HEATHER **LANDS**
Rezoning Proposal

AQUILINI

χeẃs tə ṅa šxʷťəṅaχətəl <Həṅq̓əmiṅəm̓>
X̱ aẃs uÚxwumixw <Sḵwx̱wú7mesh>
A New Neighbourhood <English>

By GBL Architects + PWL Partnership
Based on previous work by DIALOG with
guidance from CLC, MST and MSTA
For the City of Vancouver
September 2025

gbl

Matt Shillito, Director, Special Projects Office
Planning, Urban Design & Sustainability
City of Vancouver
515 West 10th Avenue, Vancouver, B.C.

RE: Rezoning Application - Heather Lands (4949, 5255 Heather Street; 657 West 37th Avenue)

Dear Mr. Shillito,

On behalf of the Musqueam Indian Band, Squamish Nation, Tsleil-Waututh Nation (collectively "MST") and Aquilini Development and through the MSTA Partnership (MSTA), GBL is pleased to submit this document in support of a rezoning application for the Heather Lands property. This proposed rezoning seeks to build on the Heather Lands Policy Statement and the 2022 Rezoning through the following initiatives:

1. MST and the Province of BC have collaborated on a groundbreaking non-market housing program known as the Attainable Housing Initiative (AHI). This program will provide below-market Provincial financing to qualified Vancouverites to allow them to purchase their home for 60% of the market value.

2. With AHI and the proposed social housing parcels at the Heather Lands site, we hope to help address the housing crisis by thoughtfully adding additional non-market housing density to this Nations-led transit-oriented development. Over 2,900 AHI homes are proposed to be built at the Heather Lands. In addition, the MSTA partnership will construct 281 units of social housing and will provide a site to accommodate 331 social housing units at no cost to the City. This means that approximately 85% of housing at the Heather Lands development will be below-market housing when fully developed.

3. MST and Canada Lands Company (CLC) are co-owners and joint venture partners in the redevelopment of the north parcel of the Heather Lands. MSTA has requested CLC's participation in pursuing a new rezoning for the full Heather Lands site to allow for the AHI. Canada Lands Company supports MSTA's efforts toward AHI housing, and will support and assist MSTA in its negotiations for and efforts to procure all required municipal or statutory approvals for the proposed AHI rezoning.

4. Through the City's detailed approvals processes and other collaboration with the City, MSTA has learned that there are opportunities to improve the built form and design throughout the site by lowering podium heights and further refining the livability and functionality of the public realm, all while emphasizing MST culture and the importance of the land. This rezoning looks to formalize these built form changes and to add clarity to our development intent.

5. MSTA seeks to maintain and reinforce the innovative work that was done through the Heather Lands Policy Statement and previous rezoning processes, and strives to support and celebrate the cultural significance of this important MST-led development. In particular, the proposed changes to the built form are directly influenced by the Heather Lands Design Guidelines and the Heather Lands Cultural Interpretive Plan, as we consider these to be cornerstone documents for the design development process. It should also be noted that many successful components of the 2022 rezoning have been left unchanged, as follows:

    a. No change to the site plan parcels or subdivision plan.
    b. No changes to the established neighbourhood characteristics and other urban planning initiatives.
    c. No changes to the street network, pedestrian and cycling circulation.
    d. No changes to the park lots or the design development of the park network.
    e. No changes to the site's sustainability design development.
    f. No changes to the rainwater management plans developed and reviewed by City Engineering during the CD-1 South enactment process.

The overall project aspirations for the Heather Lands site remain unchanged. We continue to work toward transforming the Heather Lands into an inspiring, progressive and sustainable new neighbourhood that generates economic and social benefit for MST Nations' members, local communities, the province, and the country. This mission reflects the vision laid out in the Policy Statement: *"...to create a sustainable new neighbourhood that will be a place to welcome and connect all people and cultures, and to share the traditions, culture and values of the Musqueam, Squamish and Tsleil-Waututh Nations."*

Through urban design, landscape, public art, architecture, childcare and the signature MST Cultural Centre, the Heather Lands will connect people to the traditions of the MST Nations.

MST culture and stories are woven throughout the proposed design and will lie at the heart of the new community. The land uses proposed for the 21-acre Heather Lands neighbourhood include a 4.4 acre neighbourhood park; a variety of public, semi-public and private open spaces; a mix of housing types, new food, beverage, and retail opportunities; a 10,000 square foot MST Cultural Centre; a childcare centre (125 spaces); and a new school on land leased to the Conseil Scolaire Francophone. The new community will provide a unique and animated urban neighbourhood where attention to a vibrant public realm, health and physical activity, and sustainability is evident throughout – thereby meeting and exceeding the requirements of the Rezoning Policy for Sustainable Large Developments.

The Heather Lands neighbourhood will provide approximately 4,200 new homes. The proposed rezoning is aligned with the City of Vancouver's housing targets for affordable housing and generally exceeds the City's requirements for affordable housing through a mix of social and AHI housing. Of the homes, at least 50% of the social housing and 40% of the AHI housing will be designed for families.

We look forward to advancing this exciting development, and we deeply appreciate the City's efforts to help expedite the delivery of AHI housing in Vancouver.

THE ATTAINABLE HOUSING INITIATIVE (AHI) AND THE HEATHER LANDS

The Attainable Housing Initiative (AHI) will create over 2,900 below market leasehold strata homes at the Heather Lands site. Qualifying AHI 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 will pay less for their home, will have to put less money down on their mortgage and will have lower monthly mortgage payments, making homeownership more accessible for Heather Lands residents. This significant contribution of attainable leasehold market homes will have a meaningful impact on the housing crisis, and will provide a real opportunity for households to access discounted leasehold market housing in Vancouver.

This unprecedented 40% discount is made possible through a partnership between the Musqueam, Squamish & Tsleil-Waututh Nations and the Province of British Columbia. Because of the development work that has been undertaken to date, Heather Lands has been identified as the best location to quickly expedite AHI units. To that end, the Province has agreed to contribute $672m (which is expected to be repaid by purchasers to the Province under the initiative) in order to fast track construction works on these lands. CLC will support MST with securing municipal approvals through the rezoning for the success of the AHI program and toward Reconciliation. Through contributions to the AHI program and the associated updates to the Heather Lands development, the City of Vancouver has a unique opportunity to effect real change for Vancouverites who struggle with housing affordability.

Detailed parameters of the AHI program can be found on the Province's website at:
www2.gov.bc.ca/gov/content/housing-tenancy/attainable-housing-initiative-heather-lands

These parameters are the result of extensive collaboration with MST and the Province of BC. While the terms of the program are largely settled, there is the potential for minor changes to the program as we work to maximize the success of this important below-market housing initiative.

We look forward to meeting with the City team to discuss AHI in detail. While we greatly value our partnership with the Provincial Government to deliver the AHI program, we have proposed that in the case that the AHI program is no longer funded by the Province, the housing mix would instead revert to a proposed mixed-tenure approach for the remaining residential components of the project, including:

- 70% leasehold strata,
- 20% social housing, and
- 10% secured market rental housing

While this is not the intended nor the desired outcome, it does allow for long-term flexibility. Regardless of the housing mix, the Community Amenity Contributions outlined below would remain. The community benefits proposed through this rezoning are summarized below:

1. A 4.4 Acre Public Park – the design and extents of this park and of the larger public realm at the Heather Lands site remain consistent with the 2022 rezoning. We have worked to ensure that the generous public realm and community amenities remain as an important foundation of this livable community. The cultural and sustainability initiatives related to this important landmark will be further developed through a joint design development process with the City's Parks Board.

2. $13,000,000 CAC contribution for local transit initiatives – this contribution has already been paid to the City and we look forward to seeing these funds used in support of the extensive on and off-site works being developed for the Heather Lands site.

3. 1-acre leased site for a CSF school – this site remains consistent with the 2022 rezoning in that Parcel D will be leased to the Conseil Scolaire Francophone as a new 50,590 square foot facility to expand existing francophone school programs in Vancouver.

4. 125 space Indigenous-owned Childcare Centre – This amenity has been enhanced from the 2022 rezoning by adding a proportionate buildable area to reflect the additional density on site. The original zoning allocated 11,000 square feet of space for this facility, and the new space will be over 15,000 square feet. In addition, the facility will move to a for-profit model to allow a significant increase in available capacity (was 74 spaces, now 125 spaces), and to allow MST to operate this facility to the benefit of their communities.

5. 10,000 square foot MST Cultural Centre – the original zoning proposed a 25,000 square foot free standing cultural centre. This facility has been reduced to 10,000 square feet through discussions with MST leadership. The need for a stand-alone facility that would exclusively serve MST communities is an interesting concept, but ultimately the location of this facility away from each Nation's respective

neighbourhood and other support facilities limited the usefulness of this sort of programming. Instead, we propose a smaller flexible space that can support a variety of activities (gathering, celebration, performance, exercise, cultural, etc.) that can serve both MST and the Heather Lands community.

6. Affordable Housing – this rezoning initiative intends to provide two kinds of affordable housing:

   a. Social Housing – the proposed 477,371 square feet of social housing remains largely consistent with the 2022 rezoning. Parcel E will be fully constructed and delivered by the development partnership and will provide 281 units of social housing to be run by an MST non-profit housing society. Parcel A will become a site dedicated for the construction of an additional 331 units of social housing pending the successful completion of a funding initiative led by the partnership. Once constructed, the facility will be operated by an MST non profit housing society.

   b. AHI Housing – this rezoning proposes an additional 2,924 units of AHI housing, which will provide Vancouverites with an unprecedented opportunity to own an affordable home in the heart of Vancouver.

7. DCLs – the increased density proposed through this rezoning will provide the City with a minimum of $111,691,920 of fees through the permitting and construction of the development parcels. This is in addition to the significant developer-built, on-and-offsite civil works as laid out in the Heather Lands servicing agreement and various engineering submissions to the City.

8. Public Art – through this rezoning initiative, the public art budget will increase to approximately $5.8 million to reflect the increased density on site. A Coast Salish public art initiative has already begun and is an integral part of the cultural design expression at the Heather Lands site.

The MSTA Partnership is proud to submit this rezoning application as another step towards creating a beautiful mixed-use community that can embody the MST values, objectives and world views, while helping to provide livable, attainable and affordable homes for all. We are committed to building this community as quickly as possible to help address the housing crisis.

Sincerely,

Wayne Sparrow
Elected Chief
Musqueam Indian Band

Syexwáliya, Ann Whonnock
Elected Councillor and Appointed MST Steering Committee Representative
Squamish Nation

Justin George
Elected Chief
Tsleil-Waututh Nation

Ryan Seminoff
President
Aquilini Development

Deana Grinnell
Executive Vice President, Real Estate
Canada Lands Company

TIME IMMEMORIAL

We have always been here, since the beginning of time.

The Musqueam, Squamish, and Tsleil-Waututh people descended from hən̓q̓əmin̓əm̓ and sḵwx̱wú7mesh speaking people who from time immemorial occupied, used, and gained their livelihood from the lands, waters, and seas that include the area referred to as “Heather Lands”.

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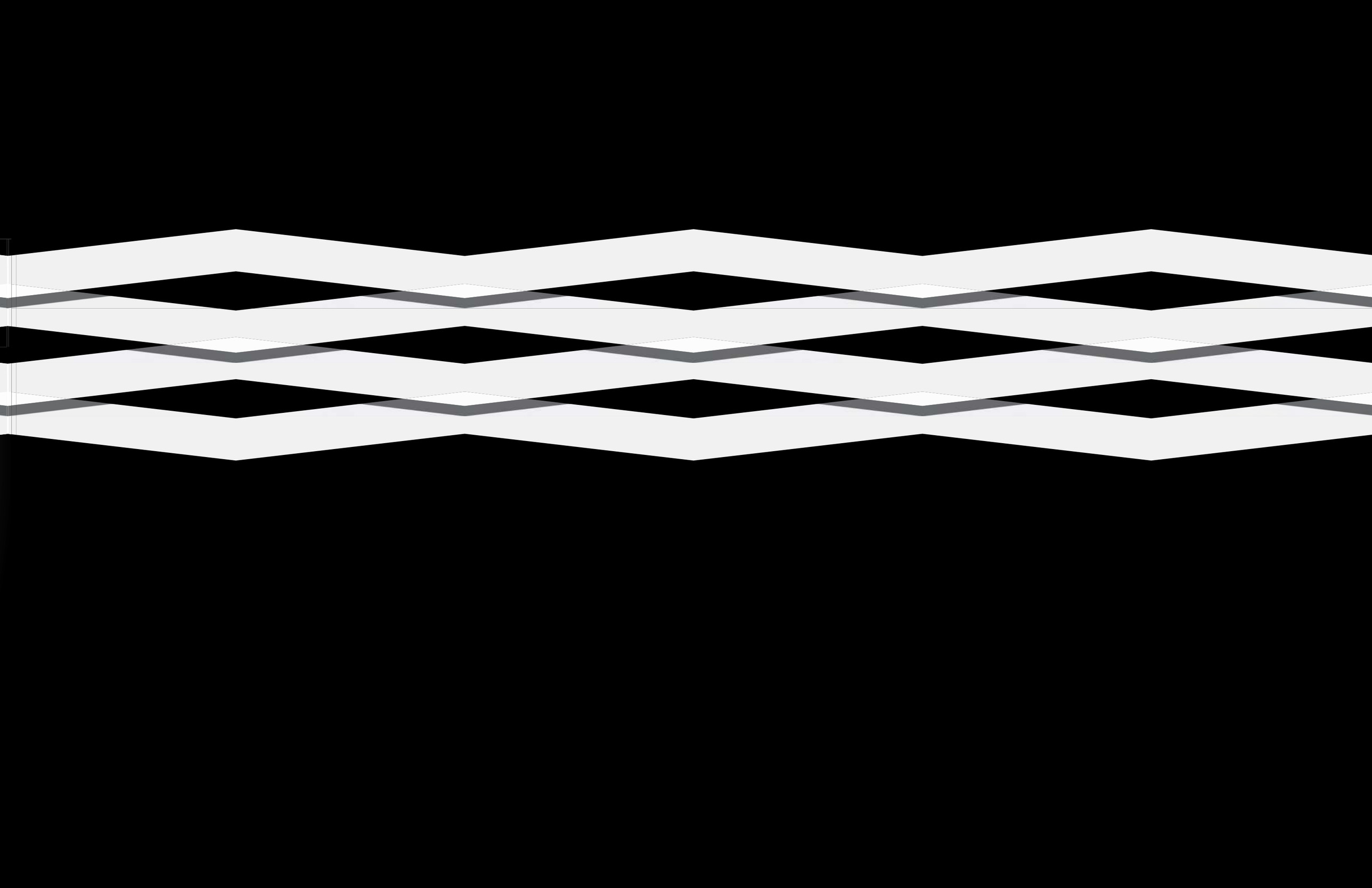
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Credit

The original 2022 rezoning proposal designed and illustrated by Dialog. Original rezoning package formatting and illustration styles designed by Dialog. Original text written by Dialog.

Updated designs created, illustrated, and documented by GBL Architects Inc. Text and statistics throughout updated by GBL where necessary. Updated design, vision, sketches and text for 06 Public Realm created by PWL partnership.

See footer text for page content credit.



— 01 —

Project Introduction

1.1 THE LAND OWNERS

MST PARTNERSHIP

The Musqueam Indian Band, Squamish Nation and Tsleil-Waututh Nation have come together in a partnership to celebrate their cultural and family connections, and to reflect their tradition of working collaboratively to benefit their people. Their partnership will ensure that future generations will benefit from jobs and economic activity within their traditional territories. The MST will continue to work together to share their traditional territories and ensure that all partners, both Indigenous and non-Indigenous, see the benefit of working together as one. By working together, the MST believe they can develop First Nation economic opportunities in the traditional territories of Musqueam, Squamish and Tsleil-Waututh.

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

Chief Wayne Sparrow
Musqueam Indian Band

“This is an exciting time, and a great opportunity for everybody involved. The project is a way for our Nations to rebuild from the decades of harm done to our communities. Our work with the MST Partnership, Canada Lands and the community is encouraging for the future. We look forward to seeing the opportunities that are created in terms of housing, jobs, cultural revitalization and community building — not only for our community, but for all communities.”

Khelsilem
Squamish Nation

“This project is exciting for the Tsleil-Waututh Nation and we are eager to continue to work with Musqueam, Squamish, Canada Lands Company and the City of Vancouver. This project will benefit generations of our people as well as the surrounding communities and country.”

Chief Leah George-Wilson
Tsleil-Waututh Nation

MSTA PARTNERSHIP

In 2022 Aquilini Development was selected through a third-party competitive process to be MST’s partner for the permitting and construction phases of the Heather Lands site. Aquilini Development has a track record of success and extensive experience and expertise in partnering with First Nations communities. Together, the MSTA partnership looks to realize the full potential of the Heather Lands site and bring this important development to life.

CANADA LANDS COMPANY

Canada Lands Company (“CLC”) is working with the MST Partnership to bring new opportunities to Heather Lands.

Canada Lands Company is a self-financing, federal Crown corporation that specializes in real estate, development and attractions management. The company’s goal in all it does is to produce the best possible benefit for Canadian communities and the Government of Canada.

Canada Lands Company works to ensure that former government properties are redeveloped or managed in accordance with their highest and best use, and that they are harmoniously reintegrated into local communities. Our goal is to help transform surplus parcels and reshape them to meet the needs of Canadians with inspiring and sustainable new neighbourhoods in which they can live, work and play.

MST and Canada Lands Company are co-owners and joint venture partners in the redevelopment of the north parcel of the Heather Lands. MSTA has requested CLC’s participation in pursuing a new rezoning for the full Heather Lands site in support of the Attainable Housing Initiative (AHI). Canada Lands Company supports MSTA’s efforts toward AHI housing.

1.2 LIVING CULTURE

MUSQUEAM INDIAN BAND

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

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

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

Through diverse initiatives and collaborations, we are creating opportunities for our community that will benefit generations to come.

musqueam.bc.ca



Figure 1-1: Musqueam House Post of Capilano, 1898. Photo Credit: American Museum of Natural History



Figure 1-2: Musqueam Cultural Centre

SQUAMISH NATION

Squamish Nation is comprised of descendants of the Squamish Language-speaking peoples who lived in the present day Greater Vancouver area. The Squamish Nation has occupied and governed its territory for millennia.

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

In light of our economic goals, we have partnered with other First Nations, non-Aboriginal partners and business leaders to assist in the development of a portion of our lands. Recent projects include Squamish Oceanfront, Lions Gate Wastewater Treatment Plant, the Whistler-Blackcomb resort, the CLC-MST joint venture lands — among many others.

squamish.net



Figure 1-3: Welcome Figure, Ambleside Park
Photo Credit: Rob Weiss

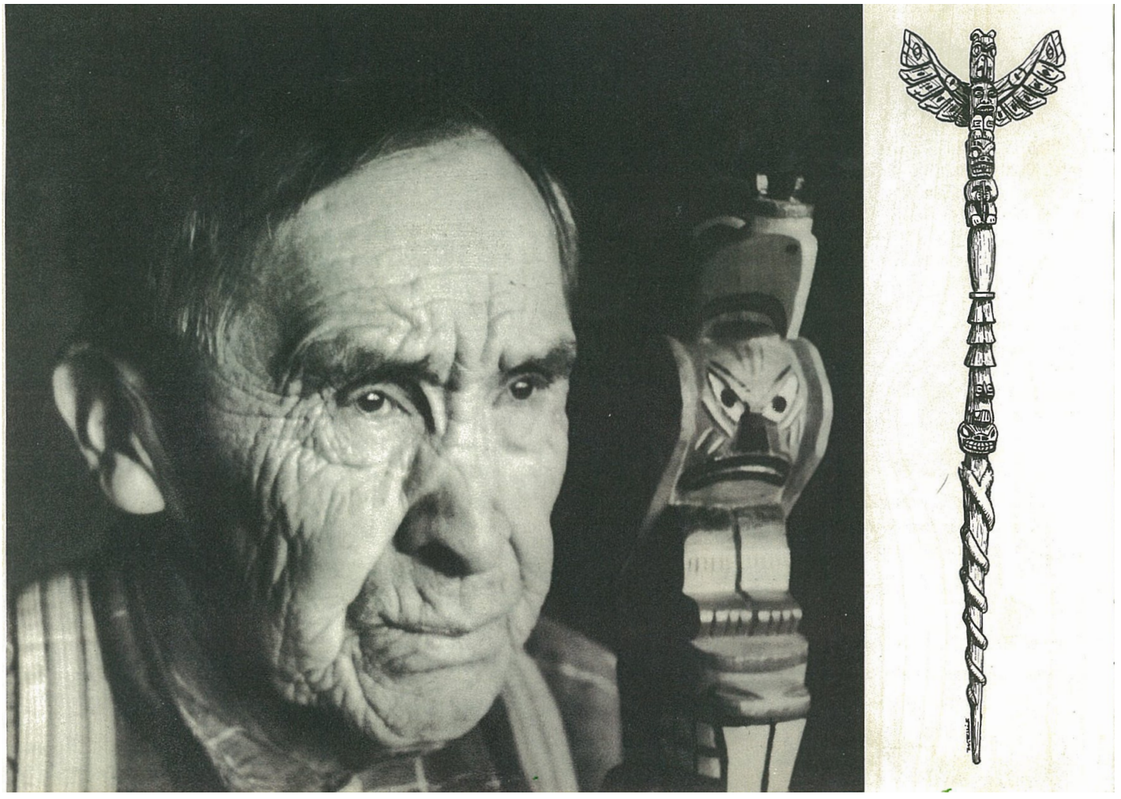


Figure 1-4: Domanic Charlie, Squamish Legends
by: Chief August Jack Khatsahlano and Domanic Charlie
Photo Credit: City Archives, Vancouver

TSLEIL-WAUTUTH NATION

Tsleil-Waututh Nation, “People of the Inlet”, have a deep connection to the land and waters of our territory surrounding Burrard Inlet. Our families have lived here for many generations, thriving off the abundance of resources available in the area.

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

We have been working to achieve our vision in part through the creation of Takaya Developments — a successful real estate development company, majority owned by the Tsleil-Waututh Nation, which has been developing high-end condominiums and townhomes over the past 20 years. We also own a number of thriving businesses including Takaya Tours, Golf Centre, Burrard General Store, and Child and Family Development Centre, Salish Sea.

twnation.ca

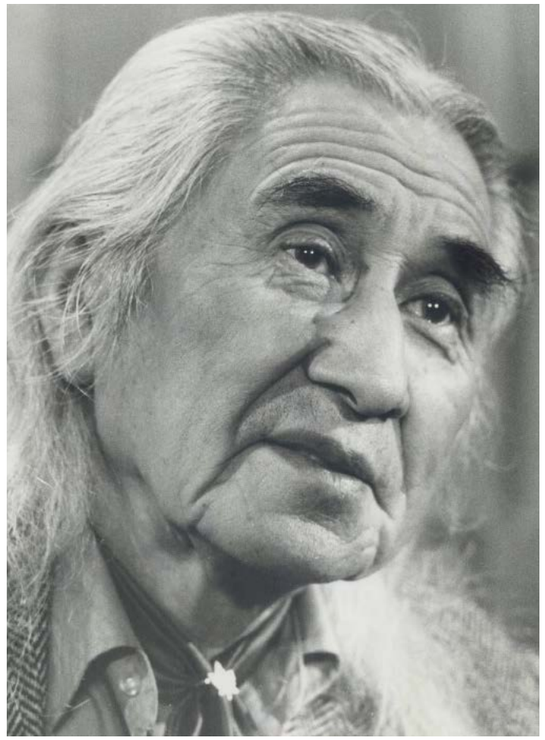


Figure 1-5: Chief Dan George, 1971
Photo Credit: Innell Reg



Figure 1-6: Dennis Thomas, Tsleil-Waututh Nation Cultural Liaison
Photo Credit: Tsleil-Waututh Twitter Account

1.3 THE PROJECT TEAM

DEVELOPMENT TEAM

MSTDC:

» David Negrin
» Brennan Cook
» Mike Blomkamp

MSTA:

» Ryan Seminoff
» Mark Mazzone
» Tobias Slezak
» Giovanni Gunawan

PARTNER LANDOWNER (NORTH PARCEL)

Canada Lands Company

MST CULTURAL LIAISONS

The Heather Lands Rezoning has been guided and strengthened by the addition of MST Cultural Liaisons to the project team:

» Charleen Grant, Musqueam Indian Band
» Sxeláltenaat – Adrienne Charlie, Squamish Nation
» Ts'kanchtn – Calvin Charlie-Dawson, Squamish Nation
» Hunas – William George Thomas, Tsleil-Waututh Nation
» Whonoak – Dennis Thomas, Tsleil-Waututh Nation

The MST Cultural Liaisons have informed site-wide planning efforts from a cultural perspective, respecting the unique and unprecedented collaboration of the MST Partnership and seeking ways to reflect the shared values, traditions and culture of the MST Nations. Crucially, the MST Cultural Liaisons guided engagement events in MST communities resulting in the Cultural Interpretive Plan, which in turn forms the core development principles of the project. Through engagement in public workshops and by sharing stories and legends of their peoples, they offered insight into what is valuable and meaningful for the MST; this has helped educate the general public on the MST way of life. The culmination of work in this document has been guided and enriched through the knowledge, experience and insight gained from Charleen Grant, Adrienne Charlie, Calvin Charlie-Dawson, and William George Thomas, on behalf of their respective Nations and by the input from many MST Nations community members, including past liaison Whonoak – Dennis Thomas.

DESIGN TEAM

LEAD CONSULTANT:

» **GBL** Architects

SUB-CONSULTANTS:

» PWL Partnership
» Nemetz Electrical Engineering
» Webster Engineering Ltd
» Butler Sundvick
» Bunt & Associates
» RR Planning

ORIGINAL CONSULTANTS:

» **DIALOG** Architects
Engineers
Landscape Architects
Planners
Urban Designers

» Principle Architecture
» Local.

ARTISTS:

» CoDesign
» Get the Picture
» OSM Illustration

1.4 HEATHER LANDS POLICY STATEMENT

At the request of the partnership of the Musqueam Indian Band, Squamish Nation, and Tsleil-Waututh Nation ("MST Nations"), and Canada Lands Company ("CLC"), the landowners, a comprehensive planning program was undertaken to identify and evaluate policies for the redevelopment of the Heather Lands. The City of Vancouver's policy planning program for Heather Lands was launched in 2016. The process included a multi-year public engagement to establish and evaluate guiding principles and conceptual site plans. It also included the development of policies to guide site planning, informed by a range of City plans and policies ranging from Transportation 2040 Plan and Greenest City Plan, to Healthy City Strategy and Biodiversity Strategy. A policy of high importance was the City of Vancouver Reconciliation Framework (2014), which is rooted in the foundational components of cultural competency, strengthening relations, and effective decision-making.

The Heather Lands Policy Statement articulates a vision for Heather Lands as "a sustainable new neighbourhood that will be a place to welcome and connect all people and cultures, and share traditions, culture and values of the Musqueam, Squamish and Tsleil-Waututh Nations." It includes a set of seven guiding principles that are described as follows:

- Reflect shared history and collective vision
- Respect the land, enhance natural systems and contribute to sustainability
- Create community for all cultures
- Connect neighbourhoods
- Accommodate a range of housing types to support a diversity of needs
- Create a new residential district
- Achieve outstanding urban design

This rezoning proposal responds to these seven guiding principles and builds on them through a design approach that is deeply informed by input and stories contributed by MST Cultural Liaisons, Elders and MST Nations' community members. The design approach is summarized in Section 1.8, and is reflected in all sections of this document, as well as in the Heather Lands Cultural Interpretive Plan and Heather Lands Design Guidelines.

The Heather Lands Policy Statement was adopted unanimously by Vancouver City Council in May 2018. It provided the basis for the preparation of the 2022 rezoning proposal, and will continue to guide the AHI rezoning process.



Figure 1-7: Cover of Heather Lands Policy Statement

1.4.1 PROJECT VISION AND GUIDING PRINCIPLES

The project team's aspirations include enduring recognition of the cultures, traditions, and values of the Musqueam, Squamish and Tsleil-Waututh people.

The Heather Lands Policy Statement contains seven Guiding Principles that were prepared to guide the rezoning and future development of Heather Lands. They were created through an extensive community consultation process, and to reflect the goals of the City and the aspirations of the landowners.



Figure 1-8: Reflect Shared History and Collective Vision



Figure 1-9: Respect the Land, Enhance Natural Systems and Contribute To Sustainability



Figure 1-10: Create Community for All Cultures



Figure 1-11: Connect Neighbourhoods



Figure 1-12: Accommodate A Range of Housing Types To Support Diversity Of Needs



Figure 1-13: Create a New Residential District



Figure 1-14: Achieve Outstanding Urban Design

1.5 REZONING PROPOSAL

The Heather Lands Policy Statement provided the foundation for the 2022 rezoning proposal and subsequent approval of CD-1 South, which built on the preliminary vision and Guiding Principles established at Policy Statement to further evolve a set of culturally intelligent design directives that have informed all aspects of the design development for the 2022 rezoning. The 2025 rezoning proposal seeks to build upon this work and, as a result, many of the relevant supporting documents previously submitted will continue to support this rezoning effort. In addition, the 2025 rezoning proposal has been prepared to comply with the full suite of municipal rezoning requirements including the City's Rezoning Policy for Sustainable Large Sites and the Green Buildings Policy for Rezonings.

The 2025 rezoning proposal for Heather Lands includes:

- Heather Lands Rezoning Proposal (2025 GBL document)
- Heather Lands Design Guidelines (2025 GBL document, updated from the 2022 Dialog document)
- Heather Lands Sustainability Strategy (2022 rezoning document by Dialog—no change)
- Heather Lands Cultural Interpretive Plan (2022 rezoning document by Dialog—no change)
- Supporting technical reports by subject matter experts from a range of professional fields (amended and/or restated as necessary)



Figure 1-15: Sustainability Strategy Cover

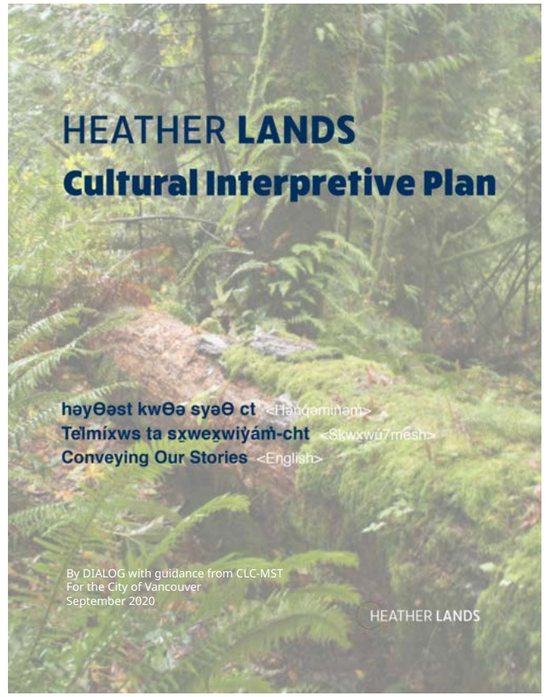


Figure 1-16: Cultural Interpretive Plan Cover

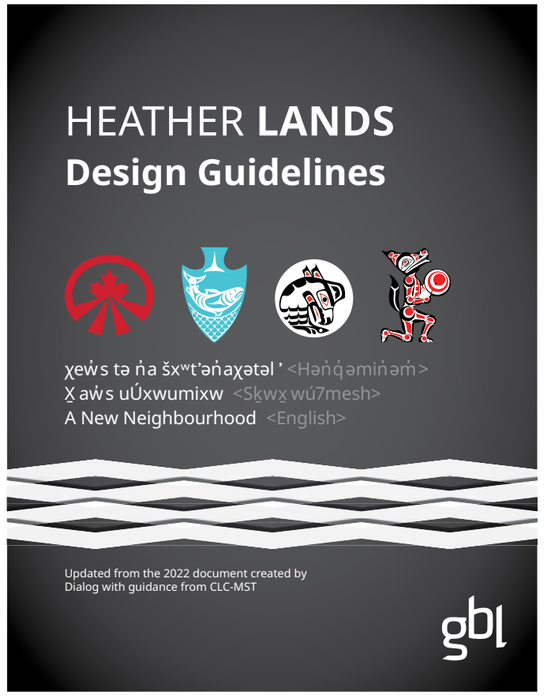


Figure 1-17: Design Guidelines Cover

Updated design guidelines will be provided by GBL in 2025

1.5.1 REZONING RATIONALE

This proposed rezoning seeks to build on the Heather Lands Policy Statement and 2022 Rezoning through the following initiatives:

1. MST and the Province of BC have collaborated on a groundbreaking non-market housing program known as the Attainable Housing Initiative (AHI). This program will provide below-market Provincial financing to qualified Vancouverites to allow them to purchase their home for 60% of the market value.
2. With AHI and the proposed social housing parcels at the Heather Lands site, we hope to help address the housing crisis by thoughtfully adding additional non-market housing density to this Nations-led transit-oriented development. Over 2,900 AHI homes are proposed to be built at the Heather Lands. In addition, the MSTA partnership will construct 281 units of social housing and will provide a site to accommodate 331 social housing units at no cost to the City. This means that approximately 85% of housing at the Heather Lands development will be below-market housing when fully developed.
3. MST and Canada Lands Company (CLC) are co-owners and joint venture partners in the redevelopment of the north parcel of the Heather Lands. MSTA has requested CLC's participation in pursuing a new rezoning for the full Heather Lands site to allow for the AHI. Canada Lands Company supports MSTA's efforts toward AHI housing, and will support and assist MSTA in its negotiations for and efforts to procure all required municipal or statutory approvals for the proposed AHI rezoning.
4. Through the City's detailed approvals processes and other collaboration with the City, MSTA has learned that there are opportunities to improve the built form and design throughout the site by lowering podium heights and further refining the livability and functionality of the public realm, all while emphasizing MST culture and the importance of the land. This rezoning looks to formalize these built form changes and to add clarity to our development intent.
5. MSTA seeks to maintain and reinforce the innovative work that was done through the Heather Lands Policy Statement and previous rezoning processes, and strives to support and celebrate the cultural significance of this important MST-led development. In particular, the proposed changes to the built form are directly influenced by the Heather Lands Design Guidelines and the Heather Lands Cultural Interpretive Plan, as we consider these to be cornerstone documents for the design development process. It should also be noted that many successful components of the 2022 rezoning have been left unchanged, as follows:

    a. No change to the site plan parcels or subdivision plan.
    b. No changes to the established neighbourhood characteristics and other urban planning initiatives.
    c. No changes to the street network, pedestrian and cycling circulation.
    d. No changes to the park lots or the design development of the park network.
    e. No changes to the site's sustainability design development.
    f. No changes to the Rainwater management plans developed and reviewed by City Engineering during the CD-1 South enactment process.

The overall project aspirations for the Heather Lands site remain unchanged. We continue to work toward transforming the Heather Lands into an inspiring, progressive and sustainable new neighbourhood that generates economic and social benefit for MST Nations' members, local communities, the province, and the country. This mission reflects the vision laid out in the Policy Statement: *"...to create a sustainable new neighbourhood that will be a place to welcome and connect all people and cultures, and to share the traditions, culture and values of the Musqueam, Squamish and Tsleil-Waututh Nations."*

Through urban design, landscape, public art, architecture, childcare and the signature MST Cultural Centre, the Heather Lands will connect people to the traditions of the MST Nations.

MST culture and stories are woven throughout the proposed design and will lie at the heart of the new community. The land uses proposed for the 21-acre Heather Lands neighbourhood include a 4.4 acre neighbourhood park; a variety of public, semi-public and private open spaces; a mix of housing types, new food, beverage, and retail opportunities; a 10,000 square foot MST Cultural Centre; a childcare centre (125 spaces); and a new school on land leased to the Conseil Scolaire Francophone. The new community will provide a unique and animated urban neighbourhood where attention to a vibrant public realm, health and physical activity, and sustainability is evident throughout – thereby meeting and exceeding the requirements of the Rezoning Policy for Sustainable Large Developments.

The Heather Lands neighbourhood will provide approximately 4,200 new homes. The proposed rezoning is aligned with the City of Vancouver's housing targets for affordable housing and generally exceeds the City's requirements for affordable housing through a mix of social and AHI housing. Of the homes, at least 50% of the social housing and 40% of the AHI housing will be designed for families.

We look forward to advancing this exciting development, and we deeply appreciate the City's efforts to help expedite the delivery of AHI housing in Vancouver.

1.5.2 THE ATTAINABLE HOUSING INITIATIVE (AHI) AND THE HEATHER LANDS

The Attainable Housing Initiative (AHI) will create over 2,900 below market leasehold strata homes at the Heather Lands site. Qualifying AHI 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 will pay less for their home, will have to put less money down on their mortgage and will have lower monthly mortgage payments, making homeownership more accessible for Heather Lands residents. This significant contribution of attainable leasehold market homes will have a meaningful impact on the housing crisis, and will provide a real opportunity for households to access discounted leasehold market housing in Vancouver.

This unprecedented 40% discount is made possible through a partnership between the Musqueam, Squamish & Tsleil-Waututh Nations and the Province of British Columbia. Because of the development work that has been undertaken to date, Heather Lands has been identified as the best location to quickly expedite AHI units. To that end, the Province has agreed to contribute $672m (which is expected to be repaid by purchasers to the Province under the initiative) in order to fast track construction works on these lands. CLC will support MST with securing municipal approvals to ensure the success of the AHI program and to continue their significant reconciliation efforts to date. Through contributions to the AHI program and the associated updates to the Heather Lands development, the City of Vancouver has a unique opportunity to effect real change for Vancouverites who struggle with housing affordability.

Detailed parameters of the AHI program can be found on the Province's website at: www2.gov.bc.ca/gov/content/housing-tenancy/attainable-housing-initiative-heather-lands

These parameters are the result of extensive collaboration with MST and the Province of BC. While the terms of the program are largely settled, there is the potential for minor changes to the program as we work to maximize the success of this important below-market housing initiative.

We look forward to meeting with the City team to discuss AHI in detail. While we greatly value our partnership with the Provincial Government to deliver the AHI program, we have proposed that in the case that the AHI program is no longer funded by the Province, the housing mix would instead revert to a proposed mixed-tenure approach for the remaining residential components of the project, including:

- 70% leasehold strata,
- 20% social housing, and
- 10% secured market rental housing.

While this is not the intended nor the desired outcome, it does allow for long-term flexibility. Regardless of the housing mix, the Community Amenity Contributions outlined in the next section would remain.

1.5.3 COMMUNITY AMENITY CONTRIBUTIONS (CAC)

The community benefits proposed through this rezoning are summarized below:

1. A 4.4 Acre Public Park – the design and extents of this park and of the larger public realm at the Heather Lands site remain consistent with the 2022 rezoning. We have worked to ensure that the generous public realm and community amenities remain as an important foundation of this livable community. The cultural and sustainability initiatives related to this important landmark will be further developed through a joint design development process with the City's Parks Board.

2. $13,000,000 CAC contribution for local transit initiatives – this contribution has already been paid to the City and we look forward to seeing these funds used in support of the extensive on and off-site works being developed for the Heather Lands site.

3. 1-acre leased site for a CSF school – this site remains consistent with the 2022 rezoning in that Parcel D will be leased to the Conseil Scolaire Francophone as a new 50,590 square foot facility to expand existing francophone school programs in Vancouver.

4. 125 space Indigenous-owned Childcare Centre – This amenity has been enhanced from the 2022 rezoning by adding a proportionate buildable area to reflect the additional density on site. The original zoning allocated 11,000 square feet of space for this facility, and the new space will be over 15,000 square feet. In addition, the facility will move to a for-profit model to allow a significant increase in available capacity (was 74 spaces, now 125 spaces), and to allow MST to operate this facility to the benefit of their communities.

5. 10,000 square foot MST Cultural Centre – the original zoning proposed a 25,000 square foot free standing cultural centre. This facility has been reduced to 10,000 square feet through discussions with MST leadership. The need for a stand-alone facility that would exclusively serve MST communities is an interesting concept, but ultimately the location of this facility away from each Nation's respective neighbourhood and other support facilities limited the usefulness of this sort of programming. Instead, we propose a smaller flexible space that can support a variety of activities (gathering, celebration, performance, exercise, cultural, etc.) that can serve both MST and the Heather Lands community.

6. Affordable Housing – this rezoning initiative intends to provide two kinds of affordable housing:

a. Social Housing – the proposed 477,371 square feet of social housing remains largely consistent with the 2022 rezoning. Parcel E will be fully constructed and delivered by the development partnership and will provide 281 units of social housing to be run by an MST non-profit housing society. Parcel A will become a site dedicated for the construction of an additional 331 units of social housing pending the successful completion of a funding initiative led by the partnership. Once constructed, the facility will be operated by an MST non profit housing society.

b. AHI Housing – this rezoning proposes an additional 2,937 units of AHI housing, which will provide Vancouverites with an unprecedented opportunity to own an affordable home in the heart of Vancouver.

7. DCLs – the increased density proposed through this rezoning will provide the City with a minimum of $111,691,920 of fees through the permitting and construction of the development parcels. This is in addition to the significant developer-built, on-and-offsite civil works as laid out in the Heather Lands servicing agreement and various engineering submissions to the City.

8. Public Art – through this rezoning initiative, the public art budget will increase to approximately $5.8 million to reflect the increased density on site. A Coast Salish public art initiative has already begun and is an integral part of the cultural design expression at the Heather Lands site.

The MSTA Partnership is proud to submit this rezoning application as another step towards creating a beautiful mixed-use community that can embody the MST values, objectives and world views, while helping to provide livable, attainable and affordable homes for all. We are committed to building this community as quickly as possible to help address the housing crisis.

1.5.4 REZONING PROCESS PRE-APPLICATION ENGAGEMENT

The rezoning process for the Heather Lands site initially commenced in July 2019.

Since that time, detailed plans and design solutions have been developed for the purpose of developing a comprehensive rezoning package. The project team continues to ensure MST perspectives, knowledge, and culture are integrated into the planning and design of Heather Lands. Ongoing meetings have been held with City staff to ensure support for the directions and solutions proposed.

The pre-application phase of the 2022 rezoning process also included extensive outreach with the MST Nations' communities as described in detail in the 2022 rezoning documents and in the Heather Lands Cultural Interpretive Plan. In addition, a presentation to the Riley Park South Community Visions Group was held and engagement proceeded according to standard City of Vancouver practices following the 2022 rezoning proposal.

The AHI rezoning application process builds on the 2022 rezoning's City review process and subsequent public and community engagement since 2019, and leaves many important initiatives that came out of this consultation largely unchanged. Over the past two years, the MST Nations have worked with the Provincial Government to secure a new housing program called the Attainable Housing Initiative, providing a new opportunity for affordable home ownership at 40% below market value. This new housing initiative has been integrated into the proposed Heather Lands community, which seeks to achieve additional homes and a mixed-housing tenure, while keeping the streets, parks and open space, and building locations generally the same.

The southern portion of the site (CD-1 South) was enacted by Vancouver City Council in 2025 based upon the original rezoning, but did not include regulatory provisions for the Attainable Housing Initiative. In addition, the revised number of homes, building form, and housing tenure to support Attainable Housing have led to this updated rezoning submission. We look forward to engaging in a community outreach program as part of this rezoning initiative.

1.6 RECONCILIATION

Reconciliation is in the DNA of Heather Lands; it is embedded in all aspects of the redevelopment of the site, including through ownership, the planning process, the relocation / removal of the Fairmont building, and the design concept for the Heather Lands neighbourhood as summarized below and described in more detail throughout this rezoning proposal.

OWNERSHIP: Historic Partnership
In 2014 Canada Lands Company (CLC) and a partnership of the Musqueam, Squamish and Tsleil-Watuth (MST) Nations acquired the Heather Lands in a historic 50-50 joint venture. Together, CLC and the MST Partners completed the Policy Statement and 2022 Rezoning for the full Heather Lands area. CLC and MST share aspirations to transform the Heather Lands into an outstanding new neighbourhood through a unique partnership and development process grounded in reconciliation.

The MST Partnership acquired CLC's interest in the south portion of the Heather Lands in 2025. The MST Partnership and Aquilini Development, together MSTA, have partnered to develop the new community at the Heather Lands.

PLANNING PROCESS: Strengthening Relations
On July 9, 2014, Vancouver City Council adopted a framework for reconciliation as part of Vancouver's designation as a City of Reconciliation. CLC, MST and MSTA have worked closely with City staff to move forward the significant opportunity offered by Heather Lands as a site of reconciliation.

As stated in the Heather Lands Policy Statement, reconciliation for this development is multifaceted.

"It is about the return of the lands to the MST Nations. It is about reflecting on the past, including the impact of the residential schools and the relationship between the Nations and the RCMP, who operated a training facility on this site for many years. It is also about the future, in creating opportunities for sharing culture, storytelling, healing and prosperity. It is intended that the Heather Lands will be unique in character, by incorporating Indigenous values and principles into the planning and design of the site."

FAIRMONT BUILDING: Act of Reconciliation
As described in more detail in Section 2.1.4 of this rezoning proposal, the Fairmont building, which acted as the Division 'E' Headquarters for the RCMP, is a constant reminder of a history of negative relations between the RCMP and Indigenous people, and is seen by the MST Nations as a continued imposition of colonial values. In recognizing this history, the MST Nations with the support of CLC requested removal of the Fairmont building from the Heather Lands.

As part of the process for creating the Heather Lands Policy Statement, the City hosted a dialogue event to consider the future of the Fairmont building. Five principles derived from the Fairmont dialogue session provide a site-specific approach to reconciliation: Respect; Storytelling; Healing; Welcoming; Legacy.

These reconciliation principles have informed the design process for Heather Lands. In 2022 the approval of the deconstruction of the Fairmont building as an act of reconciliation was adopted by council at the public hearing for the initial Heather Lands rezoning. In its place, a new MST Cultural Centre will further MST cultural initiatives and will support the Heather Lands neighbourhood.

DESIGN PROCESS: Informed by Storytelling
The expression and celebration of the culture, values, and stories of the MST Nations are at the heart of the design of Heather Lands. Engagement with members of the MST Nations communities, including the MST Cultural Liaisons, provided ideas and input to guide the creation of the Heather Lands Cultural Interpretive Plan ("CIP"). The stories and the ideas the Heather Lands CIP shares have shaped the design described in this rezoning proposal and will continue to serve as an important resource for informing how to imprint MST culture in Heather Lands landscape, public realm, amenities, architecture, public art, infrastructure and housing. It will help create a place that is different than anywhere else in Vancouver.

SITE DESIGN: Legacy
All components of the rezoning proposal for Heather Lands reflect the policies expressed in the Reconciliation chapter of the Heather Lands Policy Statement, and the shared vision to create a legacy that respects the past and celebrates the future.

Placemaking
Heather Lands is unique in character. Through the Heather Lands CIP, four design directives bring together MST culture and values to provide the foundation for placemaking throughout the new neighbourhood:

- Welcoming to All
- We're Taught to Know Where We Come From
- Everything is Connected
- Being in Touch with the Light, Weather, Seasons, Land

Placemaking is enhanced through the definition of six distinct precincts, 'Character Areas', that reflect MST culture and ways of being:

- Trail Through the Forest: The Runner Connects Communities
- Meeting Point: Welcome to our Place
- Teaching: Transferring Knowledge
- Homes in the Village: Returning Home
- Homes in the Forest: Retreat & Cleanse
- Drum Beat / Heart: The Spirit of this Community is Alive

Future Prosperity
Planning for Heather Lands considers the long-term prosperity of the MST Nations. The Heather Lands redevelopment provides unique opportunities for skill development and career training including planning, design, engineering and construction. The MST Nations have stated an interest in holding the lands in perpetuity, and ongoing operations of the new neighbourhood, and also providing opportunities for skill development, careers, and enterprise. MST will continue to work with the City of Vancouver to secure community amenities without requiring dedication to the City.

1.7 CONSULTATION SUMMARY

1.7.1 ENGAGEMENT FOR HEATHER LANDS POLICY STATEMENT

The following is drawn directly from the City of Vancouver's Policy Statement for Heather Lands:

Public consultation for the Heather Lands launched in October 2016 with open houses and an illustrated brainstorming session. A group of artist facilitators were present to illustrate ideas offered by those in attendance. Participants collaboratively created visions for the future of the site.

A second illustrated session was hosted for youth from the MST Nations, and from the local secondary schools (Eric Hamber and Jules-Verne). At the second set of open houses in late October/early November 2017, draft guiding principles and three preliminary concept plans were presented.

Public feedback was used to develop a preferred draft concept. Following the second set of open houses, the City hosted a dialogue session with invited participants to discuss the future of the Fairmont building. The goal of the event was to share different perspectives regarding the proposal to replace the Fairmont building with a new cultural centre that celebrates First Nations culture.

At the third and final set of open houses in March 2018, refined guiding principles, a preferred concept plan and emerging policies were presented. The feedback was used to revise and finalize the policies presented here.

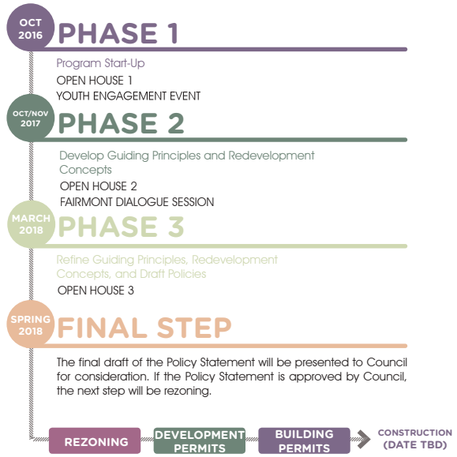


Figure 1-18: Policy Planning Program

1.7.2 ENGAGEMENT WITH THE MST NATIONS

A series of engagement events were held in each of the Musqueam, Squamish and Tsleil-Waututh communities to invite members to share their ideas and input about how to imprint MST culture into the future neighbourhood.

The engagement events took the form of community dinners and Elders' lunches, included opening songs, words of welcome, and introductions to the project. Information panels were available to provide background information on the site, project history, partnership history, and planning process.

Following the meals, community members were invited to participate in a number of different interactive activities which are further outlined in "What We Heard." These activities included:

- A Storytelling Circle
- 100 Photos Table
- Co-Design Four Elements
- Children's Activities

An incredible amount of rich input was shared. Artists were available to capture the stories visually. The output of these events: stories, insights, and ideas that were offered, including all the artists illustrations are enclosed in the "What We Heard" document. A key output from this process was the preparation of the Heather Lands Cultural Interpretive Plan.



Figure 1-19: What We Heard

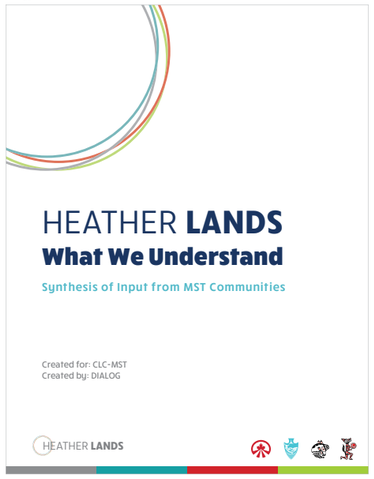


Figure 1-20: What We Understand

1.8 DESIGN RATIONALE

1.8.1 CULTURAL INTERPRETIVE PLAN

The Heather Lands Cultural Interpretive Plan (“CIP”) provides a foundational source of inspiration and insight for this rezoning proposal. Created through the stories, knowledge, and ideas shared by the members of the Musqueam, Squamish, and Tsleil-Waututh Nations communities during rezoning engagement processes, the CIP along with the Heather Lands Policy Statement provides the point of departure for the design of the site as proposed in this rezoning proposal.

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 Nations’ community members are at the heart of the CIP and should be at the heart of the new Heather Lands neighbourhood.

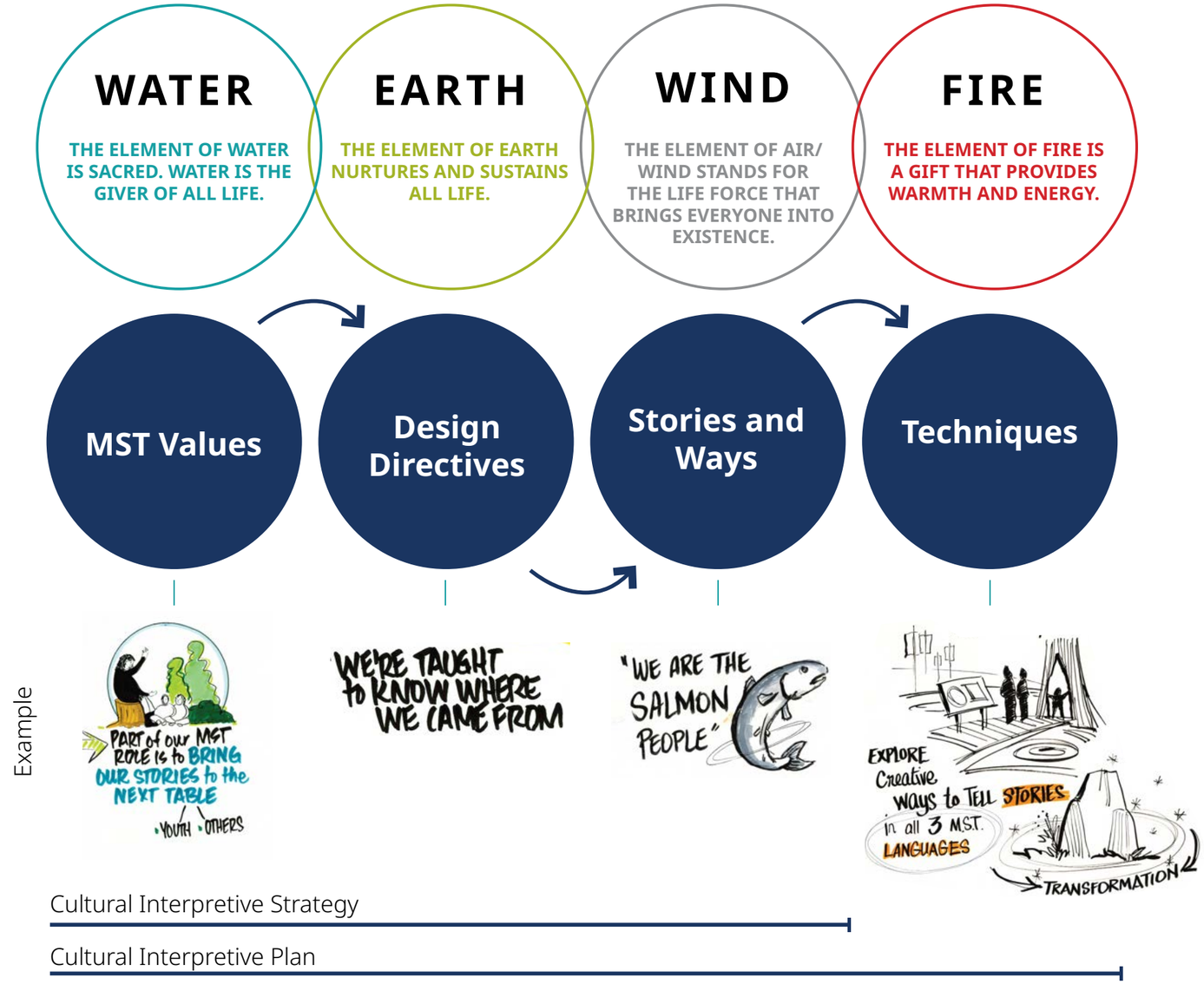


Figure 1-21: Cultural Interpretive Plan Framework

1.8.2 ELEMENTS OF LIFE, VALUES, AND DESIGN DIRECTIVES

FOUR ELEMENTS OF LIFE
The four elements of Water, Earth, Wind and Fire are proposed as a cultural backdrop through which to consider the design process and outcomes for the Heather Lands. The four elements are themes that will imbue all aspects of the future neighbourhood, ranging from architecture to public art, to gathering spaces and infrastructure. They help to convey many of the stories and teachings that were provided during engagement with MST Elders, knowledge keepers and community members.

- **WATER**: Water is sacred. Water is cleansing, We know we are home when we see our river. We are water protectors.
- **EARTH**: Everything we say, do, eat, make comes from the land.
- **WIND**: Wind and water bring messages from ancestors to help with daily life, to remember old teachings. Healing and cleansing with wind. Wind protects.
- **FIRE**: We wrap our people in our blankets – warmth, wealth, history, art. Fire brings people together. Spaces for ceremony and storytelling. Together coming home.

VALUES
The words and ideas shown opposite in Figure 1-22 were shared by MST Nations' community members participating in engagement events through the rezoning process to reflect values that are important to their communities.

Taken together, these statements framed the creation of the four Design Directives that provide the basis of the CIP, and inspired the development of the Design Guidelines.

DESIGN DIRECTIVES
Four Design Directives bring together the four elements of life and the MST value statements to provide the foundation for all facets of planning and design for the future Heather Lands neighbourhood. They are briefly summarized on the following pages and described in detail in the CIP. The four design directives are:

- Welcoming to All
- We're Taught to Know Where We Come From
- Everything is Connected
- Being in Touch with the Light, Weather, Seasons, Land



Figure 1-22: MST Values, as expressed through the Heather Lands Cultural Interpretive Plan

1.8.3 WELCOMING TO ALL

Whatever we create must be welcoming

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.

The Heather Lands neighbourhood will be a welcoming place for those who live in the neighbourhood, for MST members and for others. 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.



Figure 1-23: Welcome Figure (kʷaʔaɁɬiɬ), Credit: Darrell Vedan

1.8.4 WE'RE TAUGHT TO KNOW WHERE WE COME FROM

Make our language and storyline visible… Use old values but new methods… Observe protocol [and] respect ways of being and doing ceremony… Protect our ancestors… Bring our voices back and hold it to the land

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.



Figure 1-24: Prayer Weaving by Krista Point, Credit: Charlie Mitchell

1.8.5 EVERYTHING IS CONNECTED

Do everything for a reason… Understand that everything is connected: people, land, stories, ceremony, language, water. Bring these into alignment and good things will flow out… We need to be visionary and continue to be leaders… Be of two minds: business and sustainability… Remember that youth will inherit the land

The new neighbourhood will honour and reflect stewardship of nature and interconnection. Healthy existing trees will be protected wherever possible, and the trees that must be removed to make ways for buildings 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 planned and 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 planetary resources.



Figure 1-25: Brown-belted Bumble Bee, Credit: Andrew C.

1.8.6 BEING IN TOUCH WITH THE LIGHT, WEATHER, SEASONS AND LAND

Know that the sky, mountains, river tell our stories. Remember that everything we say, do eat, make comes from the land

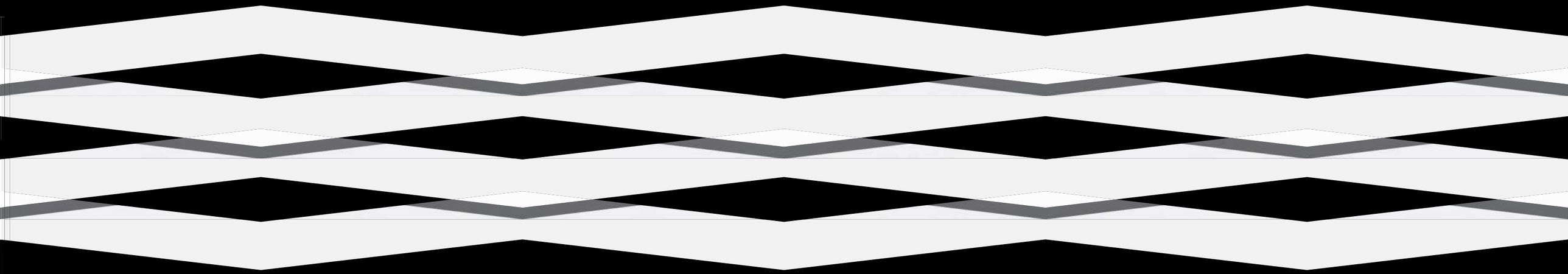
The Heather Lands neighbourhood will be designed to enable people to be immersed in and connect with the natural world and the seasons in a variety of ways that inspire the different senses. Views to physical landforms and features that are important to MST culture will be celebrated.

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.



Figure 1-26: Takaya Tours, Credit: Dennis Thomas



— 02 —

Site Introduction

2.1 SITE HISTORY

The Musqueam, Squamish, and Tsleil-Waututh people descended from hən̓q̓əmin̓əm̓ and sḵwx̱wú7mesh speaking people who from time immemorial occupied, used, and gained their livelihood from the lands, waters, and seas that include the area referred to as “Heather Lands”.

Following is an origin story from each of the MST Nations. Indigenous cultures have a tradition of oral storytelling as a means to pass on their history. As such, the legends represented here are only one of many for each of the Musqueam, Squamish, and Tsleil-Waututh Nations. To access more details about MST legends please visit the Nations’ websites:

- musqueam.bc.ca
- squamish.net
- twnation.ca

MUSQUEAM INDIAN BAND

OUR STORY, WHO WE ARE XʷMƏƟKʷƏẎƏM[1]

The name Musqueam relates back to the flowering plant, məθkʷəy̓, which grows in the Fraser River estuary. There is a sχʷəy̓em̓ that has been passed on from generation to generation that explains how we became known as the xʷməθkʷəy̓əm – People of the məθkʷəy̓ plant.

The old people spoke of a small lake called xʷməm̓qʷeːm (Camosun Bog) where the sʔiːlqəy̓ (double-headed serpent) originated. They were warned as youth to be cautious and not go near or they would surely die. This sʔiːlqəy̓ was so massive its winding path from the lake to the stal’əẇ (river) became the creek flowing through Musqueam to this day. Everything the serpent passed over died and from its droppings bloomed a new plant, the məθkʷəy̓.

For this reason, the people of long ago named that place xʷməθkʷəy̓əm (Musqueam – place of the məθkʷəy̓).

SQUAMISH NATION

THE FIRST OF THE SḴWX̱WÚ7MESH PEOPLE[2]

After that winter, the summer came too hot and burned all Squamish – burned it from the mouth to the top of the Squamish River. It was too hot, *SNUHKuhm, the sun, was too close – everything was dry and the people prayed to their *chee-AHM to take the sun up a little higher – everything is dried up – everything is cooked. They got what they wanted – everything started to grow, the sun is higher and sometimes *s’KIY-ihtch, the moon, is down below.

That’s the *chee-AWK-ah-mish Indians – they are Squamish people. After the flood there is only one man left. Nobody knows where he was when the flood was on – but when the water went down, he was walking around where the village was, and he says, ‘What’s the use of me being alive when the rest of my people are gone?’ And he says he is going to drown himself.

Just then, *AY-nih-YAWUHK-hum, the Thunder-bird, came down and tapped him on the back with his wings and said to him, ‘It’s no use, it’s no use, you going to die the same as the others; you come up. I’ll give you food.’ And the Thunder-bird went to the creek and grabbed SUHL-kiy, a salmon, and gave it to him. ‘Now there’s food for you.’ And then the Thunder-bird was gone. The next day, he was coming down with a basket full of good things the Indian can use – packed up in this basket. When the Thunder-bird comes to this fellow, he told him where to stay and that we would give him a woman, after. Then he opened the basket and he’s got food.

That was the beginning of the *chee-AHK-ah-mish people of the *chee-AWK-ah-mish River.

TSLEIL-WAUTUTH NATION

LEGEND OF THE FIRST MAN AND WOMAN[3]

The wolf was very important to us because in a bad salmon year a wolf brought us half a deer, only keeping half for himself. We believe that the first man was transformed from a wolf as a gift. He was very lonely, and angry at being alone when everything else in nature had a partner. The Great Spirit gave him a vision of diving off a cliff into the ocean, for at the center of the world lived the Spiritual Grandmother. When he hit the water he went to the bottom and returned with two hands full of sediment which he was to place in a ceremonial manner in a circle of cedar boughs. He did so and the day ended.”

“When the sun came up next day a beautiful woman was sitting there. She was to be the mother of his children and treated with great respect and love, a gift of mother earth. If he failed to comply his family would not flourish.”

“That,” Josephine said to Leonard “is the story of your people’s creation.”

– Leonard George

[1] https://www.musqueam.bc.ca/our-story/who-we-are/
[2] “Squamish Legends“ by Chief August Jack Khahtsahlano and Domanic Charlie, Edited by Oliver N. Wells, June 1966
[3] Credit: “Native Legends of the Indian Arm Area”, 'Recollections by Chief Leonard George, 1998, recorded by the Belcarra Historical Group: Michael Cotton, John Doerksen, Diane Drake, Colleen McDonald'.

2.1.1 MST HISTORY

Heather Lands is part of an interconnected network of cultural sites that exist throughout Musqueam, Squamish, and Tsleil-Waututh territories. For thousands of years, these have been the lands and waters on which the Nations have resided, worked, and followed their cultural customs.

The Heather Lands are situated within the central Burrard Peninsula that is bounded by English Bay and Seȟáḵw (False Creek) to the north and Sto:lo (the north arm of the Fraser River to the south). This area contains 17 recorded archaeological sites including major village such as c̓əsnaʔəm and seȟáḵw.

The Musqueam explain, “the Musqueam people are descendants of the Coast Salish. Our traditional territory occupies what is now Vancouver and surrounding areas and our people moved throughout our traditional territory using resources the land provided for fishing, hunting, trapping and gathering, to maintain our livelihood. Today, the Musqueam people still use these resources for economical and traditional purposes.”[1]

The Squamish explain, they are “descendants of the Coast Salish Aboriginal peoples who lived in the present day Squamish Valley and Greater Vancouver area. Our historical links to these lands and waters are numerous and Squamish place names exist throughout the territory. In many instances, a location has particular meaning to our people because of the existence of oral traditions that served to explain that place in the Squamish universe and in our relationship to the land. In addition, the land bears witness to the settlements, resource sites, and spiritual and ritual places of our ancestors, including villages, hunting camps, cedar gathering areas, rock quarries, clam processing camps, pictographs, and cemeteries.”[1]

The Tsleil-Waututh explain, the “‘People of the Inlet’ is one of the many groups of Coast Salish peoples who populate the Pacific Northwest. We have a sacred trust, a responsibility to care for our traditional territory, and to restore it to its former state. This stewardship of the land, air, and water is deeply ingrained in our culture because we understand that the health of our people is interconnected with the environment we inhabit.”[1]

The Coast Salish people experienced their first face to face contact with Europeans in 1808 when Simon Fraser sailed down Sto:lo (Fraser River). Prior to this, the First Nations experienced indirect contact with Europeans through disease which devastated their communities. Soon after the Hudson’s Bay Company began to establish forts and trading posts. These encounters became the foundation for the settler history in the city now known as Vancouver. Prior to this contact, the Coast Salish people occupied the site currently named ‘Heather Lands’ since Time Immemorial, “beyond the living memory of a people.”[2]

[1] The Partners. MST Development Corp., http://mstdevelopment.ca/about-us/the-partners/
[2] 2017 Lessons First Peoples, https://indspire.ca/wp-content/uploads/2017/09/LessonFirstPeoples.pdf
[3] 'A path through the Forest', CVA 99-1185.7
[4] 'A path through the Forest', CVA 99-1185.5



Figure 2-1: [*Trail*] Through the Forest, Stuart Thomson, 1918[3]



Figure 2-2: [*Trail*] Through the Forest, Stuart Thomson, 1918[4]

2.1.2 SETTLER HISTORY

Prior to settlement, the Burrard Peninsula was a densely forested area, consisting primarily of Douglas fir, Western hemlock, and Western red cedar. The Heather Lands site, like much of the Burrard Peninsula was harvested for timber. In British Columbia logging began as early as 1820s and continues to this day. Prior to the establishment of saw mills at the Burrard Inlet in the 1860s and the completion of the Canadian Pacific Railway in 1886 the timber would have been used predominantly as masts for ships.

The cleared site allowed for the construction of the Langara School for Boys in 1913 (known today as the Fairmont building). The school was a private school under the authority of Western Residential Schools, a non-denominational commercial private boarding school. Only four years after the school established residence on the site, they were asked to vacate the property to establish a military hospital. The Langara School for Boys became the Langara Military Hospital which was also known as the Fairmont Hospital. The hospital tenancy lasted only three years, until 1920.

From 1920 until 2012 the RCMP occupied the land. In the 1920s, with the ending of the war, the federal government purchased the land and converted the building to RCMP barracks. In 1950 the Fairmont Barracks became the RCMP sub-divisional headquarters and then finally in 1970 the Fairmont Training Academy. The Fairmont Training Academy offered classes to members of other detachments. The building also housed a kitchen and mess hall for senior RCMP officers.

From 1950 to the early 1980s, the RCMP expanded their operations. The building at 5255 Heather Street, built in 1950 and renovated in the 1970s. The RCMP Operations Building included: offices, a lecture theatre, a cafeteria and kitchen. In 1981, the RCMP also purchased the building at 657 W37th Avenue. Built by BC Workers Compensation Board in 1953, the building is listed on the City of Vancouver 'Staff List of Recent Landmarks' as it is, "a very good example the International Style"[1] of the 1950s. As the RCMP 'Administration' building, programs included: general offices, a gym, workshop, and garage. In later years a forensic lab was added to the Heather Lands site. The Division E RCMP Headquarters occupied the land now known as Heather Lands for 94 years, until they moved to their new headquarters in Surrey, BC.

Throughout settler history, the relationship between the MST and the RCMP has been a difficult one and these struggles are still present today. The 1972 photo of the First Nations protest, Figure 2-4, is indicative of the struggles between these groups.

The National Inquiry of Missing and Murdered Indigenous Women and Girls ("MMIWG"), is a more recent example of the harm and suffering the MST and many other Indigenous people of Canada have experienced due to the RCMP.

In response to the Inquiry, in 2018 Brenda Lucki, RCMP Commissioner issued a statement of apology including the following:

"It's very clear to me that the RCMP could have done better. I promise to you, we will do better." [2]

The City of Vancouver's commitment to reconciliation has led to a decision to honour the future land owners' history and relocate / remove the Fairmont building.

"*[The] leaders [of the MST] believe the demolition or removal of the building is appropriate in the spirit of reconciliation. The building represents oppression and rejection from hunting grounds with travel routes and trade paths*."[3]



Figure 2-3: North Arm Fraser River nr. Vancouver
Photo Credit: Tr P44, Bailey Bros.



Figure 2-4: First Nations Protest at Fairmont Barracks
Photo Credit: Vancouver Sun, April 1972

[1]RCMP Administration Building 657 W37th Ave, Heritage Character Statement, Vancouver BC, FHBRO Number 96-71
[2]Regina, Saskatchewan, June 25, 2018, https://www.rcmp-grc.gc.ca/en/news/2018/statement-apology-families-missing-and-murdered-indigenous-women-and-girls
[3] Watch List: Institutional Heritage, https://heritagebc.ca/events-activities/heritage-bc-watch-list/watch-list-institutional-heritage/

2.1.3 HEATHER LANDS: SITE SIGNIFICANCE

Aspirations for redevelopment of the Heather Lands site include endearing recognition of the culture, tradition and values of the Musqueam, Squamish and Tsleil-Waututh Nations. The settler use of the site is also acknowledged as forming part of the site's heritage value, particularly through landscape. Background archaeological reports, historical accounts and heritage assessments, along with the preparation of the Heather Lands Cultural Interpretive Plan provide detailed information to support an understanding of the heritage context of Heather Lands.

DESCRIPTION OF HEATHER LANDS AS A HISTORIC PLACE

The Heather Lands site is a large property centrally located on the Burrard Peninsula in Vancouver in an area that forms the height of land when travelling between False Creek and the Fraser River. The Heather Lands site was an integral part of the pre-Contact landscape on the Burrard Peninsula, and of the interconnected network of cultural sites that exist throughout Musqueam, Squamish and Tsleil-Waututh territories in particular. The MST Nations have deep connections to the area.

Today, the Heather Lands site is part of the Queen Elizabeth neighbourhood of Vancouver, as defined in the Cambie Corridor Plan. From 1920 to 2012, the RCMP was the primary operator on the site, and the site currently houses institutional, office and other types of structures that were needed to support RCMP functions. The present-day site has a park-like character due to the amount of open space within which the buildings sit.

HEATHER LANDS HERITAGE

The heritage value of the Heather Lands site is deeply and richly informed by its Indigenous history. The Burrard Peninsula was once a dense coastal rainforest, an area with cultural, physical, and spiritual locations and meaning for First Nations families. Prior to deforestation, Douglas fir, Western hemlock, and Western red cedar were the predominant tree species. The dominant undergrowth would have consisted of Oregon grape, trailing blackberry, baldhip rose, huckleberry, salal, and other vegetation.

For the MST Nations, respect for the land has always been a central value and is reflected in the stewardship of the natural landscape historically and today. This natural heritage is an important hallmark for Heather Lands;"Know that the skies, mountains and rivers tell our stories. Remember that everything we say, do, eat, make comes from the land."[1]

Pre-Contact Indigenous peoples occupied villages and camps along the shores of the Fraser River and False Creek. Although the waterways served as the primary corridors, overland trail networks connected major settlement areas on the Fraser River and Burrard Inlet, facilitating inter-village communications, trade, and access to spiritual sites. Several historic Indigenous trails have been documented in the area and represent an important heritage value of the Heather Lands. "The spirit of our ancestors moves through the open spaces of our runner." The runner, or warrior, traveled across the land delivering messages. He traversed the territory that is now called Heather Lands. He was a connector.[2]

The arrival of the colonial settlers brought new uses to the site and to this long-standing Indigenous heritage: timber harvest during in the early 20th century; the site of the Langara boys school from 1914 to 1918; a military hospital from 1918 to 1920; and the RCMP headquarters from 1920 to the recent past. Today, the Heather Lands site has a campus-like characteristic, with vacant office / institutional buildings sprinkled within large open spaces. The park-like nature of the land use and built heritage from this settler history of the Heather Lands site is a key heritage value.

Despite the rapid colonial settlement of this area, the sense of belonging that the MST Nations feel to the landscape now known as the Burrard Peninsula continues to this day. The continuity of place here expressed by the Musqueam, Squamish, and Tsleil-Waututh communities is demonstrated in the ideas and sentiment expressed during the community engagement events and resulting document for the Cultural Interpretive Plan.

KEY SITE CHARACTERISTICS

- The four elements of life:
  - **Water** is sacred; water is cleansing; water is home.
  - **Earth** nurtures and sustains us all. Everything we say, do, eat, make comes from the land.
  - **Wind** is the life force, that protects, teaches and connects to the spirit world
  - **Fire** is a gift that provides warmth and energy. It brings people together.
- Existing trees, especially Western red cedar and Douglas fir. Cedar is the tree of life in MST culture.
- The site's location between the Fraser River to False Creek, and the historic trails across Heather Lands that connect the two waterways.
- Views to natural features, including views to mountains such as the Two Sisters (known by many today as the Lions) and to Mount Baker, both visible from Heather Lands, and to Queen Elizabeth Park.
- Parade Square, including the trees, as a reflection of the site's RCMP history.
- Acknowledgment of the colonial history on the site, and the resilience of MST Nations, through removing structures that represent negative relations and replacing them with a sense of belonging and welcoming, spaces for gathering, ceremony and sharing culture.

[1] Cultural Interpretive Plan, page 80
[2] Cultural Interpretive Plan, page 9 and 88

2.1.4 FAIRMONT BUILDING: STATEMENT OF SIGNIFICANCE

As described previously in Section 2.1.2, the Fairmont building is an existing building on the Heather Lands site that reflects the settler history on the site. As per Section 1.6: Reconciliation, the City of Vancouver concluded through the Heather Lands Policy Statement process that retaining the Fairmont building on the site is contrary to the spirit and intent of reconciliation, and the Fairmont building will be deconstructed. The collective desire is not to erase the past, but to recognize shared history and legacies of the site. As such, the heritage of the building is documented and will be shared, including through making reference to it at the new MST Cultural Centre.

The Fairmont building is listed on the Vancouver Heritage Register in the 'A' category but not designated. During RCMP ownership the Fairmont Academy was recognized as a Federal Heritage Building by the Federal Heritage Buildings Review Office ("FHBRO"), which assists federal government departments in the protection of their heritage buildings. While the FHBRO designation is not applicable to buildings owned by CLC or other Crown Corporations, and ceased to apply to the Fairmont building upon purchase by CLC-MST in 2014, the Heritage Character Statement it contains provides a good description of the building's character defining elements.[1]

HERITAGE CHARACTER STATEMENT

The Fairmont building is a two-and-a-half storey Tudor Revival institutional building designed by Vancouver architect Samuel Maclure in 1912. It was built in 1912 as Langara School, a private residential school for boys, but in 1920 was purchased by the Royal Canadian Mounted Police for their own use. Renamed Fairmont Barracks, the building served as the force's provincial headquarters until 1950, then as the sub-divisional headquarters until the 1970s, and finally as the Fairmont Training Academy. While changes to the building's interior have been substantial, its exterior form and prominent features have remained remarkably intact.

CHARACTER-DEFINING ELEMENTS

- A prominent and distinctive entrance and interior foyer
- Siting within spacious and open grounds with ample use of trees
- A central corridor
- Formal massing
- Symmetrical façade
- Balanced composition
- Tudor half-timbering
- A flared hip roof
- Distinctive yet simple nature of materials of windows and doors



Figure 2-5: Langara School for Boys, 1917
Credit: Dominion Photo, VPL 20311



Figure 2-6: Langara Military Hospital, June 1917
Credit: Stuart Thomas, CVA 99-5096



Figure 2-7: RCMP Formation at Fairmont Barracks, 1930
Credit: Dan Lemieux, RCMP Veteran



Figure 2-8: Fairmont Academy Today
Credit: Unknown

[1] Watch List: Institutional Heritage, https://heritagebc.ca/events-activities/heritage-bc-watch-list/watch-list-institutional-heritage/

2.2 ZONING CONTEXT

Heather Lands is situated within the Queen Elizabeth neighbourhood in the Cambie Corridor Plan ("CCP") and identified by the City of Vancouver as a 'Major Project requiring a separate planning program'. In the CCP, properties adjacent to the project site are proposed as townhomes, apartments (4 to 6 storeys), residential towers (13+ storeys and towers with a choice of use).

Streets adjacent and crossing the project site identified for development in the CCP include W33rd, W35th and W37th Avenues. Currently W35th ends at the lane west of Cambie street. The CCP identifies the extension of W35th into the Heather Lands site. W37th is part of the Ridgeway Bikeway that runs across the City. The CCP proposes the section of W37th from Cambie to Willow Streets to be improved as a 'complete street.' The Cambie Corridor Public Realm Plan provides recommendations for complete street design. W33rd is identified as a possible location for a future Canada Line stations and / or bus route. Further bike lane improvements are slated for W33rd.

Another characteristic of the Heather Lands site is its location on the border of two watersheds. North of the site is Seńáḵw (False Creek) watershed and to the south is Sto:lo (Fraser River) watershed.

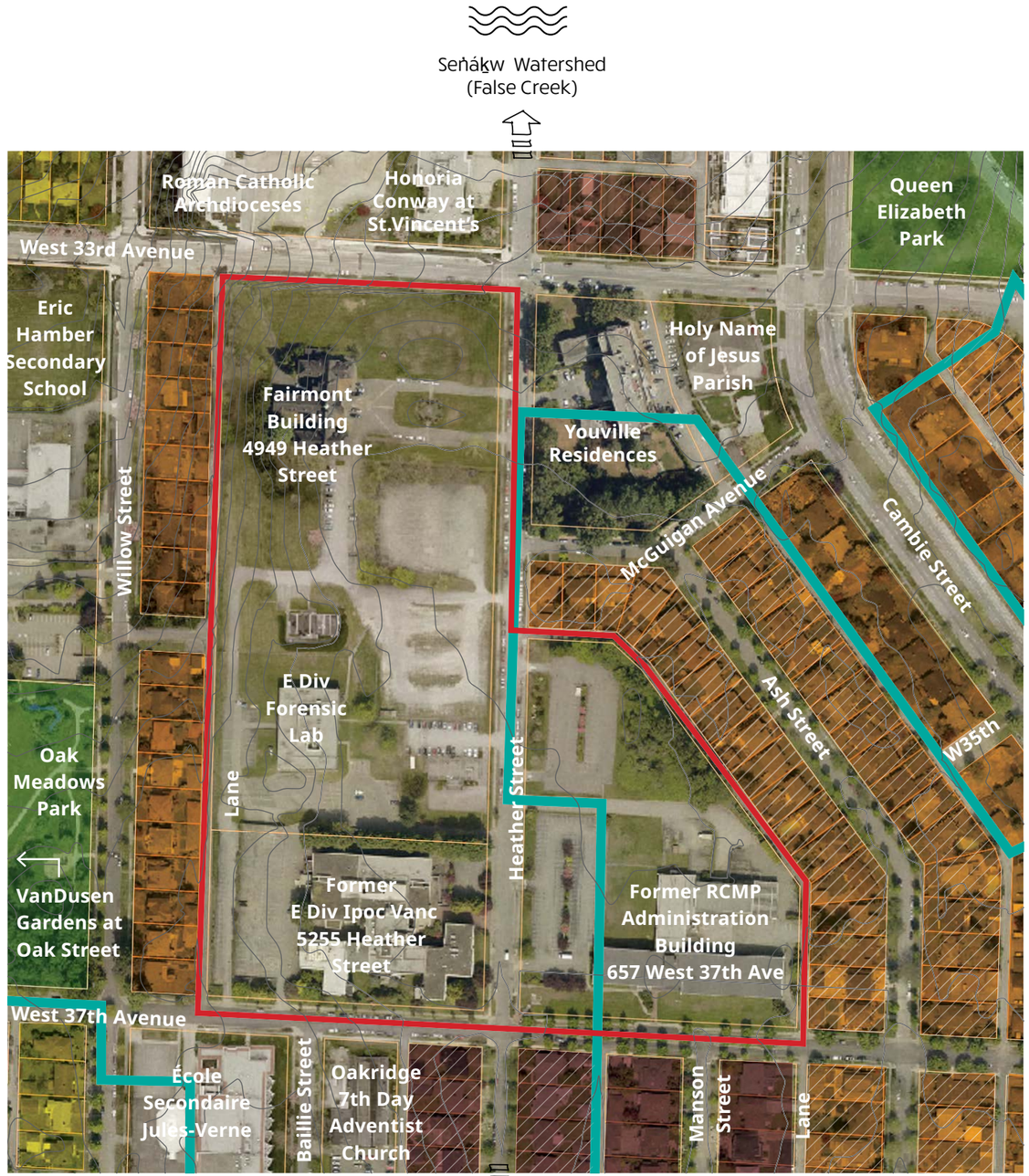


Figure 2-9: Heather Lands Zoning Context Plan

2.2.1 EXISTING ZONING MAP

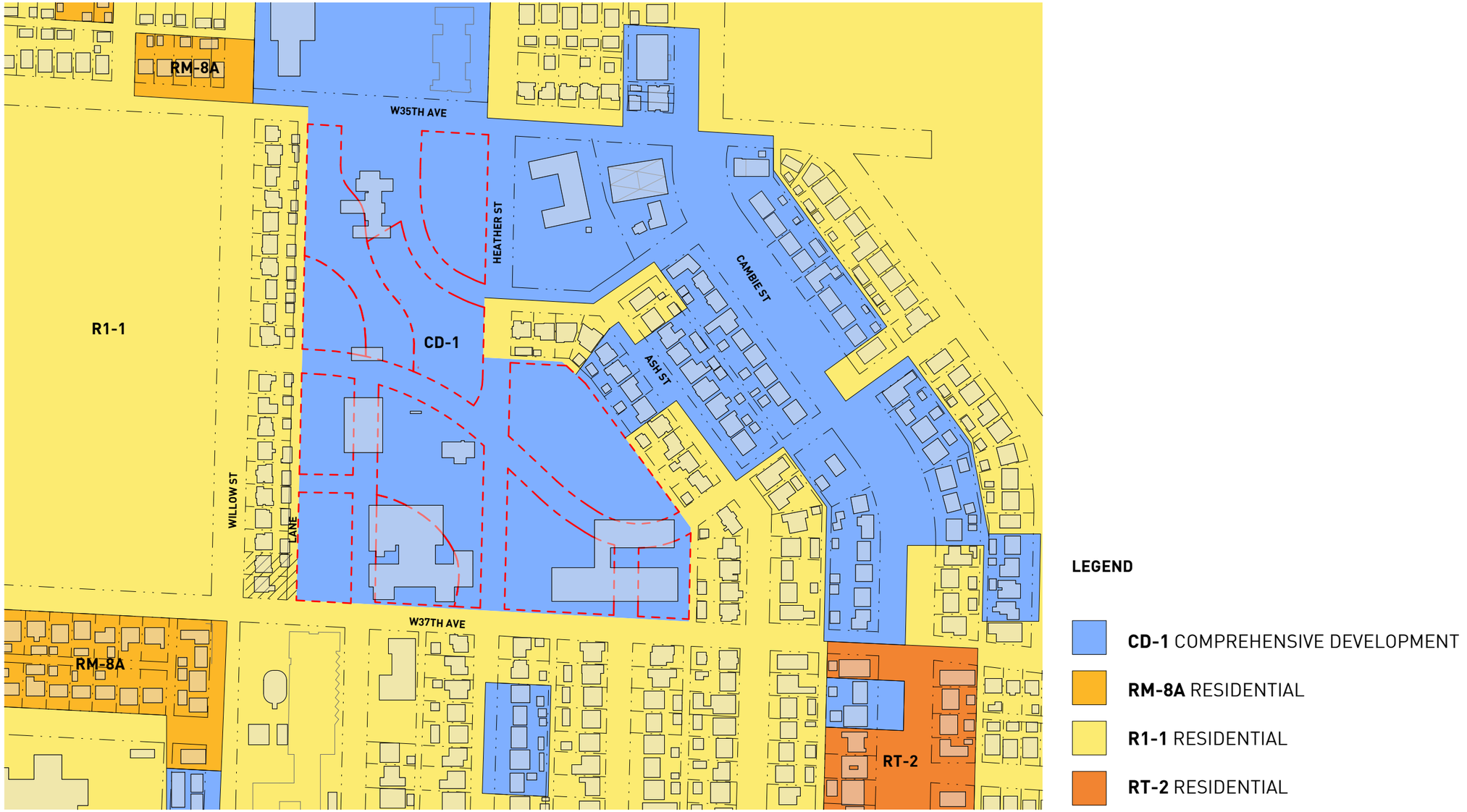


Figure 2-10: Existing zoning map

2.2.2 SURVEY

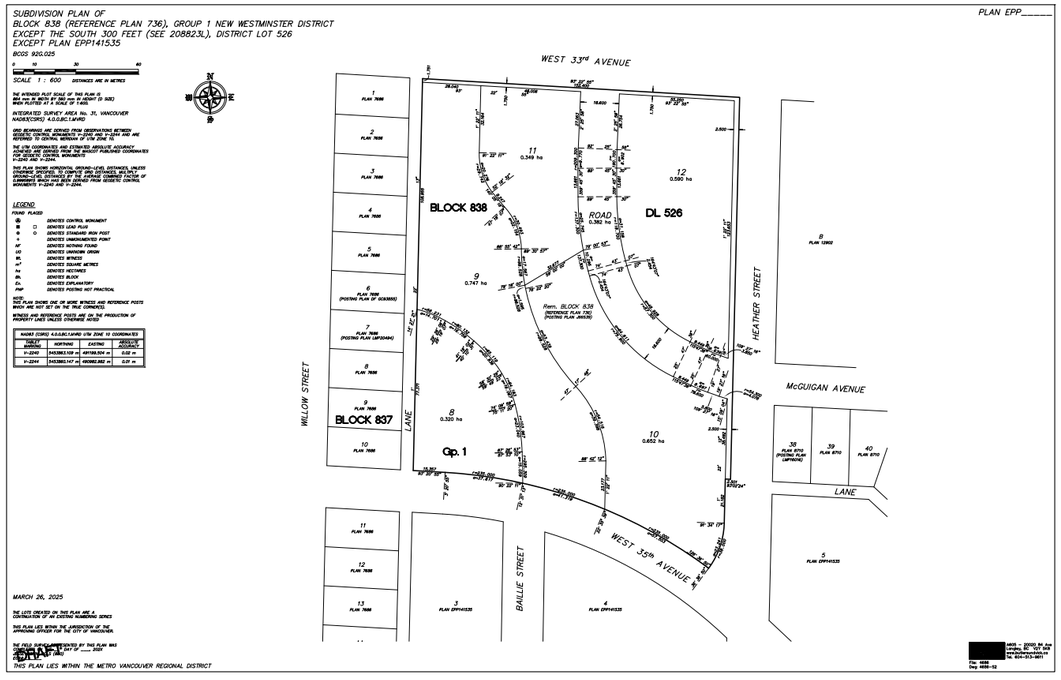


Figure 2-11: North and South Subdivision Plans

2.2.3 BUILDING GRADES

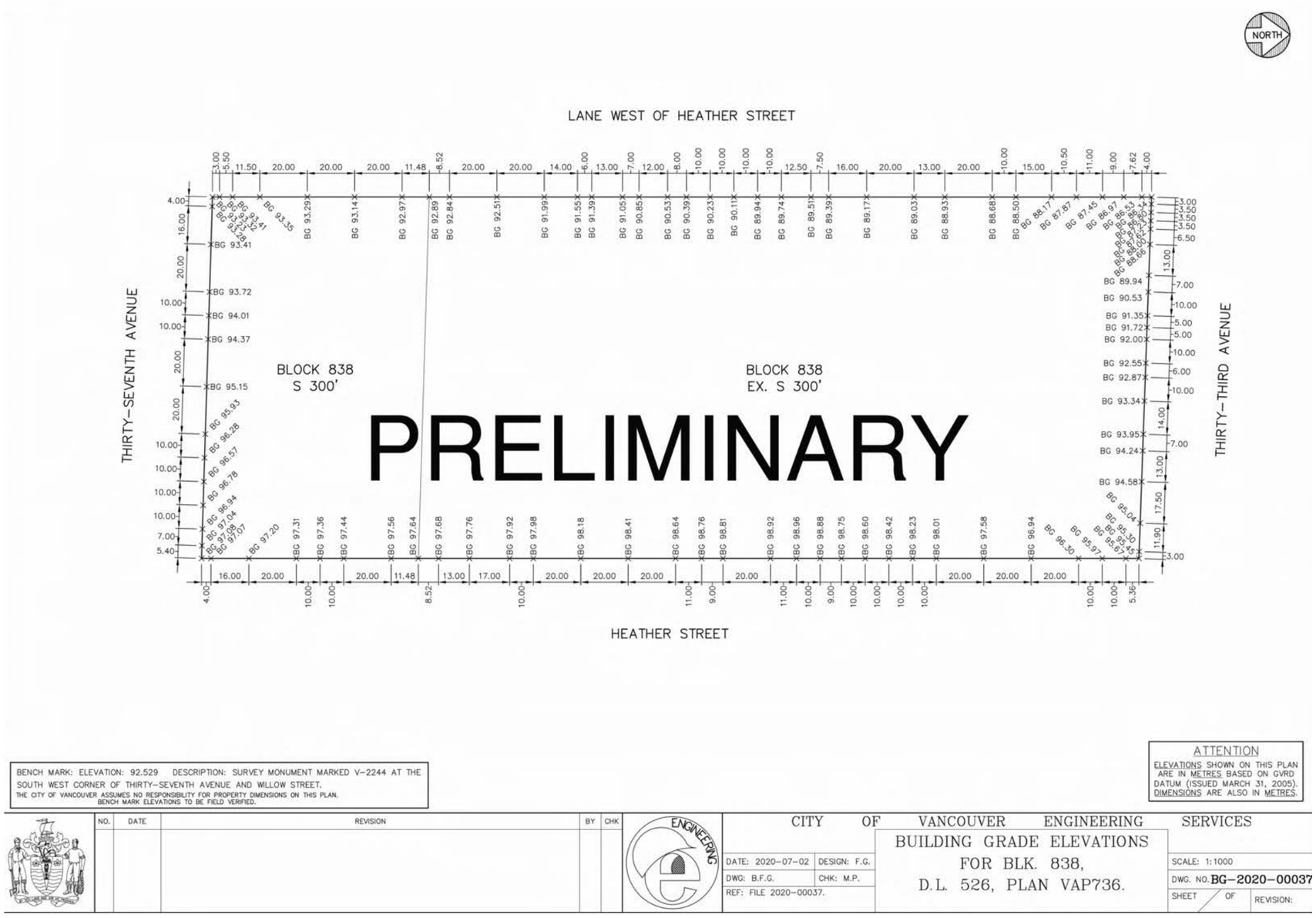


Figure 2-12: City of Vancouver Building Grades

2.3 SITE CONTEXT

The Heather Lands site is located in Vancouver, and is 8.5 hectares (21.1 acres) in size. It is situated north of W37th Avenue, south of W33rd Avenue, and bounded by the lanes east of Willow Street and west of Ash Street. The site is currently surrounded by single detached and low-rise multi-unit residential uses, as well as educational, faith and worship, and health care uses.

The Cambie Corridor Plan allows for future development of the lands surrounding the Heather Lands site. To the north, the zone between the Municipal Town Centre Development and the Heather Lands site allows for residential towers of up to 18-storeys on either side of Manson Street and mixed-use towers either side of Heather Street. 4-storey strata and 6-storey rental buildings are proposed to the east and west of the site.

The site is within a 10-minute walk of one of the region's most significant rapid transit lines – the Canada Line. King Edward Station is located north of the site and Oakridge Station to the south. A future station is possible at the corner of W33rd Avenue and Cambie Street. East-west bus routes run along 41st Avenue to the south, a 5-10 minute walk from the site.

Bicycle routes run east-west along the northern (W37th Avenue) and southern edges (W33rd Avenue) of the site, as well as north-south through the site along Heather Street.

The Heather Lands has a number of major green and open spaces nearby, including VanDusen Botanical Garden, Queen Elizabeth Park, and Oak Meadows. Other community services and destinations within the area include Hillcrest Community Centre and Park, Riley Park, the Jewish Community Centre, and Douglas Park Community Centre. Eric Hamber Secondary School to the west, L'École Rose-Des-Vents, and L'École Secondaire Jules-Verne are to the immediate south of the Heather Lands site. Vancouver College and King David High School are also nearby, along with several other elementary schools.

The nearest commercial areas are situated at Cambie Street and W41st Avenue, and Oak Street and West King Edward Avenue.

According to the Riley Park / South Cambie Community Vision, approved by City Council in 2005, the local community has a tradition of involvement in local issues, which is seen in its active community associations, neighbourhood and school groups, and artistic and business associations.



Figure 2-13: VanDusen Gardens Welcome Centre



Figure 2-14: Oak Meadows Insect Hotel



Figure 2-15: Canada Line, Oakridge-41st Ave. Station



Figure 2-16: Queen Elizabeth Park Entrance Sign



Figure 2-17: École Jules-Verne, Looking NW on Baillie

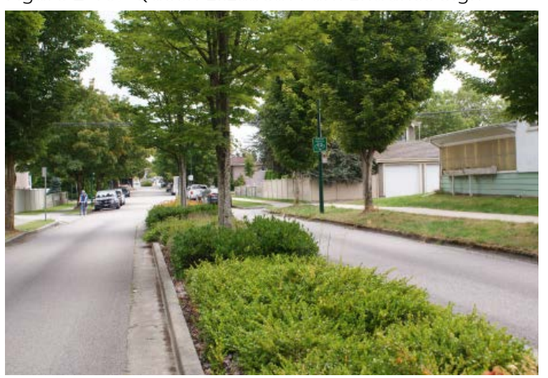


Figure 2-18: Ridgeway Bikeway, W37th Ave. Looking E

2.3.1 EXISTING SITE: PHOTOS



Figure 2-19: Looking E on W 37th St at Heather St



Figure 2-20: Looking W on W 37th St at Heather St



Figure 2-21: Looking W on W 37th St at Lane



Figure 2-22: Looking N at W 37th St and Lane



Figure 2-23: Looking E at Heather St and Lane



Figure 2-24: Looking SE at Heather St and W 35th



Figure 2-25: Looking W at Heather St and McGuigan Ave



Figure 2-26: Looking W at Heather St and W 33rd



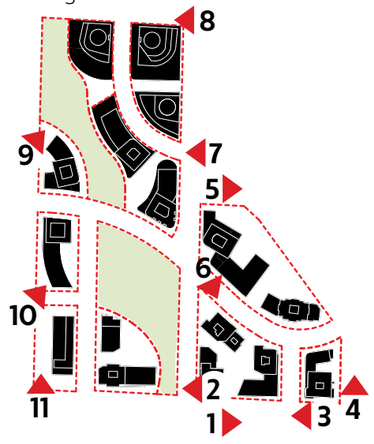
Figure 2-27: Looking NE at W 35th and Lane



Figure 2-28: Looking NE from W Lane



Figure 2-29: Looking N at W 37th and Lane



2.3.2 EXISTING SITE: ELEVATIONS



Figure 2-30: Existing W33rd Elevation, Looking South



Figure 2-31: Existing W37th Elevation, Looking North



Existing W37th Elevation, Looking North (continued.)

EXISTING SITE: ELEVATIONS



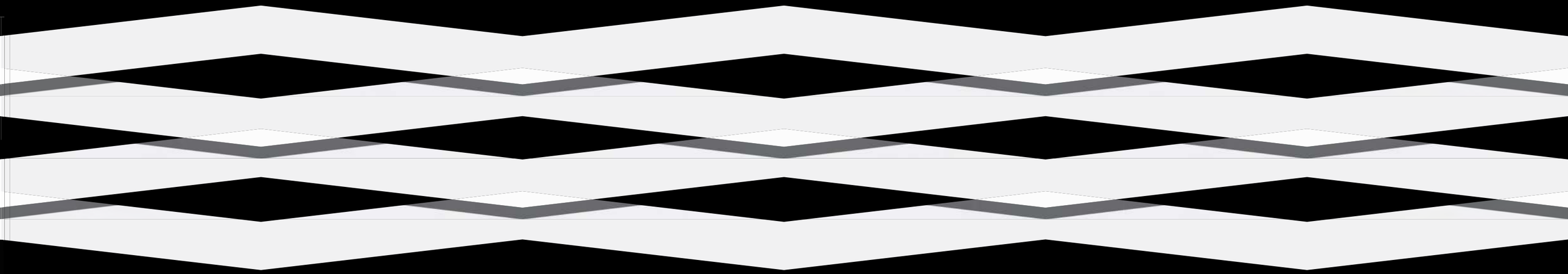
Figure 2-32: Existing Heather Street Elevation, Looking West



Existing Heather Street Elevation, Looking West (continued)



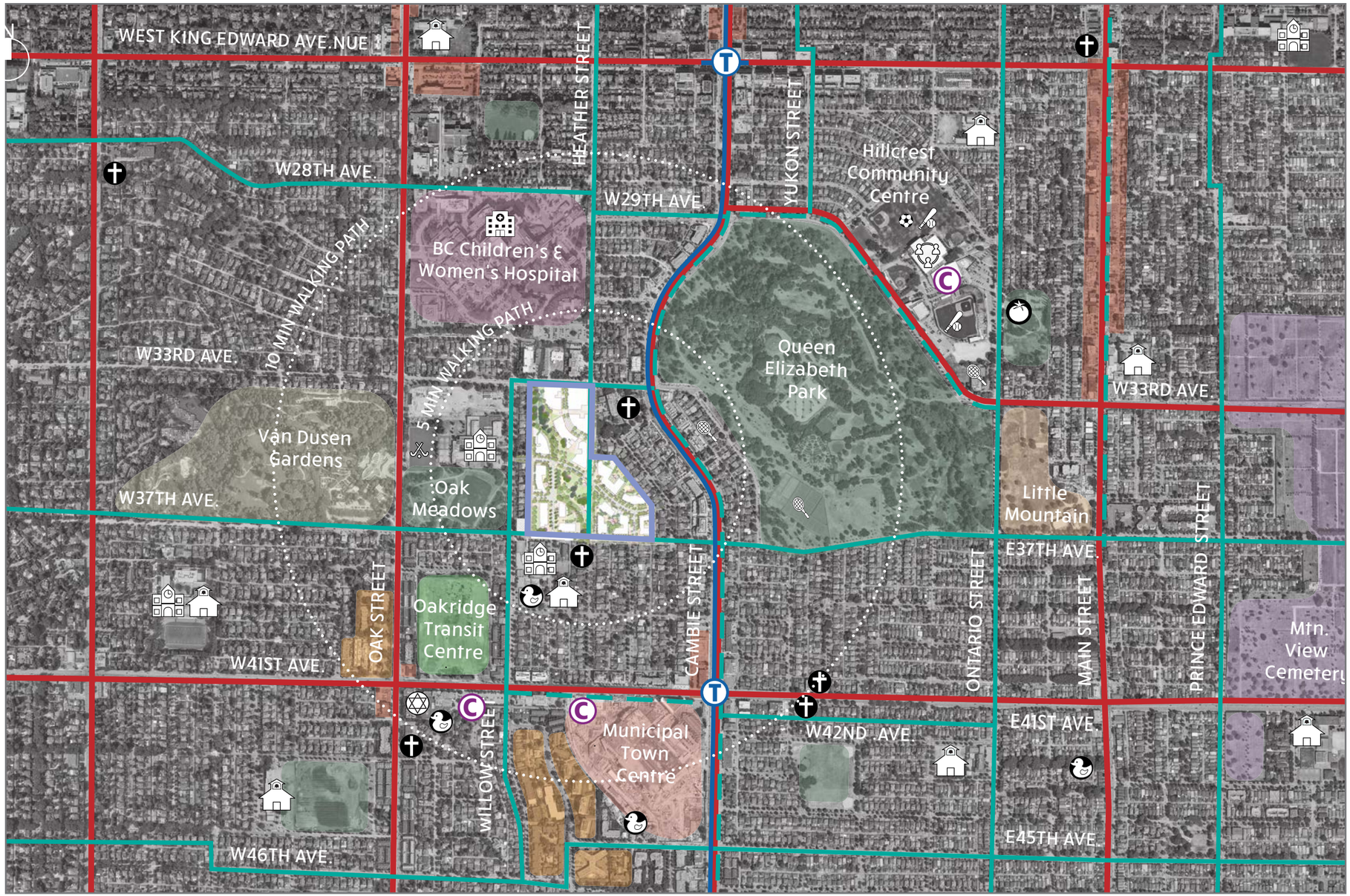
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— 03 —

Site Context

3.1 CONTEXT MAP



LEGEND

- HEATHER LANDS
- OAKRIDGE TRANSIT CENTRE (OTC)
- OAKRIDGE CENTRE DEVELOPMENT
- UNIQUE SITES - OPPORTUNITIES FOR HIGHER DENSITIES
- PUBLIC PARK
- VANDUSEN GARDENS
- CEMETERY
- LARGE DEVELOPMENT
- HEALTH CARE
- COMMERCIAL
- BICYCLE ROUTES
- BUS ROUTES
- CANADA LINE AND STATIONS
- COMMUNITY CENTRE
- DISASTER RELIEF HUB
- FARMER'S MARKET
- CHILDCARE
- SPORTS FACILITY
- ELEMENTARY SCHOOL
- HIGH SCHOOL
- HOSPITAL
- PLACE OF WORSHIP
- SYNAGOGUE

Figure 3-1: Surrounding Neighbourhood Context Plan

3.2 CONTEXT PLAN



Figure 3-2: Context Plan

3.3 3D CONTEXT

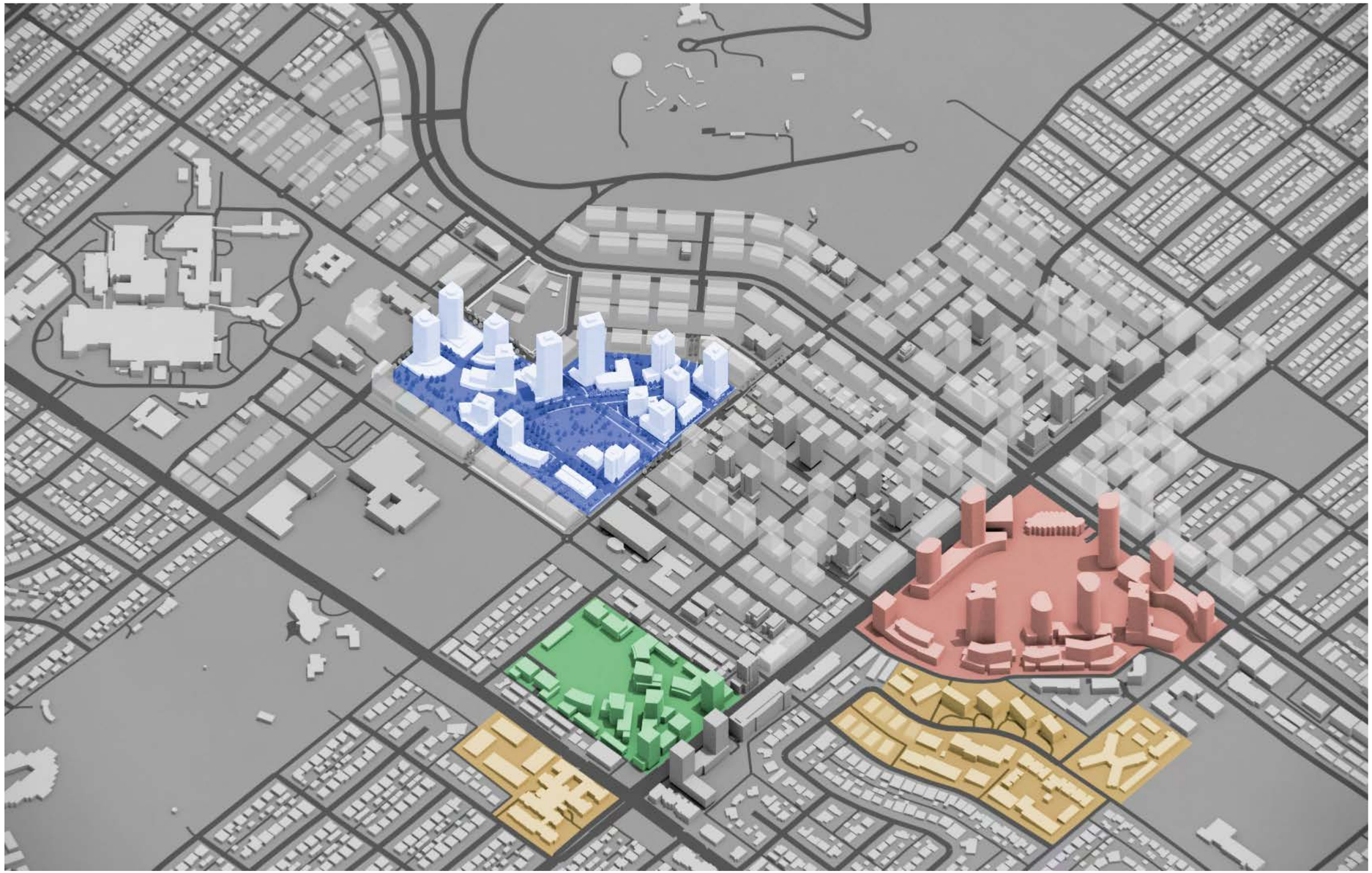
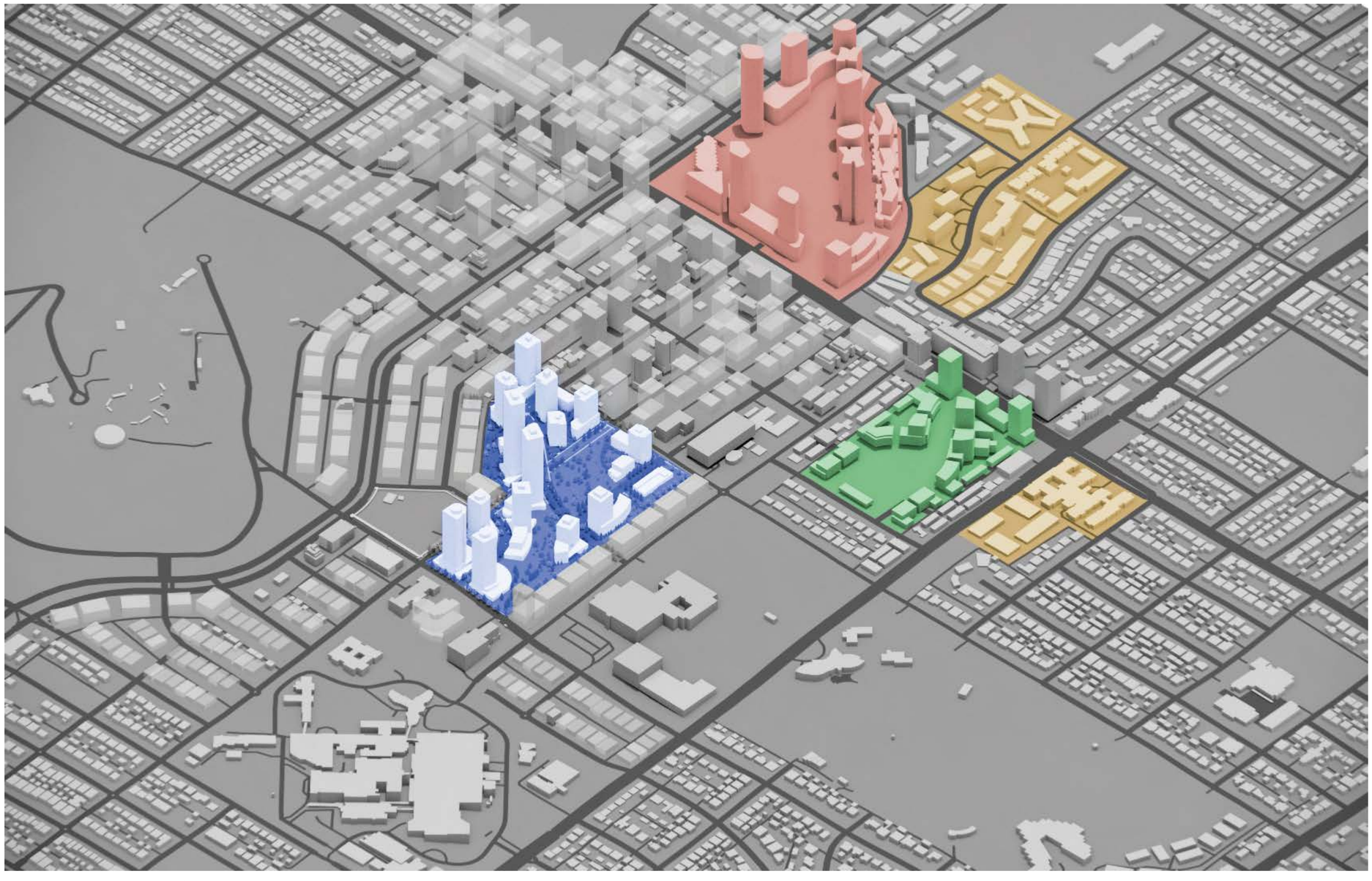


Figure 3-3: 3D Context Plan View From SW

3.3.1 3D CONTEXT



LEGEND

- HEATHER LANDS
- OAKRIDGE TRANSIT CENTRE (OTC)
- OAKRIDGE CENTRE DEVELOPMENT
- UNIQUE SITES - OPPORTUNITIES FOR HIGHER DENSITIES

Figure 3-4: 3D Context Plan View From NW

3.4 SKYLINE

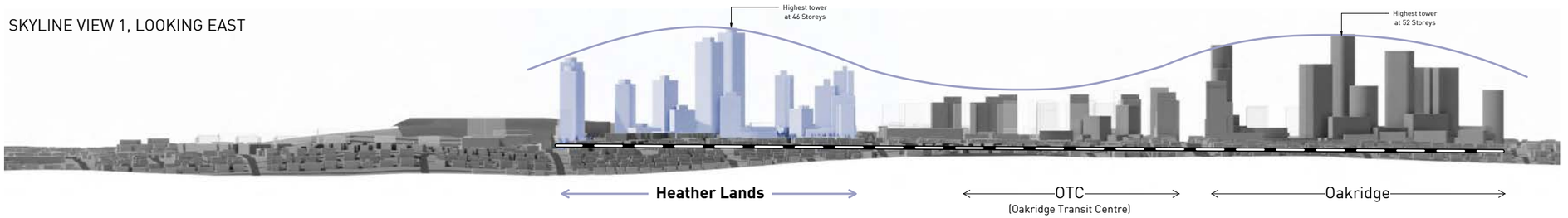
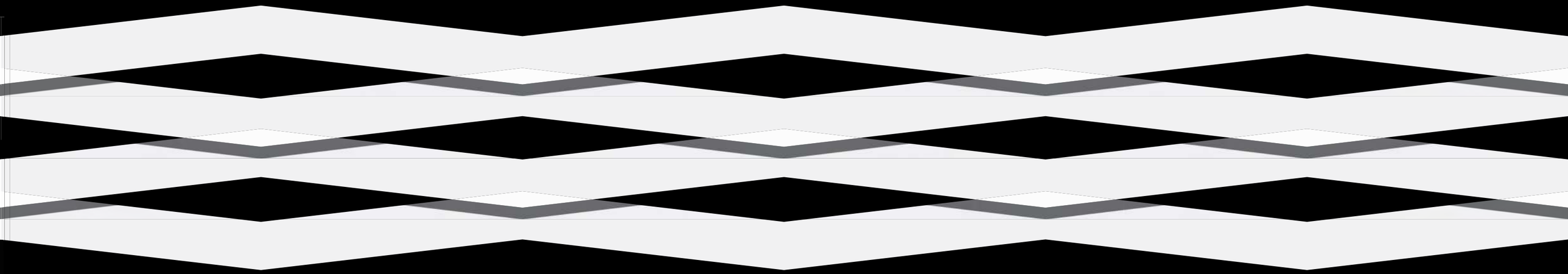


Figure 3-6: Skyline View



2025-10-22



— 04 —

Master Plan

4.1 SITE PLAN

An extension of W35th will connect to Willow and Cambie Streets. Baillie and Manson will extend north into the site and a new commercial street will connect Heather Street to W33rd Avenue at McGuigan. The remainder of the site is sub-divided into twelve parcels, identified as Parcels A through J, the South Park, and the North Park. The southern portion of Parcel J is planned as an open space.

Figure 4-1 identifies the parcels, streets and greens spaces within the site plan.

The various land uses planned for the new neighbourhood are described in Section 5.



LEGEND

- PARCEL + BUILDING IDENTIFICATION
- PROPERTY LINE
- BUILDING ENTRY
- CSF OWNED NOT PART OF HEATHER LANDS REZONING

Figure 4-1: Site Plan

4.2 PLACEMAKING

The public realm network offers a rich array of placemaking features and creates seamless transitions from gathering to quiet spaces.

Public realm, cultural references and architectural expression are considered to create a synergistic and cohesive ensemble.

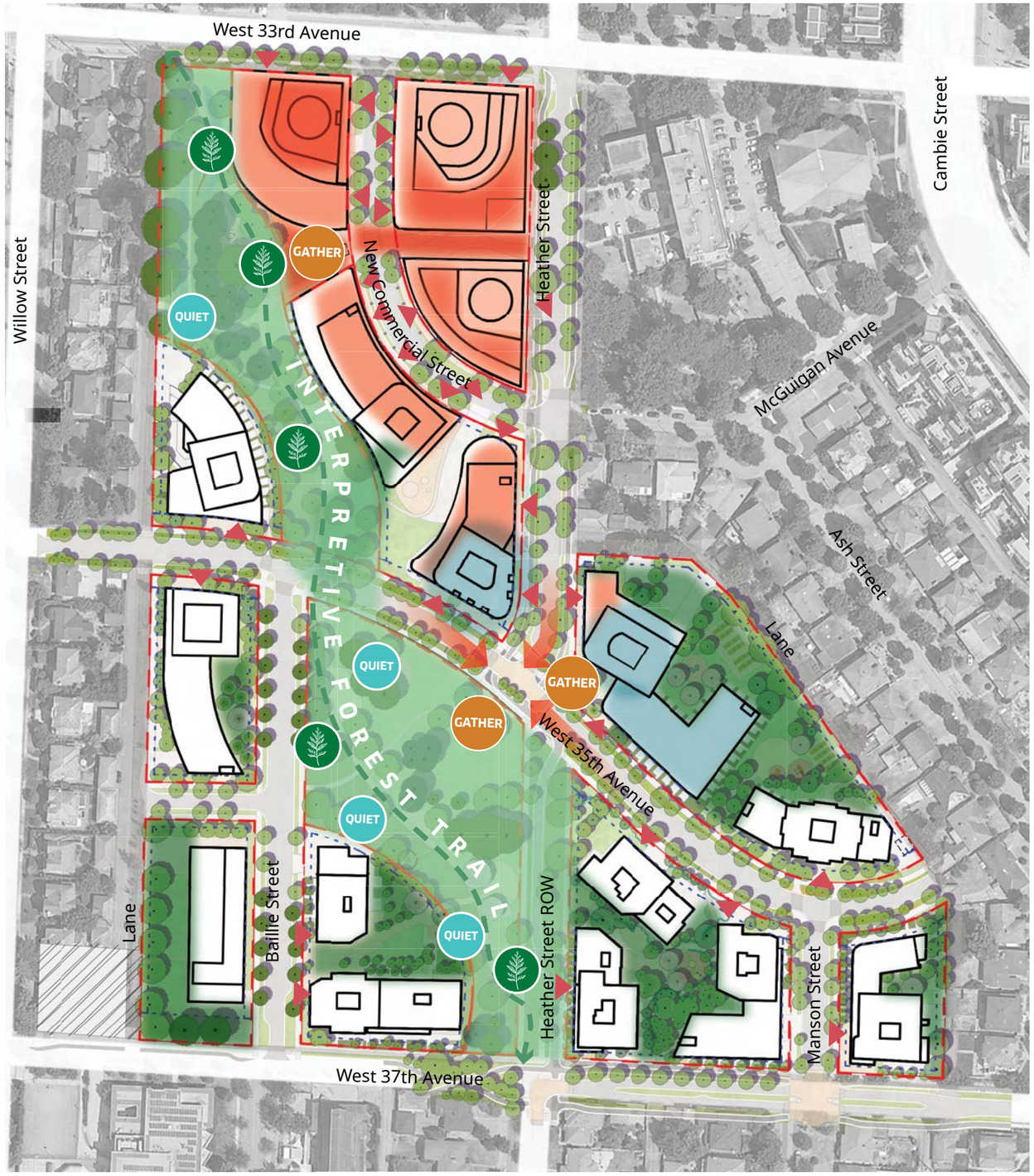


Figure 4-2: Connections and Culture in the Public Realm

4.3 CHARACTER AREAS

Six distinct character areas have been identified in the new neighbourhood as illustrated in Figure 4-3. 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.

Two character areas are specific to the public park, the open space and the public realm:

» Trail Through the Forest
» Meeting Point

The remaining four include a mix of building types and land uses:

» Teaching
» Homes in the Village
» Homes in the Forest
» Drum Beat / Heart

A more detailed description of each character area is outlined on the following pages. Some of the information is then repeated within the document.

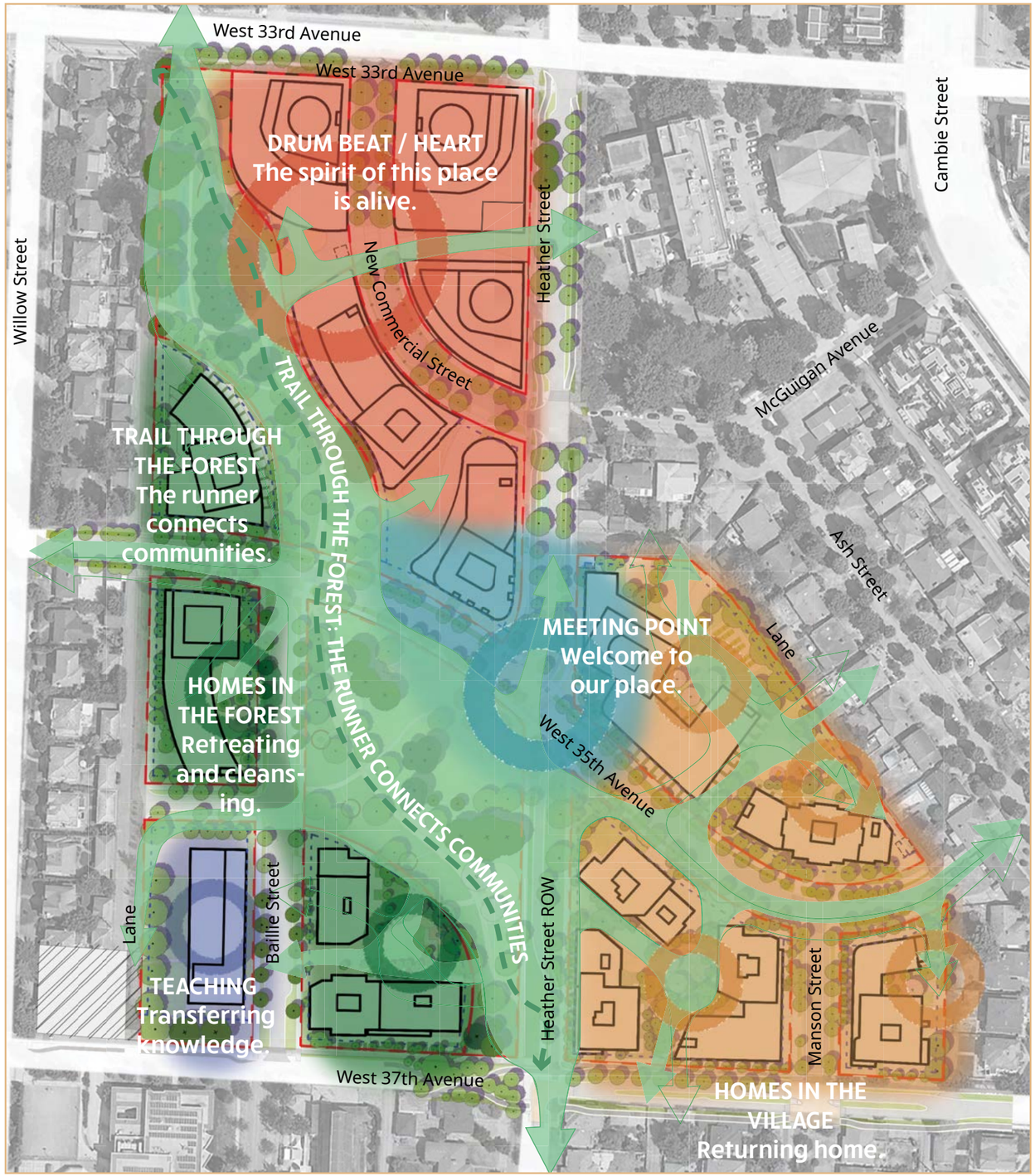


Figure 4-3: Character Areas Plan

4.3.1 CHARACTER AREA 1: TRAIL THROUGH THE FOREST

The ‘Trail Through the Forest’ recognizes the history of the site as a place that was at one time forested land used for hunting and gathering. Trails following the contours of the topography connected villages along the Fraser River with villages along False Creek. A MST legend of ‘the runner’ tells this story, where messengers ran between the villages and from the Fraser River to False Creek to relay important messages and to keep watch[1].

The Forest Trail traversing the site from north to south is closely aligned with historic trails used by the ancestors of the MST Nations, and forms the central axis of the site. Interpretive signage is proposed along this pathway to reflect this history.

4.3.2 CHARACTER AREA 2: MEETING POINT

‘Meeting Point’ is located at the high point of the site at the intersection of W35th and Heather Street. Meeting Point is a place to formally welcome people to the site; it says “welcome to our place.” Situated at the intersection of Parcels F2 and G1, which have the tallest buildings on the site, and the Park, Meeting Point is an important “knuckle” of the neighbourhood where key elements of the neighbourhood come together.

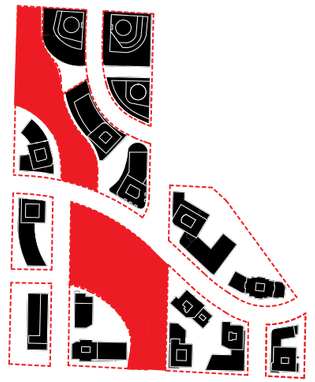
The buildings and their respective plazas respond to Meeting Point through their design and orientation, and help frame the convergence of views, pathways, roads, and the Park. Meeting Point symbolically represents the coming together of the Musqueam, Squamish and Tsleil-Waututh in a historic partnership.

4.3.3 CHARACTER AREA 3: DRUM BEAT/HEART

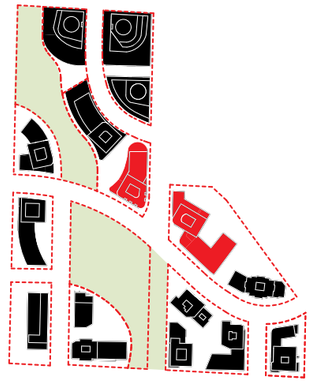
The ‘Drum Beat / Heart’ character area is the Heather Lands neighbourhood heart, a place where the intensity of public life unfolds. The character area is comprised of Parcels G, I and J that are aligned on either side of a new commercial street. These parcels form the northern end of the Heather Lands site and include an assortment of uses.

The MST Cultural Centre and a large open space, is the anchor point of this character area, providing a pinnacle for the commercial node, and a formal destination to celebrate MST culture. Parcel J offer a mix of uses, including retail, residential and cultural uses. Parcel I is composed of two mixed-use buildings, including retail and childcare in the lower levels of the podium with market leasehold and attainable housing in the towers above. Attainable housing makes up Parcel G.

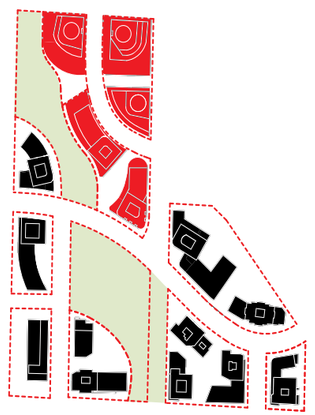
This area will be animated throughout the day while the local community and visitors meet for coffee, shop for groceries, run errands, drop off and pick up their children at the childcare centre. The ‘Drum Beat / Heart’ area is also a place for ceremony, gathering, meeting and celebrating the social elements of community.



Key Plan: Trail Through the Forest



Key Plan: Meeting Point



Key Plan: Drum Beat / Heart

[1] MST legends and stories in this document were shared by the MST Cultural Liaisons based on teachings by Elders, knowledge keepers and family / MST members.

4.3.4 CHARACTER AREA 4: HOMES IN THE VILLAGE

The ‘Homes in the Village’ character area, located in the southeast corner of the site, includes Parcels A, B and F. Parcels A and B are south of W35th and Parcel F is to the north. This character area is comprised of solely residential buildings with a mix of unit sizes to support and welcome an inclusive and diverse community.

Many buildings in this character area frame common outdoor spaces. Semi-public pedestrian pathways cross through Parcels B and F, creating opportunities for chance meetings and friendly encounters. These paths create permeability, welcome the broader community to the neighbourhood, and provide convenient and enjoyable alternate routes through the site.

‘Homes in the Village’ allows for a variety of outdoor activities; for example, community gardens with tables for dining, play areas, seating for visiting, and gathering spaces. Creating community and providing opportunities for connections between neighbours is a key objective of this character area. The development of this land is an opportunity to create a new village in which future residents feel a strong sense of home.

4.3.5 CHARACTER AREA 5: HOMES IN THE FOREST

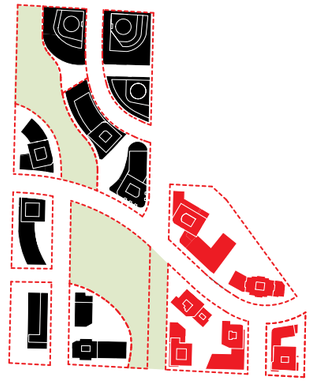
‘Homes is the Forest’ is made up of Parcels C, E and H. The buildings in these parcels are solely residential and include a mix of social, and attainable housing initiative types, with a mix of unit sizes. ‘Homes in the Forest’ is the most dispersed character area on the site. None of the parcels are directly connected to the other: Parcel C and H are bordered by the park to the north and W37th and W35th respectively to the south. Parcel E is bordered by W35th to the north and Baillie St. and the park to the east.

The direct relationship these properties have with the public park, their proximity to the ‘Trail Through the Forest’, and the retention of many existing mature trees inspired the name.

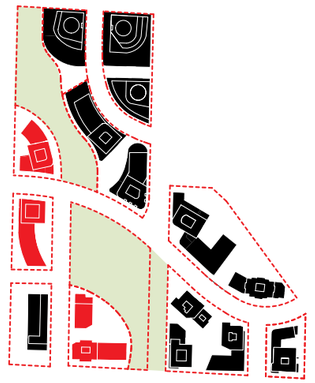
Historically, the MST Nations used the forest as a place to retreat and cleanse. This spiritual custom has helped inform the design of these parcels. Landscaping creates quiet spaces to sit, retreat, reflect, and connect with the land. Boardwalks and plantings found in the forest understory creates a sense of being in touch with the forest.

4.3.6 CHARACTER AREA 6: TEACHING

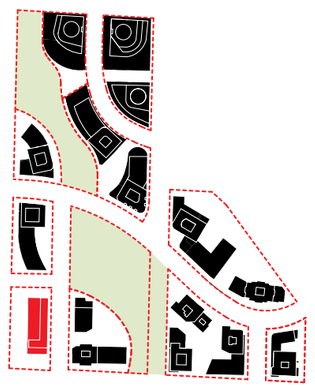
Parcel D is planned as a long-term lease to the Conseil Scolaire Francophone (“CSF”). The lower three levels of the four-storey building are proposed as the CSF school and the fourth floor as a childcare centre complete with an outdoor play area on the podium roof. Two residential sites to the west of the one-acre leased land are owned separately by the CSF as part of the school development, and are being designed as a future schoolyard. However, they do not form part of the Heather Lands Rezoning, and details pertaining to their design are not included herein.



Key Plan: Homes in the Village



Key Plan: Homes in the Forest



Key Plan: Teaching

4.4 PUBLIC ART

The transformation of the Heather Lands site into a unique and distinct neighbourhood where visitors and residents will recognize the MST Nations through the expression of their culture is a primary objective for this development. The unique cultural expression of the MST Nations will be prioritized through a robust public art strategy that is informed by the MST Nations artistic communities. MST Nations' traditional and contemporary culture will be expressed through a variety of mediums and materials including through: works integrating, celebrating and emphasizing the landscape, ecology, and sustainable infrastructure systems on site; works woven into the architecture; and stand-alone works, amongst other possibilities. The living cultural practices of the MST Nations, such as weaving, carving, dancing, and singing, will be included in the public art strategy, which will unfold over the development of the new neighbourhood.

Many MST community members shared the importance to their culture of artistic expression being embedded at Heather Lands. An abundance of ideas have been contributed, from concrete ideas such as "sidewalks with native designs" and "bike racks shaped like killer whales," to more abstract ideas such as "art used to teach our modern values and morals" and "telling our story through architecture."

PUBLIC ART APPROACH

- The public art strategy will unfold over a period of at least 10 years as the site is developed.
- MST culture shall be recognizable in all aspects of the neighbourhood
- Public art will support and promote MST artists.
- Siting and placement of public art shall be determined by MST artists and community members to ensure expression is authentic to MST.
- Public art may be traditional or contemporary.
- Public art response may be temporal and permanent.
- Public art must be accessible by the public.
- Public art responses shall be varied and intended for diverse audiences.
- Public Art will engage with the public realm through typical and / or atypical media.
- Public art may incorporate expressions of the four elements of life: Water, Wind, Fire and Land.
- Public art shall be specific to MST Nations culture.



Figure 4-4: Stan George –Welcome Figure, Squamish Nation



Figure 4-6: Susan Point – Spindle Whorl, YVR International Airport



Figure 4-5: Zachary George – Story of Creation, Tsleil-Waututh Nation

"Historically, the Coast Salish were one of the most numerous Indigenous groups and their art was unique and powerful both in subject and form. Not only did they carve large-scale houseposts adorning their longhouses (which were mainly used for structural purposes to hold up the crossbeams for the roofs of the longhouses) but they also carved figures and delicate engravings that embellished ritual implements, utilitarian tools (e.g. spindle whorls) and personal ornaments including textiles and blankets that were considered items of wealth that were worn on ceremonial occasions. Today, the Coast Salish territory is the most heavily populated part of the province and their unique art form has again flourished."[1]

[1] 2020 Susan Point. Coast Salish Arts. All Rights Reserved. Website by Hey Shauna.

4.4.1 PRECEDENTS: MUSQUEAM, SQUAMISH AND TSLEIL-WAUTUTH ART



Figure 4-7: Frog', Jordan Gaillie and Ehren Snow, Tsleil-Waututh, 2018



Figure 4-8: 'Selisya,' Musqueam Woman, Spinning Wool with a Spindle Whorl, 1915



Figure 4-9: Two Sisters (The Lions), Credit: The Flying Penguin, CC BY-SA 3.0, 2007

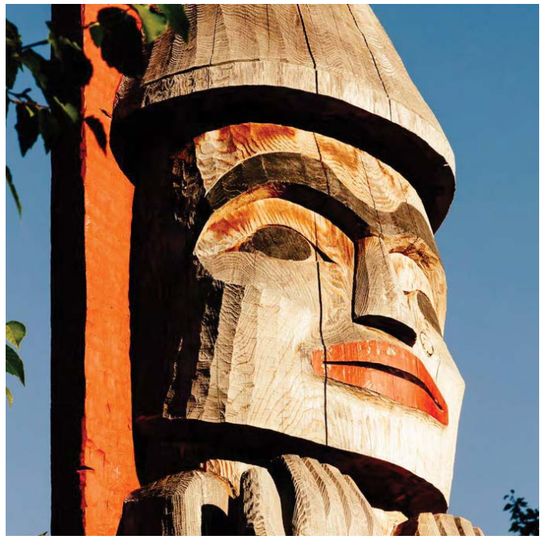


Figure 4-10: 'Welcome Post', Ray Natraoro Squamish Squamish Lil'wat Cultural Centre, 2008



Figure 4-11: Title Unknown, Arianna Augustine, Musqueam, 2017



Figure 4-12: 'Welcome Post', Chrystal Sparrow, Musqueam, Vancouver, 2019



Figure 4-13: 'Salmon Spindle Whorl,' Jody Broomfield, Squamish, West Vancouver, BC, 2013

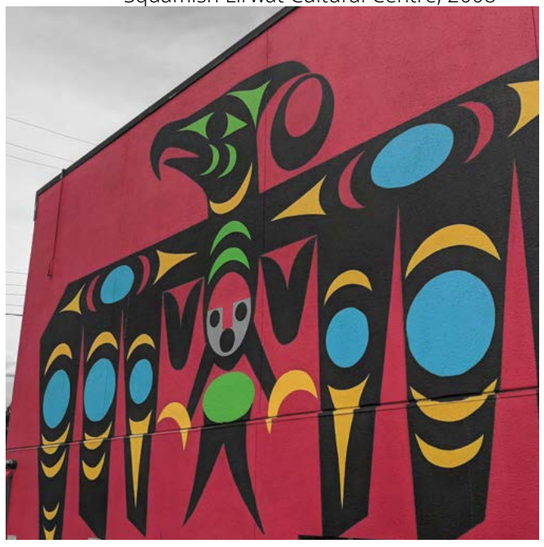


Figure 4-14: 'Shxwexwo:s,' Zac George, Tsleil-Waututh, Vancouver Mural Festival, 2018

4.5 SUSTAINABILITY

Heather Lands reflects the CLC, MST and MSTA aspiration for the neighbourhood to be a responsible development that is economically feasible, environmentally responsible and socially respectful – the three intertwined strands of sustainability that embody the MST cultural value that 'everything is connected'.

As described in the Heather Lands Cultural Interpretive Plan, the four elements of life are important cultural themes for the MST Nations that reflect the long tradition of stewardship and sustainability that is intrinsic to their worldview. Consideration of these themes has helped embed sustainability into all aspects of the Heather Lands site design in an integrated and authentic way, and will continue to guide all future stages of the design, construction and operation of the new neighbourhood:

Water: water is sacred; water is the giver of all life

Earth: everything we say, do, eat, make comes from the land

Air / wind: the life force that brings everyone into existence and fosters nourishment

Fire: provides warmth and energy and inspires gathering

Heather Lands also reflects the guiding principle to "respect the land, enhance natural systems and contribute to sustainability" as contained in the Heather Lands Policy Statement. Heather Lands is designed to respond to the unique characteristics of the site, including topography, views and significant trees; access to nature is threaded throughout the new neighbourhood; landscape and infrastructure support rainwater management strategies that focus on water quality and rainwater detention; and the site layout, design of public realm, and building design all support adopting a low carbon approach to living.

The Rezoning Policy for Sustainable Large Developments (updated in 2018) applies to sites of two acres or more and establishes polices to achieve higher sustainable development standards as an essential component in the rezoning of large development sites. Heather Lands complies with the intent of this policy, demonstrating leadership and innovation in sustainable design as described throughout this rezoning proposal and in the Heather Lands Sustainability Strategy document.



4.6 SHADOW STUDIES

4.6.1 SPRING EQUINOX – MARCH 19TH



Figure 4-15: Spring Equinox - 10AM PST (UTC -7) DST



Figure 4-16: Spring Equinox - 12PM PST (UTC -7) DST

SPRING EQUINOX - MARCH 19TH



Figure 4-17: Spring Equinox - 2PM PST (UTC -7) DST



Figure 4-18: Spring Equinox - 4PM PST (UTC -7) DST

4.6.2 SUMMER SOLSTICE – JUNE 20TH



Figure 4-19: Summer Solstice - 10AM PST (UTC -7) DST



Figure 4-20: Summer Solstice - 12PM PST (UTC -7) DST

SUMMER SOLSTICE - JUNE 20TH



Figure 4-21: Summer Solstice - 2PM PST (UTC -7) DST



Figure 4-22: Summer Solstice - 4PM PST (UTC -7) DST

4.6.3 FALL EQUINOX – SEPTEMBER 22ND



Figure 4-23: Fall Equinox - 10AM PST (UTC -7) DST



Figure 4-24: Fall Equinox - 12PM PST (UTC -7) DST

FALL EQUINOX - SEPTEMBER 22ND



Figure 4-25: Fall Equinox - 2PM PST (UTC -7) DST



Figure 4-26: Fall Equinox - 4PM PST (UTC -7) DST

4.6.4 WINTER SOLSTICE – DECEMBER 21ST

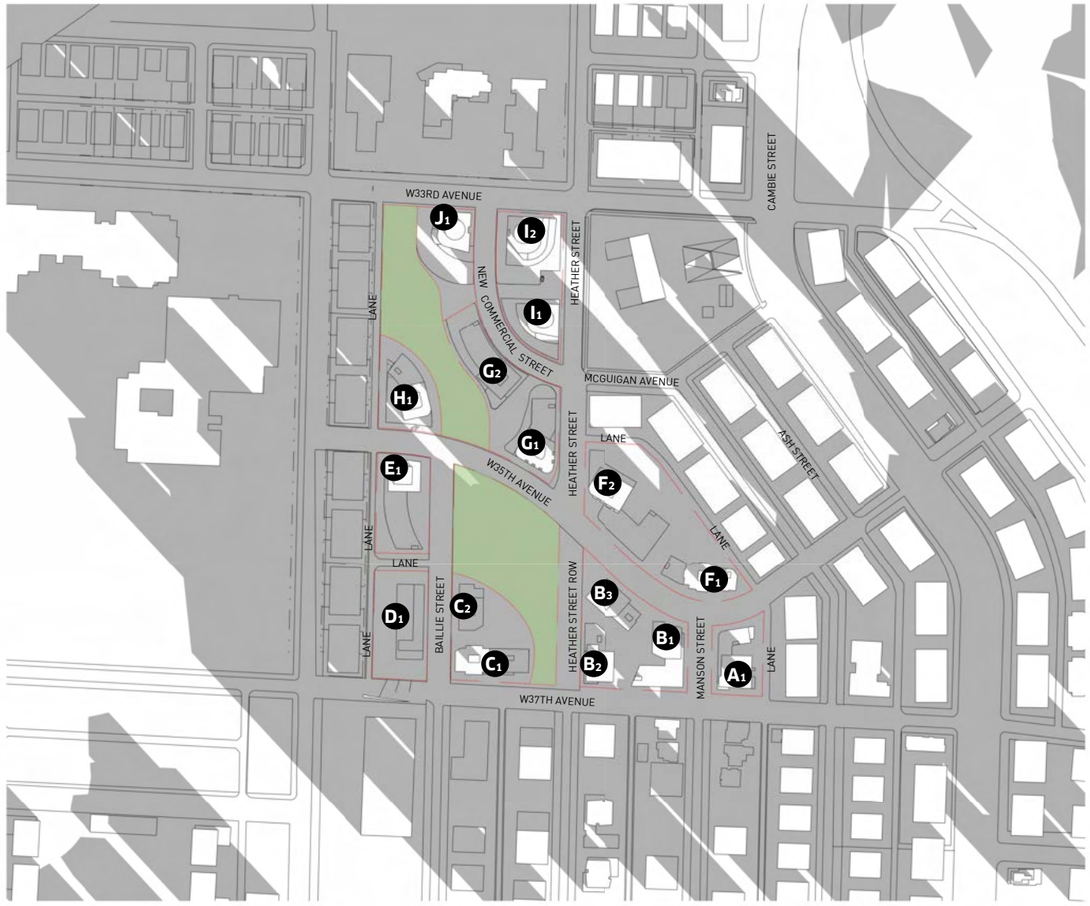


Figure 4-27: Winter Solstice - 10AM PST (UTC -7) DST



Figure 4-28: Winter Solstice - 12PM PST (UTC -7) DST

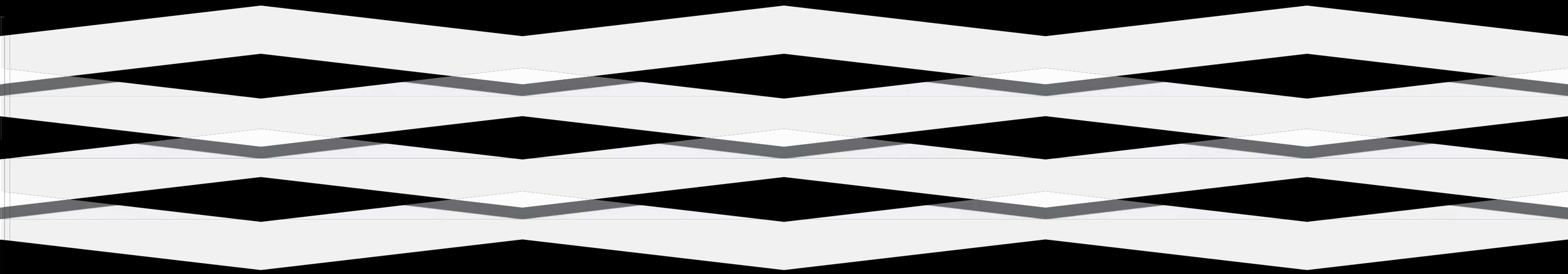
WINTER SOLSTICE - DECEMBER 21ST



Figure 4-29: Winter Solstice - 2PM PST (UTC -7) DST



Figure 4-30: Winter Solstice - 4PM PST (UTC -7) DST



— 05 —

Land Use and Development Statistics

5.1 PLAN DESCRIPTION

Heather Lands will include a mix of uses to support a vibrant and animated urban design that clearly reflects the vision and guiding principles outlined in the Heather Lands Policy Statement, the CLC, MST and MSTA Project Aspirations, and the Design Directives that reflect the values and culture of the MST Nations as described in the Cultural Interpretive Plan.

As expressed in the Heather Lands Policy Statement, the vision for the new community is to create 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 Nations.

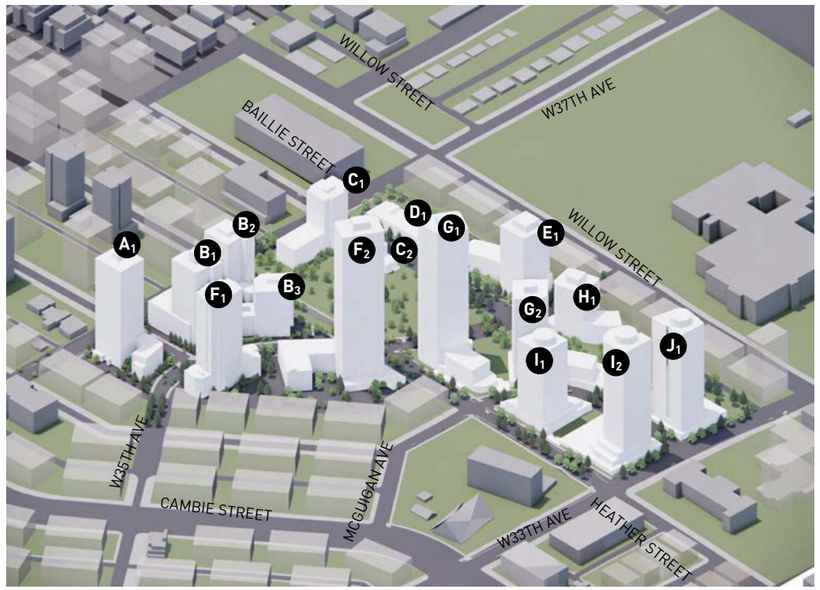


Figure 5-1: 3D View From NE

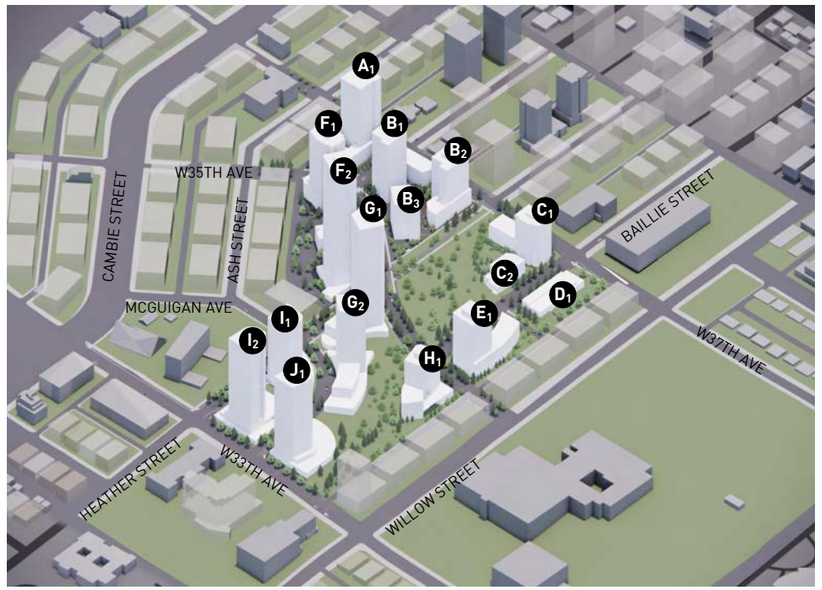


Figure 5-2: 3D View From NW

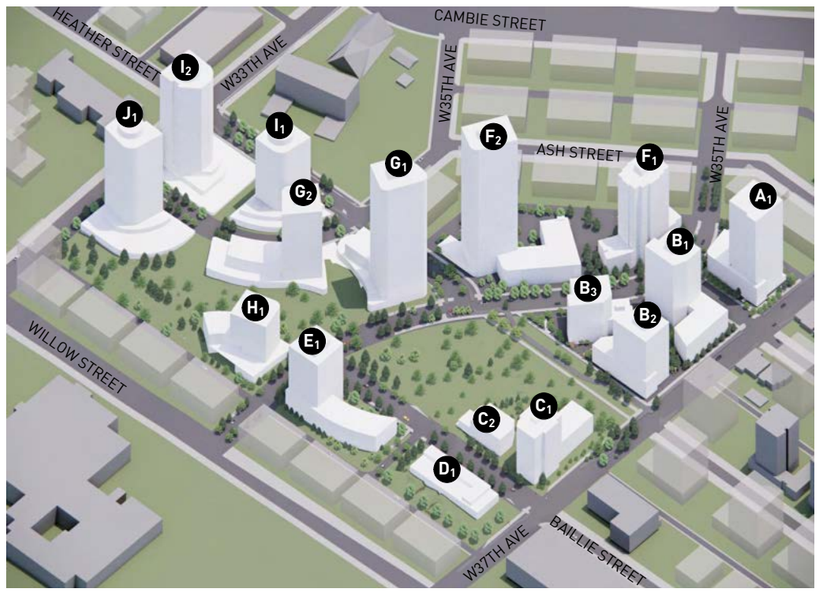


Figure 5-3: 3D View From SW

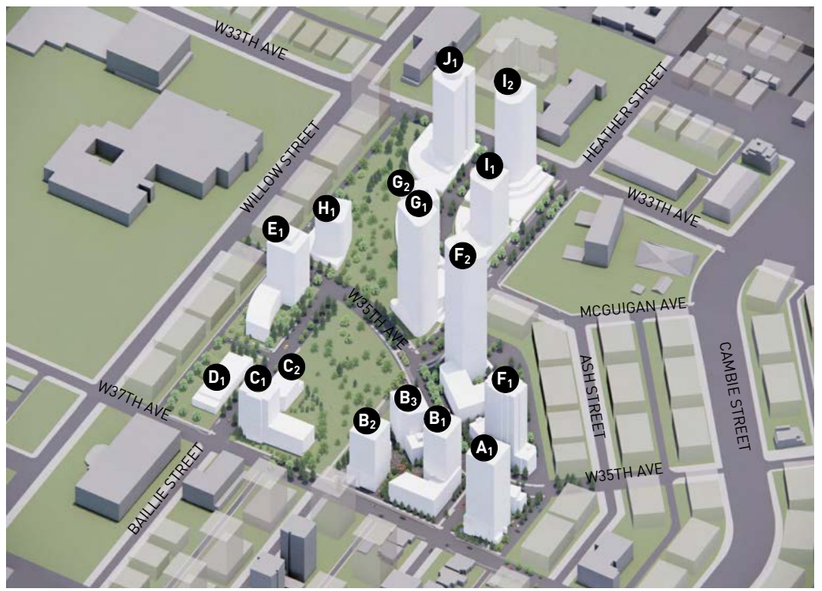


Figure 5-4: 3D View From SE

5.2 LAND USE

Land uses within the Heather Lands neighbourhood will include a neighbourhood park; a variety of public, semi-public and private open spaces; a mix of housing tenures; retail and commercial opportunities; an MST Cultural Centre; a childcare centre; and a new school on land leased to the Conseil Scolaire Francophone.

Over 1.75 hectares (4 acres) of the site is dedicated to public park and open space. The park winds across the site from W33rd to W37th. To the east of the northern end of the park is a large open space, and east of the southern park is the Heather Street right-of-way ("ROW"). This section of Heather Street will be closed.

Table 5-1: Site Area and FSR

	m²	SF
SITE AREA	85,250	917,622
FSR	3.45	
FSR AREA	294,137	3,166,061
GFA	317,861	3,421,428



Figure 5-5: Land Use Plan

5.2.1 MST CULTURAL CENTRE

A MST Cultural Centre is planned for the north end of the Heather Lands neighbourhood. Early programming concepts for the Cultural Centre include the following potential activities:

- Space for sharing MST culture and traditions,
- A venue for gatherings and events held in Vancouver. The space will also serve the Heather Lands neighbourhood as a location for workshops, functions and community functions,
- A commercial kitchen to support urban food production and teaching of traditional MST food systems,
- Educational and arts programming,
- Other.

The final program will be defined in future development phases through additional needs assessment and urban retail analysis.

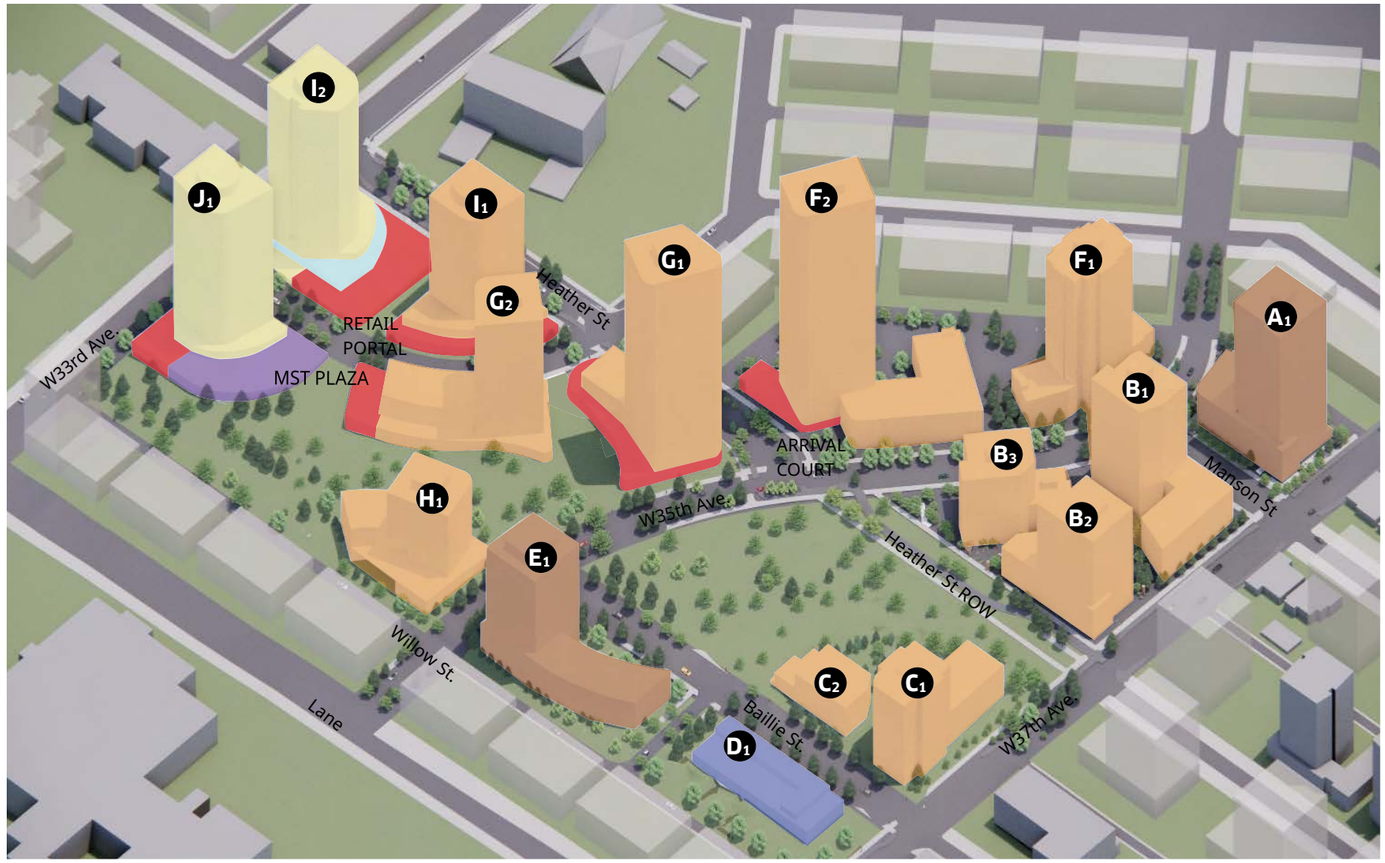


Figure 5-6: Land Use Aerial View, Looking NE

LEGEND

- X# PARCEL + BUILDINGS
- PARK
- CULTURAL CENTRE
- CHILDCARE
- SCHOOL
- RETAIL
- SOCIAL
- AHI
- MARKET LEASEHOLD

5.2.2 OPEN SPACE

Three key open spaces are planned. The first is an extensive plaza south of the MST Cultural Centre that provides the neighbourhood with a multipurpose programmable outdoor space for celebrations, gatherings, and play.

The second is the retail portal which will provide pedestrian-priority access to retail shops and a coffee shop. This retail portal will animate the central shopping area, enhancing public street life in the new neighbourhood.

The third is the arrival court at F2, welcoming vision to the site.

5.2.3 PUBLIC PARK

Two parcels north and south of W35th Avenue 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 MSTA Partnership and maintained by the City of Vancouver Parks. The final design will be elaborated upon in cooperation with the City of Vancouver Parks Board.

5.2.4 CHILDCARE CENTRE

A 125-space childcare facility is planned in Parcel I, Building I2 which is located across the street from the MST Cultural Centre. The proximity of the childcare to the Cultural Centre and to the park and other open spaces provides field trip opportunities for young children, recognizing the value to MST Nations communities of multi-generational relationships.

5.2.5 SCHOOL

A one-acre parcel on the southwest corner of the site is planned for a school. The parcel will be leased to the Conseil Scolaire Francophone as a new build expansion for the existing francophone schools, l'École Secondaire Jules-Verne and L'École Rose-Des-Vents.

5.2.6 COMMERCIAL

Mixed-use buildings in the 'Drum Beat / Heart' character area along the eastern edge of the new commercial street extending from McGuigan Avenue are programmed for commercial uses with retail at grade. The retail mix will include a mid-sized grocery store to serve the local community, and a variety of small-scale retail possibilities including a restaurant, brew pub, cafe, pharmacy, hair salon, and/or a financial institution.

5.2.7 RESIDENTIAL

The Heather Lands neighbourhood will provide approximately 4,200 new homes. The proposed rezoning is aligned with the City of Vancouver's housing targets for affordable housing and generally exceeds the city's requirements for affordable housing through a mix of social and attainable housing. Of the homes, 50% of social housing, and 40% of AHI housing, will be designed for families.



Figure 5-7: Land Use Aerial View, Looking SW

LEGEND

- X# PARCEL + BUILDINGS
- PARK
- CULTURAL CENTRE
- CHILDCARE
- SCHOOL
- RETAIL
- SOCIAL
- AHI
- MARKET LEASEHOLD

5.3 PHASING

Construction is planned in 5 phases and phase ‘X’. Phase ‘X’ is being developed by others and a specific sequencing of this phase will be identified at a future date. However site services and infrastructure will require coordination with the remainder of the development.

- Phase 1: Parcels B and F
- Phase 2: Parcels C and Park (South of W35th Ave.)
- Phase 3: Parcels E and H
- Phase 4: Parcels G and I
- Phase 5: Parcel J and Park (North of W35th Ave.)
- Phase X: Parcels A and D



Figure 5-8: Phasing Plan

5.3.1 PHASING DATA

Table 5-2: Site Statistics by Phase

CD-1 SOUTH				
PHASE	DEVELOPMENT DETAILS	PARCEL(S)	APPROX FSR AREAS (FT^2)	UNITS
X	Social Housing	A	245,005	331
1	AHI Housing	F1	655,009	918
		F2		
		B1	508,153	602
		B2		
		B3		
2	AHI Housing	C1	185,898	262
		C2		
		Park Parcel	Excluded	-
X	CSF School	D	Excluded	-
3	Social Housing	E	209,924	281
SUB TOTAL			1,803,989	2,394

CD-1 NORTH				
PHASE	DEVELOPMENT DETAILS	PARCEL(S)	APPROX FSR AREAS (FT^2)	UNITS
3	AHI Housing	H	129,546	180
4	AHI Housing w/ Retail	G1	551,543	759
	AHI Housing w/Retail	G2		
	AHI Housing w/Retail	I1	165,301	580
	Market Housing w/Retail	I2	270,871	
	125 Space Childcare Centre	I2	Excluded	-
5	Market Housing w/Retail	J	236,110	338
	Cultural Centre + Plaza	J	Excluded	-
	Northern Park	Park Parcel	Excluded	-
SUB TOTAL			1,353,371	1,857
TOTAL			3,157,360	4,250

REGISTERED ARCHITECT
PROVINCE OF BRITISH COLUMBIA
2025-10-22

5.4 DEVELOPMENT DATA

Table 5-3: Site Area by Parcel

A1	GFA (FT²)	GFA (M²)	FSR (FT²)	FSR (M²)
SOCIAL	256,206	23,802		
AMENITY			-2,956	-272
BULK STORAGE			-8,275	-769
TOTAL	256,206	23,802	*245,005	*22,762
*PARCEL A FSR IS EXCLUDED FROM CAC				

B1	GFA (FT²)	GFA (M²)	FSR (FT²)	FSR (M²)
AHI LEASEHOLD	229,846	21,353		
AMENITY			-3,713	-345
BULK STORAGE			*	*
TOTAL	229,846	21,353	226,133	21,008

B2	GFA (FT²)	GFA (M²)	FSR (FT²)	FSR (M²)
AHI LEASEHOLD	167,862	15,595		
AMENITY			-1,718	-160
BULK STORAGE			*	*
TOTAL	167,862	15,595	166,144	15,435

B3	GFA (FT²)	GFA (M²)	FSR (FT²)	FSR (M²)
AHI LEASEHOLD	117,582	10,924		
AMENITY			-1,706	-158
BULK STORAGE			*	*
TOTAL	117,582	10,924	115,876	10,765

TOTAL	515,291	47,872	508,153	47,209
*PARCEL B BULK STORAGE IS INCLUDED IN TOTAL FSR AREA				

C1	GFA (FT²)	GFA (M²)	FSR (FT²)	FSR (M²)
AHI LEASEHOLD	156,475	14,537		
AMENITY			-877	-81
BULK STORAGE			-5,325	-495
TOTAL	156,475	14,537	150,273	13,961

C2	GFA (FT²)	GFA (M²)	FSR (FT²)	FSR (M²)
AHI LEASEHOLD	39,055	3,628		
AMENITY			-2,205	-205
BULK STORAGE			-1,225	-114
TOTAL	39,055	3,628	35,625	3,310

TOTAL	195,530	18,165	185,898	17,270

D1	GFA (FT²)	GFA (M²)	FSR (FT²)	FSR (M²)
SCHOOL	50,590	4,700		
TOTAL	50,590	4,700		
*PARCEL D IS EXCLUDED FROM THE TOTAL FSR AREA				

E1	GFA (FT²)	GFA (M²)	FSR (FT²)	FSR (M²)
SOCIAL	221,164	20,547		
SERVICE	1,256	117	-1,256	-117
STAGING AREA	1,178	109	-1,178	-109
AMENITY			-4,215	-392
BULK STORAGE			-7,025	-653
TOTAL	223,598	20,773	209,924	19,503

F1	GFA (FT²)	GFA (M²)	FSR (FT²)	FSR (M²)
AHI LEASEHOLD	228,070	21,188		
SERVICE	240	22	-240	-22
AMENITY			-5,015	-466
BULK STORAGE			-7,625	-708
TOTAL	228,310	21,211	215,430	20,060

F2	GFA (FT²)	GFA (M²)	FSR (FT²)	FSR (M²)
RETAIL	5,389	501		
AHI LEASEHOLD	459,552	42,694		
SERVICE	563	52	-563	-52
GARBAGE	2,521	234	-2,521	-234
AMENITY			-8,755	-813
BULK STORAGE			-15,325	-1,424
CIRCULATION EX.			-1,282	-119
TOTAL	468,025	43,481	439,579	40,839

TOTAL	696,336	64,692	655,009	60,899

5.4.1 DEVELOPMENT DATA

Table 5-4: Site Area by Use

G1				
	GFA (FT²)	GFA (M²)	FSR (FT²)	FSR (M²)
RETAIL	9,606	892		
AHI LEASEHOLD	359,814	33,428		
SERVICE	834	77	-834	-77
GARBAGE	800	74	-800	-74
STAGING AREA	1,877	174	-1,877	-174
AMENITY			-6,929	-644
BULK STORAGE			-11,975	-1,113
CIRCULATION EX.			-1,321	-123
TOTAL	372,931	34,646	337,190	32,441

G2				
	GFA (FT²)	GFA (M²)	FSR (FT²)	FSR (M²)
RETAIL	12,912	1,200		
AHI LEASEHOLD	209,611	19,473		
SERVICE	1,527	142	-1,527	-142
STAGING AREA	2,340	217	-2,340	-217
AMENITY			-4,501	-418
BULK STORAGE			-6,975	-648
TOTAL	226,390	21,032	211,047	19,607

TOTAL	599,321	55,678	548,273	52,048

H1				
	GFA (FT²)	GFA (M²)	FSR (FT²)	FSR (M²)
AHI LEASEHOLD	136,746	12,704		
SERVICE	840	78	-840	-78
AMENITY			-2,700	-251
BULK STORAGE			-4,500	-418
TOTAL	137,585	12,782	129,545	12,035

I1				
	GFA (FT²)	GFA (M²)	FSR (FT²)	FSR (M²)
RETAIL	10,566	982		
AHI LEASEHOLD	163,415	15,182		
SERVICE	1,018	95	-1,018	-95
GARBAGE	1,374	128	-1,374	-128
AMENITY			-3,255	-302
BULK STORAGE			-5,425	-504
TOTAL	176,373	16,386	165,301	15,358

I2				
	GFA (FT²)	GFA (M²)	FSR (FT²)	FSR (M²)
RETAIL	20,438	1,899		
MARKET LEASE-HOLD	265,815	24,695		
CHILDCARE	15,200	1,412	-15,200	-1,412
SERVICE	2,576	239	-2,576	-239
GARBAGE	1,102	102	-1,102	-102
STAGING AREA	1,378	128	-1,378	-128
AMENITY			-5,475	-509
BULK STORAGE			-9,075	-843
CIRCULATION EX.			-832	-77
TOTAL	306,509	28,476	270,871	25,165

TOTAL	482,882	44,861	436,172	40,523

J1				
	GFA (FT²)	GFA (M²)	FSR (FT²)	FSR (M²)
RETAIL	3,785	352		
MARKET LEASE-HOLD	245,845	22,840		
CULTURAL	10,000	929	-10,000	-929
SERVICE	1,004	93	-1,004	-93
RET. GARBAGE	312	29	-312	-29
STAGING AREA	3,141	292	-3,141	-292
AMENITY			-5,070	-471
BULK STORAGE			-8,450	-785
TOTAL	264,089	24,535	236,110	21,936

5.4.2 DEVELOPMENT DATA

Table 5-5: FSR Areas

TOTAL GFA				
	GFA (FT^2)	GFA (M^2)	FSR (FT^2)	FSR (M^2)
AHI LEASEHOLD	2,268,029	210,707		
MARKET LEASEHOLD	511,660	47,535		
SOCIAL	477,370	44,349		
RETAIL	62,696	5,825		
DAYCARE	15,200	1,412		
CULTURAL	10,000	929		
SCHOOL	50,590	4,700		
GARBAGE	6,110	568		
SERVICE	9,858	916		
STAGING	9,915	921		
TOTAL	3,421,428	317,861		

TOTAL EXCLUSIONS				
	GFA (FT^2)	GFA (M^2)	FSR (FT^2)	FSR (M^2)
CULTURAL			-10,000	-929
SCHOOL			-50,590	-4,700
CHILDCARE			-15,200	-1,412
AMENITY			-59,060	-5,487
BULK STORAGE			-91,200	-8,472
GARBAGE			-6,110	-568
SERVICE			-9,858	-916
STAGING			-9,915	-921
CIRCULATION EX.			-3,434	-319
TOTAL			-255,366	-23,724

TOTAL FSR	3,166,061 FT^2	294,137 M^2

SITE AREA	917,622 FT^2	85,250 M^2

FSR	3.45



5.4.3 DEVELOPMENT DATA

Table 5-6: Total GFA and Exclusions

	FSR AREA (M^2)					EXCLUDED AREA (M^2)									
PARCEL	**HOUSING**				**COMMERCIAL**	**CULTURAL CENTRE**	**CHILD CARE**	**SCHOOL**	**AMENITY**	**BULK STORAGE***	**STAGING AREA**	**SERVICE**	**GARBAGE**	**CIRC. EXC.**	**TOTAL m2**
	MARKET LEASE-HOLD	**SOCIAL**	**AHI LEASE-HOLD**	**SUB-TOTAL**	**RETAIL**										
A		22,762		22,762					272	769					23,803
B			47,209	47,209					663						47,872
C			17,270	17,270					286	609					18,165
D								4,700							4,700
E		19,503		19,503					392	653	109	117			20,774
F			60,889	60,388	501				1,279	2,132		74	234	119	64,727
G			49,955	49,955	2,092				1,062	1,761	391	219	74	123	55,677
H			12,035	12,035					251	418		78			12,782
I	23,269		14,376	37,642	2,881		1,412		811	1,347	128	334	230	77	44,862
J	21,936			21,584	352	929			471	785	292	93	29		24,535
TOTAL	**44,853**	**42,265**	**201,233**	**288,348**	**5,826**	**929**	**1,412**	**4,700**	**5,487**	**8,474**	**920**	**915**	**567**	**319**	**317,896**
	SUB-TOTAL FSR AREA				294,174	SUB-TOTAL EXCLUDED AREA								23,723	

*Parcel B bulk storage is included in total FSR area

5.5 UNIT MIX

PARCEL	USE	STUDIO	1 BED	2 BED	3 BED	COUNT
A	SOCIAL	66	99	99	67	331
B	AHI LEASEHOLD	107	256	150	89	602
C	AHI LEASEHOLD	39	118	65	40	262
E	SOCIAL	56	84	84	57	281
F	AHI LEASEHOLD	138	413	229	138	918
G	AHI LEASEHOLD	114	340	190	113	758
H	AHI LEASEHOLD	27	81	45	27	180
I1	AHI LEASEHOLD	33	98	54	33	217
I2	MARKET LEASEHOLD	36	200	91	36	363
J	MARKET LEASEHOLD	34	186	84	34	338
TOTAL		650	1,875	1,091	634	4,250

Table 5-7: Estimated Unit Count by Tenure and Type

5.6 PARKING, LOADING AND BICYCLE STORAGE

Table 5-8: Relevant CoV Section 4 Off-Street Parking Regulations

LAND USE	COV BY-LAW REFERENCE	PROPOSED PARKING BY-LAW
SOCIAL & AHI HOUSING	4.1.1 4.1.3(a) 4.1.4(a)	**General Parking:** No minimum requirement. **Visitor Parking:** A minimum of 0.05 spaces and a maximum of 0.1 spaces per dwelling unit. **Accessible Parking:** A minimum of 1.0 spaces plus an additional 0.034 spaces for each additional dwelling unit.
MARKET HOUSING	4.1.1 4.1.3(a) 4.1.4(a)	**General Parking:** No minimum requirement. **Visitor Parking:** A minimum of 0.05 spaces and a maximum of 0.1 spaces per dwelling unit. **Accessible Parking:** A minimum of 1.0 spaces plus an additional 0.034 spaces for each additional dwelling unit.
RETAIL	4.1.1 4.1.4(b)	**General Parking:** No minimum requirement. **Accessible Parking:** If >500 m^2 of gross floor area, a minimum of 1.0 spaces plus an additional 0.4 spaces for each 1,000 m^2 of gross floor area, and the first accessible parking space provided, plus every tenth accessible parking space provided, must be a van accessible parking space.
CULTURAL CENTRE	4.1.1 4.1.4(b)	**General Parking:** No minimum requirement. **Accessible Parking:** If >500 m^2 of gross floor area, a minimum of 1.0 spaces plus an additional 0.4 spaces for each 1,000 m^2 of gross floor area, and the first accessible parking space provided, plus every tenth accessible parking space provided, must be a van accessible parking space.
CHILDCARE CENTRE	4.1.1 4.1.4(b)	**General Parking:** No minimum requirement. **Accessible Parking:** If >500 m^2 of gross floor area, a minimum of 1.0 spaces plus an additional 0.4 spaces for each 1,000 m^2 of gross floor area, and the first accessible parking space provided, plus every tenth accessible parking space provided, must be a van accessible parking space.



PARKING, LOADING AND BICYCLE STORAGE

Table 5-9: Relevant CoV Section 5 Off-Street Loading Regulations

LAND USE	COV BY-LAW REFERENCE	PROPOSED LOADING BY-LAW		
		CLASS A	CLASS B	CLASS C
SOCIAL, AHI & MARKET HOUSING	5.2.1	No requirement <50 DU . At least 1 space for 50 - 299 DU; a minimum of one additional space per portion of additional 200 DU	No requirement <100 DU. At least 1 space for 100 - 299 DU; a minimum of one additional space for 300 - 499 DU; and at least one additional space for any portion of each additional 200 DU	No Requirement
RETAIL	5.2.6	No Requirement	No requirement <100 m2 of GFA. At least 1 space for the first 2325 m2 + 1 for each additional 2325 m2	No requirement for <1900 m2 of GFA. At least 1 space for 1900-5000 m2 of GFA or 2 for >5000m2
CULTURAL CENTRE	5.2.3	No requirement	No requirement <100 m2. At least 1 space for 2800 m2 of GFA	No requirement for <2000m2.
CHILDCARE	n/a			

Table 5-10: Relevant CoV Section 7 Class A Passenger Space Regulations

LAND USE	COV BY-LAW REFERENCE	PROPOSED PASSENGER LOADING BY-LAW
		CLASS A
SOCIAL, AHI & MARKET HOUSING	7.2.1	A minimum of 1 space for any development with 50 to 125 dwelling unit, plus 1 space for every additional 150 units
RETAIL	7.2.5.1	A minimum of one space for each 4000 m2 of gross floor area.
CULTURAL CENTRE	-	No requirement
CHILDCARE	7.2.2.3	A minimum of 1 per 8 child care spaces, except that eight spaces designated for the purpose of parking and securely storing strollers or bicycle trailers may be provided instead of one of the required spaces, at the discretion of the Director of Planning.

PARKING, LOADING AND BICYCLE STORAGE

Table 5-11: Relevant CoV Section 6 Off-Street Bicycle Space Regulations

LAND USE	COV BY-LAW REFERENCE	PROPOSED BICYCLE BY-LAW	
		CLASS A	CLASS B
SOCIAL, AHI & MARKET HOUSING	6.2.1.2	A minimum of 1.5 spaces for every dwelling unit under 65 m2 A minimum of 2.5 spaces for every dwelling unit over 65 m2 and under 105 m2 A minimum of 3 spaces for every dwelling unit over 105 m2	A Minimum of 2 spaces for any development containing at least 20 DU, and one additional space for every additional 20 dwelling unit.
RETAIL	6.2.5.1	A minimum of 1 space for each 340 m2 of GFA	A minimum of 6 spaces of any development containing a minimum of 1,000 m2 of GFA
CULTURAL CENTRE	6.2.3.1	A minimum of 1 space for each 500 m2 of floor area used for assembly purposes	A minimum of 6 spaces for any portion of each 1,500 m2 of floor area used for assembly purposes
CHILDCARE	6.2.2.6	A minimum of 1 per 17 employees	A minimum of 1 per 6 childcare spaces



PARKING, LOADING AND BICYCLE STORAGE

Table 5-12: Estimated Parking

PARKING											
PARCEL	RETAIL	CULTURAL	CHILDCARE	VISITOR	ACCESSIBLE	VAN ACCESS.	RESIDENTIAL	TOTAL	P1	TYPICAL PARKING LEVEL	PARKING LEVELS
A				17	12	2	99	116	14	64	3
B				30	22	8	566	596	52	191	4
C1				11	8	1	170	181	71	100	3
C2				2	2	1	39	41			
E				14	10	2	84	98	0	85	3
F1				15	11	2	244	259	113	256	4
F2	11			31	23	4	490	532			
G1	19			24	19	3	383	426	0*	173	4
G2	26			14	12	3	223	263			
H				9	7	1	144	153	37	83	3
I1	21			11	10	2	174	206	59	173	4
I2	56		6	18	18	4	290	370			
J1	20	8		17	14	3	270	315	34	94	4
TOTAL	153	8	6	213	168	36	3,177	3,557			

*mezzanine level
Childcare PUDO to be provided through Class A passenger loading requirement

PARKING, LOADING AND BICYCLE STORAGE

BIKES

PARCEL	LAND USE	CLASS A BICYLE PARKING REQUIREMENTS BYLAW REQ.	CLASS B BICYCLE PARKING REQUIREMENTS BYLAW REQ.
A	SOCIAL	660	18
B	AHI LEASEHOLD	1143	33
C	AHI LEASEHOLD	500	15
E	SOCIAL	564	15
F	AHI LEASEHOLD	1724	47
	RETAIL	1	-
G	AHI LEASEHOLD	1446	40
	RETAIL	7	6
H	RETAIL	348	10
I	AHI LEASEHOLD	395	11
	MARKET LEASEHOLD	651	19
	RETAIL	9	6
	DAYCARE	1	21
J	MARKET LEASEHOLD	607	17
	CULTURAL CENTRE	2	6
	RETAIL	1	-
TOTAL		8,059	264

Table 5-13: Estimated Bike Stalls

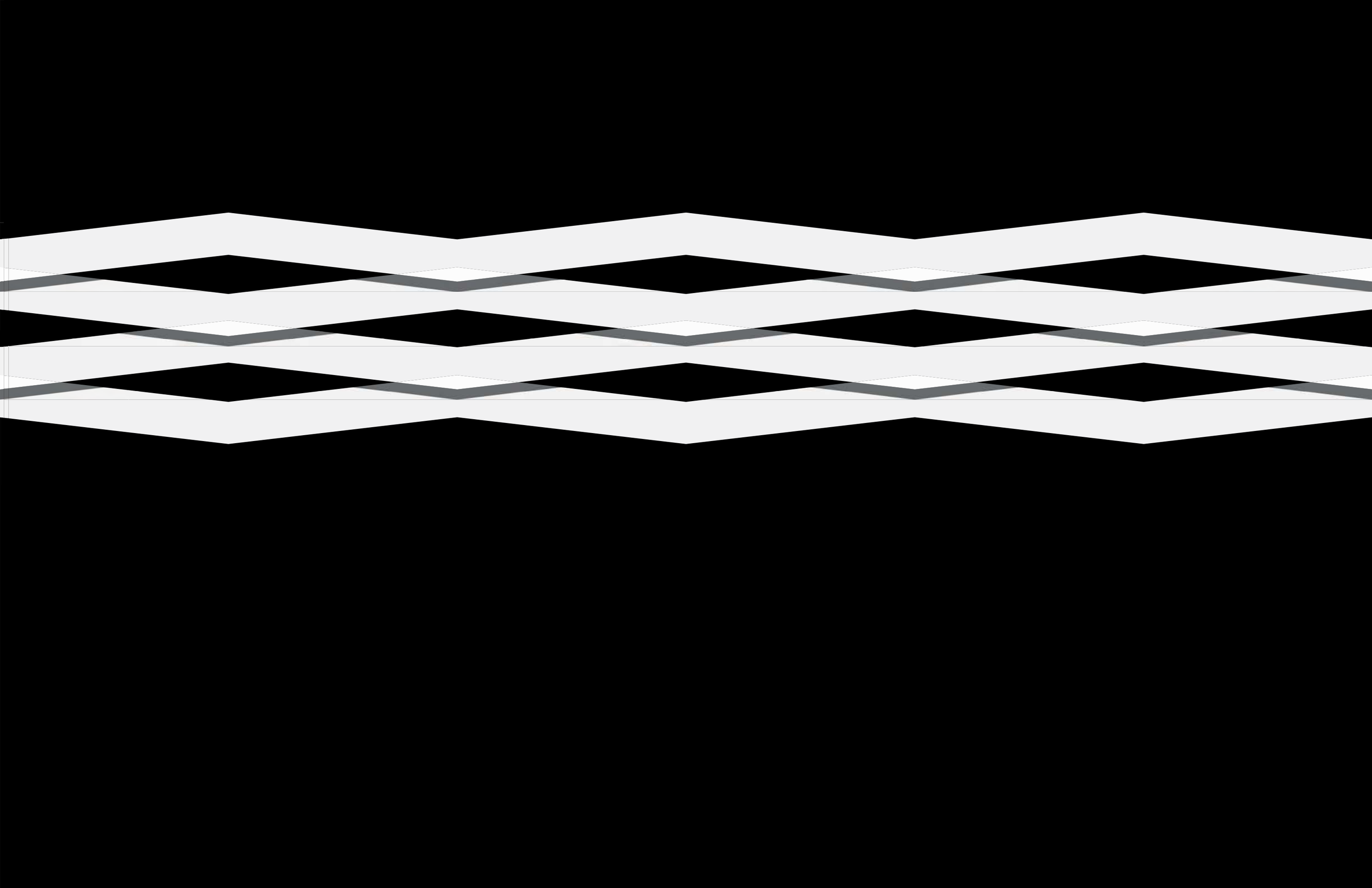
LOADING

PARCEL	LAND USE	CLASS A LOADING REQUIREMENTS BYLAW REQ.	CLASS B LOADING REQUIREMENTS BYLAW REQ.	CLASS C LOADING REQUIREMENTS BYLAW REQ.
A	RESIDENTIAL	2	2	-
B	RESIDENTIAL	3	3	-
C	RESIDENTIAL	1	1	-
E	RESIDENTIAL	1	1	-
F	RESIDENTIAL	5	5	-
	RETAIL	-	1	
G	RESIDENTIAL	3	3	-
	RETAIL	-	2	0
H	RESIDENTIAL	1	1	-
I	RESIDENTIAL	3	3	-
	DAYCARE	-	-	-
	RETAIL	-	2	0
J	RESIDENTIAL	2	2	-
	CULTURAL CENTRE	-	0	-
	RETAIL	-	1	0
TOTAL		21	27	0

PASSENGER

PARCEL	BYLAW REQ.
A	2
B	5
C	2
E	2
F	6
G	5
	-
H	1
I	5
	16
	-
J	2
	-
	-
TOTAL	46

Table 5-15: Estimated Passenger



— 6 —

Public Realm Landscape

PWL
PARTNERSHIP

6.1 OVERVIEW

WHAT IS THE PUBLIC REALM?

Although the Heatherlands will remain under the ownership of the MST Partnership in perpetuity (aside from the street ROWs, which will be owned and maintained by the City of Vancouver), an animated and welcoming public realm is at the heart of the Heather Lands. The public realm is comprised of the following key locations: the Parks, the MST Cultural Centre Plaza, and the Heather Street ROW, as well as several SROWs that are available to the public through Parcels B, C, F and G.

In addition to a vibrant public realm, the Heather Lands are endowed with a generous network of interconnected green spaces that enhance biodiversity, provide valuable pollinator habitat, facilitate rainwater management and connect the public to nature.



Figure 6-1: Public Realm Diagram

6.1.1 DEEP CONNECTION TO THE NATURAL ENVIRONMENT

Drawing from the rich cultural heritage of its location, the concept for the Heatherlands is inspired by the MST Nations' deep connection to the natural world and commitment to stewardship of the land. It has been shaped around the four elements of life: air, earth, fire, and water. These four foundational elements are embedded in many MST legends and teachings and have helped to guide the Heather Lands concept.

- Through the Air, the Heather Lands invites pollinators and other birds to share pollen and disperse seeds, furnishing the landscape with a rich supply of berries, flowers and more.
- From the Earth, the forest offers a protected retreat where people can reconnect with the natural world.
- Around the Fire people gather to prepare food, cook share stories and bask in the warmth of the flames
- Meanwhile, Water nurtures the forest as it flows through the landscape, sustaining wildlife and humans alike.

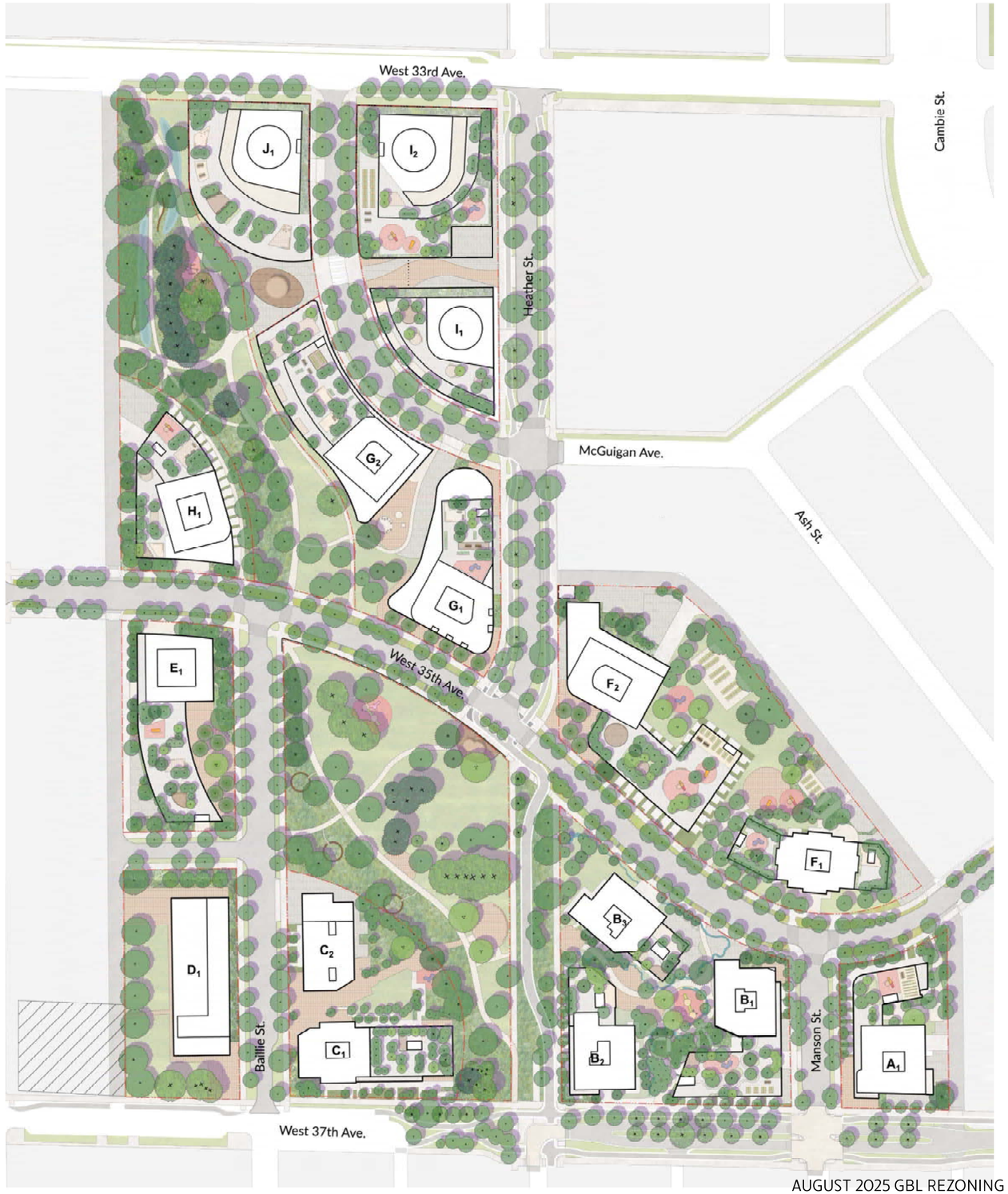


Figure 6-2: Illustrated Plan

6.1.2 AIR: POLLINATOR CORRIDOR

Inspired by legends of the wind as a messenger and connection to the spirit world, a pollinator corridor invites birds, bees, butterflies and other pollinators to rest, nourish themselves and seek refuge in the Heather Lands as part of a green network. The pollinator corridor includes a five-meter setback on either side of West 35th Avenue, with a 50% minimum of the setback planted with a variety of grasses, perennials, shrubs and trees known to attract native pollinators. The corridor spans the entire length of the Heather Lands from east to west, providing pollinator species new habitat opportunities as well as an uninterrupted connection between the existing greenspace nodes, VanDusen Botantical Gardens, Oak Meadows Park and Queen Elizabeth Park.

6.1.3 EARTH: FOREST RESTORATION

The MST Nations understood the importance of coexisting in harmony with the natural world and fostered a relationship with the forest built on trust and respect. Traditionally, the forest has been the source of food, shelter, and medicine for the MST Nations. The forest also provided them with the building blocks for tools, longhouses, canoes, clothing, weaving and art. During a cedar harvest, the Nations were careful to take only what they needed, and leave enough timber behind the ensure the tree was left standing and healthy. Beyond its place as an important location for resource gathering, the forest also served as an important spiritual and culturally significant place. The restoration of the forest within the park is an acknowledgment of the commitment to existing in harmony with the land.

6.1.4 FIRE: FOOD SYSTEMS

Fire holds great cultural importance to the MST Nations, representing warmth, home and togetherness. Traditionally, members of the Nations have gathered around the hearth to cook together, celebrate and share stories. The Heather Lands carries this tradition into the present day with opportunities for members of the community to learn about traditional Indigenous gathering, harvesting and cooking methods. These opportunities include a commercial kitchen and fire pit, opportunities for food markets, understory berries for harvesting, wild orchards, and community gardens.



AIR



EARTH



FIRE

6.1.5 WATER: RAINWATER MANAGEMENT

Water features heavily in many Musqueam, Squamish and Tseil-Waututh legends and origin stories, and represents purification, healing and new beginnings. As an essential resource for cooking, cleaning, fishing and drinking, members of the coastal nations were sustained by the bounty of the ocean for thousands of years. The Heatherlands builds upon that legacy, utilizing an interconnected network of bioswales and rain gardens. Benefits of this approach includes the mitigation of flood risks, reduction of the urban heat island effect. A collection of native and water-tolerant plants will enhance the public realm, creating habitat for wildlife and moments of beauty for the community to enjoy.

WATER

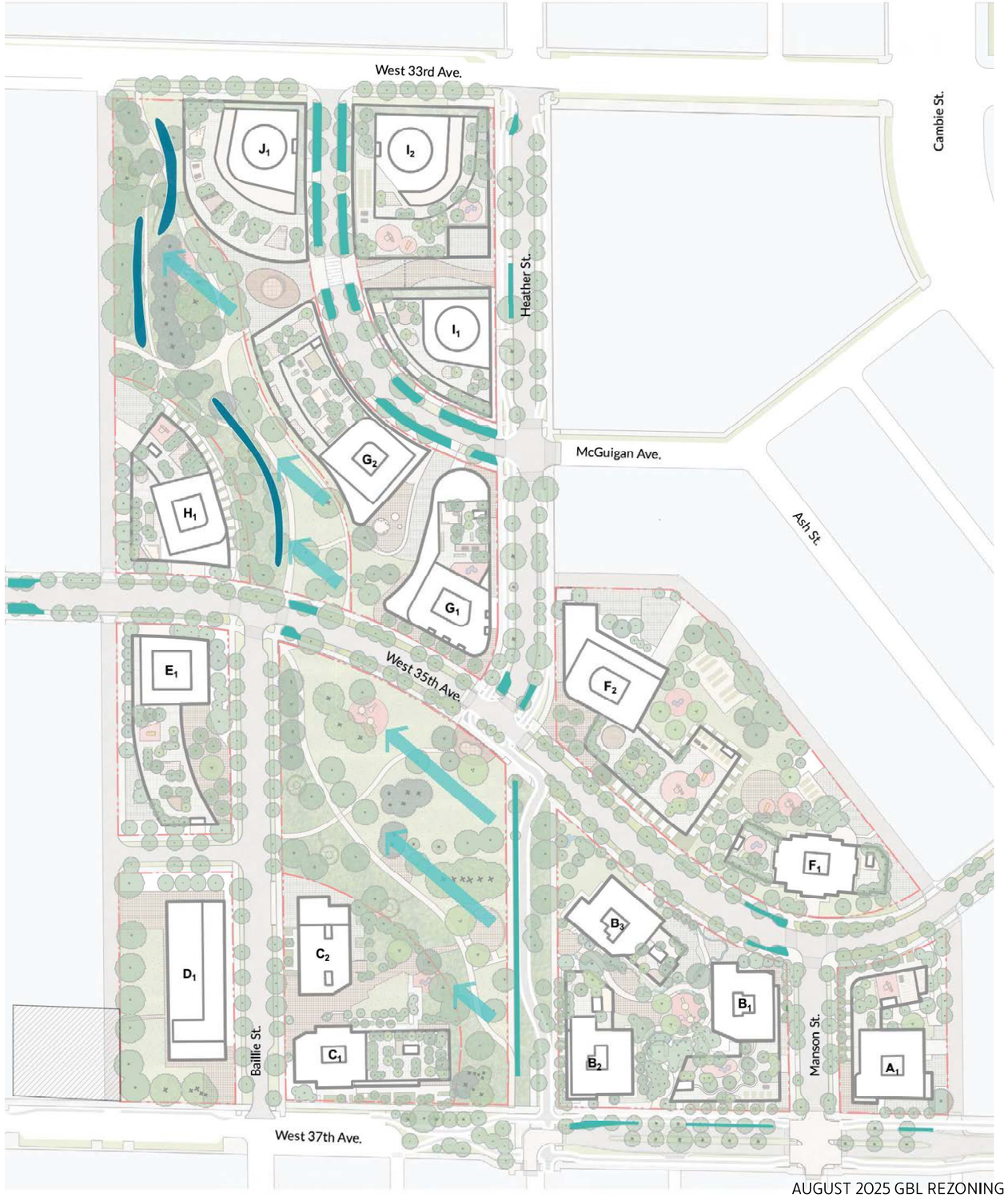


Figure 6-3: Rainwater Management Diagram

6.2 PUBLIC PARK AND OPEN SPACE

The Heather Lands neighbourhood will be composed of an interconnected network of park spaces, open spaces, semi-public, semi-private and private landscapes. This allows for access to both active and passive outdoor space, which is one of the core tenants of the Heather Lands.

A Forest Trail will span the length of the site, connecting the two parks together as part of a larger network of natural open spaces. Smaller, pedestrian pathways will split off from the main trail, forming connections within the parks. The diagonal orientation of the Forest Trail maximizes access to open greenspace, ensuring that all residents will be within a 5-minute walk of a park or open greenspace.

At the north side of the site lies two public open spaces: the Portal to the east and the Cultural Centre Plaza to the West. The Portal, located between buildings I1 and I2, will create a vibrant, pedestrian-oriented retail district and community gathering space. Meanwhile, the Cultural Centre Plaza will function as the cultural heart of the community, providing a dynamic backdrop for gathering events such as public celebrations and cultural events.

Residents of the Heather Lands neighbourhood will benefit from adjacencies to some of the most beautiful parks in Vancouver, with Oak Meadow Park, VanDusen Botanical Garden and Queen Elizabeth Park all within 15 minutes away.



Figure 6-4: Space typology diagram

6.3 TRAIL THROUGH THE FOREST

6.3.1 INTERPRETIVE FOREST TRAIL

The Forest Trail is inspired by the legend of “the runner,” a warrior who features in MST legends as a messenger who travels between villages and other strategic destinations communicating the approach of visitors, as well as their intentions. As the Heather Lands’ major recreational circulation route, the Forest Trail is supported by a network of secondary trails that link it to the residential parcels, commercial nodes and amenity areas throughout the site. In the spirit of “the runner,” the Forest Trail collects and weaves together these threads to create a rich tapestry of community connection.

Emphasizing the beautiful existing evergreen trees in the vast open park space, the ‘Trail through the Forest’ is a spectacular walking trail that allows residents and visitors alike to connect with their surroundings. Throughout this journey, various moments are highlighted through interpretive signage that will be displayed in Hən̓q̓əmin̓əm̓, Sḵwx̱wú7mesh, and English. As this gets developed through the design process with the input of the MST Nations, the intention will be to allow for a deeper understanding of the key elements in the Forest trail.

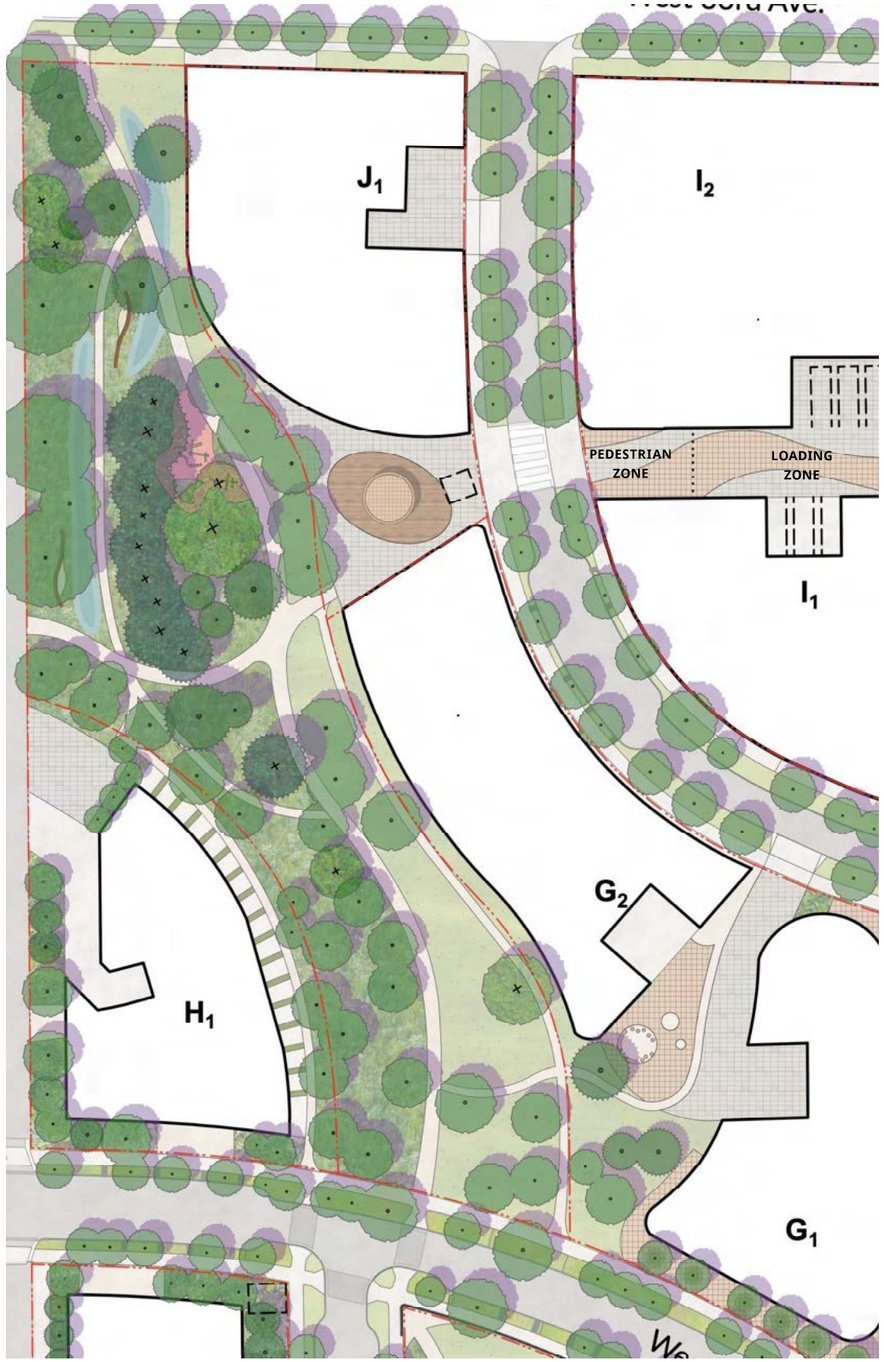


Figure 6-5: Trail Through the Forest between W33rd and W35th

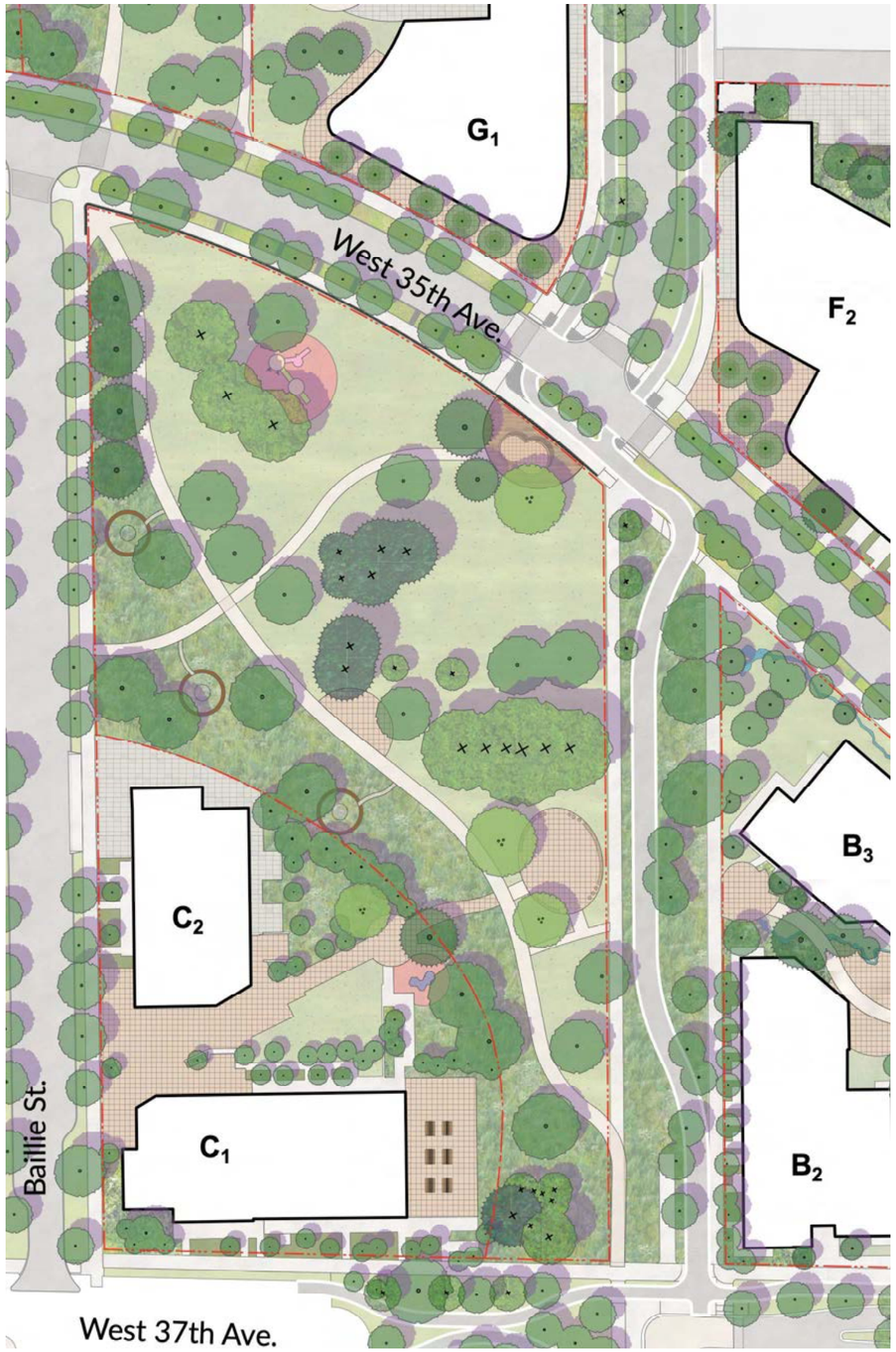
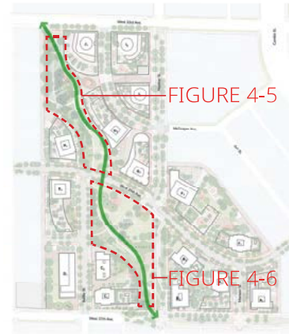
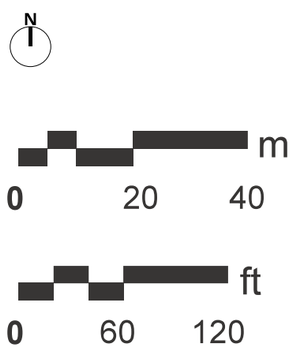


Figure 6-6: Trail Through the Forest between W35th and W37th



Key Plan – Forest Trail (north)



6.4 MEETING POINT

According to Musqueam law, all peoples are part of the same family bound together by kinship. The 'Meeting Point' welcomes residents and visitors alike, inviting them to watch, learn and celebrate Musqueam, Squamish and Tsweil-Waututh culture.

From its location at the high point of the Heather Lands, the 'Meeting Point' is framed by panoramic views of the mountains and coniferous forests, which are featured prominently in MST legends. Situated at the intersection of two major streets, Heather Street and 35th avenue, and the Park, the 'Meeting Point' serves as the central community gateway. Featuring artistic and functional elements designed in collaboration with members of the MST community, the "Meeting Point' is a celebration of art, culture, nature, and community.



Figure 6-7: Welcome Figure, K'aya'chtn, Stan Joseph with the assistance of Wes Nahanee

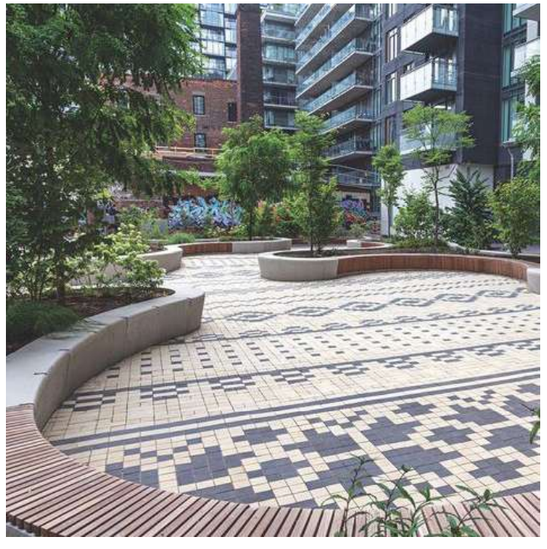
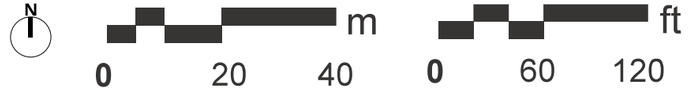




Figure 6-8: Meeting Point



Key Plan – Meeting Point



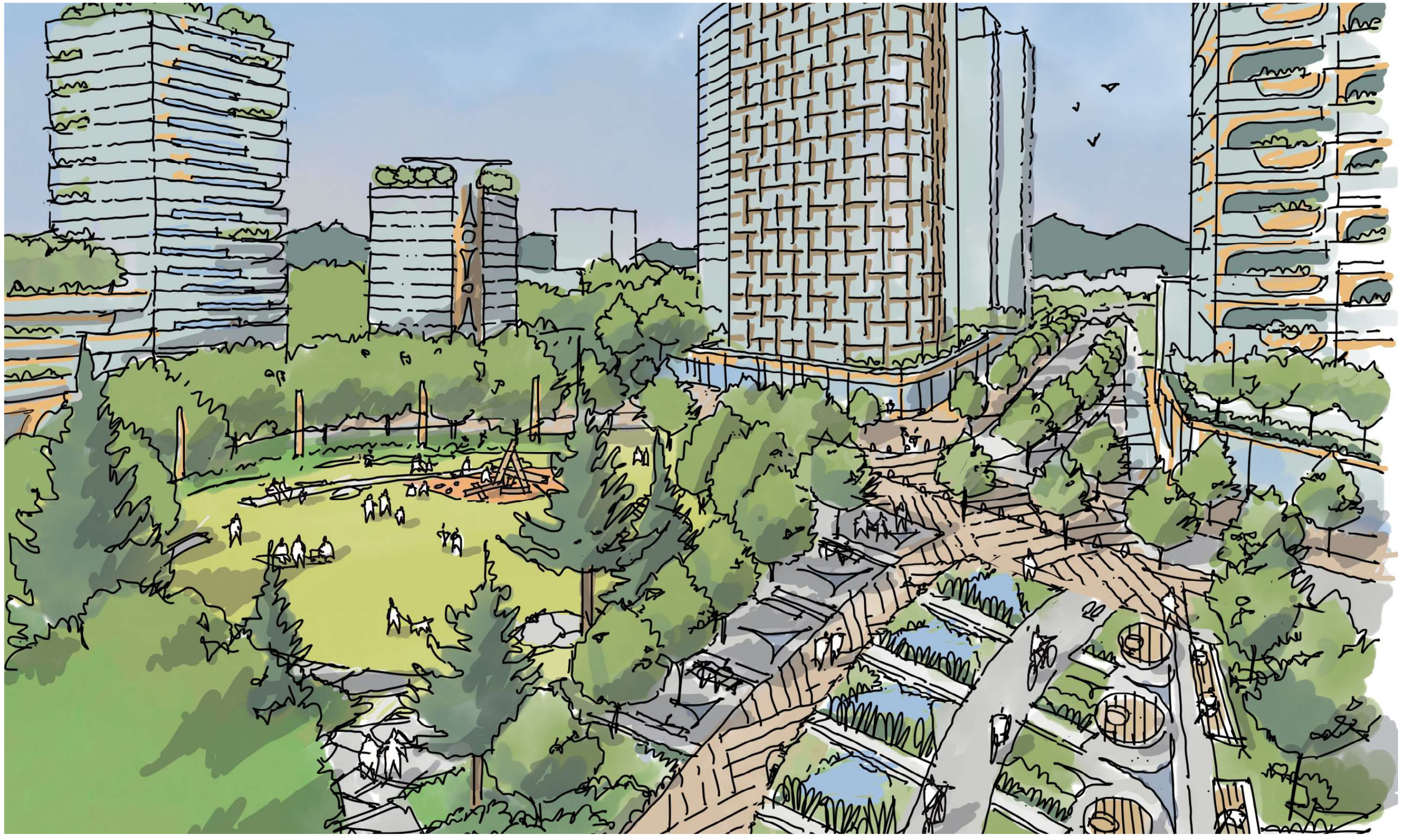


Figure 6-9: Conceptual Illustration – Meeting Point, Looking NW

Artist: Derek Lee

6.5 ECOZONES IN THE PARK

The Heather Lands features two parcels that serve as parks, one north of West 35th Avenue, and one to the south. Combined, these parcels cover roughly 1.6 hectares (4 acres). They will continue to be owned by the MST Partnership and maintained by the City of Vancouver. Four distinct ecozones were identified based on an existing inventory of existing mature trees present on the Heather Lands site. With the intention of enhancing biodiversity and supporting the existing ecosystem, the parks and open spaces are organized around these ecozones, which include:

- Coniferous Forest
- Riparian Woodland
- Oak Meadow
- Wild Orchard

Based on information gathered from the existing tree inventory, the following tree species have been identified for retention:

- Douglas fir
- Western red cedar
- Sitka spruce
- Flowering cherry
- Lawson cypress
- Norway maple
- Horsechestnut
- Pin oak
- Shore pine
- Variegated red cedar
- Austrian pine
- Scots pine
- Leyland cypress
- London plane

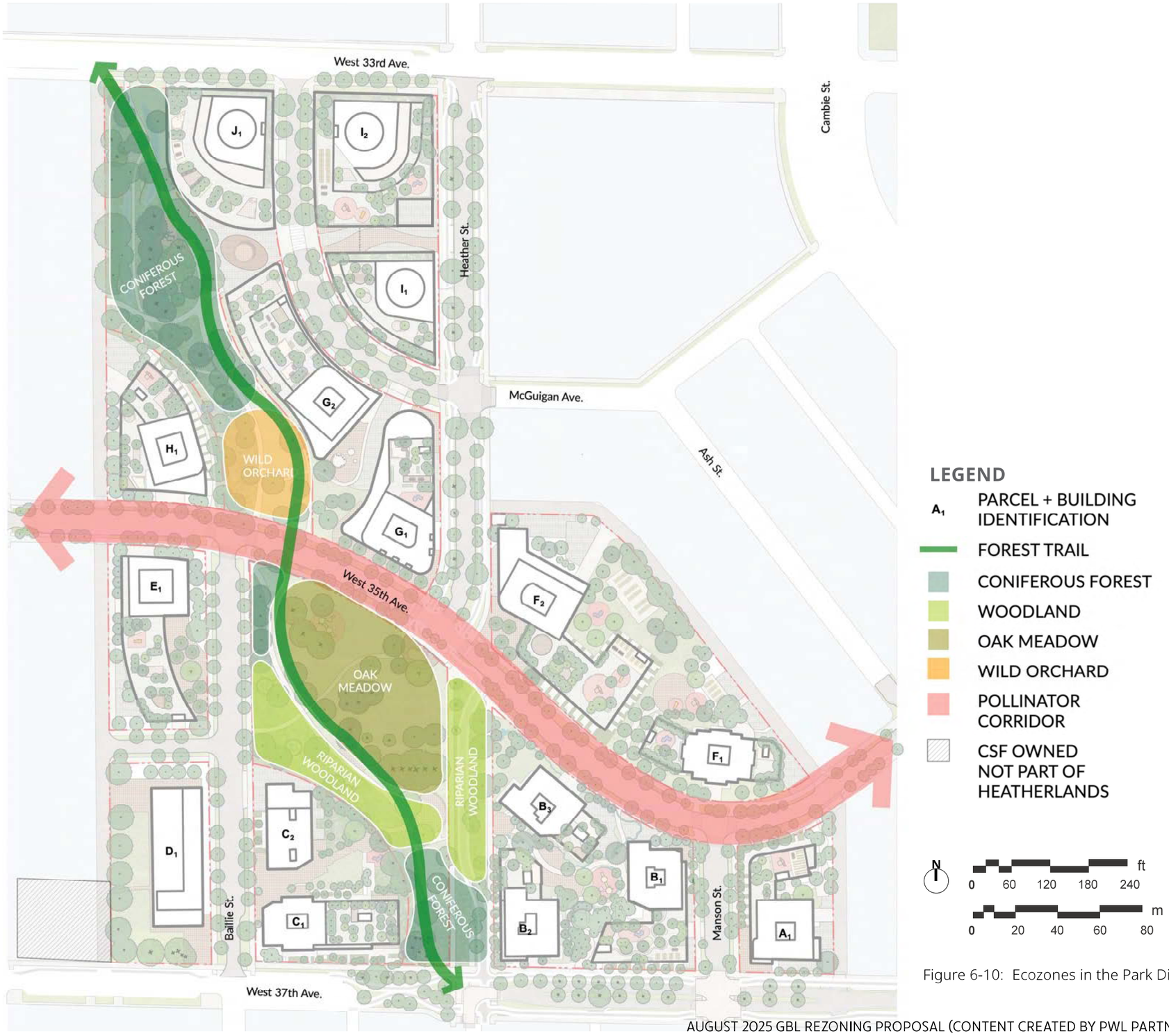


Figure 6-10: Ecozones in the Park Diagram

Stands of mature Western red cedar and Douglas Fir compose part of the Coniferous Forest ecozone in the northern park. Traditionally, cedar was used for canoes, longhouses, welcome figures, clothing, baskets, mats and blankets, and represents a culturally significant feature inherent to the Heather Lands landscape. Functioning as a captivating natural amenity, the riparian forest ecozones are located strategically at low points, where water runoff will naturally settle. Meanwhile, the Oak Meadow ecozone is centered around the preservation of three magnificent, mature Pin oak trees that anchor the meadow. A Wild Orchard ecozone, complete with fruit-bearing species including the native Pacific Crabapple trees, Saskatoonberries, Salmonberries, and Huckleberries rounds out the ecozones. The community will have the opportunity to learn about native species while the local wildlife will also benefit from the opportunity to forage and gather.



Key Plan – Ecozones



Figure 6-11: Conceptual Illustration – Southern Park, Looking SE

Artist: Derek Lee

6.5.1 COASTAL WESTERN HEMLOCK ECOZONE

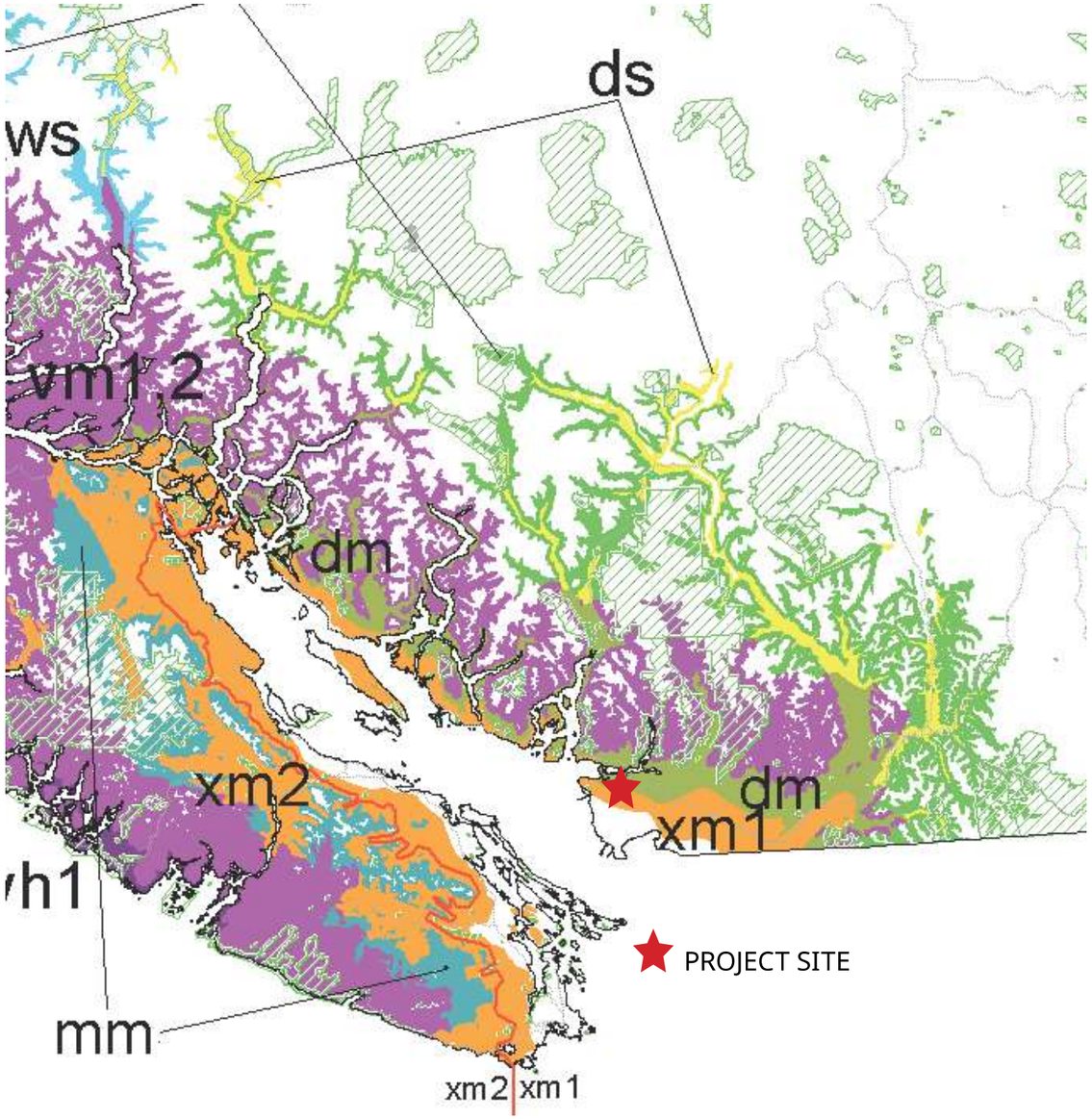
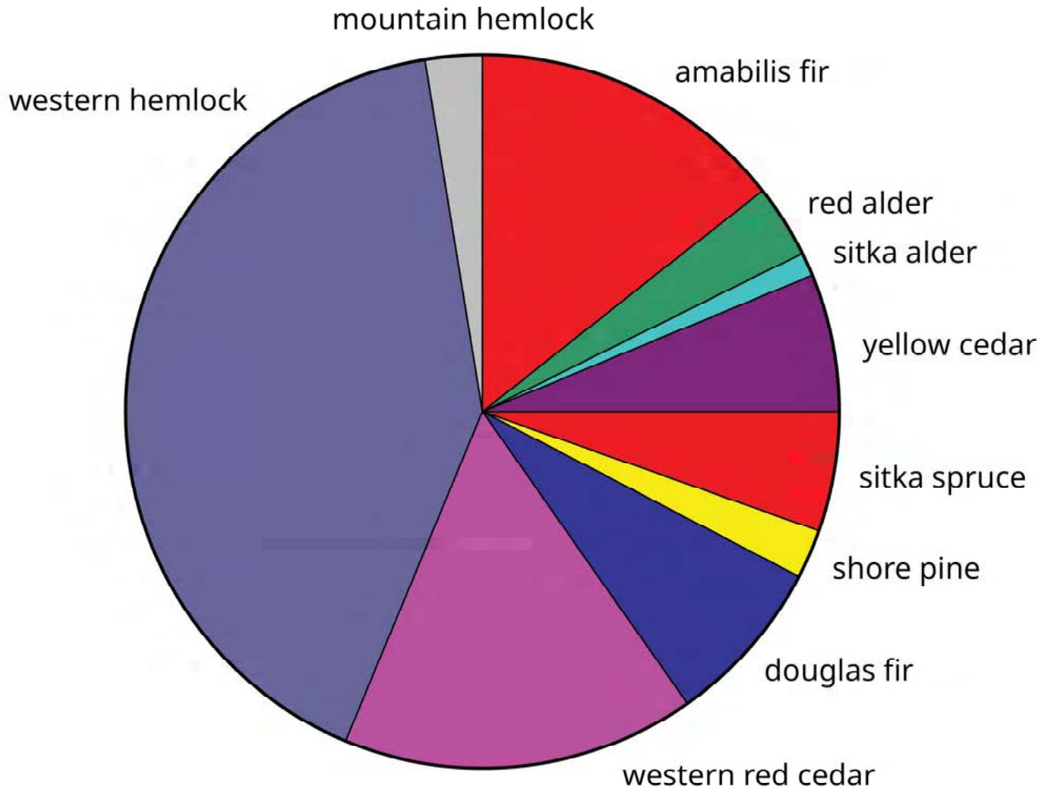


Figure 6-12: Dry Maritime Coastal Western Hemlock Biogeoclimatic Zone



source: UBC center for Forest Conservation Genetics

Figure 6-13: Species Composition for the CWH Biogeoclimatic Zone

6.5.2 CONIFEROUS FOREST ECOZONE

KEY FEATURES:

Coniferous forest restoration with an focus on Western red cedar, Douglas fir trees and native understory plants.

- » Salvage native soils with mycorrhizae and nurse stumps with huckleberries.
- » Indigenous and medicinal plant garden adjacent to the cultural centre



Figure 6-14: Coniferous Forest



Figure 6-15: Native Understory Plants



Figure 6-16: Nurse Log with Huckleberries



Figure 6-17: Forest Trail



Figure 6-18: Interpretive Signage



Figure 6-19: Rainwater Fed Bioswale



Key Plan – Coniferous Forest Ecozone

6.5.3 RIPARIAN WOODLAND ECOZONE

KEY FEATURES:

The Riparian Woodland zone enhances biodiversity and provides essential habitat with native plants, creating a resilient, sustainable landscape that fosters ecological health and integrates seamlessly into the surrounding environment.

» Riparian woodland featuring shrubs such as willows, red-osier dogwood, hardhack and salmonberry which naturally grow next to the water along banks.



Figure 6-20: Riparian Willows



Figure 6-21: Riparian Shrubs

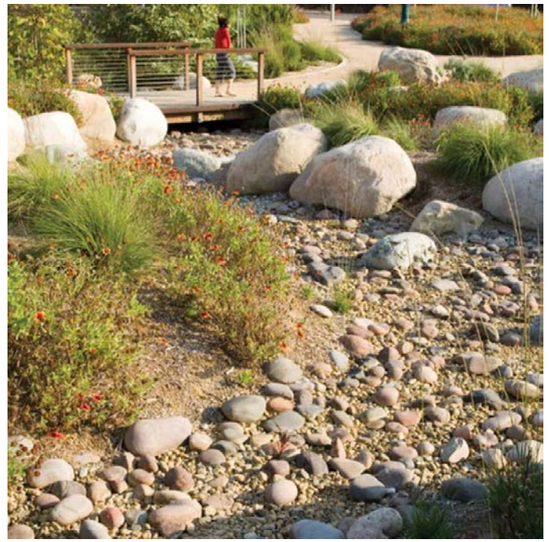


Figure 6-22: Rain Garden



Figure 6-23: Woodland Shrubs and Ferns



Figure 6-24: Rain Garden



Figure 6-25: Riparian Shrubs



Key Plan – Riparian Woodland Ecozone

6.5.4 OAK MEADOW ECOZONE

KEY FEATURES

Harmonious blend of lush lawn and vibrant meadow habitat. Designed to support pollinators and foster recreational enjoyment, this zone will provide a serene space where nature thrives and people can connect with the outdoors.

- » Established around existing Pin oak trees
- » Pockets of meadow with native flowering bulbs and grasses associated with the Garry Oak ecosystem
- » Meadow inspired lawn for low maintenance, resilient lawn alternative for passive recreation areas



Key Plan – Oak Meadow Ecozone



Figure 6-26: Garry Oak Trees

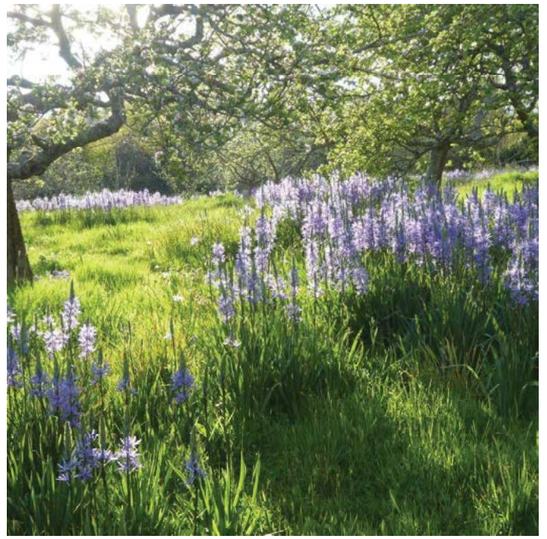


Figure 6-27: Garry Oak Meadow



Figure 6-30: Existing Pin Oak Tree



Figure 6-28: Meadow Inspired Lawn



Figure 6-29: Meadow and Mown Lawn

6.5.5 WILD ORCHARD ECOZONE

KEY FEATURES

Pacific Northwest native fruiting trees and berry gardens, thoughtfully cultivated for community enjoyment and connecting with the region's rich natural heritage.

- Wild orchard with native fruiting trees of Saskatoon and Pacific crab apple
- Berry garden in the understory with native berry producing plants like salmonberry, huckleberry, and blueberries
- Interpretive signage is proposed along the Forest Trail running through the orchard educating people about traditional food harvesting, the cultural significance of these native foods, and fostering appreciation and stewardship of the land



Figure 6-31: Wild Orchard



Figure 6-32: Pacific Crab Apple



Figure 6-33: Indigenous Plants Garden Surrounding šxʷqʷeləwən ct Carving Centre



Figure 6-34: Harvesting



Figure 6-35: Huckleberries



Key Plan – Wild Orchard Ecozone

6.5.6 PROGRAMMING IN THE PARK

The ecozones and Forest Trail outlined previously will form the backbone of the park. A deep appreciation and respect for the natural world, including the forest, water and wildlife are also at the heart of the Heather Lands. The parks will be a place where individuals of all ages, abilities and walks of life can enjoy. These values will guide the development of programming opportunities in the park, and include the following:

- A multi-generational playground, with exciting and engaging opportunities for all ages and abilities. In alignment with the values of the MST Nations, there will be a special emphasis on nature play.
- A continuous network of pedestrian and cycling routes to encourage outdoor recreation and enhance connectivity between the Forest Trail, the park and residential parcels
- Opportunities for both sun exposed and sheltered seating where people can revel in the natural landscape year-round, regardless of weather conditions
- Edible landscape where wildlife and members of the community can partake in the bounties of nature
- Flexible lawn space and meadow landscape for passive recreation
- Activities that complement and enhance the natural and recreational amenities present at adjacent parks and greenspaces.



Figure 6-36: Nature Play in Oak Meadow



Figure 6-37: Nature Play



Figure 6-38: MST Welcome Post, Darren Yelton

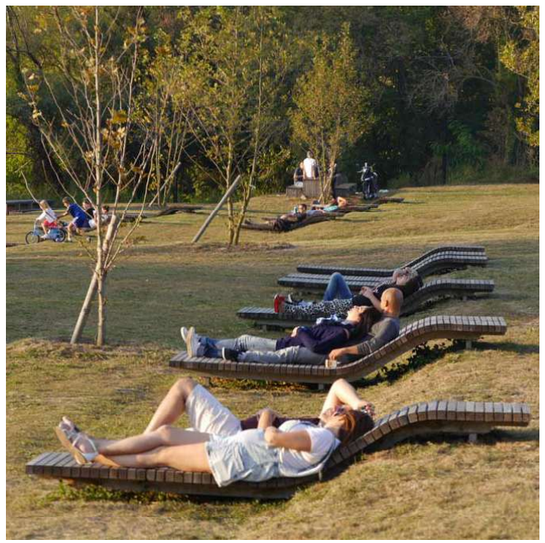


Figure 6-39: Passive Recreation in Oak Meadow



Figure 6-40: Forest Trail



Figure 6-41: Interpretive Signage

6.6 HEATHER STREET: W35TH TO W37TH

The section of Heather Street between W35th Avenue and W37th Avenue will be a car-free, pedestrian and cyclist right-of-way (ROW), which will be owned and maintained by the City of Vancouver. Featuring a pedestrian promenade and a fully-separated cycling path, the community will have access to a wide variety of active transportation modes, exercise, and leisure opportunities.

The pedestrian promenade and the cycling path are adjacent to the park, with access points that link directly to the Forest Trail.



Key Plan – Heather Street ROW

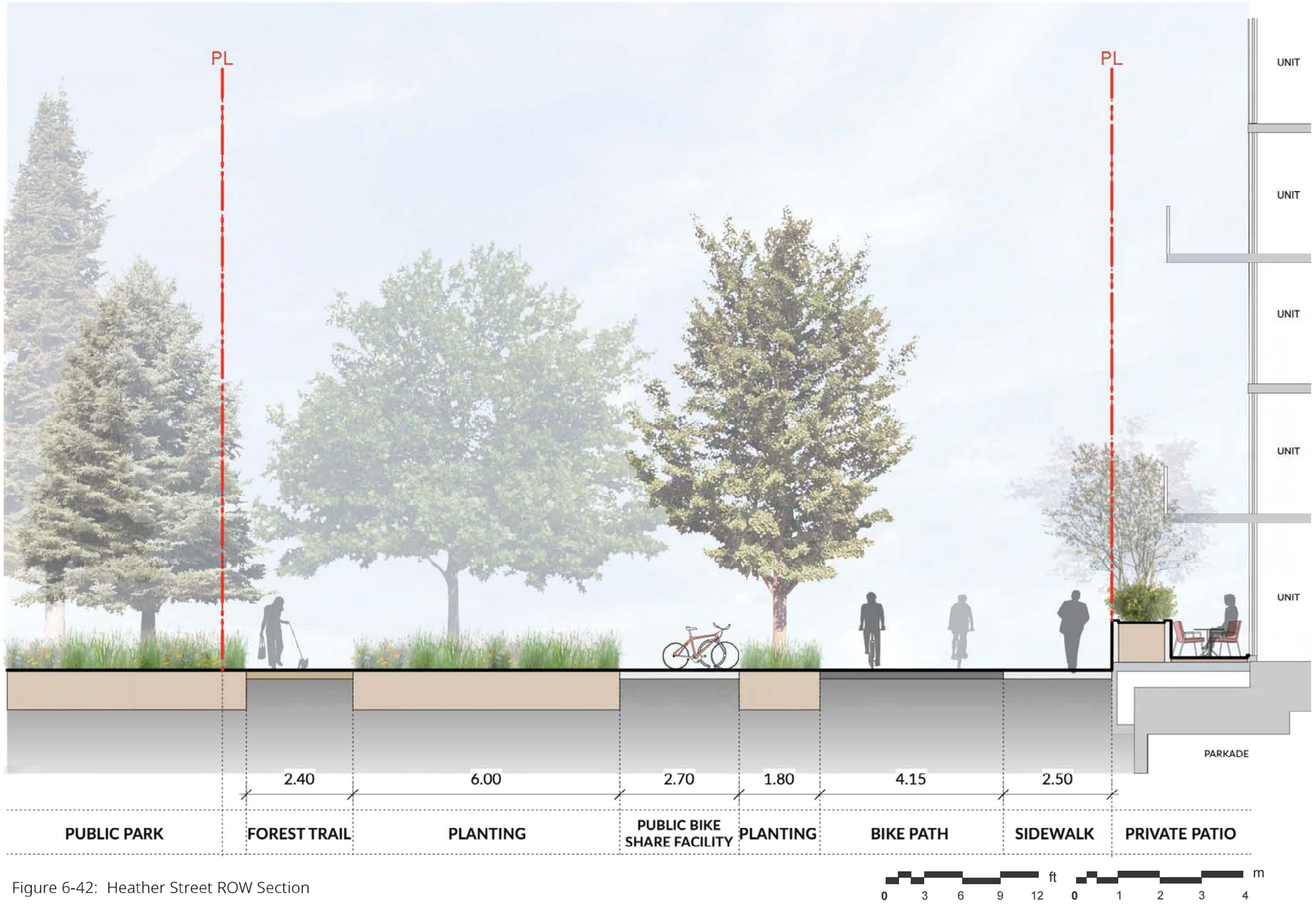


Figure 6-42: Heather Street ROW Section



Figure 6-43: Conceptual Illustration Heather Street ROW Looking N from W37th

Artist: Derek Lee

6.7 OPEN SPACE

Inspired by a deep reverence for the natural world that is an inherent part of MST culture, the Heather Lands includes a network of open spaces that include the Forest Trail, two parks, the Meeting Point, the Cultural Centre Plaza, and the Portal. Residential SRWs connect public streets to park spaces and provide important interstitial connections that link the community together. Meanwhile, the pollinator corridor that spans the east-west extents of the Heather Lands provides a valuable connection between major greenspace nodes on either side of the Heather Lands, Oak Meadows Park and Queen Elizabeth Park.



Figure 6-44: Open Space Plan

6.7.1 MST CULTURAL CENTRE PLAZA

Located at the heart of the Heather Lands, the MST Cultural Centre extends itself into the landscape via a spillout plaza. Designed as a welcoming destination for visitors and residents alike, the plaza is a flexible space which can be adapted as needed for public celebration, ceremonies, community market days and more. This plaza is an opportunity for the community to learn about the traditions and culture of the MST Nations. Opportunities include:

- Traditional cooking workshops and demonstrations over the firepit in the Ceremonial Gathering Space
- An indigenous plant garden where educational tours, workshops and tastings can be conducted.
- Spillout patio seating to extend from the MST Cultural Centre's kitchen and restaurant into the plaza during the warmer summer months
- Seasonal market days, featuring traditional MST crafts, art, food, beverages and more.
- Temporary seating setup for public celebration or festivals



Figure 6-45: Ceremonial Gathering space



Figure 6-47: MST Carving Centre Pavillion (One Heart, One Mind)

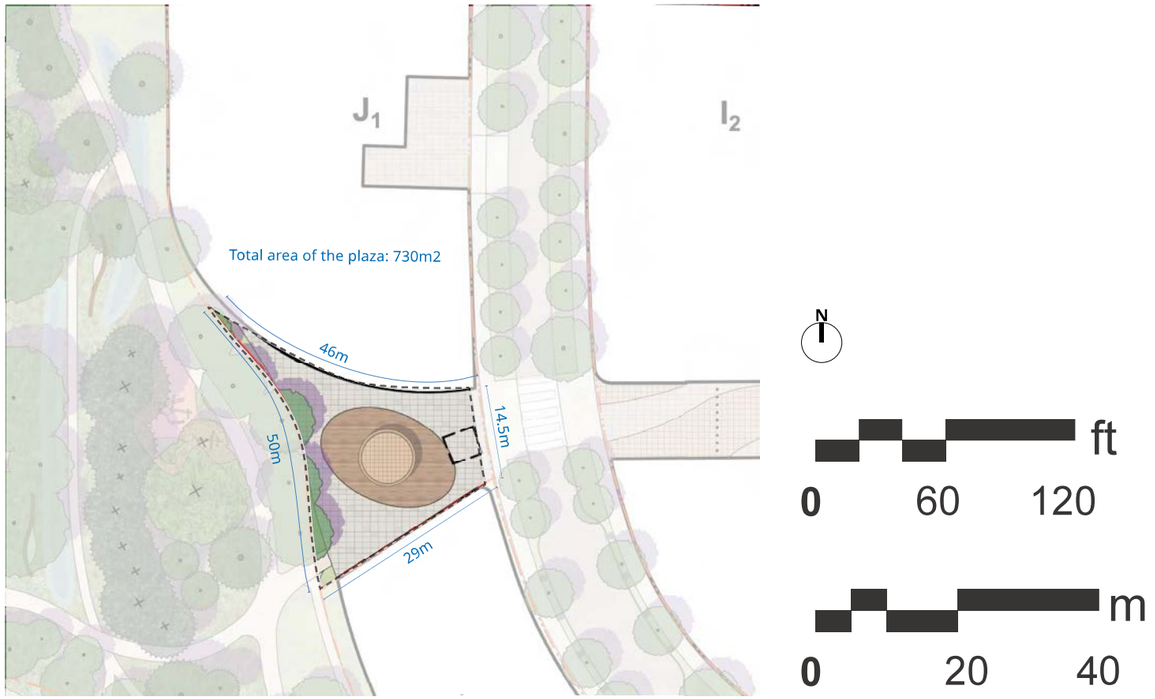


Figure 6-46: Cultural Centre Plaza Plan



Key Plan – Cultural Centre Plaza



Figure 6-48: Cultural Centre Plaza Section



Key Plan – Cultural Center Plaza

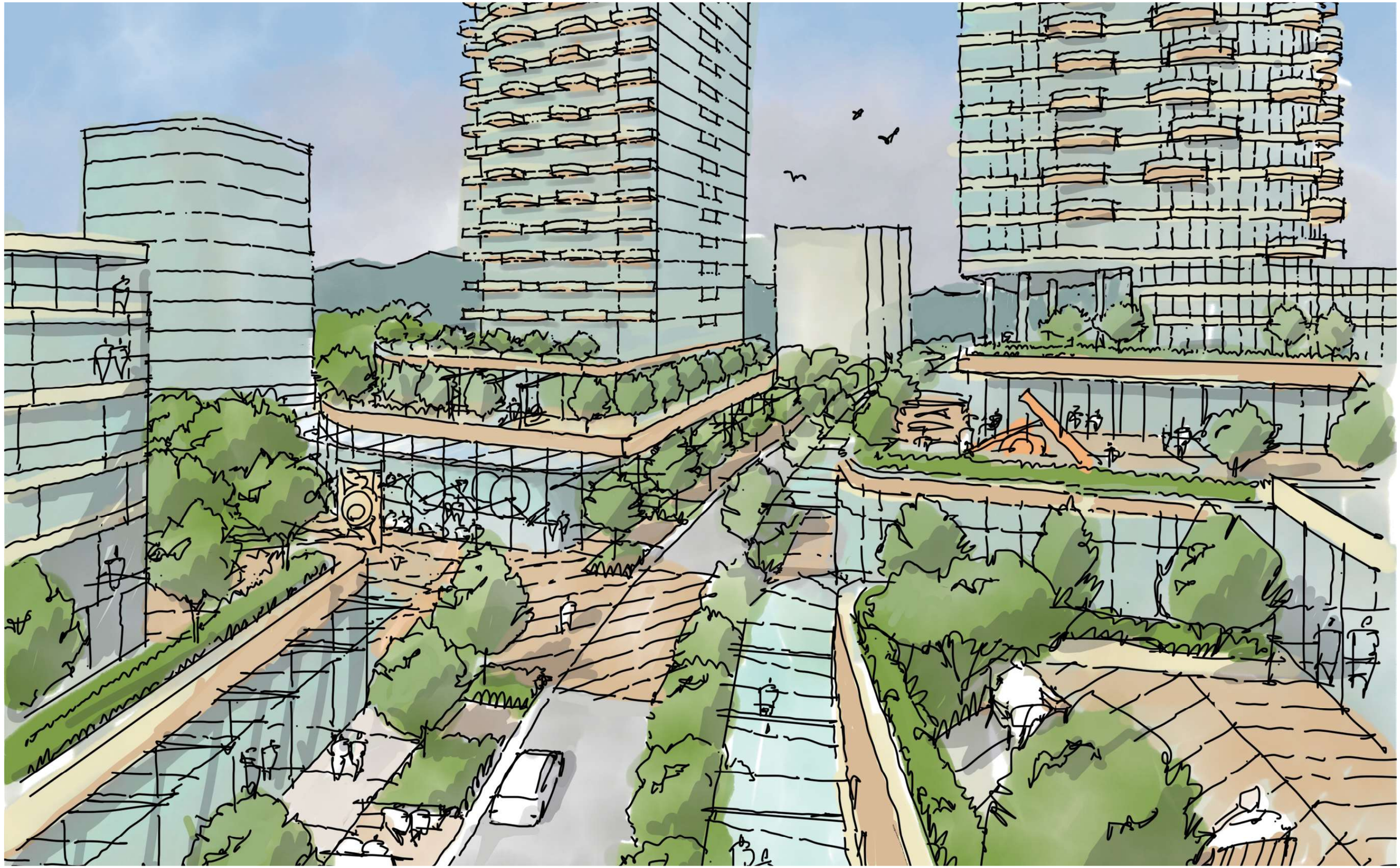


Figure 6-49: Conceptual Illustration – Commercial area along Heather Street, Looking N

Artist: Derek Lee

6.7.2 THE PORTAL

Parcel I features a pedestrian-oriented Portal tucked in between commercial buildings I1 and I2. A grocery store, boutiques, restaurants, and cafes will anchor the space, while spillout patios, flexible seating opportunities and lush planting will encourage communal gathering.

Potential opportunities for caternary lighting and art installations will animate the Portal and provide an opportunity for MST artists to share their culture and artistry.

Creative paving patterns inspired by the MST Nations' culture and heritage will carpet the groundplane. Potential motifs could be drawn from the rhythm of salmon migration, fishing nets patterns, or traditional MST weaving patterns.



Figure 6-50: Portal, Storefront Seating



Figure 6-52: Protector of the Mountain, Zachary George, Tsleil-Waututh and Salish Sea, Thomas Cannell, Musqueam

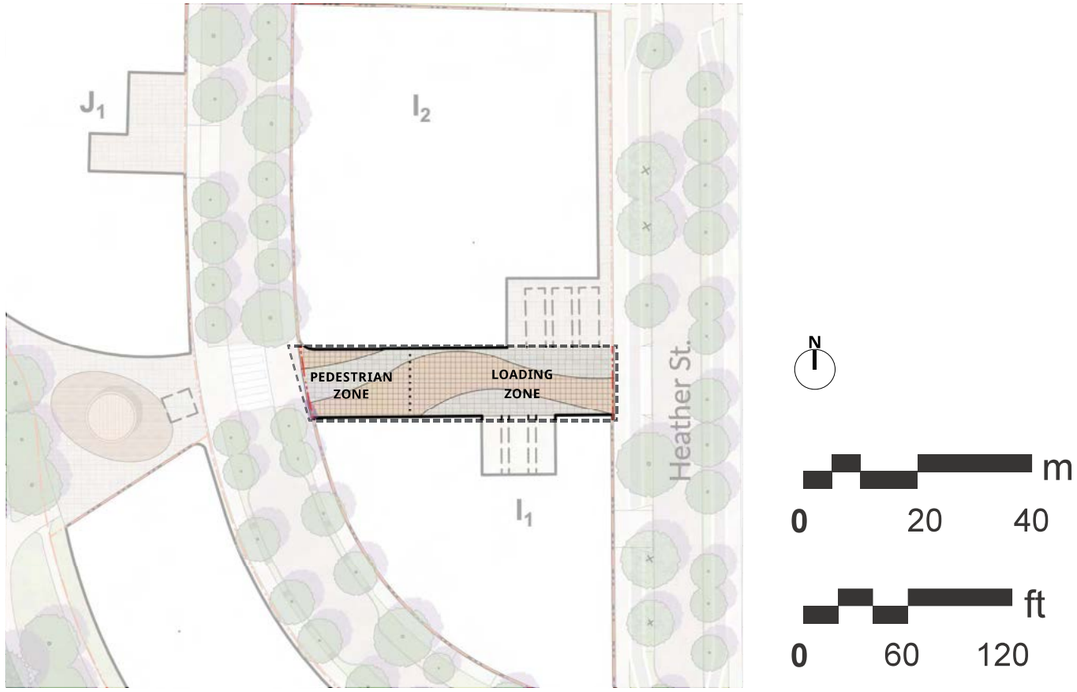
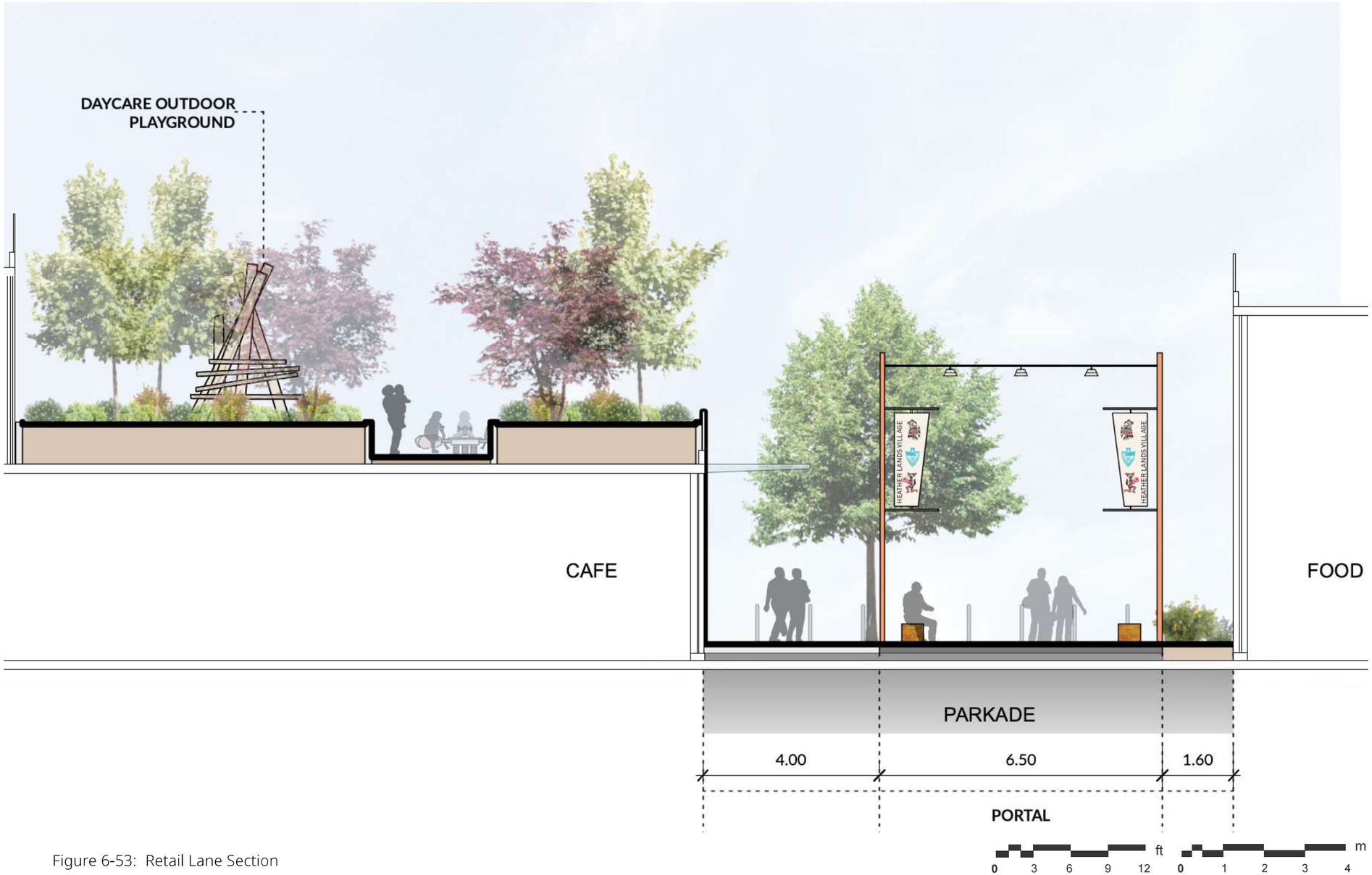


Figure 6-51: The Portal Plan



Key Plan – The Portal





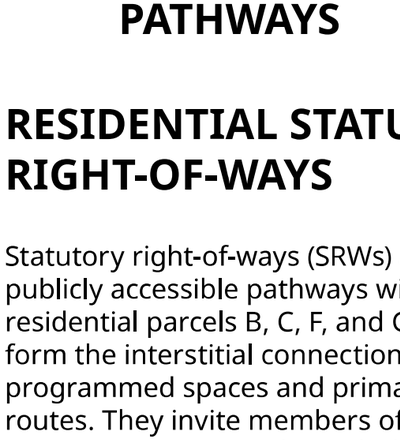
Key Plan – Retail Lane

Figure 6-53: Retail Lane Section

6.7.3 COURTYARD PATHWAYS

RESIDENTIAL STATUTORY RIGHT-OF-WAYS

Statutory right-of-ways (SRWs) are publicly accessible pathways within residential parcels B, C, F, and G, that form the interstitial connections between programmed spaces and primary circulation routes. They invite members of the community traverse through different areas or choose their own scenic adventure. While residents of the community will be the primary users of these pathways, they will also be accessible to the public.



Key Plan – Parcel B Courtyard



Figure 6-54: Parcel G, SRW



Figure 6-55: Parcel F, SRW

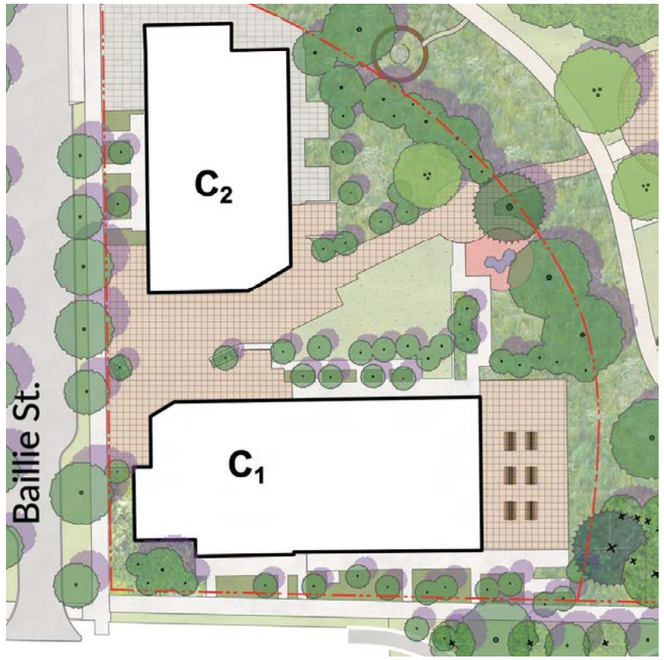


Figure 6-56: Parcel C, SRW



Figure 6-57: Parcel B, SRW

6.7.4 POLLINATOR CORRIDOR

The pollinator corridor will include a 5m (16.4 ft.) setback on both the north and south sides of West 35th Avenue. This setback will include private realm planting along the parcels bordering the street to ensure a minimum of 50% of the corridor is furnished with pollinator-friendly species. The pollinator corridor will be planted with a variety of predominantly native plant species selected to attract native pollinators such as bees, butterflies and hummingbirds. Located between VanDuesen Botantical Gardens and Oak Meadows Park to the west, and Queen Elizabeth Park to the east, the corridor will link together three major natural areas, strengthening the City's green infrastructure network.



Figure 6-58: Pollinator Corridor Plan



Key Plan – Pollinator Corridor

6.8 FOOD SYSTEMS

Food is an important part of MST culture that has brought people together to prepare meals, celebrate and build community since time immemorial. The Heather Lands include a network of food assets designed to build on this legacy.

The MST Cultural Centre includes a commercial kitchen, designed as a space where the community can learn about traditional meal preparation, healthy diets, and preservation techniques. During festivals or seasonal holidays, the commercial kitchen can be repurposed as a community gathering space or event venue.

The adjacent plaza features a community gathering space around a fire, where members of the community can gather, learn or engage in traditional cooking practices. Alternatively, the spacious plaza can host community markets, featuring traditional MST crafts, art, food, beverages and ingredients.

The wild orchard, and indigenous plant garden will provide opportunities for members the community to learn about edible plant species, including native fruit trees, berries, and herbs. Meanwhile, the community gardens will reward industrious residents with opportunities to grow, harvest and delight in the fruits of their labour.



Figure 6-59: Food Systems Diagram

6.9 URBAN FOREST STRATEGY

The MST Nations have a deep spiritual connection to the land that harkens back to a time when the Heather Lands was covered by a dense canopy of native trees. Western red cedar, Douglas and Western hemlock dominated the stands, providing shade and protection for salmonberries, ferns, salal and other understory planting to thrive. The Nations fostered a partnership with the natural world, and under their stewardship, humans coexisted in harmony with the forest, rivers and grasslands. In the spirit of this harmonious relationship, one of the core principles of the Heather Lands neighbourhood will be the restoration of the urban forest.

This vision is in alignment with the City of Vancouver's mandate to "protect, plant, and manage trees to create a diverse, resilient, and beautiful urban forest on the public and private lands across the city" per the 2018 update of the Urban Forest Strategy. In keeping with the policies outlined in the Heather Lands Policy Statement, one the project's primary aims will be on the retention of high-quality existing trees along the Forest Trail. Pockets of native trees will be introduced along the Forest Trail to enhance and densify the existing canopy. Trees will also be introduced to the common courtyard spaces and rooftops to provide beauty, and promote passive heating and cooling.



Figure 6-60: Retained and Proposed Tree Plan

6.9.1 ASSESSMENT OF TREES

As part of the rezoning proposal, all existing trees present in the Heatherlands were surveyed to assess health, value and viability for retention. Guided by the language of the Policy Statement, the trees were grouped into three broad categories:

» Trees to be retained (prioritized at locations along the Forest Trail, in the parks, and framing the Parade Square)
» Groups / trees with potential for retention
» Trees to be removed

The Arborist Report (Appendix B) used qualitative criteria (Qualitative Rationale) to identify which trees were suitable for retention, which is described below.

QUALITATIVE RATIONALE

1. Quality of the trees, including: tree health and structure, species tolerance to growing site changes (eg. hydrology, sun and wind exposure, etc).
2. Proximity to roads, site services and infrastructure.
3. Consideration of the development design, including: buildings and parkades, access, service connections, grading, hardscapes, and constructability

TREE RETENTION STRATEGY DIRECTIVES

RETAIN MATURE TREES IN THE PARKS AND OPEN SPACE

» Large, mature trees represent an invaluable resource that cannot be replaced. Compared to their younger counterparts, they are better suited to capturing and filtering stormwater, sequestering carbon, and providing shade and cooling. Prioritize the retention of mature trees along the Forest Trail, parks and open spaces.

RETAIN EXISTING STREET TREES

» With the goal of retaining existing, healthy street trees, efforts have been made to ensure the alignment of existing front boulevards is maintained or expanded. Further direction regarding the retention of street trees on W37th will be provided by the City at a later date.

RETAIN NATIVE TREE SPECIES

» Native tree species are typically better adapted to the conditions of their environment and provide benefits for the local wildlife. Additionally, several native tree species, such as the Western red cedar hold particular cultural significance to the MST Nations, making them doubly important for retention purpose.

» However, some exceptions do exist, and all trees should be review on a case-by-case basis. For instance, short-lived, fast-growing tree species such Alder and Cottonwood may present risks to the community and property as they are reaching maturity.

RETAIN HIGH QUALITY TREES

» The preservation of healthy, disease-free trees with high structural integrity has been identified as a top priority. Heathy trees with are invasive species are considered as less desirable for retention.

IMPROVE HEALTH OF RETAINED MARGINAL TREES

» Marginal condition trees have been identified as conditionally suitable for retention, providing certain criteria can be met. For instance, if the tree is part of a group; or the defects are correctable.



Figure 6-61: HLPS Page 50

LEGEND

- HEATHER LANDS POLICY STATEMENT PROPOSED TREES FOR RETENTION
- HEATHER LANDS POLICY STATEMENT, POTENTIAL TREES FOR RETENTION
- HEATHER LANDS POLICY STATEMENT, TREES FOR REMOVAL



Figure 6-62: Existing Trees for Retention



Figure 6-63: Existing Trees Codified per HLPS and Arborist Report

6.9.2 TREE PLAN

The tree plan for Heather Lands includes the retention of 44 existing trees on-site and the protection of 43 existing city trees on street right-of-ways as shown in Table 6-1 and described in detail in the Arborist Report (Appendix B). In addition, the conceptual landscape design also proposes the addition of approximately 600 new trees as illustrated in Figure 6-60 and identified in Table 6-2.

At this stage of design, rooftop amenity trees are not identified on the plan; the number indicated is an estimate. The estimated tree canopy coverage for the site is 34% at approximately 25 years post development, compared to the 16% coverage currently on the site. The comparison of the current and proposed post development tree canopy coverage is illustrated on the following page.

TREE STRATEGY DIRECTIVES

REUSE REMOVED TREES

» Removed tress will be assessed for harvesting and reuse by the MST Nations. Consistent with MST values: Everything is connected and nothing is wasted; and Everything we make comes from the land.

RESTORE THE FOREST

» Heather Lands presents and incredible opportunity to restore a patch of forest in the City. Coniferous forest, riparian woodland, and oak meadow ecozones are informed by existing trees.

PLANT NATIVE TREES WITH MST CULTURAL VALUE

» Emphasis will be placed on planting native trees and shrubs that are important to the MST Nations. These trees have edible, medicinal, and spiritual value.

PLANT URBAN ADAPTED TREES

» In addition to native trees, some non-native trees that are well adapted to thrive in urban conditions will be recommended for challenging locations, such as along streets.

DIVERSIFY FOR RESILIENCE

» By planting a diversity of tree species, the urban forest will be more resilient to future stresses like climate change, pests, and disease.

TREE CANOPY COVER

» Development will meet City of Vancouver targets. A study of current, retained, future planting and 20 year outlook of canopy will be provided.



Figure 6-64: Cedar - Tree of Life

Table 6-1: Existing Trees

	RETAINING / PROTECTING	REMOVING	TOTAL
ON-SITE TREES	44	206	250
CITY TREES (street)	43	19	62
TOTAL	87	225	312

Table 6-2: Proposed Trees

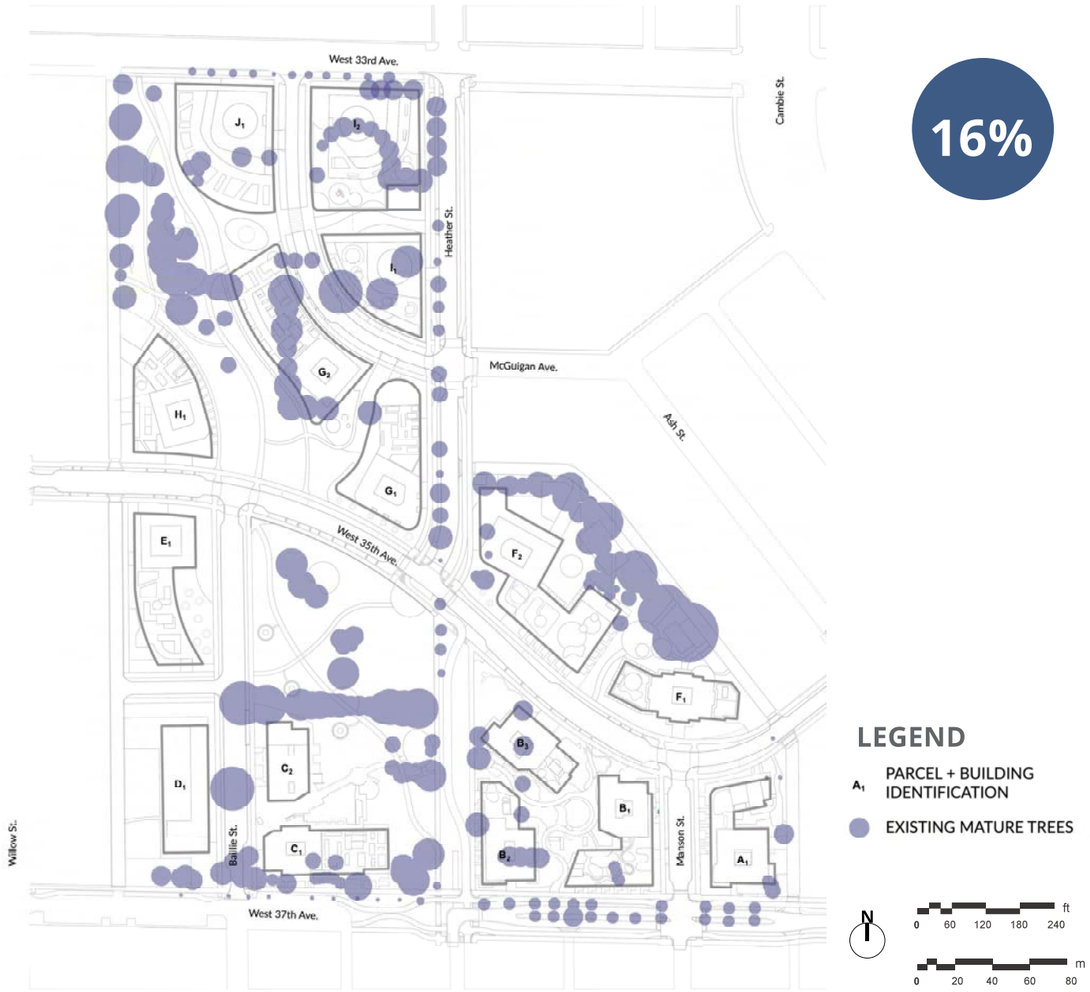
	AT GRADE	ABOVE PARKADE / ON ROOFTOP	TOTAL
PARKS & OPEN SPACE TREES	81	87	168
GROUND UNIT PATIO TREES	47	142	189
ROOFTOP AMENITY TREES	-	117	117
CITY TREES (street)	137	-	137
TOTAL	265	346	611

6.9.3 TREES AT GRADE AND TREES ABOVE STRUCTURE



Figure 6-65: Trees at Grade and Above Structure

6.9.4 CANOPY COVERAGE



16%

Figure 6-66: Tree Canopy - Existing Trees On Site

Table 6-3: Existing Trees on Site

	AREA	
	m²	acres
SITE AREA	85,250	21.1
EXISTING TREE CANOPY	13,910	3.4



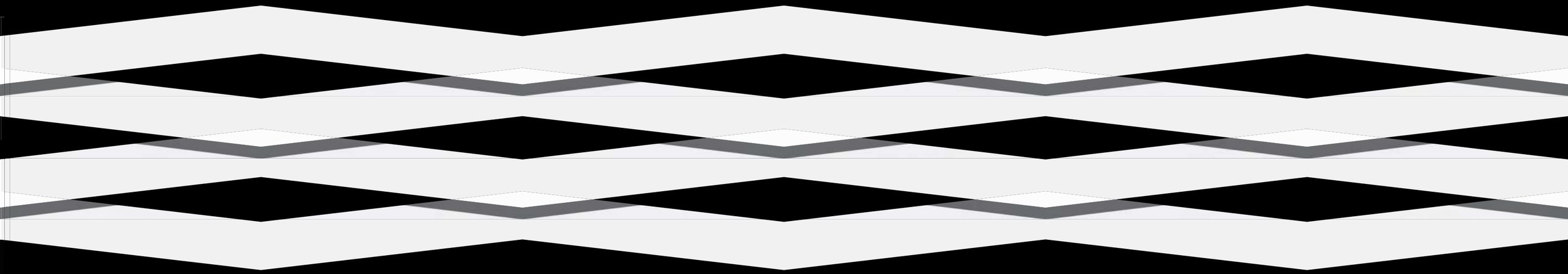
34%

Figure 6-67: Tree Canopy - 25 years Post Development

Table 6-4: 25 Years Post Development

	AREA	
	m²	acres
SITE AREA	85,250	21.1
MATURE TREE CANOPY	28,574	7.0

* INCLUDES 4% COVERAGE ON ROOFTOPS



— 07 —

Built Form

7.1 BUILT FORM

The architecture at Heather Lands will help communicate the cultural identity, past, present and future, of the MST Nations. Respect for the land and stewardship of nature lies at the center of MST values and ways of being, as evident in 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. The architectural expression at Heather Lands will be informed and inspired by the four elements and the Design Directives as outlined in Section 1.8 in this document.

The four elements of life are given a tangible expression through the natural systems that unfold in the environment around us. The smoothing of solid surfaces over time, the flow of water across the land, and the reflection of seasons in the shape and orientation of flora / vegetation and the seasons can inspire concepts of how to tighten the interconnection between buildings and the environment. The interplay of each element of life on the other three is also manifest in the organic patterns found in the natural world. Forms found in nature, such as the articulation of rock formations and mountain ranges, can inspire and give character to the buildings. The built form will reflect a deep connection to the natural world and the four elements of life and will bring alive the MST culture and traditions.

The architecture at Heather Lands will support the landscape design rather than the other way around. Integrating nature into architectural expression in an authentic and functional way that also helps achieve sustainability objectives can create homes and spaces where people value the deep connection to nature. Every home should have direct access to the natural world. Ongoing input from the MST Nations about how to translate cultural ways of being into architectural expression will help ensure that the intent is fulfilled.

The plan for the buildings will be further evolved as each parcel is developed through the development and building permit processes with the City of Vancouver.

At the same time, through the rezoning process, the design team has incorporated cultural input from MST community members into conceptualization of the architectural expression on the site. Consideration of how the elements of life organize and pattern the landscape can be a point of departure for shaping the architectural design. Equally important is to consider MST Nations stories and legends that resonate on the Heather Lands property specifically, providing important cues to guide building design. For example, the traditional role of Heather Lands as part of a key trail network from the Fraser River to False Creek, and across the ridge to the Salish Sea, is important to the MST Nations. Similarly, the mountain ranges to the north (Two Sisters / the Lions) and to the south (Mount Baker) have important legends associated with them and views to them from and through the buildings should be considered. A priority for the building design is that the form, orientation, materiality and character of the buildings reflect and celebrate MST culture and values in a contemporary way, including connection with the natural world that sustains us all.

The buildings that will shape the new neighbourhood will draw inspiration from the deep connection of MST Nations to nature and natural systems. The design and architecture will take its cues from the interplay of the four elements of life with the landscape that surrounds the site. The forested landscape that originally grew on Heather Lands is a rich source of inspiration. At the same time, building design will respect the scale of the surrounding community, in the same way that natural vegetation grows in response to the broader landscape in which it lies.



Figure 7-1: Two Sisters, Looking S



Figure 7-2: Slhx̱í7lsh Rock, Stanley Park, 1890 Credit: Bailey and Neelands

7.2 ARCHITECTURAL PRECEDENTS

7.2.1 LOW-MID RISE PRECEDENTS



Figure 7-3: Curved Balcony Railings



Figure 7-4: Offset window openings



Figure 7-5: Offset window openings

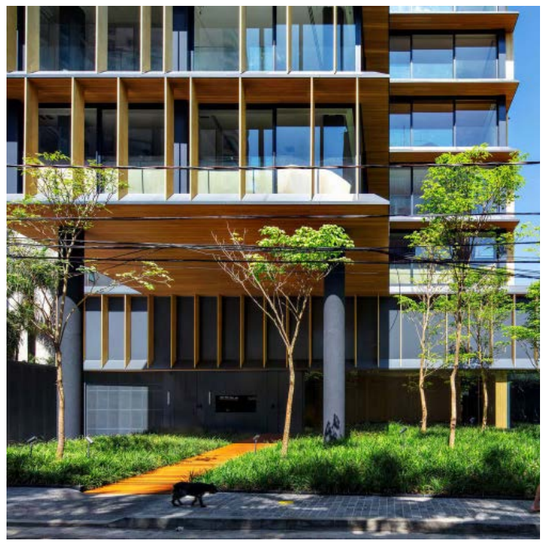


Figure 7-6: Sculptural Balconies

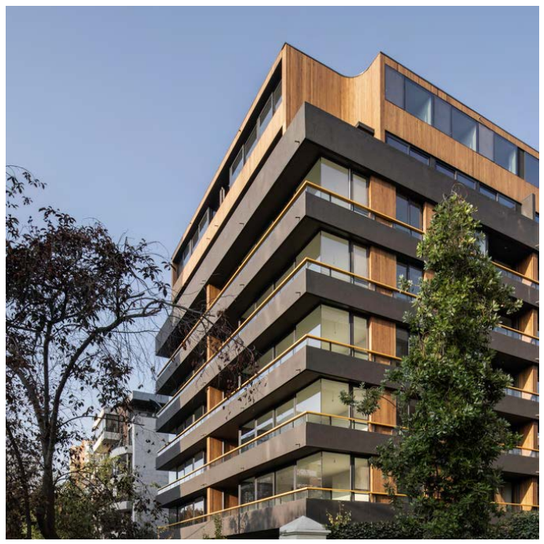


Figure 7-7: Natural Rainwater Management Activates Space



Figure 7-8: Semi-Public Pathways Through Residential Courtyards

7.2.2 HIGH RISE PRECEDENTS

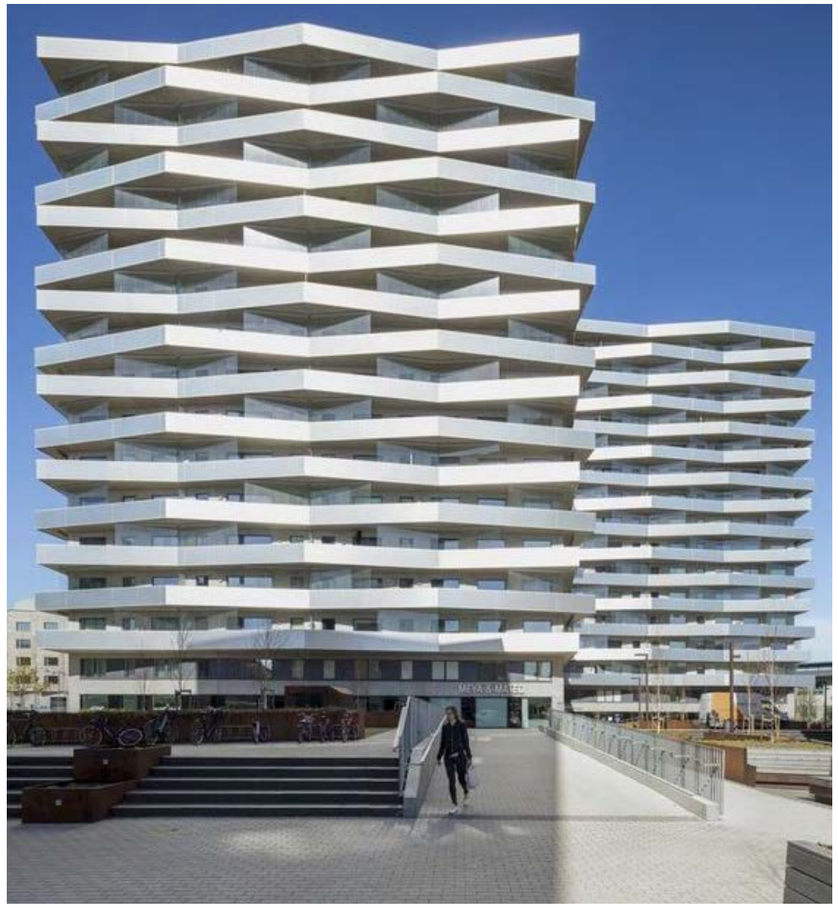


Figure 7-9: Woven Facade

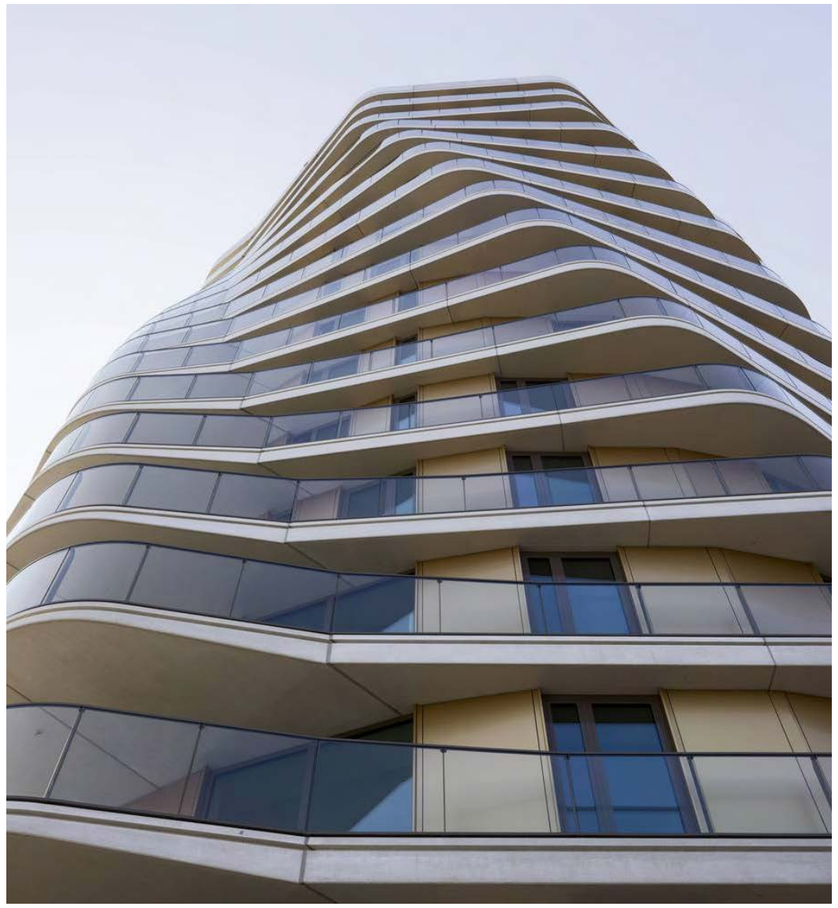


Figure 7-10: Undulating Facade



Figure 7-11: Sculptural Balconies

7.2.3 BALCONIES

Building on the Design Directive, ‘Being in Touch with the Light, Weather, Seasons, Land’, ease of access to outdoor space is a primary objective for building design. Each unit will have a patio, terrace and/or balcony. Balcony expression will vary depending on the building’s architectural design and the character area in which it is sited.

Generally, balconies should face the street or the park to create safety, ‘eyes on the street’ and to activate the public realm. The outdoor space should be accessed off the main living area of the residential unit. Balcony design will be an expression of MST culture through the use of form, colour and materials.

Balconies located in the ‘Homes in the Village’ character area should be expressive and articulated in a way that activates the courtyards and streets and connects neighbours. Balconies in the ‘Homes in the Forest’ character area should have a more introverted, quiet and subtle expression. Balconies in the ‘Drum Beat / Heart’ commercial area should be sculptural and animate the street. Terraces should integrate plantings into their design to bring the landscape up into the buildings’ elevations.



Figure 7-12: Balcony precedent image

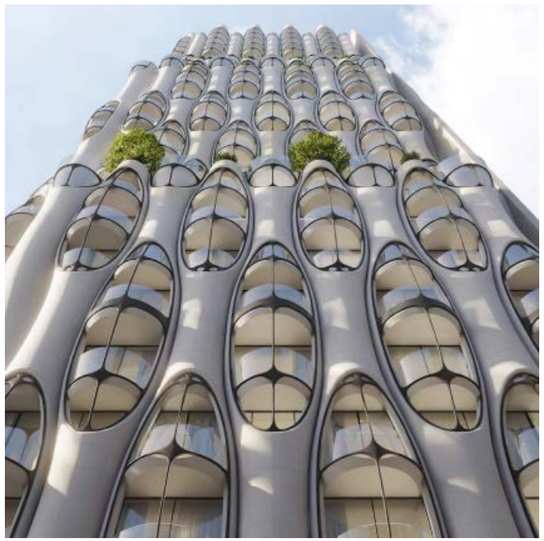


Figure 7-13: Balcony precedent image

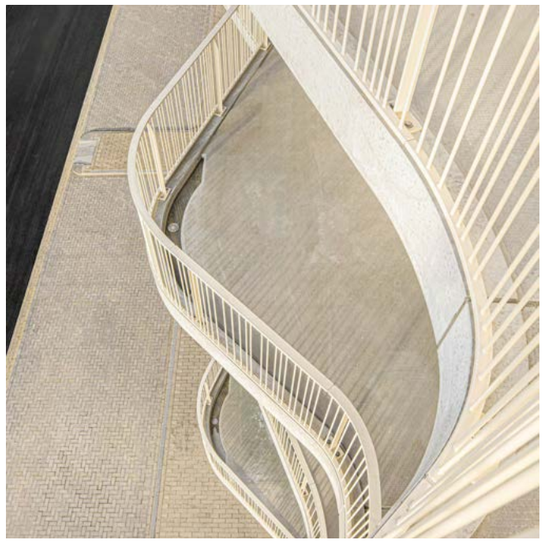


Figure 7-14: Inspiration image for balcony shape



Figure 7-15: Balcony precedent image

7.2.4 PRIVATE OUTDOOR SPACE

ROOFTOP AMENITY

The shared podium rooftop amenity spaces offer access to outdoor terraces. These landscaped roofs are green, functional, and create enjoyable elevated spaces outdoors with views that might include the Two Sisters and Mt. Baker. The materials and programming for the outdoor rooftop spaces will vary depending on the building design, but the rooftop design should align with the overall intention of each character area.

Space for trees and planted areas is a priority for podium roofs at Heather Lands. Green roofs will blur the divide between forest and architecture, enhancing biodiversity, reducing urban heat island effect, and reflecting the MST Nations' connection to nature. Podium roofs will have a mix of intensive and extensive green roofs, with extensive green roofs providing adequate soil volumes for small trees. When extensive green roofs are not possible, planters can be used to support small trees. (For the purposes of calculating rainwater management, a minimum target of 25% of the podium level intensive green roof space is proposed.

The following is a preliminary list of potential uses and program ideas for shared rooftops and podium spaces:

- Weather-protected gathering spaces should be considered.
- Outdoor dining areas and BBQs, ideally co-located with indoor amenity spaces to maximize functionality.
- Views to the mountains should be celebrated and maximized by including viewpoint areas with seating spaces.
- Quiet areas where people can relax and be in touch with the sunlight are a valuable rooftop amenity.
- Play features, especially nature play and small, compact equipment that can maximize play value in relation to space are encouraged.
- Community gardens offer opportunities for relaxation and growing food.



Figure 7-16: Amenity Space on Roofs

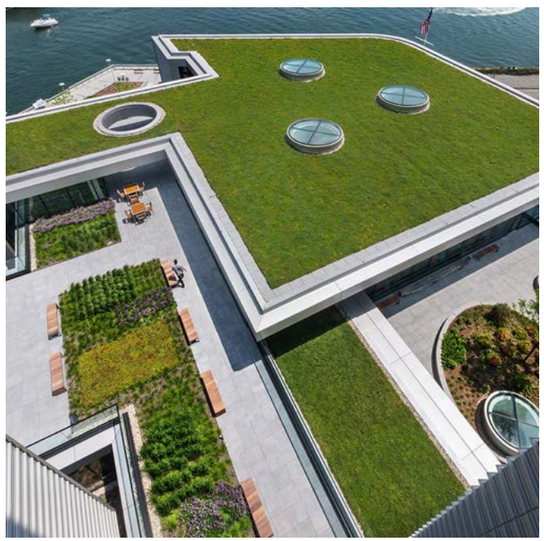


Figure 7-17: Green Roofs and Community Gardens on Common Rooftop Space

GROUND FLOOR UNITS

Residential patios for ground level units will provide outdoor spaces for residents to relax, be in touch with the weather, socialize with neighbours, and easily access the outdoors. Depending upon the location and orientation of each building, patios may face out onto the park, the green streets, or onto shared courtyards. Each patio will be a mix of hardscape area and built-in planters large enough for a small tree (such as a Serviceberry or Japanese maple), large shrubs (such as a Huckleberry or Witch-hazel), ferns and flowers. Plantings as well as trellis, gates, or privacy screens featuring MST inspired designs, patterns, and / or materials will provide privacy for residents.

7.3 PARCEL SUBDIVISION PLAN

Table 7-1: Parcel Lot Areas

PARCEL	GROSS AREA	
	m²	SF
A	2,630	28,309
B	7,400	79,652
C	4,960	53,389
D	4,050	43,593
E	3,630	39,073
F	10,010	107,747
G	6,520	70,181
H	3,200	34,445
I	5,900	63,507
J	3,490	37,566
Parks	16,689	179,649
TOTAL	68,479	737,111

Table 7-2: Public and Private Areas

TYPE	AREA Ha
PUBLIC ROADS (INC. HEATHER ST ROW)	1.67
PUBLIC PARK	1.67
PRIVATE PARCELS	5.18
TOTAL	8.52



LEGEND

X
m²
SF — PARCEL AREA AND IDENTIFICATION

PROPERTY LINE

CSF OWNED
NOT PART OF HEATHER LANDS REZONING

Figure 7-18: Parcel Subdivision Plan

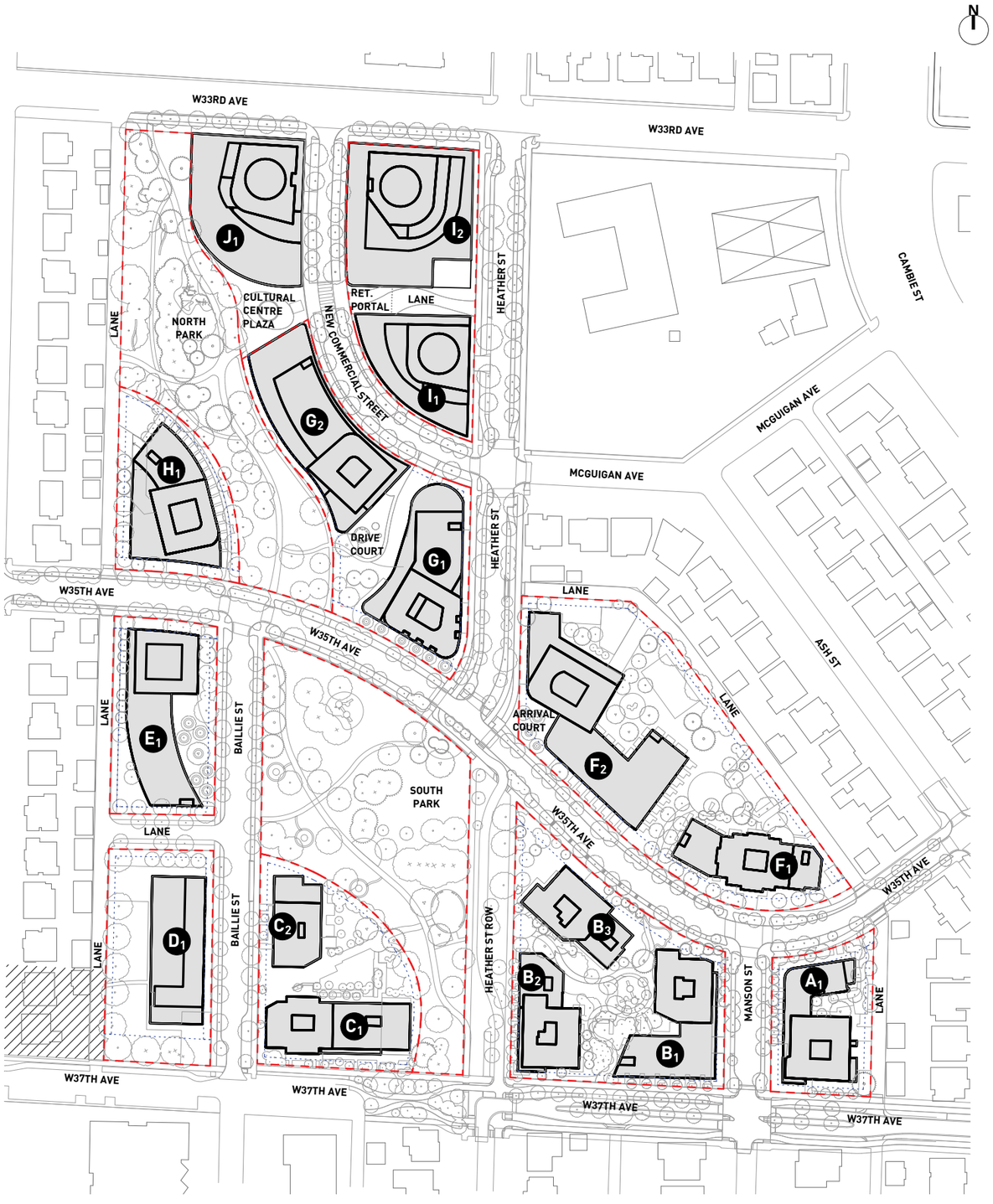
7.4 SITE COVERAGE

Table 7-3: Estimated Building Footprint Area

BUILDING	AREA	
	m²	SF
A1	1,078	11,608
B1	1,086	11,694
B2	1,053	11,339
B3	911	9,802
C1	1,012	10,897
C2	565	6,084
D1	1,336	14,378
E1	1,641	17,665
F1	1,200	12,915
F2	2,540	27,345
G1	1,612	17,354
G2	2,279	24,531
H1	1,501	16,153
I1	1,470	15,819
I2	2,968	31,943
J1	2,244	24,155
TOTAL	24,497	263,680

Table 7-4: Estimated Percent of Site Coverage

TYPE	AREA	
	m²	SF
PRIVATE PARCELS	51,790	557,462
PARCELS	47%	



LEGEND

- (X#) PARCEL + BUILDING IDENTIFICATION
- PROPERTY LINE
- SETBACKS
- CSF OWNED NOT PART OF HEATHER LANDS REZONING

Figure 7-19: Site Plan

7.5 DEDICATIONS



LEGEND

- PARCEL + BUILDING IDENTIFICATION
- PROPERTY LINE
- CURB LINE
- 2.5M (8.2FT) DEDICATION
- 1.75M (5.8) DEDICATION
- 1.7M (5.6FT)DEDICATION
- CSF OWNED
  NOT PART OF HEATHER LANDS REZONING

Figure 7-20: Public and Private Site Plan

7.6 SETBACKS



LEGEND

- PARCEL + BUILDING IDENTIFICATION
- PROPERTY LINE
- CURB LINE
- 11.1M (36.4FT) SETBACK
- 5.5m (18FT) COMMERCIAL SETBACK FROM CURB
- 5M (16.4FT) SETBACK
- 3M (10FT) SETBACK
- 0M (0FT) CULTURAL SETBACK
- CSF OWNED
  NOT PART OF HEATHER LANDS REZONING

Figure 7-21: Public and Private Site Plan

7.7 BUILDING HEIGHTS

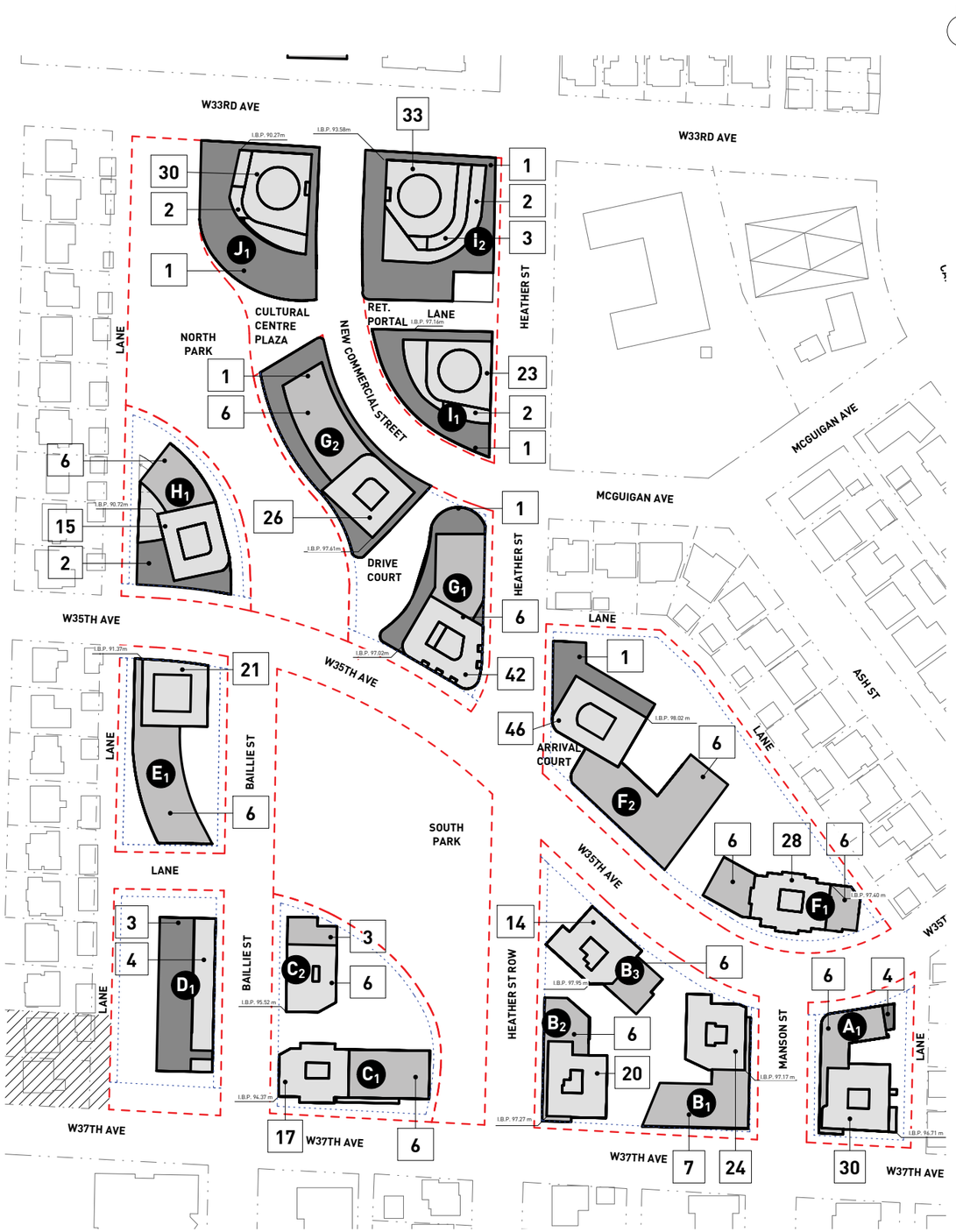
Connection to the land, one of the four elements of life, is integral for the MST Nations. Building heights will be designed to maximize connections to the landscape by respecting views to the mountains and by maximizing sunlight on park and open space to allow for optimal use in all seasons.

Buildings along Heather St. between W33rd and W35th increase in height following the grade of the site to maximize the mountain views to the North, culminating in the two tallest towers, Buildings F2 and G1. The towers frame the meeting point as gateways.

6 storey podiums fronting the lanes on the eastern and western border of the site are to respect the existing context and buildings planned on the adjacent sites.

PARCEL	BLDG. ID	BUILDING HEIGHT		STOREYS
		m	ft	
A	A1	92	301	30
B	B1	72	238	24
	B2	61	200	20
	B3	44	144	14
C	C1	52	170	17
	C2	20	65	6
D	D1	19	62	4
E	E1	66	217	21
F	F1	86	282	28
	F2	141	463	46
G	G1	129	425	42
	G2	80	263	26
H	H1	50	163	15
I	I1	76	250	23
	I2	109	357	33
J	J1	101	331	30

Table 7-5: Building Storeys and Estimated Heights



LEGEND

- PARCEL + BUILDING IDENTIFICATION
- STOREYS
- PROPERTY LINE
- SETBACKS
- CSF OWNED NOT PART OF HEATHER LANDS REZONING

Figure 7-22: Building Heights Plan

7.8 TOWER FLOORPLATE SIZES

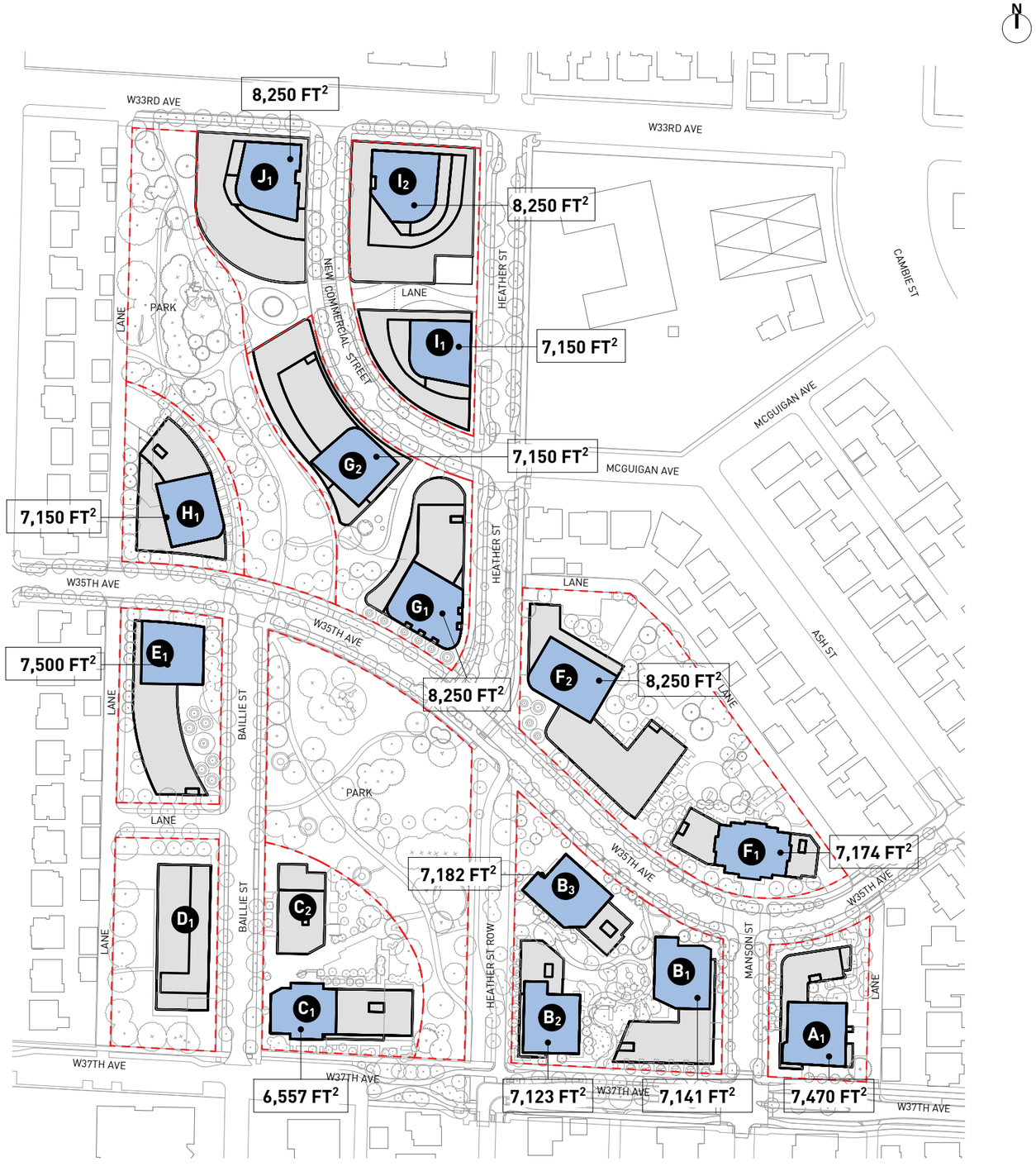


Figure 7-23: Tower Floorplate Sizes

7.9 PRIVATE OUTDOOR SPACE



Figure 7-24: Planters at Patios to Create Privacy



Figure 7-25: Public and Private Separation



LEGEND

- X# PARCEL and BUILDING IDENTIFICATION
- GROUND LEVEL PRIVATE RESIDENTIAL OUTDOOR SPACE
- PROPOSED SHARED and PRIVATE LANDSCAPED ROOF
- CSF OWNED
  NOT PART OF HEATHER LANDS REZONING

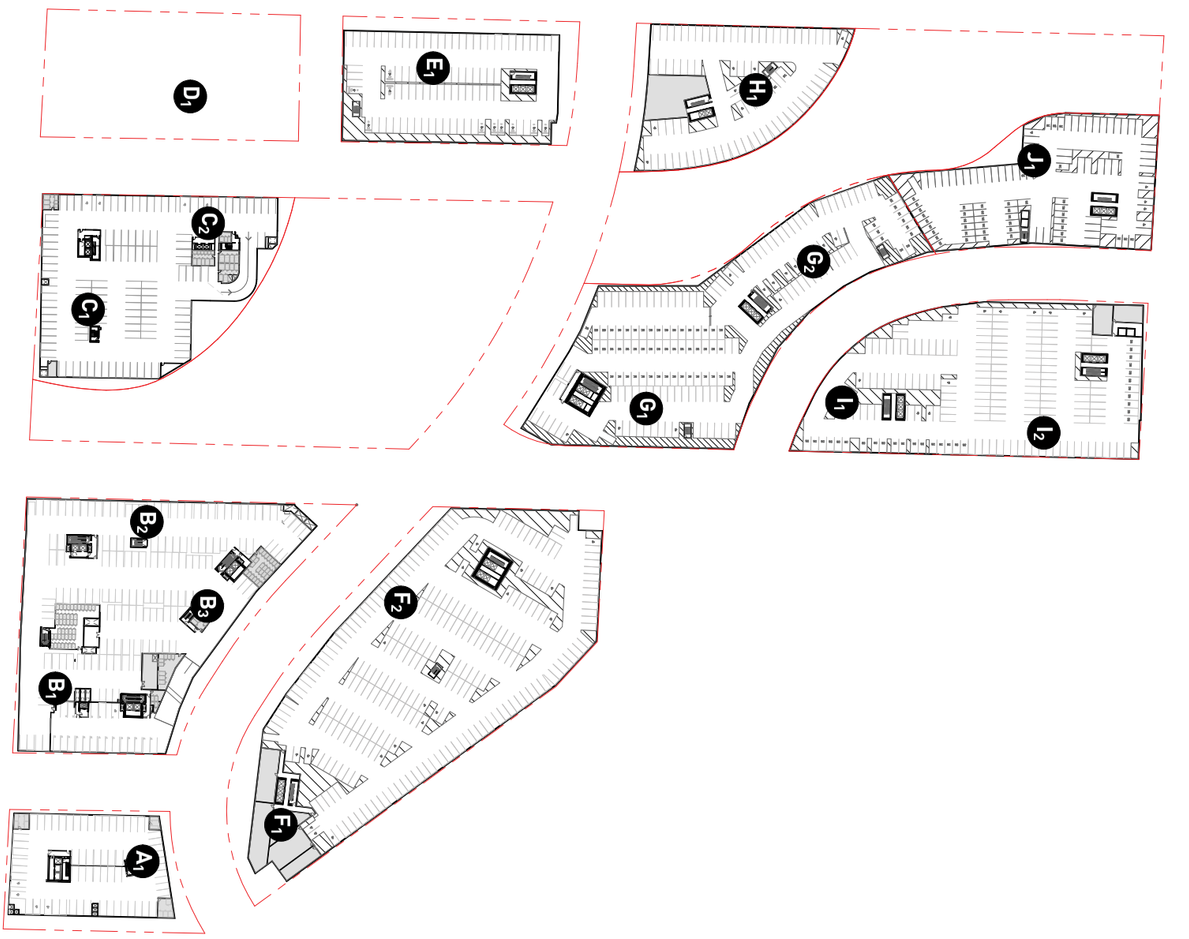
Figure 7-26: Access to Nature Plan

7.10 TOWER SEPARATION



Figure 7-27: Tower Separation

PROPOSED PARKING TYPICAL LEVEL

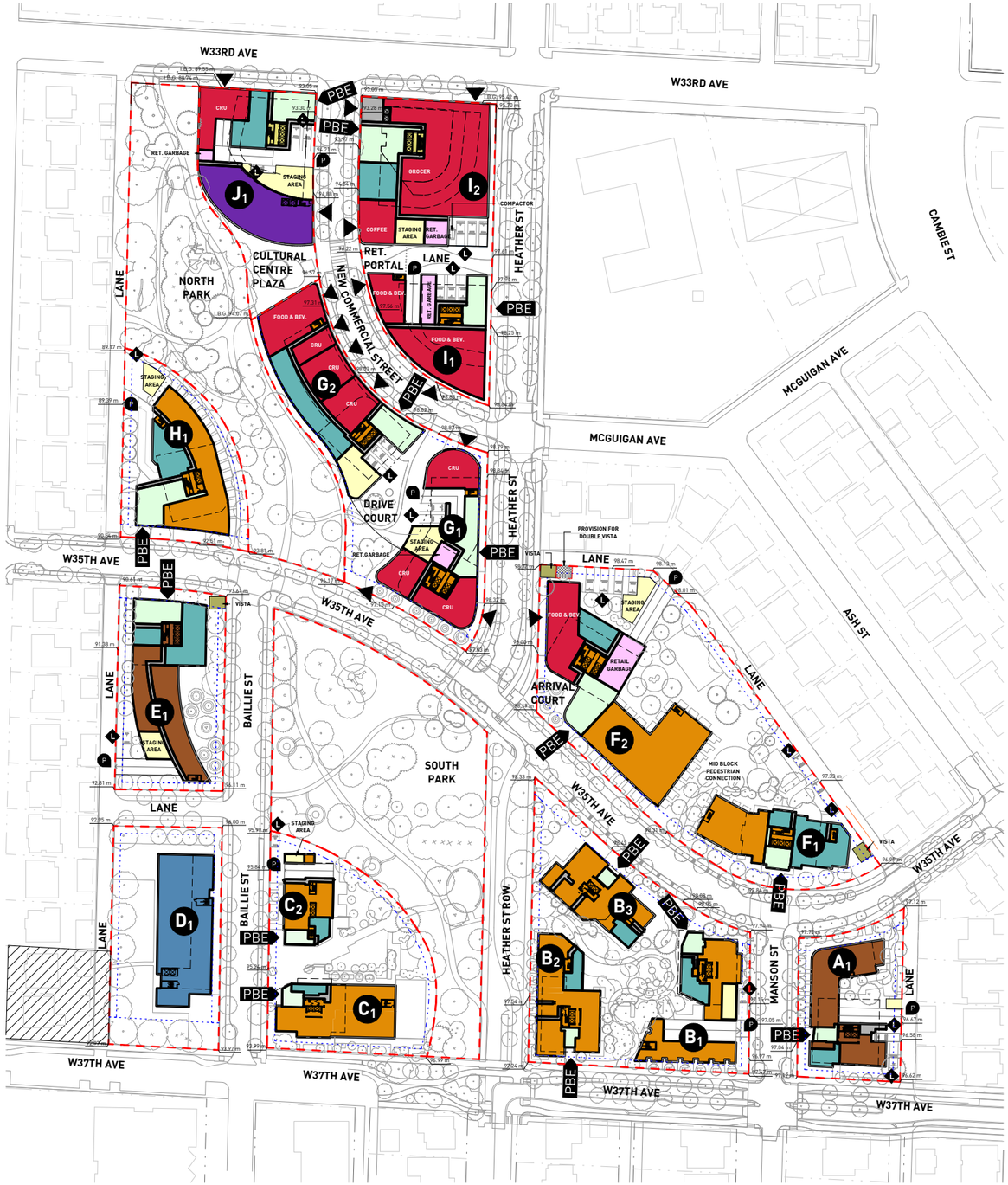


7.11 FLOORPLANS

PROPOSED PARKING LEVEL P1



LEVEL 1 FLOOR PLAN



STATISTICS

BUILDING	GFA	GFA
A1	11,608 SF	1,078.40 m²
B1	11,694 SF	1,086.38 m²
B2	11,339 SF	1,053.42 m²
B3	9,802 SF	910.63 m²
C1	10,897 SF	1,012.33 m²
C2	6,084 SF	565.20 m²
D1	14,378 SF	1,335.78 m²
E1	17,665 SF	1,641.12 m²
F1	12,915 SF	1,199.83 m²
F2	27,345 SF	2,540.40 m²
G1	17,354 SF	1,612.22 m²
G2	24,531 SF	2,279.01 m²
H1	16,153 SF	1,500.70 m²
I1	15,819 SF	1,469.61 m²
I2	31,943 SF	2,967.60 m²
J1	24,155 SF	2,244.04 m²
TOTAL	263,680 SF	24,496.68 m²

LEGEND

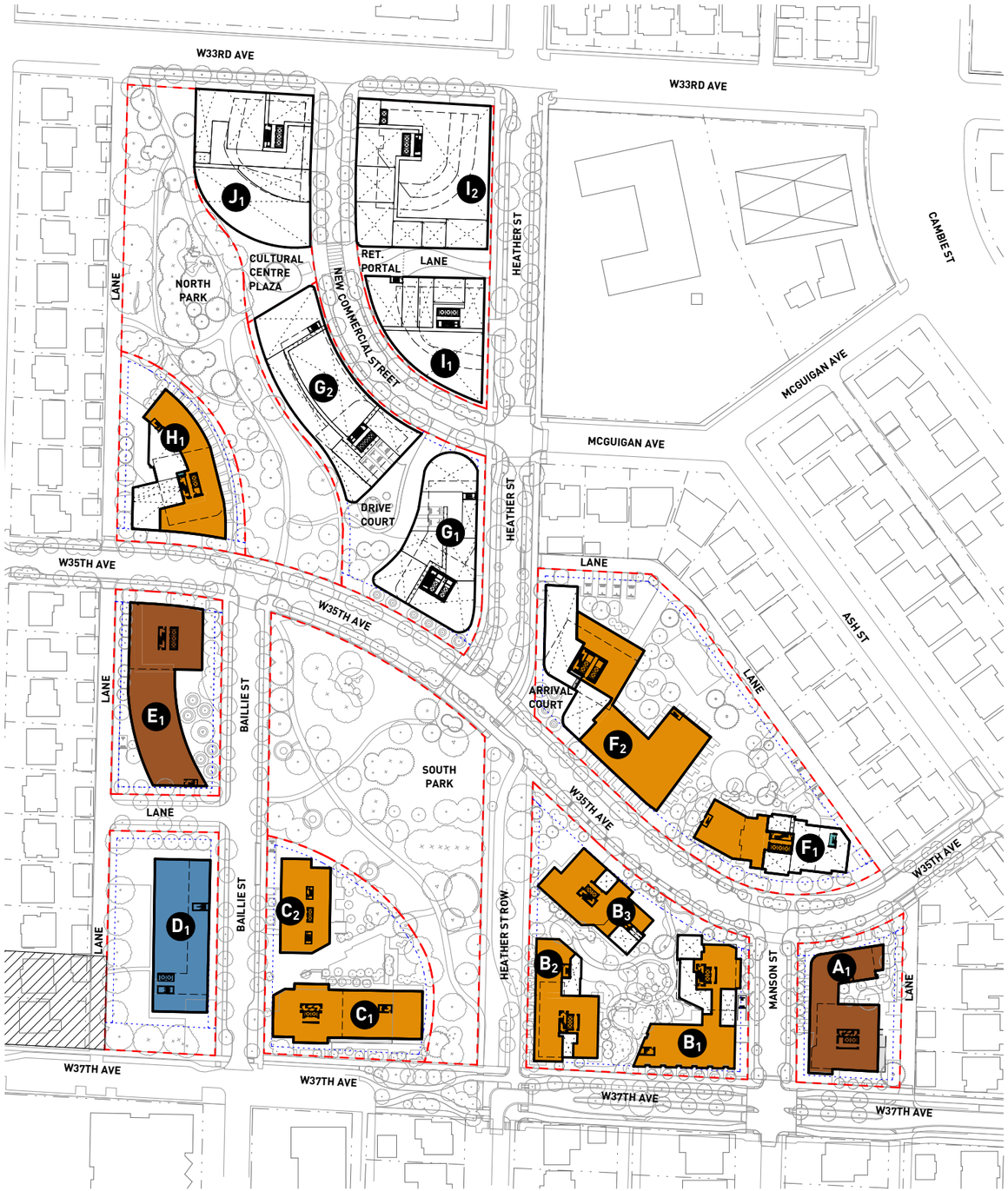
- PARCEL/BUILDING IDENTIFICATION
- PROPERTY LINE
- SETBACK LINE
- RETAIL, CULTURAL, DAYCARE ENTRY
- LOADING BAY
- CSF OWNED
  NOT PART OF HEATHER LANDS REZONING
- PBE PRINCIPAL BUILDING ENTRY
- P PARKING ENTRY
- I.B.P. INTERPOLATED BASE POINT

AREA LEGEND

- AHI LEASEHOLD
- MARKET LEASEHOLD
- SOCIAL
- SCHOOL
- RETAIL
- CULTURAL
- CHILDCARE
- AMENITY
- LOBBY
- SERVICE CORRIDOR
- VISTA
- STAGING AREA
- RETAIL GARBAGE ROOM
- PODIUM BELOW
- CIRCULATION EXCLUDED

2025-10-22

LEVEL 2 FLOOR PLAN



N

STATISTICS

BUILDING	GFA	GFA
A1	13,316 SF	1237 m²
B1	15,104 SF	1403 m²
B2	11,389 SF	1058 m²
B3	10,008 SF	930 m²
C1	12,882 SF	1197 m²
C2	7,862 SF	730 m²
D1	15,032 SF	1397 m²
E1	18,688 SF	1736 m²
F1	6,487 SF	603 m²
F2	19,109 SF	1775 m²
H1	10,469 SF	973 m²
I1	10,403 SF	966 m²
I2	16,031 SF	1489 m²
J1	8,938 SF	830 m²
TOTAL	175,717 SF	16325 m²

LEGEND

- PARCEL/BUILDING IDENTIFICATION
- PROPERTY LINE
- CSF OWNED
  NOT PART OF HEATHER LANDS REZONING
- ELEV. OVERRUN / MECH. ENCLOSURE

AREA LEGEND

- AHI LEASEHOLD
- MARKET LEASEHOLD
- SOCIAL
- SCHOOL
- RETAIL
- CULTURAL
- CHILDCARE
- AMENITY
- LOBBY
- SERVICE CORRIDOR
- VISTA
- STAGING AREA
- RETAIL GARBAGE ROOM
- PODIUM BELOW
- CIRCULATION EXCLUDED

REGISTERED ARCHITECT PROVINCE OF BRITISH COLUMBIA
2025-10-22

LEVEL 3 FLOOR PLAN



STATISTICS

BUILDING	GFA	GFA
A1	13,316 SF	1237 m²
B1	16,057 SF	1492 m²
B2	11,389 SF	1058 m²
B3	10,008 SF	930 m²
C1	13,424 SF	1247 m²
C2	7,862 SF	730 m²
D1	15,032 SF	1397 m²
E1	18,688 SF	1736 m²
F1	12,770 SF	1186 m²
F2	22,893 SF	2127 m²
G1	14,642 SF	1360 m²
G2	14,715 SF	1367 m²
H1	11,653 SF	1083 m²
I1	7,150 SF	664 m²
I2	11,037 SF	1025 m²
J1	8,250 SF	766 m²
TOTAL	208,886 SF	19406 m²

LEGEND

- PARCEL/BUILDING IDENTIFICATION
- PROPERTY LINE
- CSF OWNED
  NOT PART OF HEATHER LANDS REZONING
- ELEV. OVERRUN / MECH. ENCLOSURE

AREA LEGEND

- AHI LEASEHOLD
- MARKET LEASEHOLD
- SOCIAL
- SCHOOL
- RETAIL
- CULTURAL
- CHILDCARE
- AMENITY
- LOBBY
- SERVICE CORRIDOR
- VISTA
- STAGING AREA
- RETAIL GARBAGE ROOM
- PODIUM BELOW
- CIRCULATION EXCLUDED

REGISTERED ARCHITECT
PROVINCE OF BRITISH COLUMBIA
2025-10-22

LEVEL 4 FLOOR PLAN



N

STATISTICS

BUILDING	GFA	GFA
A1	13,316 SF	1237 m²
B1	16,057 SF	1492 m²
B2	11,389 SF	1058 m²
B3	10,008 SF	930 m²
C1	13,424 SF	1247 m²
C2	5,749 SF	534 m²
D1	6,148 SF	571 m²
E1	18,688 SF	1736 m²
F1	12,770 SF	1186 m²
F2	22,893 SF	2127 m²
G1	14,642 SF	1360 m²
G2	14,715 SF	1367 m²
H1	11,653 SF	1083 m²
I1	7,150 SF	664 m²
I2	8,250 SF	766 m²
J1	8,250 SF	766 m²
TOTAL	195,102 SF	18126 m²

LEGEND

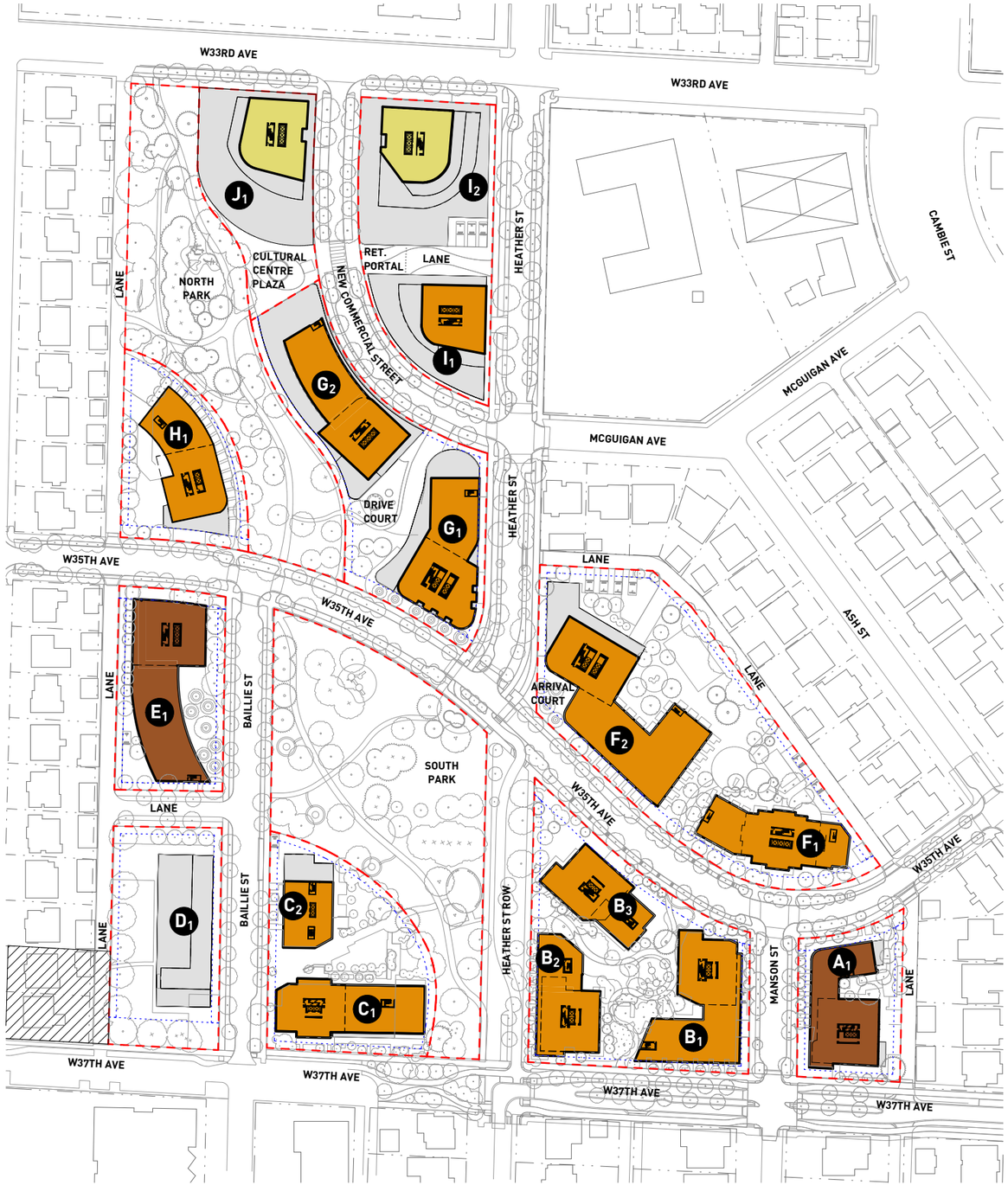
- PARCEL/BUILDING IDENTIFICATION
- PROPERTY LINE
- CSF OWNED
  NOT PART OF HEATHER LANDS REZONING
- ELEV. OVERRUN / MECH. ENCLOSURE

AREA LEGEND

- AHI LEASEHOLD
- MARKET LEASEHOLD
- SOCIAL
- SCHOOL
- RETAIL
- CULTURAL
- CHILDCARE
- AMENITY
- LOBBY
- SERVICE CORRIDOR
- VISTA
- STAGING AREA
- RETAIL GARBAGE ROOM
- PODIUM BELOW
- CIRCULATION EXCLUDED

REGISTERED ARCHITECT
PROVINCE OF BRITISH COLUMBIA
2025-10-22

LEVEL 5 FLOOR PLAN



N

STATISTICS

BUILDING	GFA	GFA
A1	12,862 SF	1,195 m²
B1	16,057 SF	1,492 m²
B2	11,389 SF	1,058 m²
B3	10,008 SF	930 m²
C1	13,424 SF	1,247 m²
C2	5,749 SF	534 m²
E1	18,688 SF	1,736 m²
F1	12,770 SF	1,186 m²
F2	22,893 SF	2,127 m²
G1	14,642 SF	1,360 m²
G2	14,715 SF	1,367 m²
H1	11,653 SF	1,083 m²
I1	7,150 SF	664 m²
I2	8,250 SF	766 m²
J1	8,250 SF	766 m²
TOTAL	188,500 SF	17,512 m²

LEGEND

- PARCEL/BUILDING IDENTIFICATION
- PROPERTY LINE
- CSF OWNED
  NOT PART OF HEATHER LANDS REZONING
- ELEV. OVERRUN / MECH. ENCLOSURE

AREA LEGEND

- AHI LEASEHOLD
- MARKET LEASEHOLD
- SOCIAL
- SCHOOL
- RETAIL
- CULTURAL
- CHILDCARE
- AMENITY
- LOBBY
- SERVICE CORRIDOR
- VISTA
- STAGING AREA
- RETAIL GARBAGE ROOM
- PODIUM BELOW
- CIRCULATION EXCLUDED

REGISTERED ARCHITECT PROVINCE OF BRITISH COLUMBIA
2025-10-22

LEVEL 6 FLOOR PLAN



STATISTICS

BUILDING	GFA	GFA
A1	12,864 SF	1,195 m²
B1	16,057 SF	1,492 m²
B2	11,389 SF	1,058 m²
B3	10,008 SF	930 m²
C1	13,424 SF	1,247 m²
C2	5,749 SF	534 m²
E1	18,688 SF	1,736 m²
F1	12,770 SF	1,186 m²
F2	22,893 SF	2,127 m²
G1	14,642 SF	1,360 m²
G2	14,715 SF	1,367 m²
H1	11,653 SF	1,083 m²
I1	7,150 SF	664 m²
I2	8,250 SF	766 m²
J1	8,250 SF	766 m²
TOTAL	188,502 SF	17,512 m²

LEGEND

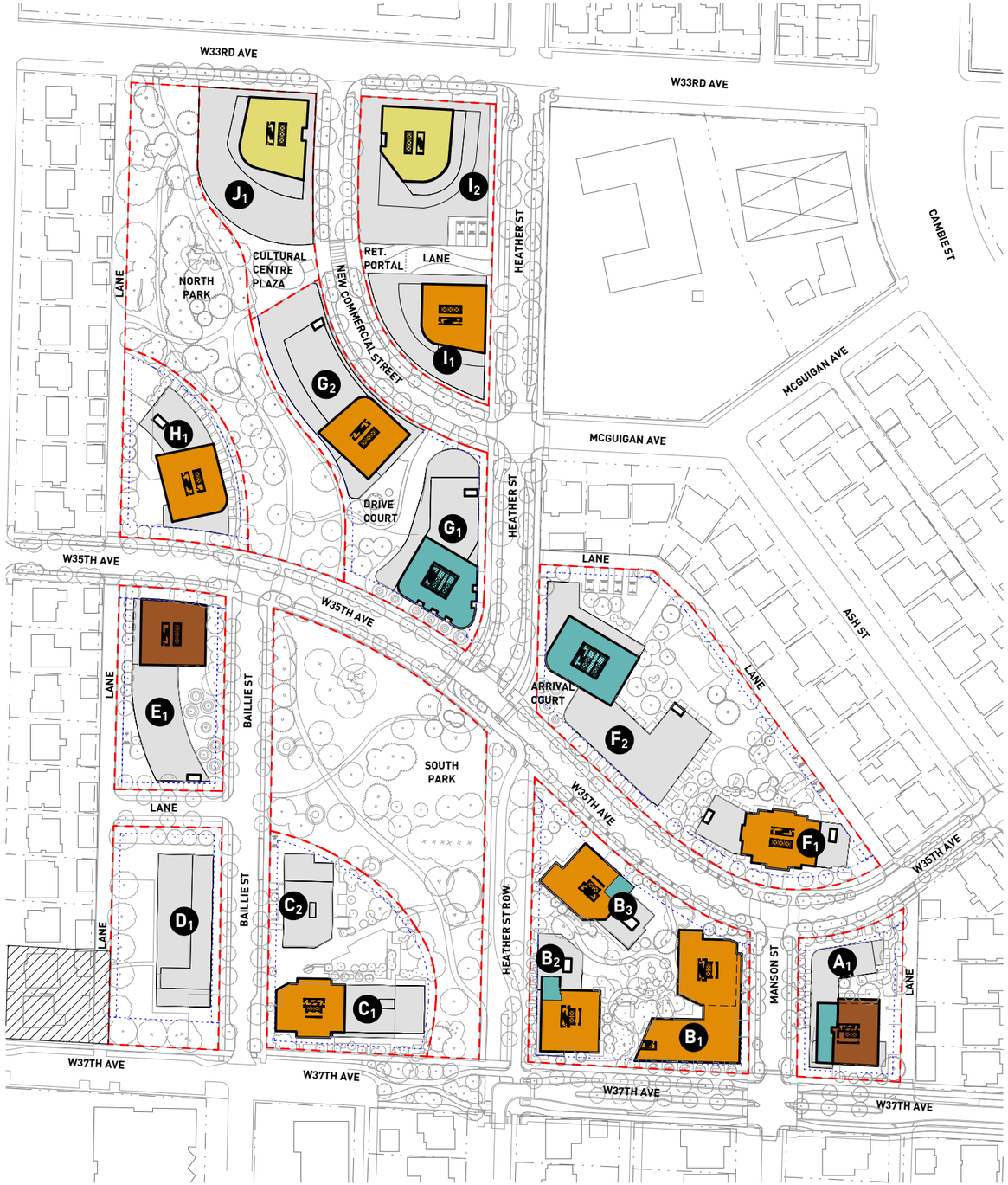
- PARCEL/BUILDING IDENTIFICATION
- PROPERTY LINE
- CSF OWNED
  NOT PART OF HEATHER LANDS REZONING
- ELEV. OVERRUN / MECH. ENCLOSURE

AREA LEGEND

- AHI LEASEHOLD
- MARKET LEASEHOLD
- SOCIAL
- SCHOOL
- RETAIL
- CULTURAL
- CHILDCARE
- AMENITY
- LOBBY
- SERVICE CORRIDOR
- VISTA
- STAGING AREA
- RETAIL GARBAGE ROOM
- PODIUM BELOW
- CIRCULATION EXCLUDED

REGISTERED ARCHITECT PROVINCE OF BRITISH COLUMBIA
2025-10-22

LEVEL 7 FLOOR PLAN



N

STATISTICS

BUILDING	GFA	GFA
A1	7,123 SF	662 m²
B1	16,057 SF	1,492 m²
B2	6,980 SF	648 m²
B3	7,460 SF	693 m²
C1	13,424 SF	1,247 m²
E1	7,500 SF	697 m²
F1	7,174 SF	666 m²
F2	8,249 SF	766 m²
G1	8,250 SF	766 m²
G2	7,150 SF	664 m²
H1	7,150 SF	664 m²
I1	7,150 SF	664 m²
I2	8,250 SF	766 m²
J1	8,250 SF	766 m²
TOTAL	120,168 SF	11,164 m²

LEGEND

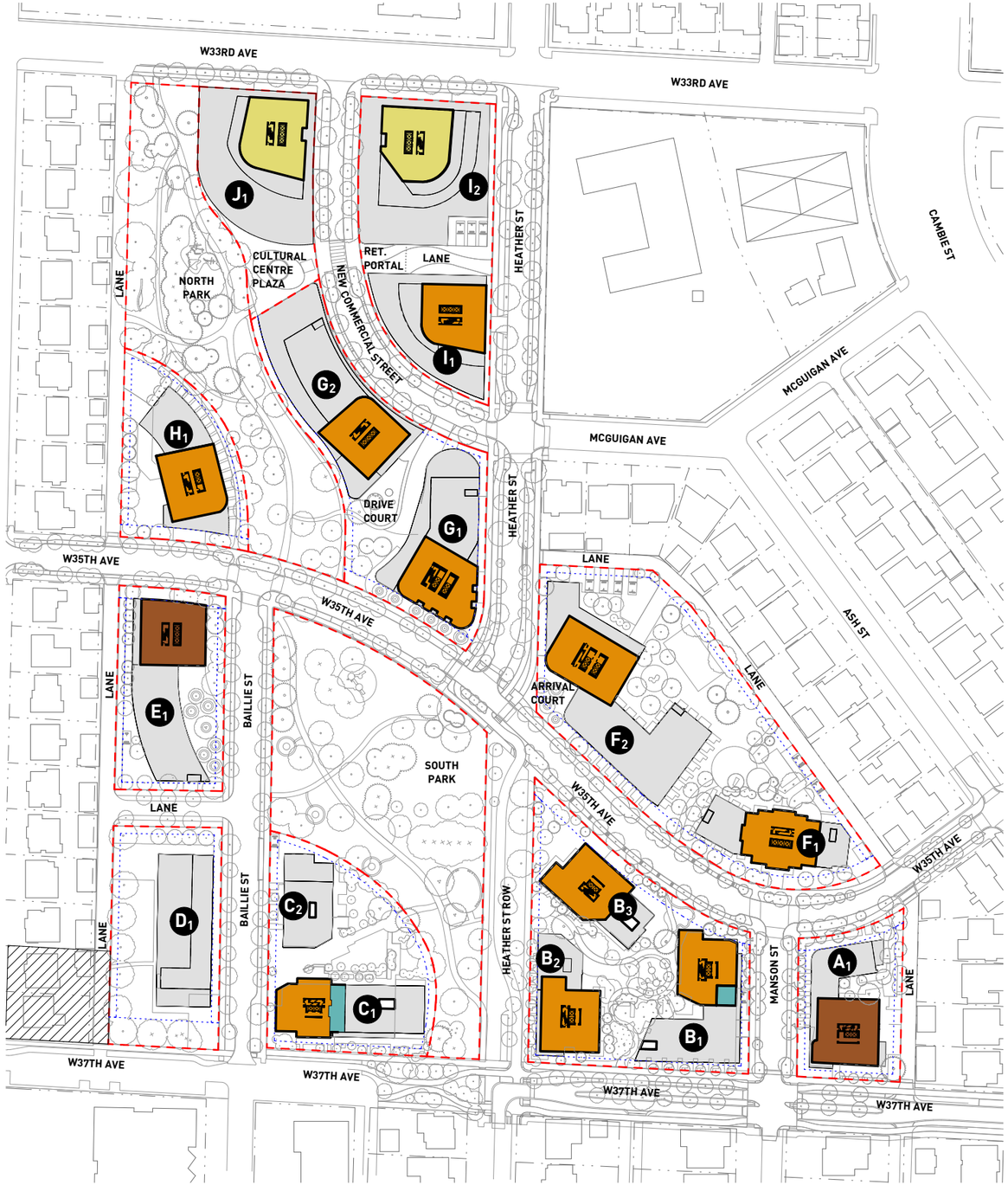
- PARCEL/BUILDING IDENTIFICATION
- PROPERTY LINE
- CSF OWNED
  NOT PART OF HEATHER LANDS REZONING
- ELEV. OVERRUN / MECH. ENCLOSURE

AREA LEGEND

- AHI LEASEHOLD
- MARKET LEASEHOLD
- SOCIAL
- SCHOOL
- RETAIL
- CULTURAL
- CHILDCARE
- AMENITY
- LOBBY
- SERVICE CORRIDOR
- VISTA
- STAGING AREA
- RETAIL GARBAGE ROOM
- PODIUM BELOW
- CIRCULATION EXCLUDED

2025-10-22

LEVEL 8 FLOOR PLAN



N

STATISTICS

BUILDING	GFA	GFA
A1	7,470 SF	694 m²
B1	7,138 SF	663 m²
B2	7,123 SF	662 m²
B3	7,185 SF	667 m²
C1	6,557 SF	609 m²
E1	7,500 SF	697 m²
F1	7,174 SF	666 m²
F2	8,250 SF	766 m²
G1	8,250 SF	766 m²
G2	7,150 SF	664 m²
H1	7,150 SF	664 m²
I1	7,150 SF	664 m²
I2	8,250 SF	766 m²
J1	8,250 SF	766 m²
TOTAL	104,596 SF	9,717 m²

LEGEND

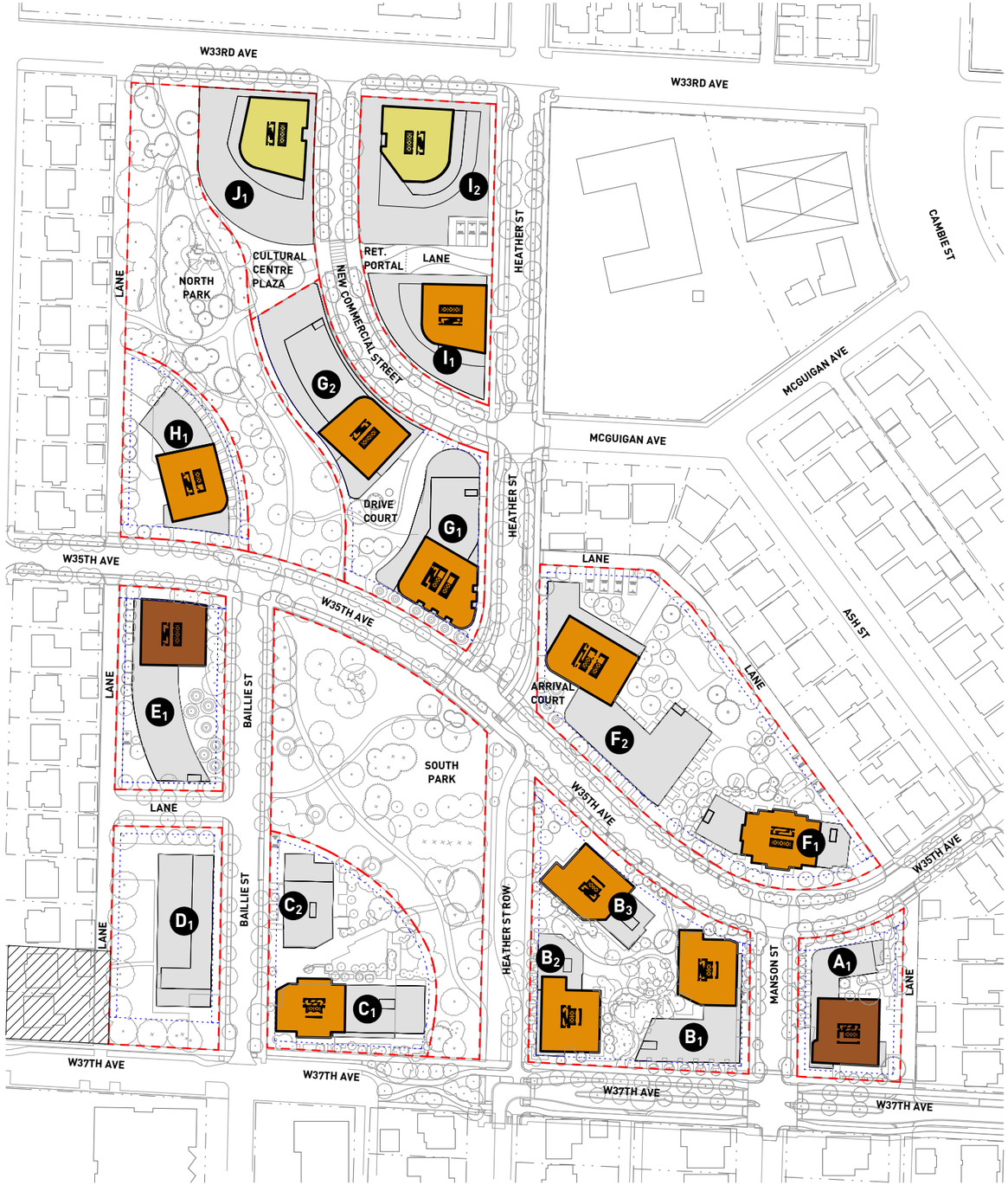
- PARCEL/BUILDING IDENTIFICATION
- PROPERTY LINE
- CSF OWNED
  NOT PART OF HEATHER LANDS REZONING
- ELEV. OVERRUN / MECH. ENCLOSURE

AREA LEGEND

- AHI LEASEHOLD
- MARKET LEASEHOLD
- SOCIAL
- SCHOOL
- RETAIL
- CULTURAL
- CHILDCARE
- AMENITY
- LOBBY
- SERVICE CORRIDOR
- VISTA
- STAGING AREA
- RETAIL GARBAGE ROOM
- PODIUM BELOW
- CIRCULATION EXCLUDED

2025-10-22

LEVEL 9 FLOOR PLAN



N

STATISTICS

BUILDING	GFA	GFA
A1	7,470 SF	694 m²
B1	7,141 SF	663 m²
B2	7,123 SF	662 m²
B3	7,184 SF	667 m²
C1	6,557 SF	609 m²
E1	7,500 SF	697 m²
F1	7,174 SF	666 m²
F2	8,250 SF	766 m²
G1	8,250 SF	766 m²
G2	7,150 SF	664 m²
H1	7,150 SF	664 m²
I1	7,150 SF	664 m²
I2	8,250 SF	766 m²
J1	8,250 SF	766 m²
TOTAL	104,599 SF	9,718 m²

LEGEND

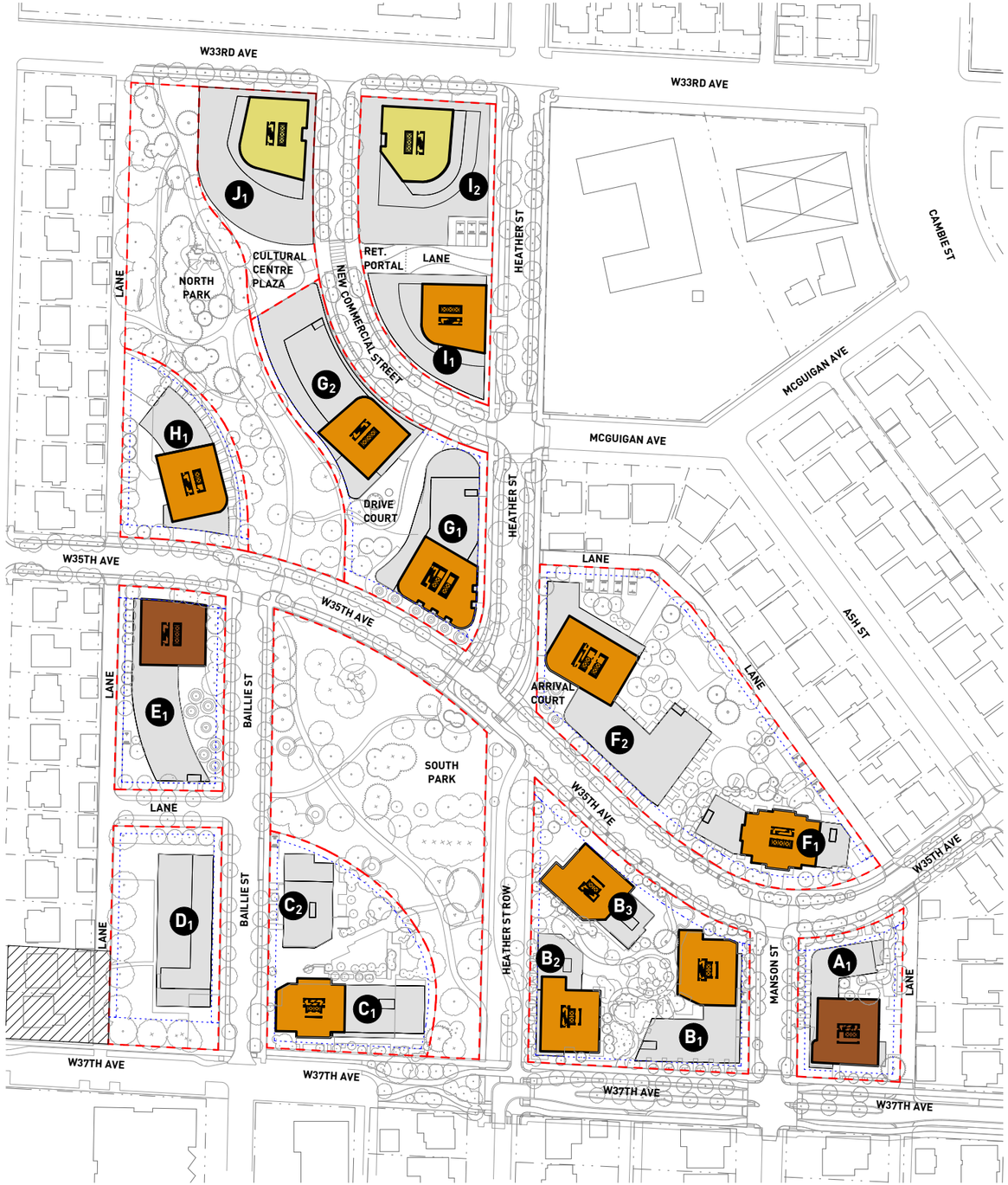
- PARCEL/BUILDING IDENTIFICATION
- PROPERTY LINE
- CSF OWNED
  NOT PART OF HEATHER LANDS REZONING
- ELEV. OVERRUN / MECH. ENCLOSURE

AREA LEGEND

- AHI LEASEHOLD
- MARKET LEASEHOLD
- SOCIAL
- SCHOOL
- RETAIL
- CULTURAL
- CHILDCARE
- AMENITY
- LOBBY
- SERVICE CORRIDOR
- VISTA
- STAGING AREA
- RETAIL GARBAGE ROOM
- PODIUM BELOW
- CIRCULATION EXCLUDED

2025-10-22

LEVEL 10 FLOOR PLAN



N

STATISTICS

BUILDING	GFA	GFA
A1	7,470	694 m²
B1	7,141	663 m²
B2	7,123	662 m²
B3	7,184	667 m²
C1	6,557	609 m²
E1	7,500	697 m²
F1	7,174	666 m²
F2	8,250	766 m²
G1	8,250	766 m²
G2	7,150	664 m²
H1	7,150	664 m²
I1	7,150	664 m²
I2	8,250	766 m²
J1	8,250	766 m²
TOTAL	104,598	9,718 m²

LEGEND

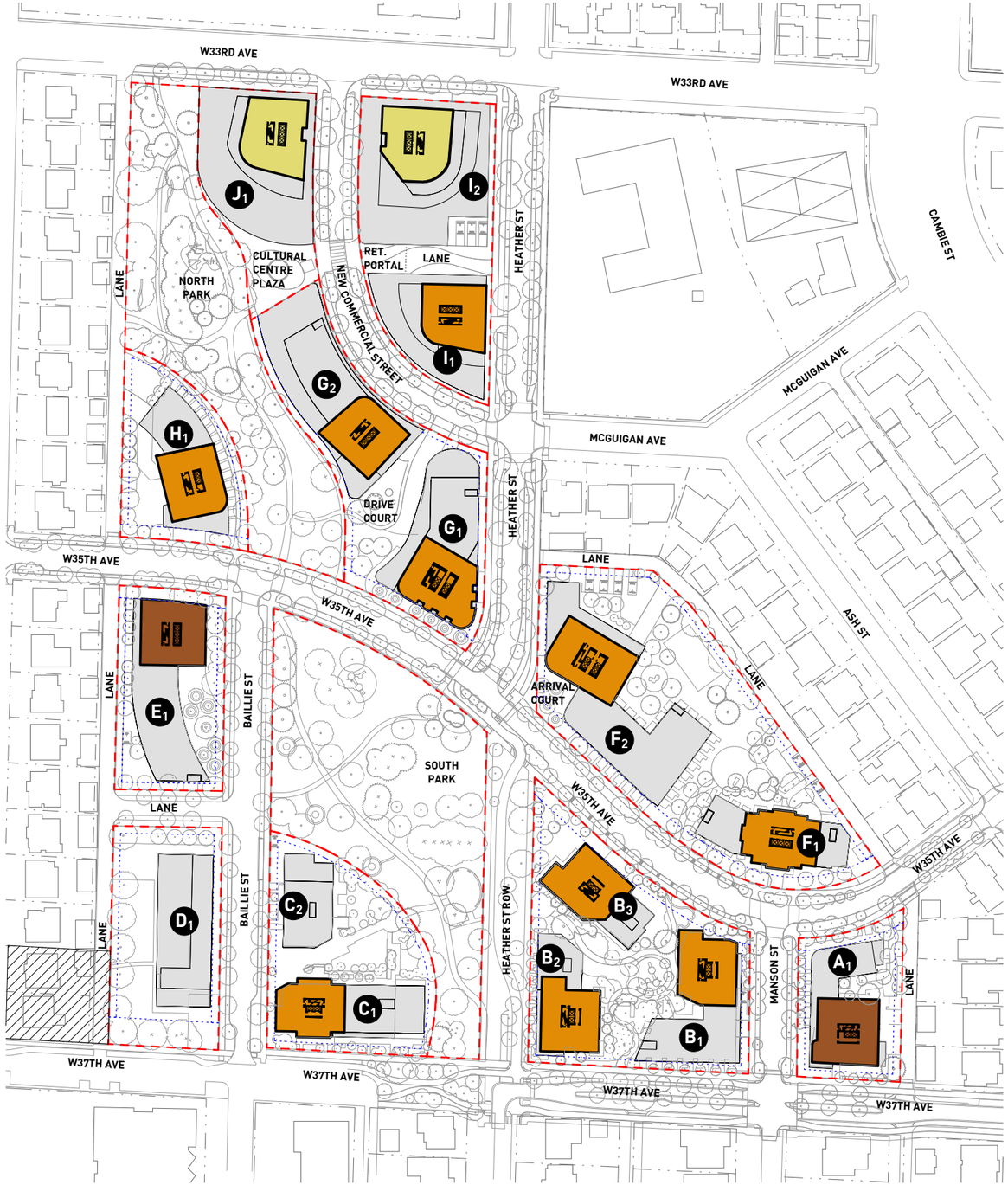
- X# PARCEL/BUILDING IDENTIFICATION
- PROPERTY LINE
- CSF OWNED
  NOT PART OF HEATHER LANDS REZONING
- ELEV. OVERRUN / MECH. ENCLOSURE

AREA LEGEND

- AHI LEASEHOLD
- MARKET LEASEHOLD
- SOCIAL
- SCHOOL
- RETAIL
- CULTURAL
- CHILDCARE
- AMENITY
- LOBBY
- SERVICE CORRIDOR
- VISTA
- STAGING AREA
- RETAIL GARBAGE ROOM
- PODIUM BELOW
- CIRCULATION EXCLUDED

2025-10-22

LEVEL 11 FLOOR PLAN



N

STATISTICS

BUILDING	GFA	GFA
A1	7,470 SF	694 m²
B1	7,141 SF	663 m²
B2	7,123 SF	662 m²
B3	7,183 SF	667 m²
C1	6,557 SF	609 m²
E1	7,500 SF	697 m²
F1	7,174 SF	666 m²
F2	8,250 SF	766 m²
G1	8,250 SF	766 m²
G2	7,150 SF	664 m²
H1	7,150 SF	664 m²
I1	7,150 SF	664 m²
I2	8,250 SF	766 m²
J1	8,250 SF	766 m²
TOTAL	104,598 SF	9,717 m²

LEGEND

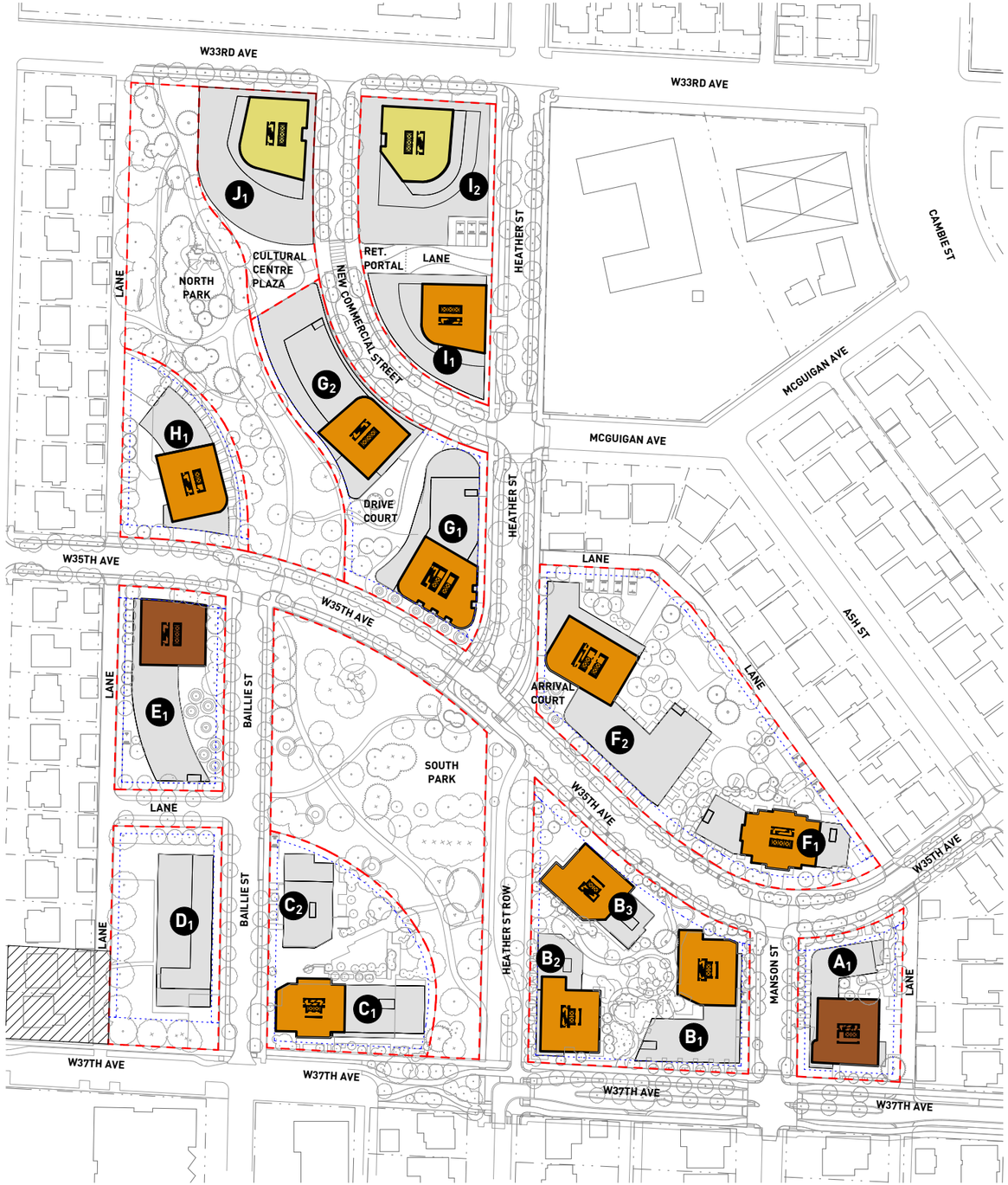
- PARCEL/BUILDING IDENTIFICATION
- PROPERTY LINE
- CSF OWNED
  NOT PART OF HEATHER LANDS REZONING
- ELEV. OVERRUN / MECH. ENCLOSURE

AREA LEGEND

- AHI LEASEHOLD
- MARKET LEASEHOLD
- SOCIAL
- SCHOOL
- RETAIL
- CULTURAL
- CHILDCARE
- AMENITY
- LOBBY
- SERVICE CORRIDOR
- VISTA
- STAGING AREA
- RETAIL GARBAGE ROOM
- PODIUM BELOW
- CIRCULATION EXCLUDED

2025-10-22

LEVEL 12 FLOOR PLAN



N

STATISTICS

PARCEL	GFA	GFA
A1	7,470 SF	694 m²
B1	7,141 SF	663 m²
B2	7,123 SF	662 m²
B3	7,183 SF	667 m²
C1	6,557 SF	609 m²
E1	7,500 SF	697 m²
F1	7,174 SF	666 m²
F2	8,250 SF	766 m²
G1	8,250 SF	766 m²
G2	7,150 SF	664 m²
H1	7,150 SF	664 m²
I1	7,150 SF	664 m²
I2	8,250 SF	766 m²
J1	8,250 SF	766 m²
TOTAL	104,597 SF	9,717 m²

LEGEND

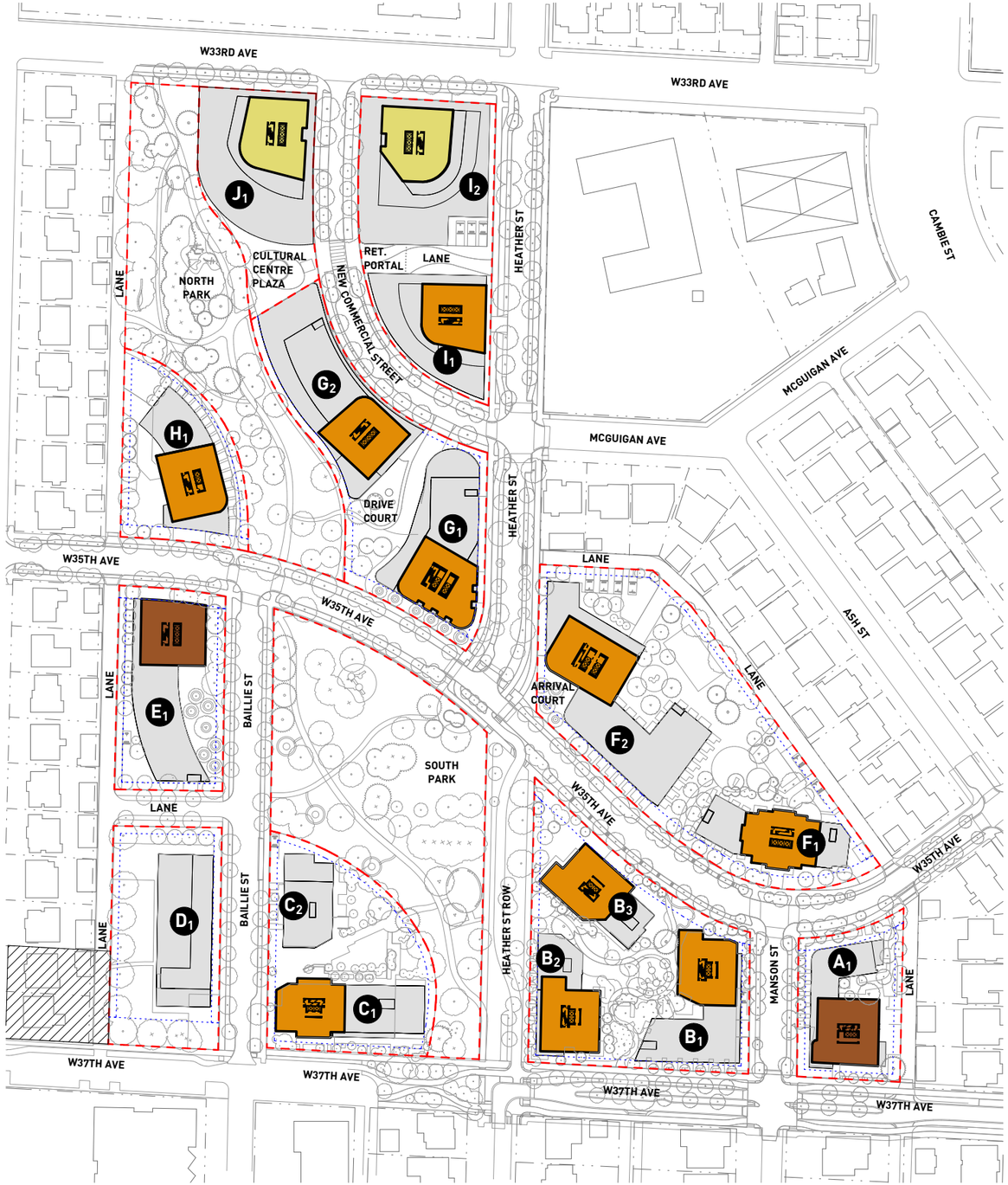
- X# PARCEL/BUILDING IDENTIFICATION
- PROPERTY LINE
- CSF OWNED
  NOT PART OF HEATHER LANDS REZONING
- ELEV. OVERRUN / MECH. ENCLOSURE

AREA LEGEND

- AHI LEASEHOLD
- MARKET LEASEHOLD
- SOCIAL
- SCHOOL
- RETAIL
- CULTURAL
- CHILDCARE
- AMENITY
- LOBBY
- SERVICE CORRIDOR
- VISTA
- STAGING AREA
- RETAIL GARBAGE ROOM
- PODIUM BELOW
- CIRCULATION EXCLUDED

2025-10-22

LEVEL 13 FLOOR PLAN



N

STATISTICS

BUILDING	GFA	GFA
A1	7,470 SF	694 m²
B1	7,141 SF	663 m²
B2	7,123 SF	662 m²
B3	7,182 SF	667 m²
C1	6,557 SF	609 m²
E1	7,500 SF	697 m²
F1	7,174 SF	666 m²
F2	8,250 SF	766 m²
G1	8,250 SF	766 m²
G2	7,150 SF	664 m²
H1	7,150 SF	664 m²
I1	7,150 SF	664 m²
I2	8,250 SF	766 m²
J1	8,250 SF	766 m²
TOTAL	104,597 SF	9,717 m²

LEGEND

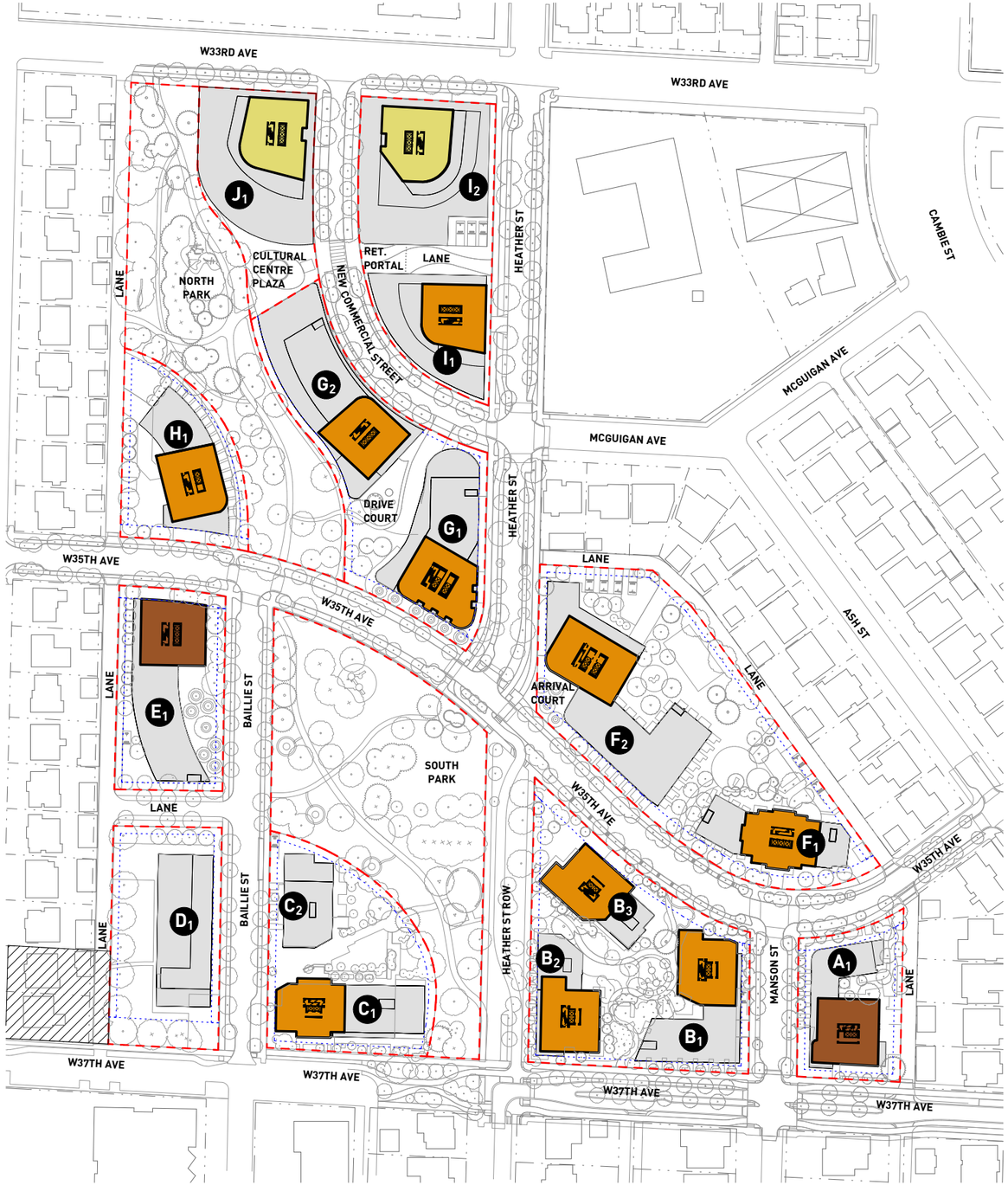
- PARCEL/BUILDING IDENTIFICATION
- PROPERTY LINE
- CSF OWNED
  NOT PART OF HEATHER LANDS REZONING
- ELEV. OVERRUN / MECH. ENCLOSURE

AREA LEGEND

- AHI LEASEHOLD
- MARKET LEASEHOLD
- SOCIAL
- SCHOOL
- RETAIL
- CULTURAL
- CHILDCARE
- AMENITY
- LOBBY
- SERVICE CORRIDOR
- VISTA
- STAGING AREA
- RETAIL GARBAGE ROOM
- PODIUM BELOW
- CIRCULATION EXCLUDED

2025-10-22

LEVEL 14 FLOOR PLAN



N

STATISTICS

BUILDING	GFA	GFA
A1	7,470 SF	694 m²
B1	7,141 SF	663 m²
B2	7,123 SF	662 m²
B3	7,182 SF	667 m²
C1	6,557 SF	609 m²
E1	7,500 SF	697 m²
F1	7,174 SF	666 m²
F2	8,250 SF	766 m²
G1	8,250 SF	766 m²
G2	7,150 SF	664 m²
H1	7,150 SF	664 m²
I1	7,150 SF	664 m²
I2	8,250 SF	766 m²
J1	8,250 SF	766 m²
TOTAL	104,596 SF	9,717 m²

LEGEND

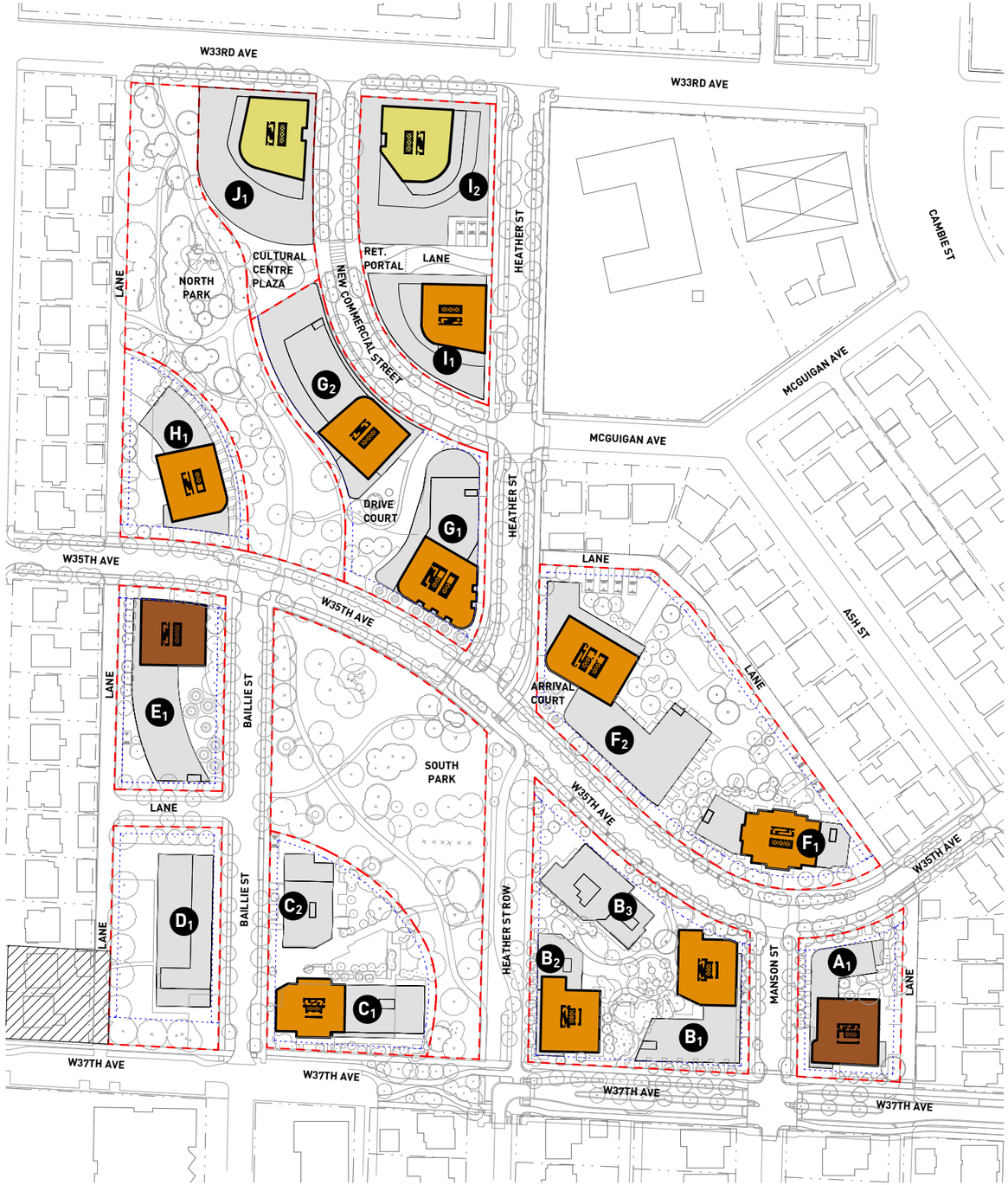
- PARCEL/BUILDING IDENTIFICATION
- PROPERTY LINE
- CSF OWNED
  NOT PART OF HEATHER LANDS REZONING
- ELEV. OVERRUN / MECH. ENCLOSURE

AREA LEGEND

- AHI LEASEHOLD
- MARKET LEASEHOLD
- SOCIAL
- SCHOOL
- RETAIL
- CULTURAL
- CHILDCARE
- AMENITY
- LOBBY
- SERVICE CORRIDOR
- VISTA
- STAGING AREA
- RETAIL GARBAGE ROOM
- PODIUM BELOW
- CIRCULATION EXCLUDED

2025-10-22

LEVEL 15 FLOOR PLAN



N

STATISTICS

BUILDING	GFA	GFA
A1	7,470 SF	694 m²
B1	7,141 SF	663 m²
B2	7,123 SF	662 m²
C1	6,557 SF	609 m²
E1	7,500 SF	697 m²
F1	7,174 SF	666 m²
F2	8,250 SF	766 m²
G1	8,250 SF	766 m²
G2	7,150 SF	664 m²
H1	7,150 SF	664 m²
I1	7,150 SF	664 m²
I2	8,250 SF	766 m²
J1	8,250 SF	766 m²
TOTAL	97,414 SF	9,050 m²

LEGEND

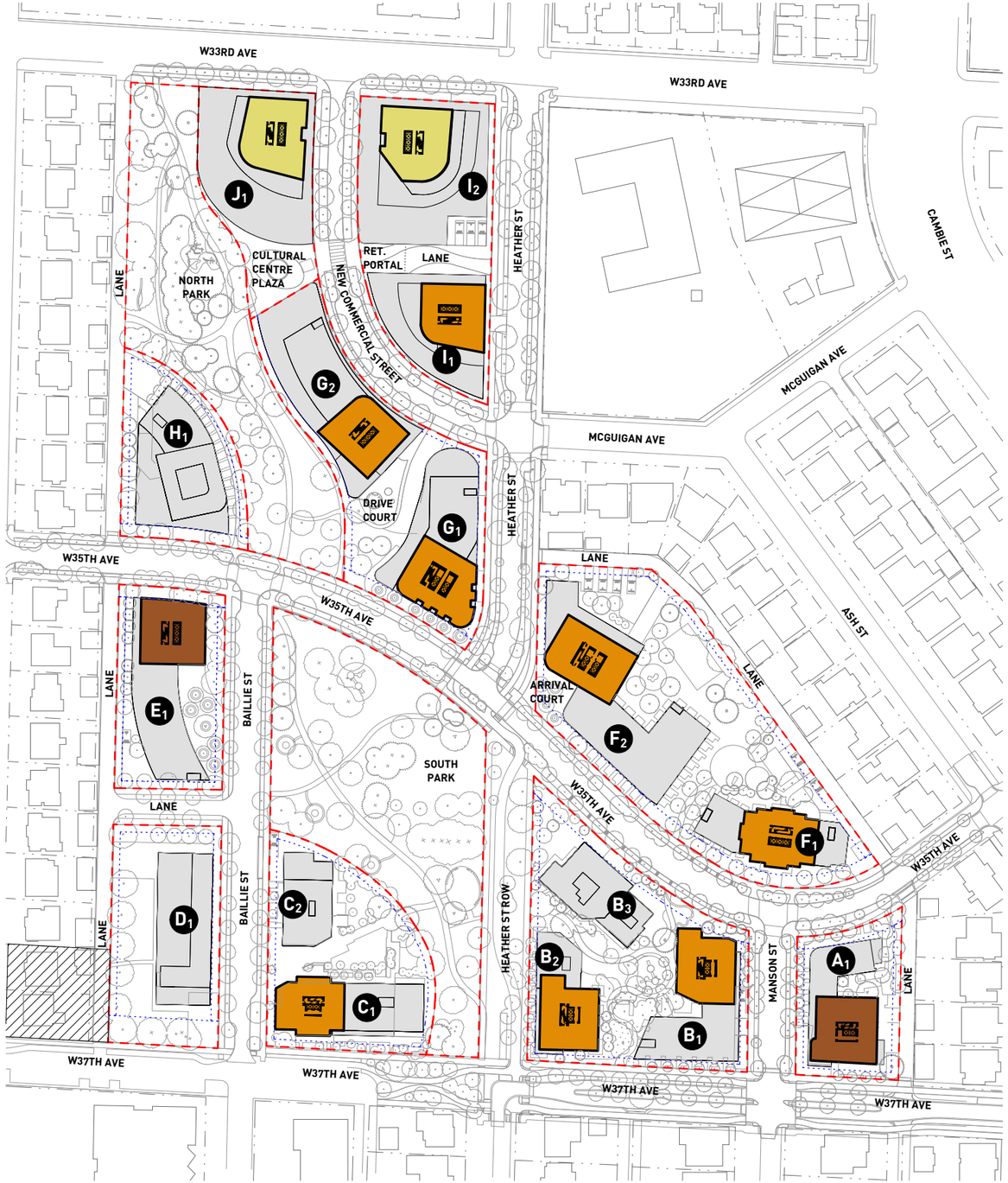
- PARCEL/BUILDING IDENTIFICATION
- PROPERTY LINE
- CSF OWNED
  NOT PART OF HEATHER LANDS REZONING
- ELEV. OVERRUN / MECH. ENCLOSURE

AREA LEGEND

- AHI LEASEHOLD
- MARKET LEASEHOLD
- SOCIAL
- SCHOOL
- RETAIL
- CULTURAL
- CHILDCARE
- AMENITY
- LOBBY
- SERVICE CORRIDOR
- VISTA
- STAGING AREA
- RETAIL GARBAGE ROOM
- PODIUM BELOW
- CIRCULATION EXCLUDED

2025-10-22

LEVEL 16 FLOOR PLAN



N

STATISTICS

BUILDING	GFA	GFA
A1	7,470 SF	694 m²
B1	7,141 SF	663 m²
B2	7,123 SF	662 m²
C1	6,557 SF	609 m²
E1	7,500 SF	697 m²
F1	7,174 SF	666 m²
F2	8,250 SF	766 m²
G1	8,250 SF	766 m²
G2	7,150 SF	664 m²
I1	7,150 SF	664 m²
I2	8,250 SF	766 m²
J1	8,250 SF	766 m²
TOTAL	90,264 SF	8,386 m²

LEGEND

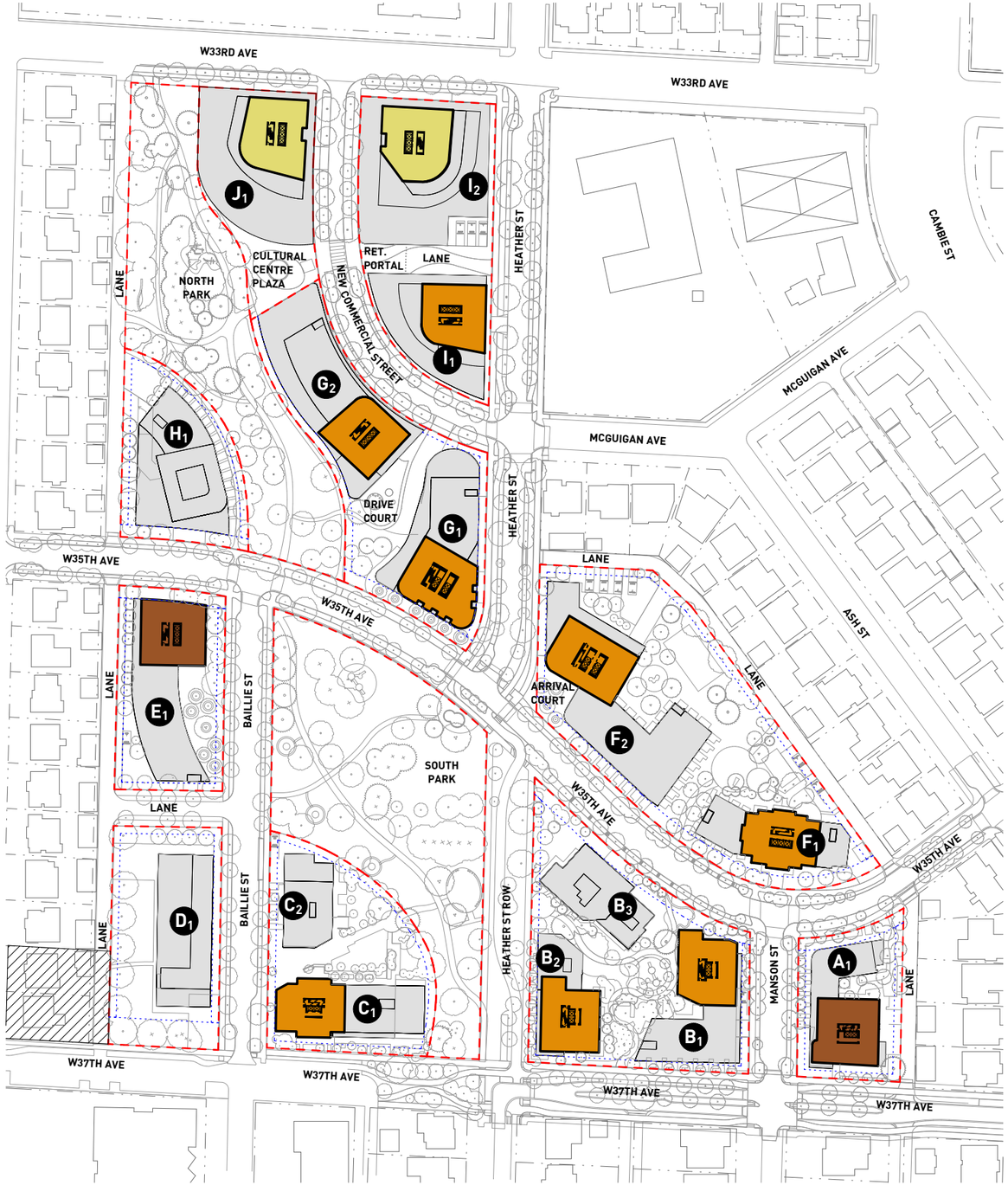
- PARCEL/BUILDING IDENTIFICATION
- PROPERTY LINE
- CSF OWNED
  NOT PART OF HEATHER LANDS REZONING
- ELEV. OVERRUN / MECH. ENCLOSURE

AREA LEGEND

- AHI LEASEHOLD
- MARKET LEASEHOLD
- SOCIAL
- SCHOOL
- RETAIL
- CULTURAL
- CHILDCARE
- AMENITY
- LOBBY
- SERVICE CORRIDOR
- VISTA
- STAGING AREA
- RETAIL GARBAGE ROOM
- PODIUM BELOW
- CIRCULATION EXCLUDED

2025-10-22

LEVEL 17 FLOOR PLAN



N

STATISTICS

BUILDING	GFA	GFA
A1	7,470 SF	694 m²
B1	7,141 SF	663 m²
B2	7,123 SF	662 m²
C1	6,557 SF	609 m²
E1	7,500 SF	697 m²
F1	7,174 SF	666 m²
F2	8,250 SF	766 m²
G1	8,250 SF	766 m²
G2	7,150 SF	664 m²
I1	7,150 SF	664 m²
I2	8,250 SF	766 m²
J1	8,250 SF	766 m²
TOTAL	90,264 SF	8,386 m²

LEGEND

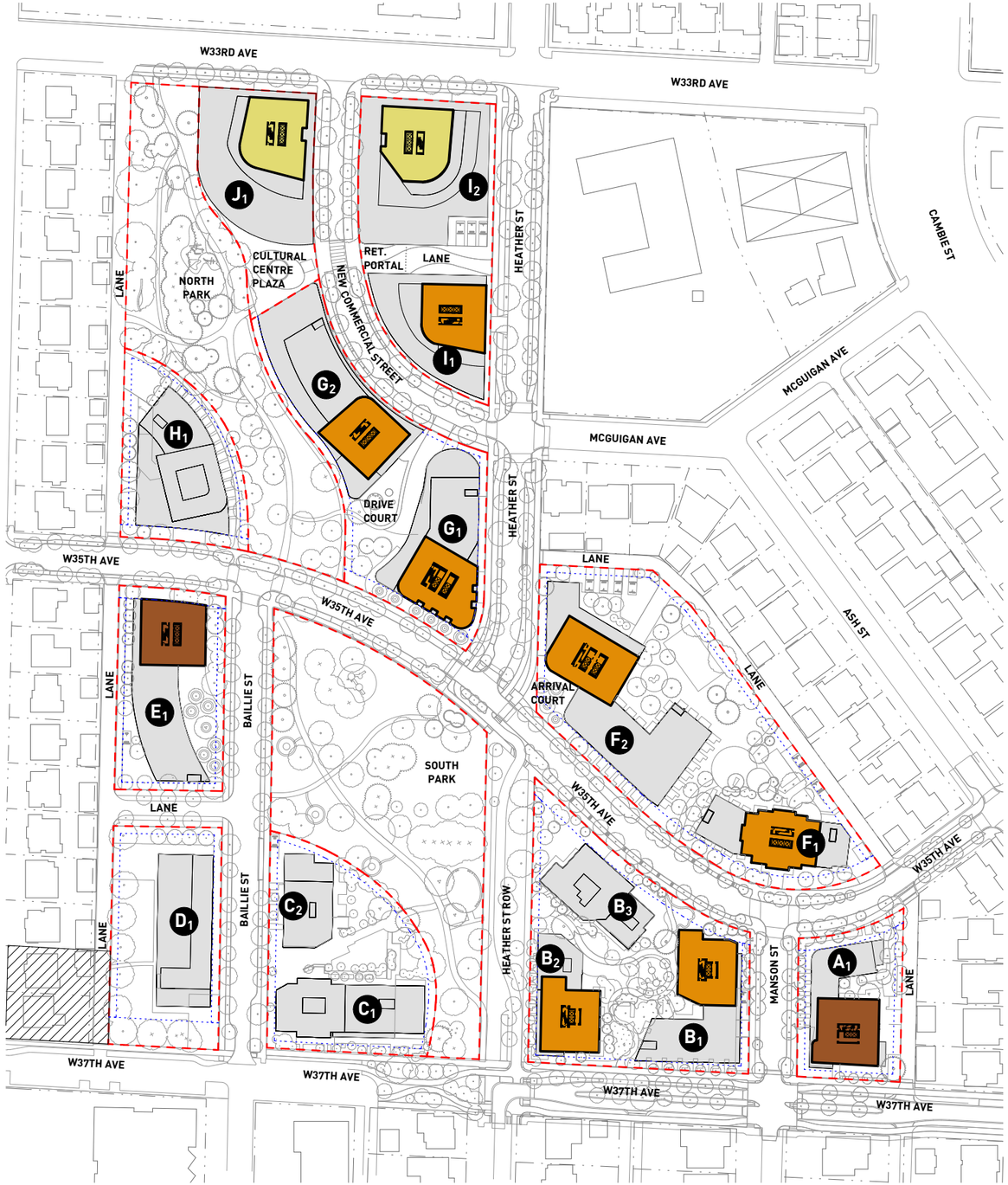
- X# PARCEL/BUILDING IDENTIFICATION
- PROPERTY LINE
- CSF OWNED
  NOT PART OF HEATHER LANDS REZONING
- ELEV. OVERRUN / MECH. ENCLOSURE

AREA LEGEND

- AHI LEASEHOLD
- MARKET LEASEHOLD
- SOCIAL
- SCHOOL
- RETAIL
- CULTURAL
- CHILDCARE
- AMENITY
- LOBBY
- SERVICE CORRIDOR
- VISTA
- STAGING AREA
- RETAIL GARBAGE ROOM
- PODIUM BELOW
- CIRCULATION EXCLUDED

2025-10-22

LEVEL 18 FLOOR PLAN



N

STATISTICS

BUILDING	GFA	GFA
A1	7,470 SF	694 m²
B1	7,141 SF	663 m²
B2	7,123 SF	662 m²
E1	7,500 SF	697 m²
F1	7,174 SF	666 m²
F2	8,250 SF	766 m²
G1	8,250 SF	766 m²
G2	7,150 SF	664 m²
I1	7,150 SF	664 m²
I2	8,250 SF	766 m²
J1	8,250 SF	766 m²
TOTAL	83,707 SF	7,777 m²

LEGEND

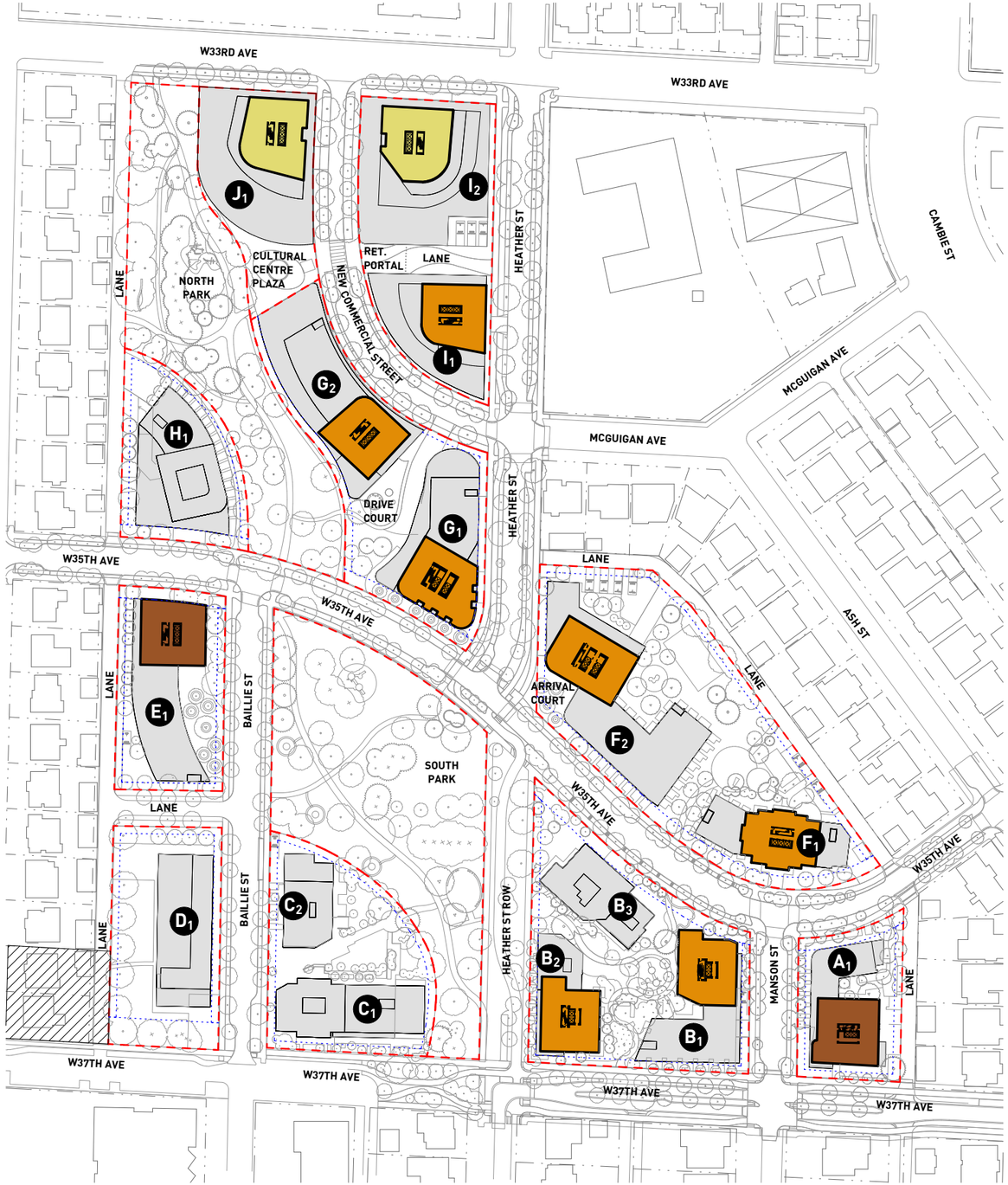
- X# PARCEL/BUILDING IDENTIFICATION
- PROPERTY LINE
- CSF OWNED
  NOT PART OF HEATHER LANDS REZONING
- ELEV. OVERRUN / MECH. ENCLOSURE

AREA LEGEND

- AHI LEASEHOLD
- MARKET LEASEHOLD
- SOCIAL
- SCHOOL
- RETAIL
- CULTURAL
- CHILDCARE
- AMENITY
- LOBBY
- SERVICE CORRIDOR
- VISTA
- STAGING AREA
- RETAIL GARBAGE ROOM
- PODIUM BELOW
- CIRCULATION EXCLUDED

2025-10-22

LEVEL 19 FLOOR PLAN



N

STATISTICS

BUILDING	GFA	GFA
A1	7,470 SF	694 m²
B1	7,141 SF	663 m²
B2	7,123 SF	662 m²
E1	7,500 SF	697 m²
F1	7,174 SF	666 m²
F2	8,250 SF	766 m²
G1	8,250 SF	766 m²
G2	7,150 SF	664 m²
I1	7,150 SF	664 m²
I2	8,250 SF	766 m²
J1	8,250 SF	766 m²
TOTAL	83,707 SF	7,777 m²

LEGEND

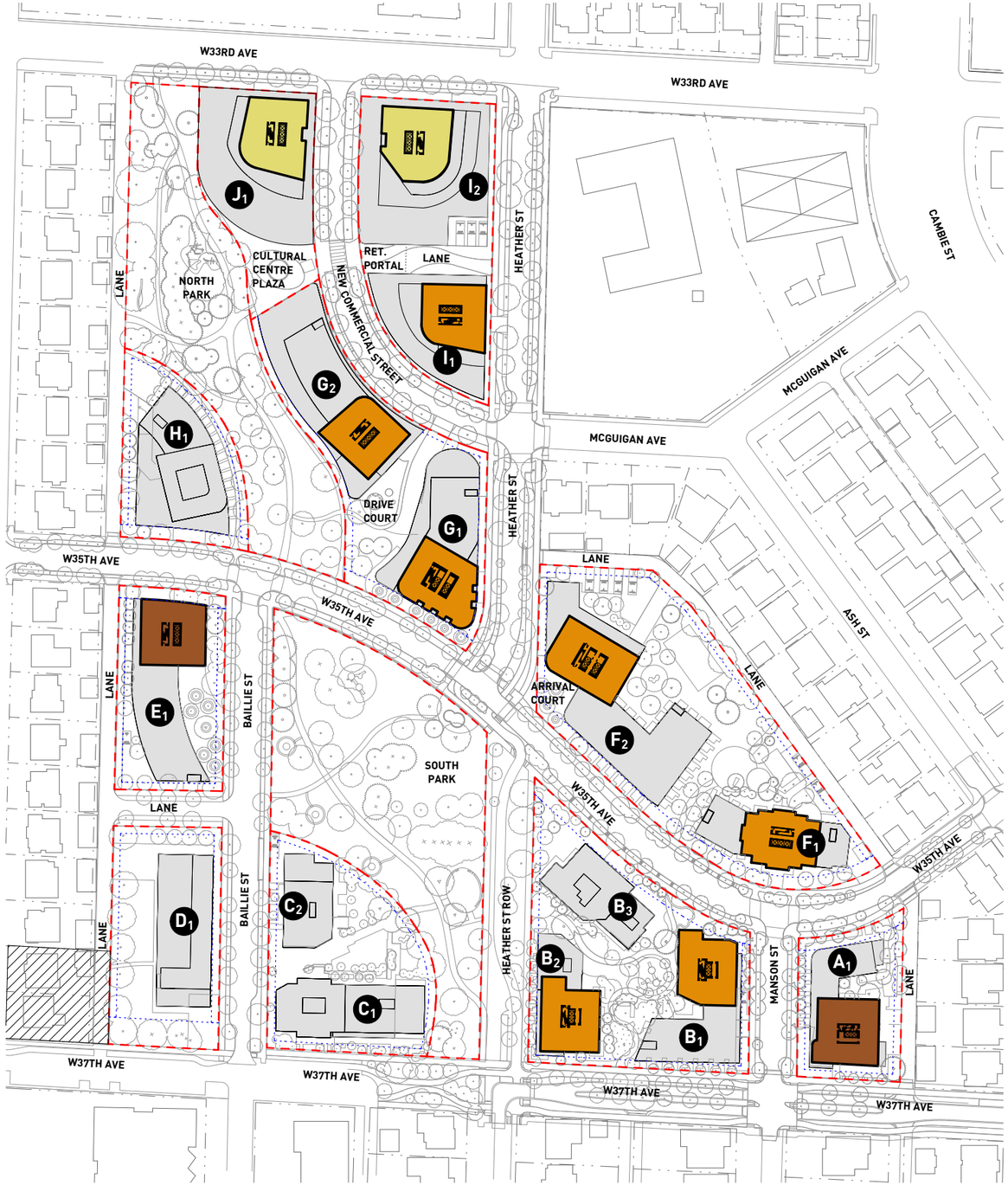
- PARCEL/BUILDING IDENTIFICATION
- PROPERTY LINE
- CSF OWNED
  NOT PART OF HEATHER LANDS REZONING
- ELEV. OVERRUN / MECH. ENCLOSURE

AREA LEGEND

- AHI LEASEHOLD
- MARKET LEASEHOLD
- SOCIAL
- SCHOOL
- RETAIL
- CULTURAL
- CHILDCARE
- AMENITY
- LOBBY
- SERVICE CORRIDOR
- VISTA
- STAGING AREA
- RETAIL GARBAGE ROOM
- PODIUM BELOW
- CIRCULATION EXCLUDED

2025-10-22

LEVEL 20 FLOOR PLAN



N

STATISTICS

BUILDING	GFA	GFA
A1	7,470 SF	694 m²
B1	7,141 SF	663 m²
B2	7,123 SF	662 m²
E1	7,500 SF	697 m²
F1	7,174 SF	666 m²
F2	8,250 SF	766 m²
G1	8,250 SF	766 m²
G2	7,150 SF	664 m²
I1	7,150 SF	664 m²
I2	8,250 SF	766 m²
J1	8,250 SF	766 m²
TOTAL	83,707 SF	7,777 m²

LEGEND

- X# PARCEL/BUILDING IDENTIFICATION
- PROPERTY LINE
- CSF OWNED
  NOT PART OF HEATHER LANDS REZONING
- ELEV. OVERRUN / MECH. ENCLOSURE

AREA LEGEND

- AHI LEASEHOLD
- MARKET LEASEHOLD
- SOCIAL
- SCHOOL
- RETAIL
- CULTURAL
- CHILDCARE
- AMENITY
- LOBBY
- SERVICE CORRIDOR
- VISTA
- STAGING AREA
- RETAIL GARBAGE ROOM
- PODIUM BELOW
- CIRCULATION EXCLUDED

2025-10-22

LEVEL 21 FLOOR PLAN



N

STATISTICS

BUILDING	GFA	GFA
A1	7,470 SF	694 m²
B1	7,141 SF	663 m²
E1	7,500 SF	697 m²
F1	7,174 SF	666 m²
F2	8,250 SF	766 m²
G1	8,250 SF	766 m²
G2	7,150 SF	664 m²
I1	7,150 SF	664 m²
I2	8,250 SF	766 m²
J1	8,250 SF	766 m²
TOTAL	76,584 SF	7,115 m²

LEGEND

- PARCEL/BUILDING IDENTIFICATION
- PROPERTY LINE
- CSF OWNED
  NOT PART OF HEATHER LANDS REZONING
- ELEV. OVERRUN / MECH. ENCLOSURE

AREA LEGEND

- AHI LEASEHOLD
- MARKET LEASEHOLD
- SOCIAL
- SCHOOL
- RETAIL
- CULTURAL
- CHILDCARE
- AMENITY
- LOBBY
- SERVICE CORRIDOR
- VISTA
- STAGING AREA
- RETAIL GARBAGE ROOM
- PODIUM BELOW
- CIRCULATION EXCLUDED

2025-10-22

LEVEL 22 FLOOR PLAN



N

STATISTICS

BUILDING	GFA	GFA
A1	7,470 SF	694 m²
B1	7,141 SF	663 m²
F1	7,174 SF	666 m²
F2	8,250 SF	766 m²
G1	8,250 SF	766 m²
G2	7,150 SF	664 m²
I1	7,150 SF	664 m²
I2	8,250 SF	766 m²
J1	8,250 SF	766 m²
TOTAL	69,084 SF	6,418 m²

LEGEND

- PARCEL/BUILDING IDENTIFICATION
- PROPERTY LINE
- CSF OWNED
  NOT PART OF HEATHER LANDS REZONING
- ELEV. OVERRUN / MECH. ENCLOSURE

AREA LEGEND

- AHI LEASEHOLD
- MARKET LEASEHOLD
- SOCIAL
- SCHOOL
- RETAIL
- CULTURAL
- CHILDCARE
- AMENITY
- LOBBY
- SERVICE CORRIDOR
- VISTA
- STAGING AREA
- RETAIL GARBAGE ROOM
- PODIUM BELOW
- CIRCULATION EXCLUDED

2025-10-22

LEVEL 23 FLOOR PLAN



N

STATISTICS

BUILDING	BSF AREA	GFA
A1	7,470 SF	694 m²
B1	7,141 SF	663 m²
F1	7,174 SF	666 m²
F2	8,250 SF	766 m²
G1	8,250 SF	766 m²
G2	7,150 SF	664 m²
I1	7,150 SF	664 m²
I2	8,250 SF	766 m²
J1	8,250 SF	766 m²
TOTAL	69,084 SF	6,418 m²

LEGEND

- $X_{\#}$ PARCEL/BUILDING IDENTIFICATION
- PROPERTY LINE
- CSF OWNED
  NOT PART OF HEATHER LANDS REZONING
- ELEV. OVERRUN / MECH. ENCLOSURE

AREA LEGEND

- AHI LEASEHOLD
- MARKET LEASEHOLD
- SOCIAL
- SCHOOL
- RETAIL
- CULTURAL
- CHILDCARE
- AMENITY
- LOBBY
- SERVICE CORRIDOR
- VISTA
- STAGING AREA
- RETAIL GARBAGE ROOM
- PODIUM BELOW
- CIRCULATION EXCLUDED

2025-10-22

LEVEL 24 FLOOR PLAN



N

STATISTICS

BUILDING	GFA	GFA
A1	7,470 SF	694 m²
B1	7,141 SF	663 m²
F1	7,174 SF	666 m²
F2	8,250 SF	766 m²
G1	8,250 SF	766 m²
G2	7,150 SF	664 m²
I2	8,250 SF	766 m²
J1	8,250 SF	766 m²
TOTAL	61,934 SF	5,754 m²

LEGEND

- PARCEL/BUILDING IDENTIFICATION
- PROPERTY LINE
- CSF OWNED
  NOT PART OF HEATHER LANDS REZONING
- ELEV. OVERRUN / MECH. ENCLOSURE

AREA LEGEND

- AHI LEASEHOLD
- MARKET LEASEHOLD
- SOCIAL
- SCHOOL
- RETAIL
- CULTURAL
- CHILDCARE
- AMENITY
- LOBBY
- SERVICE CORRIDOR
- VISTA
- STAGING AREA
- RETAIL GARBAGE ROOM
- PODIUM BELOW
- CIRCULATION EXCLUDED

2025-10-22

LEVEL 25 FLOOR PLAN



N

STATISTICS

BUILDING	GFA	GFA
A1	7,470 SF	694 m²
B1	7,141 SF	663 m²
B2	7,123 SF	662 m²
E1	7,500 SF	697 m²
F1	7,174 SF	666 m²
F2	8,250 SF	766 m²
G1	8,250 SF	766 m²
G2	7,150 SF	664 m²
I1	7,150 SF	664 m²
I2	8,250 SF	766 m²
J1	8,250 SF	766 m²
TOTAL	83,707 SF	7,777 m²

LEGEND

- PARCEL/BUILDING IDENTIFICATION
- PROPERTY LINE
- CSF OWNED
  NOT PART OF HEATHER LANDS REZONING
- ELEV. OVERRUN / MECH. ENCLOSURE

AREA LEGEND

- AHI LEASEHOLD
- MARKET LEASEHOLD
- SOCIAL
- SCHOOL
- RETAIL
- CULTURAL
- CHILDCARE
- AMENITY
- LOBBY
- SERVICE CORRIDOR
- VISTA
- STAGING AREA
- RETAIL GARBAGE ROOM
- PODIUM BELOW
- CIRCULATION EXCLUDED

2025-10-22

LEVEL 26 FLOOR PLAN



N

STATISTICS

BUILDING	GFA	GFA
A1	7,470 SF	694 m²
F1	7,174 SF	666 m²
F2	8,250 SF	766 m²
G1	8,250 SF	766 m²
G2	7,150 SF	664 m²
I2	8,250 SF	766 m²
J1	8,250 SF	766 m²
TOTAL	54,793 SF	5,090 m²

LEGEND

- $X_{\#}$ PARCEL/BUILDING IDENTIFICATION
- PROPERTY LINE
- CSF OWNED
  NOT PART OF HEATHER LANDS REZONING
- ELEV. OVERRUN / MECH. ENCLOSURE

AREA LEGEND

- AHI LEASEHOLD
- MARKET LEASEHOLD
- SOCIAL
- SCHOOL
- RETAIL
- CULTURAL
- CHILDCARE
- AMENITY
- LOBBY
- SERVICE CORRIDOR
- VISTA
- STAGING AREA
- RETAIL GARBAGE ROOM
- PODIUM BELOW
- CIRCULATION EXCLUDED

2025-10-22

LEVEL 27 FLOOR PLAN



N

STATISTICS

BUILDING	GFA	GFA
A1	7,470 SF	694 m²
F1	7,174 SF	666 m²
F2	8,250 SF	766 m²
G1	8,250 SF	766 m²
I2	8,250 SF	766 m²
J1	8,250 SF	766 m²
TOTAL	47,644 SF	4,426 m²

LEGEND

- $X_{\#}$ PARCEL/BUILDING IDENTIFICATION
- PROPERTY LINE
- CSF OWNED
  NOT PART OF HEATHER LANDS REZONING
- ELEV. OVERRUN / MECH. ENCLOSURE

AREA LEGEND

- AHI LEASEHOLD
- MARKET LEASEHOLD
- SOCIAL
- SCHOOL
- RETAIL
- CULTURAL
- CHILDCARE
- AMENITY
- LOBBY
- SERVICE CORRIDOR
- VISTA
- STAGING AREA
- RETAIL GARBAGE ROOM
- PODIUM BELOW
- CIRCULATION EXCLUDED

2025-10-22

LEVEL 28 FLOOR PLAN



N

STATISTICS

BUILDING	GFA	GFA
A1	7,470 SF	694 m²
F1	7,174 SF	666 m²
F2	8,250 SF	766 m²
G1	8,250 SF	766 m²
I2	8,250 SF	766 m²
J1	8,250 SF	766 m²
TOTAL	47,644 SF	4,426 m²

LEGEND

- X# PARCEL/BUILDING IDENTIFICATION
- PROPERTY LINE
- CSF OWNED
  NOT PART OF HEATHER LANDS REZONING
- ELEV. OVERRUN / MECH. ENCLOSURE

AREA LEGEND

- AHI LEASEHOLD
- MARKET LEASEHOLD
- SOCIAL
- SCHOOL
- RETAIL
- CULTURAL
- CHILDCARE
- AMENITY
- LOBBY
- SERVICE CORRIDOR
- VISTA
- STAGING AREA
- RETAIL GARBAGE ROOM
- PODIUM BELOW
- CIRCULATION EXCLUDED

2025-10-22

LEVEL 29 FLOOR PLAN



STATISTICS

BUILDING	GFA	GFA
A1	7,470 SF	694 m²
F2	8,250 SF	766 m²
G1	8,250 SF	766 m²
I2	8,250 SF	766 m²
J1	8,250 SF	766 m²
TOTAL	40,470 SF	3,760 m²

LEGEND

- X# PARCEL/BUILDING IDENTIFICATION
- PROPERTY LINE
- CSF OWNED
  NOT PART OF HEATHER LANDS REZONING
- ELEV. OVERRUN / MECH. ENCLOSURE

AREA LEGEND

- AHI LEASEHOLD
- MARKET LEASEHOLD
- SOCIAL
- SCHOOL
- RETAIL
- CULTURAL
- CHILDCARE
- AMENITY
- LOBBY
- SERVICE CORRIDOR
- VISTA
- STAGING AREA
- RETAIL GARBAGE ROOM
- PODIUM BELOW
- CIRCULATION EXCLUDED

2025-10-22

LEVEL 30 FLOOR PLAN



N

STATISTICS

BUILDING	GFA	GFA
A1	7,470 SF	694 m²
F2	8,250 SF	766 m²
G1	8,250 SF	766 m²
I2	8,250 SF	766 m²
J1	8,250 SF	766 m²
TOTAL	40,470 SF	3,760 m²

LEGEND

- X# PARCEL/BUILDING IDENTIFICATION
- PROPERTY LINE
- CSF OWNED
  NOT PART OF HEATHER LANDS REZONING
- ELEV. OVERRUN / MECH. ENCLOSURE

AREA LEGEND

- AHI LEASEHOLD
- MARKET LEASEHOLD
- SOCIAL
- SCHOOL
- RETAIL
- CULTURAL
- CHILDCARE
- AMENITY
- LOBBY
- SERVICE CORRIDOR
- VISTA
- STAGING AREA
- RETAIL GARBAGE ROOM
- PODIUM BELOW
- CIRCULATION EXCLUDED

2025-10-22

LEVEL 31-33 FLOOR PLAN



STATISTICS

BUILDING	GFA	GFA
F2	8,250 SF	766 m²
G1	8,250 SF	766 m²
I2	8,250 SF	766 m²
TOTAL	24,750 SF	2,299 m²

LEGEND

- PARCEL/BUILDING IDENTIFICATION
- PROPERTY LINE
- CSF OWNED
  NOT PART OF HEATHER LANDS REZONING
- ELEV. OVERRUN / MECH. ENCLOSURE

AREA LEGEND

- AHI LEASEHOLD
- MARKET LEASEHOLD
- SOCIAL
- SCHOOL
- RETAIL
- CULTURAL
- CHILDCARE
- AMENITY
- LOBBY
- SERVICE CORRIDOR
- VISTA
- STAGING AREA
- RETAIL GARBAGE ROOM
- PODIUM BELOW
- CIRCULATION EXCLUDED

2025-10-22

LEVEL 34-42 FLOOR PLAN



N

STATISTICS

BUILDING	GFA	GFA
F2	8,250 SF	766 m²
G1	8,250 SF	766 m²
TOTAL	16,500 SF	1,533 m²

LEGEND

- PARCEL/BUILDING IDENTIFICATION
- PROPERTY LINE
- CSF OWNED
  NOT PART OF HEATHER LANDS REZONING
- ELEV. OVERRUN / MECH. ENCLOSURE

AREA LEGEND

- AHI LEASEHOLD
- MARKET LEASEHOLD
- SOCIAL
- SCHOOL
- RETAIL
- CULTURAL
- CHILDCARE
- AMENITY
- LOBBY
- SERVICE CORRIDOR
- VISTA
- STAGING AREA
- RETAIL GARBAGE ROOM
- PODIUM BELOW
- CIRCULATION EXCLUDED

2025-10-22

LEVEL 43-46 FLOOR PLAN



N

STATISTICS

BUILDING	GFA	GFA
F2	8,250 SF	766 m²
TOTAL	8,250 SF	766 m²

LEGEND

- PARCEL/BUILDING IDENTIFICATION
- PROPERTY LINE
- CSF OWNED
  NOT PART OF HEATHER LANDS REZONING
- ELEV. OVERRUN / MECH. ENCLOSURE

AREA LEGEND

- AHI LEASEHOLD
- MARKET LEASEHOLD
- SOCIAL
- SCHOOL
- RETAIL
- CULTURAL
- CHILDCARE
- AMENITY
- LOBBY
- SERVICE CORRIDOR
- VISTA
- STAGING AREA
- RETAIL GARBAGE ROOM
- PODIUM BELOW
- CIRCULATION EXCLUDED

2025-10-22

ROOF PLAN



N

LEGEND

- PARCEL/BUILDING IDENTIFICATION
- PROPERTY LINE
- CSF OWNED
  NOT PART OF HEATHER LANDS REZONING
- ELEV. OVERRUN / MECH. ENCLOSURE

2025-10-22

7.12 SITE ELEVATIONS

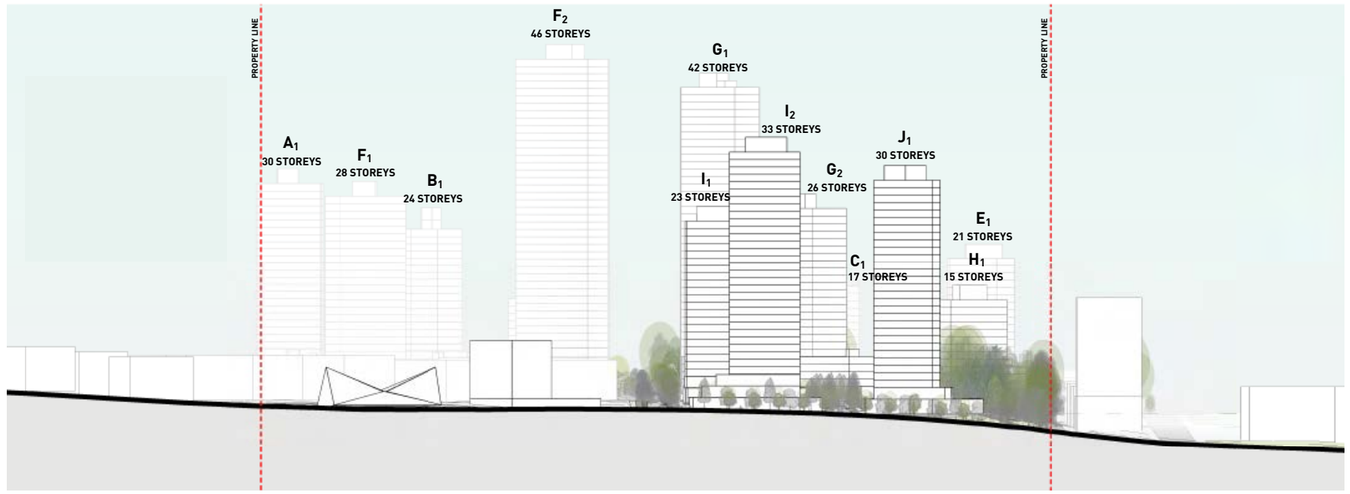


Figure 7-28: W33rd, Looking South

Elevation A-A

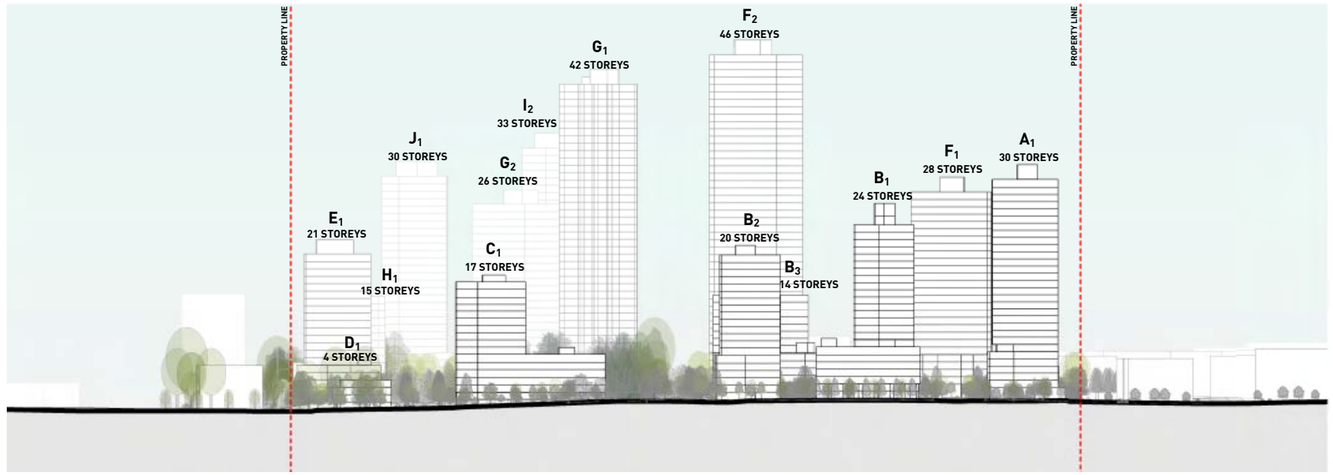
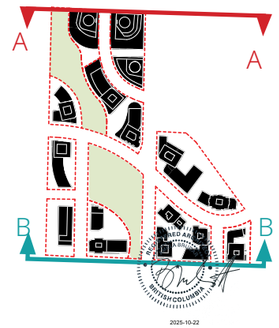


Figure 7-29: W37th, Looking North

Elevation B-B



SITE ELEVATIONS

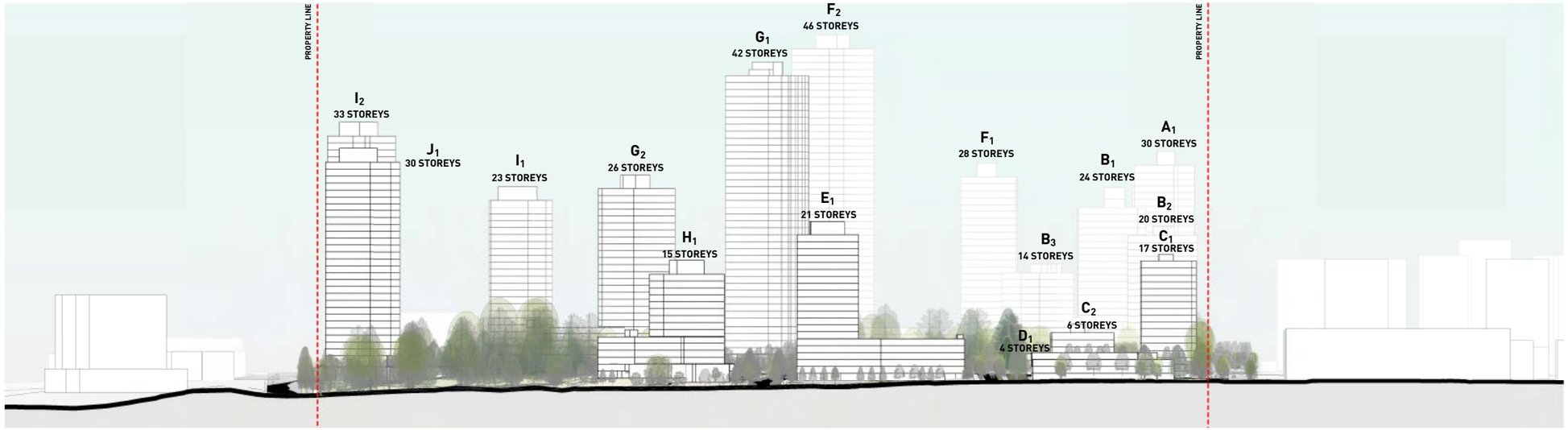


Figure 7-30: Lane East of Willow Street, Looking East

Elevation A-A

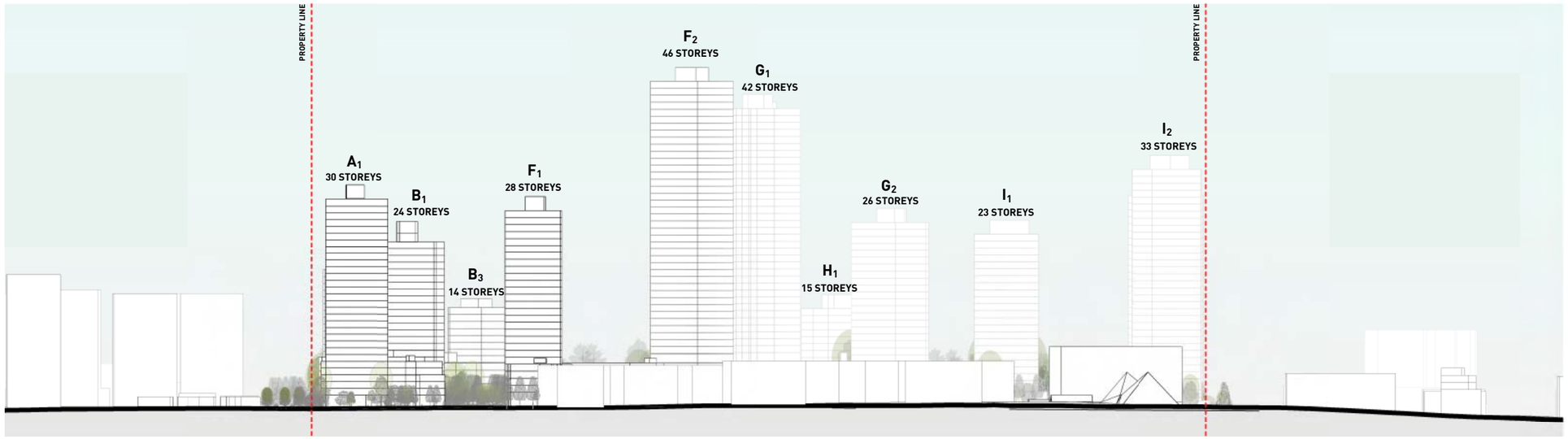
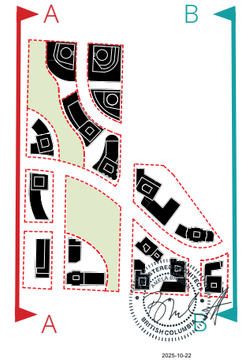


Figure 7-31: Lane West of Ash Street, Looking West

Elevation B-B



SITE ELEVATIONS

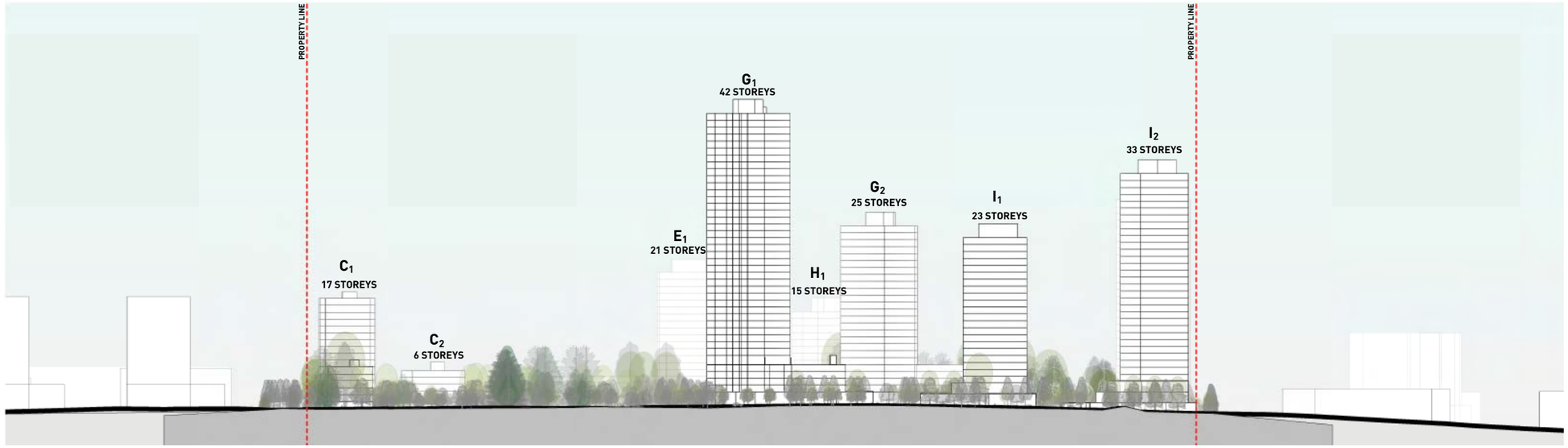


Figure 7-32: Heather Street, Looking West

Elevation A-A

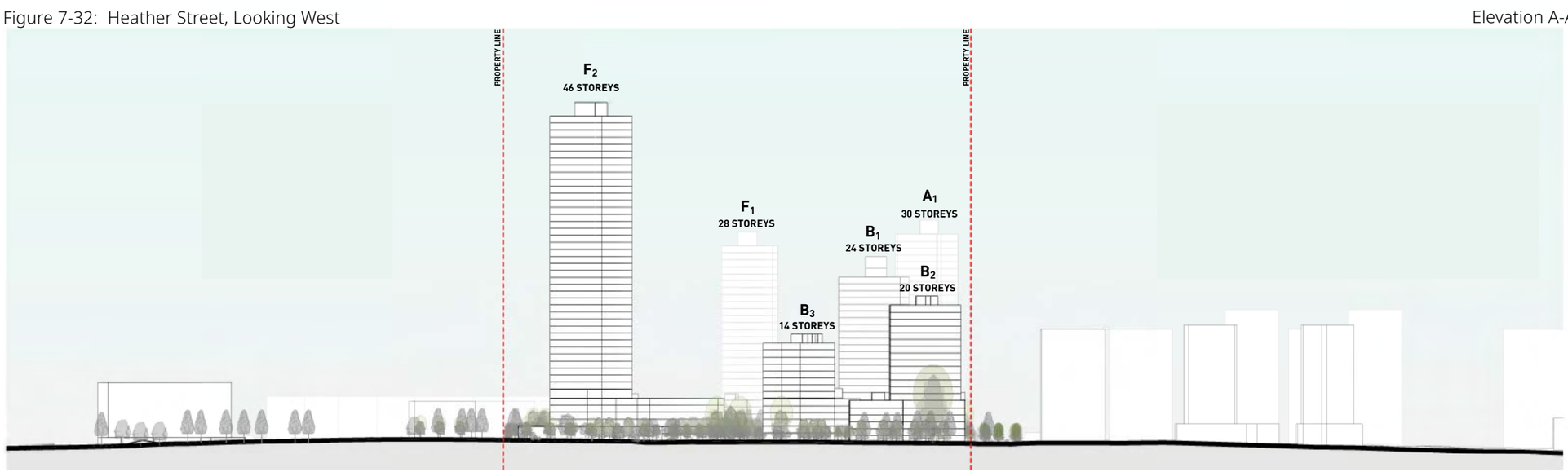
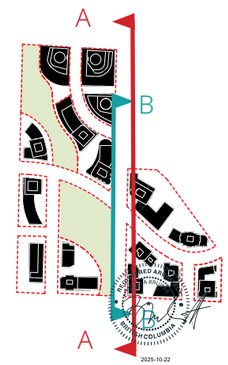


Figure 7-33: Heather Street, Looking East

Elevation B-B



7.13 SITE CROSS SECTIONS

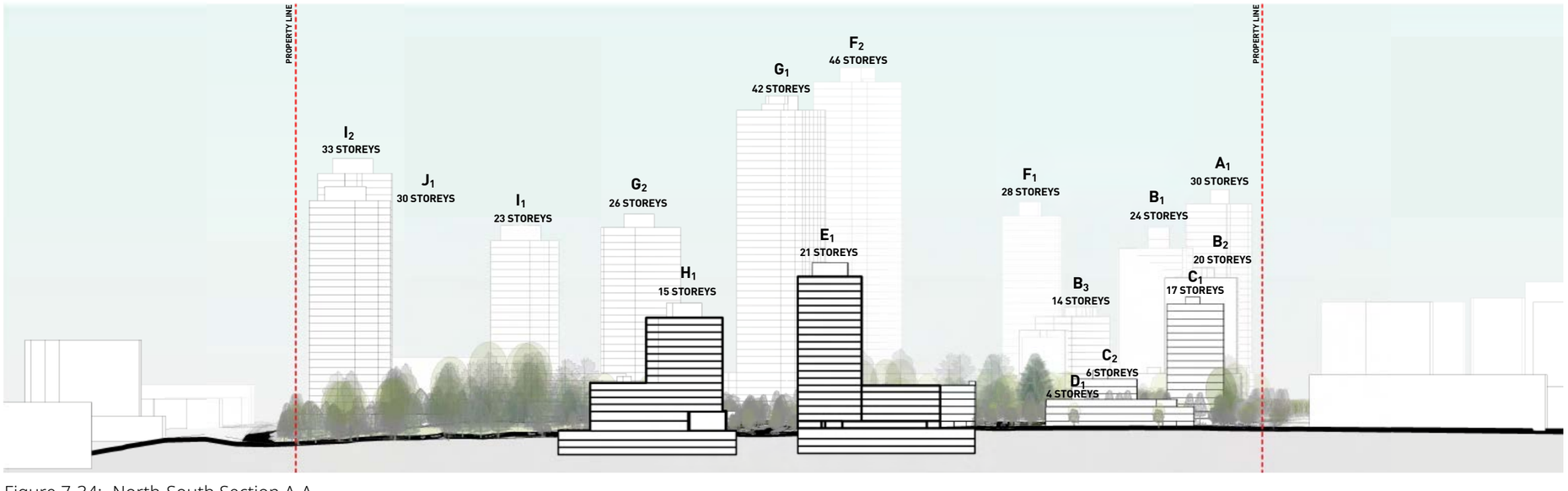


Figure 7-34: North-South Section A-A

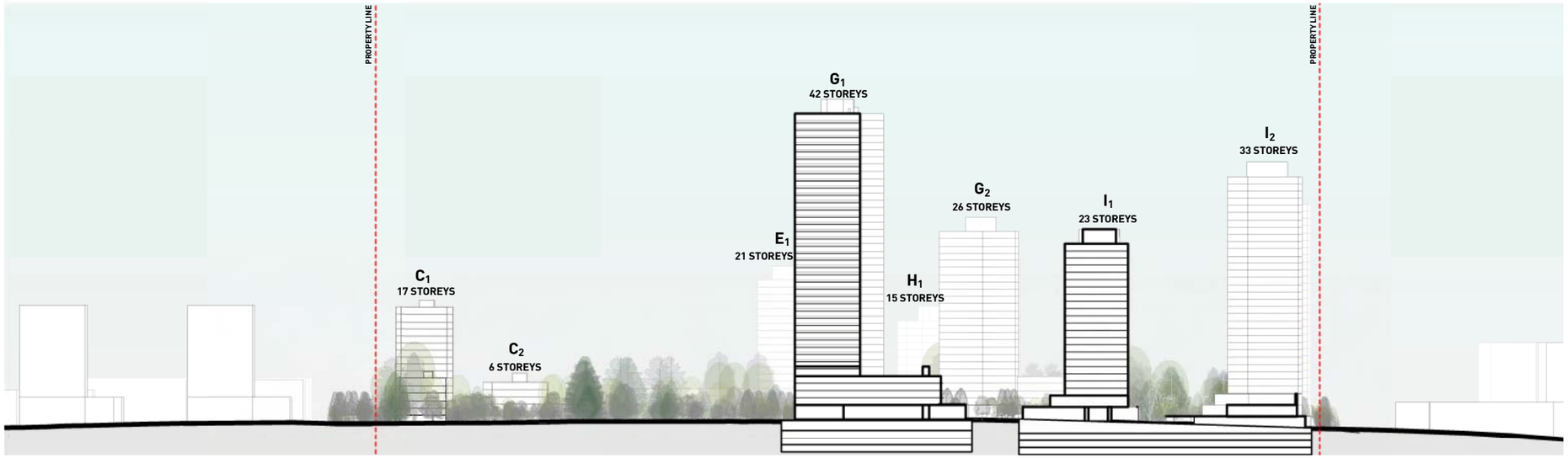
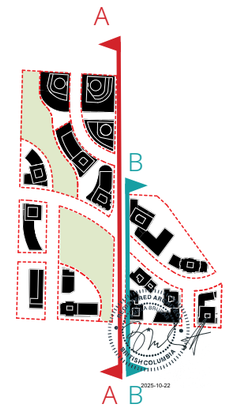


Figure 7-35: North-South Section B-B



SITE CROSS SECTIONS

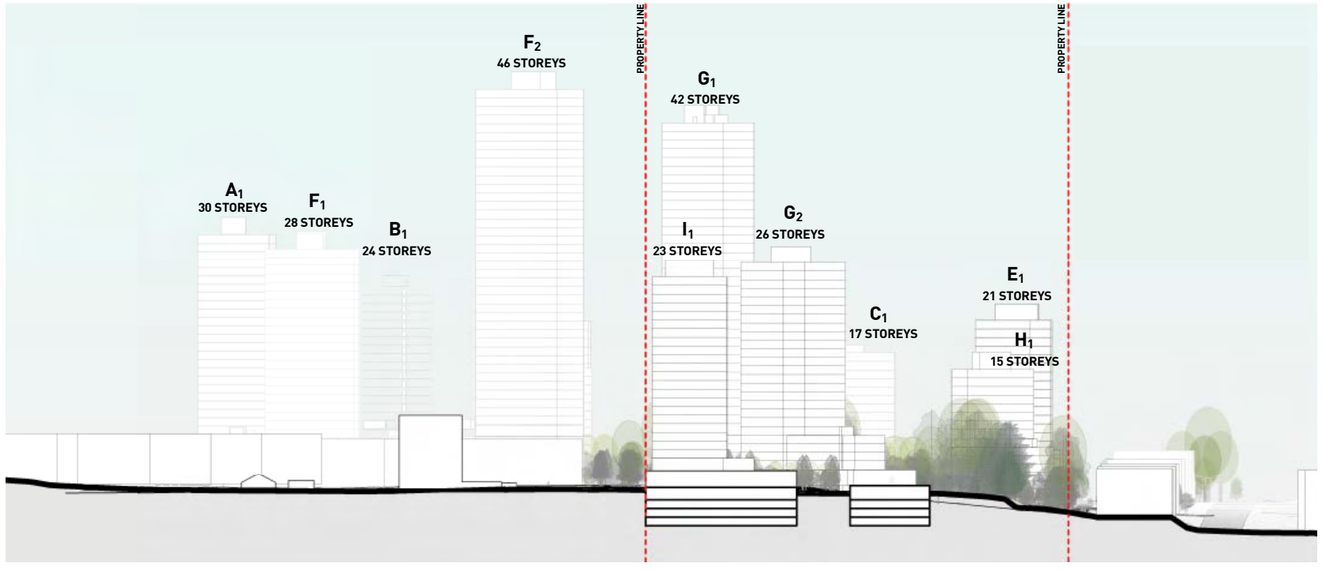


Figure 7-36: East-West Section C-C

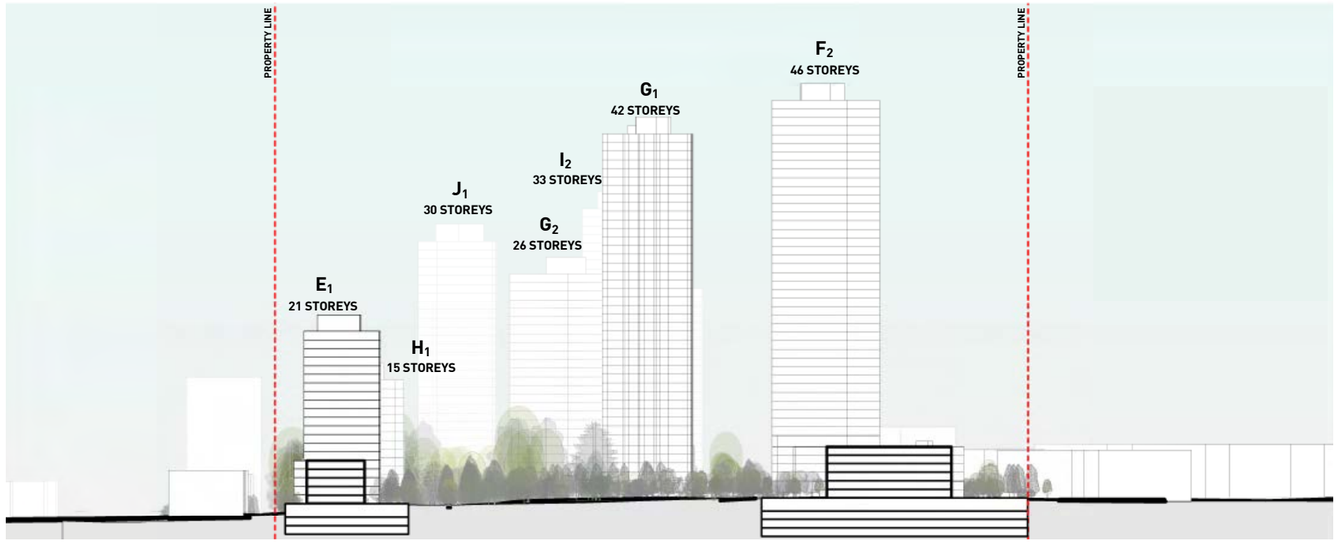
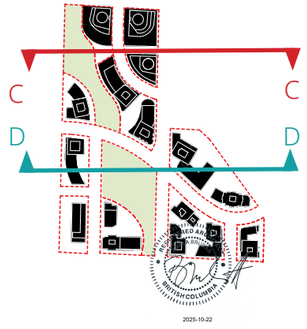


Figure 7-37: East-West Section D-D



7.14 STREET SECTIONS

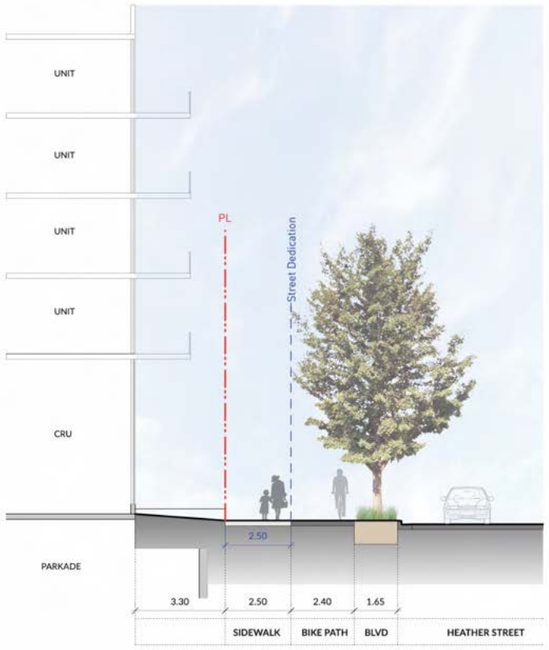
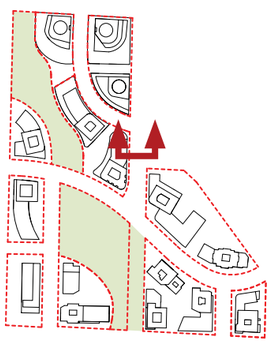
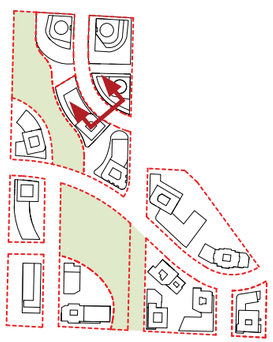


Figure 7-38: Heather Street Section



Figure 7-39: New Commercial Street (Extension West of McGuigan Avenue)





STREET SECTIONS

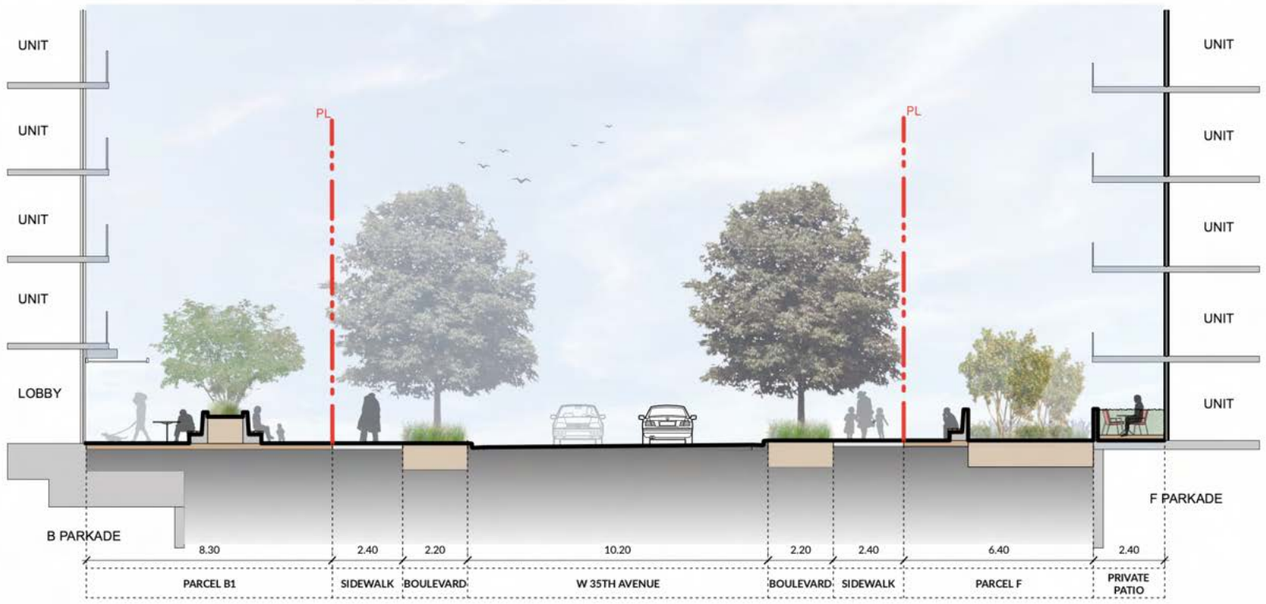
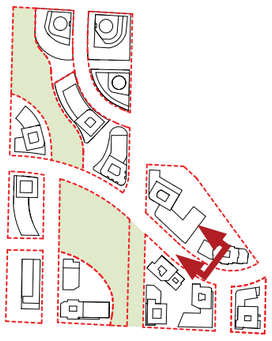
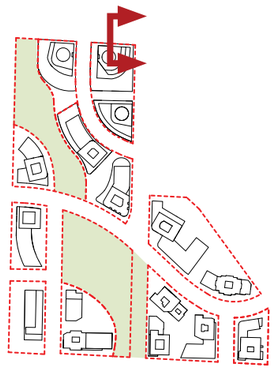


Figure 7-40: West 35th Avenue Section



Figure 7-41: West 33rd Avenue Section





STREET SECTIONS

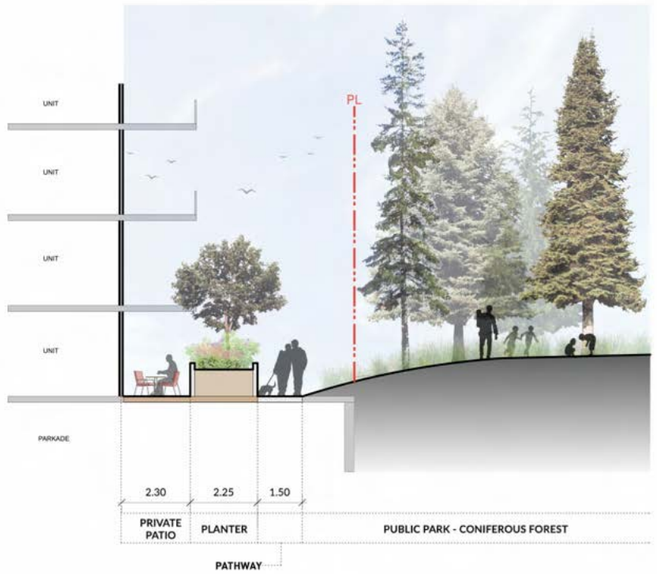


Figure 7-42: Parcel H at Park

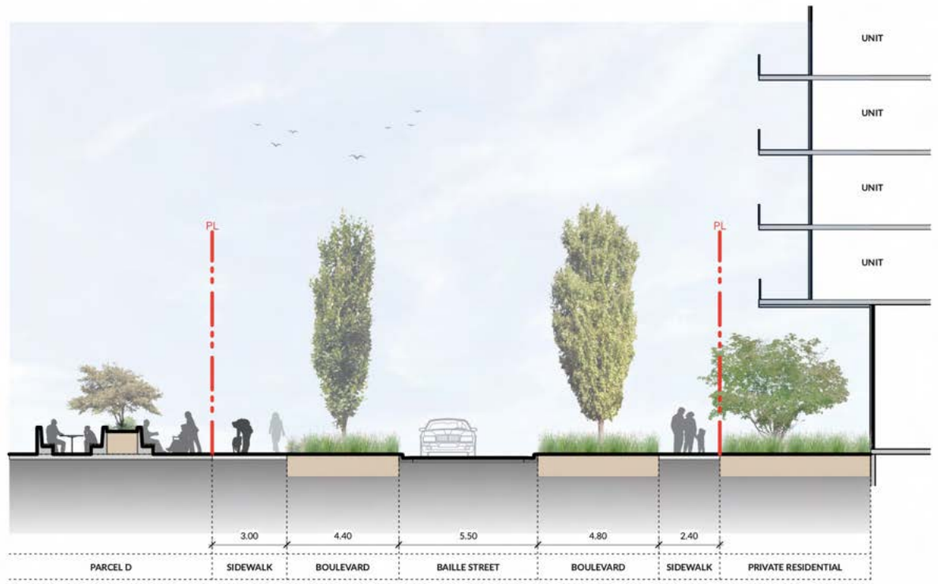


Figure 7-43: Baillie Street Section





STREET SECTIONS



Figure 7-44: Parcel C at Courtyard

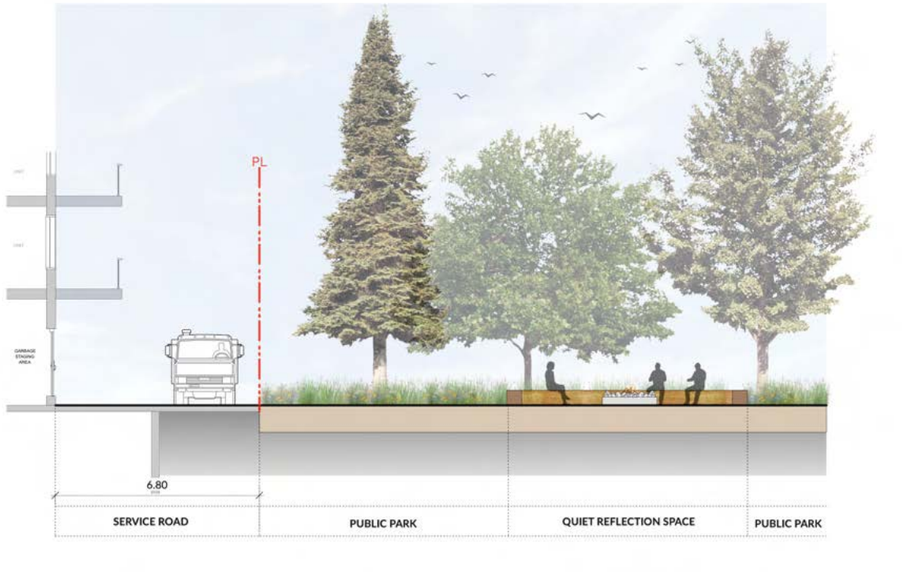
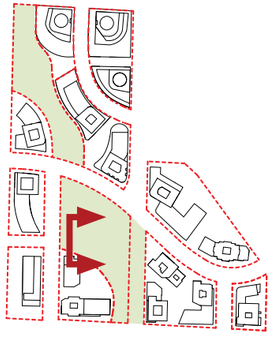


Figure 7-45: Parcel C at Park

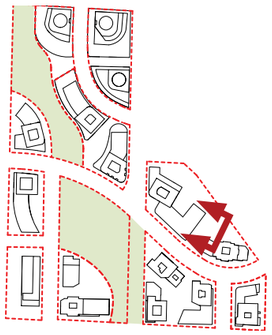




STREET SECTIONS

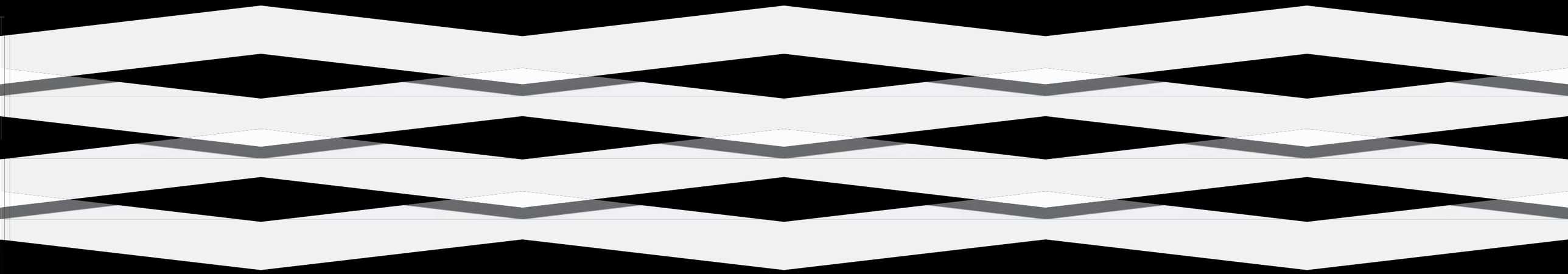


Figure 7-46: Parcel F at Courtyard





2025-10-22



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Mobility

8.1 MOVEMENT AND CONNECTION

Heather Lands will be a walkable, connected neighbourhood where people can move seamlessly through the development. A defining feature of the neighbourhood is the Forest Trail, which traverses a north-south axis of the development, and provides a central element to the movement network. Places for movement will be safe, and accessible for a diverse range of physical abilities and for all generations.

A network of accessible paths, sidewalks, and bike lanes will encourage active, healthy lifestyles while reducing greenhouse gas emissions. Designated cycling facilities will be upgraded with separated bike lanes and Heather Street will pass through a closed right-of-way ("ROW") between W35th and W37th Avenues. The ROW will be dedicated to cyclists and pedestrians and its adjacency to the park will invite all to slow down and enjoy the green corridor.

Heather Lands is well served by rapid transit within a ten-minute walk of the Oakridge – 41st Avenue Canada Line station, and frequent bus transit is a five-minute walk east to Cambie Street and west to Oak Street.

The mobility network is composed of a diversity of street typologies that will contribute to the friendly, welcoming character of Heather Lands. These streets are places for movement and also places for public life – walking, socializing, eating, playing, shopping, visiting and more.



Figure 8-1: Mobility Context Plan

8.2 TRANSPORTATION IMPROVEMENTS

The Heather Lands Policy Statement identifies the following intersections for improvement:

- Heather Street & W33rd
- Cambie Street & W35th
- Cambie Street & W37th, and
- Other locations as necessary.

Bunt Transportation Engineers have accessed current and future traffic demands.

Currently the primary access to the site is at W33rd and Heather Street. A new left hand turn lane complete with signal upgrade is proposed for this intersection.

The W35th Ave ROW (20m/65ft) extends across the site from west to east to tie into the future leg of W35th which will connect to Cambie Street. It is anticipated that this will become a significant access point to the future residential neighbourhood. A new signal is proposed at the W35th and Cambie Street intersection.

Signal upgrades are also proposed for the following intersections, which are out of the scope of this project:

- Oak Street & W33rd
- Cambie Street & W33rd
- Cambie Street & W37th.



Figure 8-2: Intersection Improvements Plan

8.3 STREET NETWORK

The mobility network is composed of diverse street typologies including: a major collector street, minor collector streets, local residential streets, a local commercial street, and lanes. These distinct street types offer diversity in the streetscape design and character.

W33rd Avenue, a major collector street will be the most heavily trafficked and the primary approach to Heather Lands. A new signal is being proposed at the W33rd and Heather Street intersection.

The MST Cultural Centre will be visible from W33rd and the commercial heart of Heather Lands is located off W33rd. The new local commercial street with ground-oriented retail animating the street will tie into McGuigan Avenue just north of W35th.

Heather Street and W35th Avenue, minor collector streets will form the major thoroughfares through the Heather Lands site, passing the central meeting point. Local residential streets will be quiet, fine-grained spaces.

To ensure 'streets for people' – vehicular, bicycle and pedestrian improvements – site dedications include the following:

- W33rd south – 1.7m (5.6ft)
- W37th north – 1.75m (5.8ft), east of Baillie to western edge of site
- Heather Street – 2.5m (8.2ft), between W33rd and W35th
- Heather Street closure between W35th and W37th.

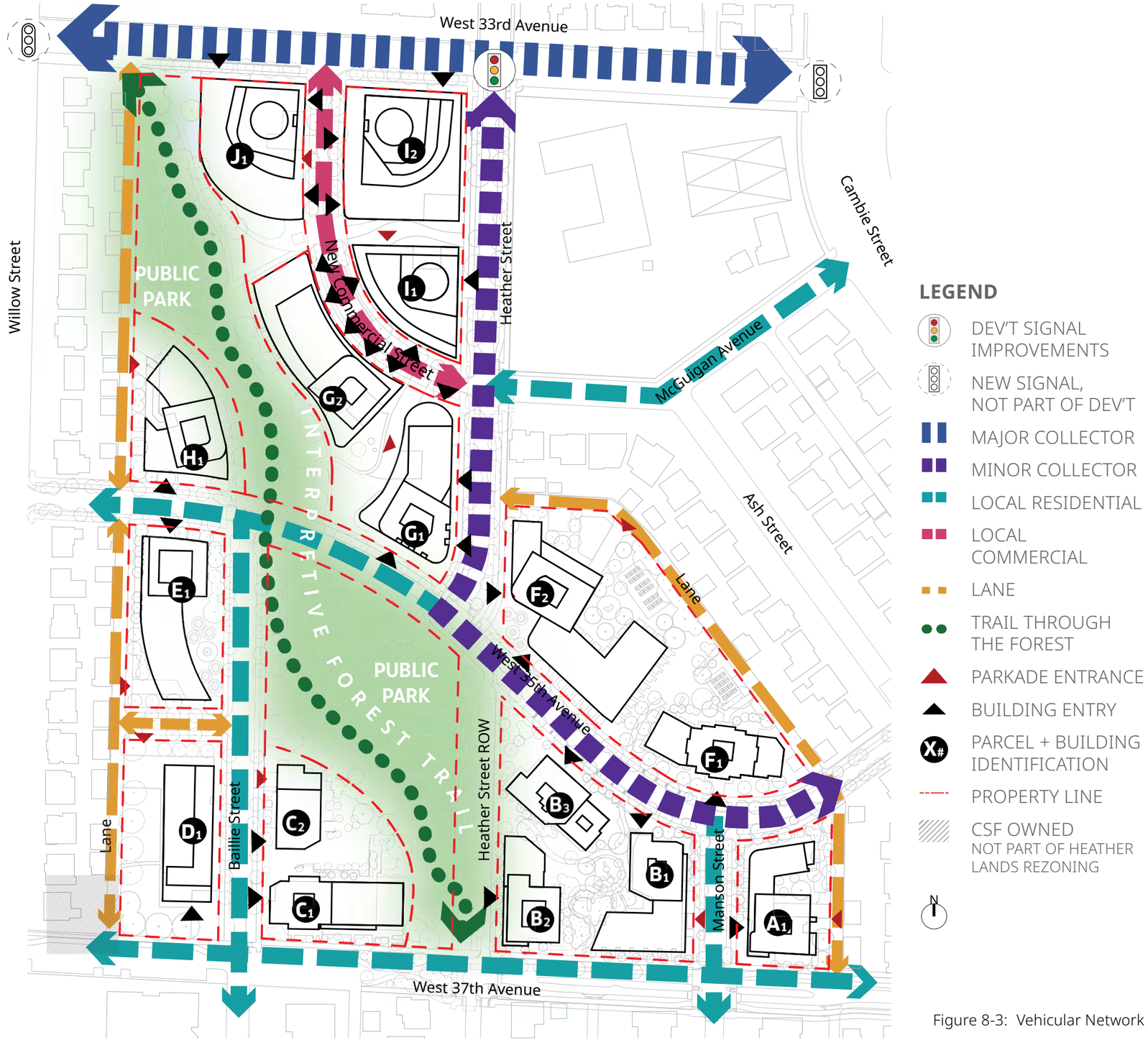


Figure 8-3: Vehicular Network

8.4 PEDESTRIAN NETWORK

The pedestrian network includes the Trail Through the Forest that meanders through the park and open space, a Retail Passage through Parcel I, publicly accessible paths through residential courtyards, the MST Cultural Centre Plaza, and pedestrian friendly sidewalks along green streets.

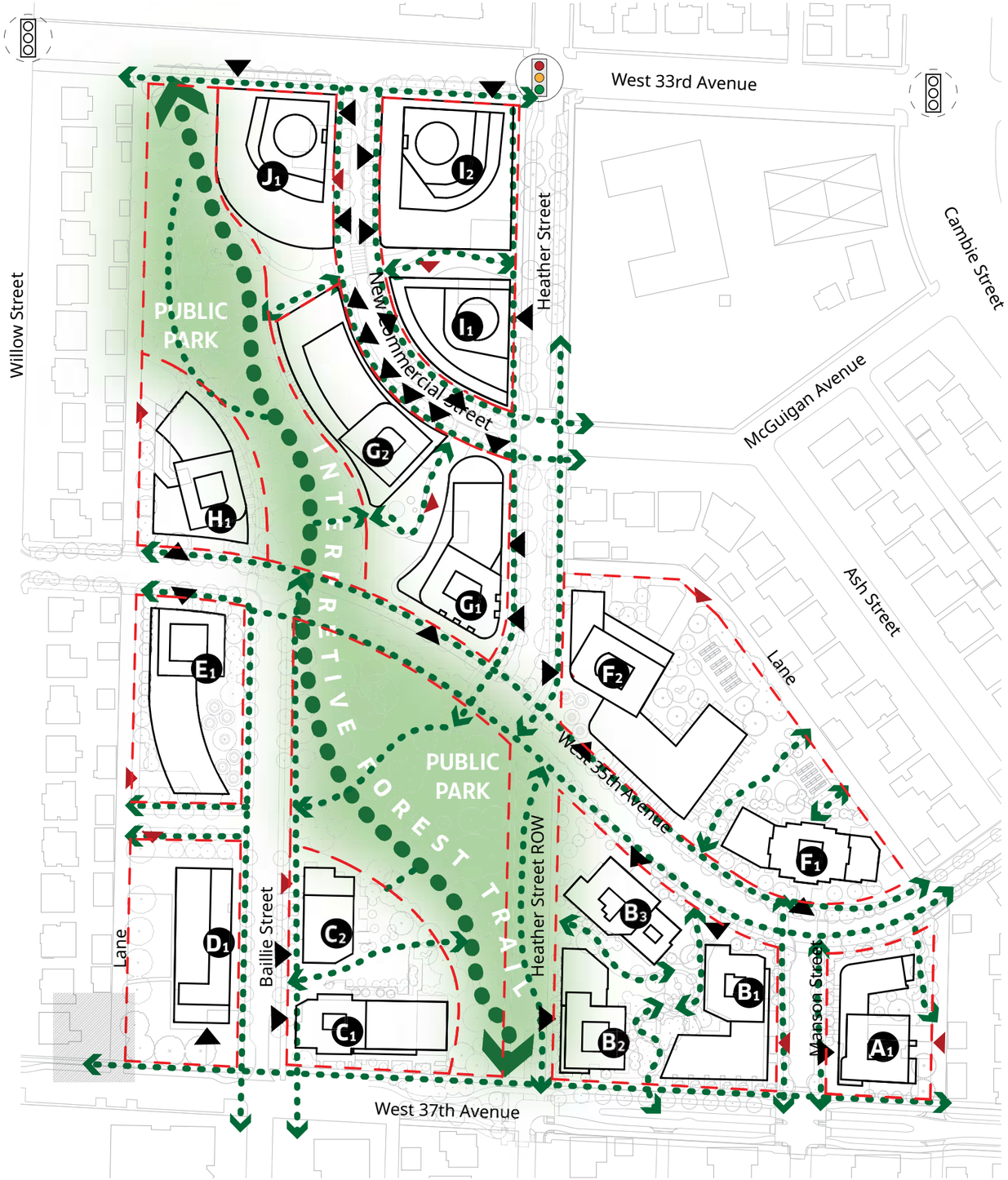


Figure 8-4: Pedestrian Network

8.5 BICYCLE NETWORK

Heather Lands will be welcoming to cyclists through the development of separated bike lanes and streetscapes that prioritize pedestrians and cyclists over vehicles. Streets will be designed to encourage drivers to slow down, further inviting cyclists to enjoy their journey through Heather Lands. Separated bike lanes will be built on 33rd Avenue, Heather Street, and 37th Avenue, that seamlessly connect with the bike lanes as they extend beyond Heather Lands. The closed Heather Street right-of-way, between 35th Avenue and 37th Avenue, will feature a separated bike lane adjacent to the park, where cyclists can enjoy the bike lane as it passes through the urban forest.

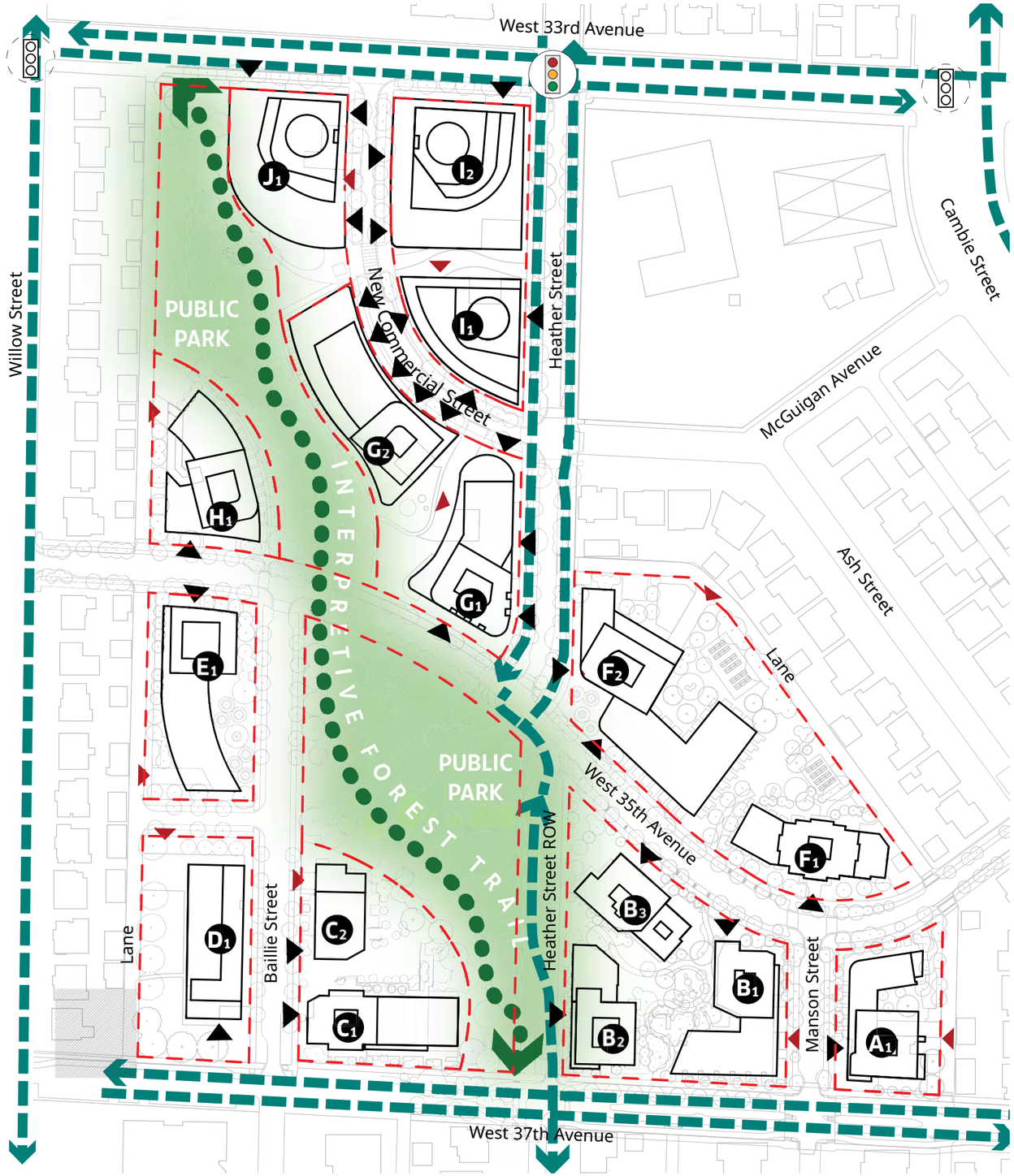


Figure 8-5: Bicycle Network

8.6 PARKING ENTRY AND LOADING



LEGEND

- PARKADE ENTRANCE
- RAMPS
- LOADING STALL
- PROPERTY LINE
- X# PARCEL + BUILDING IDENTIFICATION
- CSF OWNED
  NOT PART OF HEATHER LANDS REZONING

Figure 8-6: Parking Level 1 Plan

8.7 LOADING, WASTE AND RECYCLING LEVEL 1

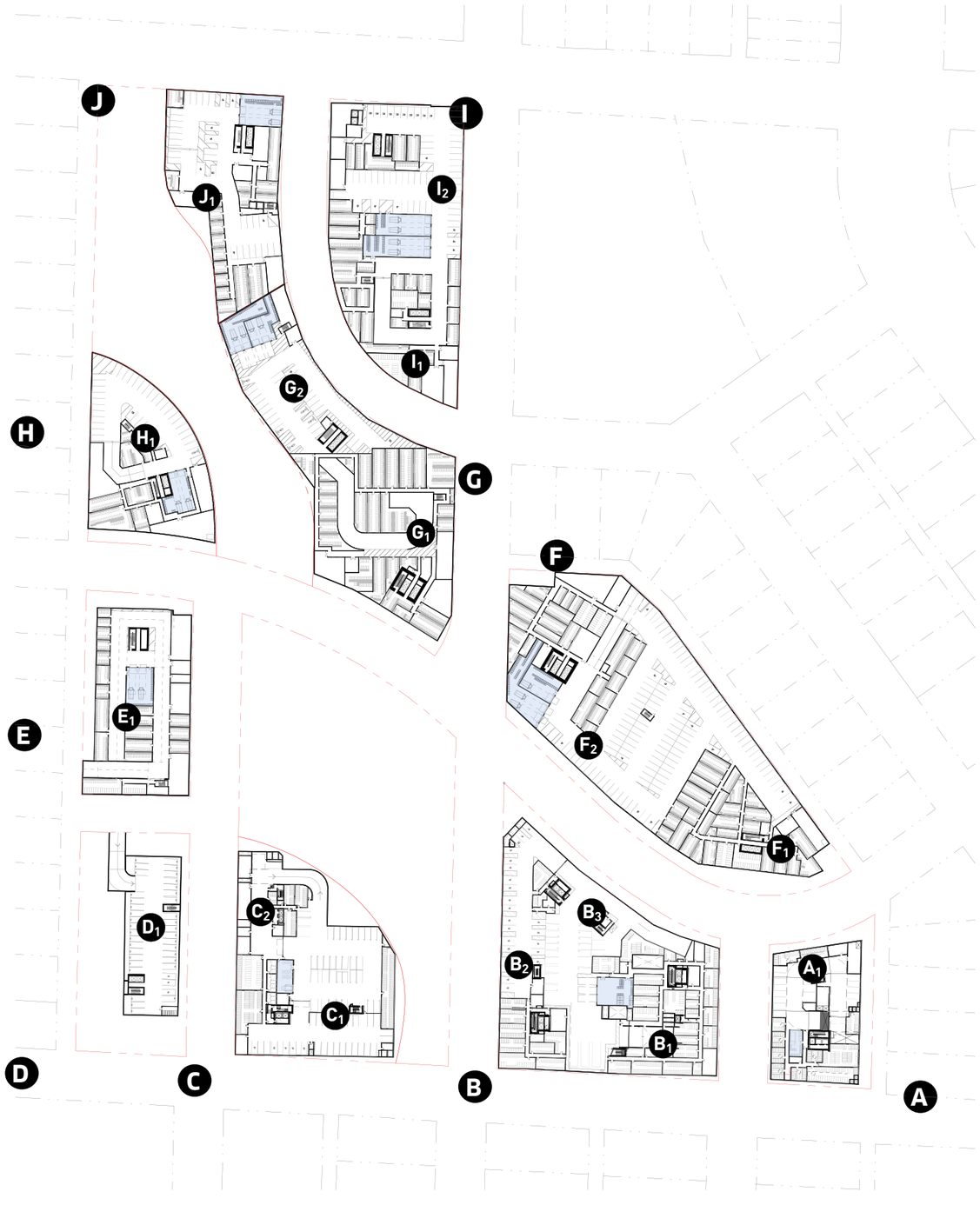


LEGEND

- RETAIL GARBAGE ROOMS
- WASTE COLLECTION AREAS
- LOADING STALL
- PROPERTY LINE
- X# PARCEL + BUILDING IDENTIFICATION
- CSF OWNED
  NOT PART OF HEATHER LANDS REZONING

Figure 8-7: Proposed Loading and Waste Level 1

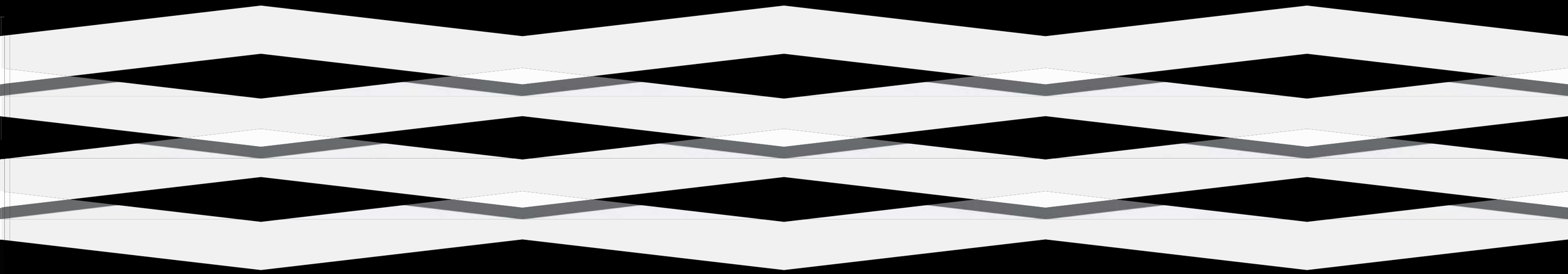
8.8 WASTE AND RECYCLING LEVEL P1



LEGEND

- GARBAGE ROOMS
- PROPERTY LINE
- X# PARCEL + BUILDING IDENTIFICATION
- CSF OWNED
  NOT PART OF HEATHER LANDS REZONING

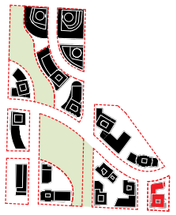
Figure 8-8: Proposed Garbage Room Level P1



— 09 —

Parcel Studies

9.1 PARCEL A



Parcel A is proposed as a 30-storey social housing building. Parcel A will be a dirt site dedication to the City of Vancouver, intended to provide an additional 331 units of social housing. This housing will be operated by an MST housing society pending the successful completion of a funding initiative led by the MSTA Partnership. Parcel A is located in the 'Homes in the Village' character area. The landscape design for Parcel A encourages social interaction by bringing people together around a long table to share meals in the community garden. A welcoming community open space on the east side of the site with seating invites chance encounters with neighbours and can be used for formal and informal events. Private patios face quiet, green streets with ample street trees and wide steps to private entrances offering space for people to sit and say hello to people as they walk by.

LEGEND

- X# PARCEL/BUILDING IDENTIFICATION
- PROPERTY LINE
- SETBACK LINE
- RETAIL, CULTURAL, DAYCARE ENTRY
- L LOADING BAY
- PBE PRINCIPAL BUILDING ENTRY
- P PARKING ENTRY

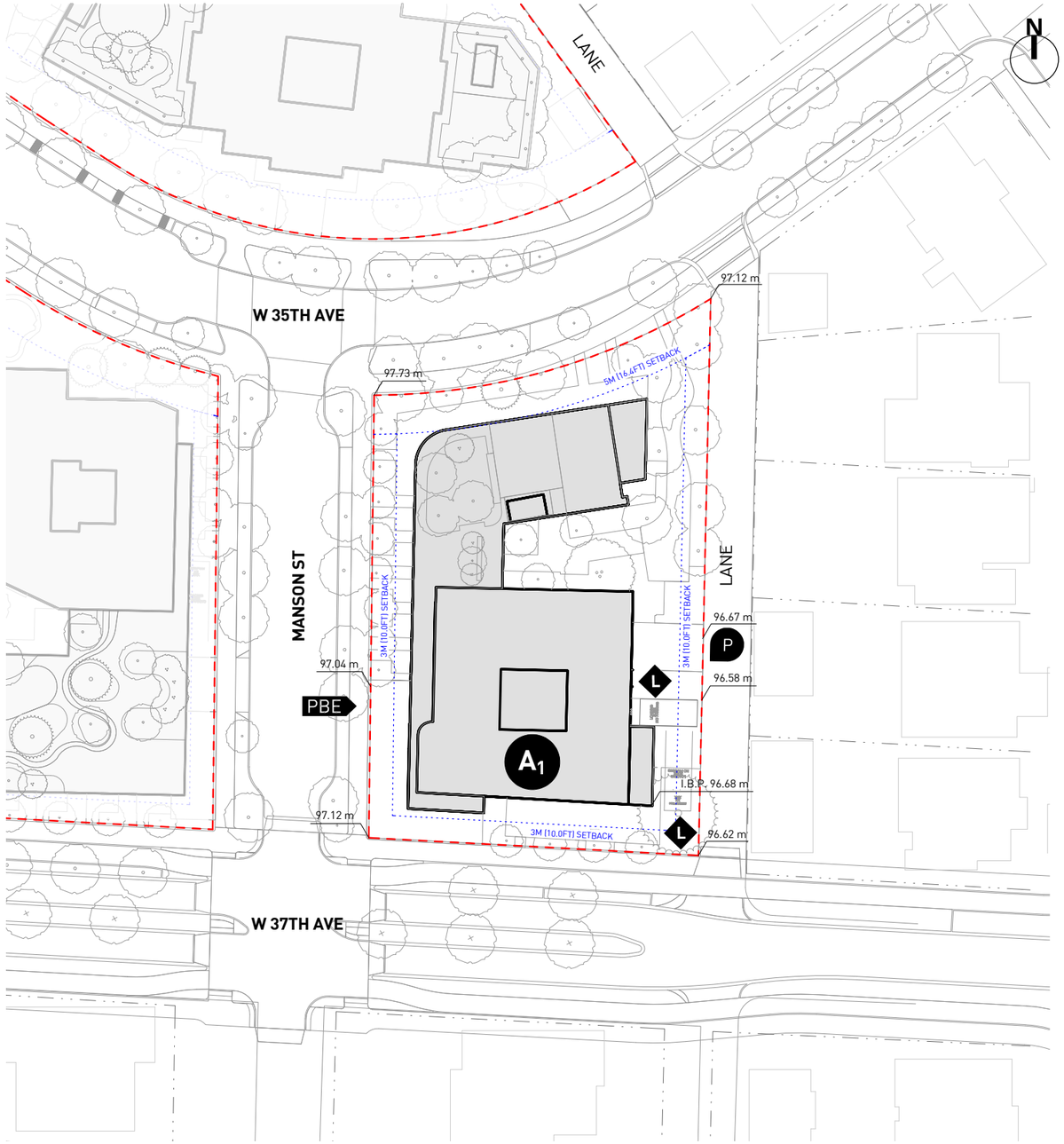


Figure 9-9: Site Plan

STATISTICS

GFA	256,206 FT²	23,802 M²
PARCEL AREA	28,309 FT²	2,630 M²
FSR	*245,005 FT²	*22,762 M²
TOWER HEIGHT	30 STOREYS	
UNIT TYPE	SOCIAL HOUSING	

*FSR IS EXCLUDED FROM CAC

APPROX UNIT COUNTS	
STUDIO	66
1 BED	99
2 BED	99
3 BED	67
TOTAL	331

PARKING	
COMMERCIAL	-
VISITOR	17
RESIDENTIAL	99
TOTAL REQUIRED	116

ACCESSIBLE	12
VAN ACCESSIBLE	2

	LOADING	**PASSENGER**
CLASS A	2	2
CLASS B	2	-
CLASS C	-	-

BICYCLES	
CLASS A	660
CLASS B	18

Table 9-1: Parcel A Statistics

PARCEL A
3D VIEWS

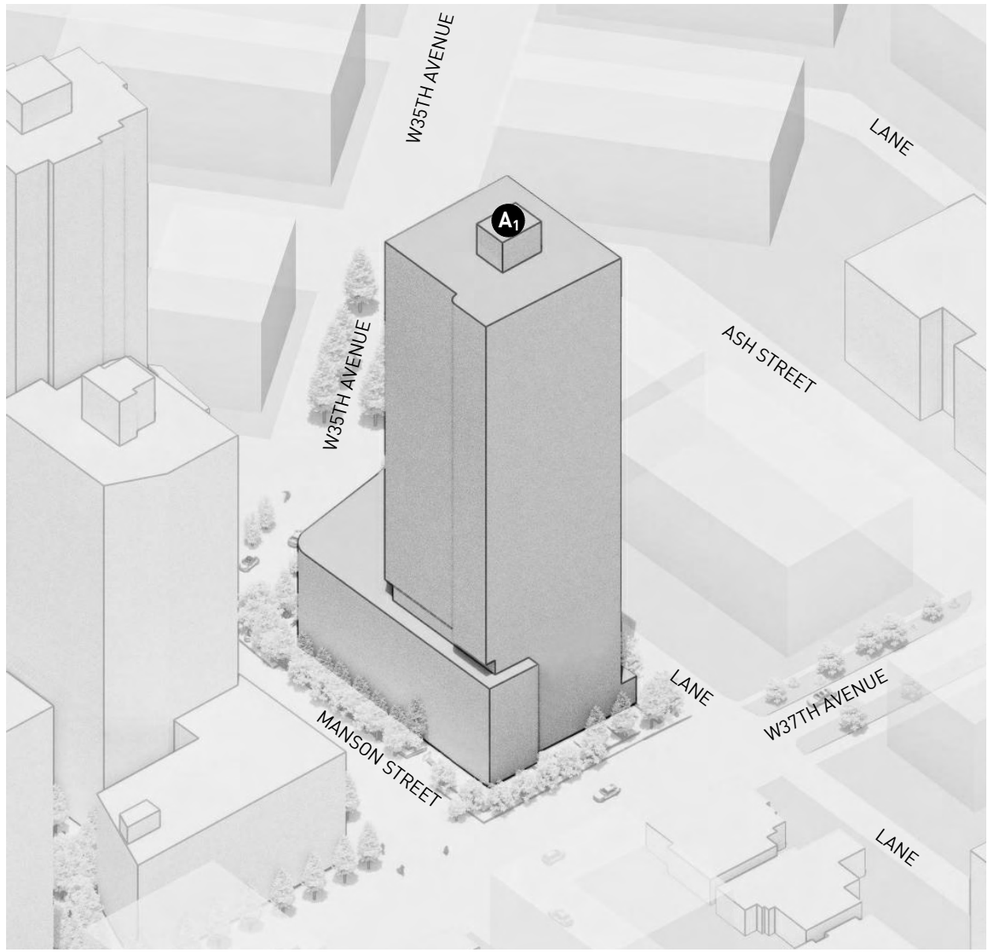


Figure 9-10: Aerial View, Looking W



Figure 9-11: Aerial View, Looking NE

PARCEL A

TYPICAL FLOOR PLANS

LEGEND

- SOCIAL
- LOBBY
- SERVICE CORRIDOR
- STAGING AREA
- AMENITY

N

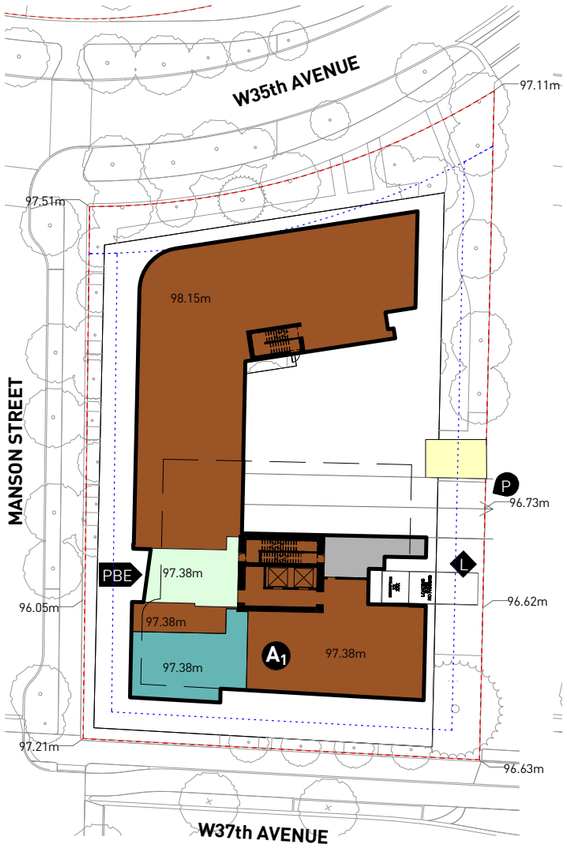


Figure 9-12: Level 1 Plan

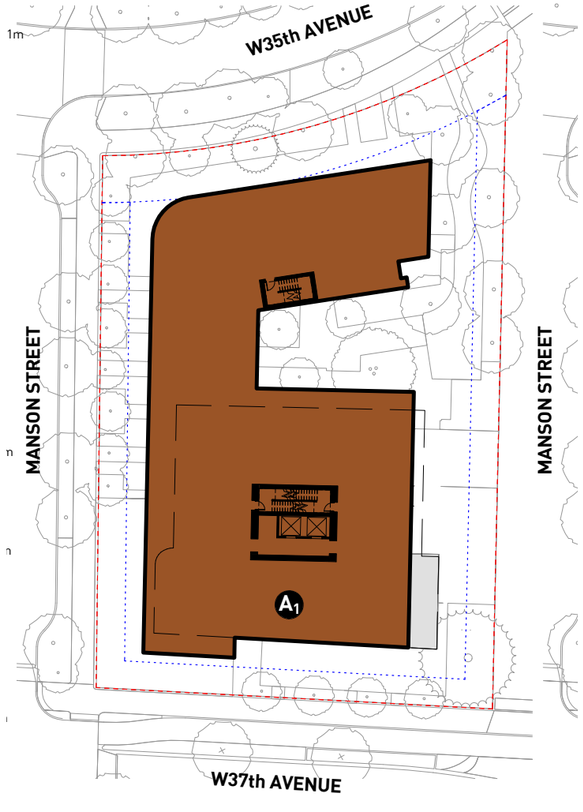


Figure 9-13: Typical Podium Plan

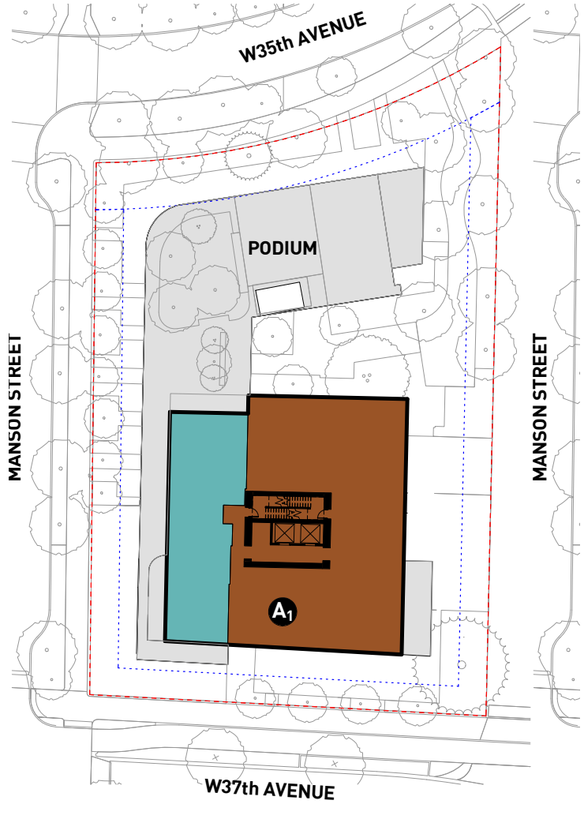


Figure 9-14: Level 7 Amenity

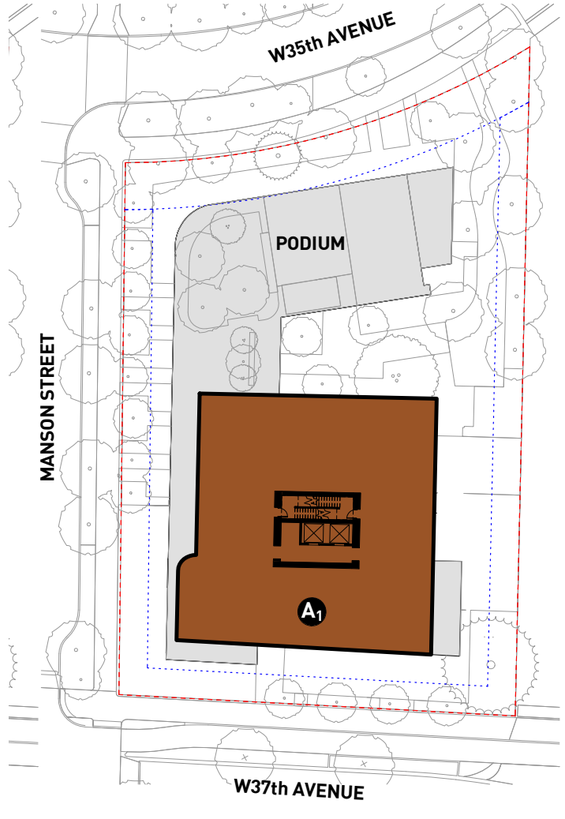


Figure 9-15: Typical Tower Plan

PARCEL A

PARKADE PLANS

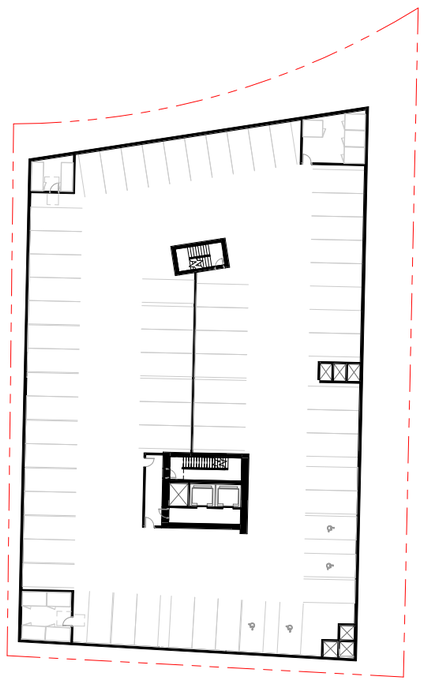


Figure 9-16: Typical Parkade Plan

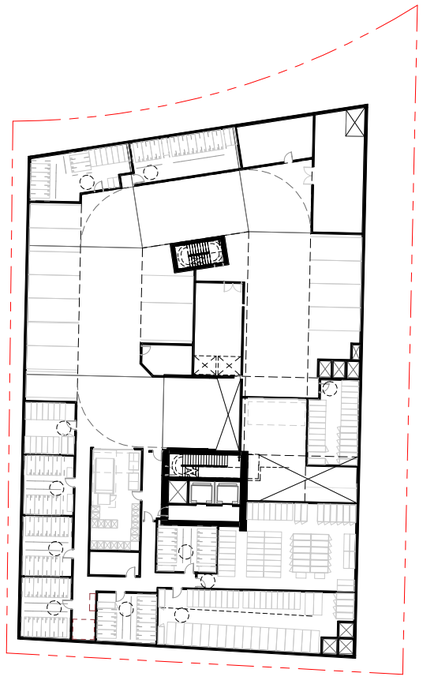
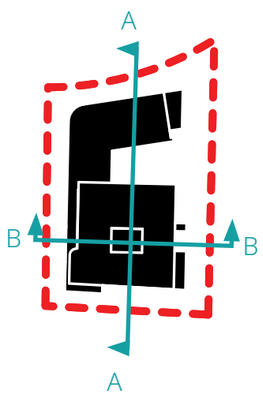


Figure 9-17: Parking P1 Plan

PARCEL A
SECTIONS

LEGEND

- AHI LEASEHOLD
- MARKET LEASEHOLD
- SOCIAL
- SCHOOL
- RETAIL
- CULTURAL
- CHILDCARE
- SERVICE CORRIDOR
- AMENITY
- LOBBY
- STAGING AREA
- CIRCULATION +PARKING
- PROPERTY LINES



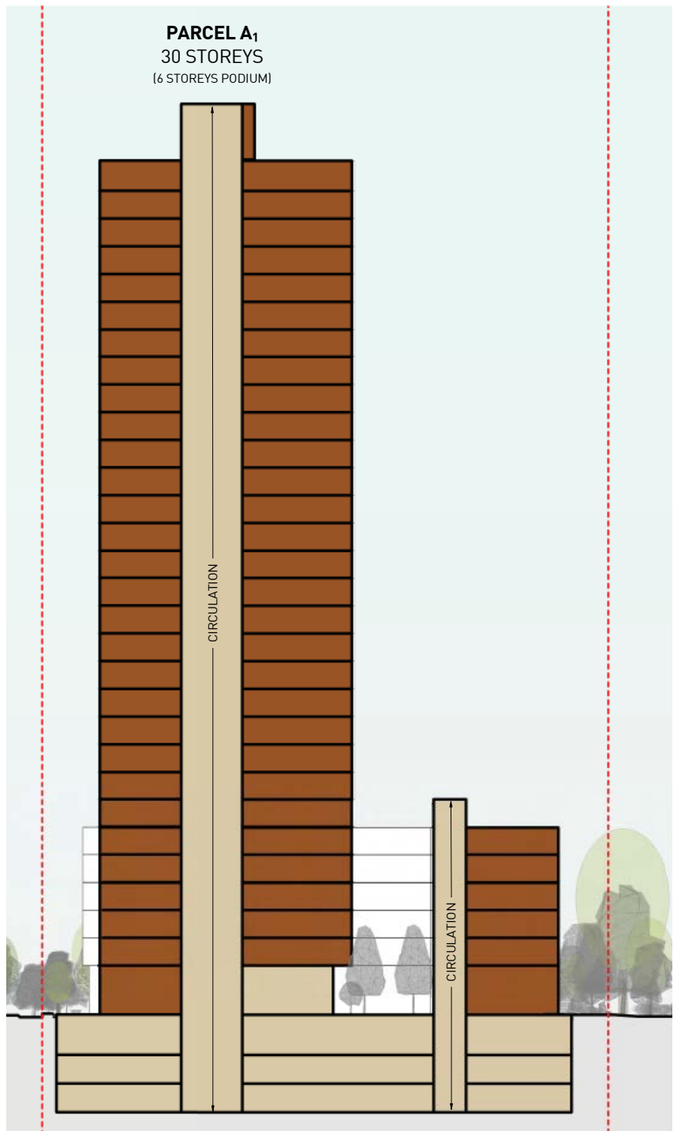


Figure 9-18: Section A-A

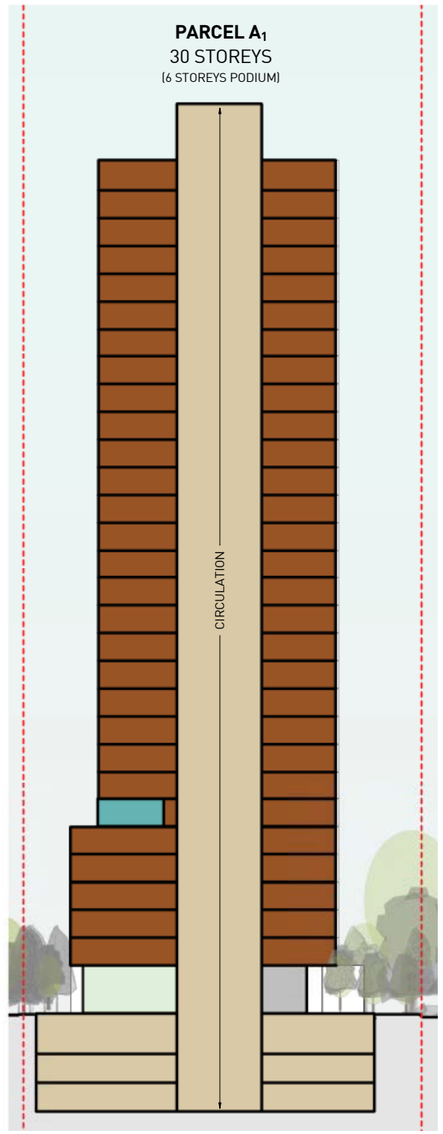
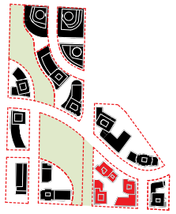


Figure 9-19: Section B-B

9.2 PARCEL B



Parcel B is made up of three buildings ranging in height from 14 to 24 storeys that provide 602 attainable housing initiative units. As part of 'Homes in the Village', this is one of the most densely populated parcels. The landscape design welcomes people from different walks of life to gather, play, and share stories. A conceptual design of the covered gathering space is inspired by the traditional woven cedar hat worn by the MST. This outdoor sheltered space provides a place for neighbours and community members to tell stories and is inviting for all generations. Community gardens, nature-play features, rainwater ponds, and quiet spaces are connected by green, public pathways. Private patios face onto the green courtyard and onto streets with ample street trees where residents can greet their neighbours.

LEGEND

- PARCEL/BUILDING IDENTIFICATION
- PROPERTY LINE
- SETBACK LINE
- RETAIL, CULTURAL, DAYCARE ENTRY
- LOADING BAY
- PRINCIPAL BUILDING ENTRY
- PARKING ENTRY

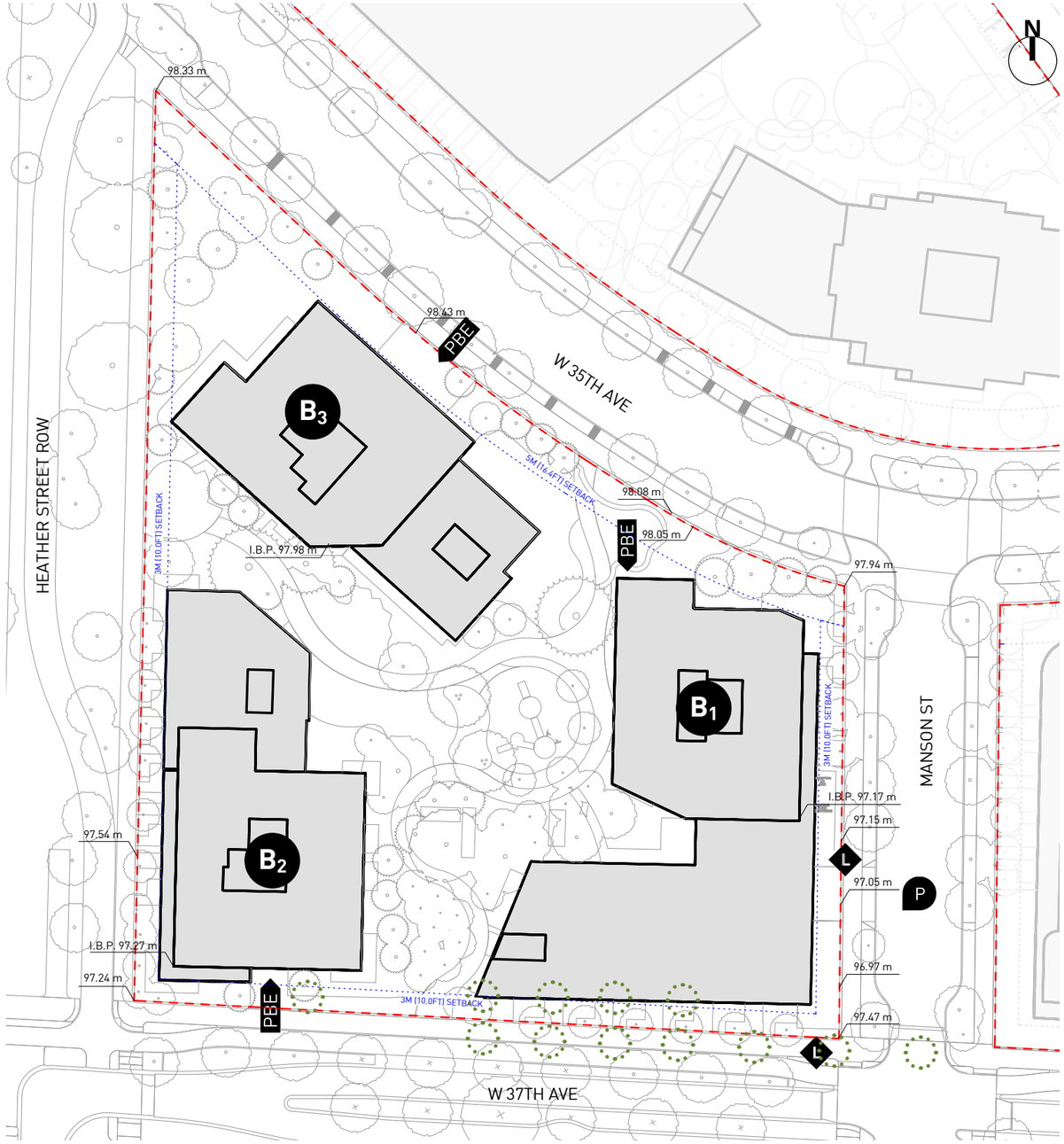


Figure 9-20: Site Plan

STATISTICS

GFA	515,291 FT²	47,872 M²
PARCEL AREA	79,652 FT²	7,400 M²
FSR	508,153 FT²	47,209 M²
TOWER HEIGHT	B1: 24 STOREYS; B2: 20 STOREYS; B3: 14 STOREYS	
UNIT TYPE	ATTAINABLE HOUSING	

APPROX UNIT COUNTS	
STUDIO	107
1 BED	256
2 BED	150
3 BED	89
TOTAL	602

PARKING	
COMMERCIAL	-
VISITOR	30
RESIDENTIAL	566
TOTAL REQUIRED	596

ACCESSIBLE	14
VAN ACCESSIBLE	8

	LOADING	**PASSENGER**
CLASS A	3	5
CLASS B	3	-
CLASS C	-	-

BICYCLES	
CLASS A	1143
CLASS B	33

Table 9-2: Parcel B Statistics

PARCEL B

3D VIEWS



Figure 9-21: Aerial View, Looking N

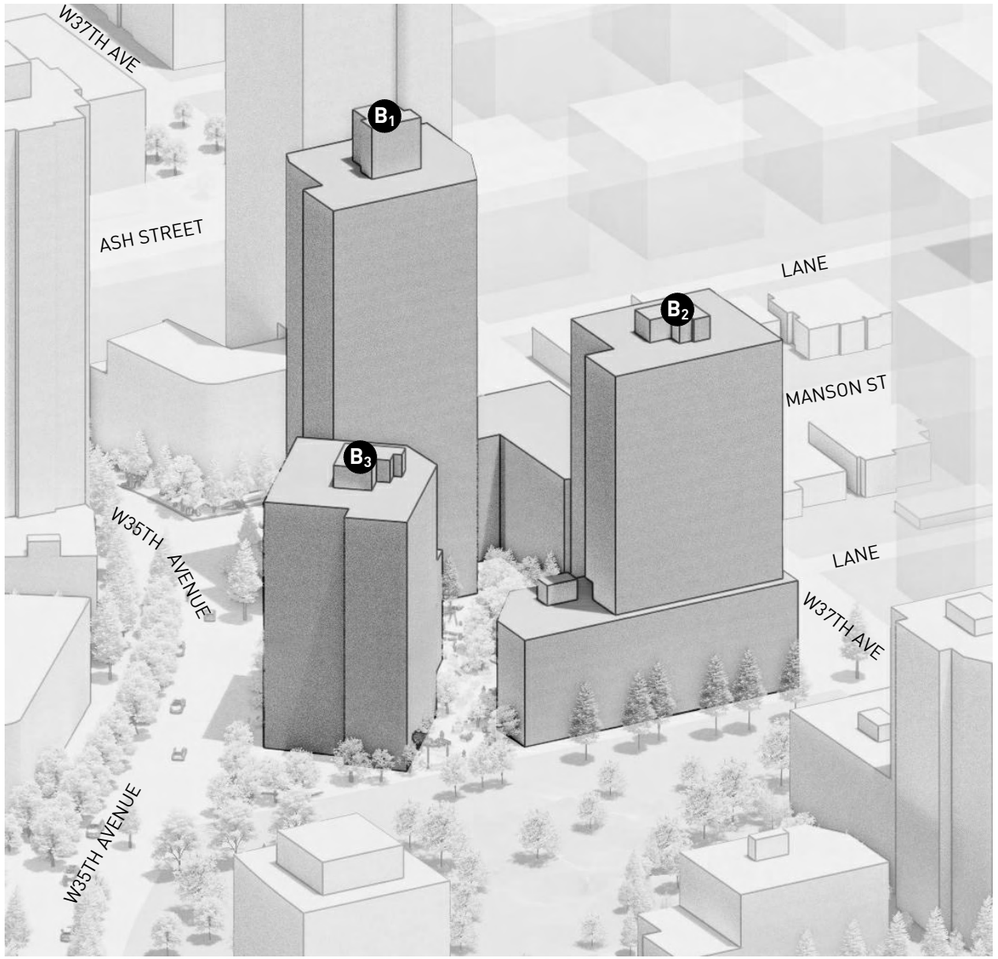


Figure 9-22: Aerial View, Looking E

PARCEL B

LEVEL 1 PLAN



LEGEND

- AMENITY
- LOBBY
- STAGING AREA
- AHI LEASEHOLD
- SERVICE CORRIDOR

N

Figure 9-23: Level 1 Plan

2025-10-22

PARCEL B

TYPICAL PODIUM PLANS



LEGEND

- AMENITY
- LOBBY
- STAGING AREA
- AHI LEASEHOLD
- SERVICE CORRIDOR

N

Figure 9-24: Typical Podium Plan

PARCEL B

LEVEL 7 AMENITY PLAN



LEGEND

- AMENITY
- LOBBY
- STAGING AREA
- AHI LEASEHOLD
- SERVICE CORRIDOR

N

Figure 9-25: Typical Tower Plan

2025-10-22

PARCEL B

LEVEL 8 AMENITY PLAN



LEGEND

- AMENITY
- LOBBY
- STAGING AREA
- AHI LEASEHOLD
- SERVICE CORRIDOR

N

Figure 9-26: Level 8 Amenity Plan

2025-10-22

PARCEL B

TYPICAL TOWER PLAN



LEGEND

- AMENITY
- LOBBY
- STAGING AREA
- AHI LEASEHOLD
- SERVICE CORRIDOR

N

Figure 9-27: Typical Tower Plan

2025-10-22

PARCEL B

PARKING PLANS



Figure 9-28: Typical Parkade Plan



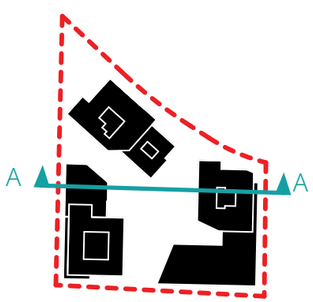
Figure 9-29: Parking P1 Plan

PARCEL B

SECTION

LEGEND

- AHI LEASEHOLD
- MARKET LEASEHOLD
- SOCIAL
- SCHOOL
- RETAIL
- CULTURAL
- CHILDCARE
- SERVICE CORRIDOR
- AMENITY
- LOBBY
- STAGING AREA
- CIRCULATION +PARKING
- PROPERTY LINES



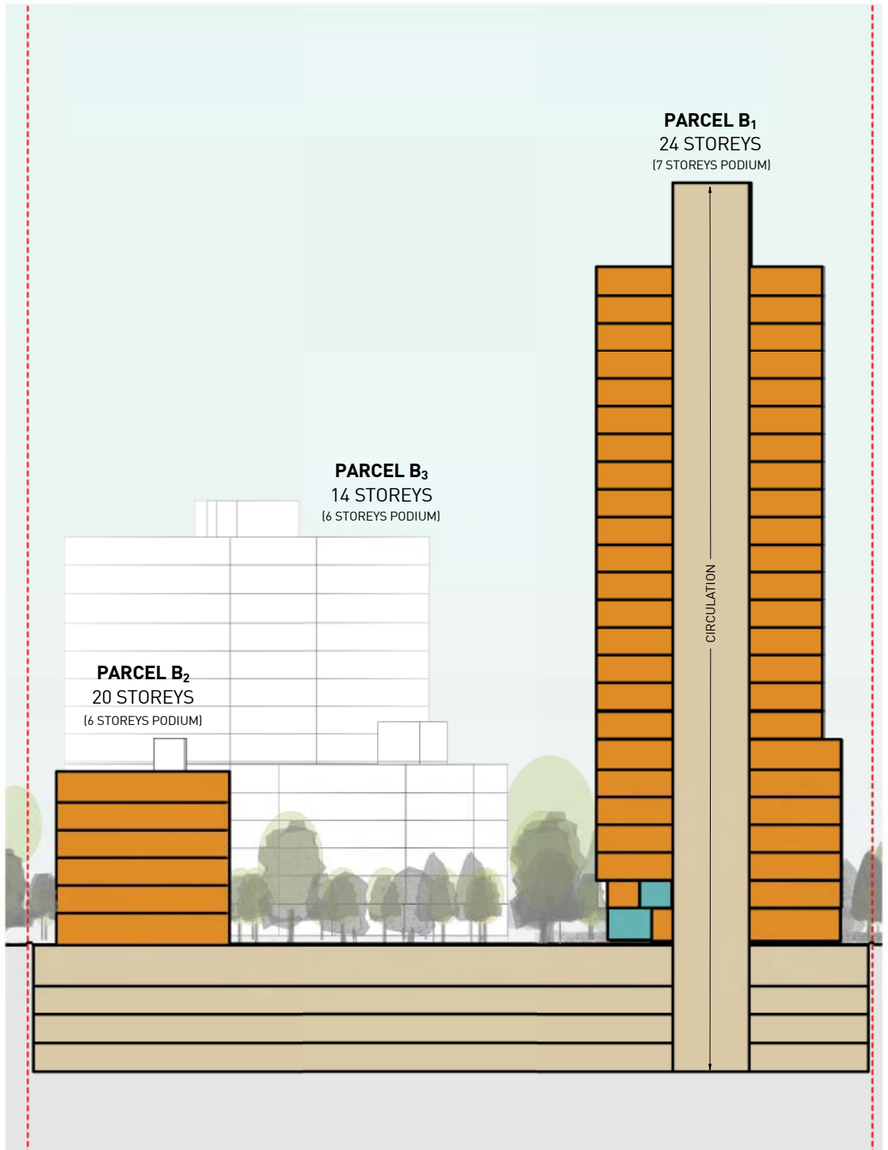


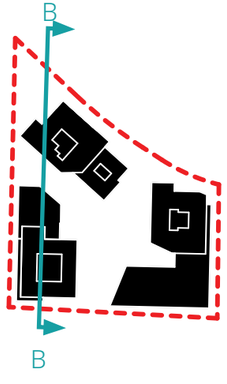
Figure 9-30: Section A-A

PARCEL B

SECTION

LEGEND

- AHI LEASEHOLD
- MARKET LEASEHOLD
- SOCIAL
- SCHOOL
- RETAIL
- CULTURAL
- CHILDCARE
- SERVICE CORRIDOR
- AMENITY
- LOBBY
- STAGING AREA
- CIRCULATION +PARKING
- PROPERTY LINES



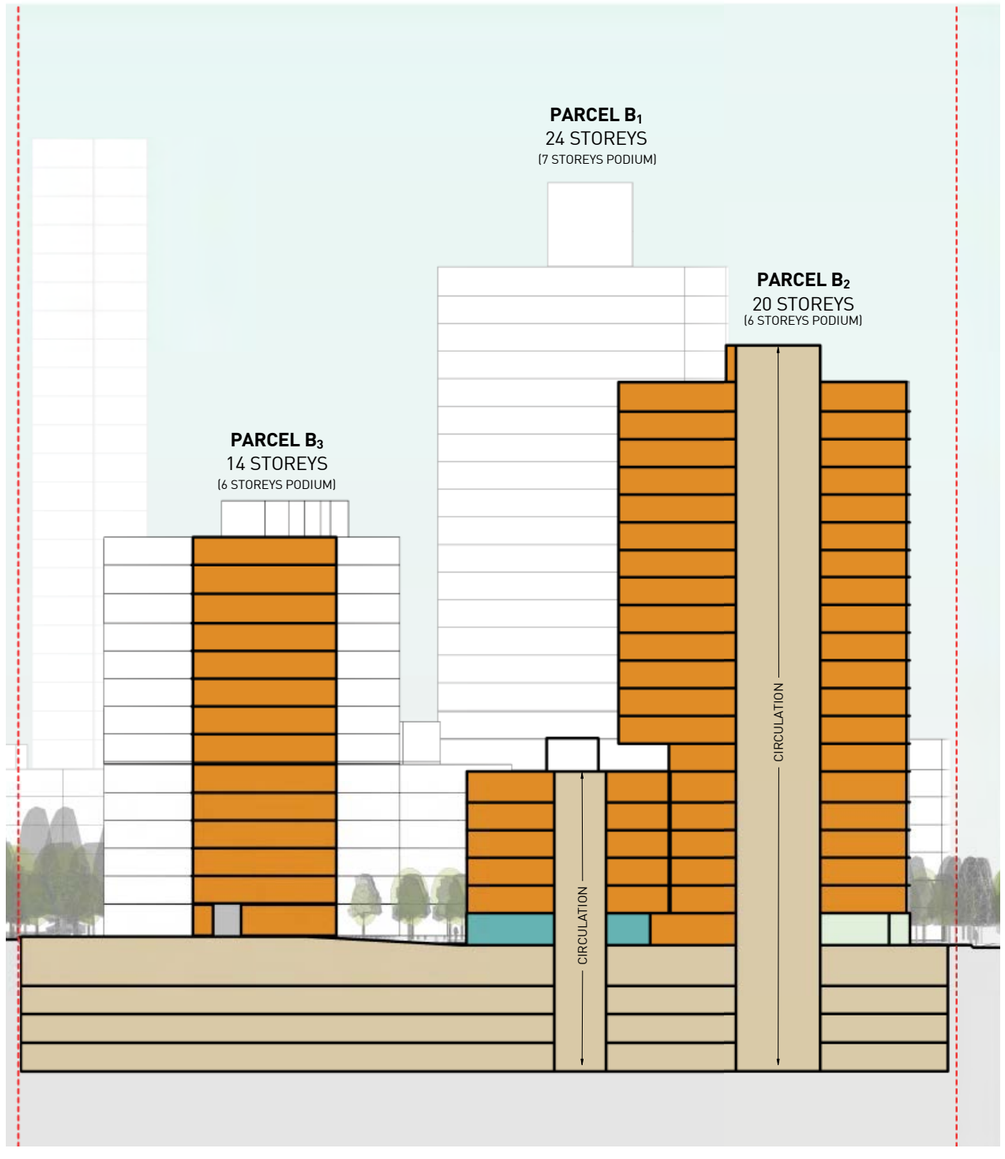
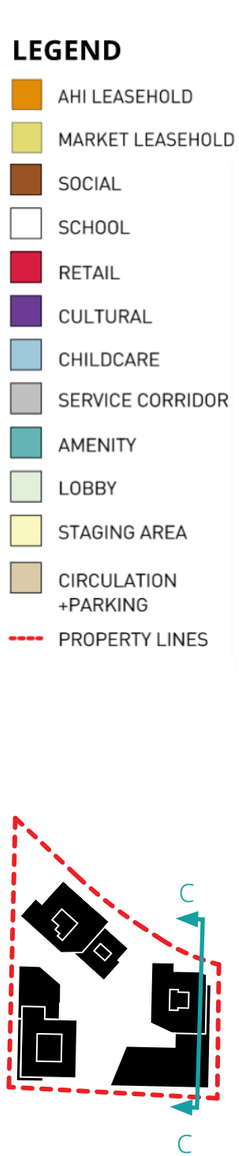


Figure 9-31: Section B-B

PARCEL B
SECTION

LEGEND

- AHI LEASEHOLD
- MARKET LEASEHOLD
- SOCIAL
- SCHOOL
- RETAIL
- CULTURAL
- CHILDCARE
- SERVICE CORRIDOR
- AMENITY
- LOBBY
- STAGING AREA
- CIRCULATION +PARKING
- PROPERTY LINES



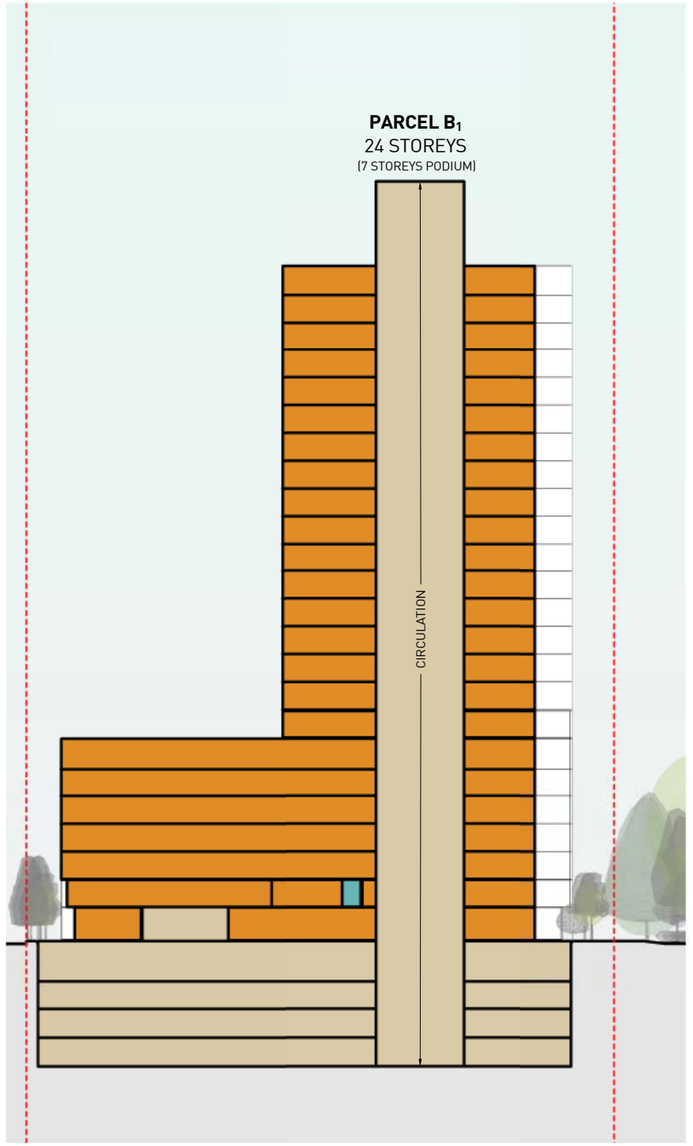
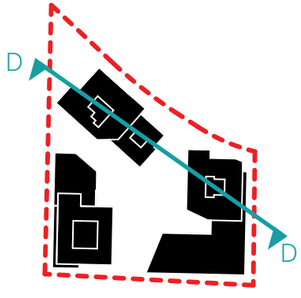


Figure 9-32: Section C-C

PARCEL B
SECTION

LEGEND

- AHI LEASEHOLD
- MARKET LEASEHOLD
- SOCIAL
- SCHOOL
- RETAIL
- CULTURAL
- CHILDCARE
- SERVICE CORRIDOR
- AMENITY
- LOBBY
- STAGING AREA
- CIRCULATION +PARKING
- PROPERTY LINES



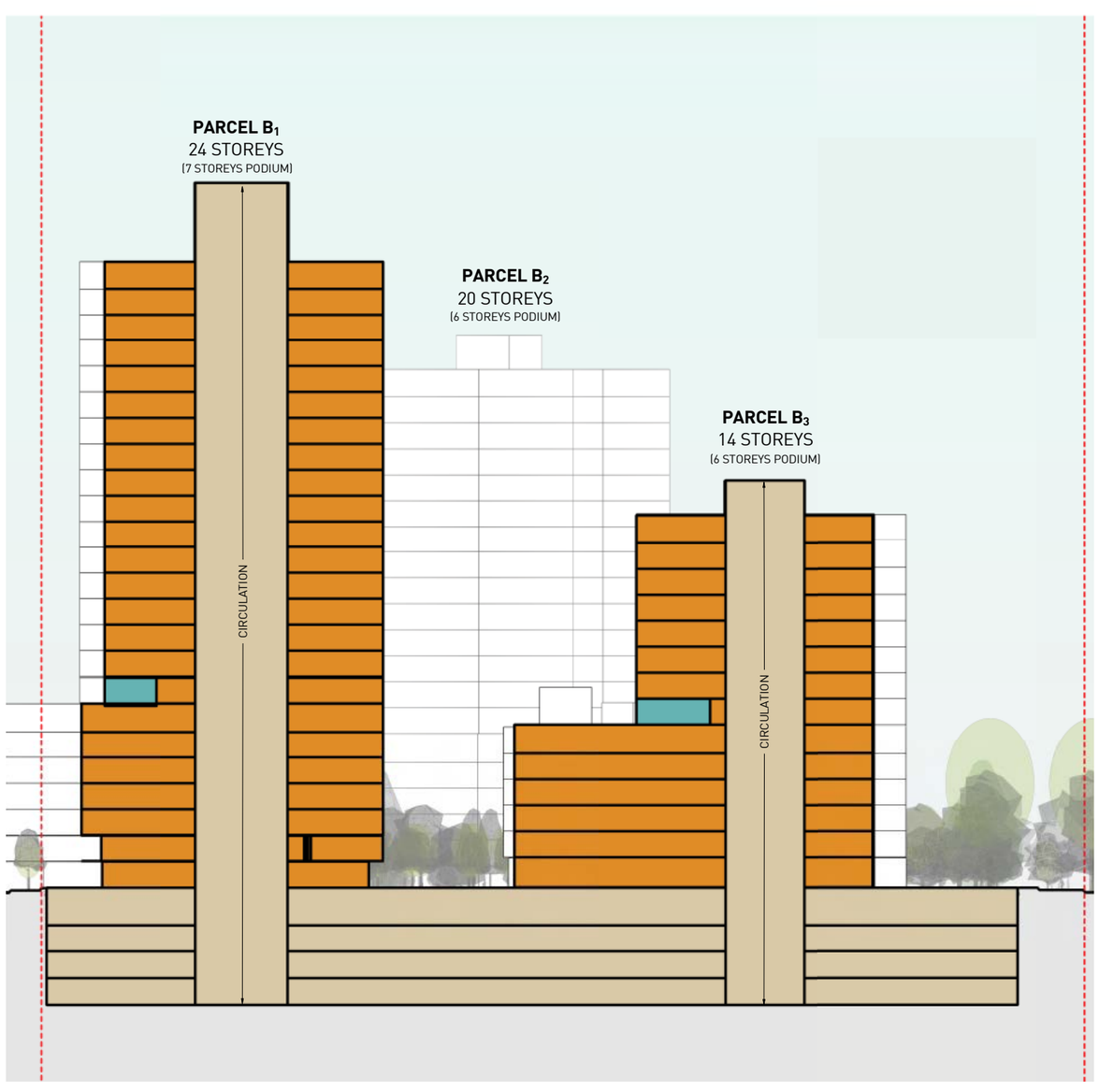
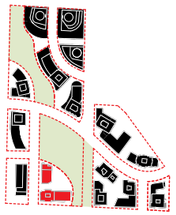


Figure 9-33: Section D-D

9.3 PARCEL C



Parcel C is part of the 'Homes in the Forest' character area. The property is bordered by the park on the northern and eastern edges and there are pockets of mature retained trees nearby. The landscape design is inspired by a boardwalk running through a maple tree forest, elevated over an understory of native ferns, huckleberries, and salal. The boardwalk creates a semi-public shared path running through the parcel. The central courtyard is conceptualized as having wooden decks surrounded by maple trees and a nature-play space with logs to create a multi-generational space inspired by nature. A rainwater pond runs to the north, connecting to the rainwater features in the park, creating a reflective and restorative place where people can enjoy the cleansing sound of water as it moves through the landscape.

LEGEND

- PARCEL/BUILDING IDENTIFICATION
- PROPERTY LINE
- SETBACK LINE
- RETAIL, CULTURAL, DAYCARE ENTRY
- LOADING BAY
- PRINCIPAL BUILDING ENTRY
- PARKING ENTRY

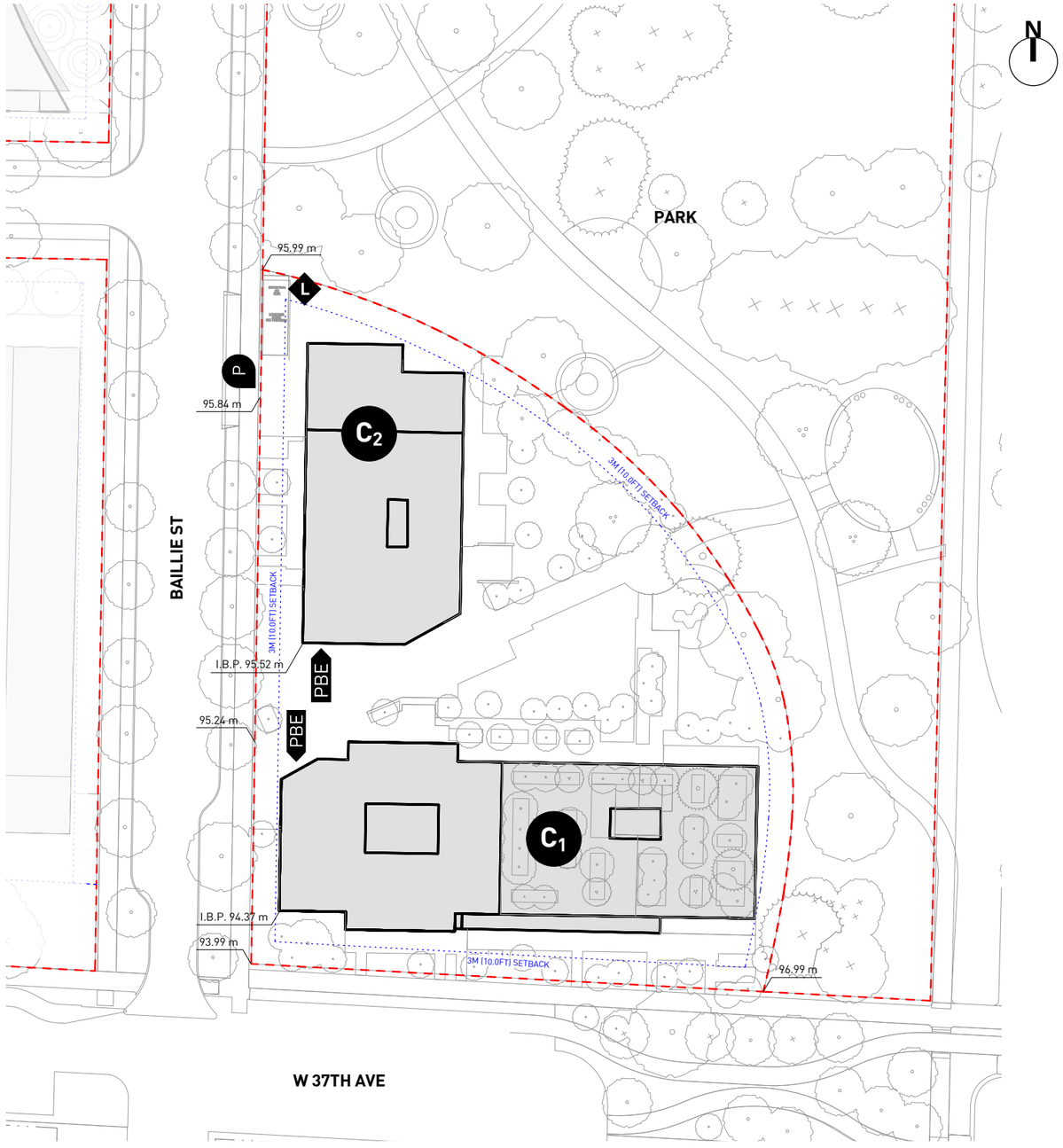


Figure 9-34: Site Plan

STATISTICS

GFA	195,530 FT²	18,165 M²
PARCEL AREA	53,389 FT²	4,960 M²
FSR	185,898 FT²	17,270 M²
TOWER HEIGHT	C1: 17 STOREYS; C2: 6 STOREYS	
UNIT TYPE	ATTAINABLE HOUSING	

APPROX UNIT COUNTS	
STUDIO	39
1 BED	118
2 BED	65
3 BED	40
TOTAL	262

PARKING	
COMMERCIAL	-
VISITOR	13
RESIDENTIAL	209
TOTAL REQUIRED	222

ACCESSIBLE	10
VAN ACCESSIBLE	2

	LOADING	**PASSENGER**
CLASS A	1	2
CLASS B	1	-
CLASS C	-	-

BICYCLES	
CLASS A	500
CLASS B	15

Table 9-3: Parcel C Statistics

PARCEL C

3D VIEWS

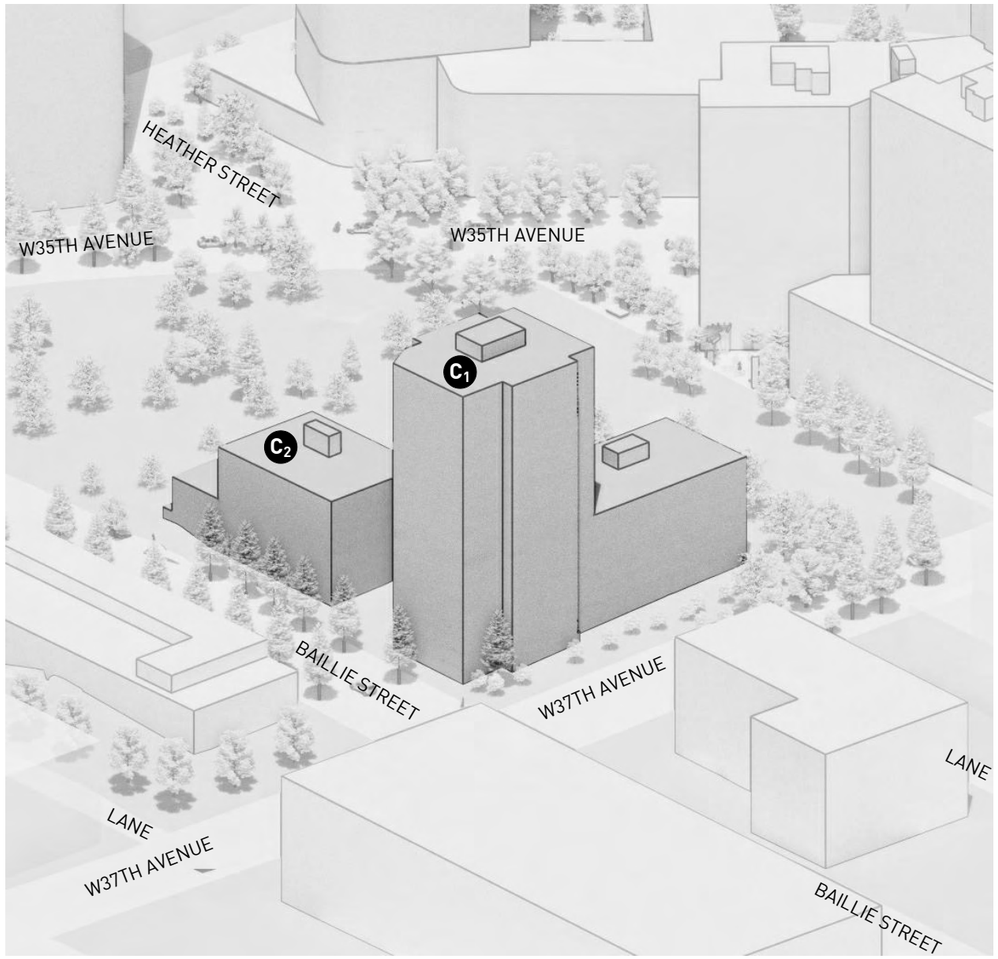


Figure 9-35: Aerial View, Looking E

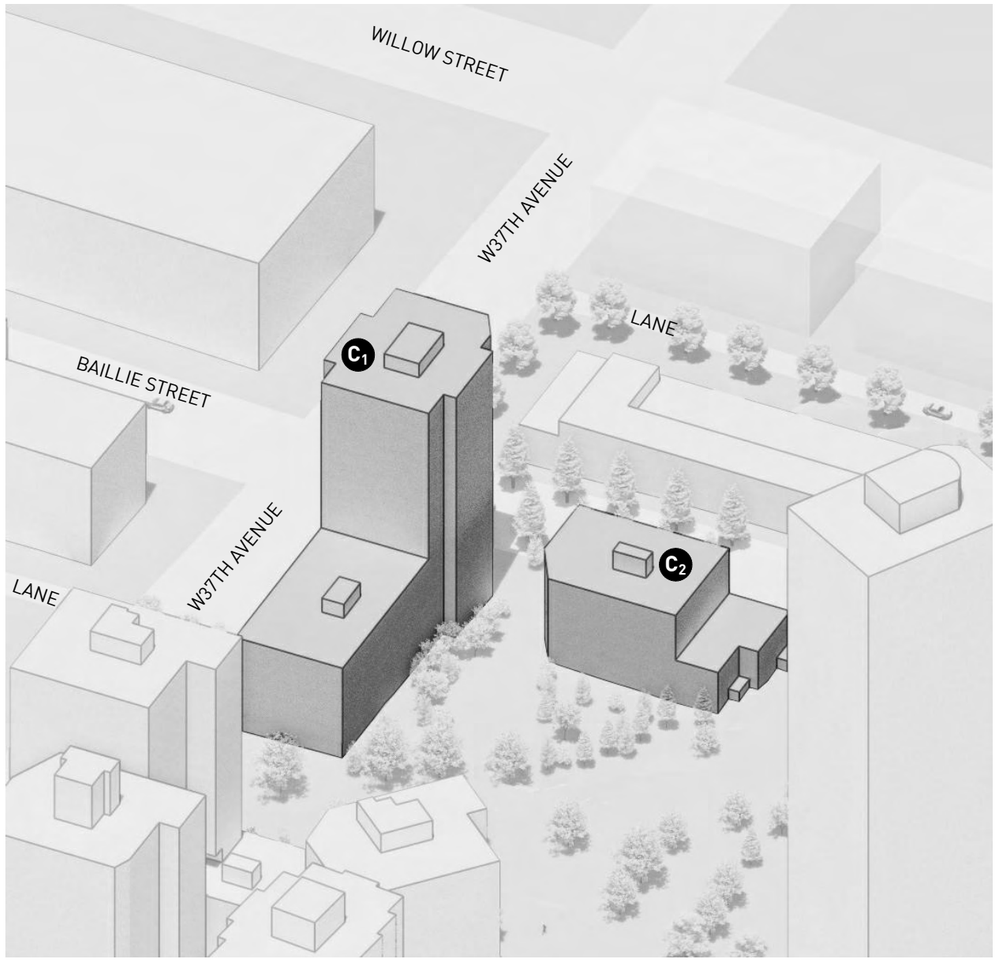


Figure 9-36: Aerial View, Looking S

PARCEL C

LEVEL 1 AND TYPICAL PODIUM PLAN



Figure 9-37: Level 1 Plan

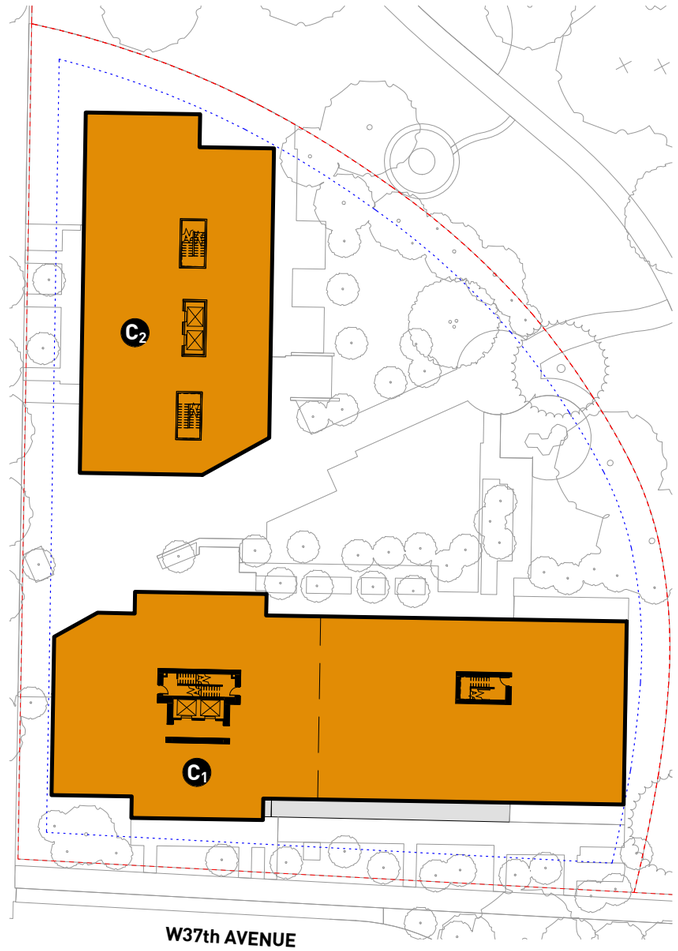


Figure 9-38: Typical Podium Plan

LEGEND

- AMENITY
- LOBBY
- STAGING AREA
- AHI LEASEHOLD
- SERVICE CORRIDOR

PARCEL C

LEVEL 7 AND TYPICAL FLOOR PLANS

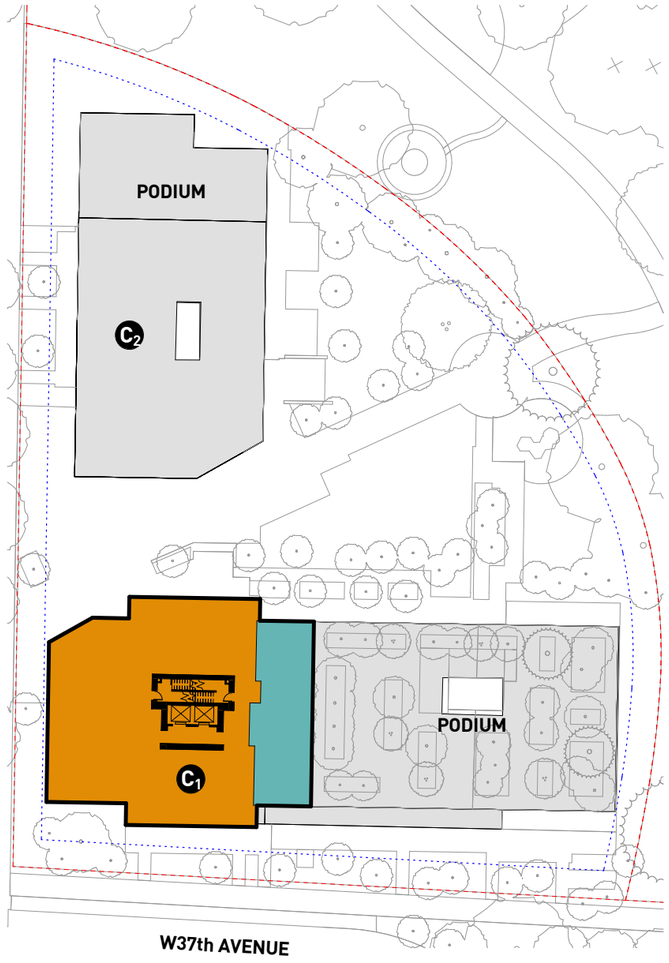


Figure 9-39: Level 7 Amenity Plan

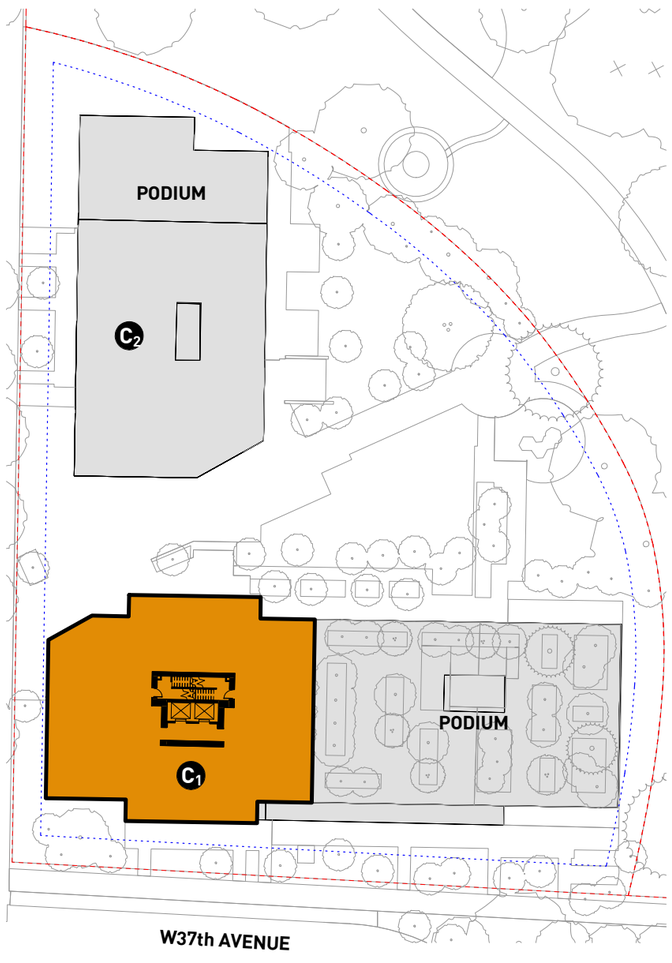


Figure 9-40: Typical Tower Plan

LEGEND

- AMENITY
- LOBBY
- STAGING AREA
- AHI LEASEHOLD
- SERVICE CORRIDOR

N

2025-10-22

PARCEL C

PARKADE PLANS

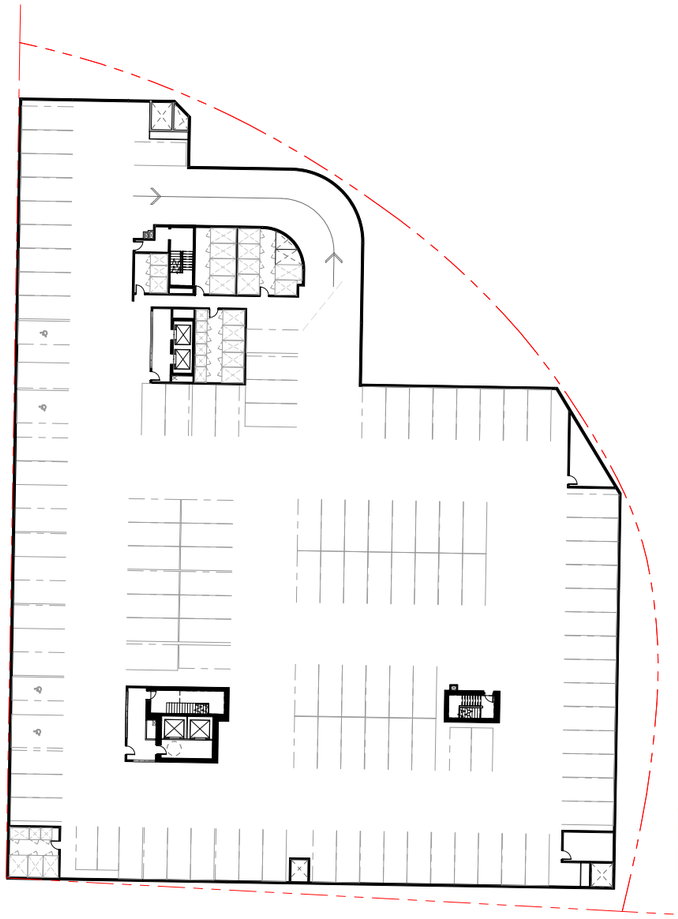


Figure 9-41: Typical Parkade Plan

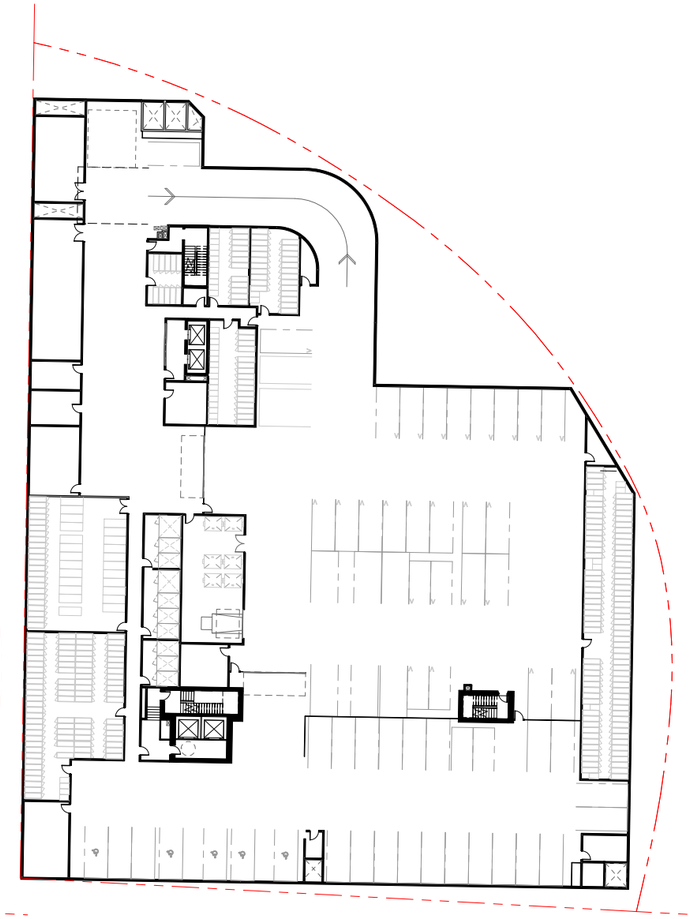
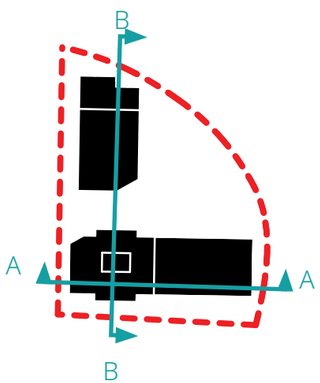


Figure 9-42: Level P1 Plan

PARCEL C SECTIONS

LEGEND

- AHI LEASEHOLD
- MARKET LEASEHOLD
- SOCIAL
- SCHOOL
- RETAIL
- CULTURAL
- CHILDCARE
- SERVICE CORRIDOR
- AMENITY
- LOBBY
- STAGING AREA
- CIRCULATION +PARKING
- PROPERTY LINES



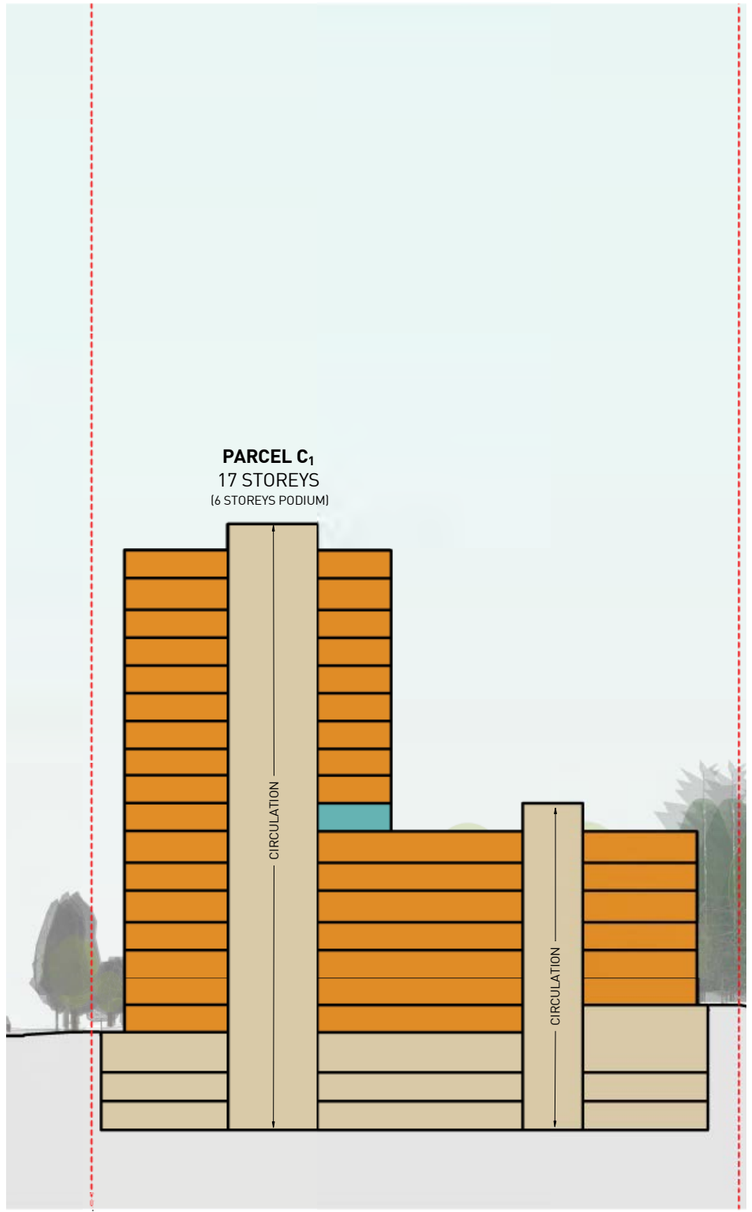


Figure 9-43: Section A-A

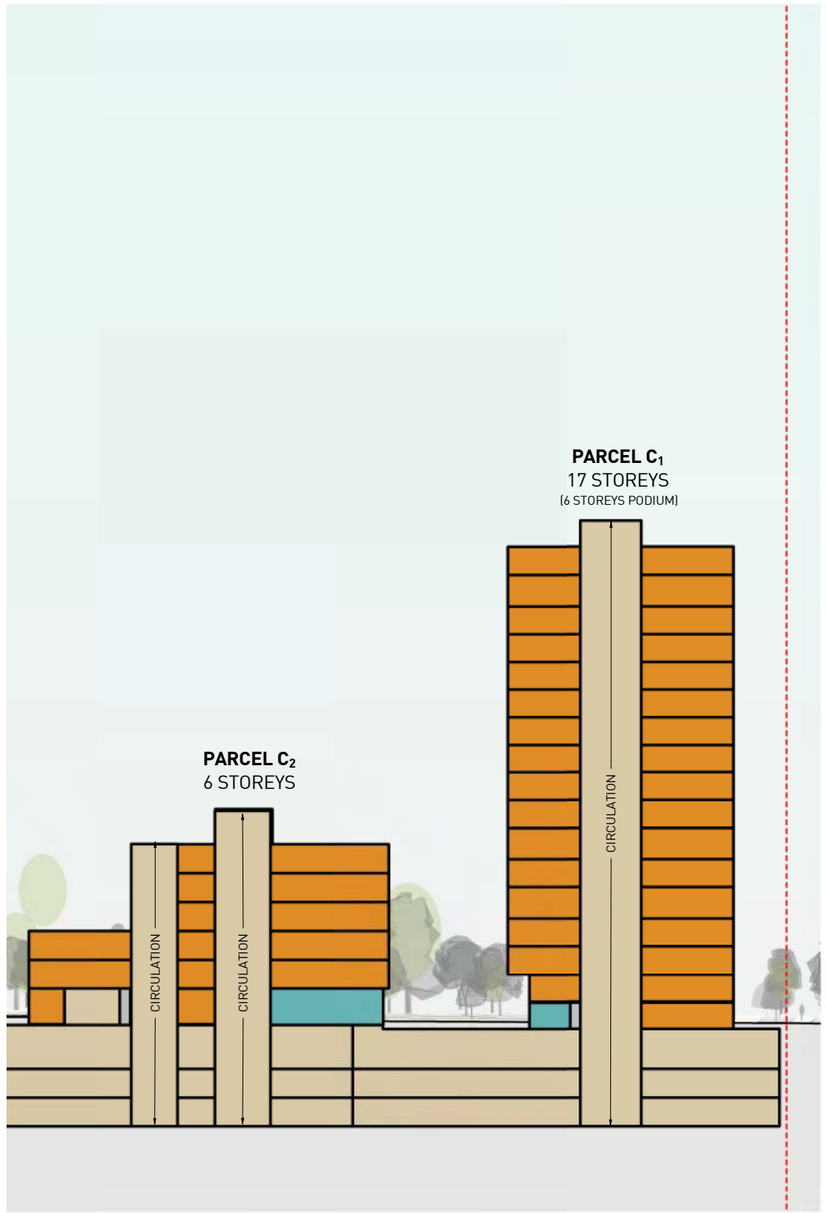
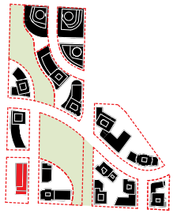


Figure 9-44: Section B-B

9.4 PARCEL D



Parcel D makes up the ‘Teaching’ character area. At the southwest corner of the development, an elementary school is proposed to accommodate increasing enrollment in the Conseil Scolaire Francophone (“CSF”). This school will replace the aging L’École Rose-des-Vents, currently located one block to the South on the same property as L’École secondaire Jules-Verne.

The four-storey school building will include classrooms for Kindergarten through 6th grade students, a gymnasium, Neighborhood Learning Centre, and Community Amenity Space. A childcare facility is also proposed on the fourth floor, which opens onto a roof-top outdoor play area.

Outdoor play areas for K-6 students back the school building at grade, buffered from street traffic. Two residential sites (shown hatched in Figure 9-45) to the west of the one-acre leased land are owned separately by the CSF as part of the school development, and are being designed as a future schoolyard. While the design intention is to have the school development feel like a single site, the CSF owned parcels do not form part of the Heather Lands rezoning. Details pertaining to the design of the future schoolyard are therefore not included herein.

CSF students will continue to rely on Oak Meadows Park, to the west across Willow Street, for larger playfield needs.

LEGEND

- PARCEL/BUILDING IDENTIFICATION
- PROPERTY LINE
- SETBACK LINE
- RETAIL, CULTURAL, DAYCARE ENTRY
- LOADING BAY
- PRINCIPAL BUILDING ENTRY
- PARKING ENTRY

STATISTICS

GFA	50,590 FT²	4,700 M²
PARCEL AREA	43,593 FT²	4,050 M²
FSR	-	-
TOWER HEIGHT	3 STOREYS	
UNIT TYPE	N/A	

Table 9-4: Parcel D Statistics



Figure 9-45: Site Plan

PARCEL D

3D VIEWS

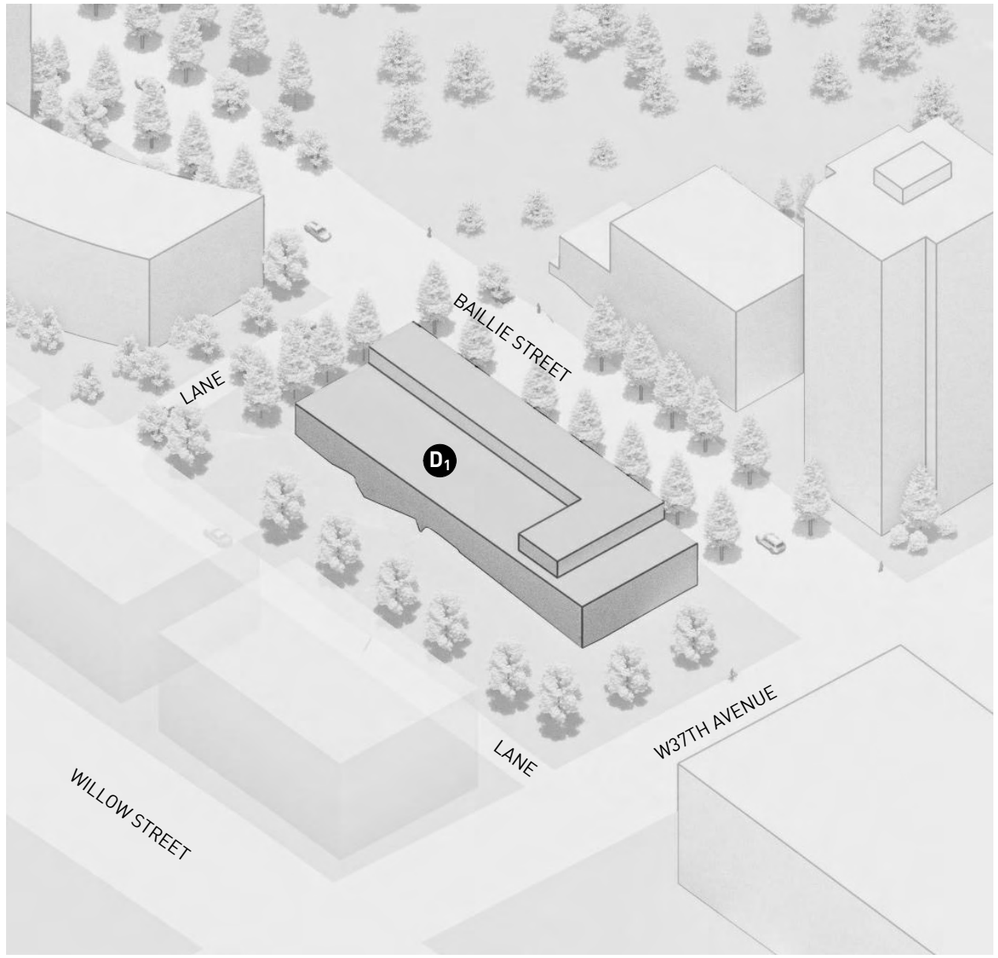


Figure 9-46: Aerial View, Looking NW

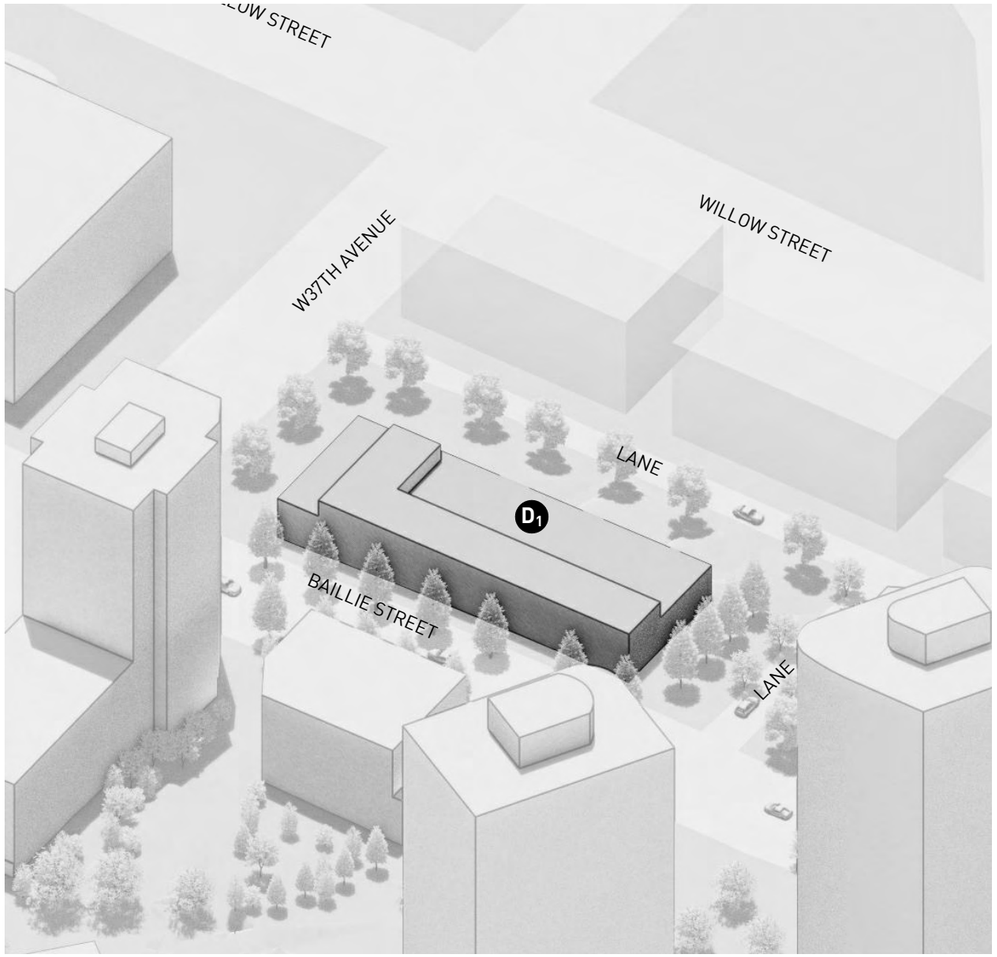


Figure 9-47: Aerial View, Looking SE

PARCEL D

TYPICAL FLOOR PLANS

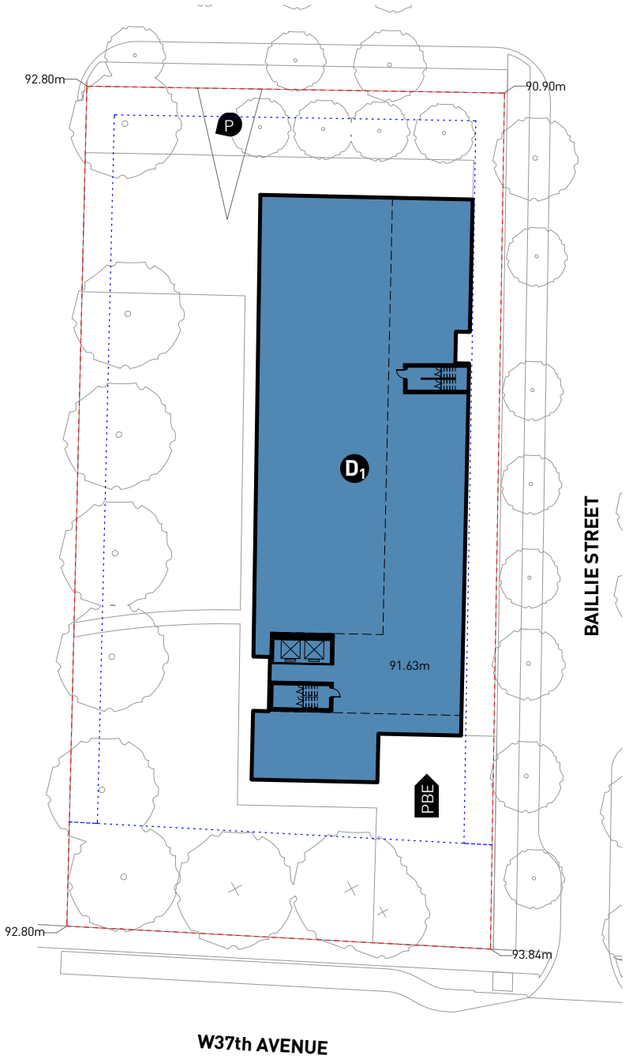


Figure 9-48: Level 1 Plan

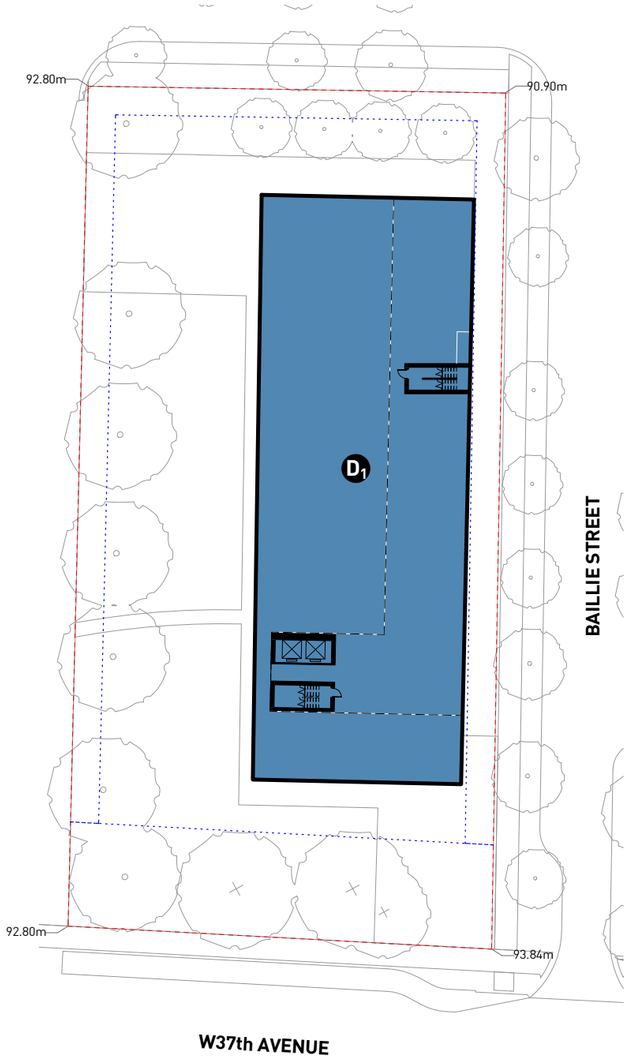


Figure 9-49: Level 2 and 3 Plan

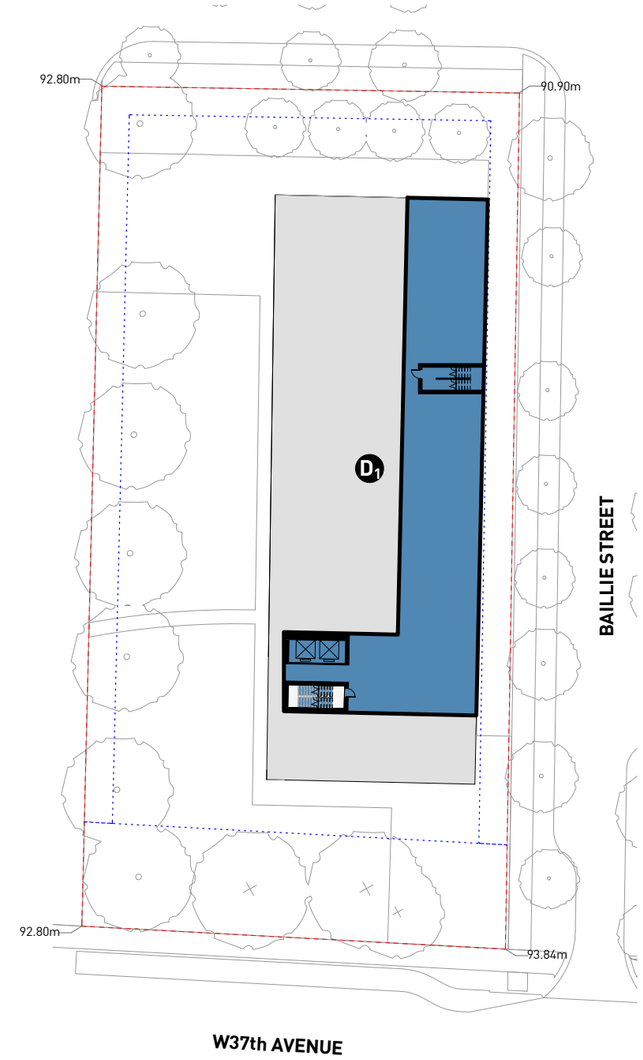


Figure 9-50: Level 4 Plan

PARCEL D

PARKADE PLAN

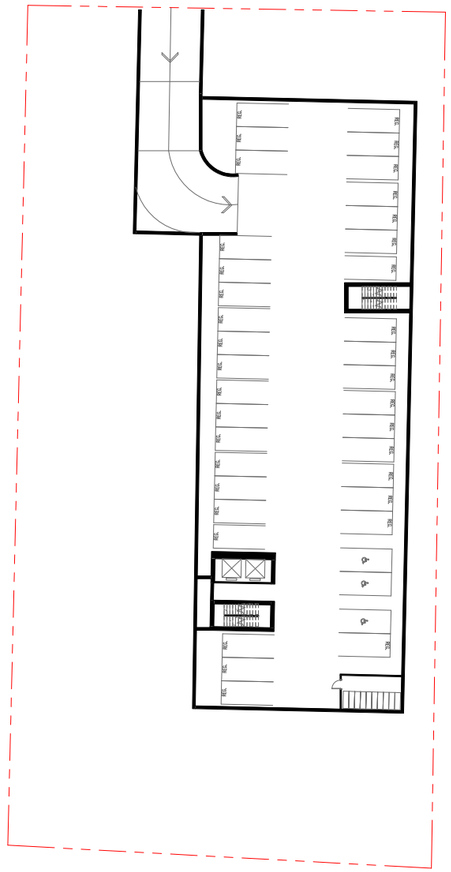
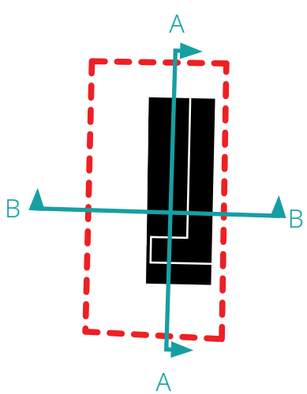


Figure 9-51: Parking P1 Plan

PARCEL D
SECTIONS

LEGEND

- AHI LEASEHOLD
- MARKET LEASEHOLD
- SOCIAL
- SCHOOL
- RETAIL
- CULTURAL
- CHILDCARE
- SERVICE CORRIDOR
- AMENITY
- LOBBY
- STAGING AREA
- CIRCULATION +PARKING
- PROPERTY LINES



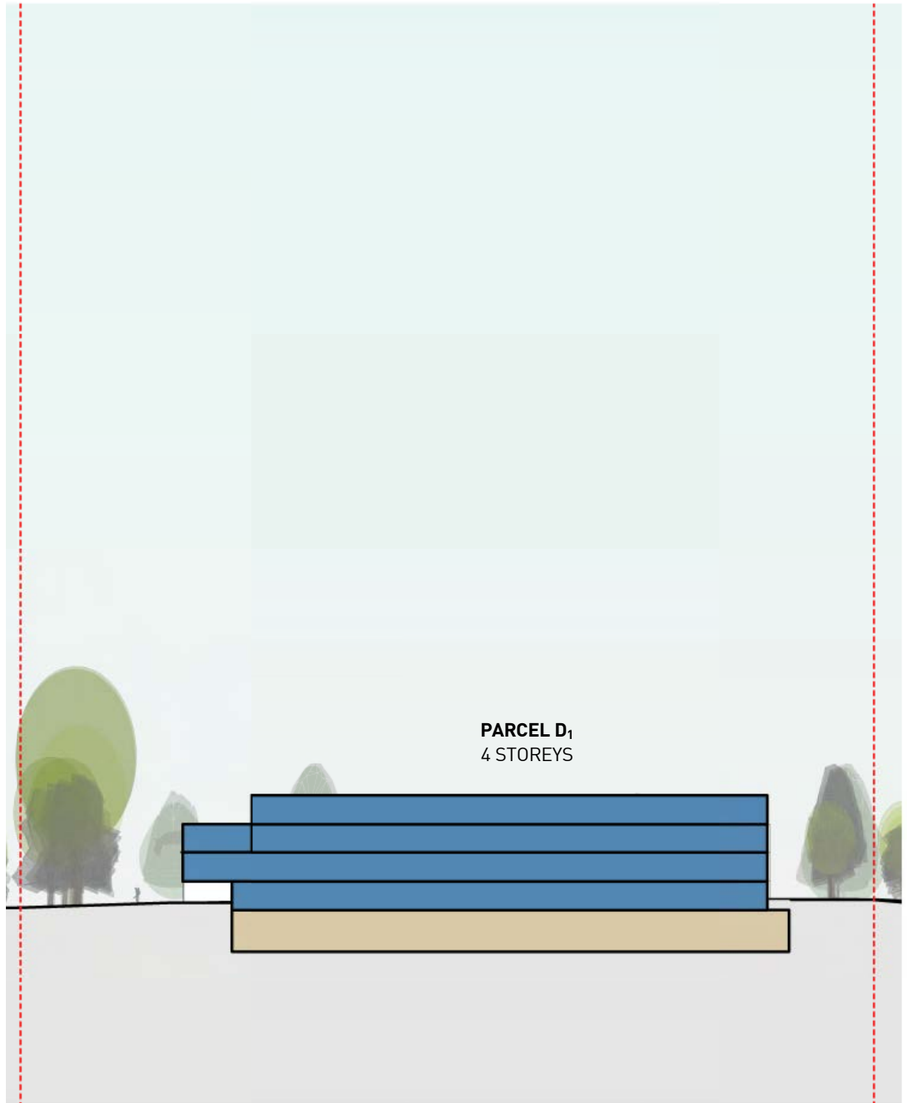


Figure 9-52: Section A-A

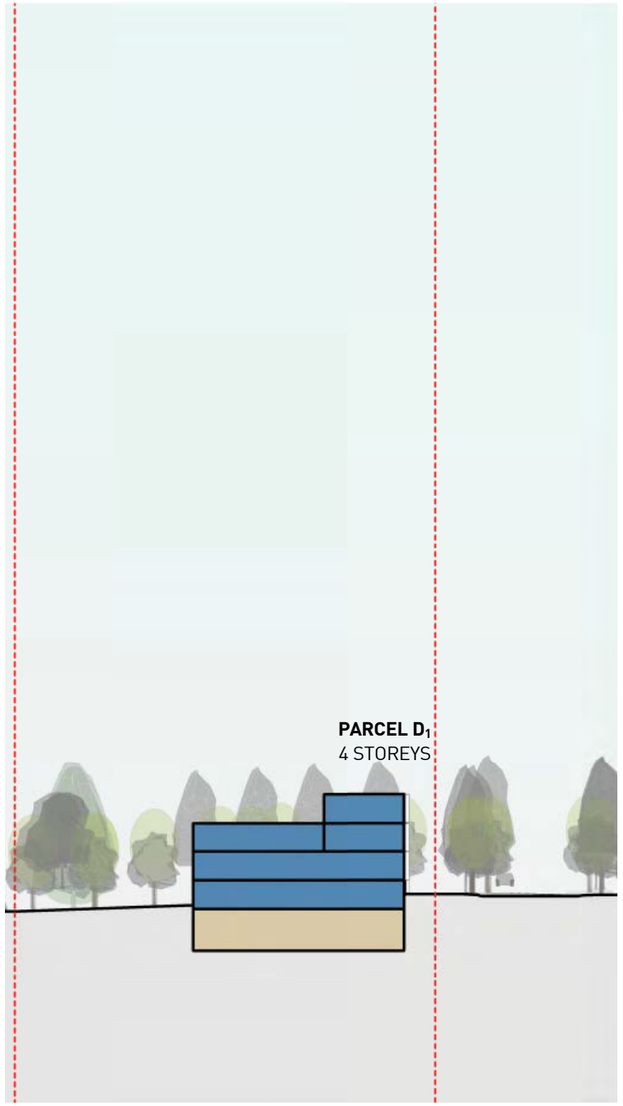
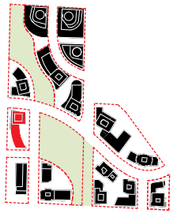


Figure 9-53: Section B-B

9.5 PARCEL E



Parcel E is proposed as a 21-storey social housing development. Situated in the 'Homes in the Forest' character area along the western edge of the site, the east elevation faces the park. As such, the landscape design is inspired by being in and retreating into a forest, and finding peace of mind while sitting under the trees. The courtyard as conceptualized features a wooden deck with a canopy of maple trees, where people can recline and look up at the sky through the leafy trees. Private patios face out onto the courtyard and the park across Baillie Street, where native evergreen trees and a riparian forest surround a stormwater pond. An artful entrance plaza with a playful seating feature welcomes residents home to their refuge in the forest.

LEGEND

- PARCEL/BUILDING IDENTIFICATION
- PROPERTY LINE
- SETBACK LINE
- RETAIL, CULTURAL, DAYCARE ENTRY
- LOADING BAY
- PRINCIPAL BUILDING ENTRY
- PARKING ENTRY

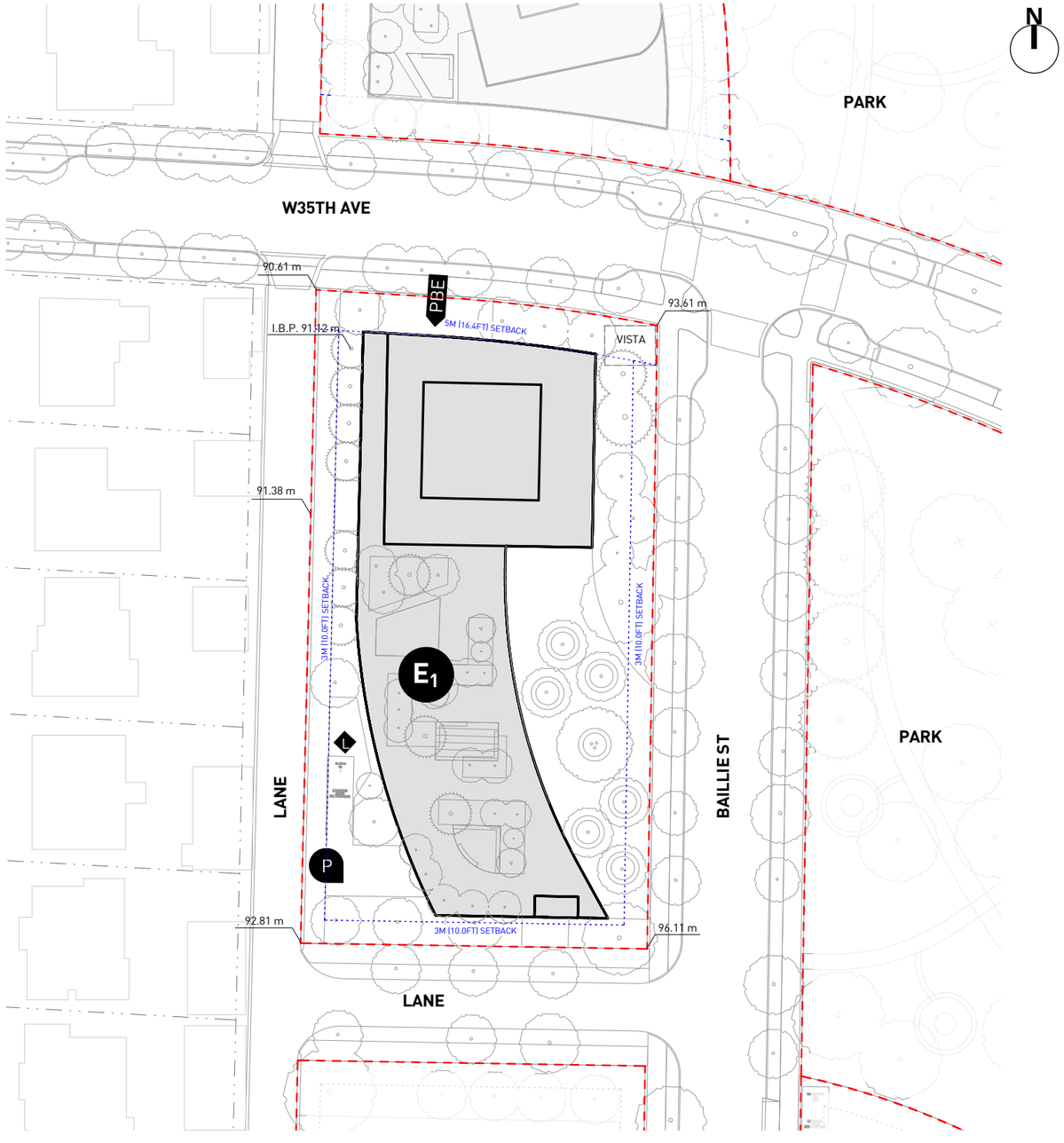


Figure 9-54: Site Plan

STATISTICS

GFA	223,598 FT²	20,773 M²
PARCEL AREA	39,073 FT²	3,630 M²
FSR	209,924 FT²	19,503 M²
TOWER HEIGHT	21 STOREYS	
UNIT TYPE	SOCIAL HOUSING	

APPROX UNIT COUNTS	
STUDIO	56
1 BED	84
2 BED	84
3 BED	57
TOTAL	281

PARKING	
COMMERCIAL	-
VISITOR	14
RESIDENTIAL	84
TOTAL REQUIRED	98

ACCESSIBLE	10
VAN ACCESSIBLE	2

	LOADING	PASSENGER
CLASS A	1	2
CLASS B	1	-
CLASS C	-	-

BICYCLES	
CLASS A	564
CLASS B	15

Table 9-5: Parcel E Statistics

PARCEL E

3D VIEWS

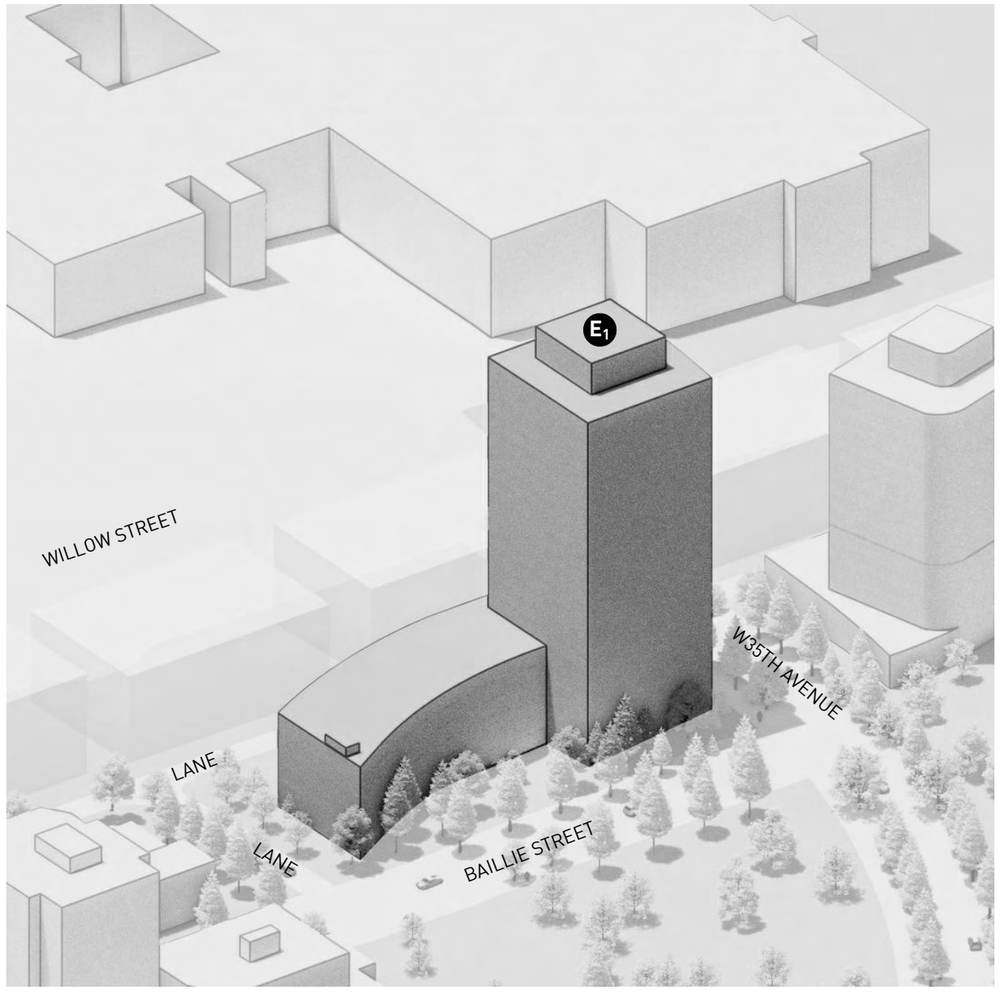


Figure 9-55: Aerial View, Looking SE

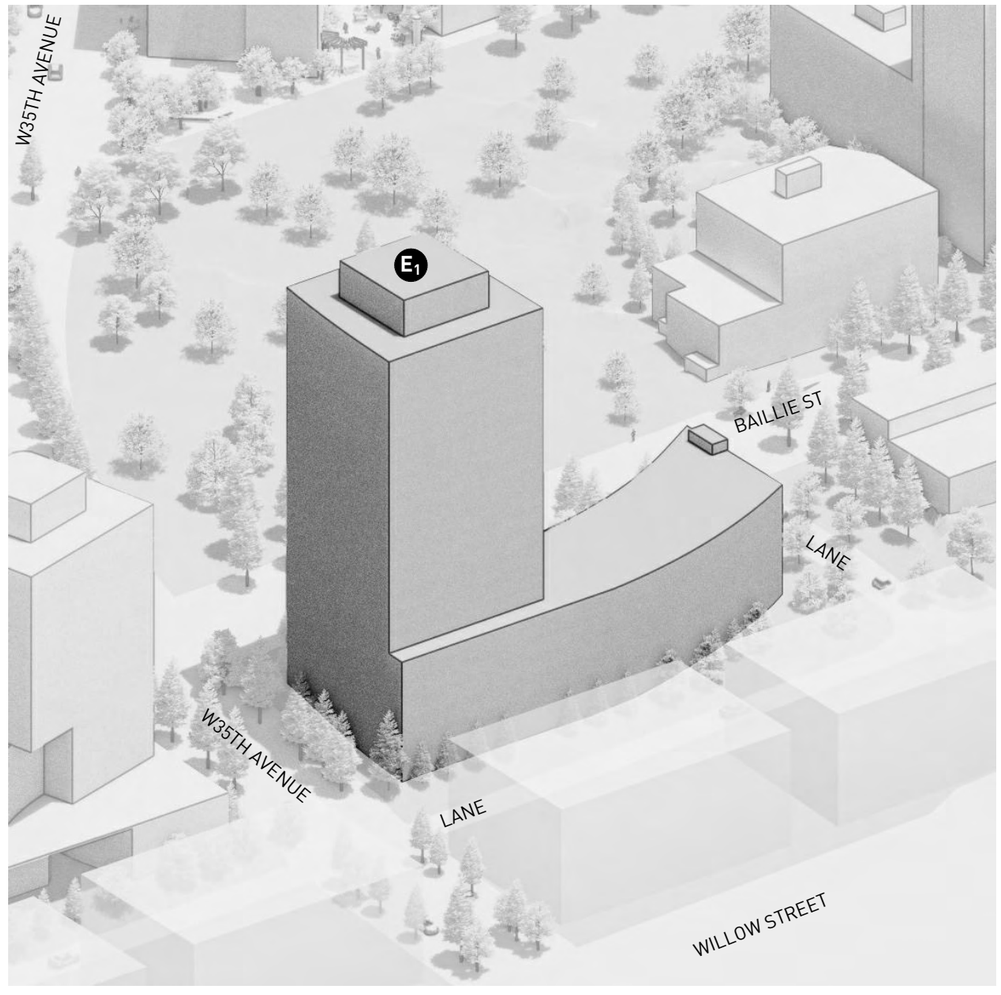


Figure 9-56: Aerial View, Looking NW

PARCEL E
TYPICAL FLOOR PLANS

LEGEND

- SOCIAL
- LOBBY
- SERVICE CORRIDOR
- STAGING AREA
- AMENITY

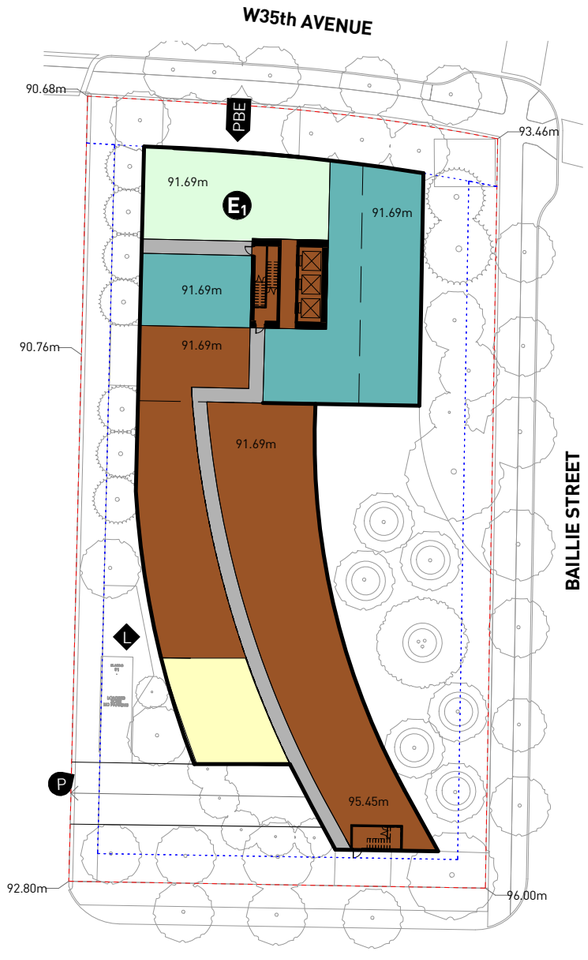


Figure 9-57: Level 1 Plan

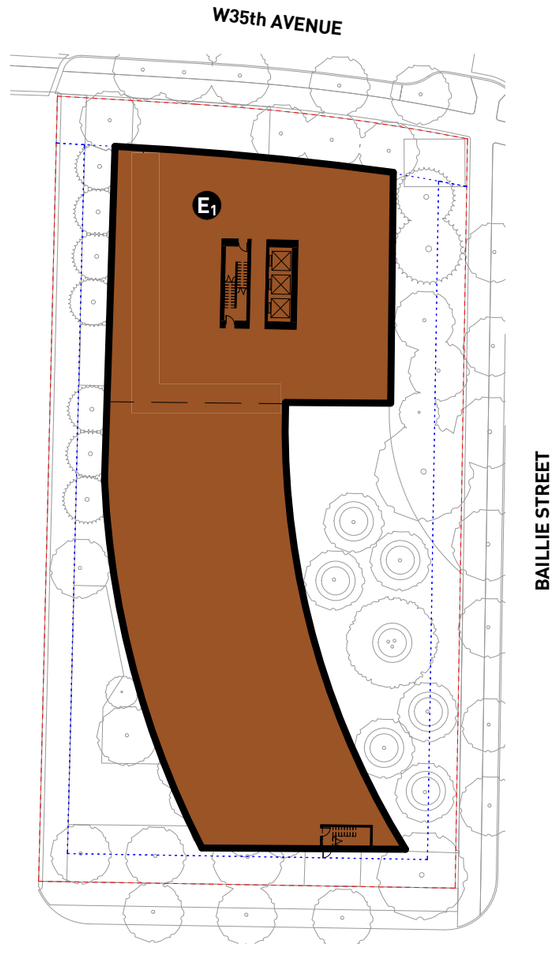


Figure 9-58: Typical Podium Plan

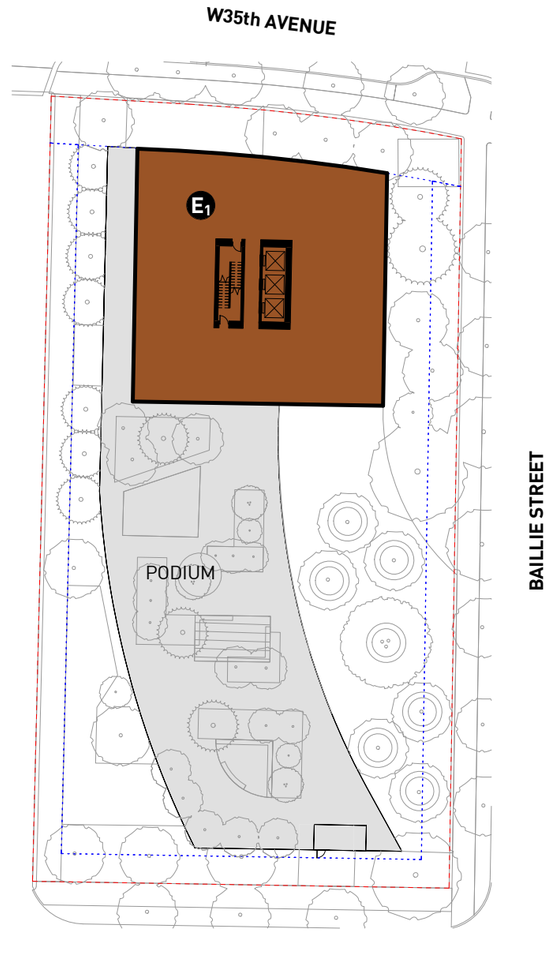


Figure 9-59: Typical Tower Plan

PARCEL E

PARKADE PLANS

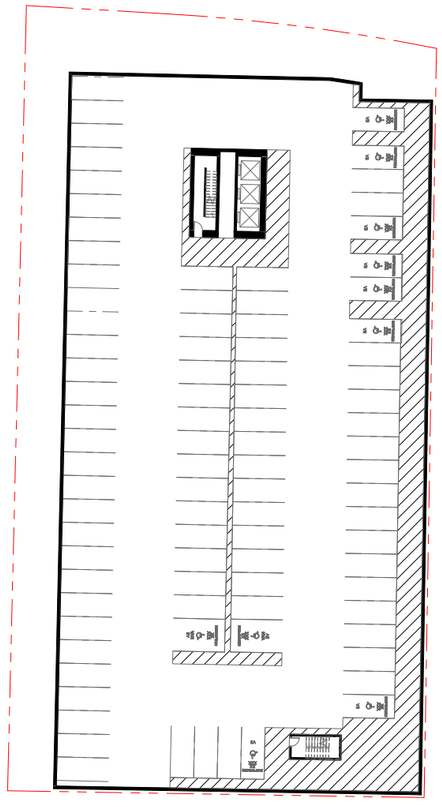


Figure 9-60: Typical Parkade Plan

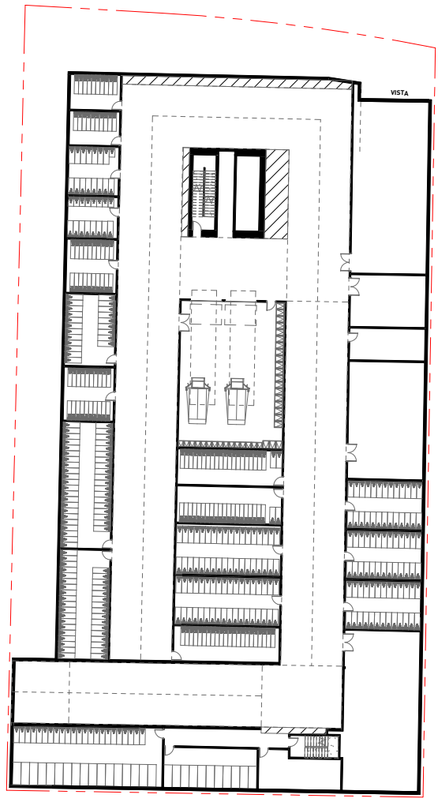


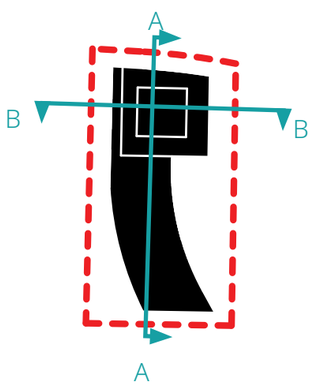
Figure 9-61: Level P1 Plan

2025-10-22

PARCEL E SECTIONS

LEGEND

- AHI LEASEHOLD
- MARKET LEASEHOLD
- SOCIAL
- SCHOOL
- RETAIL
- CULTURAL
- CHILDCARE
- SERVICE CORRIDOR
- AMENITY
- LOBBY
- STAGING AREA
- CIRCULATION +PARKING
- PROPERTY LINES



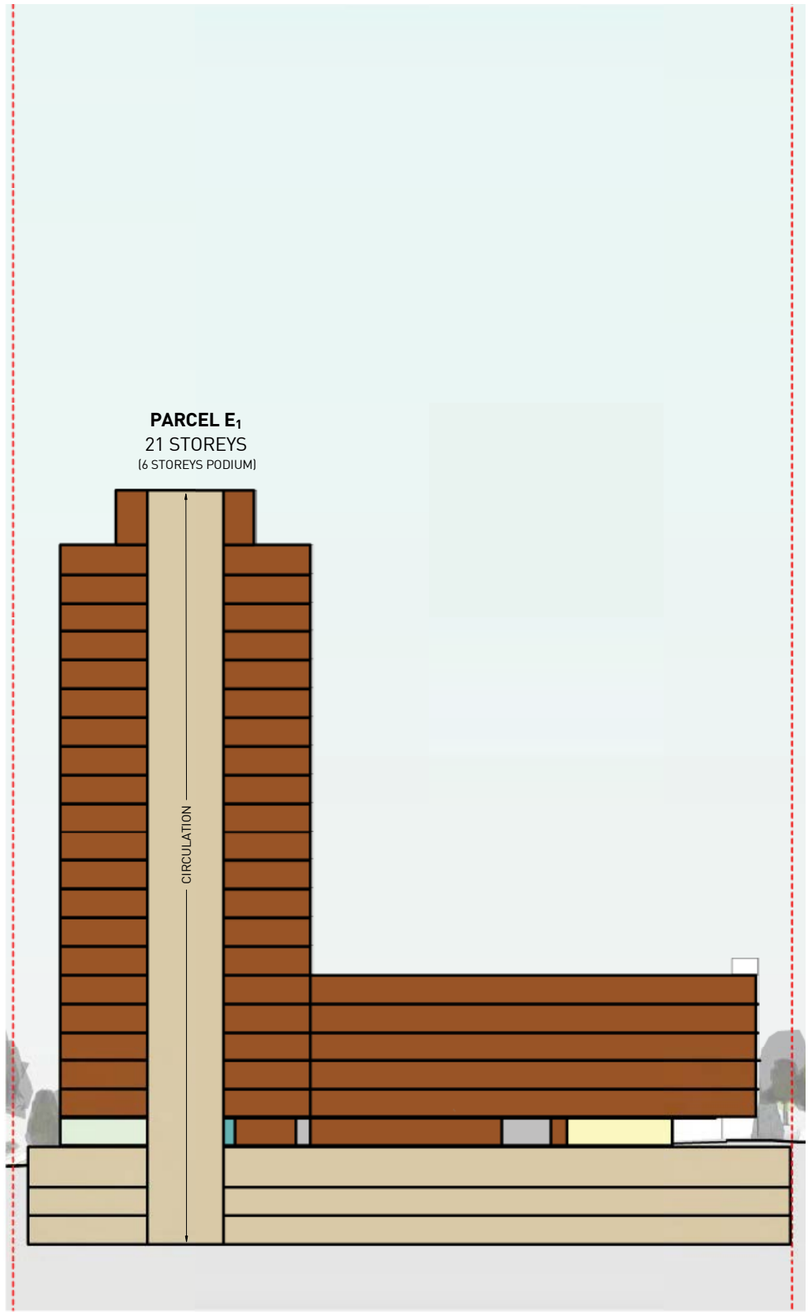


Figure 9-62: Section A-A

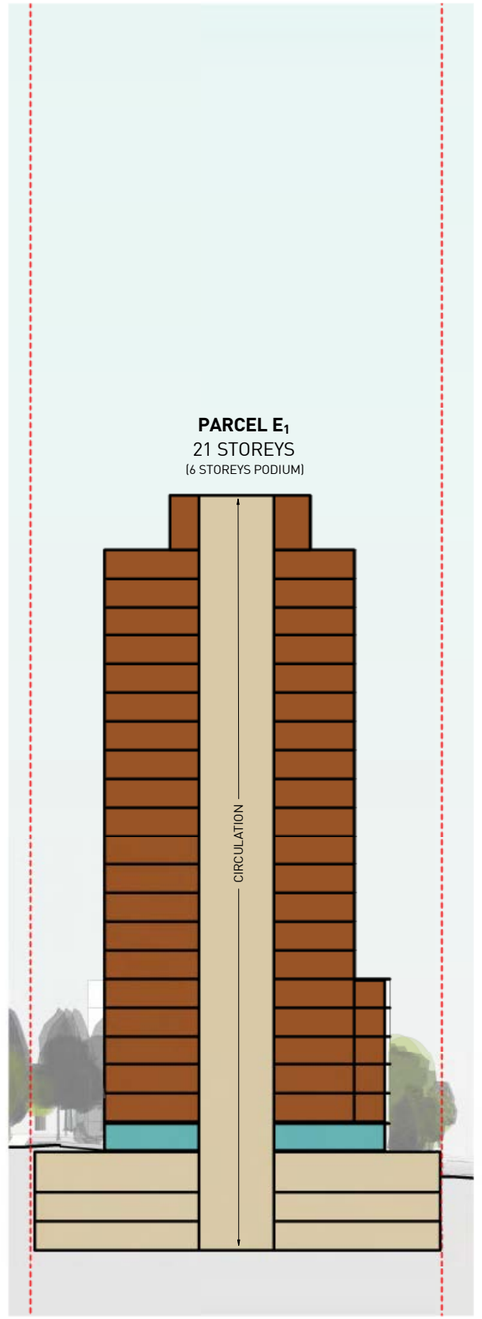
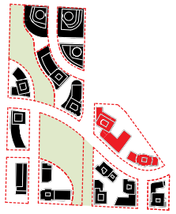


Figure 9-63: Section B-B

9.6 PARCEL F



Parcel F, the third parcel in the 'Homes in the Village' character area is on the eastern edge of the site. It is proposed as part of the first phase of the development. Buildings F1 and F2 will provide 918 attainable housing initiative units. Building F2, the second tallest tower on site frames the 'Meeting Point' character area as a gateway tower and provides retail at grade. The landscape design for Parcel F welcomes people from different walks of life to gather, play, and be in nature together. A gathering circle with vertical posts, suspended lighting, and seating animates the space for multi-generational interactions. A pergola, community gardens, a linear natural play trail, rainwater ponds, and quiet spaces are connected by green, public pathways. A plaza at the northeast corner of Heather Street and W35th Avenue features paving inspired by MST Nations' weaving, creating a meeting point for friends and family.

LEGEND

- PARCEL/BUILDING IDENTIFICATION
- PROPERTY LINE
- SETBACK LINE
- RETAIL, CULTURAL, DAYCARE ENTRY
- LOADING BAY
- PRINCIPAL BUILDING ENTRY
- PARKING ENTRY



Figure 9-64: Site Plan

STATISTICS

GFA	696,336 FT²	64,692 M²
PARCEL AREA	107,736 FT²	10,009 M²
FSR	655,009 FT²	60,899 M²
TOWER HEIGHT	F1: 28 STOREYS	F2: 46 STOREYS
UNIT TYPE	ATTAINABLE HOUSING	

APPROX UNIT COUNTS	
STUDIO	138
1 BED	413
2 BED	229
3 BED	138
TOTAL	918

PARKING	
COMMERCIAL	11
VISITOR	46
RESIDENTIAL	734
TOTAL REQUIRED	791

ACCESSIBLE	34
VAN ACCESSIBLE	6

	LOADING	**PASSENGER**
CLASS A	AHI:5	6
CLASS B	AHI:5 RET.: 1	-
CLASS C	-	-

BICYCLES	
CLASS A	AHI: 1724 RETAIL: 1
CLASS B	47

Table 9-6: Parcel F Statistics

PARCEL F

3D VIEWS

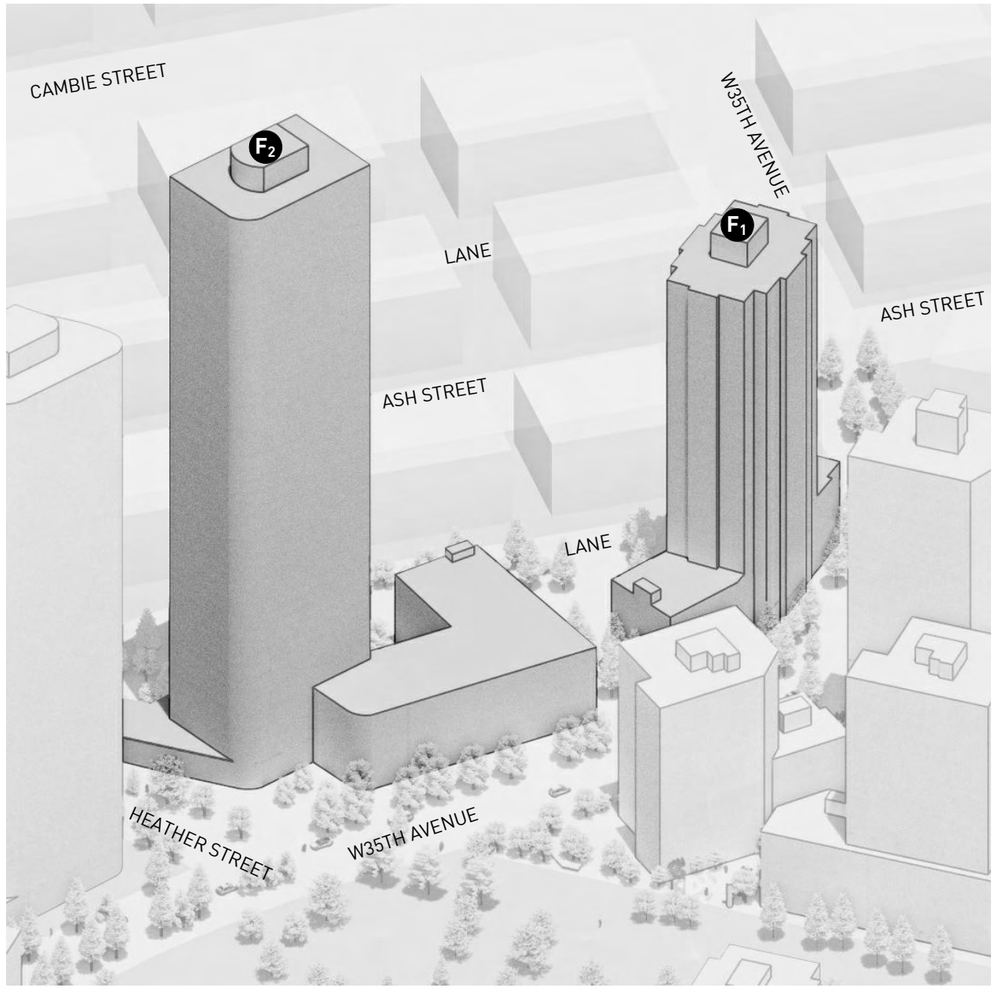


Figure 9-65: Aerial View, Looking E

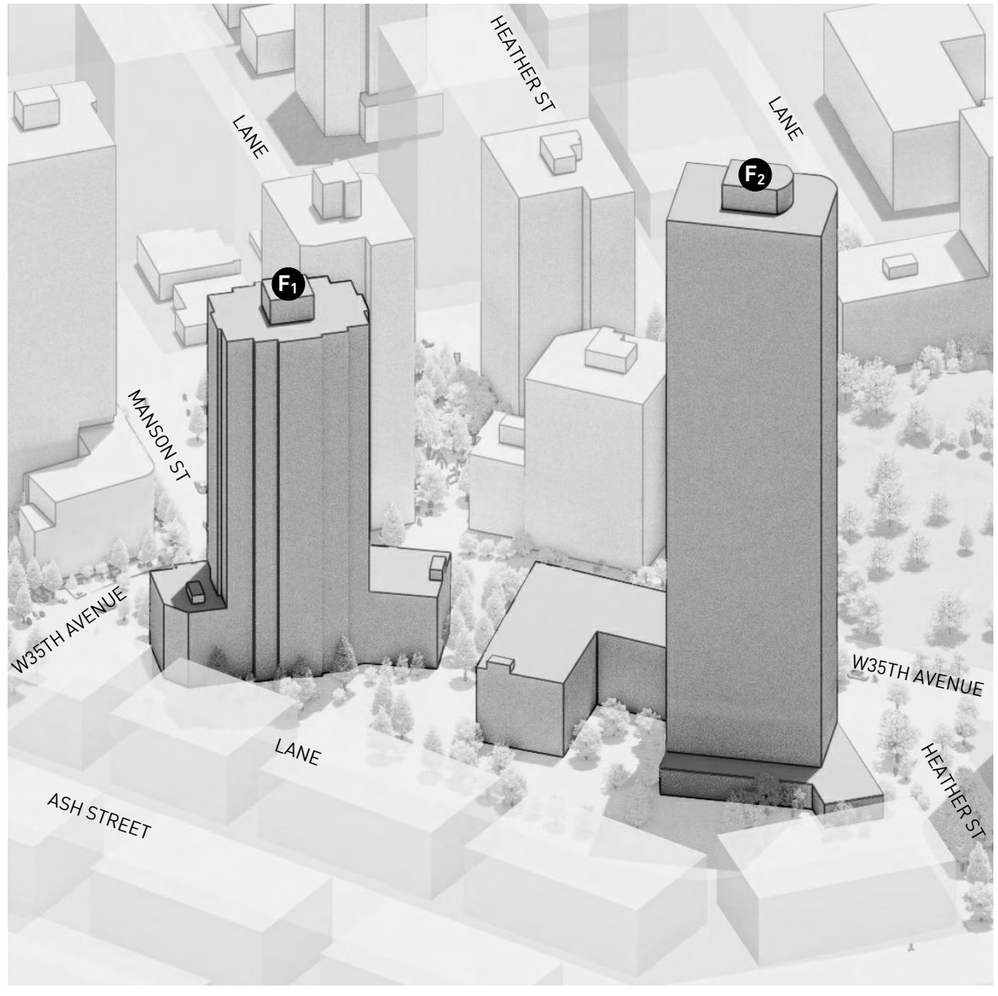


Figure 9-66: Aerial View, Looking E

PARCEL F

LEVEL 1 PLAN



LEGEND

- AHI LEASEHOLD
- RETAIL
- AMENITY
- LOBBY
- STAGING AREA
- SERVICE CORRIDOR
- RETAIL GARBAGE

Figure 9-67: Level 1 Plan

PARCEL F

LEVEL 2 PLAN



LEGEND

- AHI LEASEHOLD
- RETAIL
- AMENITY
- LOBBY
- STAGING AREA
- SERVICE CORRIDOR
- RETAIL GARBAGE

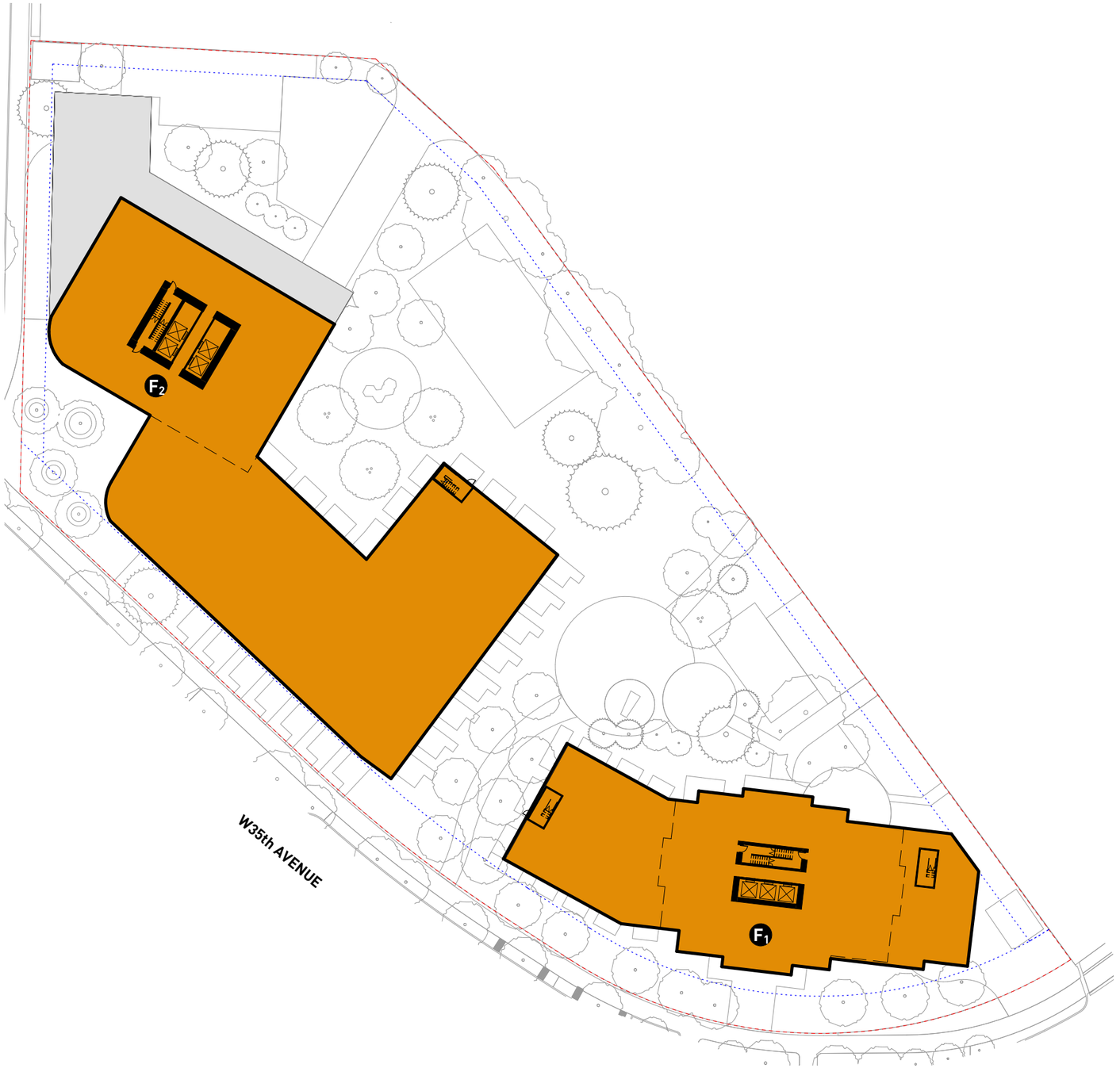
N

Figure 9-68: Level 2 Plan

2025-10-22

PARCEL F

TYPICAL PODIUM PLAN



LEGEND

- AHI LEASEHOLD
- RETAIL
- AMENITY
- LOBBY
- STAGING AREA
- SERVICE CORRIDOR
- RETAIL GARBAGE

N

Figure 9-69: Levels 3 & 5 Plans

2025-10-22

PARCEL F

LEVEL 7 PLAN



LEGEND

- AHI LEASEHOLD
- RETAIL
- AMENITY
- LOBBY
- STAGING AREA
- SERVICE CORRIDOR
- RETAIL GARBAGE

N

Figure 9-70: Levels 4 & 6 Plans

2025-10-22

PARCEL F

TYPICAL TOWER PLANS



LEGEND

- AHI LEASEHOLD
- RETAIL
- AMENITY
- LOBBY
- STAGING AREA
- SERVICE CORRIDOR
- RETAIL GARBAGE

N

Figure 9-71: Typical Tower Plan

2025-10-22

PARCEL F

TYPICAL PARKING PLAN

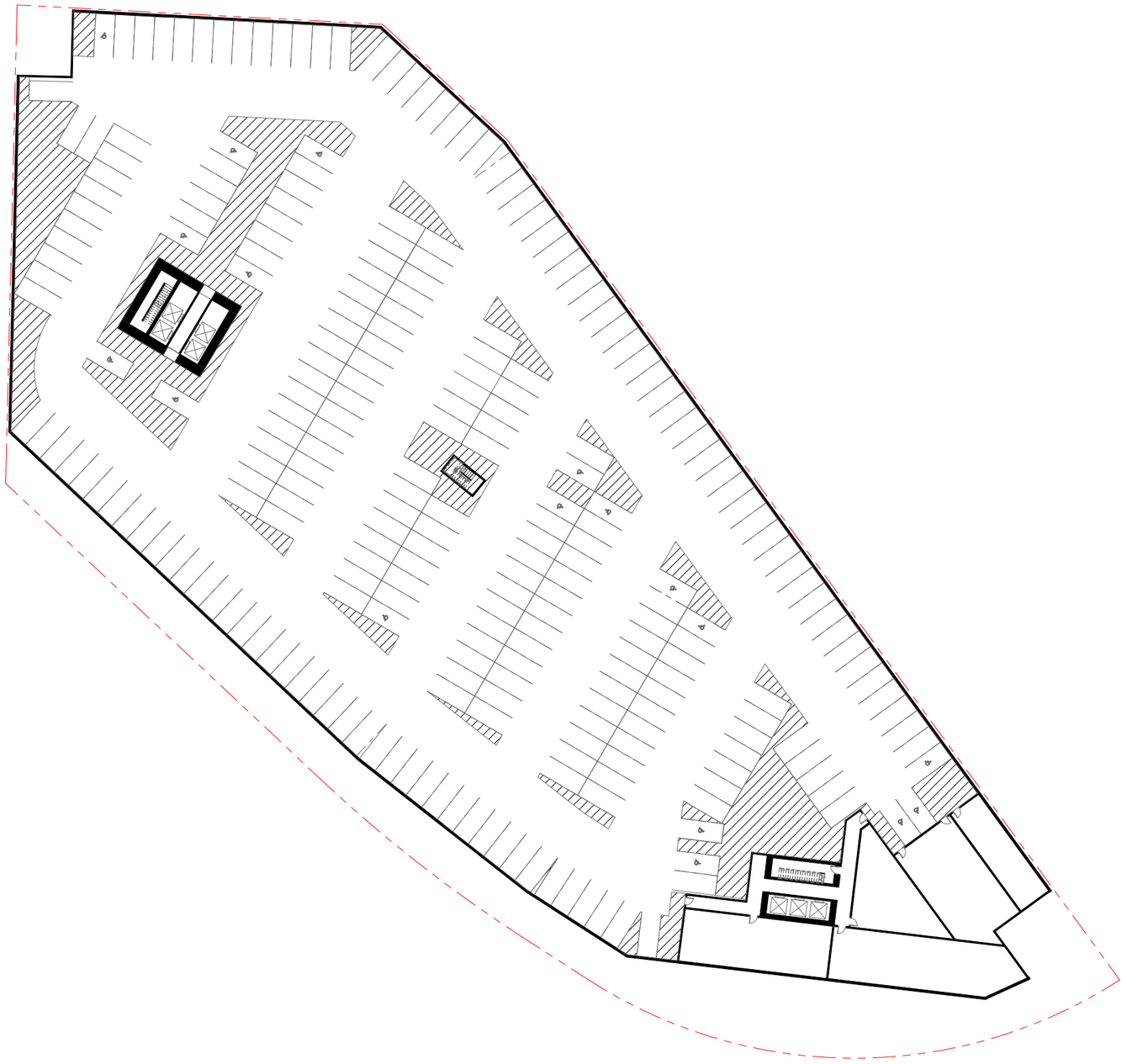


Figure 9-72: Typical Parkade Plan

PARCEL F

PARKING P1 PLAN

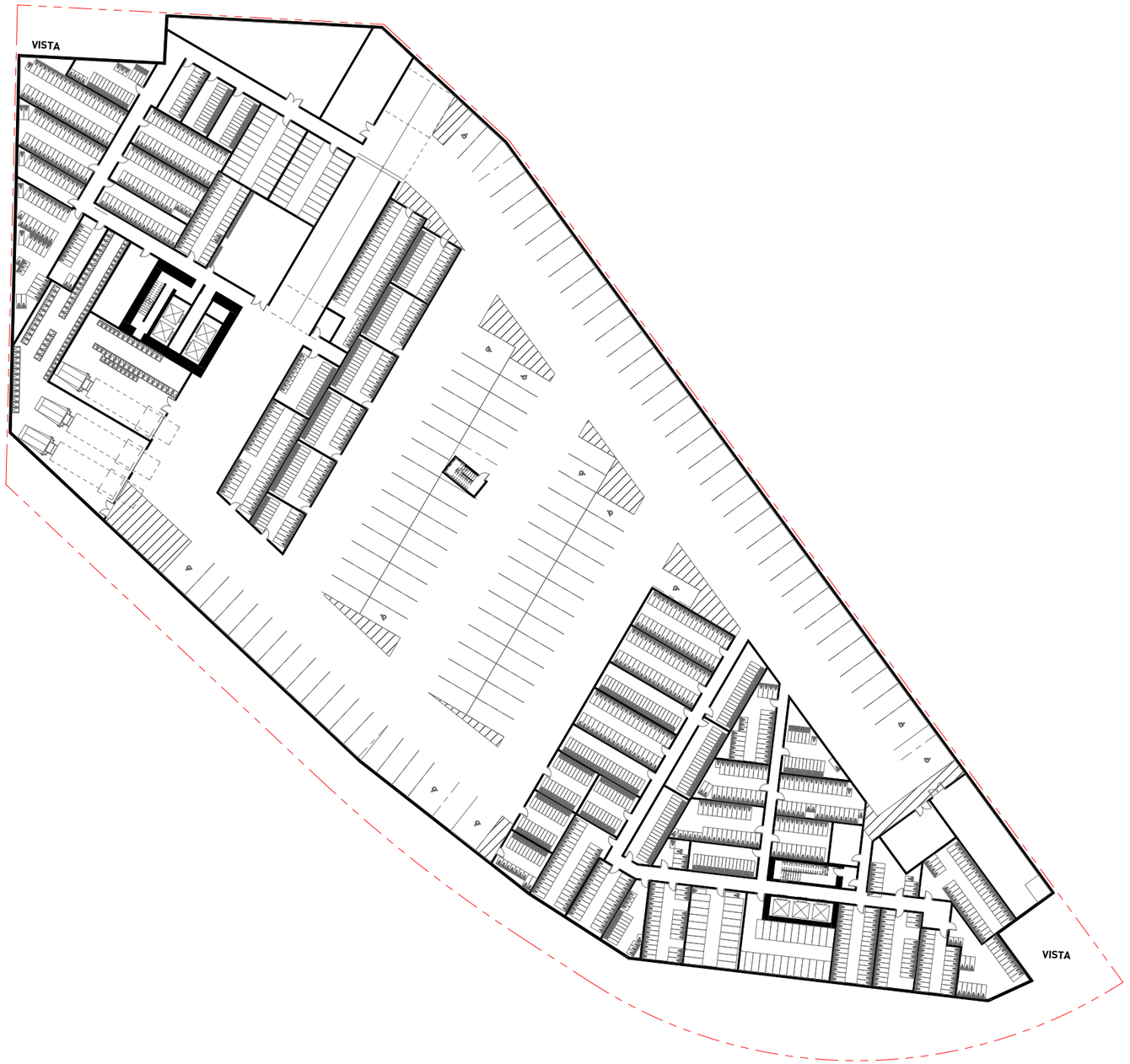
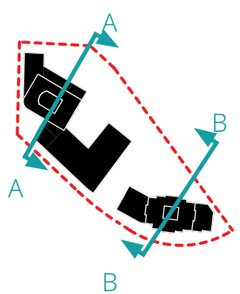


Figure 9-73: Parking P1 Plan

PARCEL F SECTION

LEGEND

- AHI LEASEHOLD
- MARKET LEASEHOLD
- SOCIAL
- SCHOOL
- RETAIL
- CULTURAL
- CHILDCARE
- SERVICE CORRIDOR
- AMENITY
- LOBBY
- STAGING AREA
- CIRCULATION +PARKING
- PROPERTY LINES



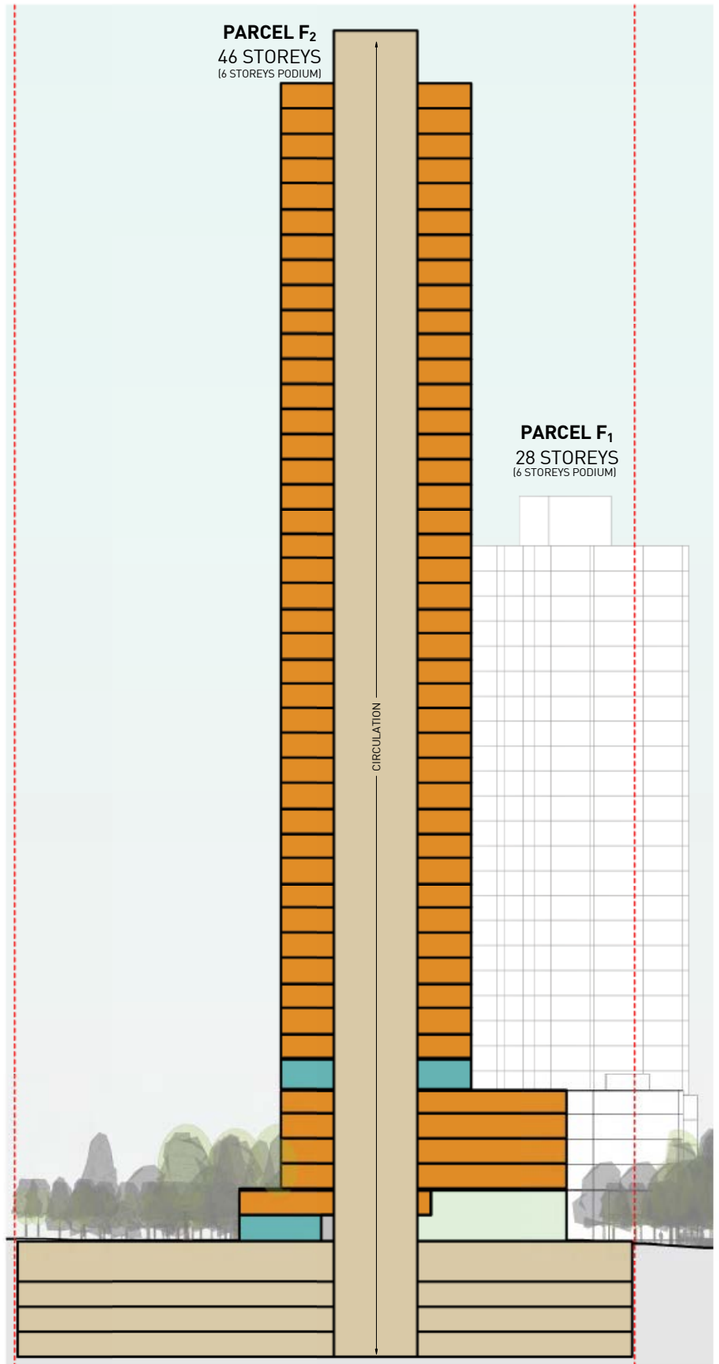


Figure 9-74: Section A-A

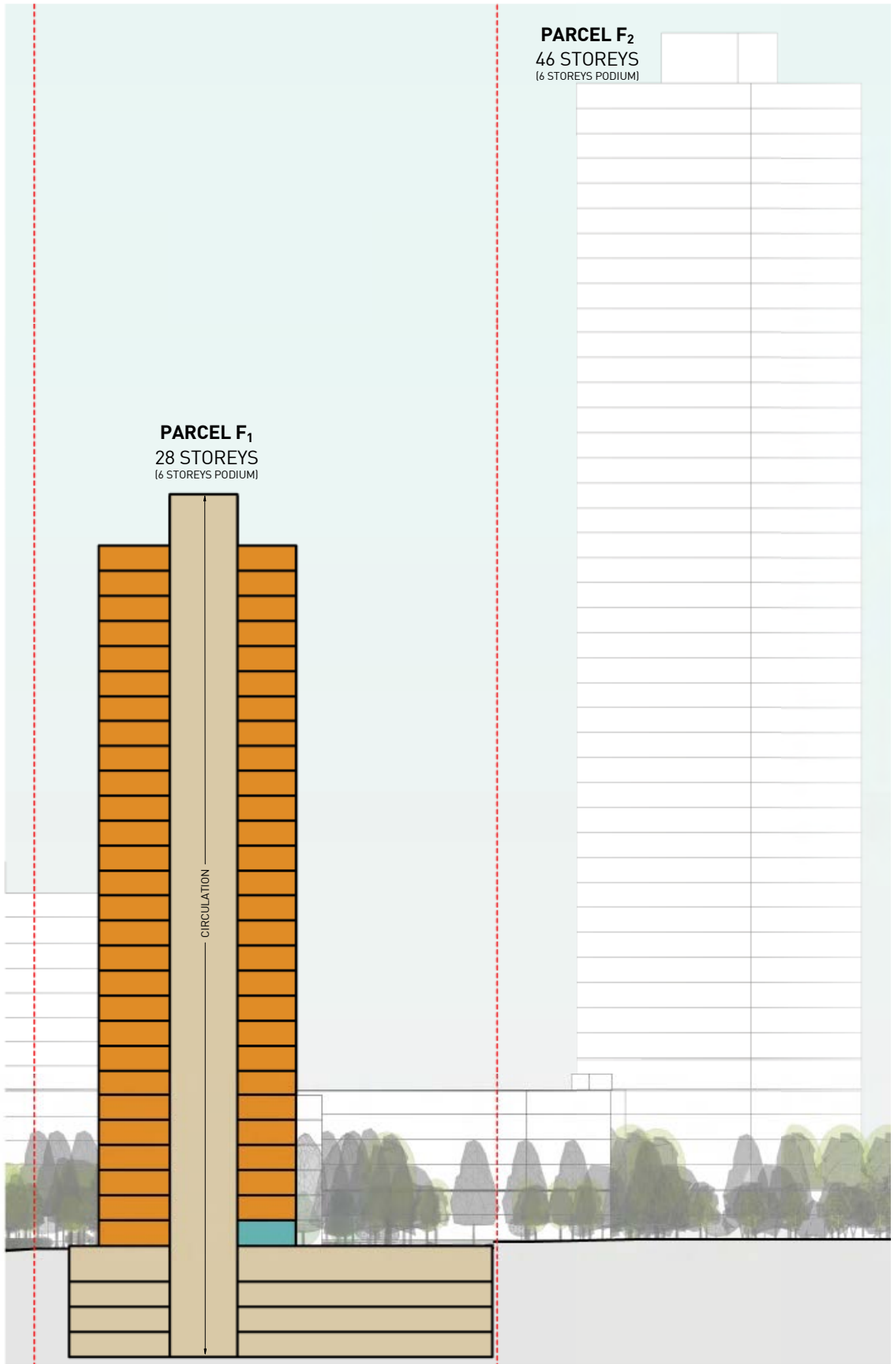
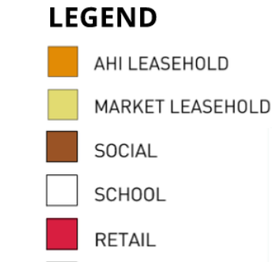


Figure 9-75: Section B-B

PARCEL F SECTIONS

LEGEND

- AHI LEASEHOLD
- MARKET LEASEHOLD
- SOCIAL
- SCHOOL
- RETAIL
- CULTURAL
- CHILDCARE
- SERVICE CORRIDOR
- AMENITY
- LOBBY
- STAGING AREA
- CIRCULATION +PARKING
- PROPERTY LINES



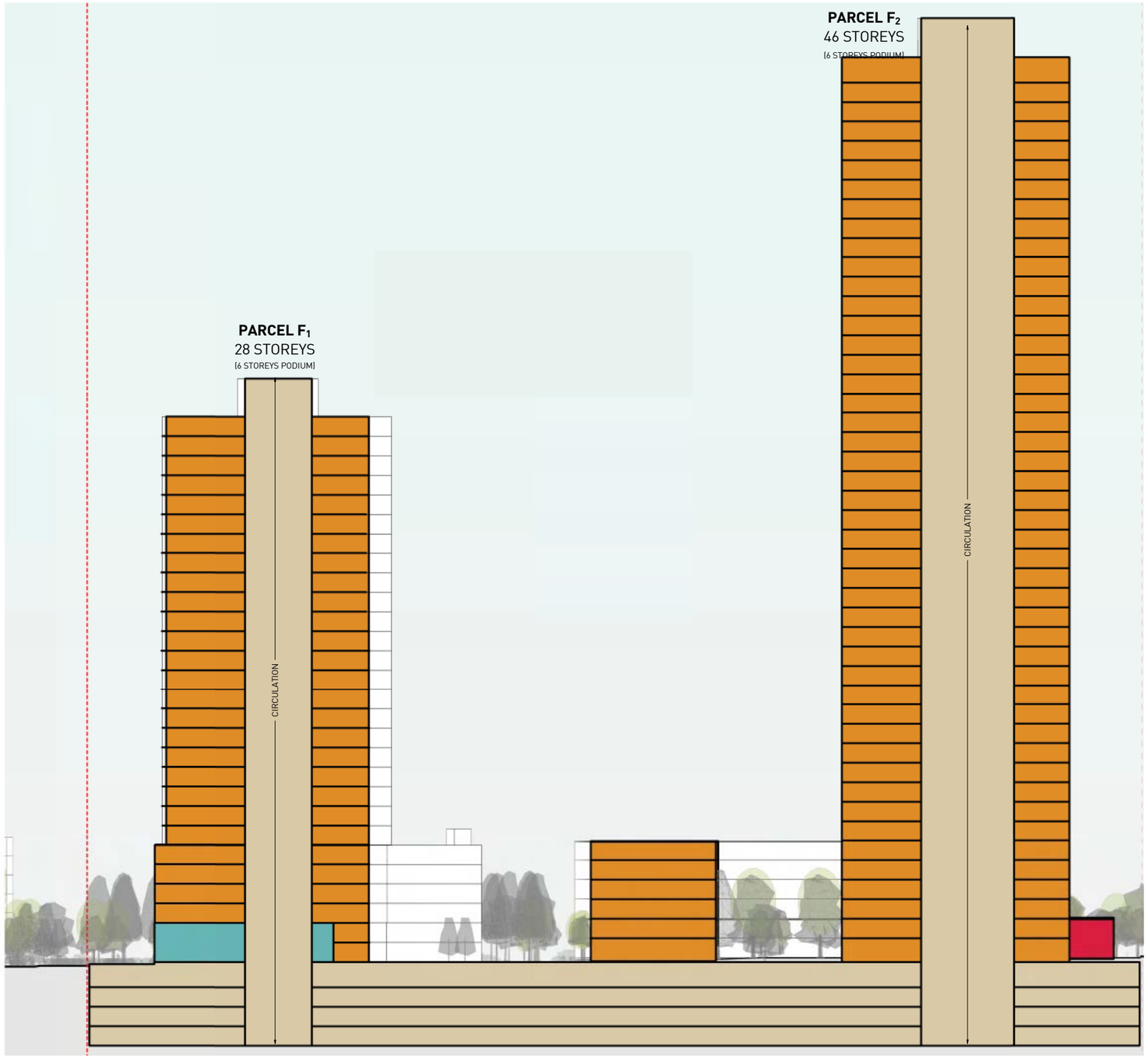
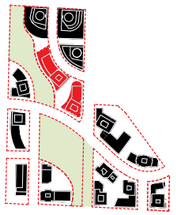


Figure 9-76: Section C-C

9.7 PARCEL G



Parcel G is located in the 'Drum Beat / Heart' character area and will provide attainable housing initiative units with retail at grade. The parcel is the most central on site and the park frames the two buildings to the east and south. Building G1, the second tallest tower on site at 42-storeys, forms the second gateway tower to the 'Meeting Point'. The plaza facing the new commercial street draws people into the site along a shared SRW that connects to the park.

LEGEND

- PARCEL/BUILDING IDENTIFICATION
- PROPERTY LINE
- SETBACK LINE
- RETAIL, CULTURAL, DAYCARE ENTRY
- LOADING BAY
- PRINCIPAL BUILDING ENTRY
- PARKING ENTRY

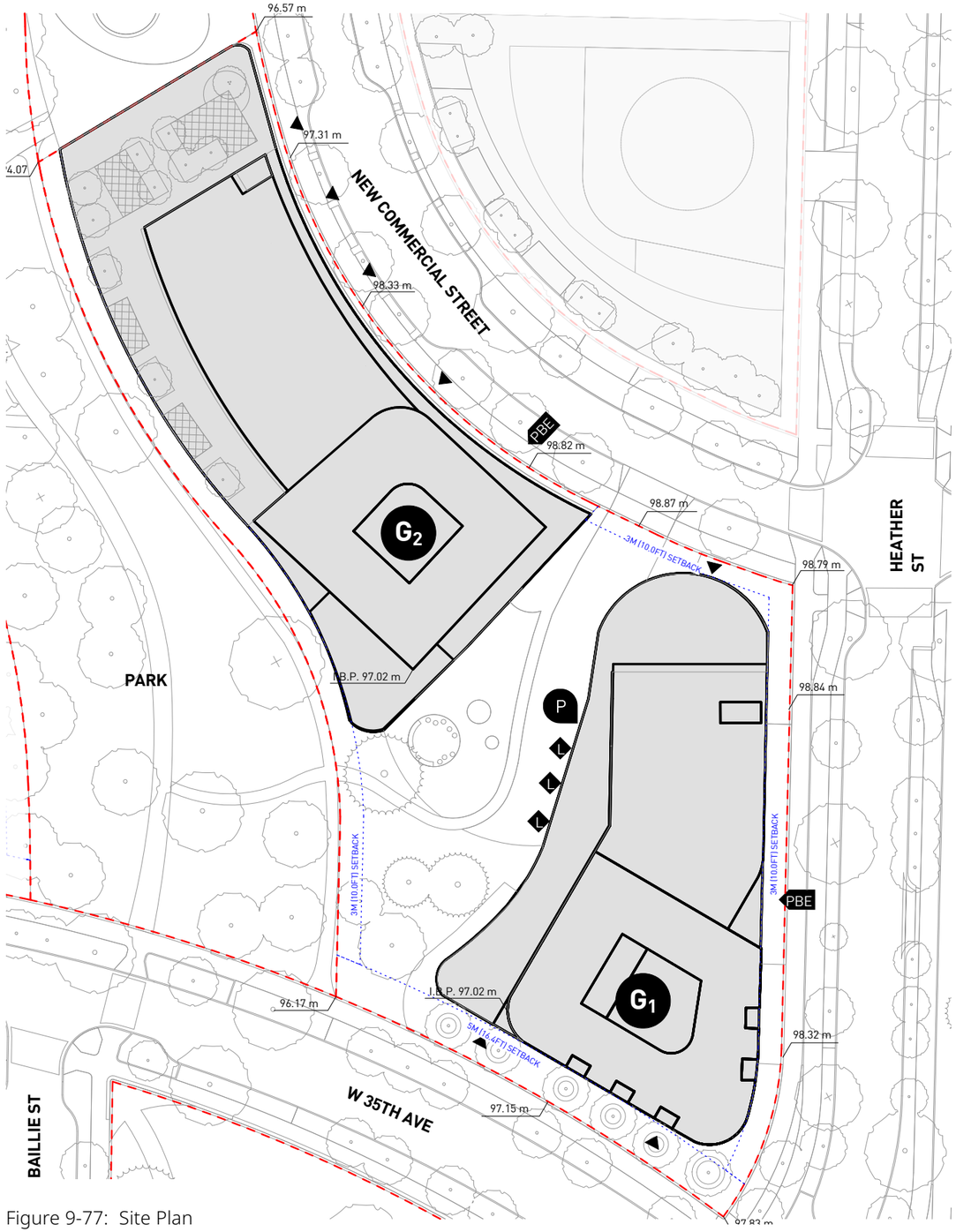


Figure 9-77: Site Plan

STATISTICS

GFA	599,321 FT²	55,678 M²
PARCEL AREA	70,181 FT²	6,520 M²
FSR	548,273 FT²	52,048 M²
TOWER HEIGHT	G1: 42 STOREYS	G2: 26 STOREYS
UNIT TYPE	ATTAINABLE HOUSING	

APPROX UNIT COUNTS	
STUDIO	114
1 BED	340
2 BED	190
3 BED	113
TOTAL	758

PARKING	
COMMERCIAL	45
VISITOR	38
RESIDENTIAL	606
TOTAL REQUIRED	689

ACCESSIBLE	31
VAN ACCESSIBLE	6

	LOADING	**PASSENGER**
CLASS A	3	5
CLASS B	AHI: 3 RET.:2	-
CLASS C	-	-

BICYCLES		
CLASS A	AHI: 1,446	RETAIL: 7
CLASS B	AHI: 40	RETAIL: 6

Table 9-7: Parcel G Statistics

PARCEL G

3D VIEWS

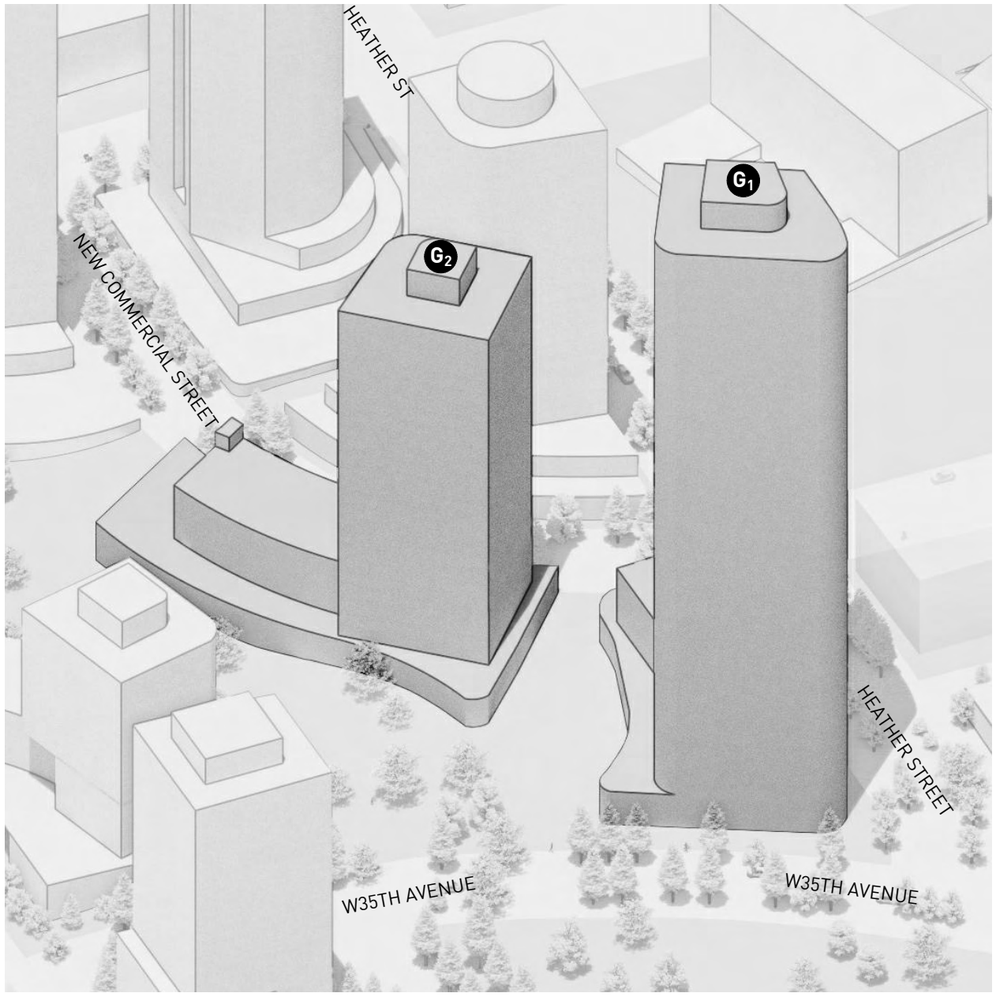


Figure 9-78: Aerial View, Looking E

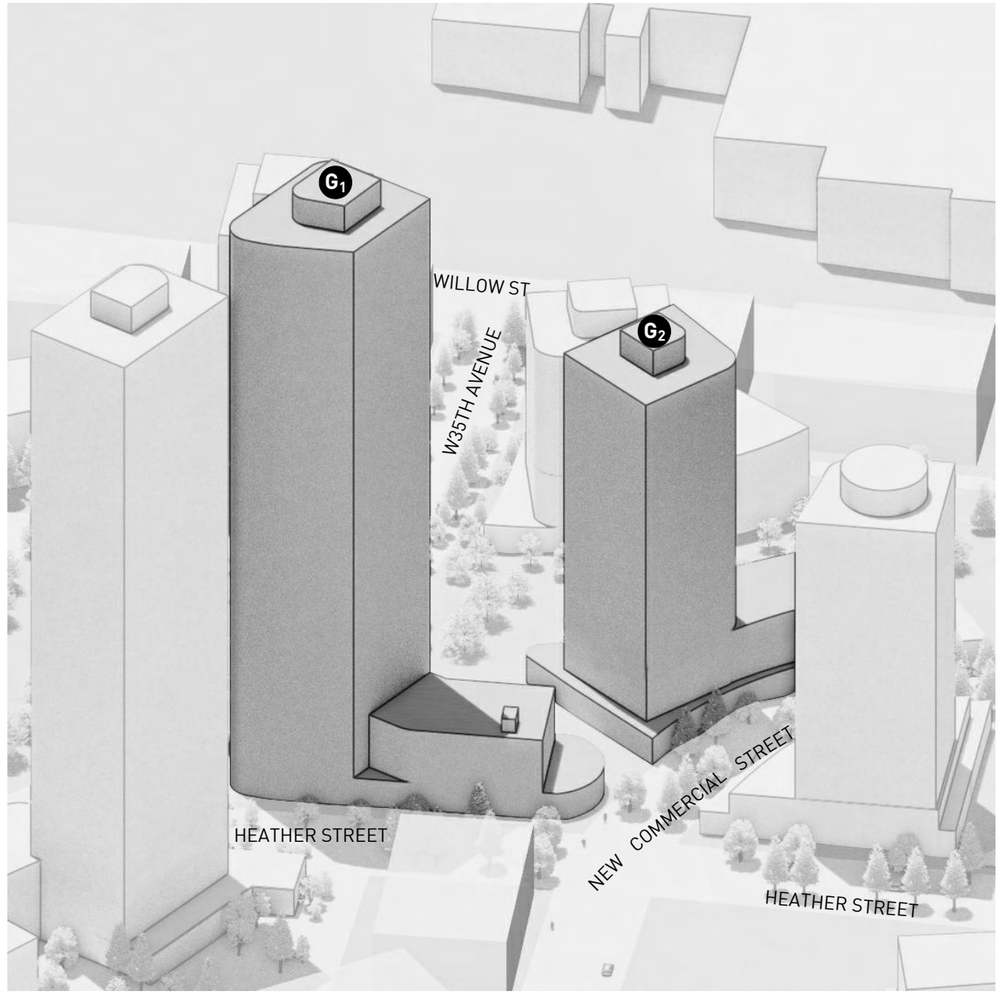
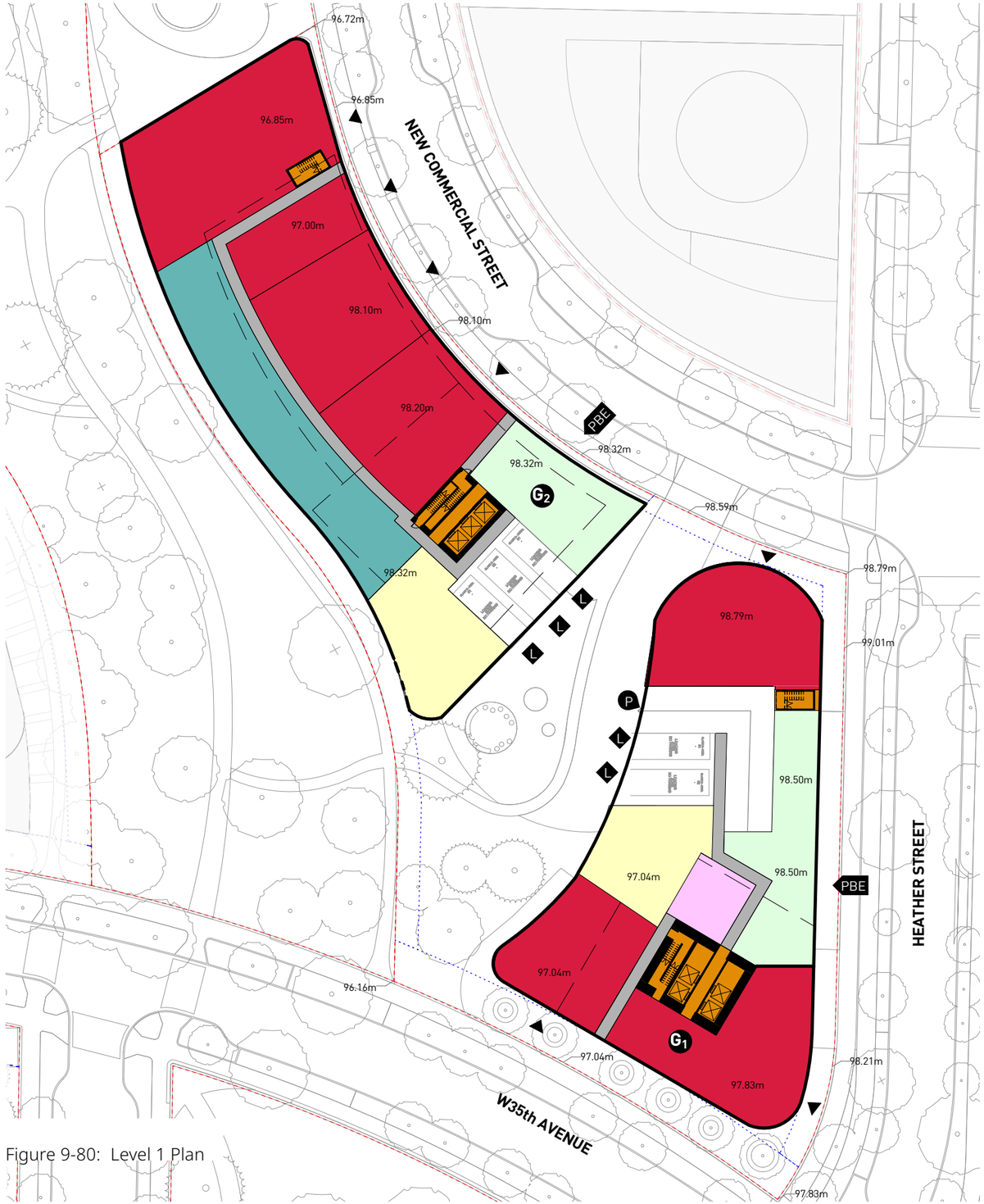


Figure 9-79: Aerial View, Looking S

PARCEL G

LEVEL 1 PLAN



LEGEND

- AHI LEASEHOLD
- RETAIL
- AMENITY
- LOBBY
- STAGING AREA
- SERVICE CORRIDOR
- RETAIL GARBAGE

N

Figure 9-80: Level 1 Plan

PARCEL G

TYPICAL PODIUM PLAN



LEGEND

- AHI LEASEHOLD
- RETAIL
- AMENITY
- LOBBY
- STAGING AREA
- SERVICE CORRIDOR
- RETAIL GARBAGE

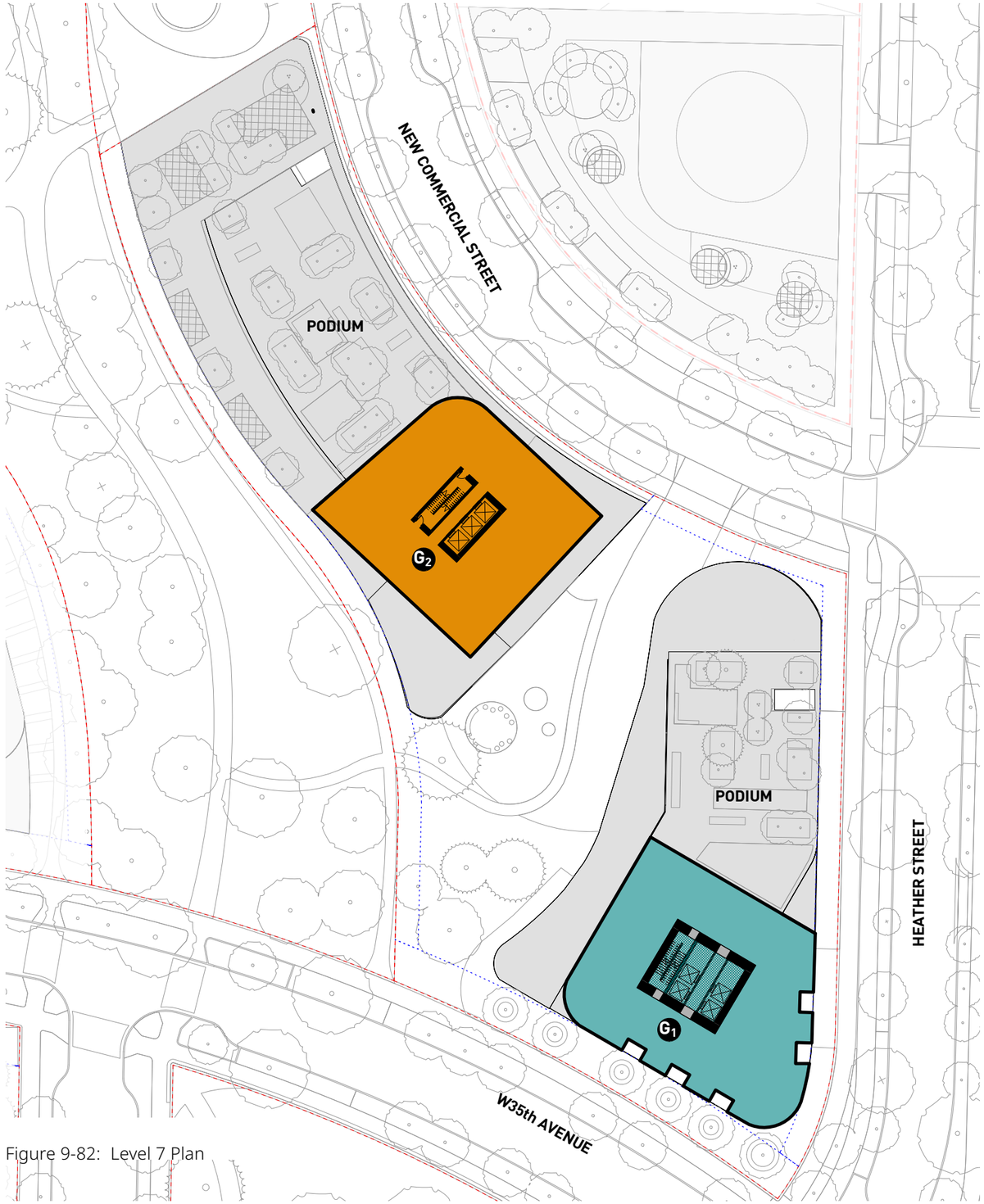
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Figure 9-81: Typical Podium Plan

2025-10-22

PARCEL G

LEVEL 7 PLAN



LEGEND

- AHI LEASEHOLD
- RETAIL
- AMENITY
- LOBBY
- STAGING AREA
- SERVICE CORRIDOR
- RETAIL GARBAGE

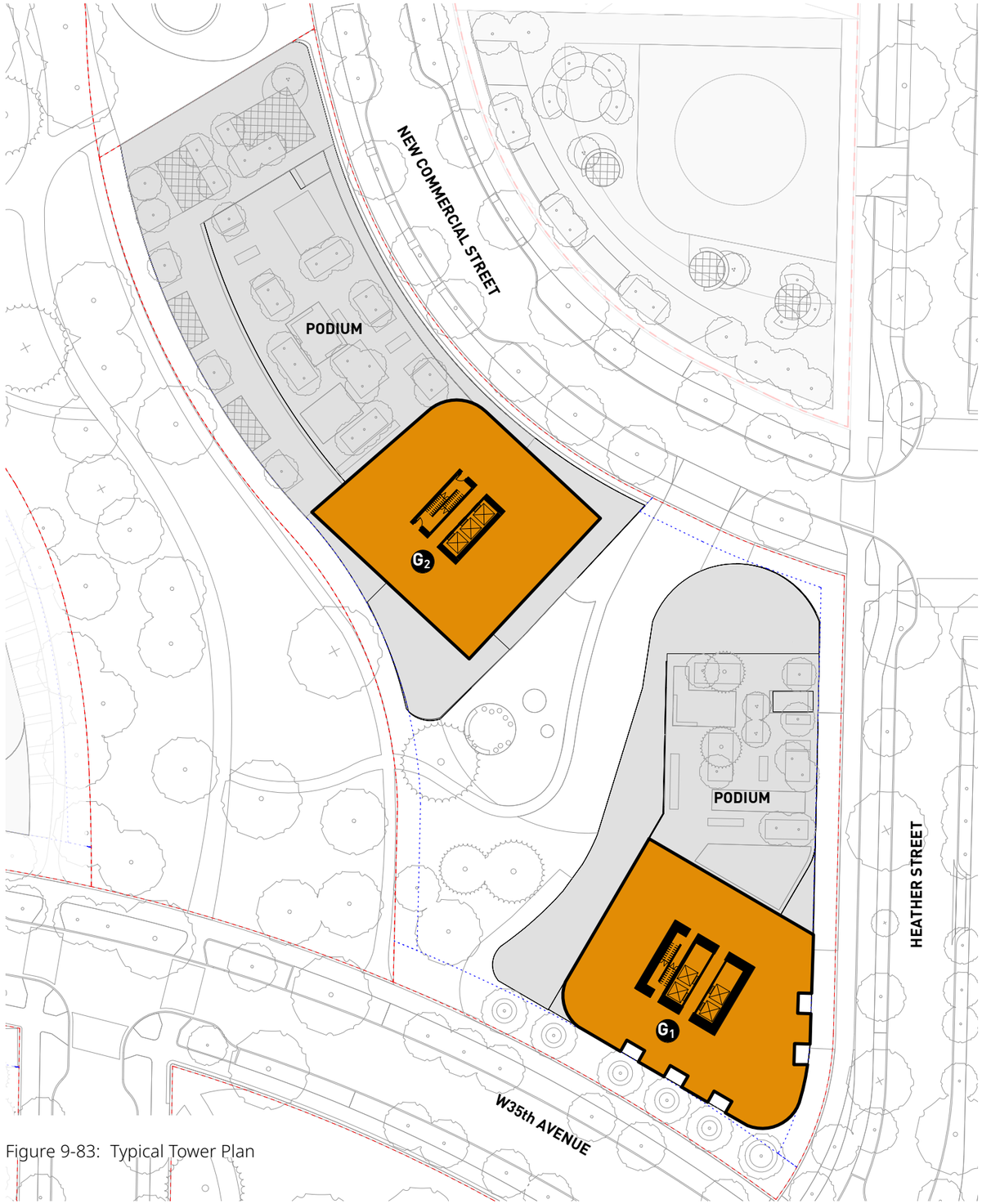
N

Figure 9-82: Level 7 Plan

2025-10-22

PARCEL G

TYPICAL TOWER PLAN



LEGEND

- AHI LEASEHOLD
- RETAIL
- AMENITY
- LOBBY
- STAGING AREA
- SERVICE CORRIDOR
- RETAIL GARBAGE

N

Figure 9-83: Typical Tower Plan

PARCEL G

TYPICAL PARKING PLAN

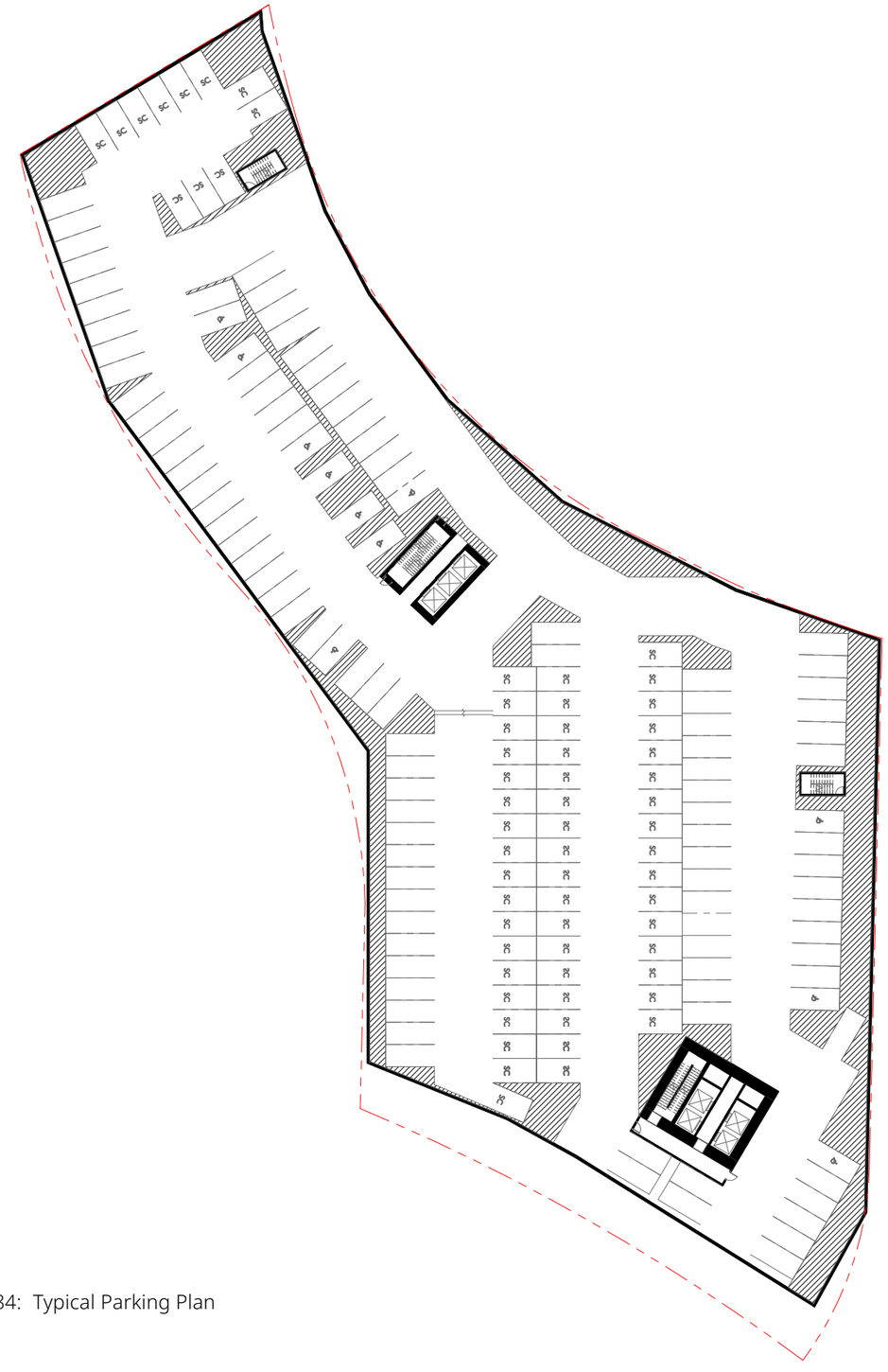


Figure 9-84: Typical Parking Plan

PARCEL G

PARKING P1 PLAN

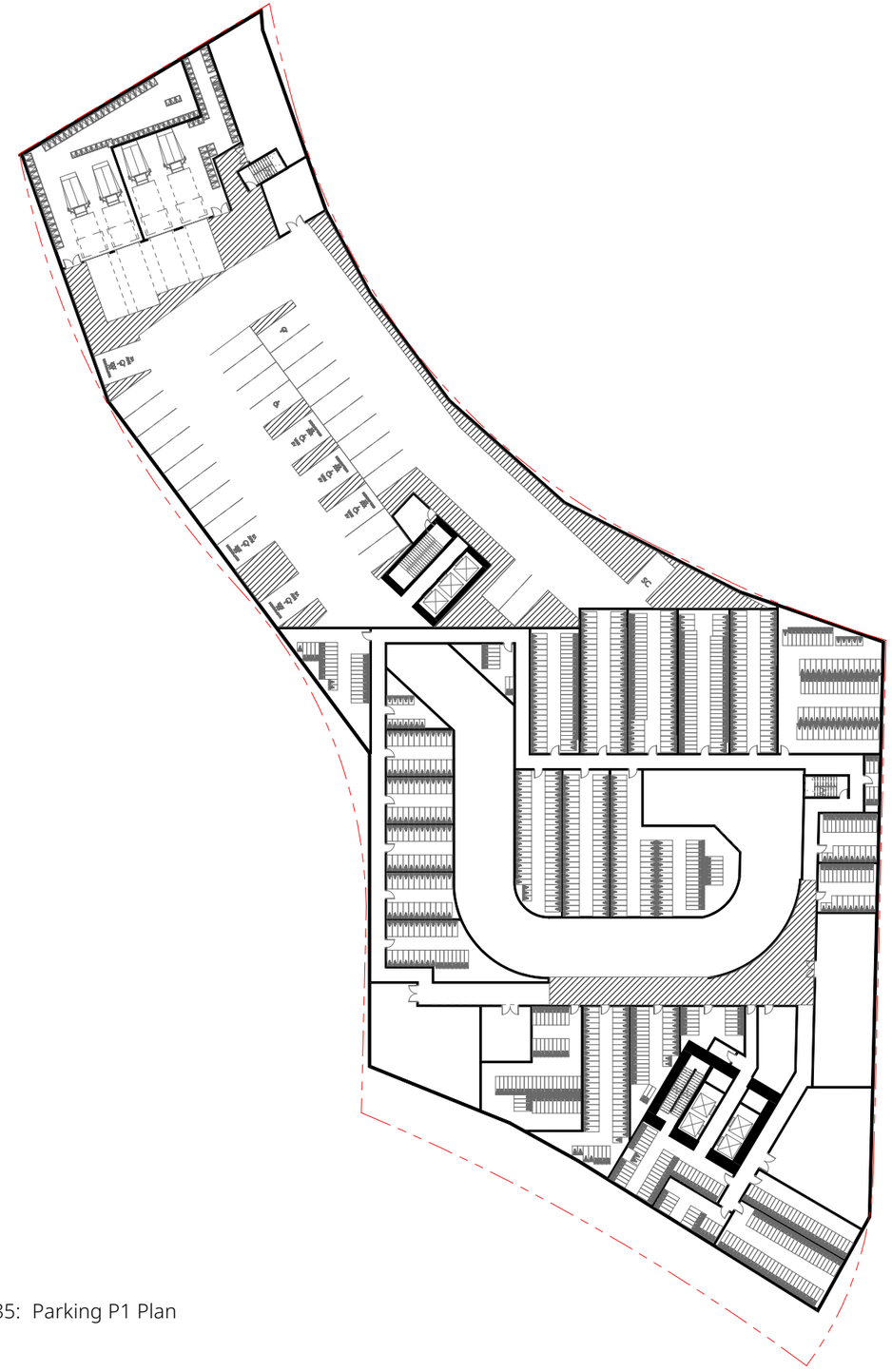
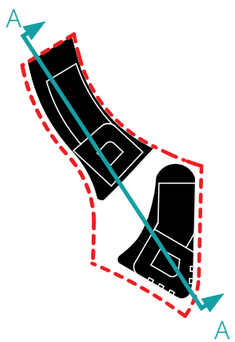


Figure 9-85: Parking P1 Plan

PARCEL G
SECTION

LEGEND

- AHI LEASEHOLD
- MARKET LEASEHOLD
- SOCIAL
- SCHOOL
- RETAIL
- CULTURAL
- CHILDCARE
- SERVICE CORRIDOR
- AMENITY
- LOBBY
- STAGING AREA
- CIRCULATION +PARKING
- PROPERTY LINES



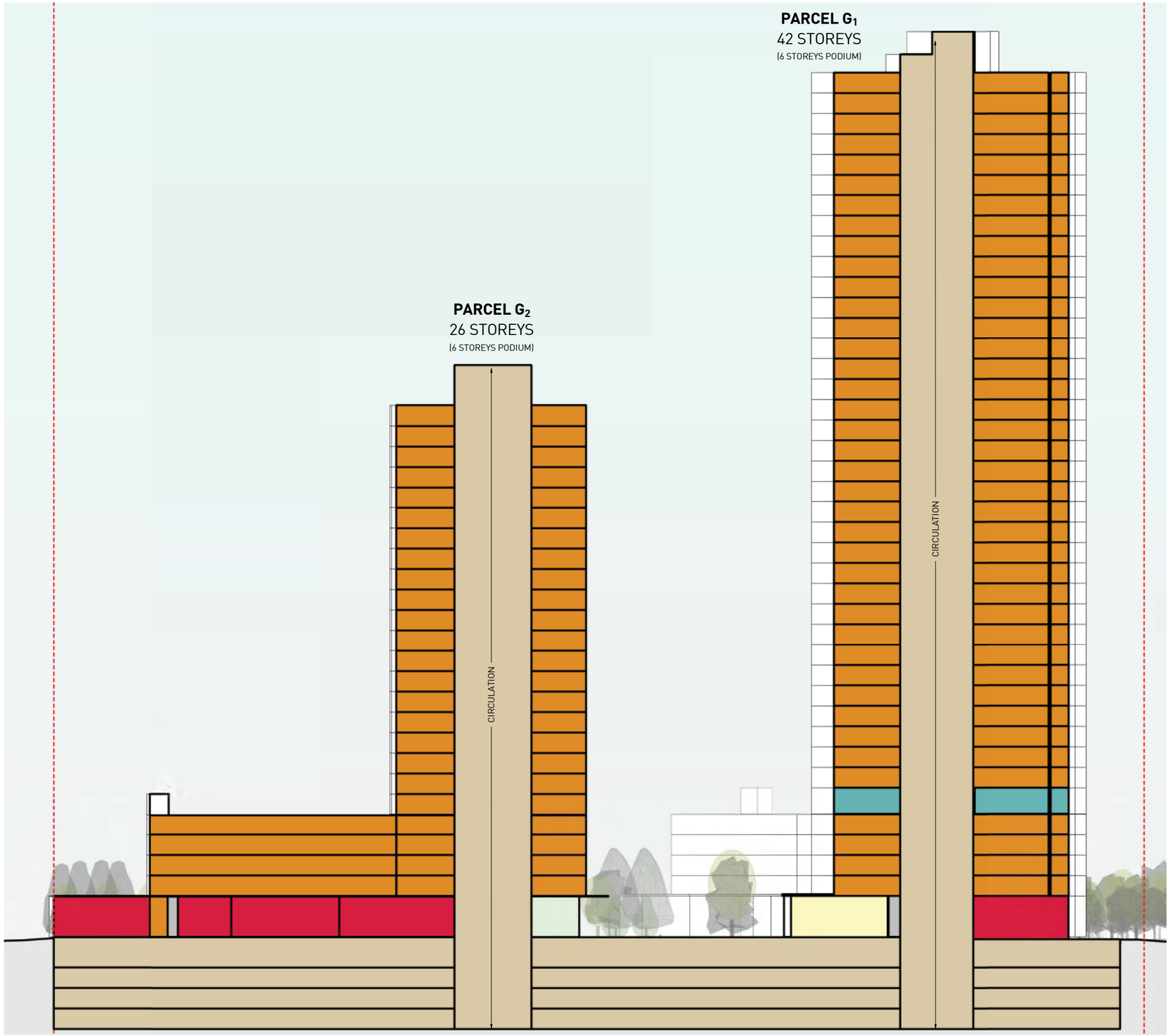
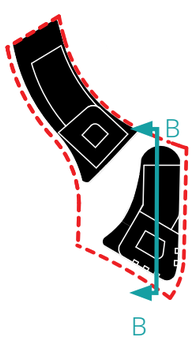


Figure 9-86: Section A-A

PARCEL G
SECTION

LEGEND

- AHI LEASEHOLD
- MARKET LEASEHOLD
- SOCIAL
- SCHOOL
- RETAIL
- CULTURAL
- CHILDCARE
- SERVICE CORRIDOR
- AMENITY
- LOBBY
- STAGING AREA
- CIRCULATION +PARKING
- PROPERTY LINES



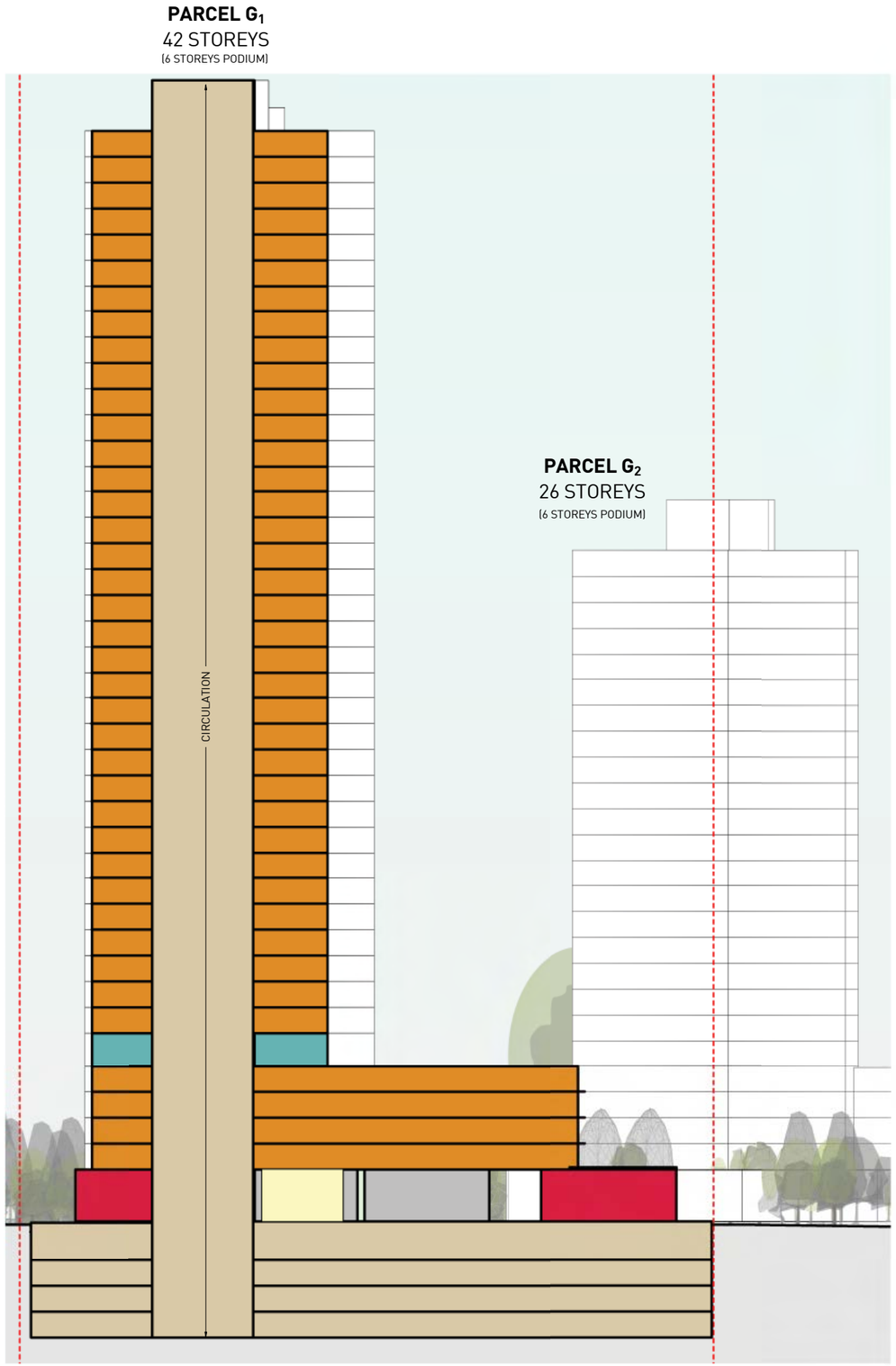
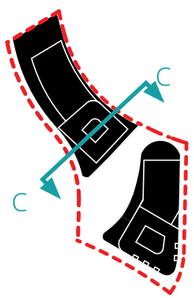


Figure 9-87: Section B-B

PARCEL G
SECTION

LEGEND

- AHI LEASEHOLD
- MARKET LEASEHOLD
- SOCIAL
- SCHOOL
- RETAIL
- CULTURAL
- CHILDCARE
- SERVICE CORRIDOR
- AMENITY
- LOBBY
- STAGING AREA
- CIRCULATION +PARKING
- PROPERTY LINES



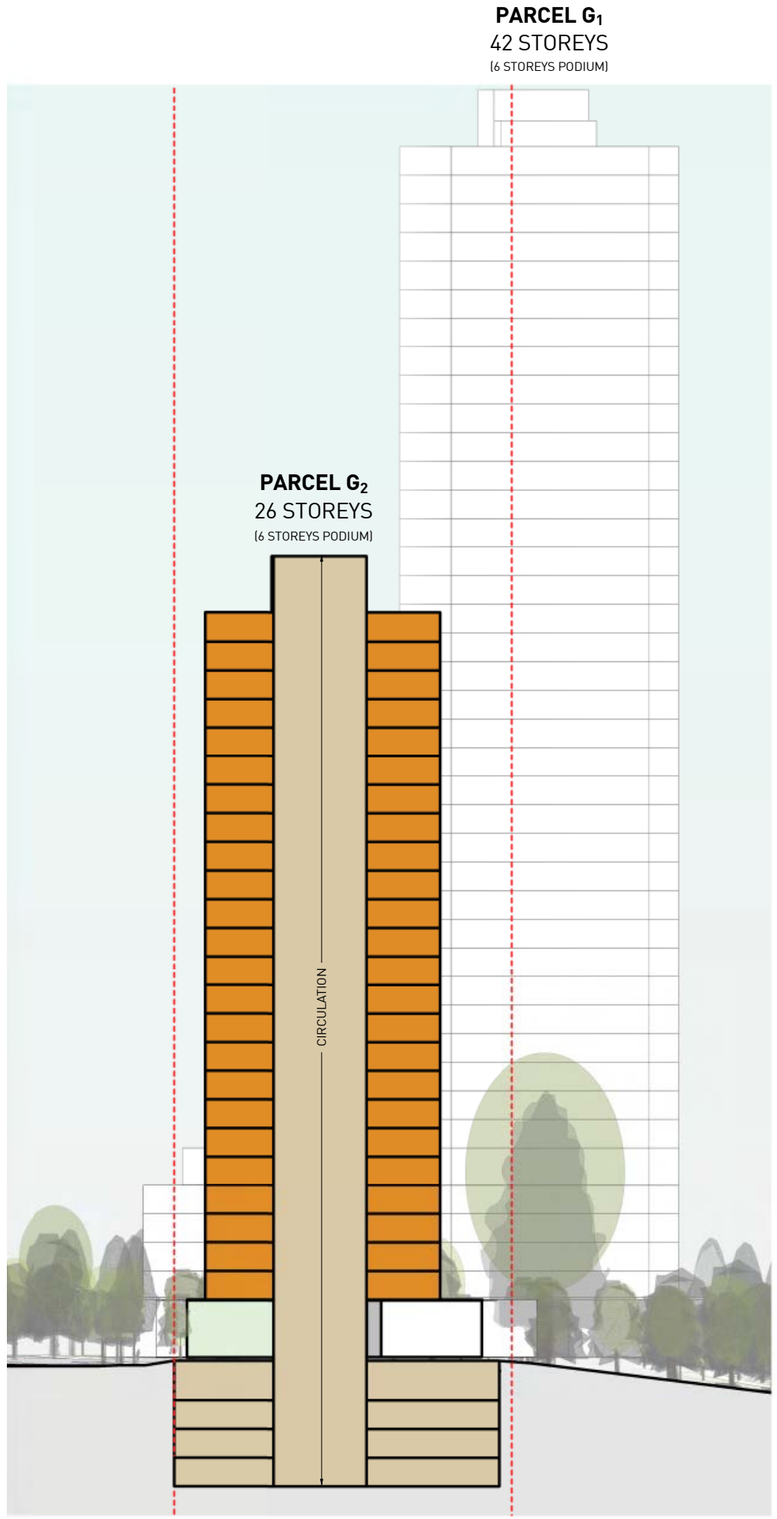
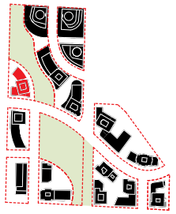


Figure 9-88: Section C-C

9.8 PARCEL H



Parcel H, the third parcel belonging to 'Homes in the Village,' is framed by the large existing trees on site to the northeast of the building. The 15-storey attainable housing initiative tower respects the neighbours to the west of the lane along Willow Street. The landscape design is inspired by the MST tradition of retreating to the forest to find peace while sitting under the trees and bathing in the water. The courtyard as conceptualized features a small wooden deck, sited underneath a pocket of maple trees where people can recline and look up at the sky underneath the leafy trees. Private patios face into the courtyard and outward to the park for magnificent view of the mature Cedar and Douglas fir trees.

LEGEND

- X# PARCEL/BUILDING IDENTIFICATION
- PROPERTY LINE
- SETBACK LINE
- RETAIL, CULTURAL, DAYCARE ENTRY
- L LOADING BAY
- PBE PRINCIPAL BUILDING ENTRY
- P PARKING ENTRY

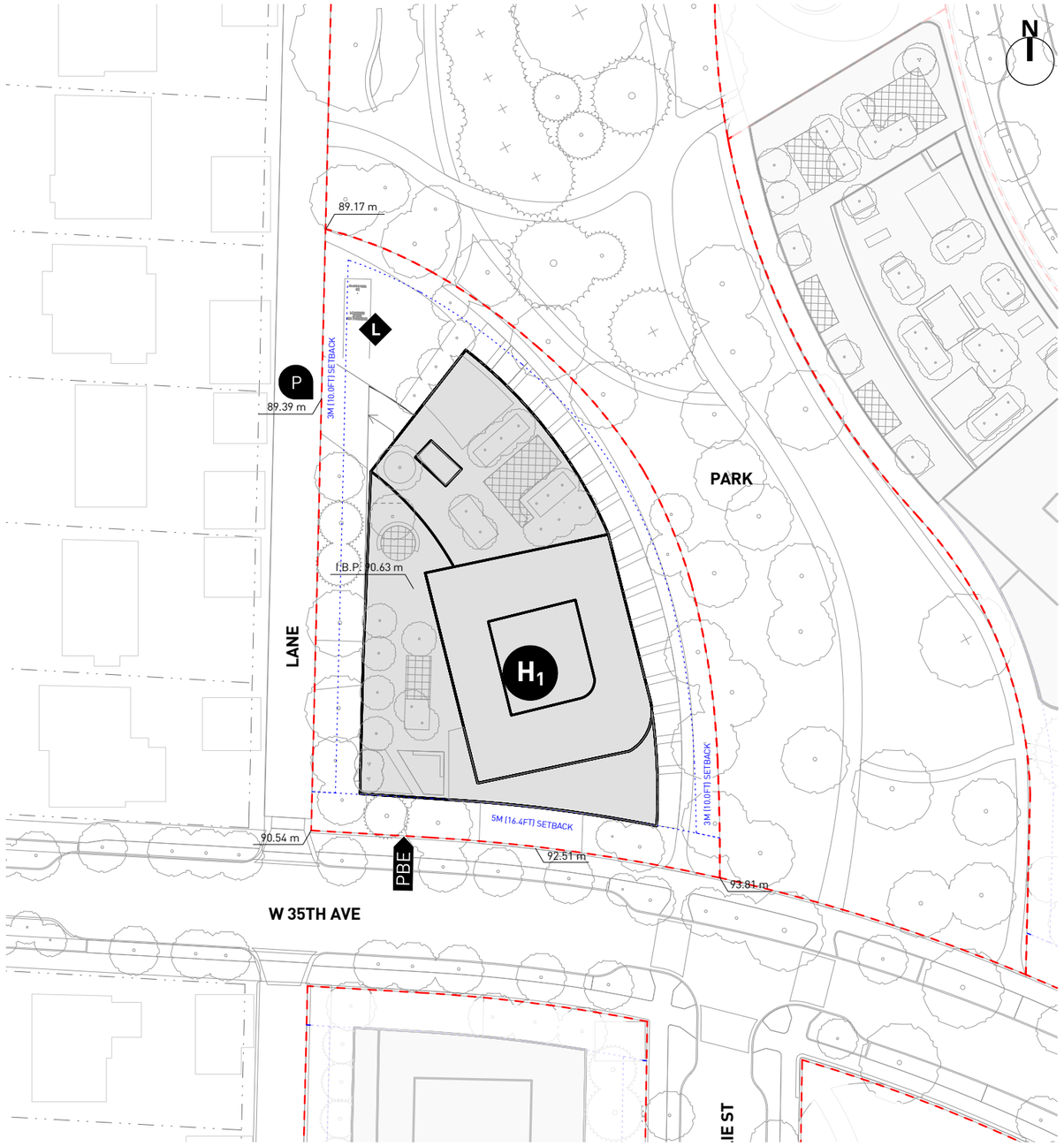


Figure 9-89: Site Plan

STATISTICS

GFA	137,585 FT²	12,782 M²
PARCEL AREA	34,495 FT²	3,205 M²
FSR	129,545 FT²	12,035 M²
TOWER HEIGHT	15 STOREYS	
UNIT TYPE	ATTAINABLE HOUSING	

APPROX UNIT COUNTS	
STUDIO	27
1 BED	81
2 BED	45
3 BED	27
TOTAL	180

PARKING	
COMMERCIAL	-
VISITOR	9
RESIDENTIAL	144
TOTAL REQUIRED	153

ACCESSIBLE	7
VAN ACCESSIBLE	1

	LOADING	PASSENGER
CLASS A	1	1
CLASS B	1	-
CLASS C	-	-

BICYCLES	
CLASS A	348
CLASS B	10

Table 9-8: Parcel H Statistics

PARCEL H

3D VIEWS

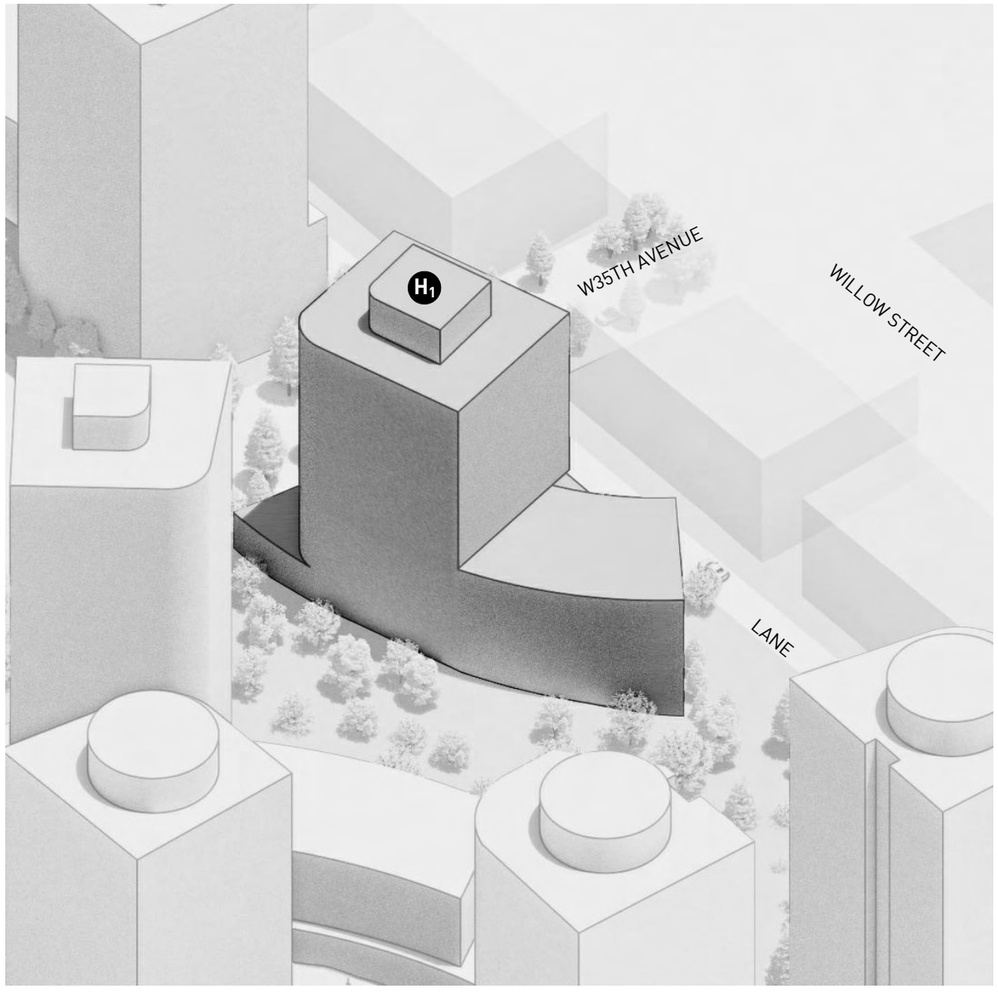


Figure 9-90: Aerial View, Looking NW

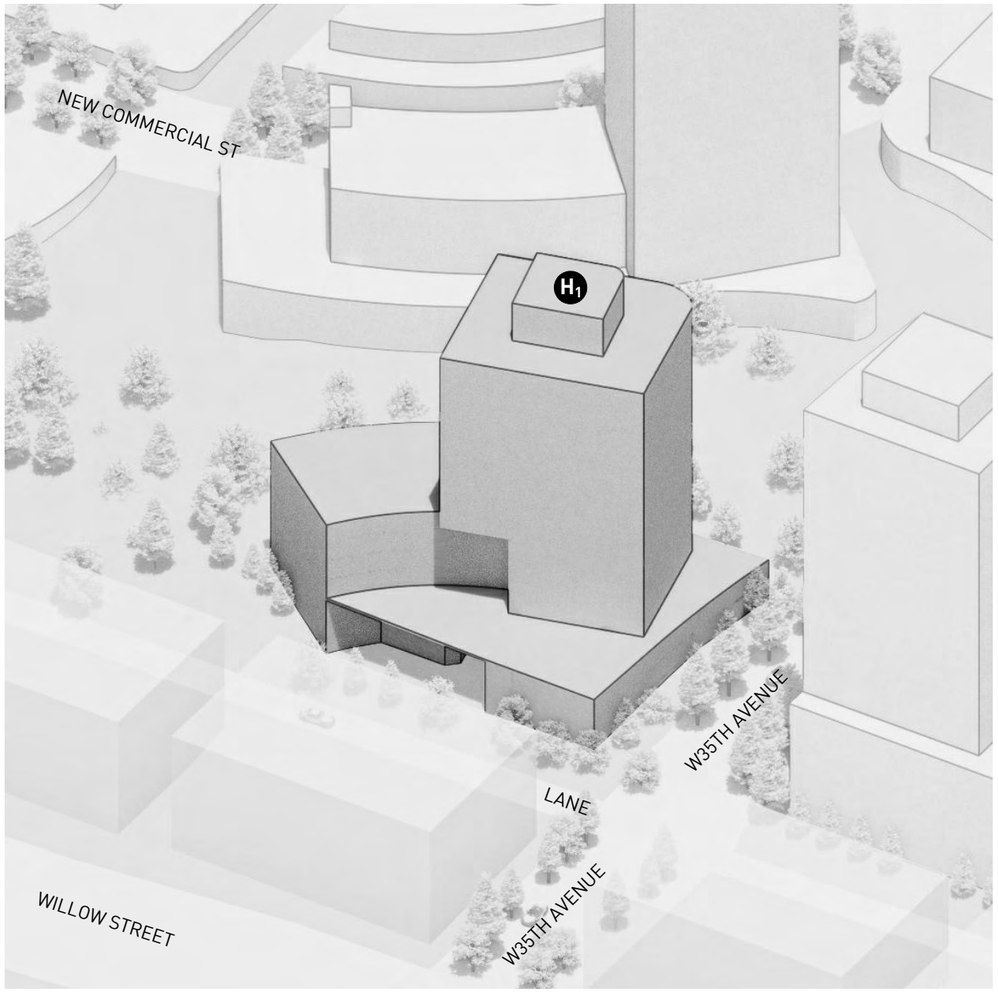


Figure 9-91: Aerial View, Looking S

PARCEL H

TYPICAL FLOOR PLANS

LEGEND

- AHI LEASEHOLD
- AMENITY
- LOBBY
- STAGING AREA
- SERVICE CORRIDOR

N

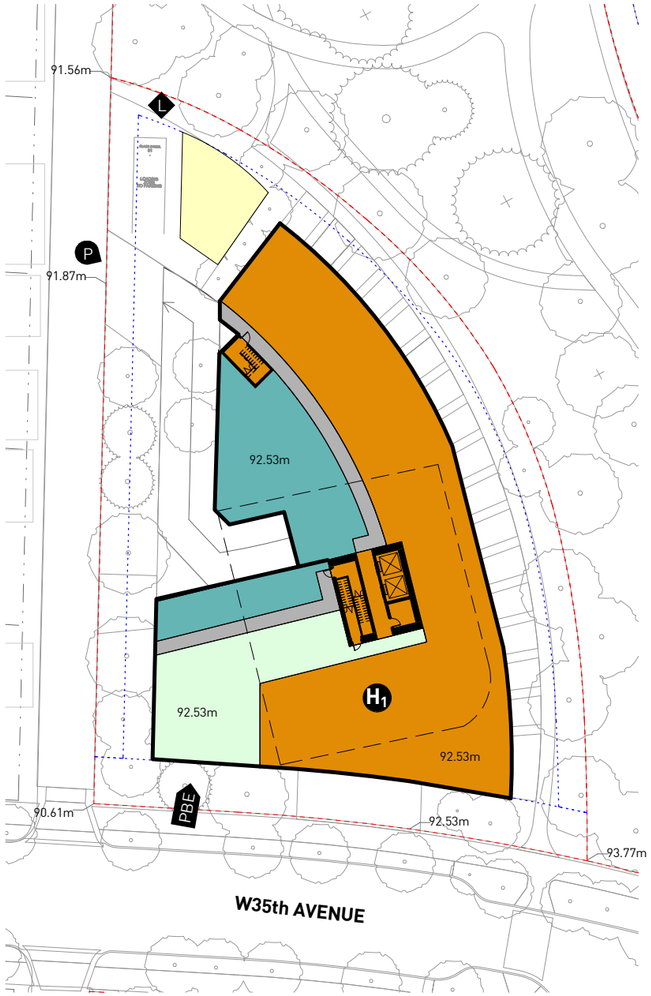


Figure 9-92: Level 1 Plan

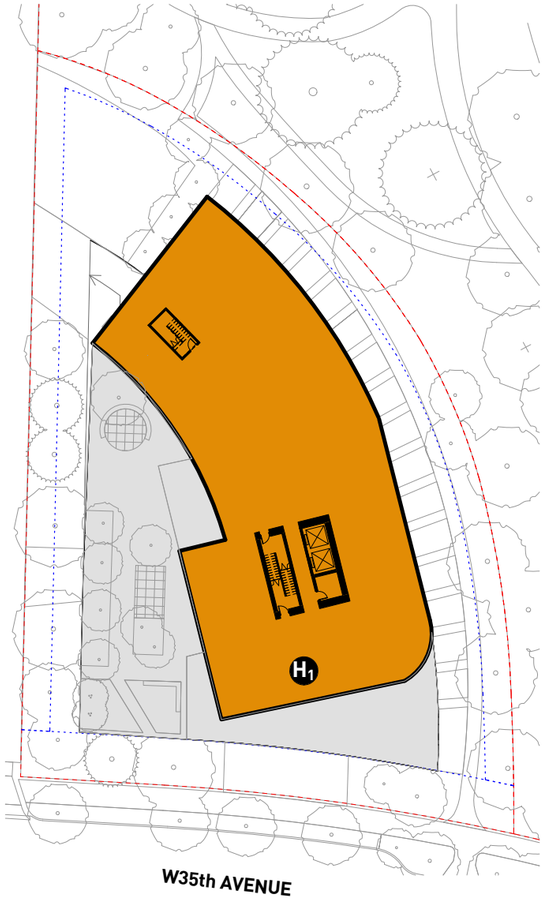


Figure 9-93: Typical Podium Plan

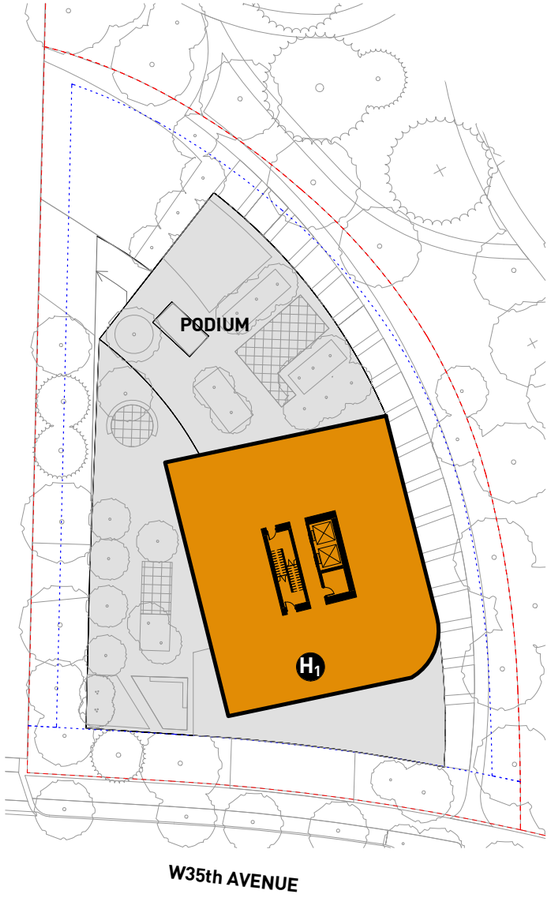


Figure 9-94: Typical Tower Plan

L

PBE

P

PARCEL H

PARKING PLANS

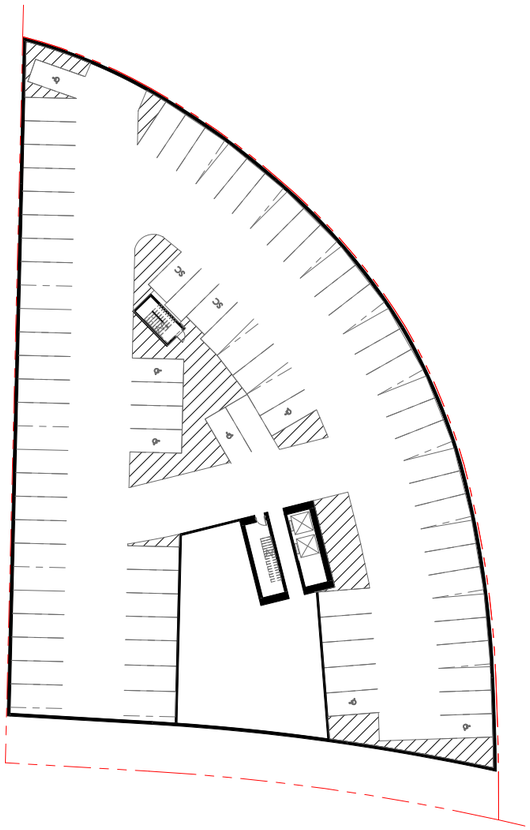


Figure 9-95: Typical Parkade Plan

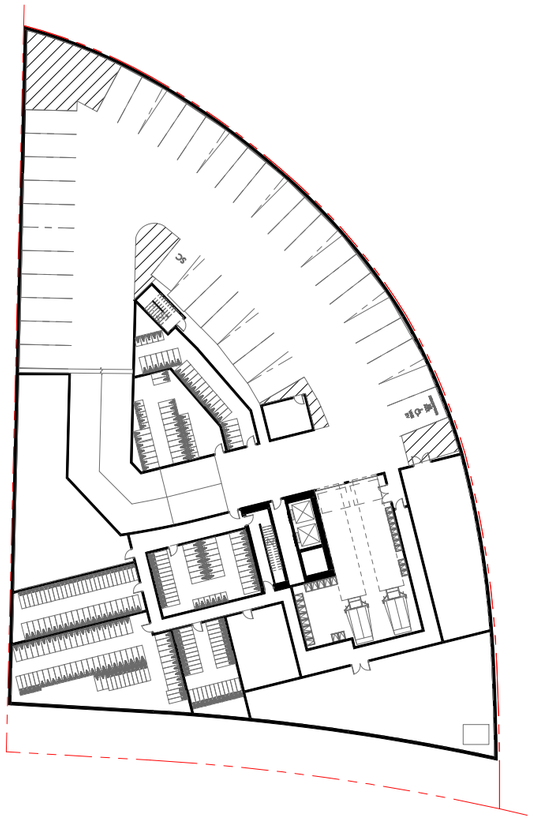
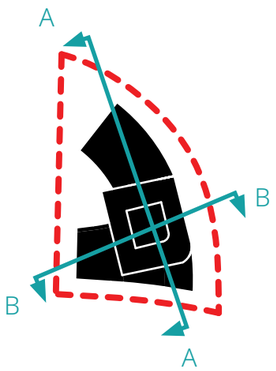


Figure 9-96: Parking P1 Plan

PARCEL H
SECTIONS

LEGEND

- AHI LEASEHOLD
- MARKET LEASEHOLD
- SOCIAL
- SCHOOL
- RETAIL
- CULTURAL
- CHILDCARE
- SERVICE CORRIDOR
- AMENITY
- LOBBY
- STAGING AREA
- CIRCULATION +PARKING
- PROPERTY LINES



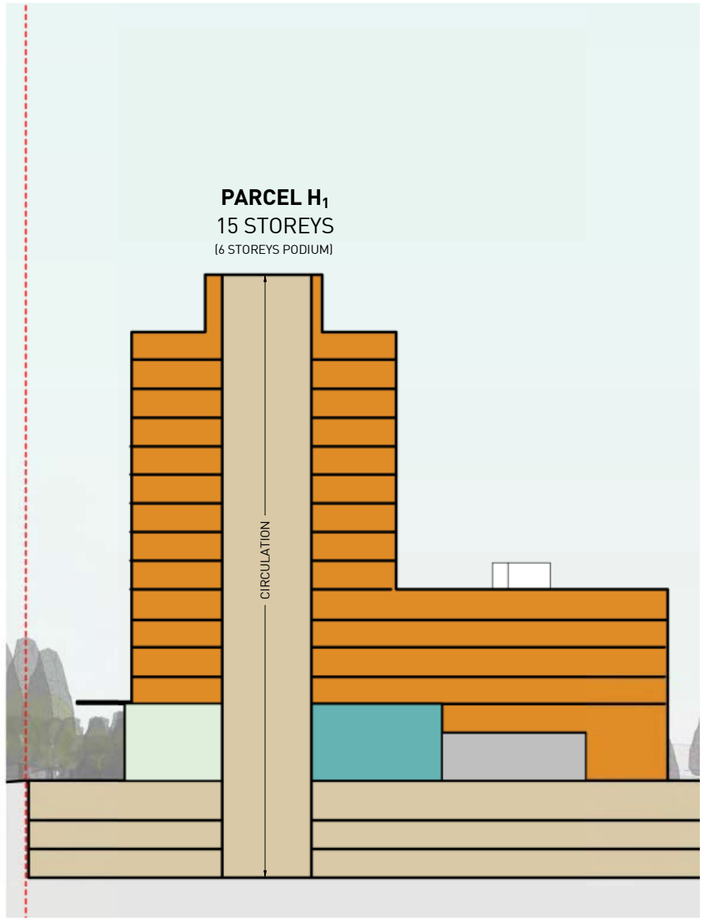


Figure 9-97: Section A-A

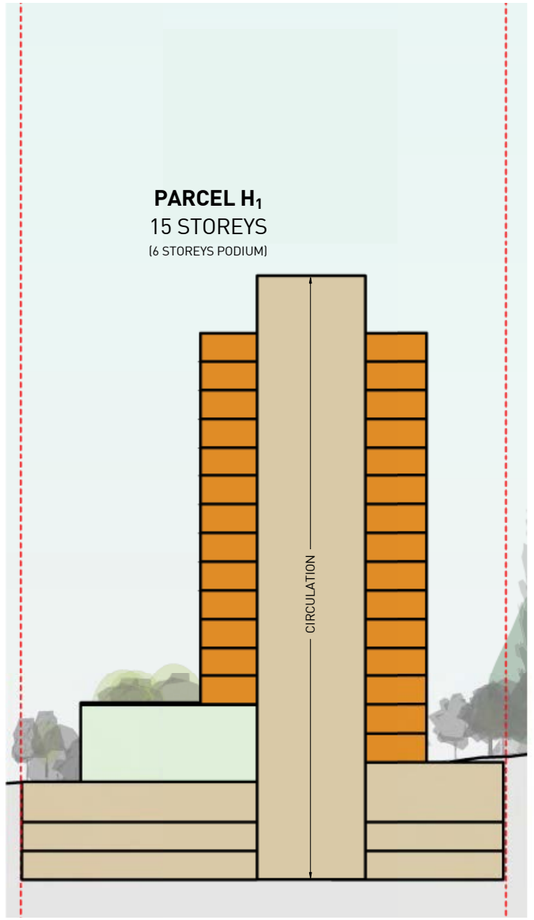
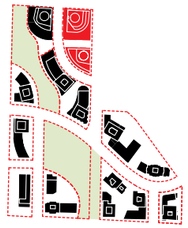


Figure 9-98: Section B-B

9.9 PARCEL I



Parcel I is made up of two mixed-use buildings, providing the neighbourhood with local commercial uses (small grocery store, cafes and restaurants are some examples). Commercial uses are also able to serve the community/ The mix of residential tenures includes attainable initiative housing and market leasehold units. Building I2 also houses a childcare centre on the 2nd floor offering a large southern facing outdoor space with views to the MST Cultural Centre Plaza and mature trees. The space between the buildings features an animated, Retail Passage with active storefronts and patios that spill out into the dedicated pedestrian path.

LEGEND

- PARCEL/BUILDING IDENTIFICATION
- PROPERTY LINE
- SETBACK LINE
- RETAIL, CULTURAL, DAYCARE ENTRY
- LOADING BAY
- PRINCIPAL BUILDING ENTRY
- PARKING ENTRY

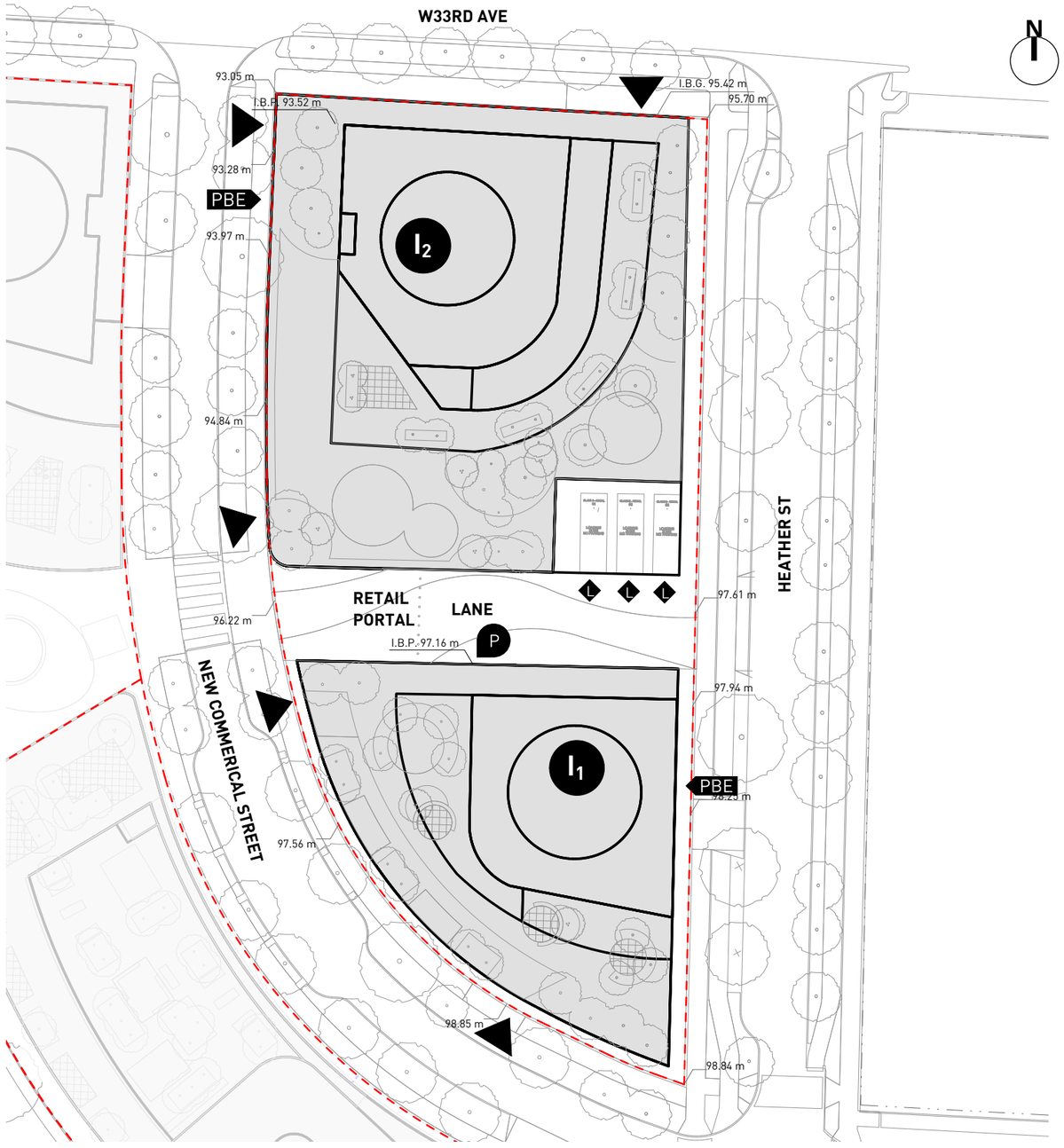


Figure 9-99: Site Plan

STATISTICS

GFA	482,882 FT²	44,861 M²
PARCEL AREA	63,490 FT²	5,898 M²
FSR	436,172 FT²	40,523 M²
TOWER HEIGHT	I1: 23 STOREYS	I2: 33 STOREYS
UNIT TYPE	I1: AHI	I2: MARKET LEASEHOLD

APPROX UNIT COUNTS		
STUDIO	I1: 33	I2: 36
1 BED	I1: 98	I2: 200
2 BED	I1: 54	I2: 91
3 BED	I1: 33	I2: 36
TOTAL	I1: 217	I2: 363

PARKING	
COMMERCIAL	83
VISITOR	29
RESIDENTIAL	464
TOTAL REQUIRED	576

ACCESSIBLE	28
VAN (WITHIN TOTAL)	6

	LOADING	PASSENGER
CLASS A	3	21
CLASS B	5	-
CLASS C	-	-

BICYCLES	
CLASS A	1056
CLASS B	57

Table 9-9: Parcel I Statistics

PARCEL I

3D VIEWS

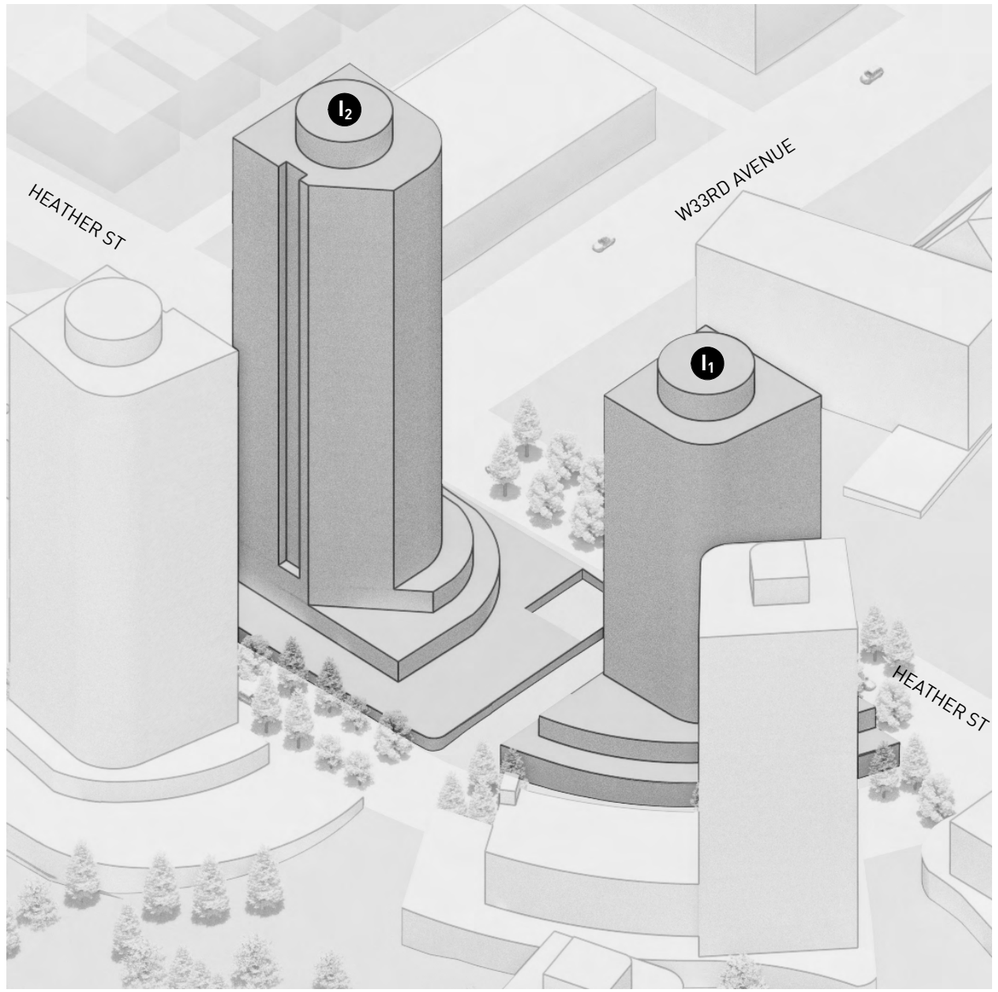


Figure 9-100: Aerial View, Looking E

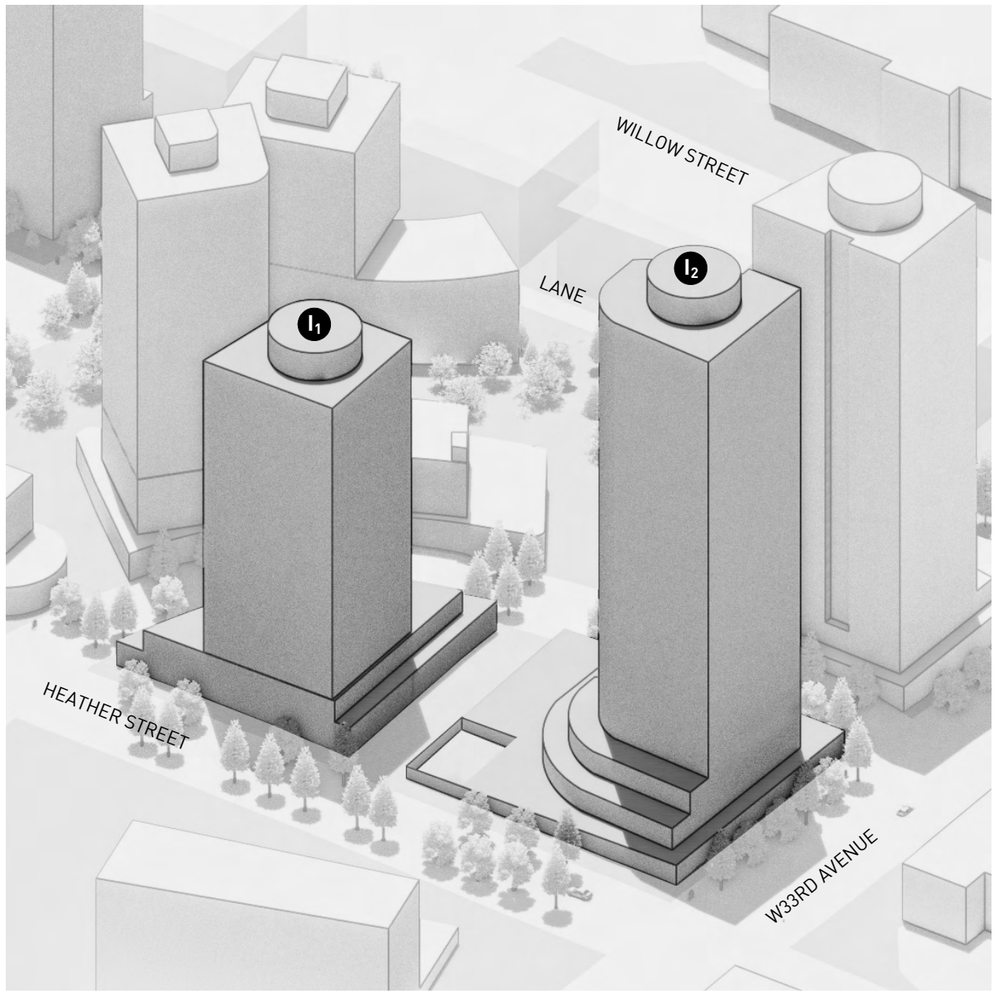


Figure 9-101: Aerial View, Looking S

PARCEL I

LEVEL 1 + 3 PLAN

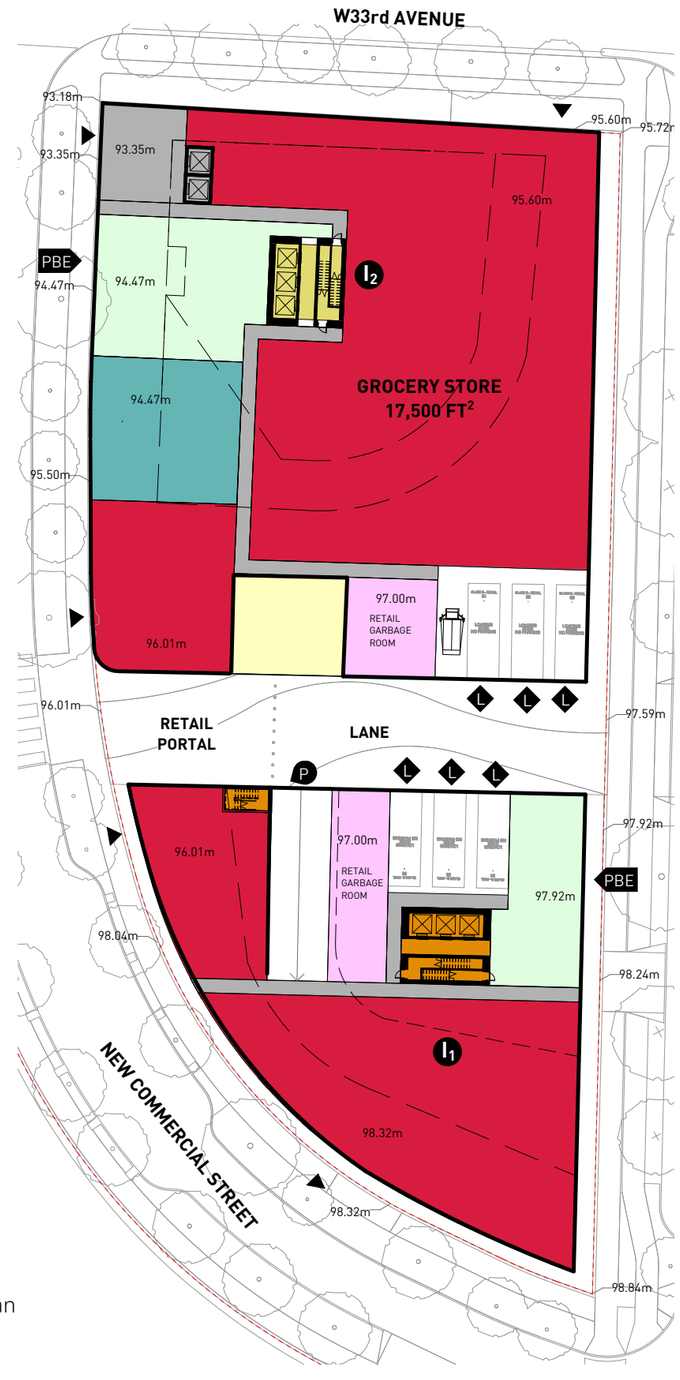


Figure 9-102: Level 1 Plan



Figure 9-103: Level 2 Plan

LEGEND

- AHI LEASEHOLD
- MARKET LEASEHOLD
- CHILDCARE
- RETAIL
- SERVICE CORRIDOR
- AMENITY
- LOBBY
- STAGING AREA
- RETAIL GARBAGE

PARCEL I

FLOOR PLANS

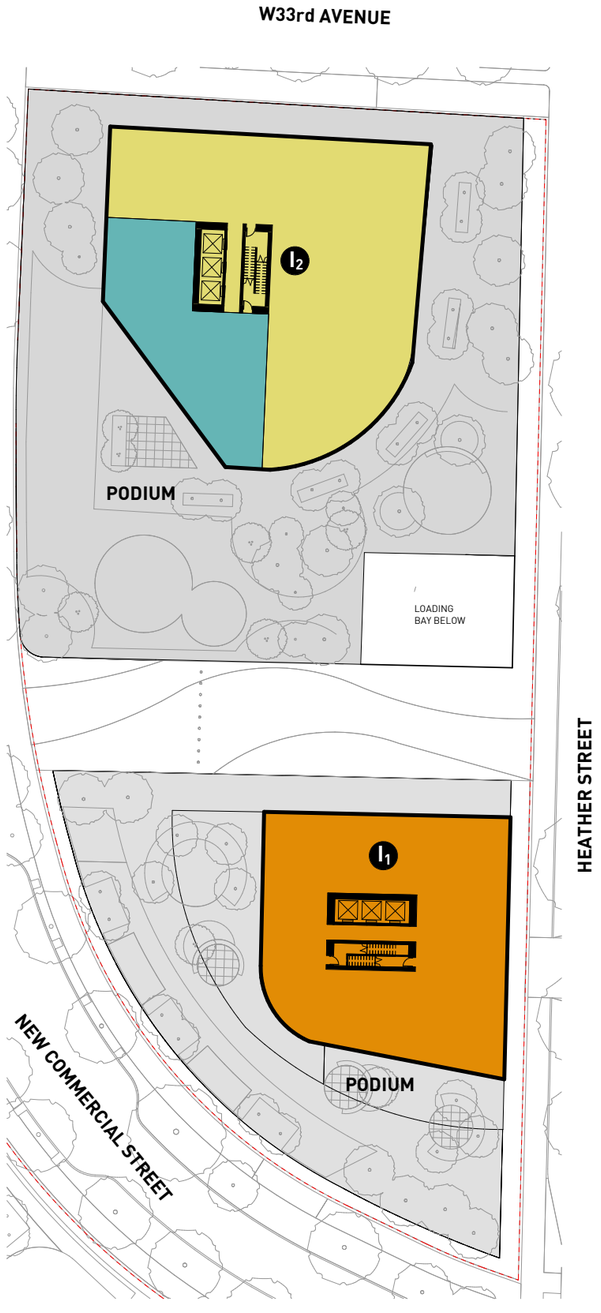


Figure 9-104: Level 3 Amenity Plan

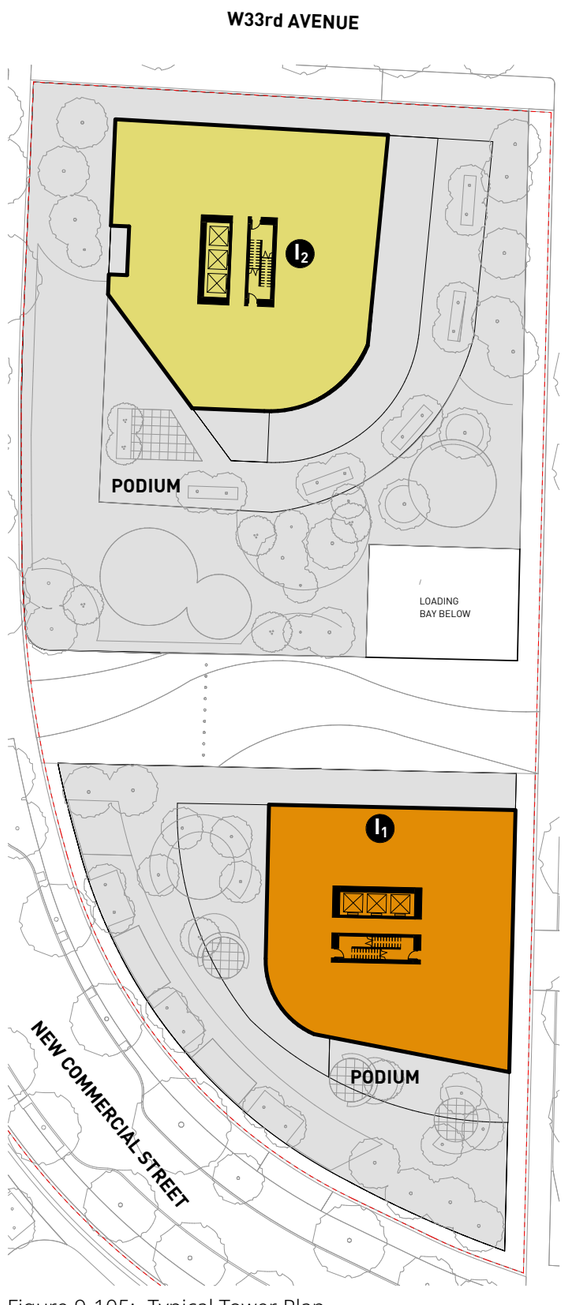


Figure 9-105: Typical Tower Plan

LEGEND

- AHI LEASEHOLD
- MARKET LEASEHOLD
- CHILDCARE
- RETAIL
- SERVICE CORRIDOR
- AMENITY
- LOBBY
- STAGING AREA
- RETAIL GARBAGE

N

2025-10-22

PARCEL I

PARKING PLANS

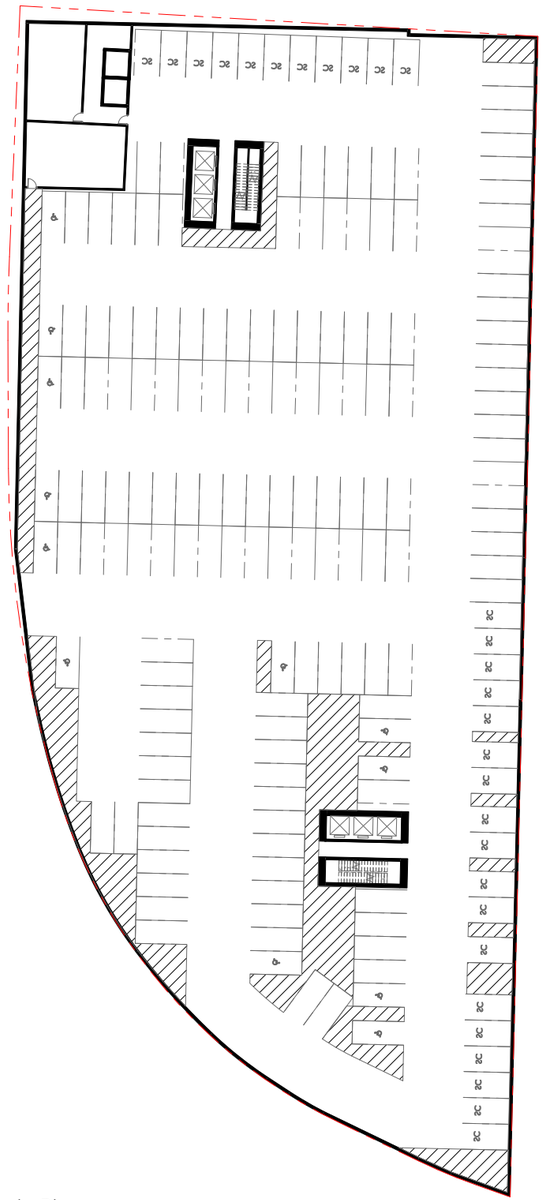


Figure 9-106: Typical Parkade Plan

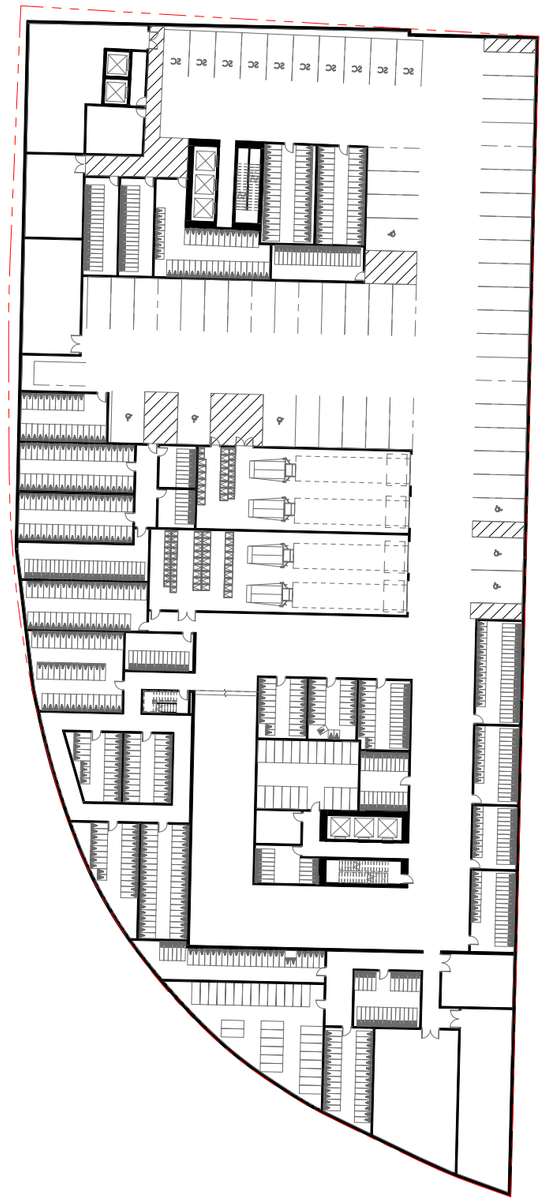


Figure 9-107: Level P1 Plan

PARCEL I SECTIONS

LEGEND

- AHI LEASEHOLD
- MARKET LEASEHOLD
- SOCIAL
- SCHOOL
- RETAIL
- CULTURAL
- CHILDCARE
- SERVICE CORRIDOR
- AMENITY
- LOBBY
- STAGING AREA
- CIRCULATION +PARKING
- PROPERTY LINES



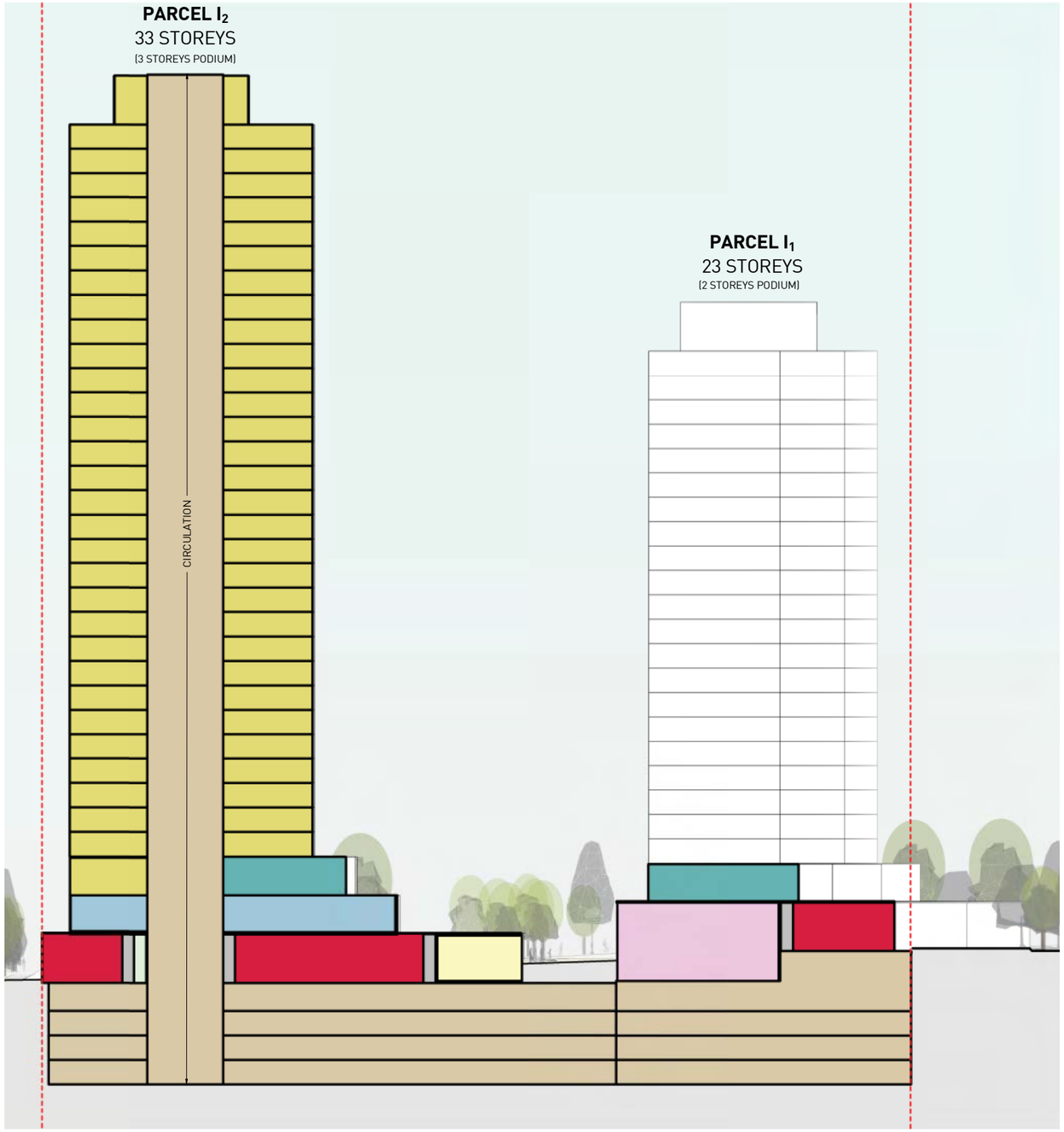
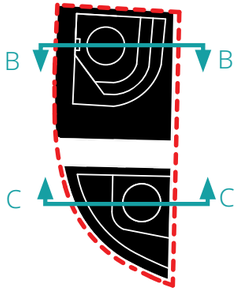


Figure 9-108: Section A-A

PARCEL I SECTIONS

LEGEND

- AHI LEASEHOLD
- MARKET LEASEHOLD
- SOCIAL
- SCHOOL
- RETAIL
- CULTURAL
- CHILDCARE
- SERVICE CORRIDOR
- AMENITY
- LOBBY
- STAGING AREA
- CIRCULATION +PARKING
- PROPERTY LINES



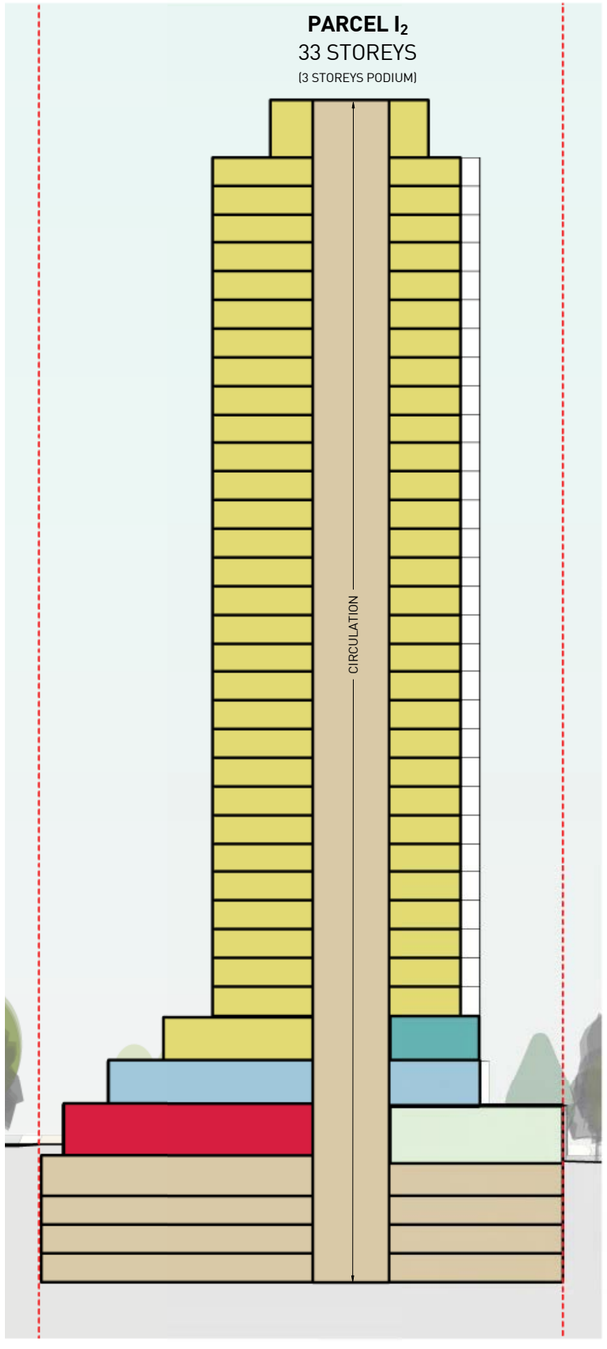


Figure 9-109: Section B-B

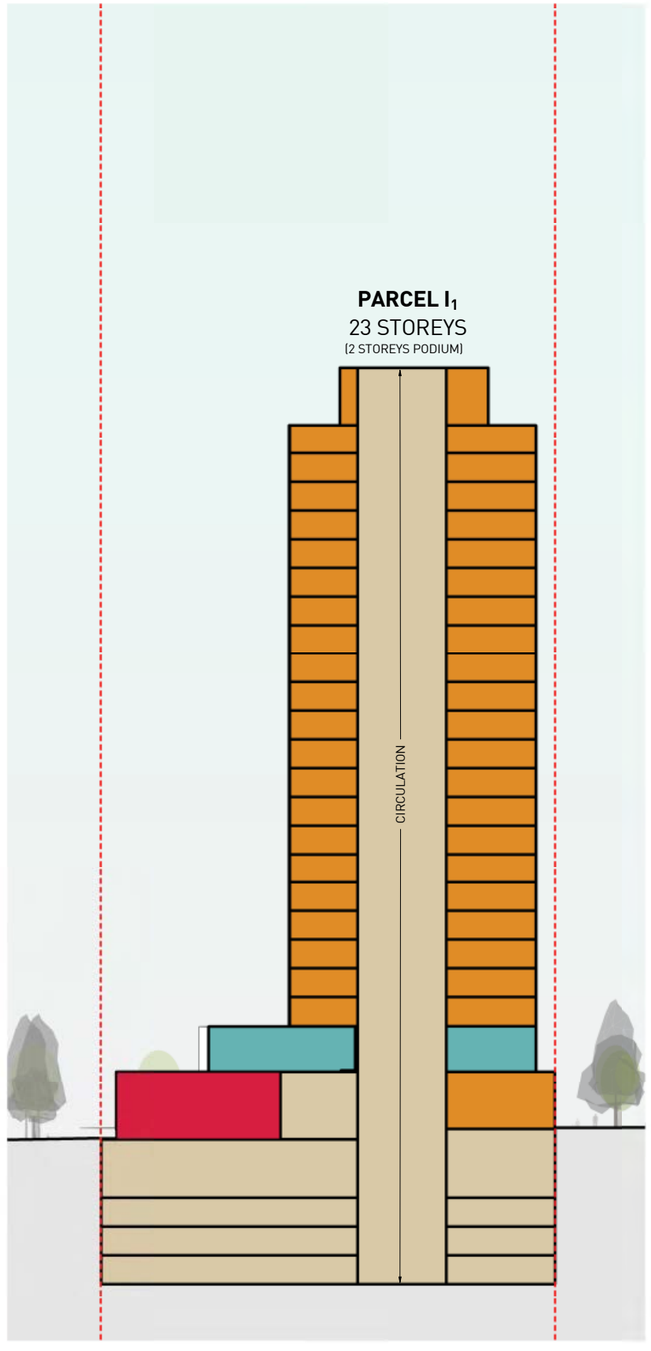
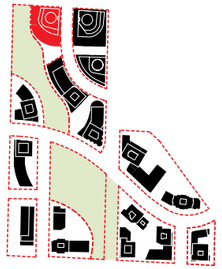


Figure 9-110: Section C-C

9.10 PARCEL J



Parcel J, the future location of the MST Cultural Centre, is the heart of the Heather Lands neighbourhood and a primary destination for community gathering, including celebrations and ceremonies. The new building will be a signature structure, providing space for sharing MST culture, traditions and values, as well as an opportunity for commercial enterprise for the MST Nations. It will accommodate various types of meetings and celebrations, and will include space to be made available for community use. The building is located to allow for a high degree of visibility and accessibility, including through the design of the outdoor public realm that encircles it.

The MST Cultural Centre Plaza is inspired by the MST concept of a drum beat signifying gathering, ceremony and storytelling; concentric circles in the paving design extend out into the pedestrian crossing at the new commercial street. A processional route that wraps around the plaza provides a possible location for a small elevated stage. It is proposed that the Cultural Centre will house a commercial kitchen that can support the business enterprise as well as provide space for community use. It can open out onto the plaza and provide an amenity that facilitates community meals or food markets.

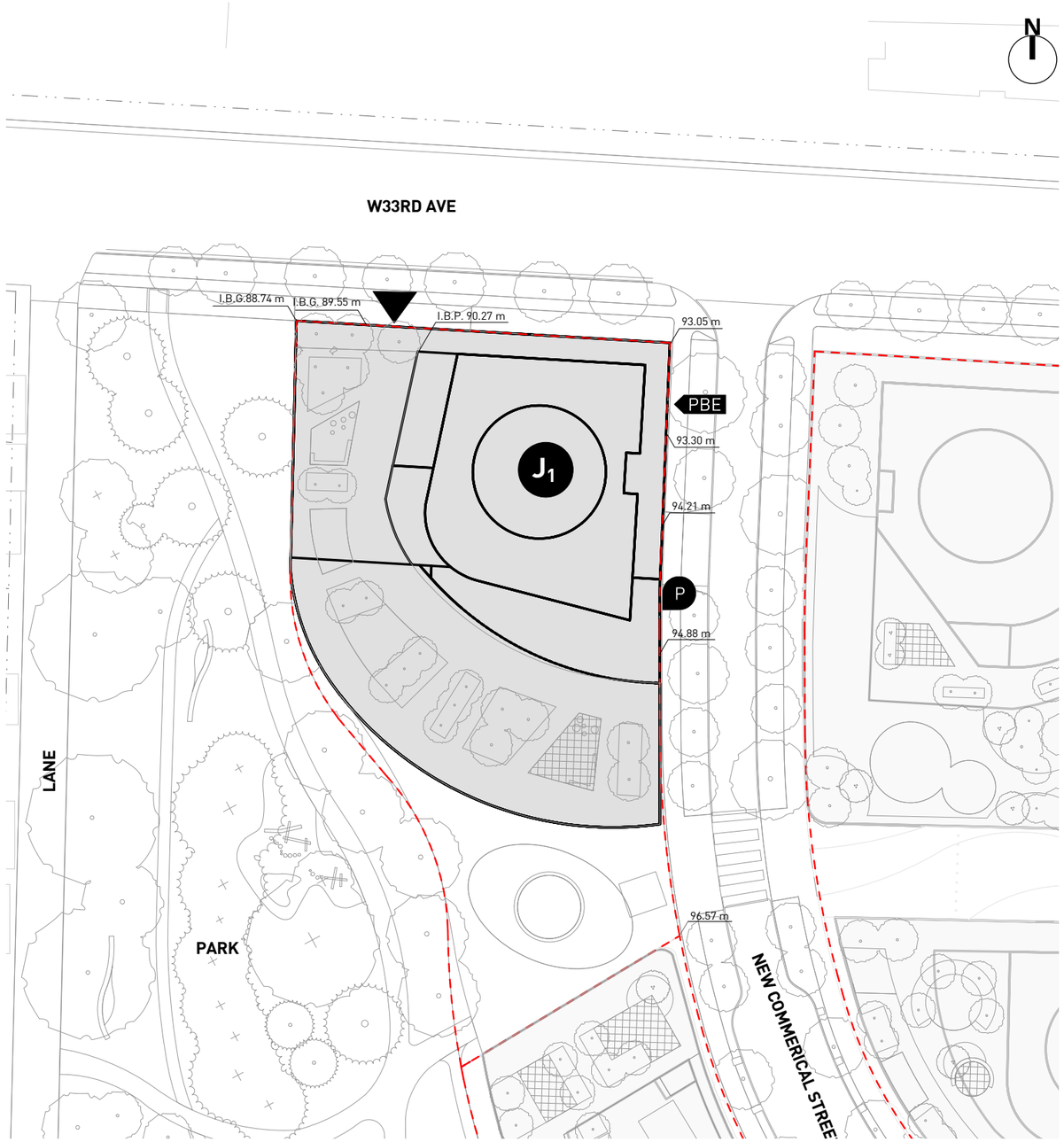


Figure 9-111: Site Plan

STATISTICS

GFA	264,089 FT²	24,535 M²
PARCEL AREA	37,566 FT²	3,490 M²
FSR	236,110 FT²	21,936 M²
TOWER HEIGHT	30 STOREYS	
UNIT TYPE	MARKET LEASEHOLD	

APPROX UNIT COUNTS	
STUDIO	34
1 BED	186
2 BED	84
3 BED	34
TOTAL	338

PARKING	
COMMERCIAL	28
VISITOR	17
RESIDENTIAL	270
TOTAL REQUIRED	315

ACCESSIBLE	14
VAN (WITHIN TOTAL)	3

	LOADING	**PASSENGER**
CLASS A	2	2
CLASS B	3	-
CLASS C	0	-

BICYCLES	
CLASS A	610
CLASS B	23

Table 9-10: Parcel J Statistics

PARCEL J

3D VIEWS

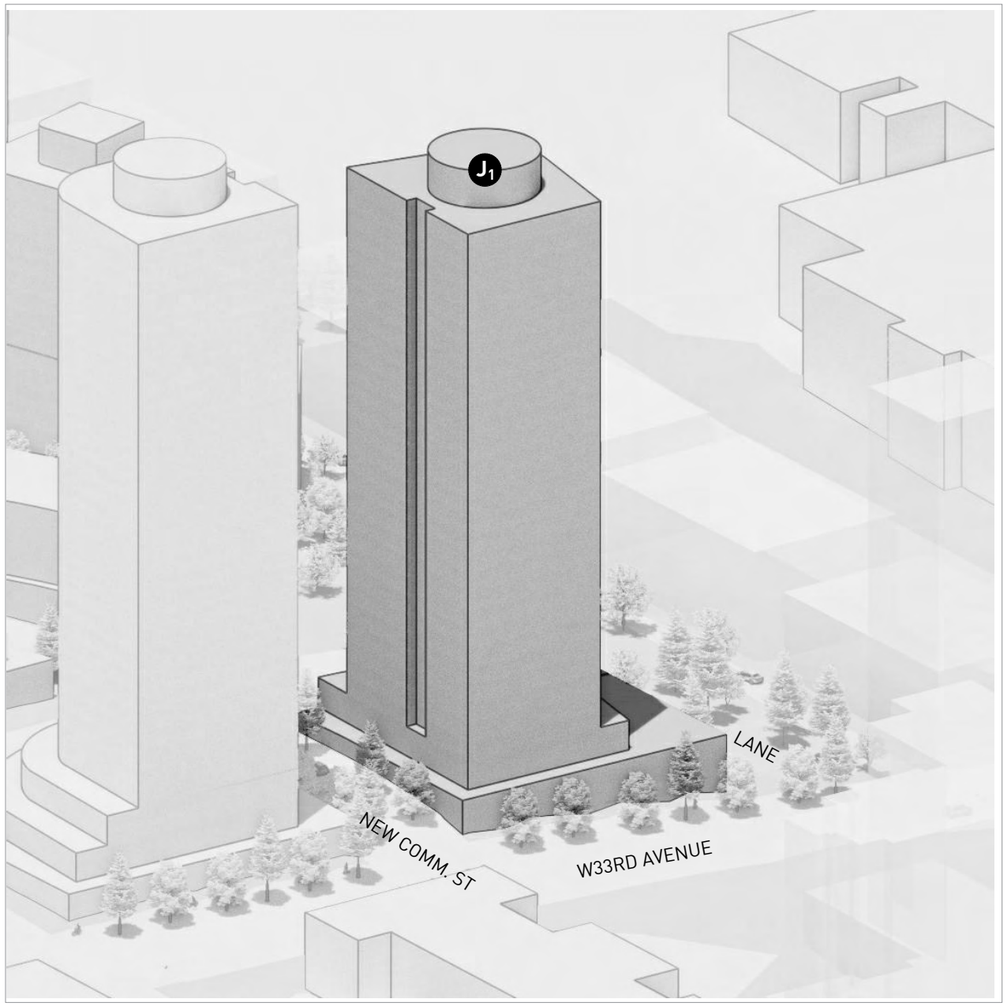


Figure 9-112: Aerial View, Looking N

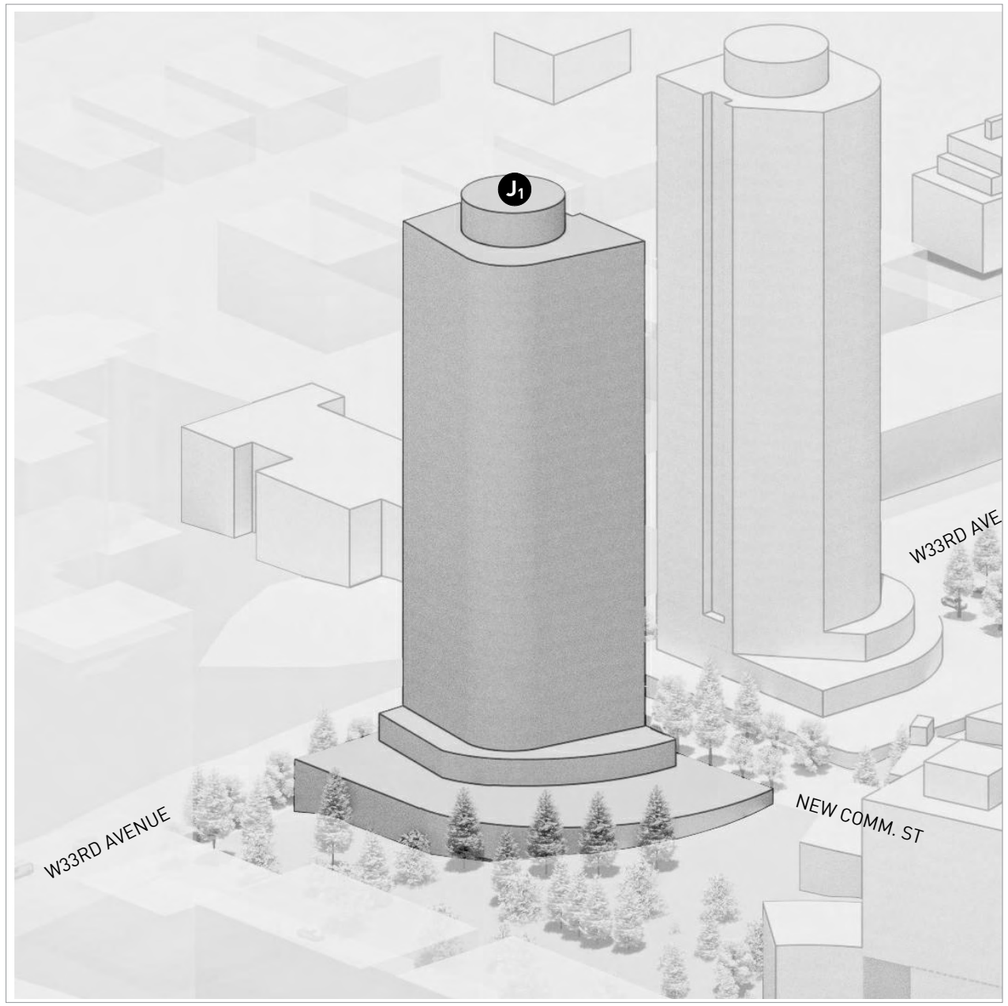


Figure 9-113: Aerial View, Looking S

PARCEL J
FLOOR PLANS

LEGEND

- RETAIL
- CULTURAL
- MARKET LEASEHOLD
- RETAIL GARBAGE
- LOBBY
- AMENITY
- STAGING AREA
- SERVICE CORRIDOR

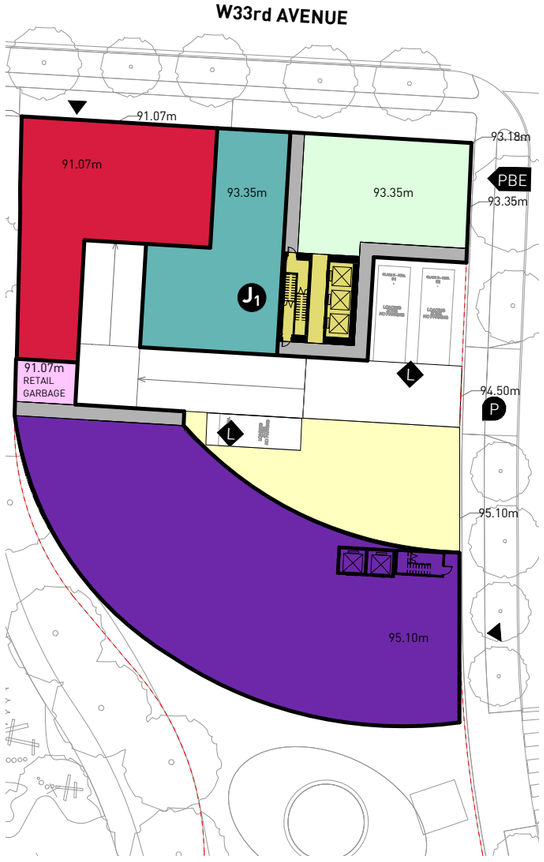


Figure 9-114: Level 1 Plan

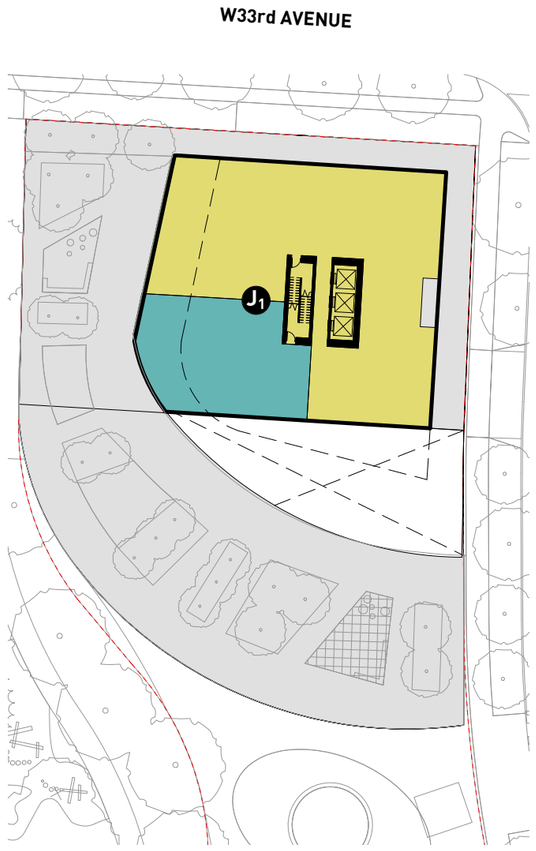


Figure 9-115: Level 2 Plan

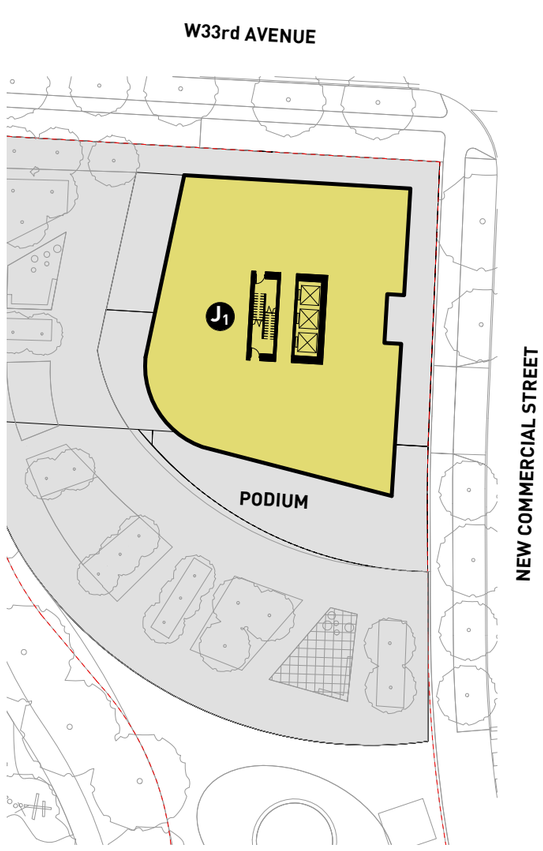


Figure 9-116: Level 3 Plan

2025-10-22

PARCEL J

PARKADE PLANS

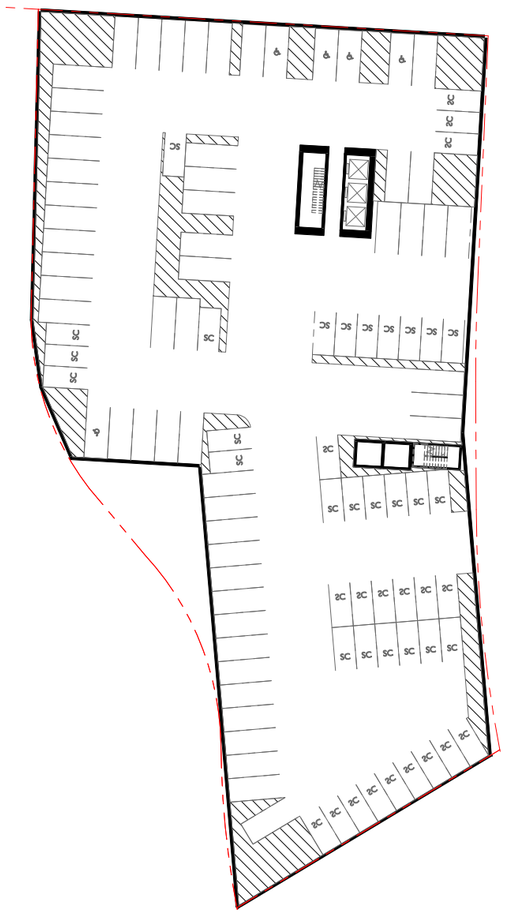


Figure 9-117: Typical Parkade Plan

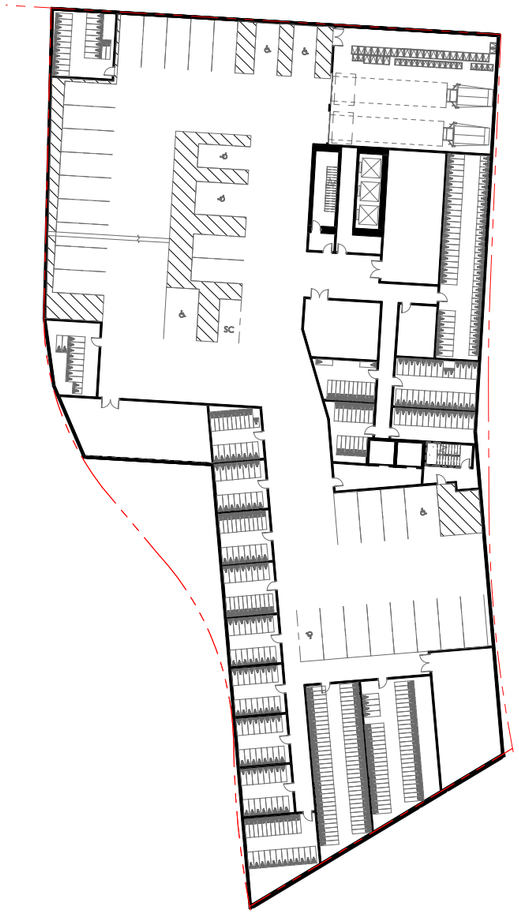
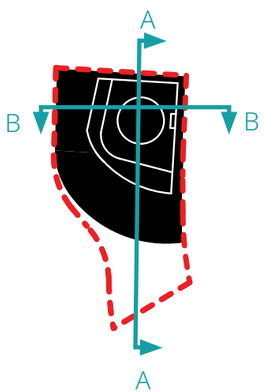


Figure 9-118: Level P1 Plan

PARCEL J SECTIONS

LEGEND

- AHI LEASEHOLD
- MARKET LEASEHOLD
- SOCIAL
- SCHOOL
- RETAIL
- CULTURAL
- CHILDCARE
- SERVICE CORRIDOR
- AMENITY
- LOBBY
- STAGING AREA
- CIRCULATION +PARKING
- PROPERTY LINES



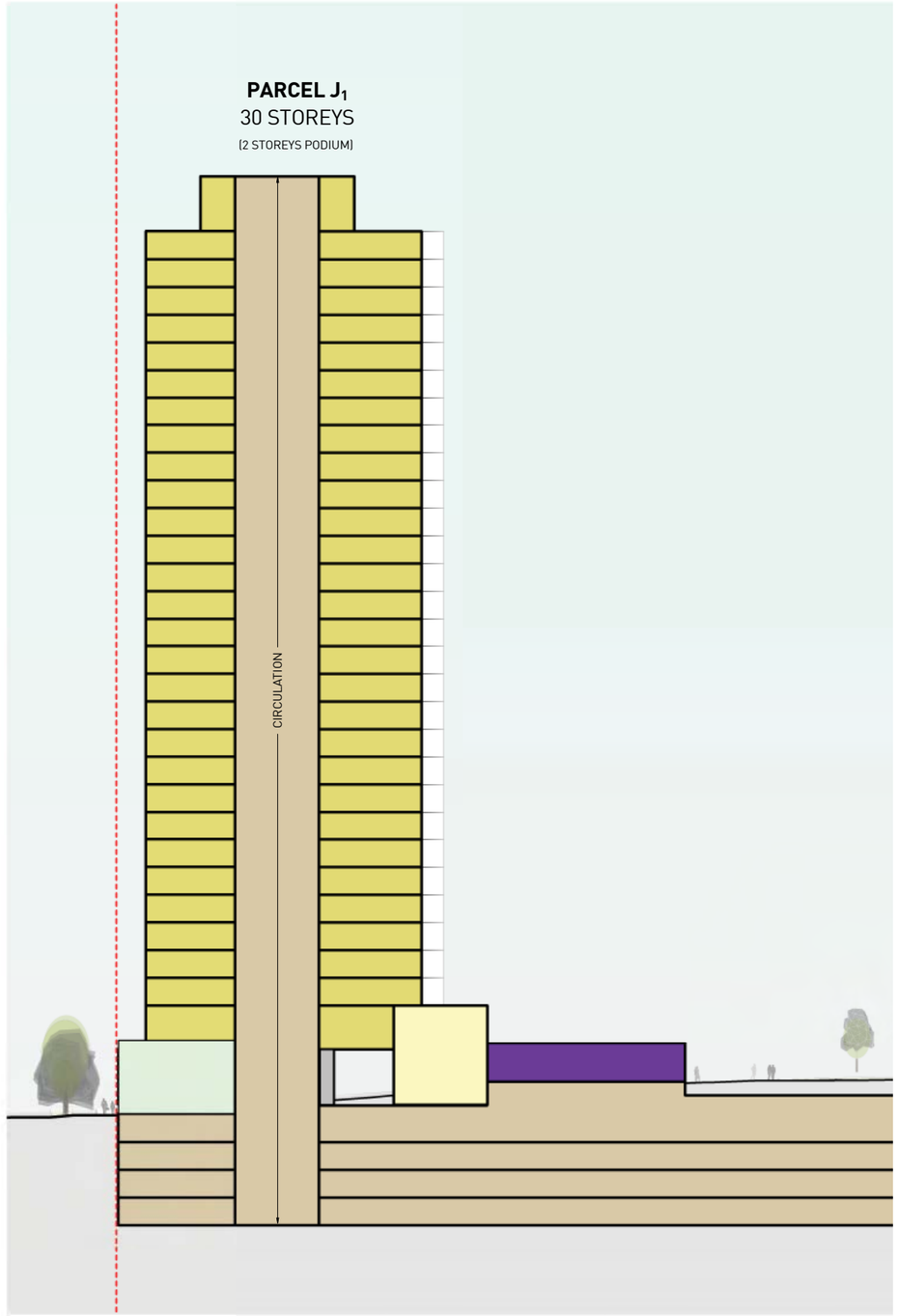


Figure 9-119: Section A-A

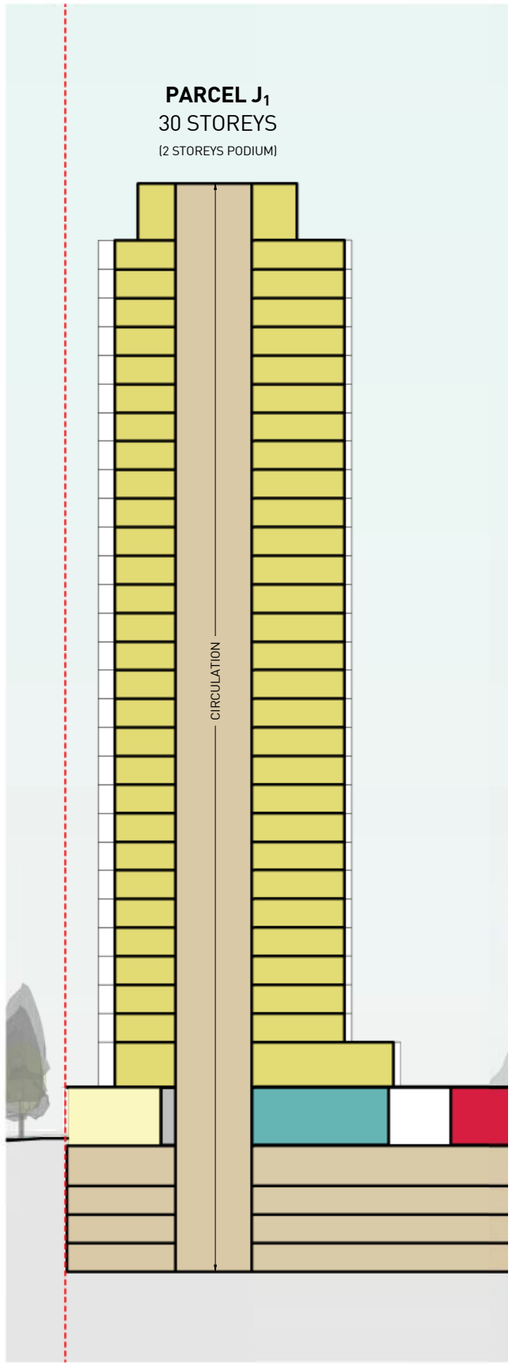


Figure 9-120: Section B-B