual units.

Gathering Space Lighting

- Use lighting with a high level of illumination in the commercial heart.
- Use artful accent lighting for the MST Cultural Centre Plaza and the Meeting Point.
- Create welcoming gathering spaces through the use of mood lighting, such as suspended catenaries lighting or lighting incorporated into covered pavilions.
- Use lights that emit medium light levels in the residential courtyard gathering spaces and carefully position lights to reduce glare and not disrupt residents.

Pathway Lighting

- Illuminate pathways in the parks and open space, especially the Forest Trail, with light fixtures that are both functional and decorative. Pathway lighting assists with wayfinding.
- Work with an MST artist to create light fixtures that reference the story of the runner for the Forest Trail.
- Use simple surface mounted or in-ground light fixtures to facilitate wayfinding on pathways that cross through residential parcels and maintain a low level of light that is respectful to residents. Some examples include: short bollards, discrete pathway light fixtures, simple surface mounted fixtures, or in-ground light fixtures.
- Lighting within the park to be determined through park concept design process.

6 BUILT FORM

Introduction

The architecture at Heather Lands will help communicate the cultural identity, past, present and future, of the MST Nations. The architectural expression will be informed and inspired by the four elements of life (water, earth, air, fire) that are central themes in the Heather Lands Cultural Interpretive Plan. The Design Directive, 'Being in Touch with the Light, Weather, Seasons, Land' embodies this approach.



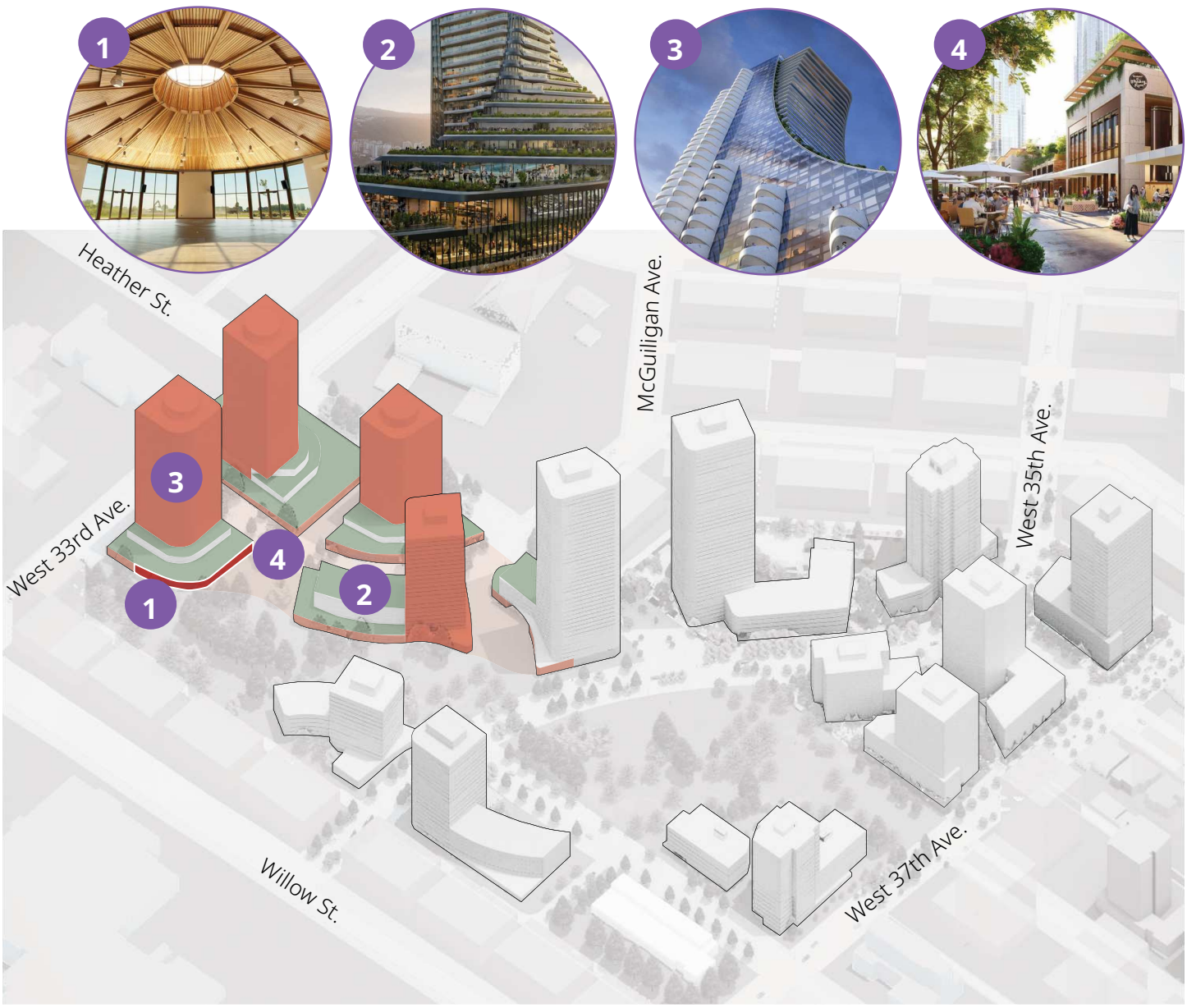
Two Sisters, Looking S



Slhx̱í7lsh Rock, Stanley Park, 1890

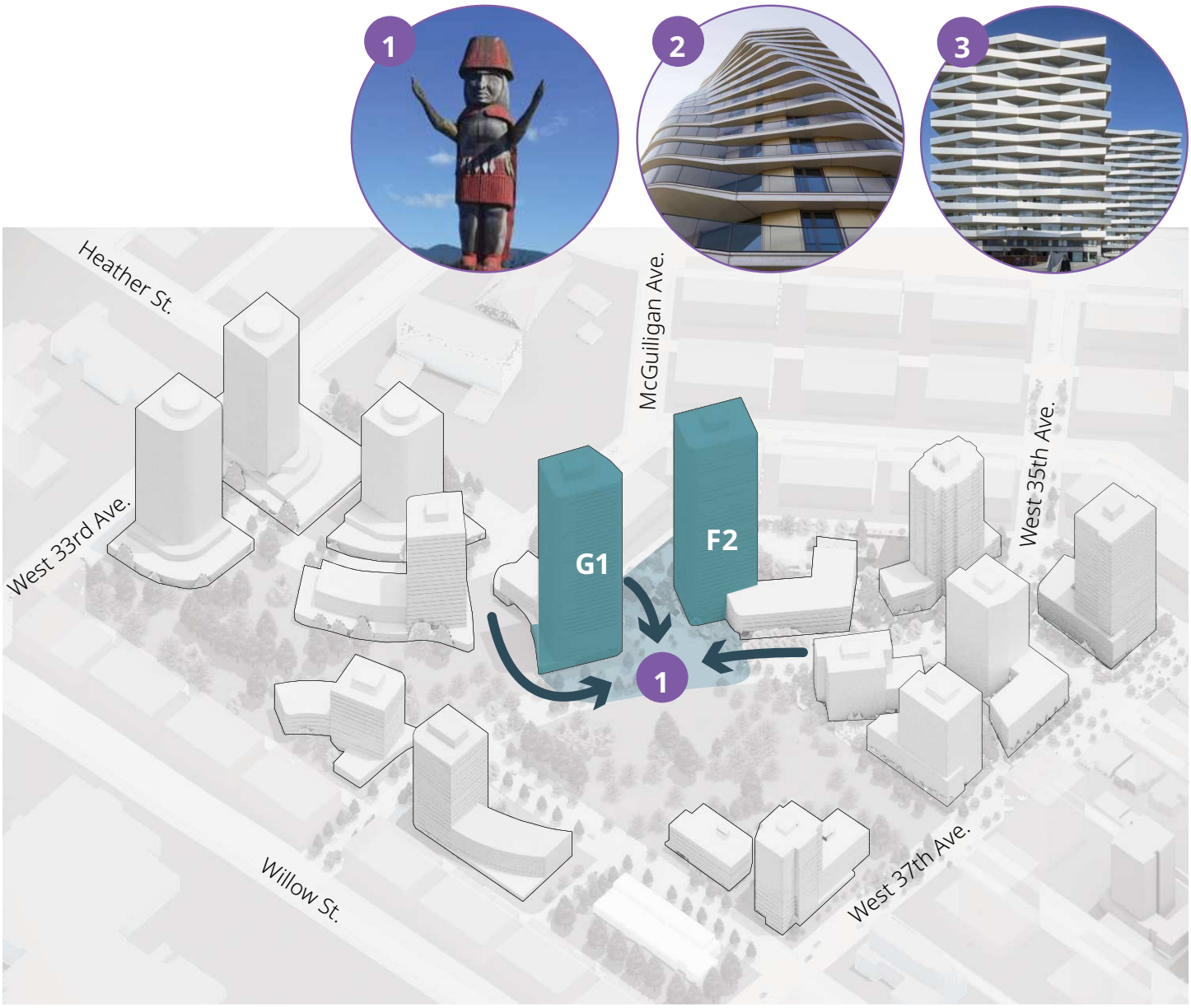
The architectural expression of the buildings should reflect the unique cultural identity of their character area, as outlined on the following pages.

6.1 Architectural Expression and Cultural Identity



Drum Beat / Heart

1. The MST Cultural Centre will be a signature building component and showcase MST culture through the design features of the building.
2. Stepped terraces should integrate plantings as an extension of the park.
3. Balconies in the 'Drum Beat /Heart' commercial area should be sculptural and animate the street.
4. Frontages along W33rd, Heather Street and New Commercial Streets should be animated with storefronts and weather protection. A cohesive signage program should be provided.



Gateway Buildings

Meeting Point: Welcome to Our Place

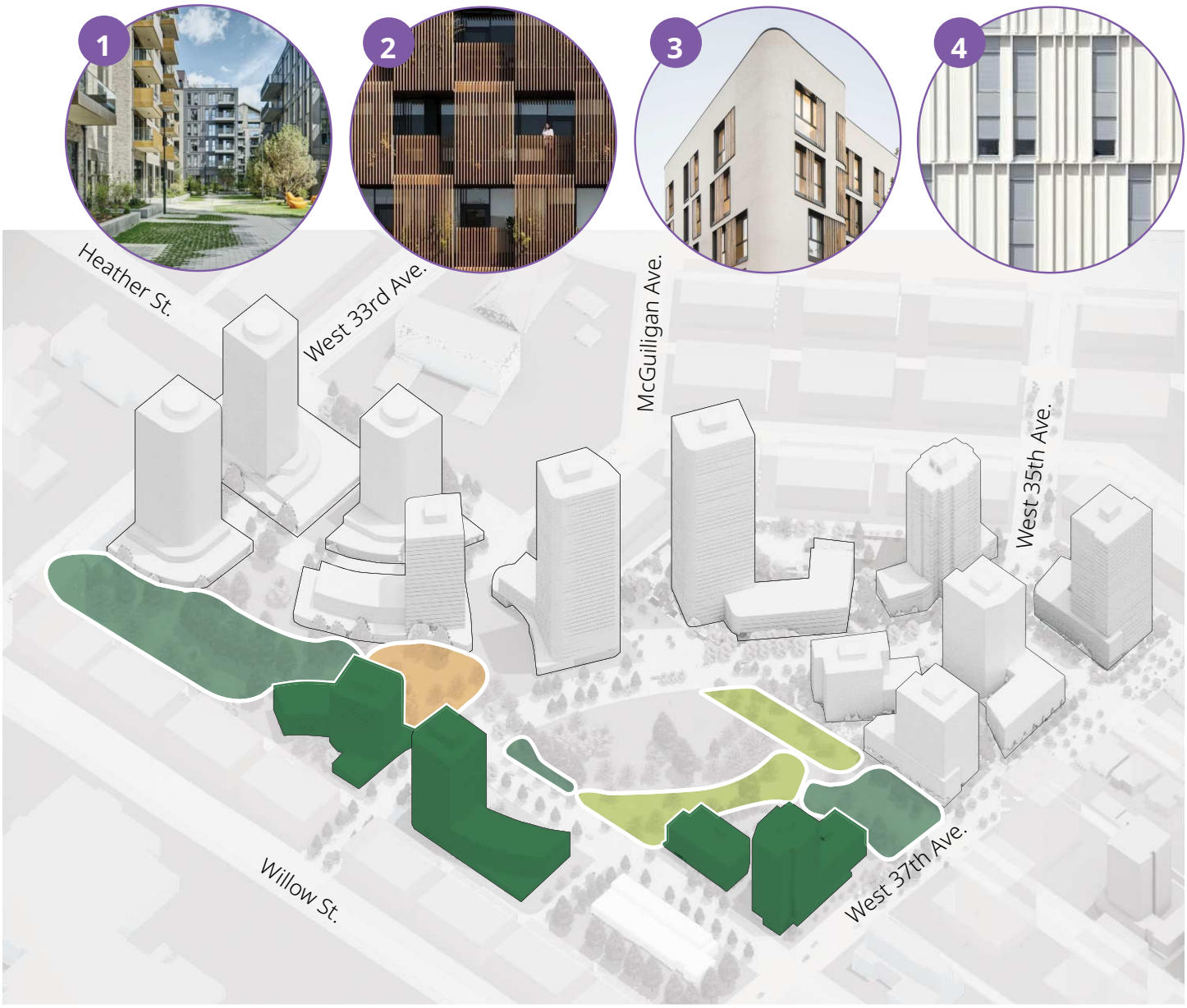
1. Meeting point is located at the high point of the site and is a place to formally welcome people to the site; it says “welcome to our place.”
2. Tower F2 is the tallest building on the site and can be a prominent signature tower welcoming people to the site through its architectural expression.
3. Tower G1 should especially distinguish itself on the site and the design should represent the coming together of the Musqueam, Squamish and Tsleil-Waututh in a historic partnership.



Homes in the Village

Homes in the Village

1. 'Homes in the Village' should allow for a variety of outdoor activities and gathering spaces allowing for connections between neighbours.
2. Balconies should be expressive and vary depending on the building's architectural design and the character area in which it is sited.
3. Landscaping shall be terraced up the building podiums, especially where facing the park and the courtyards.
4. Welcoming entrances should be clearly identified.
5. Each building should celebrate the diversity of this place, yet designed with a continuity of expression to identify these parcels as a group.



Homes in the Forest

1. Distinctive buildings are articulated to reflect a fine-grained residential scale and adjacencies to accentuate an intimate relationship to the park and open space.
2. Integration of balconies into the façade and minimization of buildings' projections except at key moments should provide spaces for retreat and calm.
3. Building materials should be soft neutral colours found in nature. Neutral colours will provide a backdrop for the colours of the park and landscaping elements to be primary.
4. Elevations facing the park should complement the vertical expression and the qualities and characteristics of forest trees.

6.2 Setbacks

COMMERCIAL

- Ensure a minimum setback of 18ft from curb to ground-floor commercial spaces to facilitate the public realm, supporting desired pedestrian flows and activities.

POLLINATOR CORRIDOR

- Align 5m underground parking setbacks with building setback requirements along W35th Avenue to support the provision of the pollinator corridor, street trees, and landscaping in adjacent parks.

RESIDENTIAL

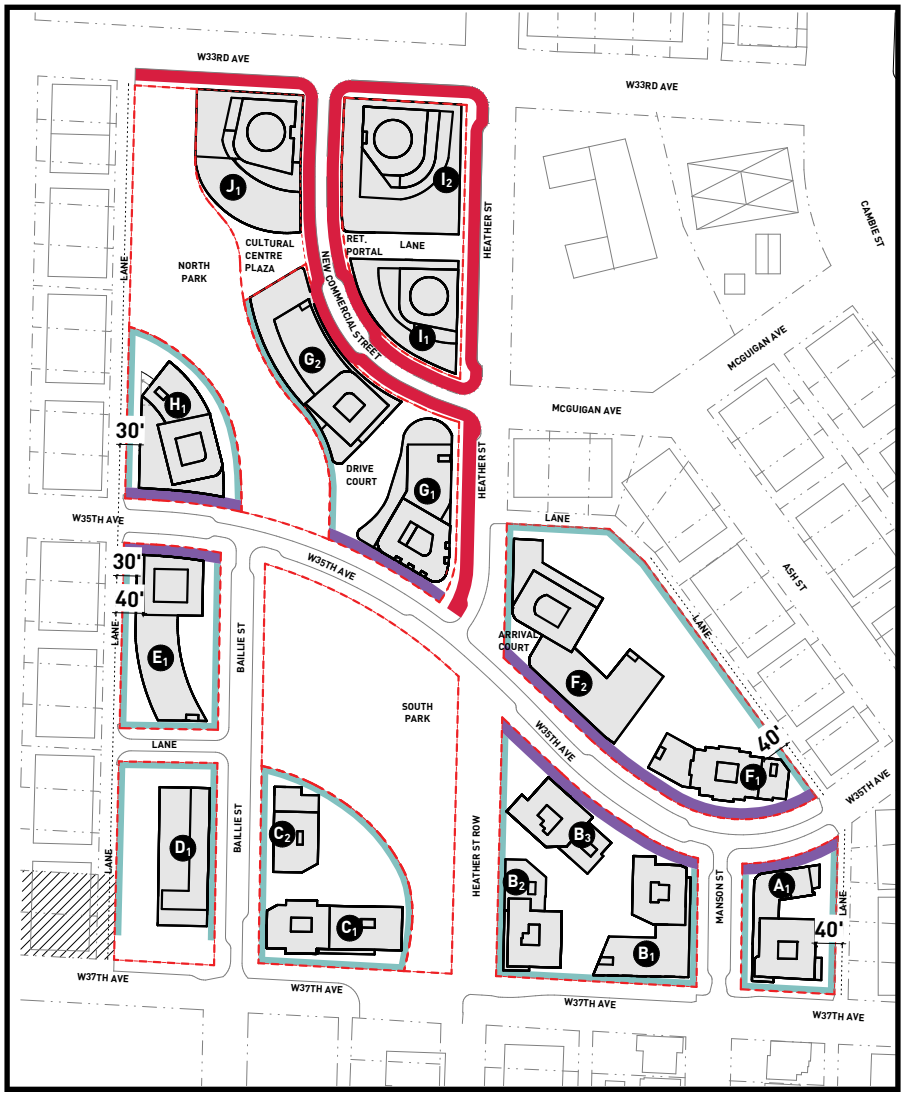
- Provide typical 3m residential setback above grade and no setback below grade.

TOWER

- Provide adequate rear setbacks (min. 40 ft) from towers to centre lines of lanes to ensure the tower separation from future developments.

PODIUM

- Provide adequate rear setbacks (approx. 30 ft) from primary podia facades to the centre lines of lanes to ensure unit livability.



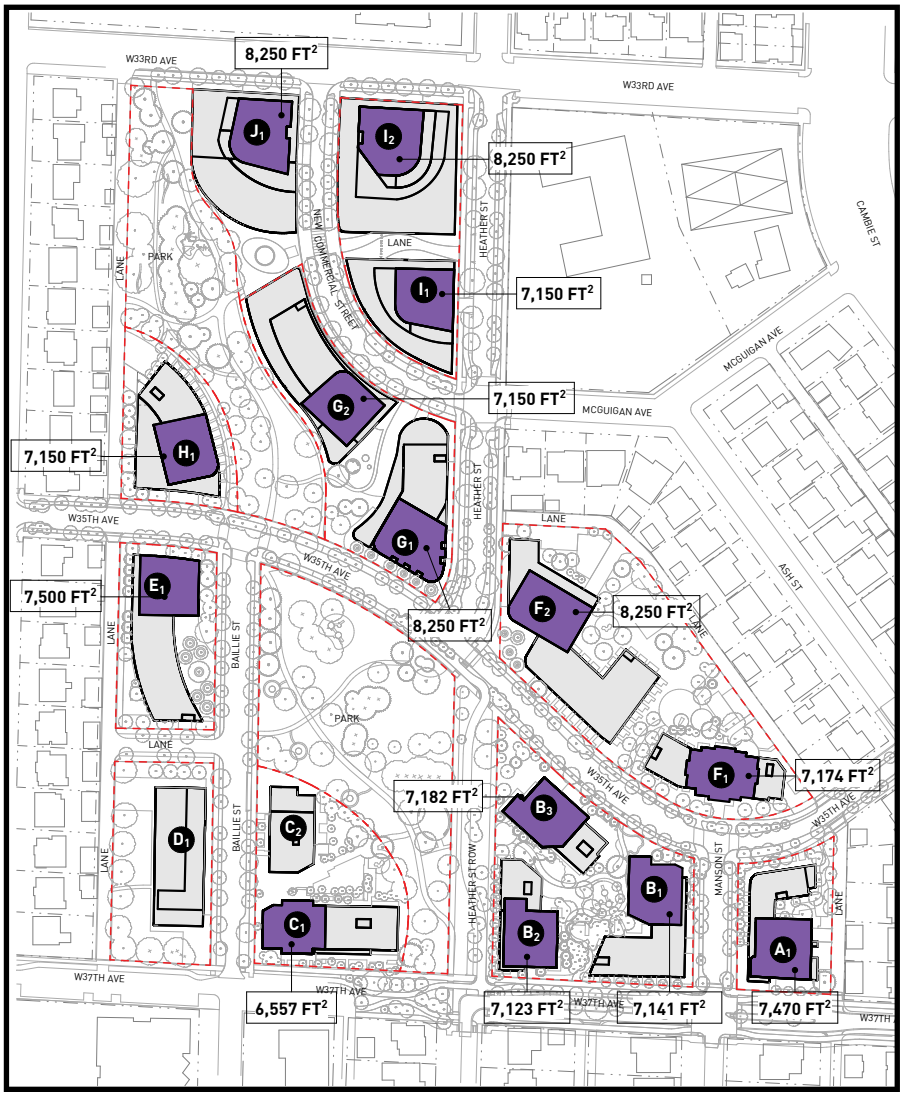
LEGEND

- X# Parcel + Building Identification
- Property Line
- Curb Line
- 5.5m (18ft) Commercial Setback From Curb
- 5m (16.4ft) Setback above & below grade
- 3m (10ft) Setback above grade & 0m below

6.3 Vary Floor Plate Sizes Based on Height & Tenure

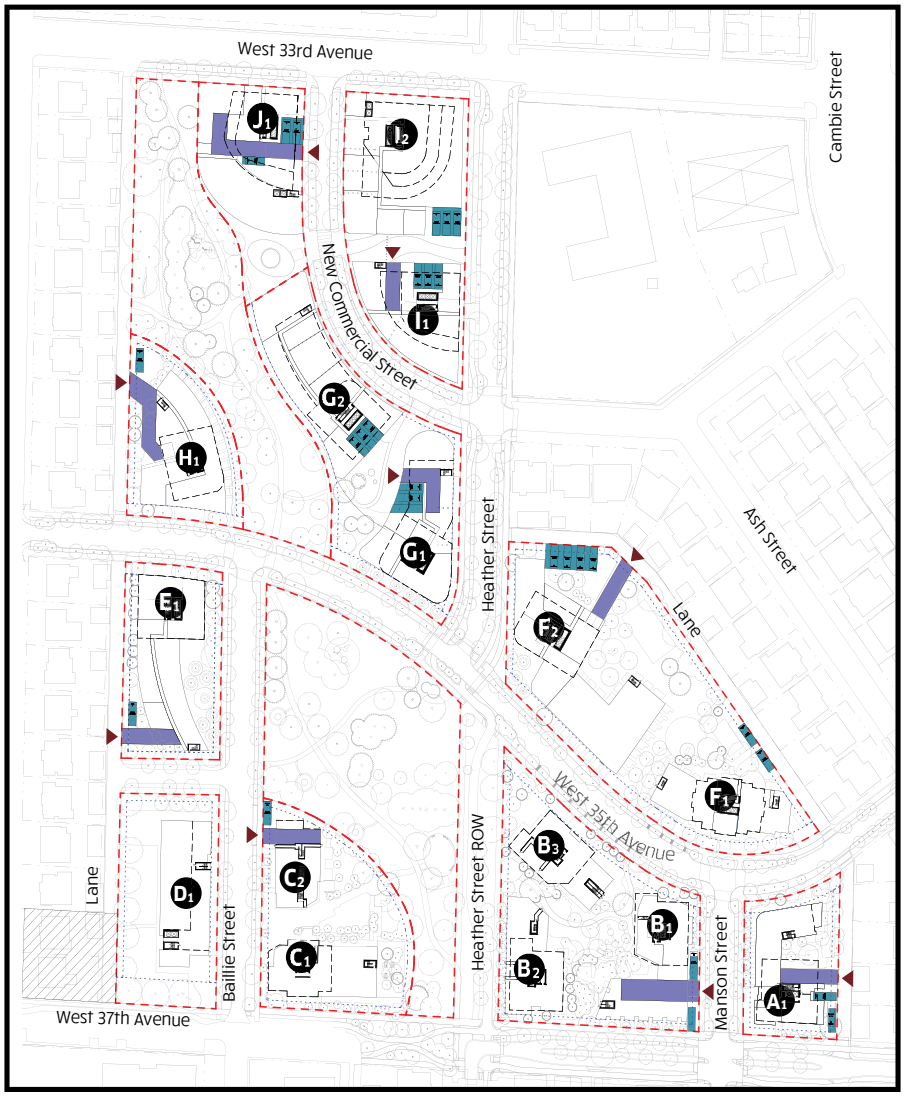
Tower floor plate sizes should take into account the building height and tenure. The following breakdown summarizes the strategy for the tower floor plate sizes:

- Mixed-Use residential under 30 storeys: approximately 6,500 sq.ft +/- 10%
- Social Housing (Buildings A1 and E1): approximately 7,500 sq.ft max.
- Mixed-use residential above 30 storeys: approximately 7,500 sq.ft +/- 10%



6.4 Integrate Loading

- Vehicle entrances and passenger loading areas should be intuitive and legible
- Designated vehicular loading zones should be provided from laneways or integrated into the buildings where access is from a street
- Impact of loading and parking areas on the public realm should be minimized where possible



LEGEND

- Parkade Entrance
- Parkade Ramp
- Loading Stall
- Property Line
- X# Parcel + Building Identification

PHOTO CREDITS

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Heather Lands Concept Sketch. Credit: PWL Partnership. Illustration by Derek Lee

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Musqueam Cultural Centre Rotunda. Photo from www.musqueam.bc.ca.

Bioswale. Photo from www.montgomerycountymd.gov

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Awen' Gathering Place. Credit: Indigenous Design Studio at Brook McIlroy

Canada Line, Oakridge-41st Ave. Station. Credit: Dialog

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8 House. Credit: BIG - Bjarke Ingels Group

Westerchans 1B Apartments (Netherlands). Credit: Zoetmulder + Jeanne Dekkers Architectuur. Photo by Jeroen Verrecht

Immergrün, Berlin. Credit: ubm development

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Cultural Interpretive Plan Cover. Credit: Dialog

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Welcome Figure (K'aya'chtn). Credit: Darren Yelton

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Forest Park. Credit: Stimson Sutdio

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Western Red Cedar. Image from Portland.gov

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Image 2. Image from https://www.gardenista.com/garden-design-101/bulbs-and-tubers/daffodil-narcissis/

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Image 1. RHS Hampton Court Palace Garden Festival

Image 2. From City of Vancouver

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ED Square Town Centre, Sydney, Australia. Credit: HDR, GroupGSA and HASSEL Architects

Darling Square, Sydney Australia. Credit: ASPECT Studios

Protector of the Mountain. Credit: Zachary George, Tsleil Waututh and Salish Sea, Thomas Cannell, Musqueam

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Freedom Square. Credit: 501 Architects

Austin Nichols Warehouse & Waterfront, NY, US. Credit: SCAPE Landscape Studio

The Social Spine, Copenhagen, Demark. Credit: SLA Design Studio

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Musee Condo, Toronto, ON. Credit: The Planning Partnership

UBC Musqueam Crosswalk, Vancouver, Canada. Credit: PWL Partnership

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Slhx̱ í7lsh Rock, Stanley Park, 1890. Credit: Bailey and Neelands

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Musqueam Cultural Centre Rotunda. Photo from www.musqueam.bc.ca.

Cityzen Tower. Credit: Zaha Hadid Architects

Oakridge Centre Redevelopment. Credit: Henriquez Partners Architects

China Resources Snow Beer Headquarters Base. Credit: Aedas

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Squamish Welcoming Totem, Ambleside.

Manhattan Urban Residence. Credit: Kern Architecten. Photo by Rob van Esch

Tuletornen. Credit: Sundyberg Vera Arkitekter

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Relmar. Credit: Architects Luc Bouliane. Photo by Bob Gundu

Westerchans 1B Apartments (Netherlands). Credit: Zoetmulder + Jeanne Dekkers Architectuur. Photo by Jeroen Verrecht

745 Thurlow. Credit: MCM Architects

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Dublin Landings. Credit: RKD and Arrow Architects

Sarv Office. Credit: Tamouz Architecture. Photo by Mohammad Hassan Eltefagh

Joaquim Valls Housing. Credit: BJ Arquitectes Associats. Photo by Del Rio Bani

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The Heather Lands Special Design Guide was produced in partnership with:

- MSTDC
- MSTA
- Aquilini
- CLC
- GBL
- PWL Partnership
- Dialog

Original content created by Dialog in 2022.
Content updated by GBL in 2025.

APPENDIX K
PUBLIC BENEFITS

City-wide DCL[1,2]	$54,462,607
Utilities DCL[1]	$33,648,627
CAC: Cash[3]	$13,000,000
Public Art[4]	$5,518,936
TOTAL	**$106,630,170**

Other Benefits (non-quantifiable components): The application is also expected to provide:

- ~610 social housing units,
- ~2,940 units of discounted leasehold strata housing (via provincial AHI program),
- a cultural centre with a minimum floor area of 929 sq. m (10,000 sq. ft.),
- a minimum of 1.74 hectares (4.3 acres) of parks and public open space, and
- a 0.4 hectare (1 acre) site for a future elementary school for the Conseil Scolaire Francophone.

[1] Based on rates in effect as of December 10, 2025 and the proposed 246,086 sq. m (2,648,870 sq. ft.) of residential floor area, 7,238 sq. m (77,910 sq. ft.) of commercial floor area, 4,700 sq. m (50,591 sq. ft.) of school floor area and 929 sq. m (10,000 sq. ft.) of cultural facility floor area that are expected to contribute to the FSR floor area.

DCLs are payable at building permit issuance based on rates in effect at that time and the floor area proposed at the development permit stage. DCL By-laws are subject to future adjustment by Council including annual inflationary adjustments. A development may qualify for 12 months of in-stream rate protection. See the City's DCL Bulletin for more details.

[2] The waiver for the City-wide DCL is not applicable under an AHI scenario as no rental is proposed. However, should the AHI program cease, and the non-AHI option be exercised, it is expected to be eligible for a Class A (100%) waiver of the City-wide DCL applicable to the rental portion of the development. The application would therefore be subject to the maximum average starting rents and unit sizes by unit type applicable to class A for-profit affordable rental housing as per the By-law. These requirements would be secured by a Housing Agreement, and compliance would be assessed through the development permit stage to occupancy permit issuance. The value of the City-wide DCL waiver on the estimated 201,233 sq. m (2,166,072 sq. ft.) of FSR residential floor area is estimated to be up to $43,242,959.

[3] As part of the 2022 rezoning, the applicant agreed to make a cash CAC contribution of $13 million to the City, with funding to be allocated to transportation improvements in the area, including the planned 35th Avenue connection to Cambie Street. The applicant made the $13 million payment in 2025.

[4] The Public Art Policy and Procedures for Rezoned Developments requires rezoning proposals having a floor area of 9,290 sq. m (100,000 sq. ft.). Based on rates in effect as of 2016. Rates are subject to adjustments, see Public Art Policy and Procedures for Rezoned Developments for details.

* * * * *

APPENDIX L
REZONING APPLICATION SUMMARY

Property

Address and CD-1	Parcel Identifier (PID)	Legal Description
5255 Heather Street – CD-1 South	032-369-051	LOT 1 BLOCK 838 DISTRICT LOT 526 GROUP 1 NEW WESTMINSTER DISTRICT PLAN EPP141535
5255 Heather Street – CD-1 South	032-369-069	LOT 2 BLOCK 838 DISTRICT LOT 526 GROUP 1 NEW WESTMINSTER DISTRICT PLAN EPP141535
4911-5201 Heather Street – CD-1 South	032-369-077	LOT 3 BLOCK 838 DISTRICT LOT 526 GROUP 1 NEW WESTMINSTER DISTRICT PLAN EPP141535
4911-5201 Heather Street – CD-1 South	032-369-085	LOT 4 BLOCK 838 DISTRICT LOT 526 GROUP 1 NEW WESTMINSTER DISTRICT PLAN EPP141535
620-689 West 35th Avenue & 657 West 37th Avenue – CD-1 South	032-369-093	LOT 5 BLOCK 839 DISTRICT LOT 526 GROUP 1 NEW WESTMINSTER DISTRICT PLAN EPP141535
620-689 West 35th Avenue & 657 West 37th Avenue – CD-1 South	032-369-107	LOT 6 BLOCK 839 DISTRICT LOT 526 GROUP 1 NEW WESTMINSTER DISTRICT PLAN EPP141535
637 West 37th Avenue – CD-1 South	032-369-115	LOT 7 BLOCK 839 DISTRICT LOT 526 GROUP 1 NEW WESTMINSTER DISTRICT PLAN EPP141535
4911-5201 Heather Street – CD-1 North	015-991-512	BLOCK 838 (REFERENCE PLAN 736), GROUP 1 NEW WESTMINSTER DISTRICT EXCEPT THE SOUTH 300 FEET (SEE 208823L), DISTRICT LOT 526 EXCEPT PLAN EPP141535,

Applicant Team

Applicant	MSTA Fairmont LP
Developer	MSTA Fairmont LP
Architect	GBL Architects
Property Owner(s)	CD-1 South Lands: MST (Fairmont) Land Holdings Ltd., Inc. No. BC1184844 CD-1 North Lands: Canada Lands Company CLC Limited, Inc. No. A47912

Statistics

	Permitted Under Existing Zoning	Proposed	
Zoning	CD-1 (80) and CD-1 (881)	CD-1 South	CD-1 North
Site Area	85,520 sq. m (917,622 sq. ft.)	85,520 sq. m (917,085 sq. ft.)	
Land Use	Mixed use	Mixed-use	
Gross Floor Area by Building	242,123 sq. m (2,606,190 sq. ft.)	A1 23,802 sq. m. (256,203 sq. ft.) B1 21,353 sq. m (229,842 sq. ft.) B2 15,595 sq. m (167,863 sq. ft.) B3 10,924 sq. m (117,585 sq. ft.) C1 14,537 sq. m (156,475 sq. ft.) C2 3,628 sq. m (39,051 sq. ft.) D1 4,700 sq. m (50,590 sq. ft.) E1 20,773 sq. m (223,599 sq. ft.) F1 21,211 sq. m (228,313 sq. ft.) F2 43,481 sq. m (468,026 sq. ft.) Total: 180,004 sq. m (1,937,547 sq. ft.)	G1 34,646 sq. m (372,926 sq. ft.) G2 21,032 sq. m (226,387 sq. ft.) H1 12,782 sq. m (137,584 sq. ft.) I1 16,386 sq. m (176,377 sq. ft.) I2 28,476 sq. m (306,513 sq. ft.) J1 24,535 sq. m (264,093 sq. ft.) Total: 137,857 sq. m (1,483,880 sq. ft.)
		Total: 317,861 sq. m (3,421,427 sq. ft.)	
Maximum Height	89.3 m (293 ft.) 28 storeys	Sub Area F – 144 m (472 ft.) 46 storeys	Sub Area G - 133 m (436 ft.) 42 storeys
Unit Mix	N/A	**Social Housing** 612 Total	122 studio units 183 1-bedroom 183 2-bedroom 124 3-bedoom
		AHI Leasehold 2937 Total	458 studio units 1,306 1-bedroom 733 2-bedroom 440 3-bedoom
		Market Leasehold 701 Total	70 studio units 386 1-bedroom 175 2-bedroom 70 3-bedoom
Natural Assets	241 on-site by-law trees and 62 street trees	Approximately 305 new trees to be planted (168 on-site trees and 137 city trees). 43 street trees, 44 on-site trees to be retained.	

* * * * *