

HEATHER LANDS POLICY STATEMENT

Council Presentation
May 15, 2018

2018



Heather Lands Site



Background

- 8.5 hectare (21 acre) site
- Musqueam, Squamish and Tsleil-Waututh Nations peoples resided on these lands for thousands of years. In the early 1900's the Heather Lands were cleared for logging and settlement.
- Currently zoned CD-1 (52A) and CD-1 (80) which permits primarily office, institutional and uses required by the RCMP.
- Riley Park South Cambie (RPSC) Vision (2005) supported institutional, cultural and recreational uses on the site, retention of the Fairmont Academy, and buildings up to four-storays.
- At the request of the landowners, Council approved planning program in July 2016 to consider heights beyond the RPSC Vision and guide potential redevelopment of the site.



Surrounding Context



Council Policy Framework

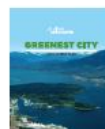
REGIONAL POLICIES

Metro Vancouver 2040: Shaping Our Future (2011)
The Regional Growth Strategy provides a framework for all Lower Mainland municipalities to accommodate projected growth - over one million people and 600,000 new jobs - by 2040.



CITY-WIDE POLICIES

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



Renewable City Strategy (2013)
The goal of the Renewable City Strategy is that Vancouver will become a city that uses only renewable sources of energy while respecting the principles of sustainability.



Mayor's Task Force on Housing Affordability (2011)
The task force recommends a range of actions for the creation of affordable housing for middle- and moderate-income earners.



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



Vancouver Park Board Strategic Framework (2012)
This framework establishes four key directions: Parks and recreation for all; leadership in greening; engaging people; and excellence in resource management.



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



AREA PLANS

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



Riley Park South Cambie Vision (2005)
This vision provides general direction for large sites in the study area; for the site, it supports institutional, cultural and recreational uses, retention of the Fairmont Academy building, and residential buildings up to 4-stories.



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



SITE SPECIFIC POLICIES

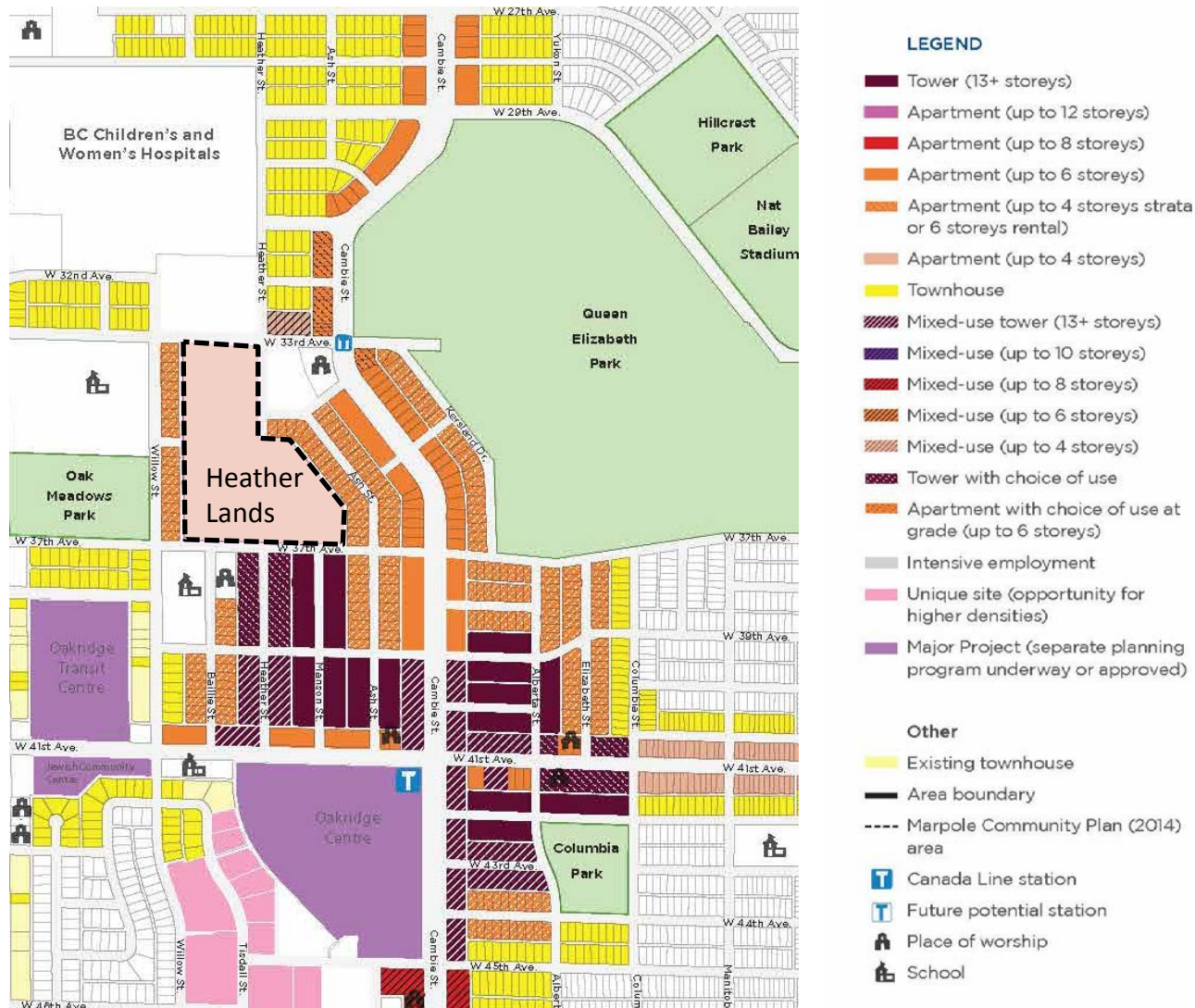
Rezoning Policy for Sustainable Large Developments (2013)
This policy requires plans and studies to achieve a higher level of sustainability in terms of district energy, site design, transportation, housing, food systems, access to nature, rainwater and solid waste management.



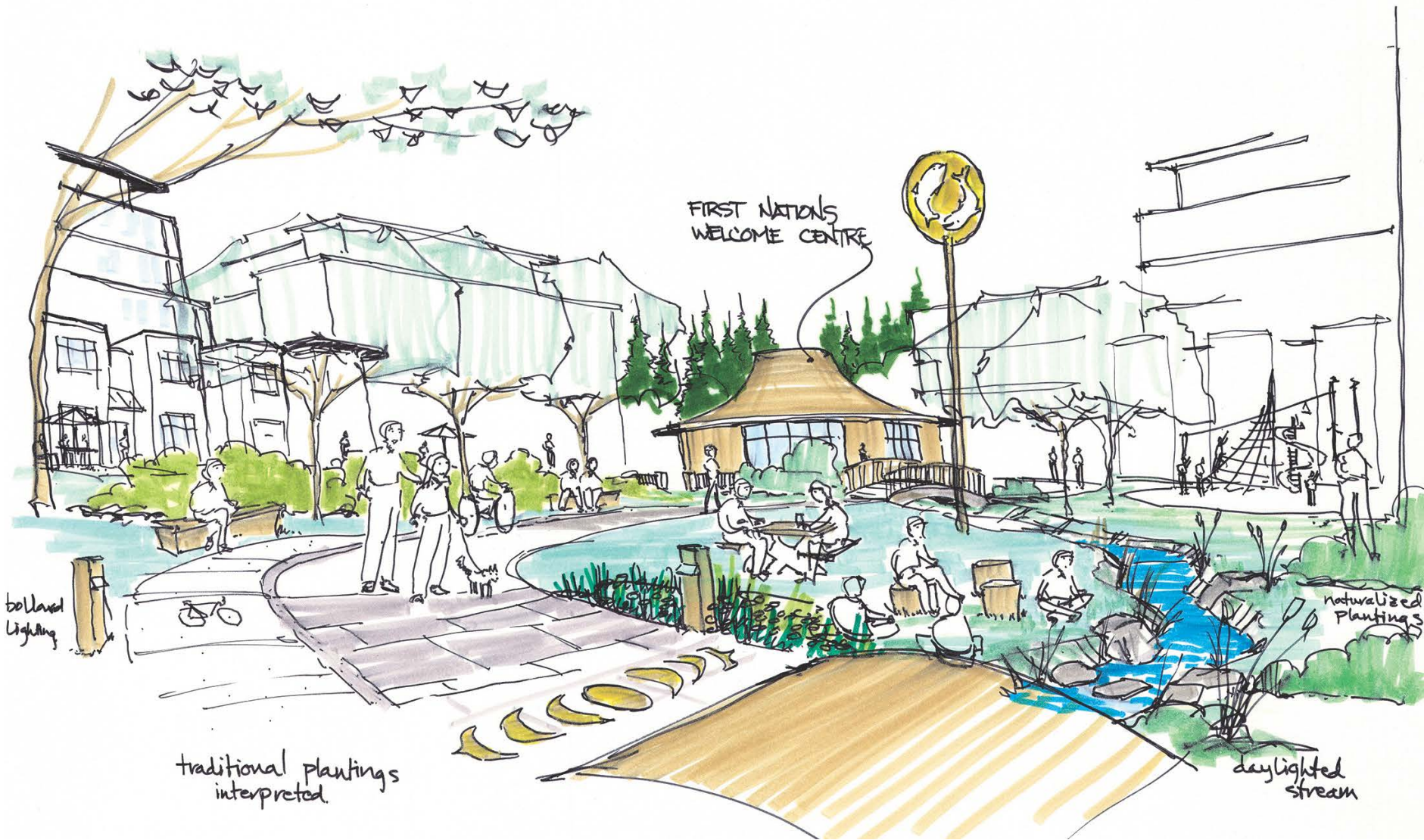
Green Building Rezoning Policy (2010 updated 2017)
This policy requires all rezoning proposals to achieve a minimum LEED Gold rating.



Cambie Corridor Plan (2018)



Reconciliation Framework (2014)



Planning Process



Creating a Site Plan

1

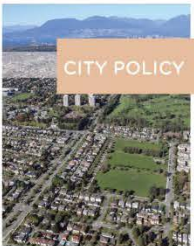
The following three inputs were used to develop the guiding principles.

OCT
2016

PUBLIC INPUT
OPEN HOUSE #1



CITY POLICY



LANDOWNERS
GOALS



2

The Guiding Principles

GUIDING PRINCIPLES

Reflect shared history and collective vision

Respect the land, enhance natural systems and contribute to sustainability

Create community for all cultures

Connect neighbourhoods

Accommodate a range of housing types to support diversity of needs

Create a new residential district

Achieve outstanding urban design

OCT
2017

Concepts evaluated based on:
PUBLIC FEEDBACK +
URBAN DESIGN CRITERIA

3

Concept Development and Evaluation

A



B



C



4

Draft Policy and Concept Plan

PREFERRED CONCEPT

MARCH
2018



EMERGING POLICIES

SPRING/
SUMMER
2018

5 Draft Policy Statement

Preferred Concept – “Connections”



Illustrative view looking northwest

Preferred Concept

- Plan includes 2,292,000 sqft (2.5 FSR)
- Parks & Open space
 - Approx. four-acres of open space (min two-acres park)
- Housing Opportunities
 - Approx. 2,300 units
 - At least 20% social housing (~530 units)
 - Target of 20% 'Attainable Home Ownership' (~530 units)
- Neighbourhood Heart
 - Local-serving commercial
 - Cultural Centre
 - Childcare Centre (69-space facility)
- Potential elementary school site



Fairmont Academy (1912)

Council Policy

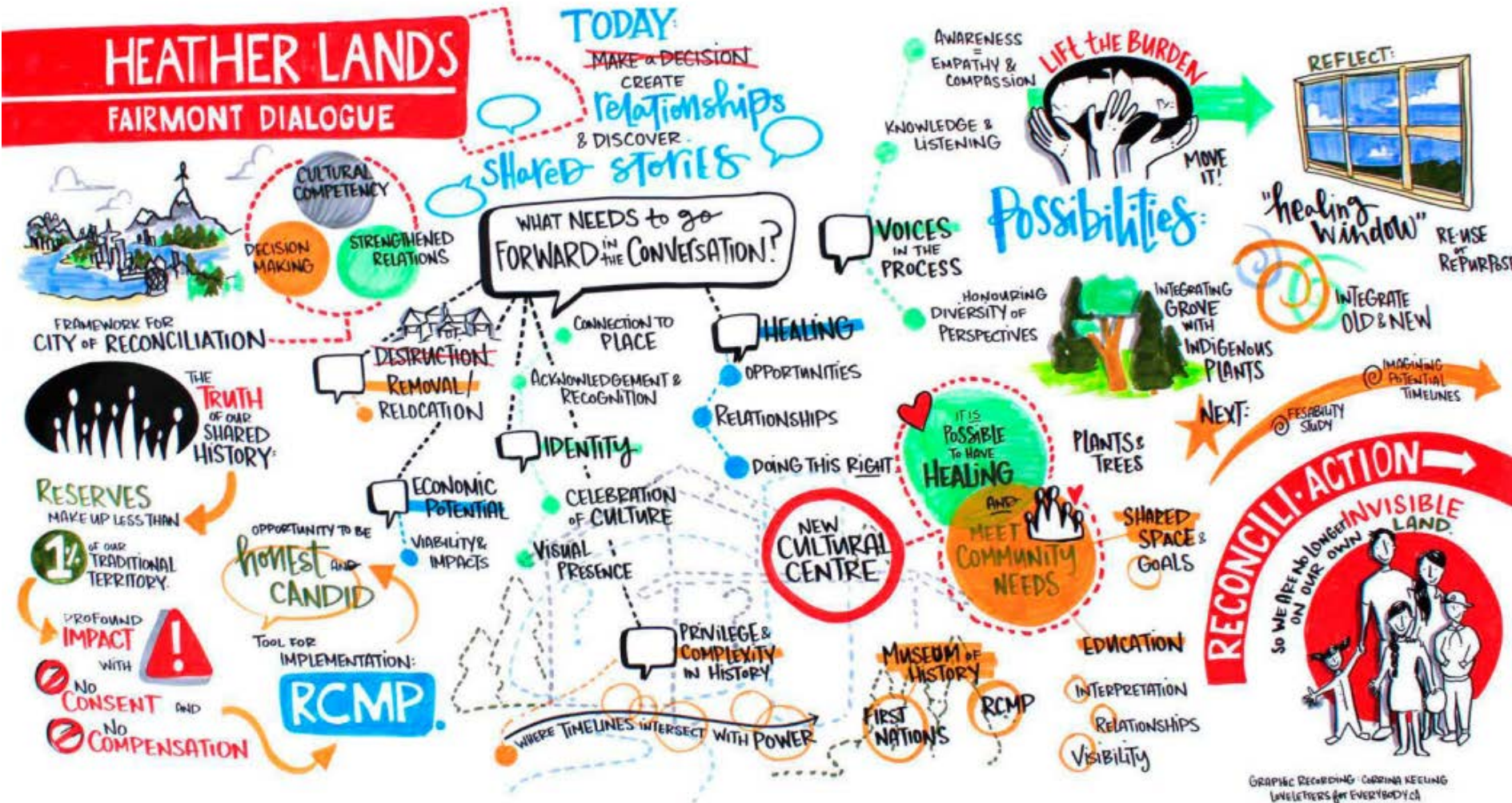
'Category A' building (primary significance) listed on the Vancouver Heritage Register as an outstanding example of Tudor Revival architecture by renowned architect, Samuel McClure.

Landowner Request

MST and CLC requested removal of the Fairmont building because of its long-term association with the RCMP and their role in enforcing the Indian Act and discriminatory laws.



Fairmont Dialogue Session



Fairmont Building Strategy

- As a measure of reconciliation, the City supports the Nation's by pursuing an option to relocate the building off-site
- Staff will report back to Council with:
 - feasibility study, including costs
 - evaluation of potential sites
 - potential contribution for relocation
- If a receiver site cannot be identified within the allowed timeframe, then the building will be demolished
- Heather Lands will incorporate opportunities for storytelling & interpretation



Community Engagement



6

Public open
houses

17,100+

Postcard
notifications

1

Youth
engagement
Event

520+

People engaged

Regular updates
with stakeholders
(RPSC, CSF, etc.)

1

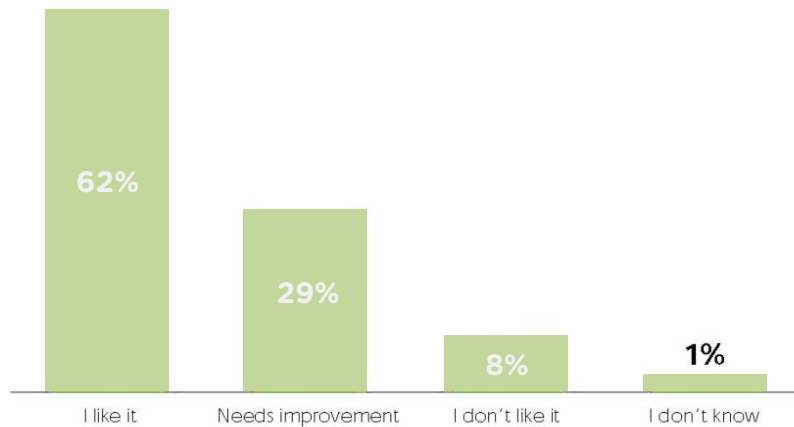
Fairmont dialogue
session

520+

Feedback forms
received

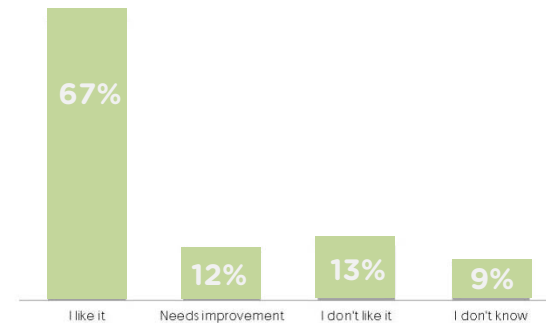
Community Engagement

OVERALL, WHAT DO YOU THINK OF THE PROPOSED CONCEPT AND POLICIES



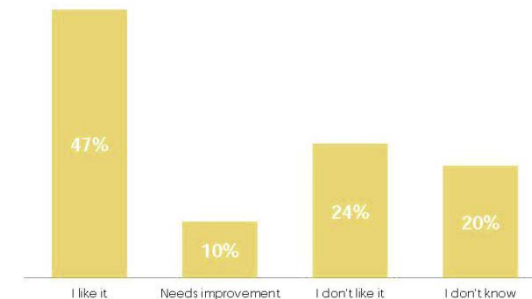
Overall, responses to this question were positive with 62% of respondents indicating that they like the proposed concept and policies

WHAT DO YOU THINK OF THE PROPOSED CULTURAL CENTRE



67% of respondents like the proposed cultural centre

WHAT DO YOU THINK ABOUT THE PROPOSAL TO RELOCATE THE FAIRMONT BUILDING?



47% of respondents like the proposal to remove the Fairmont building, 10% think it needs improvement, 24% don't like it, and 20% don't know

Heather Lands Policy Statement



> CONTENTS

1	Background	5
2	Vision and Guiding Principles	20
3	Reconciliation	26
4	Land Use and Density	36
5	Site Ecology, Parks and Open Spaces	44
6	Connections, Movement and Transportation	54
7	Built Form, Massing and Height	70
8	Sustainability and Infrastructure	80
9	Community Amenities	86
10	Illustrated Development Concept	94

Chapter 3 Reconciliation

- Reconciliation
- Welcoming and Inclusive
- Storytelling and Placemaking
- Cultural Centre



Proposed Public Benefits

AFFORDABLE HOUSING

20% of the units will be provided for social housing, half of which will be designed for families with children.

CHILDCARE

A full-size 69-space childcare centre.

PARKS + OPEN SPACE

Approximately 4 acres of new public parks + open space

CULTURAL CENTRE

A new 15,000-20,000 sq. ft. cultural centre is proposed

The Fairmont building is proposed to be relocated off-site

TRANSPORTATION

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

Conclusion

