

# HEATHER LANDS

## Design Guidelines



**xew's tə n̓a šxʷtəŋaxətəŋ** <Hən̓qəmin̓əm̓>

**X̱aw's uÚxwumixw** <Sḵwx̱wú7mesh>

**A New Neighbourhood** <English>

# TIME IMMEMORIAL

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

The Musqueam, Squamish, and Tsleil-Waututh people descended from hə́ŋdəmíhə́m and sk̓w̓x̓wú7mesh 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”.

# AN HISTORIC PARTNERSHIP



FIGURE O-1: CLC and MST Joint Venture Partnership

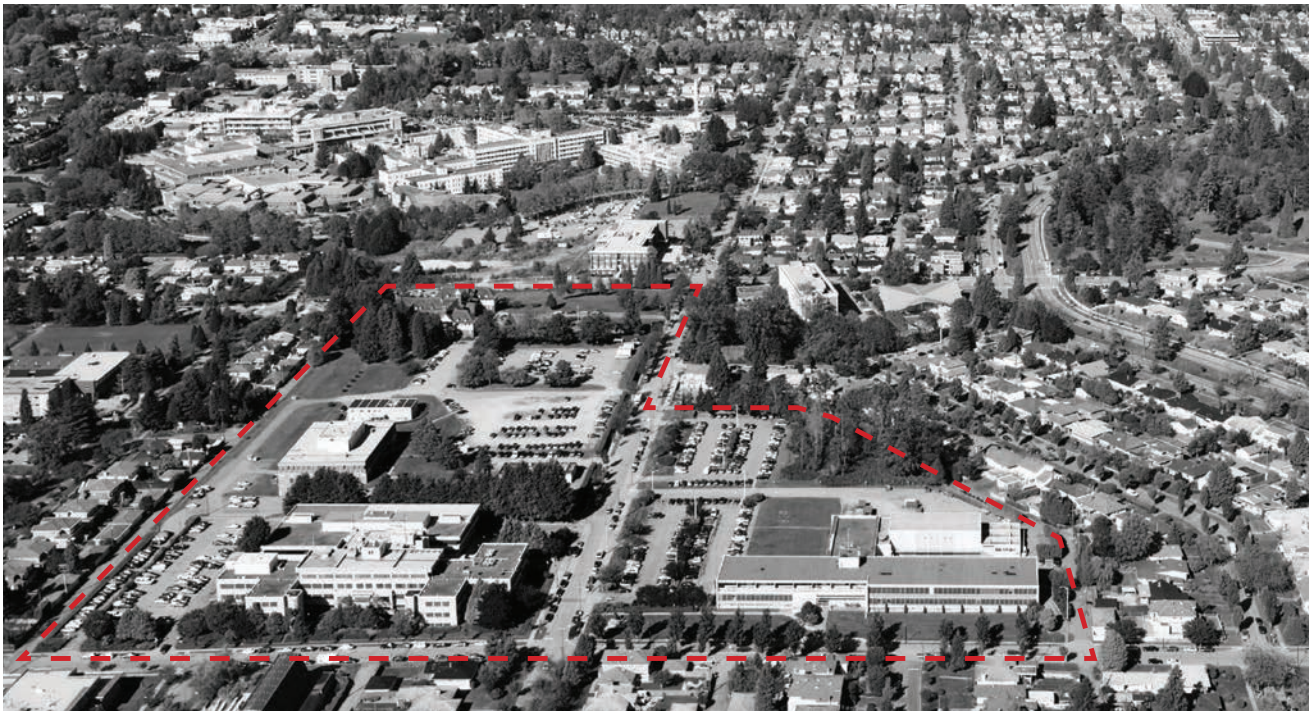


FIGURE O-2: Aerial View of Heather Lands Site, Looking N



## WORKING TOGETHER AS ONE

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

The MST Partnership (“MST”), together with Canada Lands Company (“CLC”), have entered into an historic joint venture partnership to redevelop Heather Lands and create opportunity for all involved.

Together, Canada Lands Company and the MST Partnership (“CLC-MST”) are working to transform the Heather Lands into an inspiring, progressive and sustainable new neighbourhood.

In doing this, they will optimize the value of the land, generate opportunities and careers for members of the MST Nations and generate a return on investment for all the partners and Canadians.



# THE PARTNERS

## 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.

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

*John McBain  
Canada Lands Company*



## 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 the 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*



# Table of Contents

## A INTRODUCTION

### 01 Storytelling Through Design

|      |   |    |
|------|---|----|
| 1.1  | Project Background.....                                     | 24 |
| 1.2  | Application and Intent .....                                | 26 |
| 1.3  | Document Organization and Content .....                     | 28 |
|      | 1.3.1 How To Use This Document .....                        | 28 |
| 1.4  | Cultural Interpretive Plan.....                             | 29 |
| 1.5  | MST Values, Elements of Life and Design Directives .....    | 30 |
|      | 1.5.1 Values.....   | 30 |
|      | 1.5.2 Four Elements of Life .....                           | 30 |
|      | 1.5.3 Design Directives .....                               | 30 |
| 1.6  | Welcoming to All .....                                      | 32 |
| 1.7  | We're Taught to Know Where We Come From.....                | 34 |
| 1.8  | Everything is Connected .....                               | 36 |
| 1.9  | Being in Touch with the Light, Weather, Seasons, Land ..... | 38 |
| 1.10 | Site Plans - Integration of Design Directives .....         | 40 |

### 02 The Neighbourhood

|     |   |    |
|-----|---|----|
| 2.1 | Context.....                                  | 46 |
|     | 2.1.1 MST History.....                        | 46 |
|     | 2.1.2 Surrounding Neighbourhood and City..... | 48 |
| 2.2 | The New Neighbourhood .....                   | 54 |
|     | 2.2.1 Plan Description.....                   | 54 |
|     | 2.2.2 Naming .....                            | 56 |
|     | 2.2.3 Character Areas .....                   | 56 |
| 2.3 | Land Use .....                                | 66 |
|     | 2.3.1 Public Park .....                       | 66 |
|     | 2.3.2 Open Space .....                        | 66 |
|     | 2.3.3 Commercial.....                         | 68 |
|     | 2.3.4 Residential .....                       | 68 |
|     | 2.3.5 MST Cultural centre .....               | 70 |
|     | 2.3.6 Childcare centre .....                  | 71 |
|     | 2.3.7 School.....                             | 71 |
| 2.4 | Development Data .....                        | 72 |
| 2.5 | Project Phasing.....                          | 74 |
|     | 2.5.1 Phasing Data .....                      | 76 |



## B SITE-WIDE DESIGN GUIDELINES

### 03 Landscape Expression

|       |                                 |     |
|-------|---------------------------------|-----|
| 3.1   | Landscape .....                 | 80  |
| 3.2   | Parks and Open Space .....      | 80  |
| 3.2.1 | Forest trail.....               | 82  |
| 3.2.2 | Coniferous Forest Ecozone ..... | 86  |
| 3.2.3 | Riparian Forest Ecozone .....   | 88  |
| 3.2.4 | Oak Meadow Ecozone .....        | 90  |
| 3.2.5 | Wild Orchard Ecozone.....       | 92  |
| 3.2.6 | Tree Retention .....            | 94  |
| 3.2.7 | Tree Harvesting .....           | 96  |
| 3.2.8 | Urban Forest.....               | 96  |
| 3.3   | Landscape Plantings .....       | 98  |
| 3.3.1 | Tree Replacing/Planting.....    | 100 |
| 3.3.2 | Urban Adapted Plants.....       | 101 |
| 3.4   | Play Spaces .....               | 102 |
| 3.5   | MST Cultural Centre Plaza.....  | 104 |
| 3.6   | The Retail Passage .....        | 108 |
| 3.7   | Pollinator Corridor .....       | 110 |
| 3.8   | Statutory Right-of-Ways .....   | 112 |
| 3.9   | Semi-Public Courtyards .....    | 114 |
| 3.10  | Green Roofs.....                | 116 |
| 3.11  | Landscape Hardscape.....        | 118 |
| 3.12  | Site Furnishings.....           | 120 |

### 04 Mobility

|     |                         |     |
|-----|-------------------------|-----|
| 4.1 | Mobility Intent .....   | 124 |
| 4.2 | Street Network .....    | 125 |
| 4.3 | Pedestrian Network..... | 136 |
| 4.4 | Cyclist Network .....   | 138 |
| 4.5 | Key Intersections ..... | 140 |

## 05 Infrastructure

|     |   |     |
|-----|---|-----|
| 5.1 | Infrastructure Intent .....             | 146 |
| 5.2 | Lighting .....                          | 147 |
| 5.3 | Rainwater Management .....              | 150 |
| 5.4 | Water Conservation and Quality .....    | 154 |
| 5.5 | Green Building Strategy .....           | 156 |
|     | 5.5.1 Healthy Indoor Environments ..... | 158 |
|     | 5.5.2 Certification / Compliance .....  | 159 |
| 5.6 | Zero Waste.....                         | 160 |

## 06 Architectural Expression

|      |  |     |
|------|--|-----|
| 6.1  | Architecture Intent .....                    | 164 |
| 6.2  | Built Form and Orientation .....             | 166 |
| 6.3  | Building Heights.....                        | 172 |
| 6.4  | Building Setbacks.....                       | 176 |
| 6.5  | Materials .....                              | 178 |
| 6.6  | Views and Connection .....                   | 180 |
| 6.7  | Colour Palette .....                         | 181 |
| 6.8  | Building Entries.....                        | 184 |
| 6.9  | Accessibility .....                          | 185 |
| 6.10 | Private and Semi-Private Outdoor Spaces..... | 186 |
|      | 6.10.1 Ground Floor Units .....              | 186 |
|      | 6.10.2 Rooftop Amenity .....                 | 187 |
|      | 6.10.3 Balconies and Terraces .....          | 188 |
| 6.11 | Residential Streets .....                    | 190 |
| 6.12 | Retail Streets .....                         | 191 |
| 6.13 | Safety and Security .....                    | 193 |
| 6.14 | Service Spaces .....                         | 194 |
|      | 6.14.1 Parking .....                         | 194 |
|      | 6.14.2 Bicycle Storage .....                 | 196 |
|      | 6.14.3 Loading .....                         | 197 |
|      | 6.14.4 Waste Management .....                | 197 |

## 07 Public Art

|     |                 |     |
|-----|-----------------|-----|
| 7.1 | Public Art..... | 200 |
|-----|-----------------|-----|

## C PARCEL DESIGN GUIDELINES

### 08 Character Areas and Parcels

|     |   |     |
|-----|---|-----|
| 8.1 | Character Areas.....                                      | 204 |
| 8.2 | Homes in the Village: Returning Home.....                 | 206 |
|     | 8.2.1 Landscape Expression.....                           | 207 |
|     | 8.2.2 Architectural Expression .....                      | 212 |
| 8.3 | Meeting Point: Welcome to Our Place .....                 | 214 |
|     | 8.3.1 Landscape Expression.....                           | 214 |
|     | 8.3.2 Architectural Expression .....                      | 218 |
| 8.4 | Homes in the Forest: Retreating and Cleansing .....       | 220 |
|     | 8.4.1 Landscape Expression.....                           | 221 |
|     | 8.4.2 Architectural Expression .....                      | 226 |
| 8.5 | Drum Beat / Heart: The Spirit of this Place is Alive..... | 228 |
|     | 8.5.1 Landscape Expression.....                           | 230 |
|     | 8.5.2 Architectural Expression .....                      | 234 |
| 8.6 | Parcel Subdivision Plan .....                             | 238 |
| 8.7 | Parcel Development Data .....                             | 240 |
|     | 8.7.1 Parcel A .....                                      | 240 |
|     | 8.7.2 Parcel B.....                                       | 242 |
|     | 8.7.3 Parcel C.....                                       | 244 |
|     | 8.7.4 Parcel D .....                                      | 246 |
|     | 8.7.5 Parcel E.....                                       | 248 |
|     | 8.7.6 Parcel F.....                                       | 250 |
|     | 8.7.7 Parcel G .....                                      | 252 |
|     | 8.7.8 Parcel H .....                                      | 254 |
|     | 8.7.9 Parcel I.....                                       | 256 |
|     | 8.7.10 Parcel J .....                                     | 258 |

## **APPENDICES**

- APPENDIX A Recommended Plantings Lists
- APPENDIX B Tree Management Report for Development Application Purposes
- APPENDIX C Transportation Assessment and Management Study
- APPENDIX D Water Demand Estimate
- APPENDIX E Infiltrometer Test Results
- APPENDIX F Rainwater Management Plan
- APPENDIX G Garbage and Recycling Storage Facility Design
- APPENDIX H Low-Carbon Energy Strategy
- APPENDIX I Civil Site Servicing Report
- APPENDIX J Preliminary Geotechnical Investigation Report and Due Diligence  
Environmental Assessment
- APPENDIX K What We Heard
- APPENDIX L What We Understand
- APPENDIX M Cultural Interpretive Plan
- APPENDIX N Archaeological Overview Assessment

## **CHAPTER COVER IMAGES**

SECTION 01: Conceptual Illustration - Drum Beat / Heart

SECTION 02: Conceptual Illustration - Heather Street ROW, Looking N from W37th

SECTION 03: Conceptual Illustration - Trail Through the Forest, Looking SW

SECTION 04: Conceptual Illustration - W35th at Heather Intersection, Looking W

SECTION 05: Conceptual Illustration - Rainwater Pond in Public Park, Looking NW

SECTION 06: Conceptual Illustration - Aerial View of Heather Lands, Looking SW

SECTION 07: Conceptual Illustration - Meeting Point, Looking W on W35th

SECTION 08: Conceptual Illustration - Homes in the Village, Parcel B Looking W

Artist: Matthew Thomson

# List of Figures

|  |    |
|--|----|
| Figure 1-1: Cover of Heather Lands Policy Statement.....                                     | 24 |
| Figure 1-2: Aerial View of Heather Lands Looking SE.....                                     | 27 |
| Figure 1-3: CIP cover.....   | 29 |
| Figure 1-4: MST Values.....  | 31 |
| Figure 1-5: Welcome Figure (K'aya'chtn), Credit: Darren Yelton.....                          | 33 |
| Figure 1-6: Prayer Weaving by Krista Point, Credit: Charleen Grant.....                      | 35 |
| Figure 1-7: Brown-belted Bumble Bee, Credit: Andrew C.....                                   | 37 |
| Figure 1-8: Takaya Tours, Credit: Dennis Thomas.....   | 39 |
| Figure 1-9: Neighbourhood Character Areas.....   | 40 |
| Figure 1-10: Connections and Culture in the Public Realm.....                                | 41 |
| Figure 1-11: Embedding Nature and Seasons in the Landscape Plan.....                         | 42 |
| Figure 1-12: Enhancing Natural Systems.....  | 43 |
| Figure 2-1: [ <i>Trail</i> ] Through the Forest, Stuart Thomson, 1918.....                   | 47 |
| Figure 2-2: [ <i>Trail</i> ] Through the Forest, Stuart Thomson, 1918.....                   | 47 |
| Figure 2-3: VanDusen Gardens Welcome Centre.....   | 49 |
| Figure 2-4: Oak Meadows Insect Hotel.....  | 49 |
| Figure 2-5: Canada Line, Oakridge-41 <sup>st</sup> Ave. Station.....                         | 49 |
| Figure 2-6: Queen Elizabeth Park Entrance Sign.....  | 49 |
| Figure 2-7: L'École Jules-Verne.....   | 49 |
| Figure 2-8: Ridgeway Bikeway.....  | 49 |
| Figure 2-9: Looking North on Heather @ W33rd.....  | 50 |
| Figure 2-11: Looking East on McGuigan @ Heather.....   | 50 |
| Figure 2-12: Looking West on W35th @ Lane.....   | 50 |
| Figure 2-10: Looking South on Heather @ W37th.....   | 50 |
| Figure 2-13: Heather Lands Existing Context and Cambie Corridor Considered Land Use<br>..... | 51 |
| Figure 2-14: Surrounding Neighbourhood Context Plan.....                                     | 52 |
| Figure 2-15: Site Plan.....  | 55 |
| Figure 2-16: Character Area Aerial View, Looking NE.....                                     | 57 |
| Figure 2-17: Conceptual Illustration – MST Runner.....                                       | 58 |
| Figure 2-18: Conceptual Illustration – Meeting Point, Looking NW.....                        | 59 |
| Figure 2-19: Homes in the Village Aerial View, Looking SW.....                               | 61 |
| Figure 2-20: Homes in the Forest Aerial View, Looking NW.....                                | 63 |
| Figure 2-21: Drum Beat / Heart Aerial View, Looking SE.....                                  | 65 |
| Figure 2-22: Land Use Plan.....  | 67 |
| Figure 2-23: Land Use Aerial View, Looking SW.....   | 69 |
| Figure 2-24: Artist Rendition of a Play Space, Credit: Co-Design.....                        | 71 |
| Figure 2-25: Phasing Plan.....   | 75 |
| Figure 3-1: Open Space Ecozones.....   | 81 |

|   |     |
|---|-----|
| Figure 3-2: Interpretive Signage .....  | 83  |
| Figure 3-3: Trail Through the Forest .....  | 83  |
| Figure 3-4: Conceptual Illustration – Trail Through the Forest Looking SW .....   | 84  |
| Figure 3-5: Trail Through the Forest between W33rd and W35th.....   | 85  |
| Figure 3-6: Western Red Cedar .....   | 87  |
| Figure 3-7: Forest Understory Plantings .....   | 87  |
| Figure 3-8: Nurse Log .....   | 87  |
| Figure 3-9: View Points Along Water's Edge .....  | 89  |
| Figure 3-10: Woody Debris for Fauna .....   | 89  |
| Figure 3-11: Pedestrian Paths .....   | 89  |
| Figure 3-12: Multiple Canopy Heights .....  | 89  |
| Figure 3-13: Meadow Lawn.....   | 91  |
| Figure 3-14: Pin Oak Tree.....  | 91  |
| FIGURE 3-15: Places to Run Free.....  | 91  |
| Figure 3-16: Wild Orchard .....   | 93  |
| Figure 3-17: Berry Picking.....   | 93  |
| Figure 3-18: Pacific Crab Apple .....   | 93  |
| Figure 3-19: Tree Retention Plan .....  | 95  |
| Figure 3-20: Value of Vancouver's Urban Forest, Credit: CoV Urban Forest Strategy ...                                   | 97  |
| Figure 3-21: Indigenous Urban Adapted Plants .....  | 99  |
| Figure 3-22: Native Berry Plants.....   | 99  |
| Figure 3-23: Native Understory Plants .....   | 99  |
| Figure 3-24: Trail Through the Forest Nurse Log .....   | 99  |
| Figure 3-25: Tree House Play Structure.....   | 103 |
| Figure 3-26: Natural Play Features .....  | 103 |
| Figure 3-27: Awen' Gathering Place, BrookMcIlroy .....  | 105 |
| Figure 3-28: Wa chet k'ayáchtntumi (We hold our hands up to you), Jody Broomfield,<br>2018 .....                        | 105 |
| Figure 3-29: MST šxwqweləwən ct Carving Centre Pavillion (One Heart, One Mind) .....                                    | 105 |
| Figure 3-30: MST Cultural Centre Plaza Section.....   | 106 |
| Figure 3-31: Conceptual Illustration – Retail Passage and MST Cultural Centre Plaza<br>Looking NW .....                 | 107 |
| Figure 3-32: Protector of the Mountain, Zachary George, Tsleil-Waututh and Salish Sea,<br>Thomas Cannell, Musqueam..... | 109 |
| Figure 3-33: Multi-functional Uses in Public Space .....  | 109 |
| Figure 3-34: Retail Passage Section.....  | 109 |
| Figure 3-35: Celebrate All Species on the Site .....  | 111 |
| Figure 3-36: Specify Pollinator Plants .....  | 111 |
| Figure 3-37: Insect Hotel.....  | 111 |

## LIST OF FIGURES

|  |     |
|--|-----|
| Figure 3-38: Locate Benches Along Key Points .....   | 113 |
| Figure 3-39: Boardwalk Pathways .....  | 113 |
| Figure 3-40: Shared Outdoor Space .....  | 115 |
| Figure 3-41: 'Scolder Dives For Berries', Carrielynn Victor, 2017 .....                          | 115 |
| Figure 3-42: Green Roofs for Rainwater Management .....  | 116 |
| Figure 3-43: Green Roof, Community Gardens on Roofs and Amenity Space .....                      | 116 |
| Figure 3-44: Proposed Green Roof Plan .....  | 117 |
| Figure 3-45: Flagstone Paving .....  | 119 |
| Figure 3-46: Special Paving Inspired by Weaving .....  | 119 |
| Figure 3-47: Contrasting Pavers .....  | 119 |
| Figure 3-48: Paving Inspired by Water Flow .....   | 119 |
| Figure 3-49: Feature Site Furnishings .....  | 121 |
| Figure 3-50: Naturalized Furnishings .....   | 121 |
| Figure 3-51: Public Seating Integrated into Pathways .....                                       | 121 |
| Figure 4-1: Conceptual Illustration - Trail Through the Forest .....                             | 124 |
| Figure 4-2: Vehicular Network .....  | 127 |
| Figure 4-3: Heather Street Section .....   | 128 |
| Figure 4-4: New Commercial Street (Extension of McGuigan Avenue) .....                           | 129 |
| Figure 4-5: West 35 <sup>th</sup> Avenue Section .....   | 130 |
| Figure 4-6: West 33 <sup>rd</sup> Avenue Section .....   | 131 |
| Figure 4-7: Manson Street Section .....  | 132 |
| Figure 4-8: Baillie Street Section .....   | 133 |
| Figure 4-9: West 37 <sup>th</sup> Avenue (East of Baillie Street) .....                          | 134 |
| Figure 4-10: West 37 <sup>th</sup> Avenue (West of Baillie Street) .....                         | 135 |
| Figure 4-11: Pedestrian Network .....  | 137 |
| Figure 4-12: Cyclist Network .....   | 139 |
| Figure 4-13: Retail Passage to Cultural Centre .....   | 141 |
| Figure 4-14: Paving Inspired By Weaving .....  | 141 |
| Figure 4-15: Heather Street and West 35 <sup>th</sup> Avenue .....                               | 141 |
| Figure 4-16: Conceptual Illustration - Meeting Point Intersection .....                          | 142 |
| Figure 4-17: Conceptual Illustration - Pedestrian Crossing on New Commercial Street .....        | 143 |
| Figure 5-1: Conceptual Illustration - Heather Street ROW, Looking N from W37 <sup>th</sup> ..... | 146 |
| Figure 5-2: Site Lighting Plan .....   | 149 |
| Figure 5-3: Rainwater Management Diagram .....   | 151 |
| Figure 5-4: Raingarden with Large Boulders .....   | 153 |
| Figure 5-5: Make Water Visible, Rainwater Ponds .....  | 153 |
| Figure 5-6: Raingarden Section, Credit: City of West Union .....                                 | 153 |
| Figure 5-7: Rainwater Harvest and Re-use .....   | 155 |
| Figure 5-8: Green Roof .....   | 157 |



|   |     |
|---|-----|
| Figure 5-9: Solar Shading .....   | 157 |
| Figure 5-10: 40% Window to Wall Ratio .....   | 157 |
| Figure 5-11: Maximize Daylight and Prioritize Views to Nature.....                            | 158 |
| Figure 5-12: Prioritize Local Materials: Wood .....   | 158 |
| Figure 5-13: CaGBC - 5 Key Concepts.....  | 159 |
| Figure 5-14: WELL - 7 Concepts for Healthier Buildings .....                                  | 159 |
| Figure 5-15: Recycling Lounge, Credit: Concert Properties .....                               | 161 |
| Figure 5-16: Free Box, Credit: We Hate to Waste.....  | 161 |
| Figure 5-17: Toronto Library of Things Credit; Timeout .....                                  | 161 |
| Figure 6-1: Smoothing of Surfaces Over Time .....   | 164 |
| Figure 6-2: Aerial View, Looking West from Queen Elizabeth Park.....                          | 165 |
| Figure 6-3: Aerial View, Looking West from Bloedel Conservatory at Queen Elizabeth Park ..... | 165 |
| Figure 6-4: Aerial View, Looking North from Oakridge Municipal Town Centre.....               | 165 |
| Figure 6-5: Two Sisters, Looking S.....   | 167 |
| Figure 6-6: Slhxi7lsh Rock, Stanley Park, 1890 Credit: Bailey and Neelands .....              | 167 |
| Figure 6-7: Use Natural Materials to create Organic Forms.....                                | 167 |
| Figure 6-8: Aerial View, Buildings F2 and G1, Parcel F and C Townhomes Looking SW ....        | 168 |
| Figure 6-9: Aerial View, Parcel C Townhomes Looking SE .....                                  | 169 |
| Figure 6-10: Aerial View, Parcel F Townhomes Looking NE .....                                 | 169 |
| Figure 6-11: Inspiration from Features in the Landscape (Two Sisters) .....                   | 169 |
| Figure 6-12: Deviation from the Straight Line.....  | 169 |
| Figure 6-13: Terracing to Create Access to Outdoor Space.....                                 | 170 |
| Figure 6-14: Carve Building Forms to Simulate Forces in Nature .....                          | 170 |
| Figure 6-15: Homes Adjacent to the Park .....   | 171 |
| Figure 6-16: Vertical Elements to Remember the Forest.....                                    | 171 |
| Figure 6-17: Integrate Homes with the Forest .....  | 171 |
| Figure 6-18: Integrate Nature into the Elevation.....   | 171 |
| Figure 6-19: Building Heights Site Plan .....   | 173 |
| Figure 6-20: Building Heights Diagram .....   | 175 |
| Figure 6-21: West 35th Ave. Setback (North and South Sides) .....                             | 176 |
| Figure 6-22: Typical Building and Podium Setback.....   | 176 |
| Figure 6-23: Public and Private Site Plan.....  | 177 |
| Figure 6-24: Cross Laminated Timber.....  | 178 |
| Figure 6-25: Squamish Lil'wat Cultural Centre, Credit: Formline Architecture .....            | 179 |
| Figure 6-26: Aboriginal Land Trust Housing, Credit: Urban Arts Architecture .....             | 179 |
| Figure 6-27: Board Form Concrete.....   | 179 |
| Figure 6-28: Stone Panels .....   | 179 |
| Figure 6-29: Perforated Metal Panel Cladding Indigenous Hub Credit: Stantec .....             | 179 |

## LIST OF FIGURES

|   |     |
|---|-----|
| Figure 6-30: Looking North to Two Sisters (Lions).....                        | 180 |
| Figure 6-31: View of xwsa7k (Mount Baker).....                                | 180 |
| Figure 6-32: Sample Colour Palette .....                                      | 181 |
| Figure 6-33: Sample Colour Palette .....                                      | 182 |
| Figure 6-34: Sample Colour Palette .....                                      | 183 |
| Figure 6-35: TWN Administration Building Entrance .....                       | 184 |
| Figure 6-36: 312 Main Street Entrance Lobby.....                              | 184 |
| Figure 6-37: Equitable Access to Ground Units with Sloped Ramp .....          | 185 |
| Figure 6-38: Equitable Use of All Public Outdoor Open Spaces.....             | 185 |
| Figure 6-39: Public and Private Separation .....                              | 186 |
| Figure 6-40: Amenity Space on Roofs .....                                     | 187 |
| Figure 6-41: Balconies Provide Access to Nature.....                          | 188 |
| Figure 6-42: Building Heights Site Plan.....                                  | 189 |
| Figure 6-47: Balconies and Windows Facing the Street .....                    | 190 |
| Figure 6-48: Landscaping Elements Create Privacy for Ground Floor Units ..... | 190 |
| Figure 6-43: Provide Outdoor Seating .....                                    | 191 |
| Figure 6-44: Animated Public Realm.....                                       | 191 |
| Figure 6-45: Maintain Visibility Into Small Scale Retail .....                | 191 |
| Figure 6-49: Buildings Frame Meeting Point Plaza.....                         | 192 |
| Figure 6-50: Buildings Frame Park.....  | 192 |
| Figure 6-51: Active Commercial Frontages .....                                | 192 |
| Figure 6-52: Patterns and Texture Animate Commercial Space .....              | 192 |
| Figure 6-53: Illuminate Pathways.....   | 193 |
| Figure 6-54: Play Spaces Away from Traffic.....                               | 193 |
| Figure 6-55: Clear Site Lines to Ensure Safety.....                           | 195 |
| Figure 6-56: Playful Wayfinding .....   | 195 |
| Figure 6-57: Well-lit with Clear Wayfinding.....                              | 195 |
| Figure 6-58: Well-lit with Space to Maneuver .....                            | 196 |
| Figure 6-59: Bike Repair Station.....   | 196 |
| Figure 7-1: Stan George – Welcome Figure, Squamish Nation .....               | 201 |
| Figure 7-2: Zachary George – Story of Creation, Tsleil-Waututh Nation .....   | 201 |
| Figure 7-3: Susan Point – Spindle Whorl, YVR International Airport .....      | 201 |
| Figure 7-4: Selisya – Musqueam Weaver, Credit: Charles F. Newcombe .....      | 201 |
| Figure 8-1: Parti Diagram – Character Areas .....                             | 205 |
| Figure 8-2: Aerial View, Homes in the Village, Looking SW .....               | 206 |
| Figure 8-3: Welcoming Entrance Plaza .....                                    | 207 |
| Figure 8-4: Community Space to Share Meals .....                              | 207 |
| Figure 8-5: Flexible Plaza Space at Loading Area .....                        | 207 |
| Figure 8-6: Hoop Dance Gathering Place, BrookMcIlroy .....                    | 208 |

|  |     |
|--|-----|
| Figure 8-7: Play Spaces Inspired by Nature .....   | 208 |
| Figure 8-8: Gathering Space with Integrated Seating and Feature Lighting .....                     | 209 |
| Figure 8-9: Blanketing the City, Debra Sparrow, Granville Island Mural, Vancouver, 2018<br>.....   | 209 |
| Figure 8-10: Homes in the Village Site Plan.....   | 210 |
| Figure 8-11: Conceptual Illustration – Homes in the Village, Looking NW from W37th ...             | 211 |
| Figure 8-12: Expressive Balconies .....  | 212 |
| Figure 8-13: Semi-Public SRWs .....  | 212 |
| Figure 8-14: Common Courtyard Space .....  | 213 |
| Figure 8-15: Buildings as Siblings.....  | 213 |
| Figure 8-16: Integrate Nature into the Elevations.....   | 213 |
| Figure 8-17: Activate Courtyards with Balconies .....  | 213 |
| Figure 8-18: Conceptual Illustration – Meeting Point, Looking NW .....                             | 214 |
| Figure 8-19: MST Welcome Post, Darren Yelton .....   | 215 |
| Figure 8-20: Plazas with Integrated Seating .....  | 215 |
| Figure 8-21: Paving Inspired by Weaving .....  | 215 |
| Figure 8-22: Feature Seating.....  | 215 |
| Figure 8-23: Homes in the Village Site Plan .....  | 216 |
| Figure 8-24: Conceptual Illustration – Meeting Point, W35th and Heather St. Intersection<br>.....  | 217 |
| Figure 8-25: Conceptual Illustration – Meeting Point in the Distance, Looking N from<br>W37th..... | 217 |
| Figure 8-26: Towers Inspired by Rock Formations .....  | 218 |
| Figure 8-27: Landscape up into the Elevation .....   | 218 |
| Figure 8-28: Signature Towers .....  | 219 |
| Figure 8-29: Balcony Design Creates Unique Expression.....   | 219 |
| Figure 8-30: Design Bird Friendly Towers.....  | 219 |
| Figure 8-31: Frame Meeting Point Plaza .....   | 219 |
| Figure 8-32: Aerial View, Homes in the Forest, Looking NW .....                                    | 220 |
| Figure 8-33: Raised Boardwalk Pathways .....   | 221 |
| Figure 8-34: Play Loop Inspired by Hiking in the Forest .....                                      | 221 |
| Figure 8-35: Places to Sit Under the Trees .....   | 222 |
| Figure 8-36: Pathways Inspired by Stepping Stones.....   | 222 |
| Figure 8-37: Native Understory Planting .....  | 223 |
| Figure 8-38: Playful Seating.....  | 223 |
| Figure 8-39: Homes in the Forest, Site Plan.....   | 224 |
| Figure 8-40: Conceptual Illustration – Homes in the Forest, Looking SW, Parcel H .....             | 225 |
| Figure 8-41: Framed by Existing Evergreens .....   | 226 |
| Figure 8-42: Buildings Frame Park with Introverted Balconies.....                                  | 226 |

## LIST OF FIGURES

|   |     |
|---|-----|
| Figure 8-43: Homes Adjacent to the Park .....   | 227 |
| Figure 8-44: Fine Grained Architecture .....  | 227 |
| Figure 8-45: Homes Integrated with the Forest .....   | 227 |
| Figure 8-46: Vertical Design Elements in Memory of the Trees .....                              | 227 |
| Figure 8-47: Aerial View, Drum Beat / Heart, Looking SE.....                                    | 228 |
| Figure 8-48: Conceptual Illustration – Aerial View of Drum Beat / Heart Character Area<br>..... | 229 |
| Figure 8-49: Sheltered Seating .....  | 230 |
| Figure 8-50: Retail Passage .....   | 230 |
| Figure 8-51: Awen' Gathering Place, BrookMcIlroy.....   | 231 |
| Figure 8-52: MST šxwqweləwən ct Carving Centre Pavillion (One Heart, One Mind) .....            | 231 |
| Figure 8-53: Homes in the Village Site Plan .....   | 232 |
| Figure 8-54: Conceptual Illustration – Drum Beat / Heart, Looking NW at Parcel J.....           | 233 |
| Figure 8-55: Balconies Activate Commercial Street .....   | 235 |
| Figure 8-56: Pattern and Texture Animate Retail Space .....                                     | 235 |
| Figure 8-57: Bright Colours for Accents .....   | 235 |
| Figure 8-58: Señákw Development.....  | 235 |
| Figure 8-59: Natural Materials, Especially Wood .....   | 236 |
| Figure 8-60: Signature Building .....   | 236 |
| Figure 8-61: Grand, Welcoming Entrance .....  | 237 |
| Figure 8-62: Frame Views to Evergreen Trees .....   | 237 |
| Figure 8-63: Use Cantilevers to Cover Outdoor Space and Create Emphasis on W33rd                | 237 |
| Figure 8-64: Nk'Mip Desert Cultural Centre, Integrate Building with Landscape .....             | 237 |
| Figure 8-65: Parcel Subdivision Plan .....  | 239 |
| Figure 8-66: Aerial View, Looking SW .....  | 240 |
| Figure 8-67: Illustrative Plan .....  | 240 |
| Figure 8-68: Subdivision Plan .....   | 240 |
| Figure 8-69: Aerial View, Looking N .....   | 242 |
| Figure 8-70: Illustrative Plan.....   | 242 |
| Figure 8-71: Subdivision Plan .....   | 242 |
| Figure 8-72: Aerial View, Looking S .....   | 244 |
| Figure 8-73: Illustrative Plan .....  | 244 |
| Figure 8-74: Subdivision Plan .....   | 244 |
| Figure 8-75: Aerial View, Looking NW .....  | 246 |
| Figure 8-76: Illustrative Plan .....  | 246 |
| Figure 8-77: Subdivision Plan.....  | 246 |
| Figure 8-78: Aerial View, Looking SE.....   | 248 |
| Figure 8-79: Illustrative Plan .....  | 248 |
| Figure 8-80: Subdivision Plan.....  | 248 |

|  |     |
|--|-----|
| Figure 8-81: Aerial View, Looking S .....  | 250 |
| Figure 8-82: Illustrative Plan .....       | 250 |
| Figure 8-83: Subdivision Plan .....        | 250 |
| Figure 8-84: Aerial View, Looking N .....  | 252 |
| Figure 8-85: Illustrative Plan .....       | 252 |
| Figure 8-86: Subdivision Plan .....        | 252 |
| Figure 8-87: Aerial View, Looking SE.....  | 254 |
| Figure 8-88: Illustrative Plan.....        | 254 |
| Figure 8-89: Subdivision Plan .....        | 254 |
| Figure 8-90: Aerial View, Looking W .....  | 256 |
| Figure 8-91: Illustrative Plan.....        | 256 |
| Figure 8-92: Subdivision Plan .....        | 256 |
| Figure 8-93: Aerial View, Looking NW ..... | 258 |
| Figure 8-94: Illustrative Plan.....        | 258 |
| Figure 8-95: Subdivision Plan .....        | 258 |

## List of Tables

|   |     |
|---|-----|
| Table 2-1: Site Area and FSR .....        | 66  |
| Table 2-2: Overall Site Statistics .....  | 72  |
| Table 2-3: Site Statistics by Phase ..... | 76  |
| Table 8-1: Parcel Lot Areas.....          | 238 |



01

# Storytelling Through Design



# 1.1 PROJECT BACKGROUND

## 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 new 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.”

The Heather Lands Policy Statement was adopted unanimously by Vancouver City Council in May 2018. It has provided the basis for the preparation of the rezoning proposal including these Design Guidelines.



Figure 1-1: Cover of Heather Lands Policy Statement



## REZONING

The rezoning process for the Heather Lands site commenced with the procurement of a design team led by DIALOG, and was initiated by CLC-MST with the City of Vancouver in July 2019. Since that time, detailed plans and design solutions have been developed for the purpose of developing a comprehensive rezoning package. CLC-MST Cultural Liaisons have worked closely with the project team throughout this time to ensure MST perspectives, knowledge, and culture are integrated into the planning and design of Heather Lands. Ongoing meetings have been held with the municipal Major Projects staff as well as with municipal technical staff to ensure support for the directions and solutions proposed. The pre-application phase of the rezoning process has also included outreach with the MST Nations' communities as described in detail in Appendices I and J in the Heather Lands Cultural Interpretive Plan.

The Heather Lands Policy Statement provided the foundation for the rezoning proposal, which builds on the preliminary vision and Guiding Principles to further evolve a vision and set of culturally intelligent design directives that have informed all aspects of the design development. The rezoning proposal has been prepared to comply with the full suite of municipal rezoning requirements, including these Design Guidelines.

The rezoning proposal for Heather Lands includes:

- » Heather Lands Rezoning book
- » Heather Lands Design Guidelines
- » Heather Lands Sustainability Strategy
- » Heather Lands Cultural Interpretive Plan
- » Supporting technical reports by subject matter experts from a range of professional fields

## 1.2 APPLICATION AND INTENT

These Design Guidelines should be used to guide development of Heather Lands, which consists of 8.5 hectares (21.1 acres) of land area, shown in Figure 1-2 on the following page.

The Design Guidelines (“Guidelines”) are intended to be used by development permit applicants to guide design decisions related to parks and open spaces, landscape expression, architectural expression, public art, streets and spaces for movement, and infrastructure. City staff, Development Permit Board, and the Urban Design Panel will use these Guidelines in evaluating proposed developments.

The Guidelines help honour the values and aspirations shared by Musqueam, Squamish, and Tsleil-Waututh communities during the rezoning process for Heather Lands, and reflect the project aspirations of Canada Lands Company and the MST Partnership (“CLC-MST”). The Guidelines are also intended to help realize the vision expressed in the Heather Lands Policy Statement, approved by Vancouver City Council in May 2018. Some flexibility is intended in the interpretation and application of these guidelines where it can be clearly demonstrated that an alternative approach will produce a superior result with respect to the MST Values and Principles outlined in Section 1.5 on page 30 of this document.

Applicants should refer to the Cultural Interpretive Plan for Heather Lands summarized in Sections 1.4 and 1.5, and Appendix M.

Throughout this document the Musqueam, Squamish, and Tsleil-Waututh Nations are referred to as “MST”.



Figure 1-2: Aerial View of Heather Lands Looking SE

## 1.3 DOCUMENT ORGANIZATION AND CONTENT

This document includes three parts:

### **PART A – INTRODUCTION**

The introduction provides important context for the Design Guidelines, summarizing the MST Cultural Interpretive Plan and outlining the MST Values, Elements of Life and Design Directives that provide the foundation for all design and development for Heather Lands. Part A also provides contextual information about the broader neighbourhood and territory of which Heather Lands is a part.

### **PART B – SITE-WIDE GUIDELINES**

Design Guidelines contained in Part B provide site-wide design directions for landscape expression, movement, infrastructure, architectural expression, and public art.

### **PART C – CHARACTER AREA AND PARCEL DESIGN GUIDELINES**

The future Heather Lands neighbourhood will be comprised of six character areas, each with its own distinct focus and sense of place. Part C contains design directions for a range of expressions and spaces that are unique to each character area. The design directions provide guidance for design over and above what is outlined in Part B.

### **1.3.1 HOW TO USE THIS DOCUMENT**

When referencing the Design Guidelines in both Part B and C, a more integrated understanding of the design intent and appropriate responses can be achieved by giving equal weight to both the text and the images complete with their captions. In this way a more detailed and considered design approach can be achieved.

## 1.4 CULTURAL INTERPRETIVE PLAN

The Cultural Interpretive Plan (“CIP”) was created through the stories, knowledge, and ideas shared by the members of the Musqueam, Squamish, and Tsleil-Waututh Nations communities during engagement processes for the rezoning of this land.

The CIP guides the design in terms of how MST culture will be imprinted on the site within ecology, landscape, public spaces including park and open spaces, pedestrian areas, mobility, public art, food systems, rain/ground/potable water, commercial uses, waste management, housing, building and architectural character, lighting, energy systems, resilient design elements, and more. It communicates culture and ways of being.

The stories and ideas shared by the MST Nations’ community members are at the heart of the CIP and should be at the heart of the new Heather Lands neighbourhood.



Figure 1-3: CIP cover

## 1.5 MST VALUES, ELEMENTS OF LIFE AND DESIGN DIRECTIVES

### 1.5.1 VALUES

The words and ideas shown opposite in Figure 1-4 are shared by MST Nations community members 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.

### 1.5.2 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.

### 1.5.3 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

|  |   |
|--|---|
| Everything is connected. People, land, stories, ceremony, language, water, and more. | Everything we do is for a reason.   |
| We need to be visionary.   | Be of two minds: business and sustainability.   |
| Make our language visible.   | Story line is very important.   |
| Protect our ancestors.   | We have always been leaders.  |
| Whatever we create must be welcoming.  | Sky, mountains, rivers tell our stories.  |
| Youth will inherit the land.   | Observing protocol - we each have ways of doing things - respecting ways of being and doing ceremony. |
| Old values but new methods.  | We're taught to know where we came from.  |
| Be in touch with the light, the weather, the seasons                                 | Bring stories to the next table.  |

Figure 1-4: MST Values , as expressed through the Heather Lands Cultural Interpretive Plan

## 1.6 WELCOMING TO ALL

***Whatever we create must be welcoming.<sup>1</sup>***

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.

---

<sup>1</sup> Drawn from comments provided by MST community members who participated in the rezoning engagement processes





Figure 1-5: Welcome Figure (K'aya'chin). Credit: Darren Yelton

## 1.7 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.<sup>1</sup>***

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.

---

<sup>1</sup> Drawn from comments provided by MST community members who participated in the rezoning engagement processes



Figure 1-6: Prayer Weaving by Krista Point, Credit: Charleen Grant

## 1.8 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.<sup>1</sup>***

MST Nations have a long history of stewarding the land on which the Heather Lands neighbourhood will be sited. The new neighbourhood will honour and reflect stewardship of nature and of 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.

---

<sup>1</sup> Drawn from comments provided by MST community members who participated in the rezoning engagement processes



Figure 1-7: Brown-belted Bumble Bee. Credit: Andrew C.

## 1.9 BEING IN TOUCH WITH THE LIGHT, WEATHER, SEASONS, LAND

*Know that the sky, mountains, river tell our stories. Remember that everything we say, do eat, make comes from the land.<sup>1</sup>*

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.

As Figure 1-8 shows, 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.

---

<sup>1</sup> Drawn from comments provided by MST community members who participated in the rezoning engagement processes



Figure 1-8: Takaya Tours. Credit: Dennis Thomas

# 1.10 SITE PLANS – INTEGRATION OF DESIGN DIRECTIVES

## LEGEND

-  FOREST TRAIL
-  NATURE THROUGHOUT
-  TRAIL THROUGH THE FOREST
-  HOMES IN THE VILLAGE
-  MEETING POINT
-  HOMES IN THE FOREST
-  TEACHING
-  DRUM BEAT / HEART
-  NEIGHBOURHOOD GREEN SPACES
-  CSF OWNED NOT PART OF HEATHER LANDS REZONING



Figure 1-9: Neighbourhood Character Areas



**LEGEND**











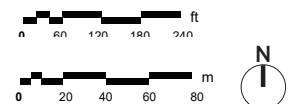
-  INTERPRETIVE FOREST TRAIL
-  KEY GATHERING SPACES
-  QUIET SPACES
-  MEETING POINT
-  PUBLIC PARK
-  COMMON GREEN SPACES
-  GATEWAY BUILDINGS
-  CULTURAL CENTRE + RETAIL HEART
-  BUILDING ENTRANCES
-  CSF OWNED NOT PART OF HEATHER LANDS REZONING











Figure 1-10: Connections and Culture in the Public Realm



## SITE PLANS - INTEGRATION OF DESIGN DIRECTIVES

### LEGEND

-  FOREST TRAIL
-  PEDESTRIAN PATHS
-  BIKE PATH
-  POLLINATOR CORRIDOR
-  PARKS + OPEN SPACE
-  COMMON GREEN SPACES
-  ECOZONES
-  CSF OWNED NOT PART OF HEATHER LANDS REZONING

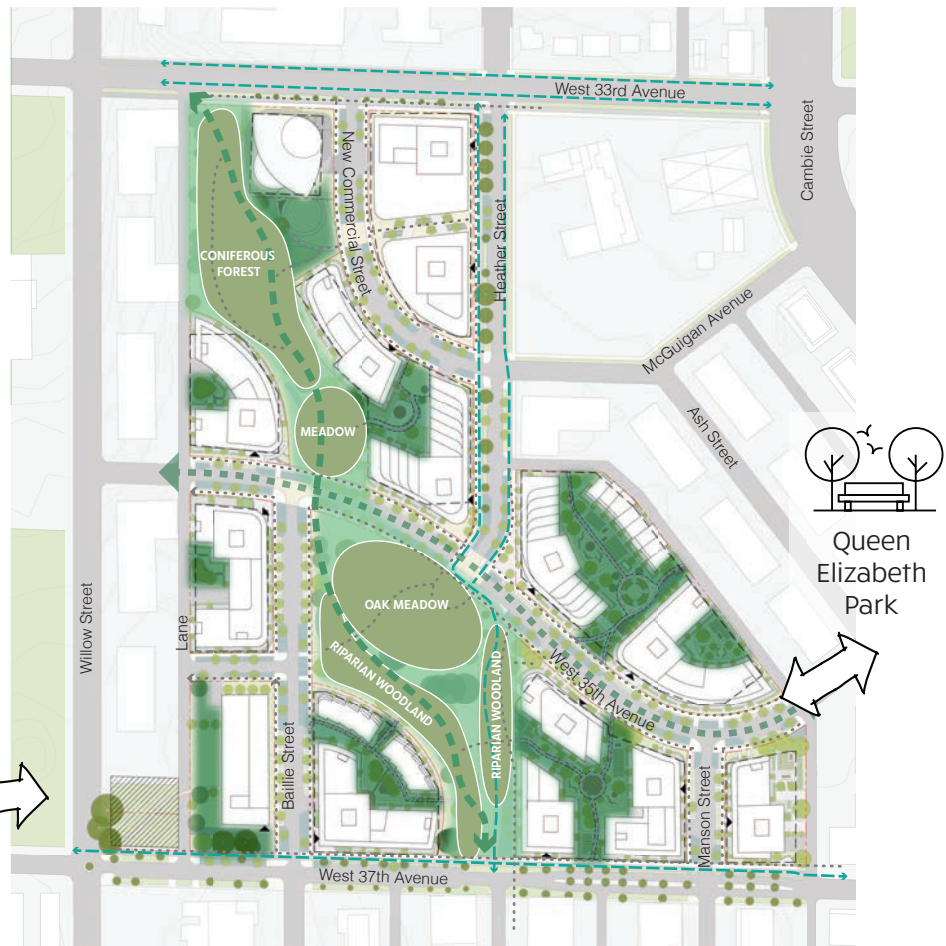









Figure 1-11: Embedding Nature and Seasons in the Landscape Plan

**LEGEND**

-  FOREST TRAIL
-  RAINGARDEN
-  BIOSWALE
-  CANOPIES
-  PREVAILING WIND DIRECTION
-  SUN PATH
-  CSF OWNED NOT PART OF HEATHER LANDS REZONING

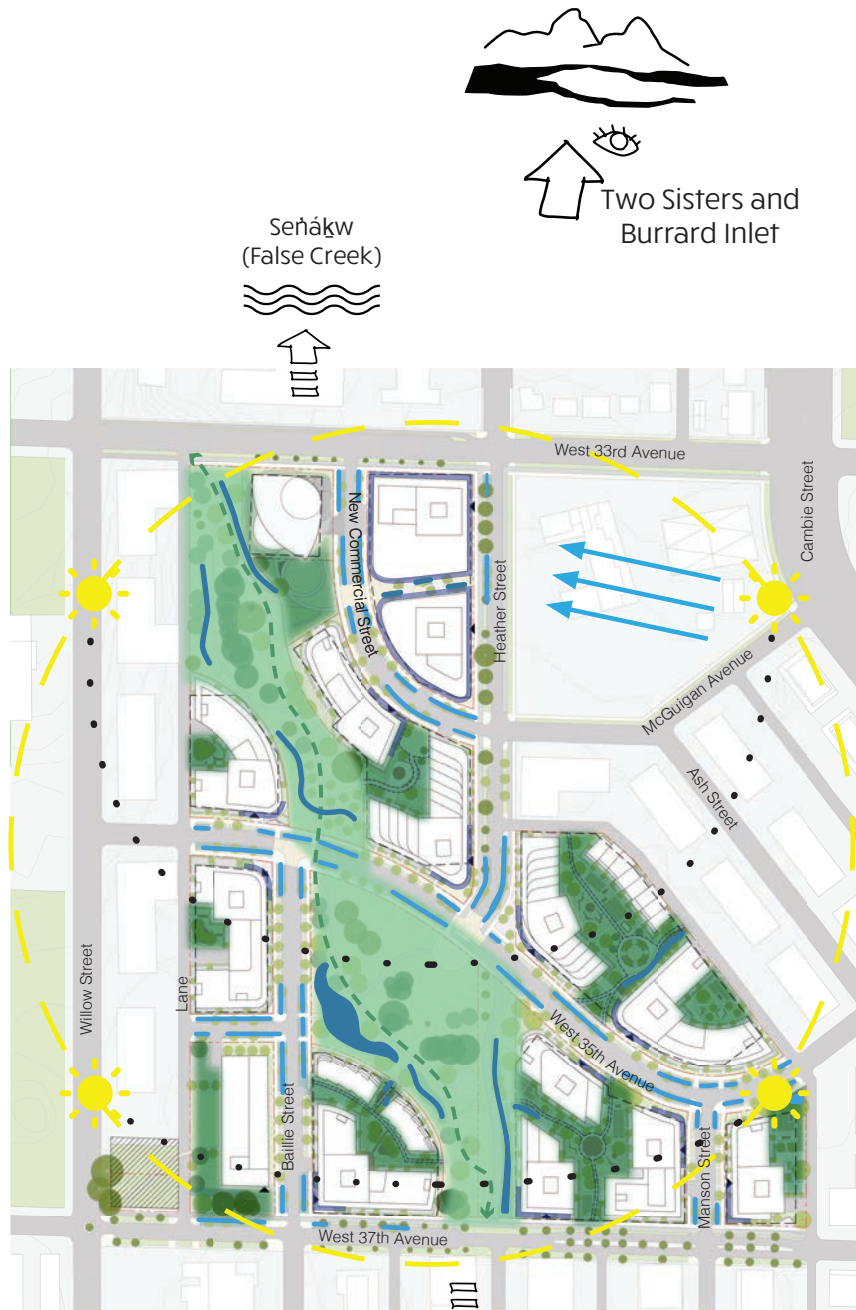
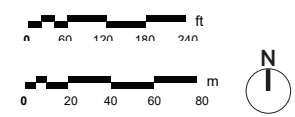
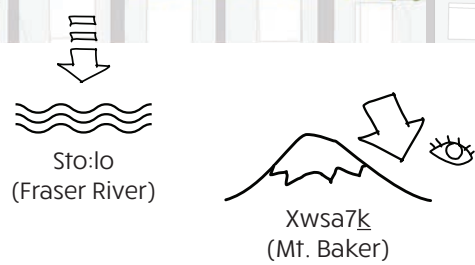


Figure 1-12: Enhancing Natural Systems





# 02

# The Neighbourhood



## 2.1 CONTEXT

### 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.

Heather Lands is situated within the central Burrard Peninsula that is bounded by English Bay and False Creek to the north and the north arm of the Fraser River to the south. The area forms the height of land when travelling between False Creek and the Fraser River, which suggests that the area may have been a stopping point for overland travel for plant gathering and transportation, and a stable high-elevation area. This broader area contains 17 recorded archeological sites including major villages such as čəsnaʔəm and seḥákw. The Heather Lands was not the site of a major village, but was possibly a site for short-term settlement. (Appendix N).

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.”<sup>1</sup>

[musqueam.bc.ca](http://musqueam.bc.ca)

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.”<sup>1</sup>

[squamish.net](http://squamish.net)

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 do deeply ingrained in our culture because we understand that the health of our people is interconnected with the environment we inhabit.”<sup>1</sup>

[musqueam.bc.ca](http://musqueam.bc.ca)

---

<sup>1</sup> [mstdevelopment.ca/about-us/the-partners/](http://mstdevelopment.ca/about-us/the-partners/)

<sup>2</sup> ‘A path through the Forest’, CVA 99-1185.7

<sup>3</sup> ‘A path through the Forest’, CVA 99-1185.5



Figure 2-1: [*Trail*] Through the Forest, Stuart Thomson, 1918<sup>2</sup>



Figure 2-2: [*Trail*] Through the Forest, Stuart Thomson, 1918<sup>3</sup>

## 2.1.2 SURROUNDING NEIGHBOURHOOD AND CITY

The Heather Lands site is located in Vancouver, and is 8.5 hectares (21.2 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. 4-storey strata and 6-storey rental buildings are proposed to the east and west of the 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. Figure 2-14: Surrounding Neighbourhood Context Plan on page 52 illustrates the various types of developments proposed in the City's Cambie Corridor Plan.

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 although the construction of this station is not being considered at this time. 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.

There are 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 2-3: VanDusen Gardens Welcome Centre



Figure 2-4: Oak Meadows Insect Hotel



Figure 2-5: Canada Line, Oakridge-41st Ave. Station  
SW corner of Cambie Street and 41st Ave



Figure 2-6: Queen Elizabeth Park Entrance Sign



Figure 2-7: L'École Jules-Verne  
Looking NW on Baillie Street



Figure 2-8: Ridgeway Bikeway  
W37th Ave. Looking E

## SURROUNDING NEIGHBOURHOOD AND CITY



Figure 2-9: Looking North on Heather @ W33rd



Figure 2-10: Looking South on Heather @ W37th













Figure 2-11: Looking East on McGuigan @ Heather



Figure 2-12: Looking West on W35th @ Lane

### LEGEND

-  View + Figure Number
  -  Heather Lands Site
  -  Watershed Boundary
  -  Towers (13+ storeys)
  -  Tower (Choice of use)
  -  Apartments (6 storeys)
  -  Apartment (4 storey market or 6 storey rental)
  -  Townhouses
  -  Neighbourhood Green Space
- 
500 m  
1,640 ft

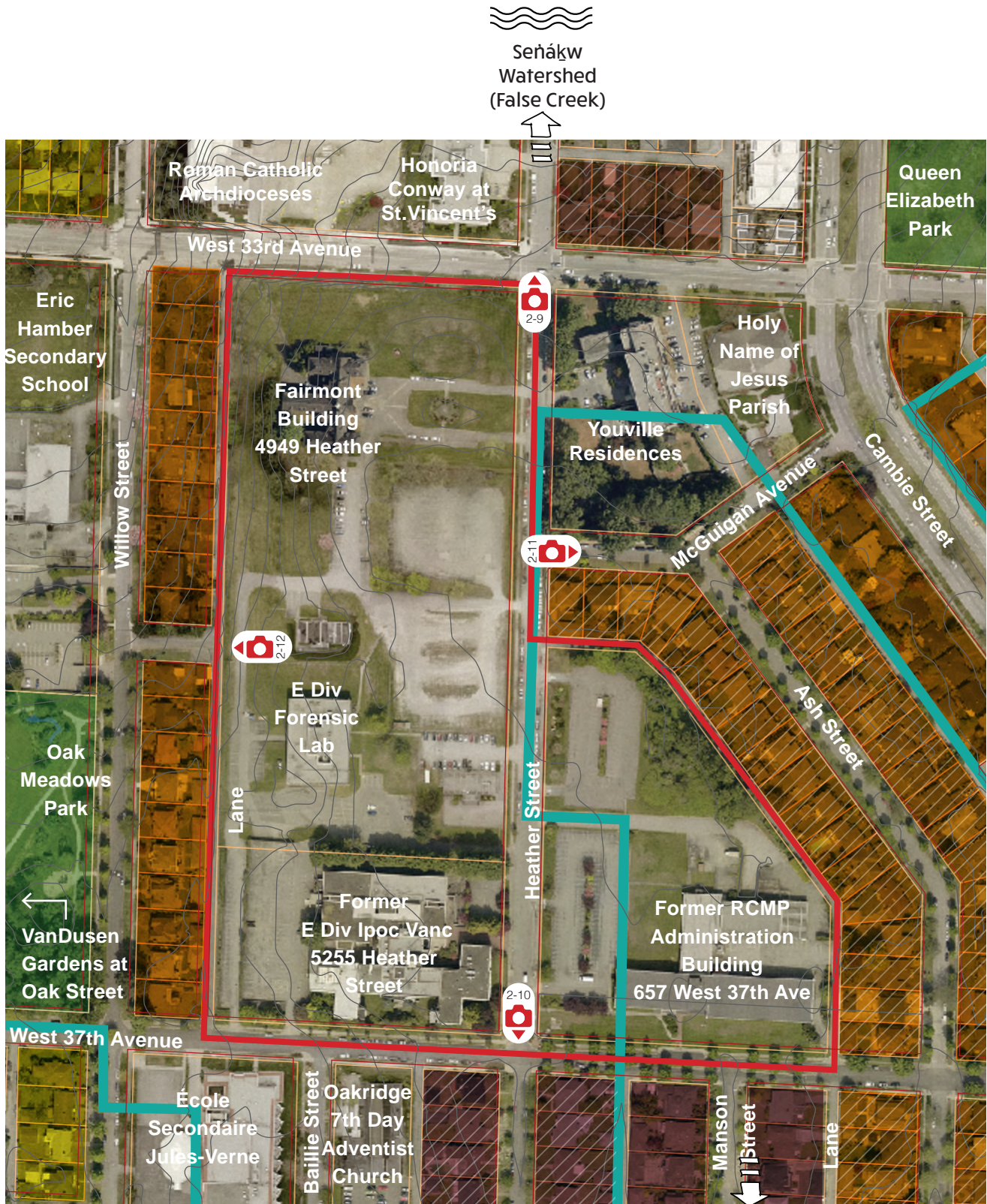


Figure 2-13: Heather Lands Existing Context and Cambie Corridor Considered Land Use

Sto:lo Watershed  
(Fraser River)

## SURROUNDING NEIGHBOURHOOD AND CITY

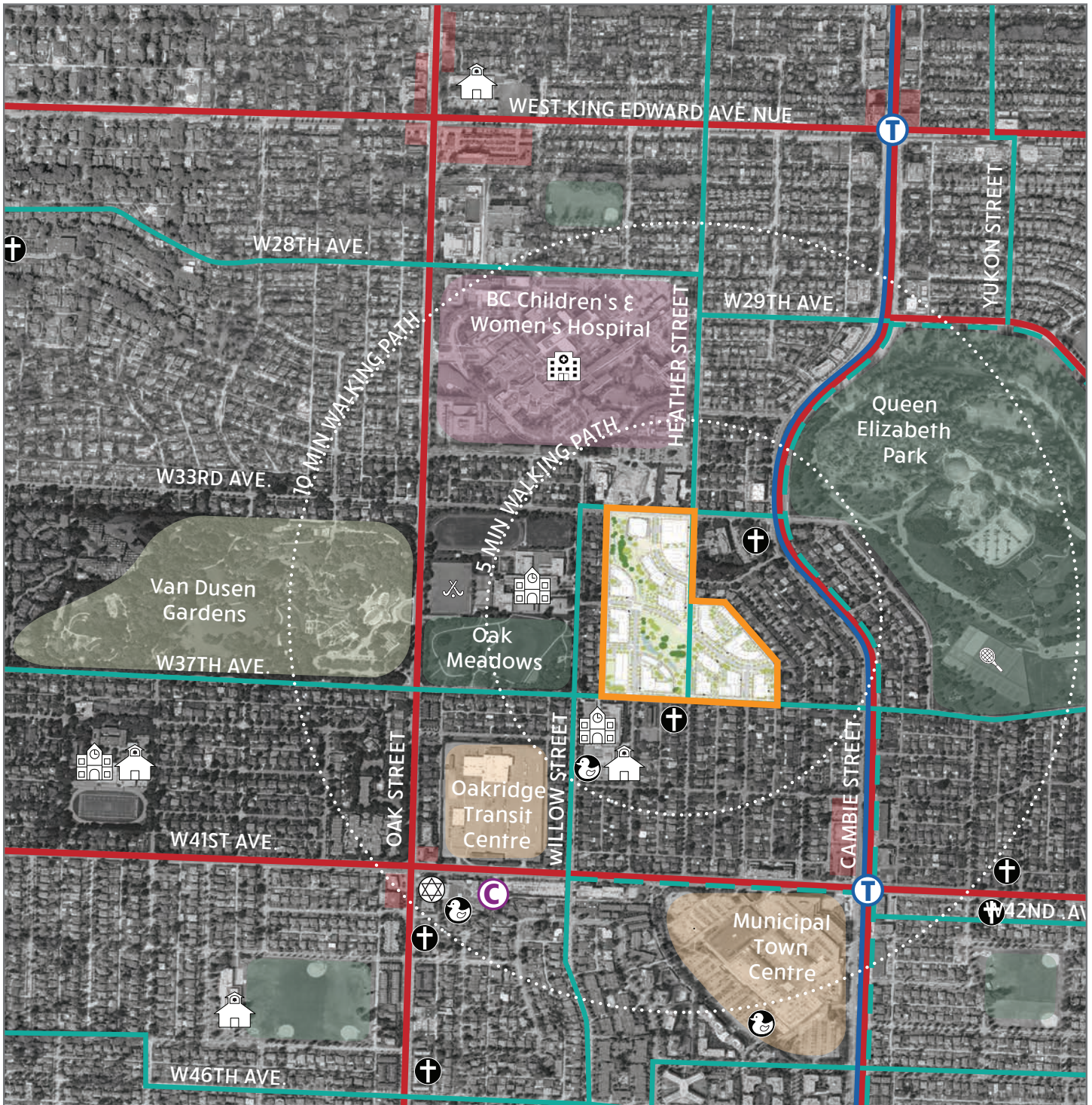


Figure 2-14: Surrounding Neighbourhood Context Plan



**LEGEND**

- HEATHER LANDS SITE
  - PUBLIC PARK
  - VANDUSEN GARDENS
  - CEMETERY
  - LARGE DEVELOPMENT
  - HEALTH CARE
  - COMMERCIAL
  - BICYCLE ROUTES
  - BUS ROUTES
  - T CANADA LINE + STATIONS
  - C COMMUNITY CENTRE
  - 🏠 DISASTER RELIEF HUB
  - 🍷 FARMER'S MARKET
  - 👶 CHILDCARE
  - 🏀 SPORTS FACILITY
  - 🏠 ELEMENTARY SCHOOL
  - 🏫 HIGH SCHOOL
  - 🏥 HOSPITAL
  - ✝️ PLACE OF WORSHIP
  - 🕍 SYNAGOGUE
- N
 1,000 ft  
 304.8 m

## 2.2 THE NEW NEIGHBOURHOOD

### 2.2.1 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 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.”

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.

Figure 2-15: Site Plan identifies the parcels, streets and green spaces within the site plan. The various land uses planned for the new neighbourhood are described in Section 2.3 Land Use on page 66.

#### LEGEND

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

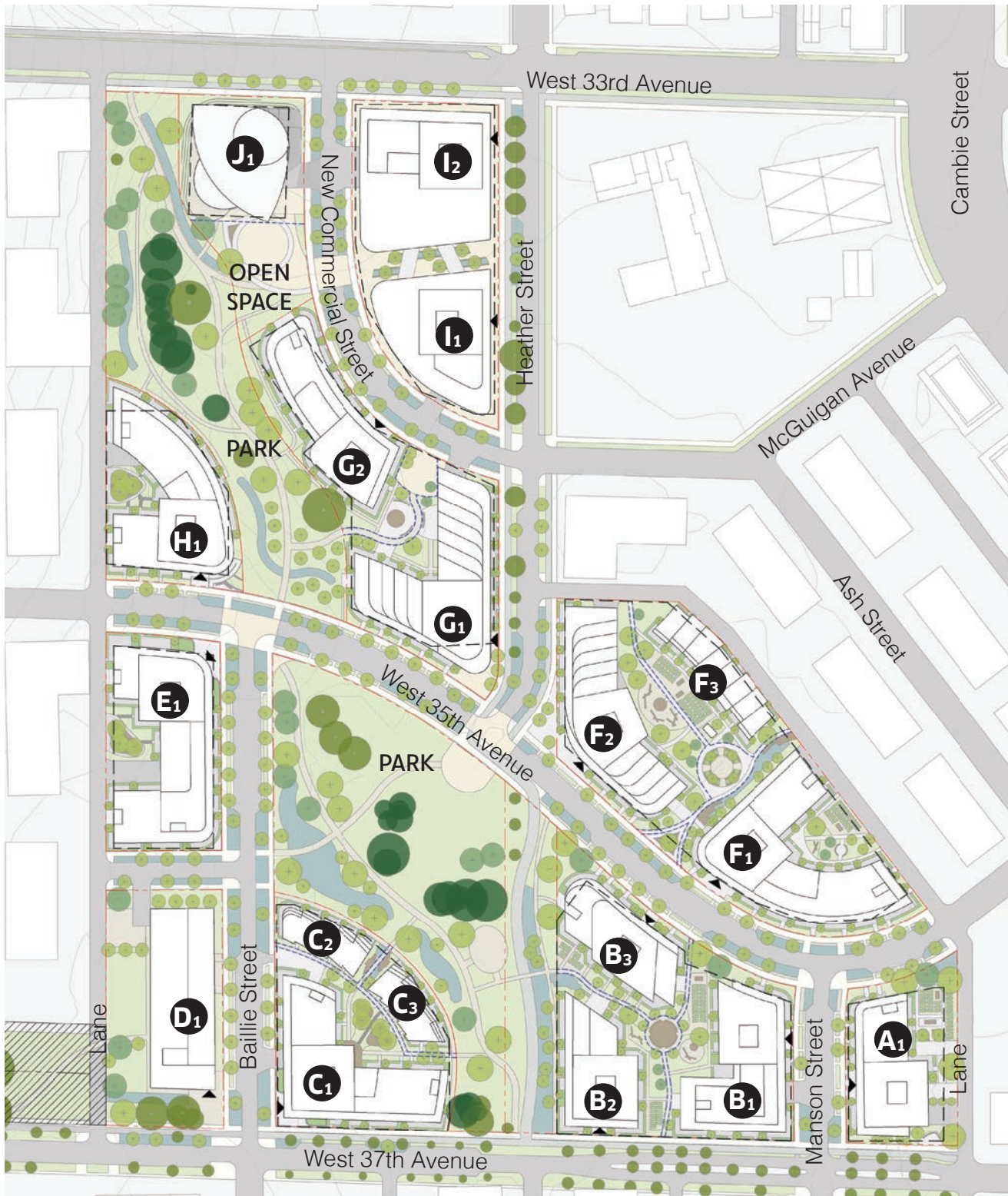


Figure 2-15: Site Plan



## 2.2.2 NAMING

The Heather Lands neighbourhood will make visible Həŋqəmiñəŋ and Skwxwú7mesh languages.

For the purposes of this document English names and words are used to communicate ideas and to help readers to navigate the site.

During future phases of the development names will be translated into Həŋqəmiñəŋ and Skwxwú7mesh using words meaningful and specific to the MST Nations' languages.

## 2.2.3 CHARACTER AREAS

Six distinct precincts defined as 'Character Areas' have been identified in the new neighbourhood as illustrated in Figure 2-16. The design team worked closely with the three 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 in the following pages. Some of the information is then repeated within other sections of the document.





Figure 2-16: Character Area Aerial View, Looking NE

**LEGEND**

-  FOREST TRAIL
-  NATURE AT THE CENTRE
-  TRAIL THROUGH THE FOREST
-  MEETING POINT
-  HOMES IN THE VILLAGE
-  HOMES IN THE FOREST
-  TEACHING
-  DRUM BEAT / HEART
-  NEIGHBOURHOOD GREEN SPACES

## TRAIL THROUGH THE FOREST: THE RUNNER CONNECTS COMMUNITIES.

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.<sup>1</sup>

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.

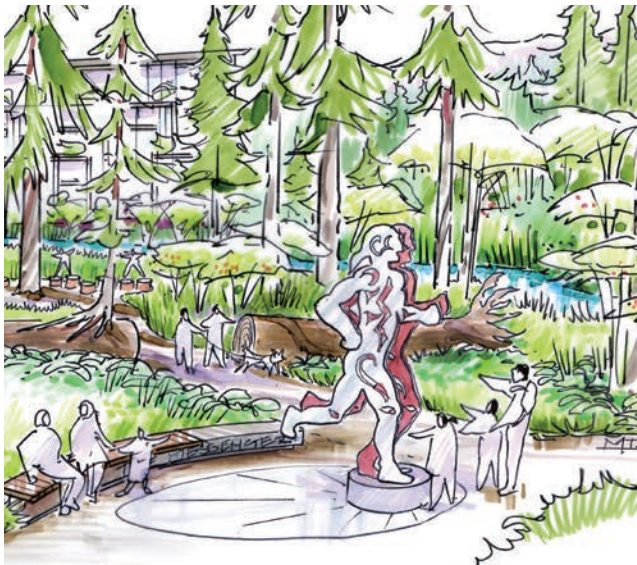


Figure 2-17: Conceptual Illustration – MST Runner  
Artist: Matthew Thomson

<sup>1</sup> 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.

## MEETING POINT: WELCOME TO OUR PLACE.

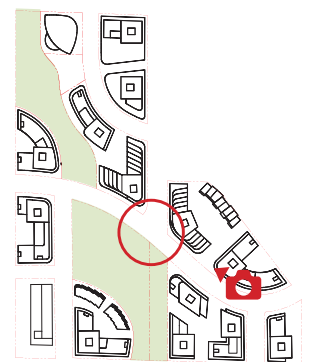
'Meeting Point' is located at the high point of the site at the intersection of W35th and Heather Street. 'Meeting Point' is a place to formally welcome people to the site; it says "welcome to our place." Situated at the intersection of Parcels F2 and G1, which have the tallest buildings on the site, 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.



Figure 2-18: Conceptual Illustration - Meeting Point, Looking NW

Artist: Matthew Thomson



Key Plan - Meeting Point

## **TEACHING: TRANSFERRING KNOWLEDGE.**

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.

## **HOMES IN THE VILLAGE: RETURNING HOME.**

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, including: social, moderate-income rental, market rental and market; and 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.



Figure 2-19: Homes in the Village Aerial View, Looking SW

**LEGEND**

-  FOREST TRAIL
-  NATURE AT THE CENTRE
-  TRAIL THROUGH THE FOREST
-  HOMES IN THE VILLAGE
-  MEETING POINT
-  HOMES IN THE FOREST
-  TEACHING
-  DRUM BEAT / HEART
-  NEIGHBOURHOOD GREEN SPACES

## HOMES IN THE FOREST: RETREAT AND CLEANSE.

'Homes in the Forest' is made up of Parcels C, E and H. The buildings in these parcels are solely residential and, similar to 'Homes in the Village', include a mix of social, moderate income rental, market rental and market housing types, and a variety 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.

### LEGEND

-  FOREST TRAIL
-  NATURE AT THE CENTRE
-  TRAIL THROUGH THE FOREST
-  HOMES IN THE FOREST
-  HOMES IN THE VILLAGE
-  MEETING POINT
-  TEACHING
-  DRUM BEAT / HEART
-  NEIGHBOURHOOD GREEN SPACE



Figure 2-20: Homes in the Forest Aerial View, Looking NW

## **DRUM BEAT / HEART: THE SPIRIT OF THIS COMMUNITY IS ALIVE.**

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 located in Parcel J is the anchor point of this character area, providing a pinnacle for the commercial node, and a formal destination to celebrate MST culture. Parcel I is composed of two mixed-use buildings including retail and office in the lower levels of the podium; a childcare centre on the podium roof of the north building; and social, moderate income rental, market rental and market housing in the towers above. Market 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.



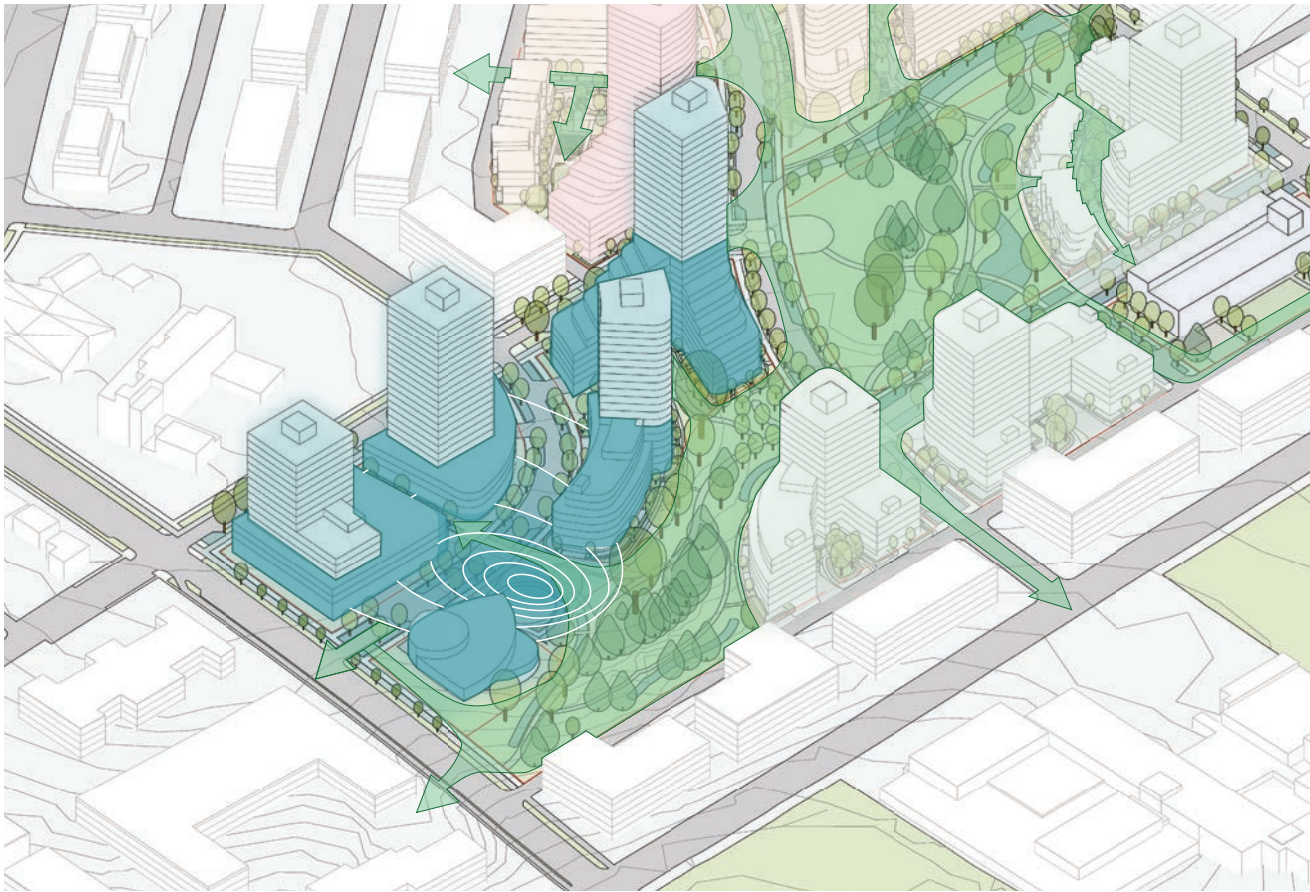


Figure 2-21: Drum Beat / Heart Aerial View, Looking SE

**LEGEND**

-  FOREST TRAIL
-  NATURE AT THE CENTRE
-  TRAIL THROUGH THE FOREST
-  DRUM BEAT / HEART
-  MEETING POINT
-  HOMES IN THE VILLAGE
-  HOMES IN THE FOREST
-  TEACHING
-  NEIGHBOURHOOD GREEN SPACES

## 2.3 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 an open space, and east of the southern park is the Heather Street right-of-way (ROW). This section of Heather Street will be closed.

### 2.3.1 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 MST 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.

Table 2-1: Site Area and FSR

|           | m <sup>2</sup> | SF        |
|-----------|----------------|-----------|
| SITE AREA | 85,250         | 917,622   |
| FSR       | 2.65           |           |
| FSR AREA  | 103,873        | 2,428,900 |
| GFA       | 243,954        | 2,624,981 |

### 2.3.2 OPEN SPACE

Two 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 passage between Heather Street and the new commercial street, an extension of McGuigan, which will provide pedestrian-priority access to retail shops and the MST Cultural Centre. This passage will animate the central shopping area, enhancing public street life in the new neighbourhood.

#### LEGEND

-  PARCEL AND BUILDING ID
-  PARK
-  OPEN SPACE
-  CULTURAL CENTRE
-  CHILDCARE
-  SCHOOL
-  RETAIL
-  OFFICE
-  SOCIAL
-  RENTAL
-  MARKET
-  CSF OWNED NOT PART OF HEATHER LANDS REZONING

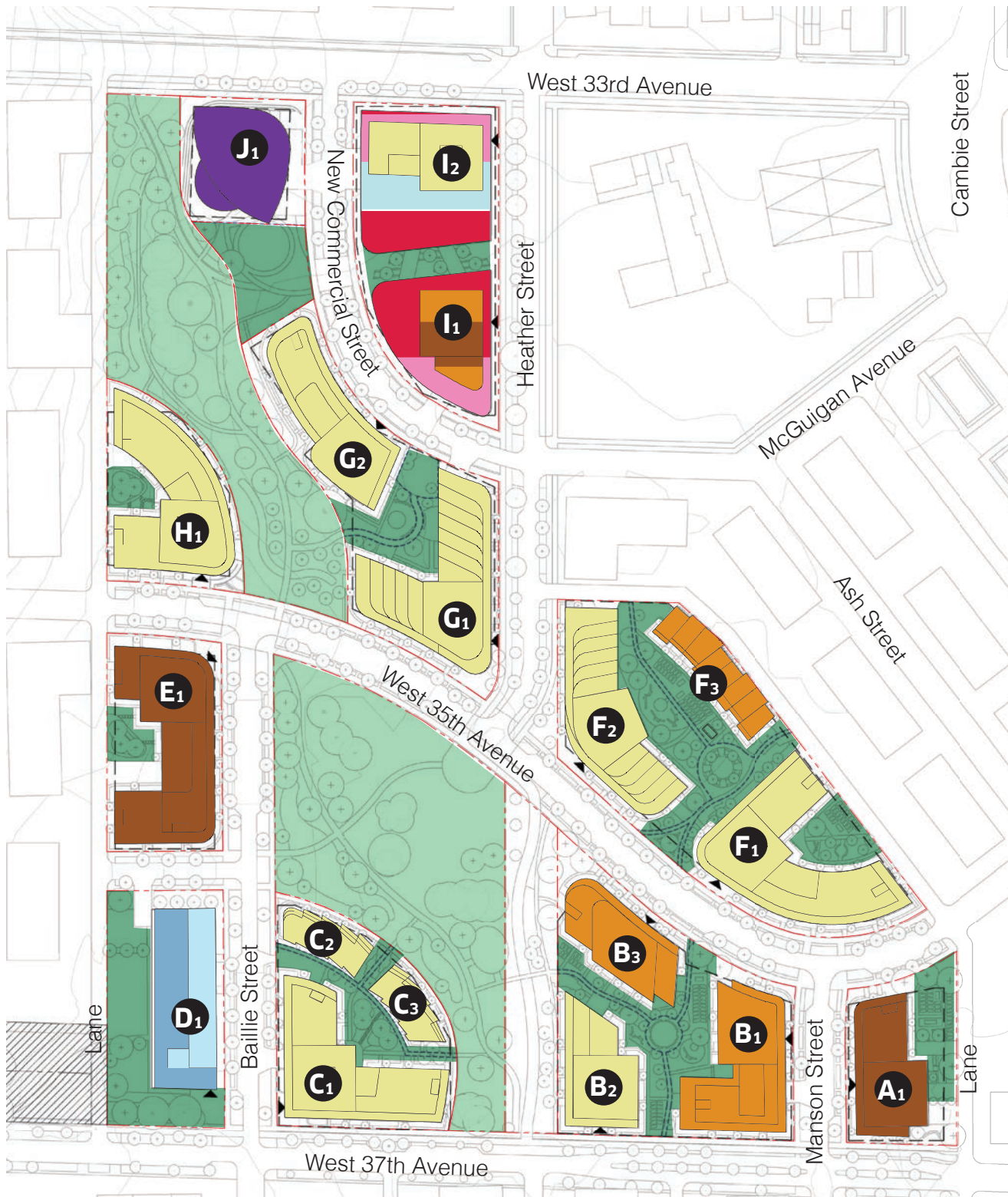
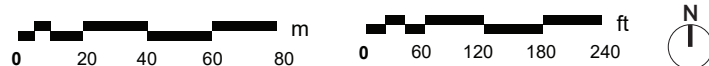


Figure 2-22: Land Use Plan



### **2.3.3 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: retail at grade, and office on the upper storeys of the podiums. 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. Office spaces can support the existing health care facilities in the broader community including through the provision of medical and therapeutic facilities.

### **2.3.4 RESIDENTIAL**

The Heather Lands development will provide approximately 2,600 new homes for residents. The development is aligned with the City of Vancouver's housing targets to build more affordable housing, including moderate income rental units and social housing. The development will also provide market rental and market housing. Further, 50% of social housing, and 35% of market and rental units will be designed for families.

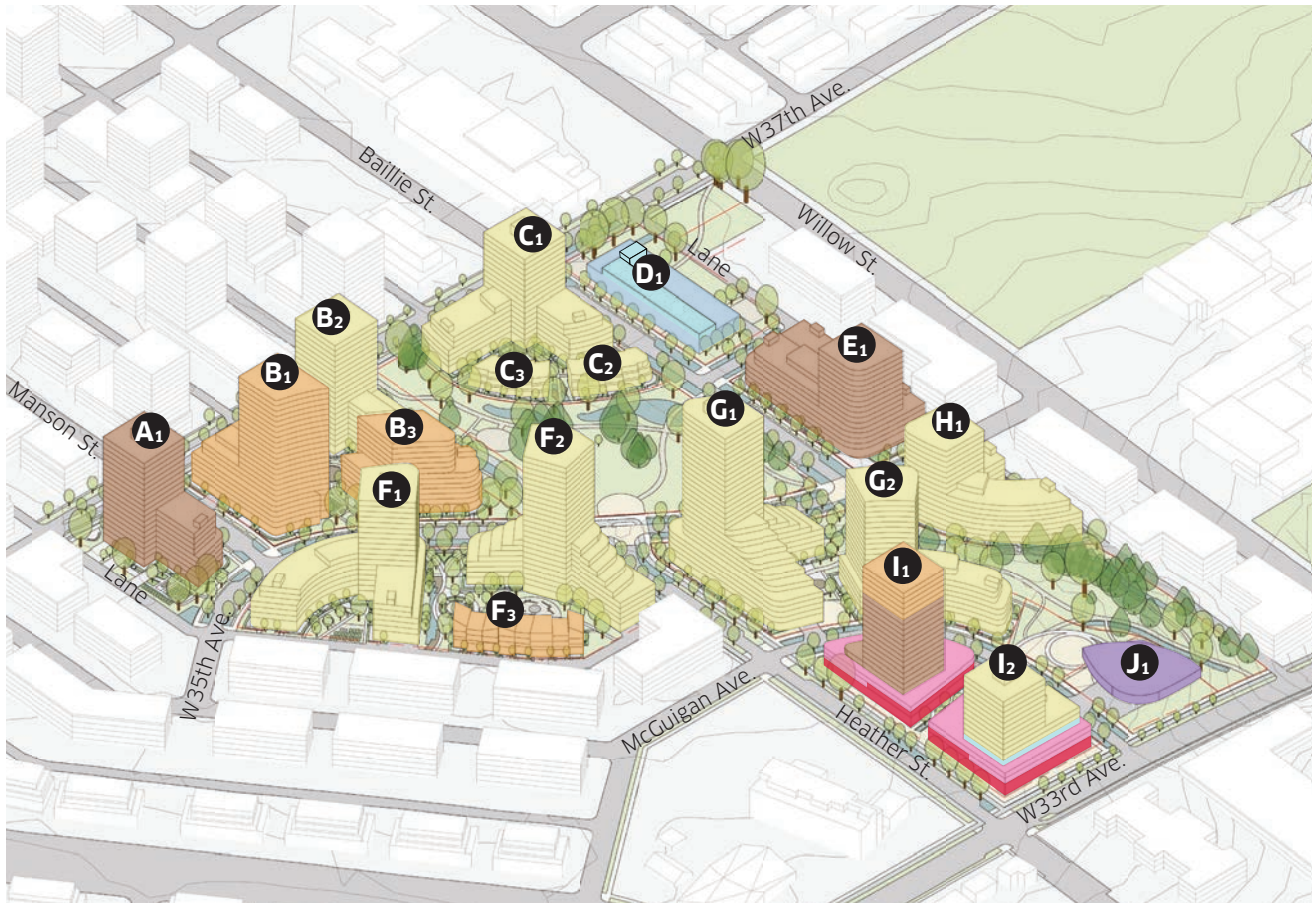














Figure 2-23: Land Use Aerial View, Looking SW

**LEGEND**

- |  |  |
|--|--|
|  PARCEL + BUILDING IDENTIFICATION                   |  SCHOOL |
|  PARK   |  RETAIL |
|  OPEN SPACE   |  OFFICE |
|  CULTURAL CENTRE                                    |  SOCIAL |
|  CHILDCARE  |  RENTAL |
|  CSF OWNED<br>NOT PART OF HEATHER<br>LANDS REZONING |  MARKET |

### **2.3.5 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 conferences held in Vancouver with expected average frequency of 165 days / year – other days the space can be rented out for community events,
- » 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.

### 2.3.6 CHILDCARE CENTRE

A 74-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.

### 2.3.7 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.

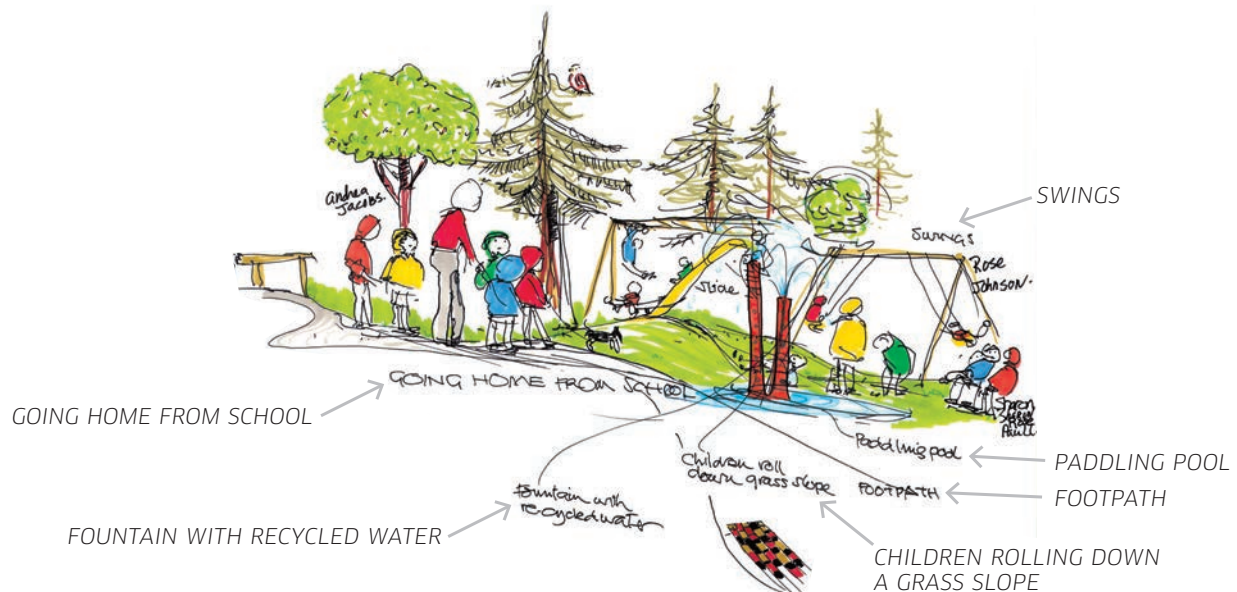


Figure 2-24: Artist Rendition of a Play Space, Credit: Co-Design

## 2.4 DEVELOPMENT DATA

Table 2-2: Overall Site Statistics

| FSR AREA (M <sup>2</sup> ) |                |               |              |               |                |
|----------------------------|----------------|---------------|--------------|---------------|----------------|
| PARCEL                     | HOUSING        |               |              |               |                |
|                            | MARKET         | RENTAL        | MIR (RENTAL) | SOCIAL        | SUB-TOTAL      |
| A                          | -              | -             | -            | 15,305        | 15,305         |
| B                          | 15,248         | 23,125        | 7,708        | -             | 46,081         |
| C                          | 18,717         | -             | -            | -             | 18,717         |
| D                          | -              | -             | -            | -             | -              |
| E                          | -              | -             | -            | 17,023        | 17,023         |
| F                          | 42,792         | 2,033         | 678          | -             | 45,502         |
| G                          | 43,880         | -             | -            | -             | 43,880         |
| H                          | 16,223         | -             | -            | -             | 16,223         |
| I                          | 8,014          | 1,735         | 578          | 9,522         | 19,849         |
| J                          | -              | -             | -            | -             | -              |
| <b>TOTAL</b>               | <b>144,874</b> | <b>26,892</b> | <b>8,964</b> | <b>41,850</b> | <b>222,580</b> |
| SUB-TOTAL FSR AREA         |                |               |              |               |                |

| FSR AREA (SF)      |                  |                |               |                |                  |
|--------------------|------------------|----------------|---------------|----------------|------------------|
| PARCEL             | HOUSING          |                |               |                |                  |
|                    | MARKET           | RENTAL         | MIR (RENTAL)  | SOCIAL         | SUB-TOTAL        |
| A                  | -                | -              | -             | 164,739        | 164,739          |
| B                  | 164,129          | 248,916        | 82,972        | -              | 496,016          |
| C                  | 201,469          | -              | -             | -              | 201,469          |
| D                  | -                | -              | -             | -              | -                |
| E                  | -                | -              | -             | 183,233        | 183,233          |
| F                  | 460,606          | 21,878         | 7,293         | -              | 489,777          |
| G                  | 472,324          | -              | -             | -              | 472,324          |
| H                  | 174,620          | -              | -             | -              | 174,620          |
| I                  | 86,259           | 18,670         | 6,223         | 102,495        | 213,648          |
| J                  | -                | -              | -             | -              | -                |
| <b>TOTAL</b>       | <b>1,559,407</b> | <b>289,464</b> | <b>96,488</b> | <b>450,467</b> | <b>2,395,826</b> |
| SUB-TOTAL FSR AREA |                  |                |               |                |                  |



|            |        | EXCLUDED AREA (M <sup>2</sup> ) |           |        |         |          |
|------------|--------|---------------------------------|-----------|--------|---------|----------|
| COMMERCIAL |        | CULTURAL CENTRE                 | CHILDCARE | SCHOOL | AMENITY | TOTAL m2 |
| RETAIL     | OFFICE |                                 |           |        |         |          |
| -          | -      | -                               | -         | -      | 369     | 15,674   |
| -          | -      | -                               | -         | -      | 279     | 46,360   |
| -          | -      | -                               | -         | -      | 93      | 18,810   |
| -          | -      | -                               | -         | 4,700  | -       | 4,700    |
| -          | -      | -                               | -         | -      | 307     | 17,330   |
| -          | -      | -                               | -         | -      | 186     | 45,688   |
| -          | -      | -                               | -         | -      | 186     | 44,066   |
| -          | -      | -                               | -         | -      | 93      | 16,316   |
| 5,787      | 5,852  | -                               | 1,109     | -      | 274     | 32,870   |
| -          | -      | 2,095                           | -         | -      | -       | 2,095    |
| 5,787      | 5,852  | 2,095                           | 1,109     | 4,700  | 1,786   | 243,908  |
| 234,219    |        | SUB-TOTAL EXCLUDED AREA         |           |        | 9,689   |          |

|            |        | EXCLUDED AREA (SF)      |           |        |         |           |
|------------|--------|-------------------------|-----------|--------|---------|-----------|
| COMMERCIAL |        | CULTURAL CENTRE         | CHILDCARE | SCHOOL | AMENITY | TOTAL SF  |
| RETAIL     | OFFICE |                         |           |        |         |           |
| -          | -      | -                       | -         | -      | 3,973   | 168,712   |
| -          | -      | -                       | -         | -      | 3,000   | 499,016   |
| -          | -      | -                       | -         | -      | 1,000   | 202,469   |
| -          | -      | -                       | -         | 50,590 | -       | 50,590    |
| -          | -      | -                       | -         | -      | 3,300   | 186,533   |
| -          | -      | -                       | -         | -      | 2,000   | 491,777   |
| -          | -      | -                       | -         | -      | 2,000   | 474,324   |
| -          | -      | -                       | -         | -      | 1,000   | 175,620   |
| 62,287     | 62,994 | -                       | 11,935    | -      | 2,950   | 353,814   |
| -          | -      | 22,549                  | -         | -      | -       | 22,549    |
| 62,287     | 62,994 | 22,549                  | 11,935    | 50,590 | 19,223  | 2,625,404 |
| 2,521,107  |        | SUB-TOTAL EXCLUDED AREA |           |        | 104,297 |           |














## 2.5 PROJECT PHASING

Construction is planned in 5 phases and phase 'X'. Phase 'X' is being developed by the Conseil Scolaire Francophone 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. The preliminary Civil Site Servicing Report can be found in Appendix I.

Phasing of parcels is as follow:

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

### LEGEND

|   |  |
|---|--|
|    | PARCEL + BUILDING IDENTIFICATION             |
|  | FIRST ENACTMENT                              |
|  | SECOND ENACTMENT                             |
|  | NEW PROPERTY LINES                           |
|  | EXISTING BUILDINGS                           |
|  | EXISTING HEATHER ST. ROW                     |
|  | PHASE 1                                      |
|  | PHASE 2                                      |
|  | PHASE 3                                      |
|  | PHASE 4                                      |
|  | PHASE 5                                      |
|  | PHASE X                                      |
|  | CSF OWNED NOT PART OF HEATHER LANDS REZONING |

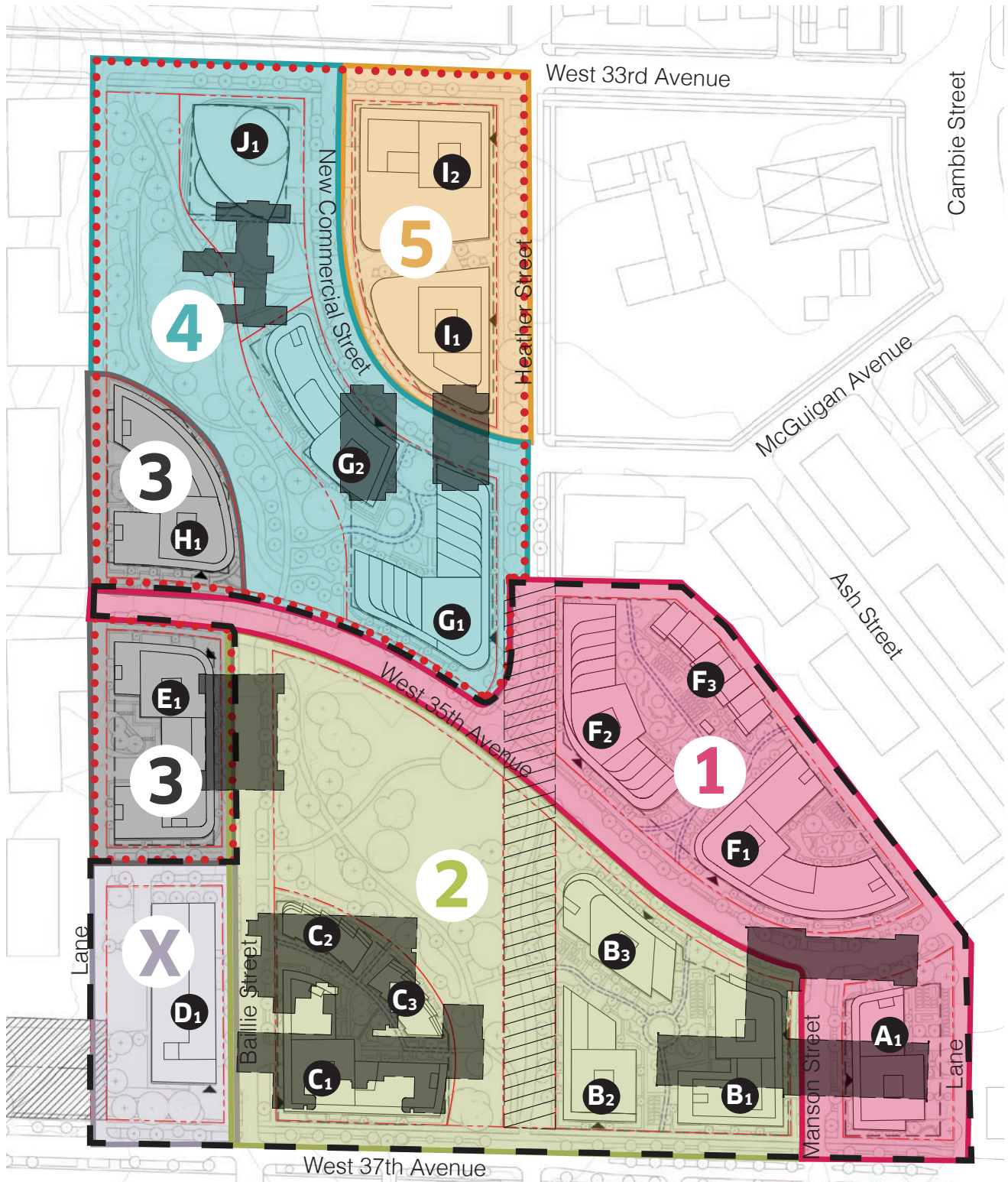
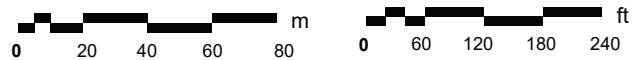


Figure 2-25: Phasing Plan



## 2.5.1 PHASING DATA

Table 2-3: Site Statistics by Phase

| FSR AREA (m <sup>2</sup> ) |                |               |              |               |                |
|----------------------------|----------------|---------------|--------------|---------------|----------------|
| PHASE                      | RESIDENTIAL    |               |              |               |                |
|                            | MARKET         | RENTAL        | MIR (RENTAL) | SOCIAL        | SUB-TOTAL      |
| 1                          | 42,792         | 2,033         | 678          | 15,305        | 60,807         |
| 2                          | 33,965         | 23,125        | 7,708        | -             | 64,799         |
| 3                          | 16,223         | -             | -            | 17,023        | 33,246         |
| 4                          | 43,880         | -             | -            | -             | 43,880         |
| 5                          | 8,014          | 1,735         | 578          | 9,522         | 19,849         |
| X                          | -              | -             | -            | -             | -              |
| <b>TOTAL</b>               | <b>144,874</b> | <b>26,893</b> | <b>8,964</b> | <b>41,850</b> | <b>222,580</b> |
| SUB-TOTAL FSR AREA         |                |               |              |               |                |

| FSR AREA (SF)      |                  |                |                           |                |                  |
|--------------------|------------------|----------------|---------------------------|----------------|------------------|
| PHASE              | RESIDENTIAL      |                |                           |                |                  |
|                    | MARKET           | RENTAL         | MIR (RENTAL) <sup>t</sup> | SOCIAL         | SUB-TOTAL        |
| 1                  | 460,606          | 21,878         | 7,293                     | 164,739        | 654,516          |
| 2                  | 365,598          | 248,916        | 82,972                    | -              | 697,485          |
| 3                  | 174,620          | -              | -                         | 183,233        | 357,854          |
| 4                  | 472,324          | -              | -                         | -              | 472,324          |
| 5                  | 86,259           | 18,670         | 6,223                     | 102,495        | 213,648          |
| X                  | -                | -              | -                         | -              | -                |
| <b>TOTAL</b>       | <b>1,559,407</b> | <b>289,464</b> | <b>96,488</b>             | <b>450,467</b> | <b>2,395,826</b> |
| SUB-TOTAL FSR AREA |                  |                |                           |                |                  |

|         |        | EXCLUDED AREA (m <sup>2</sup> ) |           |        |         |                      |
|---------|--------|---------------------------------|-----------|--------|---------|----------------------|
| RETAIL  | OFFICE | CULTURAL CENTRE                 | CHILDCARE | SCHOOL | AMENITY | TOTAL m <sup>2</sup> |
| -       | -      | -                               | -         | -      | 555     | 61,361               |
| -       | -      | -                               | -         | -      | 372     | 65,170               |
| -       | -      | -                               | -         | -      | 399     | 33,645               |
| -       | -      | 2,095                           | -         | -      | 186     | 46,161               |
| 5,787   | 5,852  | -                               | 1,109     | -      | 274     | 32,870               |
| -       | -      | -                               | -         | 4,700  | -       | 4,700                |
| 5,787   | 5,852  | 2,095                           | 1,109     | 4,700  | 1,786   | 243,908              |
| 234,219 |        | SUB-TOTAL EXCLUDED AREA         |           |        | 9,689   |                      |

|           |        | EXCLUDED AREA (SF)      |           |        |         |           |
|-----------|--------|-------------------------|-----------|--------|---------|-----------|
| RETAIL    | OFFICE | CULTURAL CENTRE         | CHILDCARE | SCHOOL | AMENITY | TOTAL SF  |
| -         | -      | -                       | -         | -      | 5,973   | 660,489   |
| -         | -      | -                       | -         | -      | 4,000   | 701,485   |
| -         | -      | -                       | -         | -      | 4,300   | 362,154   |
| -         | -      | 22,549                  | -         | -      | 2,000   | 496,873   |
| 62,287    | 62,994 | -                       | 11,935    | -      | 2,950   | 353,814   |
| -         | -      | -                       | -         | 50,590 | -       | 50,590    |
| 62,287    | 62,994 | 22,549                  | 11,935    | 50,590 | 19,223  | 2,625,404 |
| 2,521,107 |        | SUB-TOTAL EXCLUDED AREA |           |        | 104,297 |           |



# 03

# Landscape Expression



## 3.1 LANDSCAPE

### INTENT

The landscape of the Heather Lands neighbourhood will weave together park, open spaces, semi-public, and private landscapes into a network of connected, green spaces that welcome people and respect the past, present and future of the MST Nations. The landscape expression will communicate MST Nations stories and values, provide opportunities for gathering and ceremony, and will demonstrate the interconnectivity of land and culture. The landscape design will be inspired by the four elements of life.

An emphasis on connection to the seasons will resonate throughout the new neighbourhood. The ecozones in the park, along with the Forest Trail provide the foundation for the park design at Heather Lands, as shown in Figure 3-1 opposite.

Park and open spaces will feature the retention of existing mature Cedar and Douglas fir trees and the planting of Indigenous trees to recreate a forest in the City.

An engagement process will further inform the design of the park; the final park programming will be determined through this process.

## 3.2 PARKS AND OPEN SPACE

### INTENT

The park and open space network will consist of a 0.92 hectare (2.3 acre) parcel south of W35th, and a 0.75 hectare (1.8 acres) parcel north of W35th. The character of the park and open space will be inspired by natural systems and the restoration of urban biodiversity. The park and open space will be welcoming for people of all generations. The park will provide spaces for passive recreation, play, and connection to nature, places for quiet reflection in the forest and also opportunities to learn about native plants. Rainwater will be celebrated and made visible in the park and open space to respect the element of water and its connection to all life. The final design will be elaborated upon in cooperation with the City of Vancouver Parks Board.

### LEGEND











|   |                   |   |  |
|---|-------------------|---|--|
|  | FOREST TRAIL      |  | OAK MEADOW                                   |
|  | PARK PATHWAYS     |  | WILD ORCHARD                                 |
|  | PUBLIC PARK       |  | POLLINATOR CORRIDOR                          |
|  | OPEN SPACE        |  | CSF OWNED NOT PART OF HEATHER LANDS REZONING |
|  | CONIFEROUS FOREST |   |  |
|  | RIPARIAN WOODLAND |   |  |





Figure 3-1: Open Space Ecozones



### 3.2.1 FOREST TRAIL

#### INTENT

The 'Forest Trail', which traverses across the site along a north-south axis, is the defining feature of the park and open space network. The Forest Trail is inspired by "the runner" an important figure in MST legends who connected communities by communicating the approach of friends or foes. Historically, trails crossed the peninsula, connecting the villages along the Fraser River with the villages at False Creek and beyond. Indigenous people traversed trails for communication, water, hunting and gathering, and the Forest Trail at Heather Lands will connect people to each other and to the land.

The Forest Trail will be a walking trail, which passes by the site's most significant mature evergreen trees, and is intended to encourage people to slow down and connect with nature. Interpretive signage will be positioned along the trail at key moments where significant plants, features, or views are compelling for education or storytelling. Interpretive signage will be in Hən̓q̓əmi̓n̓əm̓, Skwxwú7mesh, and English, making Indigenous language visible. The detailed design of the interpretive trail signage will be determined through the park and open space design process and through ongoing input from MST Nations.

#### DESIGN RESPONSE

- » Align the Forest Trail so that it connects the northwest corner of the site at W33rd Ave, crosses W35th Ave at the intersection with Baillie, and continues to the southern edge of the Heather St. ROW at W37th Ave.
- » Design the Forest Trail to a minimum width of 2.5m (8.2ft) to City of Vancouver trail standards.
- » Use decomposed granite for the Forest Trail to create a naturalized, trail-through-the-woods character.
- » Ensure that the trail is crowned with a 2% slope to either side to provide adequate drainage and avoid ponding.
- » Incorporate interpretive signage along the trail to describe key natural features, plants and their historic uses, and/or relevant stories in Hən̓q̓əmi̓n̓əm̓, Skwxwú7mesh, and English.
- » Install bollards at the start and end of the Forest Trail to discourage bikers from cutting through the parks and open space.



Figure 3-2: Interpretive Signage

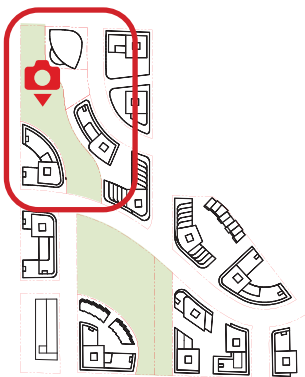


Figure 3-3: Trail Through the Forest

## FOREST TRAIL



Figure 3-4: Conceptual Illustration - Trail Through the Forest Looking SW  
Artist: Matthew Thomson



Key Plan - Forest Trail North



Figure 3-5: Trail Through the Forest between W33rd and W35th

### 3.2.2 CONIFEROUS FOREST ECOZONE

#### INTENT

Cedar trees are recognized in MST culture as the 'Tree of Life'. "Not only is cedar a key natural resource in the production of material goods, the tree also plays an integral role in the spiritual beliefs and ceremonial life"<sup>1</sup> of the Coast Salish peoples.

The mature Western red cedar and Douglas fir trees that stand in the northern area of the site are a significant piece of the natural heritage at Heather Lands. The retention of these trees is the foundation of the coniferous forest ecozone. Planting native groundcover and understory plants, and establishing a diverse tree canopy will contribute to improving the soil quality and aid in restoring the forest on the site.

To aid in the restoration process 'forest duff' – understory plants and nurse logs – can be transplanted to Heather Lands from a donor site. Nurse logs are, "fallen trees that provide "ecological facilitation" as they decay... offer seedlings shade, nutrients, water and protection from disease and pathogens, thus nurturing and making way for the new generation."<sup>2</sup> In this way they nurture and make way for the growth of new trees and plant life and will assist in creating new habitat for urban wildlife.

#### DESIGN RESPONSE

- » Retain existing mature trees that are in good health. (See the Tree Retention section.)
- » Test and amend the soil around the existing trees. Amend with native soils, if possible, potentially salvaged from a construction site in the lower mainland, controlling for invasive plant species.
- » Plant native trees including: Western red cedar, Douglas fir, Bigleaf maple, Vine maple, Shore pine, Sitka spruce, and Yellow-cedar.
- » Select the right tree for the right place. Plant new trees in locations that will allow them to thrive and reach their potential full size.
- » Establish a healthy layer of native ground cover and understory plants that are associated with the Coastal Western Hemlock Biogeoclimatic zone.
- » Include native plants that produce food to create a food forest, that will create opportunities for people to harvest food from the forest and will also provide food for urban wildlife.
- » Transplant 'forest duff' from a donor site to aid in forest restoration.

---

<sup>1</sup> Alice Huang, <https://indigenousfoundations.arts.ubc.ca/cedar/>

<sup>2</sup> Allie Wisniewski, American Forests, <https://www.americanforests.org/blog/nurse-logs-healers-forest/>



Figure 3-6: Western Red Cedar



Figure 3-7: Forest Understory Plantings



Key Map: Coniferous Forest



Figure 3-8: Nurse Log

### 3.2.3 RIPARIAN FOREST ECOZONE

#### INTENT

Along rainwater channels throughout the park, riparian forests will be created that demonstrate the relationship between water and forest. Riparian forests are defined by their adjacency to water and are found along the edges of streams, lakes, and wetland. Riparian forest are highly valued ecosystems because they help to help to keep water clean by trapping sediment and pollutants, they manage erosion, they help to keep water temperatures cool, and attract insects which are in turn food for birds and fish. They are characterized by native trees and shrubs that are water-loving.

#### DESIGN RESPONSE

- » Establish a riparian forest along rainwater channels.
- » Plant native trees and shrubs such as Willows, Western red cedar, Douglas maple, Bigleaf maple, Red-osier dogwood, Hardhack, and Salmonberry. For a useful reference on this see the District of Saanich's Recommended Native Plants for Restoring a Riparian Area. <https://www.saanich.ca/assets/Community/Documents/Recommended%20Native%20Plants%20for%20Riparian%20Area.pdf>
- » Mimic the stand structure of a natural riparian forest by including multiple canopy heights, allow gaps in the canopy and wide spacing between large trees.
- » Allow dappled light to reach the surface of the stream, for ecological and aesthetic benefits.
- » Incorporate "large woody debris" into the rainwater channel as an ecologically valuable characteristic of riparian forest. Large woody debris creates habitat value for fauna.





Figure 3-9: View Points Along Water's Edge



Figure 3-10: Woody Debris for Fauna



Key Map: Riparian Woodland



Figure 3-11: Pedestrian Paths



Figure 3-12: Multiple Canopy Heights

### 3.2.4 OAK MEADOW ECOZONE

#### INTENT

Historically, the Garry Oak and associated ecosystem was common in coastal areas and rocky outcrops in the MST territories. Today, less than 5% of these ecosystems remain in near-natural condition. At Heather Lands, three existing, mature Pin oak trees form the foundation for an oak meadow. Although not associated with the Garry Oak ecosystem, Pin oak trees are excellent trees for large landscapes because they provide shade in the summer, are fast growing, have beautiful fall colour, and the nuts provide persistent food for birds. The Garry Oak ecosystem is very difficult to establish in an urban setting, but it is the inspiration behind the Oak Meadow. The meadow is a proposed alternative to lawn that still allows for passive recreation, where people can spend time together, enjoy a meal outdoors, or simply lay under a shady oak tree.

#### DESIGN RESPONSE

- » Retain the Pin Oak trees located in the open space parcel and draw inspiration from the Garry Oak and associated ecosystem to establish an oak meadow landscape.
- » Plant a small number of native Shore Pine and select Oak trees that will contribute to the Oak meadow but keep the canopy mostly open to allow for a bright, sunny spot in the park.
- » Mimic a Garry Oak meadow. Plantings to include: forbs, spring wildflowers, grasses and grass-like plants.
- » Establish a mowing regime that maximizes ecological benefits and passive recreation opportunities.



Figure 3-13: Meadow Lawn



Figure 3-14: Pin Oak Tree



Key Map: Oak Meadows



FIGURE 3-15: Places to Run Free

### **3.2.5 WILD ORCHARD ECOZONE**

#### **INTENT**

For the MST Nations, land is intrinsically associated with the provision of food; the land provides abundant fruit and berries. A wild orchard planted with Pacific crab apple, Saskatoon, Salmonberry, Huckleberry, and Oval-leaf blueberries, will allow people to harvest food in the City. Rather than a formal orchard with trees planted in straight rows, this will be a wild orchard with a naturalized character.

#### **DESIGN RESPONSE**

- » Establish a small wild orchard in a sunny position, within the open space parcel, adjacent to 35th Ave.
- » Plant native fruit and berry producing trees such as Pacific Crab Apple, Saskatoon, Salmonberry, Huckleberry, and Oval-Leaf Blueberries.



Figure 3-16: Wild Orchard



Figure 3-17: Berry Picking



Key Map: Wild Orchard



Figure 3-18: Pacific Crab Apple

### 3.2.6 TREE RETENTION

#### INTENT

Trees are important to the MST Nations; if the Musqueam, Squamish and Tsleil-Waututh people don't have a word for a plant or tree in their languages it means it is non-native<sup>1</sup>. A tree retention strategy has been developed to guide future decision making about tree retention. The strategy for tree retention is a process:





1. Qualitative review of site trees: tree health and structure, species tolerance to growing site changes such as hydrology, sun and wind exposure, etc. are considered.
2. Next the roads, site services and infrastructure designs are considered.
3. Finally, the design of the development: buildings and parkades, access, service connections, grading, hardscapes, and constructability are considered.

#### DESIGN RESPONSE

- » Design to prioritize retention of mature trees in the parks and open space
- » Prioritize the retention of large, mature trees, to create a green, forest inspired corridor that traverses north-south through the site.
- » Design streets to retain existing street trees. Effort has been made to retain existing, healthy street trees by keeping the alignment of existing front boulevards or increasing the width of existing front boulevards. (One exception to this is W37th which requires further direction from the City).

- » Prioritize retention of native trees. The cultural significance of trees that have importance for the MST Nations is a key consideration for tree retention. Where possible, native trees will be prioritized for retention. Some native trees on site – such as Alder and Cottonwood may present risks to the site as they are reaching maturity. In these cases, the trees would not be retained.
- » Retain good quality trees. Trees presenting as healthy and structurally sound have been identified as PRIORITY 1\* in the tree inventory completed by Arbortech in 2020. PRIORITY 1 trees are defined as suitable for preservation with no significant defects (good candidate for retention). Healthy trees which are invasive species are less desirable for retention.
- » Improve health of retained marginal trees. Marginal condition trees have been identified as PRIORITY 2\* in the tree survey completed by Arbortech in 2020. PRIORITY 2 trees are defined as conditionally suitable for preservation subject to certain measures such as treating correctable defects and/or retaining in groups (possible candidate).

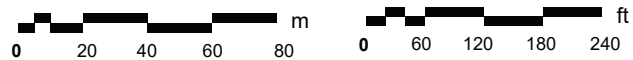
#### LEGEND

-  TREES FOR RETENTION
-  TREES FOR REMOVAL
-  EXISTING BUILDINGS ON SITE
-  CSF OWNED  
NOTE PART OF HEATHER LANDS REZONING

<sup>1</sup> Adrienne Charlie, Squamish Cultural Liaison.



Figure 3-19: Tree Retention Plan



### 3.2.7 TREE HARVESTING

#### INTENT

Trees slated for removal will be assessed for harvesting and use by the MST Nations. This is in keeping with MST values that everything is connected, and nothing is wasted. Refer to Arborist Report (Appendix B) for suitable tree candidates for harvesting.

#### DESIGN RESPONSE

- » Prior to the removal of any trees the MST Nations representatives will need to be consulted on the potential to harvest the tree and the appropriate steps required to determine who should have access to the wood and how it should be used.
- » Consider opportunities to harvest trees slated for removal on the Heather Lands site, for example, use a cedar tree harvested on site for a carved, welcoming post located at Heather Lands.
- » Consider using trees that are not suitable for artistic purposes as downed wood in the forest landscape to add habitat value for urban wildlife.

### 3.2.8 URBAN FOREST

#### INTENT

Heather Lands presents an incredible opportunity to restore a patch of forest in the City. Restoration of the forest contributes to Indigenous reconciliation through the planting of culturally significant tree species that offer opportunities to revive Indigenous cultural practices associated with native trees such as storytelling, sharing knowledge, and gathering food. The City of Vancouver's, Urban Forest Strategy, set an ambitious target to increase the tree canopy from 18% (in 2018) to 22% by 2050. Vancouver's urban forest includes all trees within the City: native forests, ornamental park trees, fruit trees, street trees, and trees on private property. The urban forest is an essential part of the character of Heather Lands. See the recommendations in the park and open space section on recommendations for forest on public land.

#### DESIGN RESPONSE

- » Establish an urban forest with a minimum 22% tree canopy cover on the Heather Lands site, in alignment with City of Vancouver policy.



### 3 THE VALUE OF VANCOUVER'S URBAN FOREST

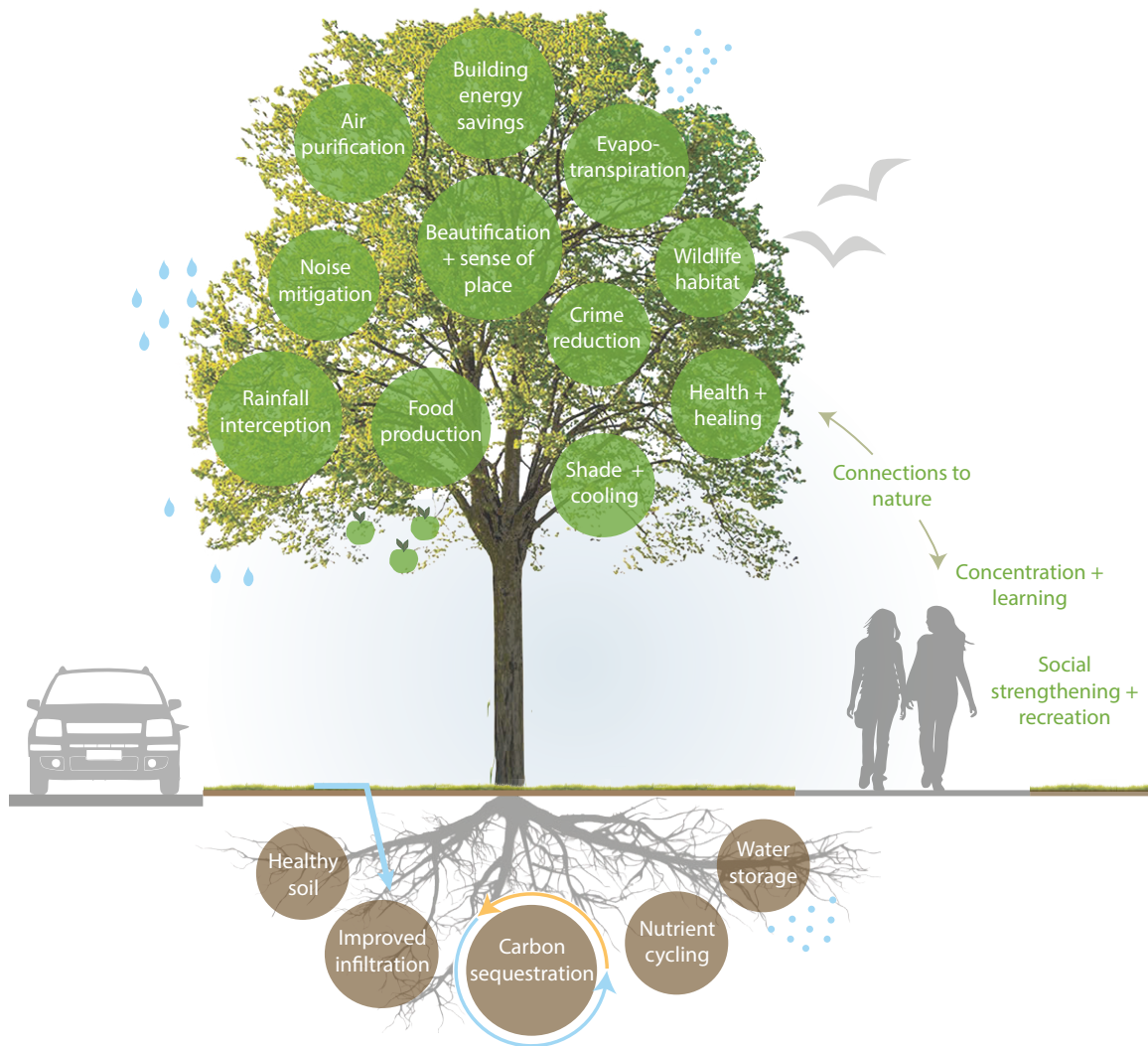


Figure 3-20: Value of Vancouver's Urban Forest, Credit: CoV Urban Forest Strategy

## 3.3 LANDSCAPE PLANTINGS

### INTENT

The planting design for the Heather Lands will play a key role in reflecting the “forest in the city” character of the new neighbourhood. Emphasis will be placed on retaining and planting native trees and shrubs that are culturally significant to the MST Nations. The cedar tree for example, is highly valued by the MST Nations; it is considered to be the tree of life, and the power of the Red Cedar was said to be so strong that a person could receive strength by standing with his or her back to the tree<sup>1</sup>. Cedar bark was harvested for weaving baskets, rope, mats, and clothing, and cedar planks were traditionally used in the construction of shelter. Plants play an important cultural role for the MST Nations; similarly, the link between plants and culture will be cultivated in the landscape design for the Heather Lands neighbourhood. A diversity of trees, shrubs, groundcovers, perennials, and climbing plants will be planted to create an ecologically resilient and aesthetically interesting place. Appendix A, Recommended Plantings’ Lists, can provide further guidance on the selection of landscape plantings.

### DESIGN RESPONSE

- » Prioritize the planting of native trees and shrubs that are culturally significant to the MST Nations.
- » Supplement native trees and shrubs with urban adapted species that are resilient to drought, climate change, air pollution, pests, and provide pollinator habitat.
- » Select trees that are of an appropriate form and size to complement the scale of buildings.
- » Select flowering plants that provide habitat for pollinators and that add visual interest throughout the year.
- » Incorporate a diversity of food-producing and edible plants for harvesting, with an emphasis on native berries. Provide food for people and animals.
- » Plant a mix of deciduous and coniferous species for habitat diversity and seasonal interest. Place evergreen plants in the center or back of plant groupings to create a year-round framework.
- » Group plants in large informal, naturalized compositions that evoke the forest ecosystems naturally found on MST Nations’ lands.
- » Establish plant communities using a mix of plants that are adapted for similar conditions and avoid mass plantings of monocultures.
- » Use evergreen hedges and climbing plants on trellises to create green, vertical facades to delineate public and private spaces and provide privacy.
- » Avoid all artificial plant material.

---

<sup>1</sup>Pojar, J., & MacKinnon, A. (2004). Plants of coastal British Columbia. Edmonton, AB: Lone Pine Publishing



Figure 3-21: Indigenous Urban Adapted Plants



Figure 3-22: Native Berry Plants



Figure 3-23: Native Understory Plants



Figure 3-24: Trail Through the Forest Nurse Log

### 3.3.1 TREE REPLACING/PLANTING

#### INTENT

In alignment with the City of Vancouver Urban Forest Strategy, the site wide design will provide a minimum 22% tree canopy coverage, and the parks and open space will accommodate a significant portion of the tree canopy. Due to the requirements for parking underneath buildings within parcels, large native trees and shade trees will be planted within the parks and open space, while smaller, urban adapted tree species will be planted within parcels and above parkades.

#### DESIGN RESPONSE

- » Prioritize the planting of native trees species especially Western red cedar, Douglas fir, Bigleaf maple, Vine maple, Shore pine, Sitka spruce, Yellow-cedar, Pacific crab apple, and Pacific dogwood.
- » Select non-native, urban adapted trees that have a naturalistic (rather than an ornamental) character, provide habitat for birds and pollinators, and have fall colour, such as: Horse chestnut, Red maple, Scarlet Oak, and Stewartia. For a list of recommended replacement trees see the City of Vancouver's Replacement Tree Instructions: <https://vancouver.ca/files/cov/replacement-trees-instructions.pdf>
- » Plant a mix of native and urban adapted non-native trees that are drought tolerant, within boulevards in the street right-of-way, including: Willow leaf oak, Pin oak, Red maple, Hawthorn, and Service Berry – For further recommendations on street trees see the City of Vancouver's, Street tree Guidelines <https://vancouver.ca/files/cov/StreetTreeGuidelines.pdf>
- » Avoid selecting trees with overtly colonial names such as: European Beech and Norway Maple.
- » Include a mix of deciduous and evergreen trees; aim for a minimum of 30% evergreen trees.

### 3.3.2 URBAN ADAPTED PLANTS

#### INTENT

In addition to the native trees and shrubs that are so important to creating a landscape that is reflective of MST Nations culture, non-native, non-invasive plants that are adapted to urban conditions will contribute to the resiliency of the landscape. A diversity of plant species that includes non-native plants will increase the capacity of the landscape to recover and thrive in the face of stressors such as drought, climate change, disease, and pests. Non-native plants in the form of flowering shrubs and perennials contribute pollinator habitat and add beauty and interest to the landscape throughout the seasons.

#### DESIGN RESPONSE

- » Include non-native, non-invasive trees, shrubs, groundcovers, perennials, and climbing plants in planting design to increase the resiliency of the landscape. When selecting non-native plants choose species that:
  - > are low maintenance and drought tolerant.
  - > have a woodland quality that is in keeping with the forest character of the landscape design.
  - > are evergreen such as: Dwarf sweetbox, Skimmia, Redwood sorrel, Berggarten sage, Bigroot geranium, and non-native Rhododendron varieties.
  - > flower throughout the season to provide habitat for pollinators including early bloomers such as Crocus, Witchhazel, Hellebore, and Lungwort, and late bloomers such as Autumn joy stonecrop, Asters, Coneflower, and Sneezeweed.
- » Reference locally specific plant resources such as the Metro Vancouver Grow Green Guide: <http://www.growgreenguide.ca/>

## 3.4 PLAY SPACES

### INTENT

The primary playground is proposed to be located within the park and open space for the benefit of the public and the future residents of Heather Lands. Siting the playground in the park away from residential units will help avoid conflicts with other programs on the site, yet provide a high level of visual oversight. The play space should be creative, fun, multi-generational, challenging, inspired by nature and by MST culture. A tree house was an early concept for the play space, emerging from the Cultural Interpretive Plan.

### DESIGN RESPONSE

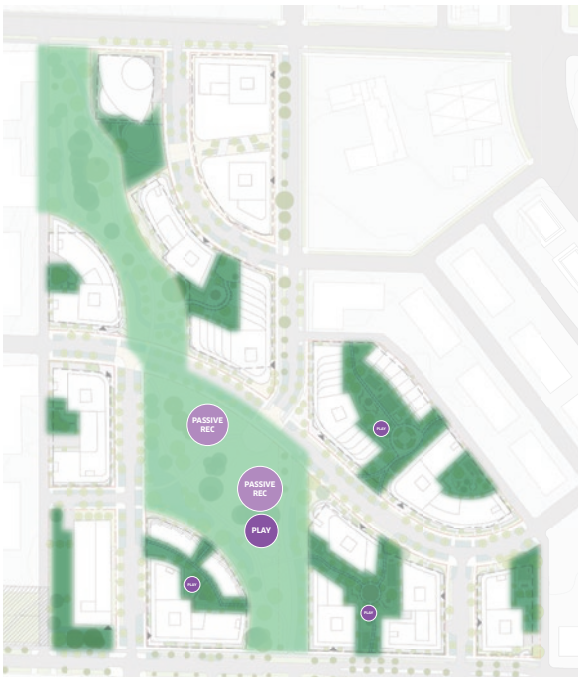
- » Design the playground for multiple generations so that there are features that are engaging for a range of ages. Consider including features that enhance multi-generational interaction, exercise, and include seating at the edge of the playground.
- » Use natural materials and colours inspired by nature whenever possible to align the design of the playground with the Forest Trail concept for the parks and open space.
- » Incorporate didactic elements that inspire curiosity and learning about the natural world, such as a tic-tac-toe board with bees and deer instead of x's and o's, or bee hotels to teach about making honey.



Figure 3-25: Tree House Play Structure







Figure 3-26: Natural Play Features



Key Plan - Play Spaces

**LEGEND**

-  PUBLIC PARK
-  OPEN SPACE

-  PLAY SPACES
-  PASSIVE RECREATIONS

## 3.5 MST CULTURAL CENTRE PLAZA

### INTENT

The MST Cultural Centre and adjacent plaza will be the cultural heart of the community, evoking the concept of a drum beat, that signals that the spirit of this place is alive and well. The landscape will be a welcoming destination for special ceremonies and events, welcoming visitors to experience MST Nations culture. The space will be flexible in its design so that it can be adapted to suit multiple uses. The Cultural Centre landscape has the opportunity of including demonstration components such as space for traditional cooking methods, an Indigenous plants garden, smoke house, and so on.

### DESIGN RESPONSE

- » Create an outdoor ceremonial space that is inspired by MST Nations culture and encourages vibrant, cultural celebrations where people can be together, where people can dance, sing, drum, and speak.
  - » Design a multifunctional space that can accommodate a variety of uses and programs throughout the year. Include weather protected areas adjacent to the building and space for tents for special events.
  - » Incorporate a processional route that starts within the MST Cultural Centre, as a back-stage, and wraps around the outdoor space to a focal point. The processional route can be used as a pathway when it is not used for special ceremonies.
- » Opportunities for incorporating MST Nations inspired activities include:
    - > Including a commercial kitchen inside the MST Cultural Centre which can open up onto the plaza, where people can gather.
    - > Planting an Indigenous plants garden to provide teaching opportunities.
    - > Integrating a rainwater channel to run from the southeast corner of the plaza to the northwest corner of the site – the water passing through the historic location of the Fairmont Academy.
    - > Wrapping a processional route around the plaza starting at the MST Cultural Centre and ending at a small elevated stage for events.
    - > Setting up temporary food markets to invite the community to celebrate local and/or traditional MST foods.
    - > Arranging movable seating and tables for special events facing a small covered stage and/or around a fire pit.

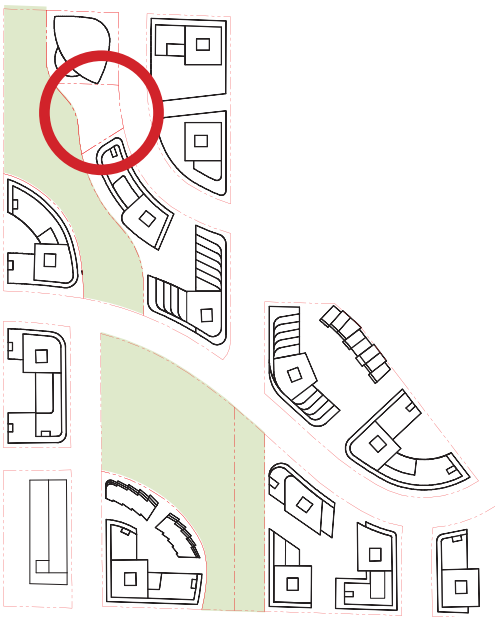




Figure 3-27: Awen' Gathering Place, BrookMcIlroy



Figure 3-28: Wa chet k'ayáchtntumi (We hold our hands up to you), Jody Broomfield, 2018



Key Plan -MST Cultural Centre Plaza



Figure 3-29: MST šxwqweləwən ct Carving Centre Pavillion (One Heart, One Mind)

# MST CULTURAL CENTRE PLAZA



Figure 3-30: MST Cultural Centre Plaza Section

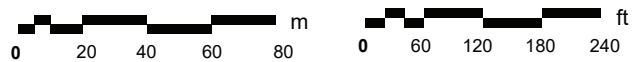
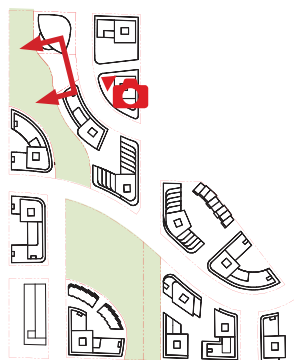




Figure 3-31: Conceptual Illustration - Retail Passage and MST Cultural Centre Plaza Looking NW  
Artist: Matthew Thomson

## 3.6 THE RETAIL PASSAGE

### INTENT

Parcel I features a pedestrian-only zone passage that cuts between two commercial buildings, I1 and I2, connecting Heather Street with the new commercial street that continues northwest from McGuigan Avenue. Fine-grained retail shops and services and a small-scale community grocer are envisioned for this place. Store frontages will activate and animate the passage along with restaurant and/or cafe patios that will spill out into the space. Suspended artwork and lighting can create a ceiling effect and provides an opportunity to share MST culture and artistry.

Hardscape finishes will be inspired by MST Nations' culture and design. Possible examples include: a fishing net pattern and bright red salmon imprinted across the intersection connecting the retail passage with the MST Cultural Centre Plaza (as per the artistic depiction of the Retail Passage and the MST Cultural Centre Plaza in Figure 3-31), or MST Nations' inspired weaving patterns as illustrated in Figure 8-24.

Landscape features carved into the path can make visible the infiltration of rainwater captured from the roofs of the adjacent buildings that is being channeled through to the northwest corner of the site.

### DESIGN RESPONSE

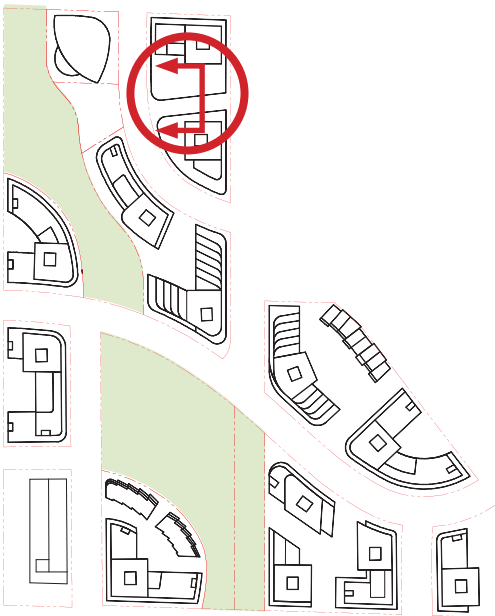
- » Mark the entrances to the retail passage with MST artwork or framing elements to signal to pedestrians that they are entering a special space.
- » Encourage the free flow of pedestrians by keeping the ground plane continuous and sight lines clear.
- » Design, in collaboration with MST Nations' artists, a special ground pattern in the hardscape. Possible examples include: a fishing net pattern and bright red salmon imprinted across the intersection connecting the retail passage with the MST Cultural Centre Plaza as per the conceptual illustration on page 107, or MST Nations' inspired weaving patterns as illustrated in Figure 8-25 and Figure 8-24.
- » Include artistic but space efficient seating features to offer places to rest and meet.
- » Incorporate small, shade tolerant trees in built up planters along the retail passage.
- » Design for flexibility so that temporary events can occur along the retail passage, such as markets and crafts fairs.
- » Make visible the capture and filtration of the rainwater from the roofs of the adjacent I1 and I2 buildings, if possible.



Figure 3-32: Protector of the Mountain, Zachary George, Tsleil-Waututh and Salish Sea, Thomas Cannell, Musqueam



Figure 3-33: Multi-functional Uses in Public Space



Key Plan - Retail Passage

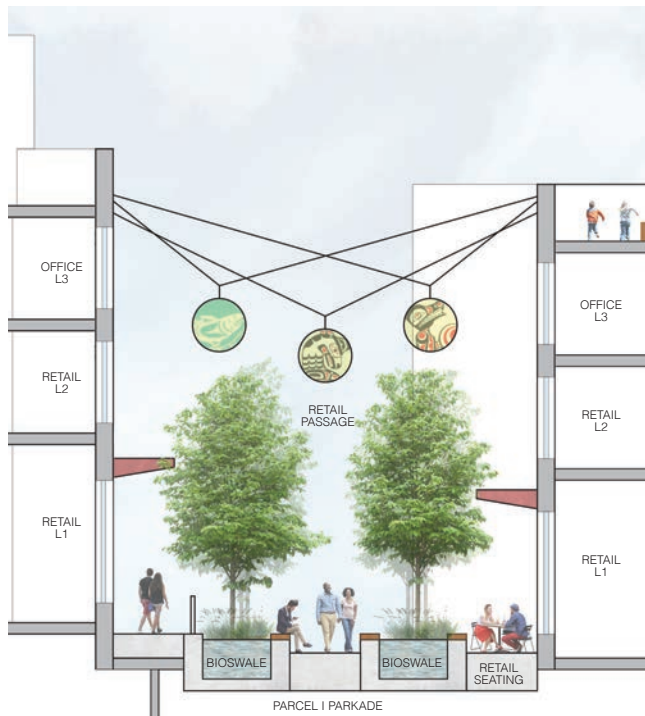


Figure 3-34: Retail Passage Section

## 3.7 POLLINATOR CORRIDOR

### INTENT

Stretching across the Heather Lands site from east to west along both the north and south sides of W35th is a setback dedicated as a pollinator corridor. The pollinator corridor will incorporate a diversity of plant species that attract pollinators such as bees and butterflies. Providing a green connection between Oak Meadows to the west and Queen Elizabeth Park to the east, the pollinator corridor will support biodiversity within the urban landscape. A 5m (16.4ft) dedication along the residential properties that frame W35th Ave is required above and below grade. There is a requirement to have a minimum of 50% of this area dedicated to plantings and landscape elements. Access to residential lobbies and ground floor units will be interwoven between the planted spaces.

### DESIGN RESPONSE

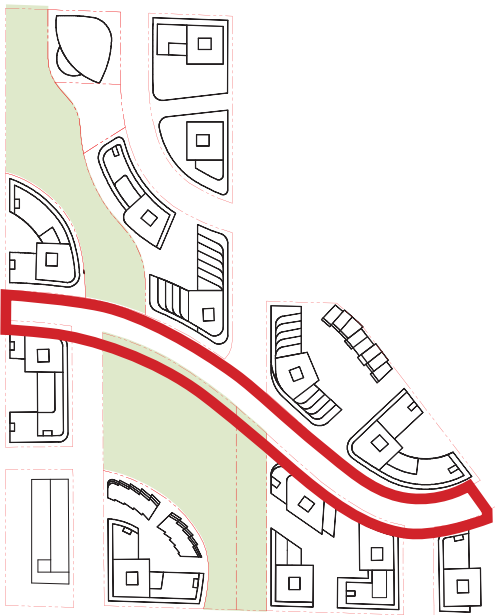
- » Choose a mix of pollinator plants that produce flowers of different shapes, sizes, and colours to attract many kinds of bees and butterflies. Include native plants to welcome native bee species to the pollinator corridor. For a list of plants that pollinators love visit the City of Vancouver's website: <https://vancouver.ca/home-property-development/support-bees-and-butterflies.aspx>
- » Include an insect hotel or a bee house in the pollinator corridor to add shelter for pollinators.
- » Keep plants low closer to intersections, driveways, curbs, sidewalk edges and/or where visibility may be a concern. Plants should be no taller than 60cm (24in) at mature height in these locations. In other locations within boulevards plants must be no taller than 1m (3.3ft) at mature height. For more information on boulevard planting see the City of Vancouver's Boulevard Gardening Guidelines: <https://vancouver.ca/files/cov/boulevard-gardening-guidelines.pdf>.



Figure 3-35: Celebrate All Species on the Site



Figure 3-36: Specify Pollinator Plants



Key Plan - Pollinator Corridor



Figure 3-37: Insect Hotel

## 3.8 STATUTORY RIGHT-OF-WAYS

### INTENT

Statutory right-of-ways (“SRWs”) criss cross through residential Parcels B, C, F, and G. These publicly accessible pathways within residential spaces invite the community to take short cuts and flow freely through the Heather Lands site. Branching off the public spaces, the Forest Trail in the park, and sidewalks along streets, SRWs form a network that weave through the neighbourhood and increase permeability through the site. Pathways are semi-private as residents will be the primary users; however, the public can also access these paths.

### DESIGN RESPONSE

- » Encourage public use of the pathways that run through private parcels by creating an inviting and connected network of pedestrian only paths.
- » Design the pathways to be green, with trees and plantings on either side, alluding to the feeling of walking through a sun dappled forest.
- » Locate benches along the pathways at key points to provide meeting, socializing, and resting points for public enjoyment.





Figure 3-38: Locate Benches Along Key Points



Figure 3-39: Boardwalk Pathways



Key Plan - Semi-Public Courtyards

## 3.9 SEMI-PUBLIC COURTYARDS

### INTENT

Courtyards provide important shared outdoor spaces on private parcels for gathering and to encourage social interaction. These spaces will contribute to the character of the place. Pathways are semi-public as residents will be the primary users; however, the public can access these paths as they are walking by. Common outdoor spaces should include trees and attractive plantings, play features for children, community gardens, public art, water features, and quiet spaces. All courtyards will be welcoming and green, yet the character of the courtyards will vary depending on the character area in which the parcel is located.

### DESIGN RESPONSE

- » Position gathering spaces with hardscapes, seating elements, and decorative lighting features, in a central location in the courtyard, where they will be highly visible and welcoming to diverse people, generations, residents and public passersby.
- » Design gathering spaces for flexible programming to be organized and managed by building management or strata so as not to create noise pollution at inopportune times and disturb residents.
- » Plant small trees and attractive plantings considering weight restrictions as typically these courtyard landscapes are located above parking structures. Use intensive green roofs or planters with adequate soil volumes. For planters, avoid off the shelf items that will make

the landscape look generic and consider using custom made, built-in planters using stacked stone or concrete with stone cladding, to make planters read as extensions of the landscape, whenever possible.

- » Include community gardens, where space permits equitable provision of access to gardens for all residents, and where community gardens aligns with the character area for the parcel.
- » Include play spaces or features for children from diverse age groups, ensure that adequate space is provided to accommodate designated fall zones.
- » Use custom-built play features that are inspired by MST Nations' culture and the natural world, and are designed in collaboration with the Nations.
- » Include expressive rainwater features at grade that are adequately treated to allow people to touch the water. Where space does not permit at grade water features, include rainwater walls where water from rooftops can cascade down textured walls and find its way to the rainwater management system designed for the parcel.
- » Incorporate quiet, reflective spaces with places to sit and relax and escape the City.
- » Include public art that is designed by MST Nations artists. Consider commissioning murals to hide parkade entrances and parkade ramp walls.



Key Plan - Semi-Public Courtyards



Figure 3-40: Shared Outdoor Space



Figure 3-41: 'Scolder Dives For Berries', Carrielynn Victor, 2017

## 3.10 GREEN ROOFS

### INTENT

Green roofs provide an opportunity for landscapes that can perform rainwater management, provide habitat for birds and pollinators, and private outdoor space for residents.

### DESIGN RESPONSE

- » Use green roofs to manage rainwater, target 25% of podium rooftops to be covered by a 150mm (6in) deep extensive green roof.
- » Incorporate community gardens into green roof designs, with access to water and storage space for tools.
- » Incorporate pollinator plantings on green roofs, especially along 35th Ave to increase the amount of pollinator habitat available. Include a water source for pollinators on rooftops where it can often be dry. Consider opportunities for a rooftop, communal bee hive.
- » Include flexible, amenity spaces for residents where they can spend time on rooftops socializing, relaxing and enjoying views of the forest below and the mountains in the distance.



Figure 3-42: Green Roofs for Rainwater Management

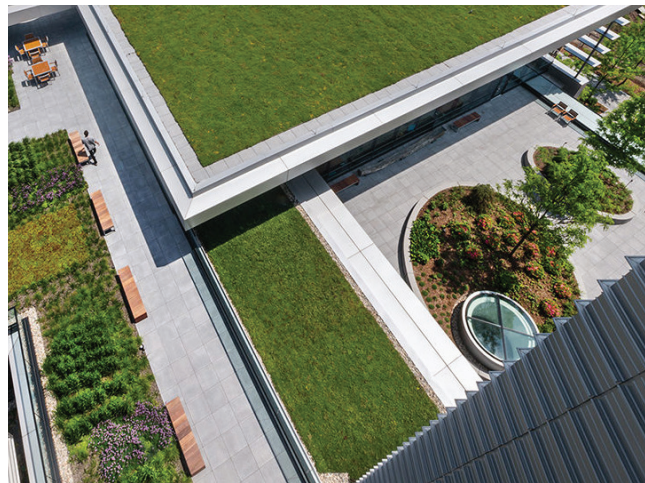




Figure 3-43: Green Roof, Community Gardens on Roofs and Amenity Space

### LEGEND

-  SEMI-PRIVATE + PRIVATE LANDSCAPED ROOF
-  CSF OWNED NOT PART OF HEATHER LANDS REZONING

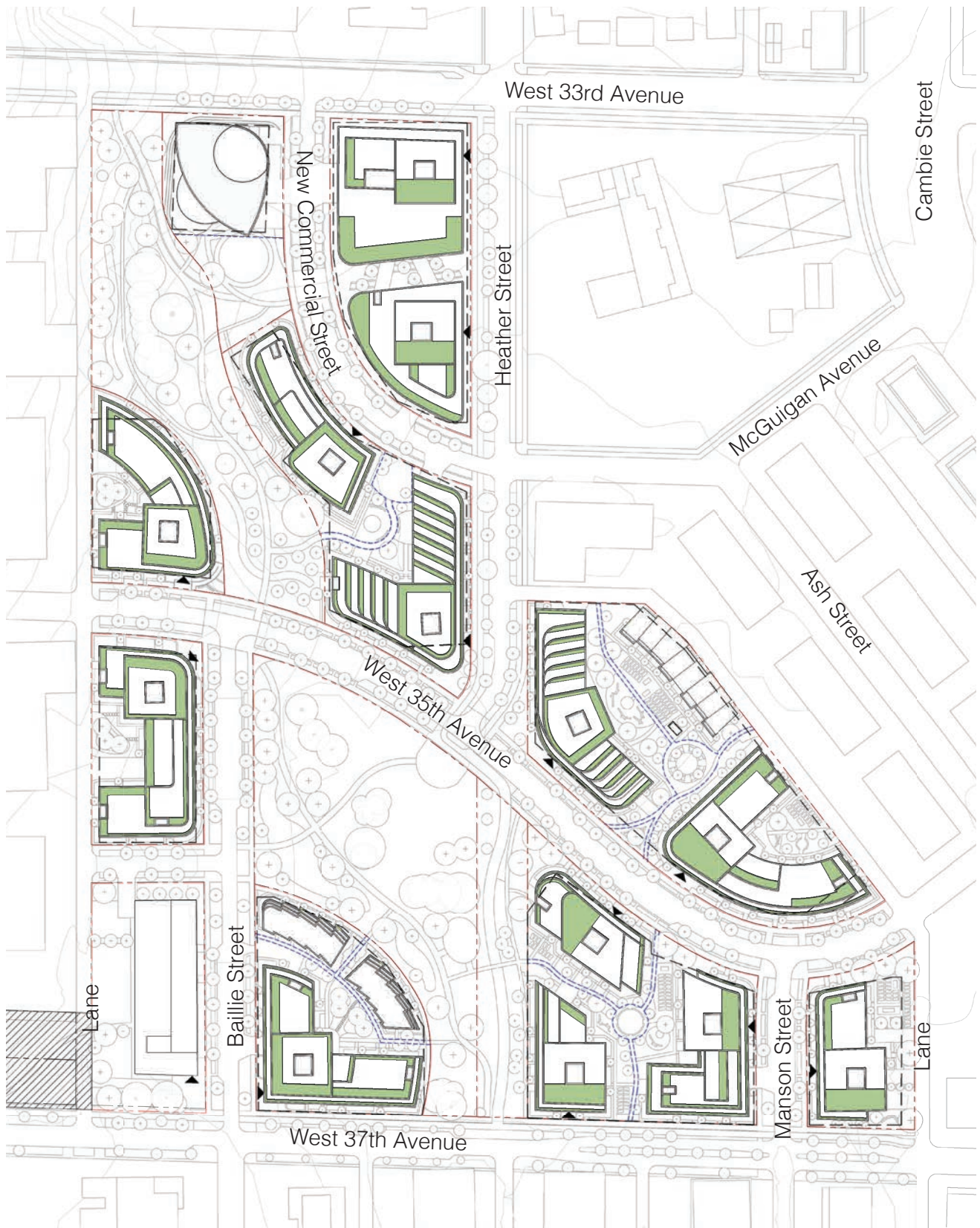
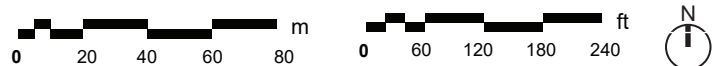


Figure 3-44: Proposed Green Roof Plan



## 3.11 LANDSCAPE HARDSCAPE

### INTENT

Hardscape refers to hard landscape materials in the built environment such as paved areas, sidewalks, walkways, stairs, and retaining walls. Hardscapes are composed of hard-wearing materials such as concrete, stone, and wood. These hard materials are important because they invite people into the landscape in the form of comfortable and accessible surfaces that are easy to walk on. Surfaces that can be easily traversed by wheelchairs, strollers, and people of diverse abilities is key to creating a welcoming and inclusive place. Hardscapes also offer opportunities for design by bringing interesting, creative patterns into the surfaces, such as MST Nations weaving patterns or inspirations from nature.

### DESIGN RESPONSES

- » Minimize the use of impervious hardscape materials and prioritize the use of these materials in areas that are heavily used by pedestrians, in central gathering spaces, and ceremonial spaces.
  - » Break up hardscape areas with groundcover plantings or gravel to create more naturalized hardscaped areas, where possible.
  - » Use high quality materials that are beautiful and durable.
- » Select materials that are naturally occurring in the pacific northwest such as: basalt, flagstone, decomposed granite, gravel, river rock, and wooden boardwalks, whenever possible. (Include photos)
  - » Select materials that resemble natural materials when the use of natural materials is not feasible, i.e. pavers that resemble stone.
  - » Source hardscape materials from local quarries, whenever possible.
  - » Work with local MST artists to develop paving patterns that are inspired by weaving.
  - » Use natural boulders that are reminiscent of north shore mountains.
  - » Design paving patterns that avoid ninety-degree angles to building frontages or adjacent streets due to connotations with colonial landscapes and a mechanical approach to outdoor spaces. (Include photo).



Figure 3-45: Flagstone Paving

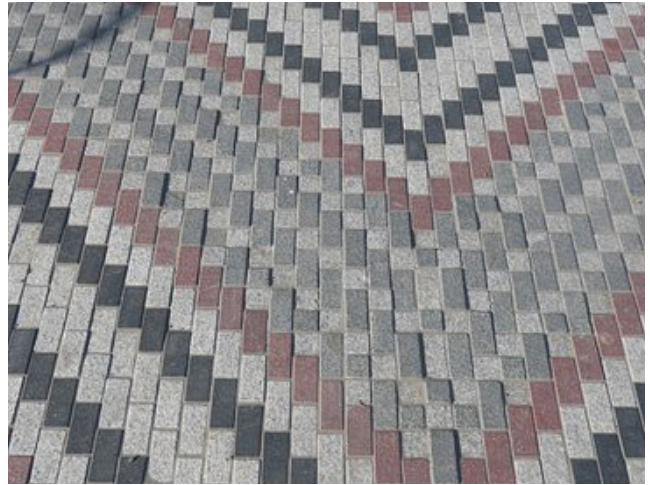


Figure 3-46: Special Paving Inspired by Weaving

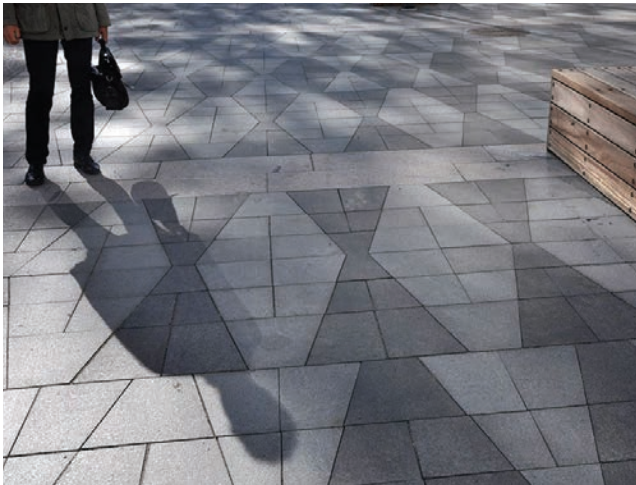


Figure 3-47: Contrasting Pavers



Figure 3-48: Paving Inspired by Water Flow

## 3.12 SITE FURNISHINGS

### INTENT

Site furnishings will be welcoming and inviting to people, offering visually interesting and comfortable places to rest, gather, and play. There are two categories of site furnishings recommended for Heather Lands: family or feature. Site furnishings should either be from a family of furniture that has a consistent look and feel, or they should be feature pieces that are unique, playful, and artful, designed by or in collaboration with MST Nations artists. The family of furniture is recommended for along the street ROWs, in the closed Heather Street ROW, and along the interpretive Forest Trail. Feature furnishings are recommended for central gathering spaces, plazas, and building entrances.

Site furnishings include benches, tables, waste and recycling receptacles, bike racks, bollards, light fixtures, and planters.

### DESIGN RESPONSES

- » Select site furnishing that are sustainable, durable, weather resistant, and low maintenance.
- » Select benches with wood seats that speak to MST use of local wood. Wood has a warm and inviting quality that is appealing for people to sit on. Avoid benches with metal seats which can easily be too cold or too hot, depending on the weather.
- » Use bent wood boxes as inspiration for seating design. Include backrests and

armrests on benches so that they are welcoming to people who need a more supportive seating position.

- » Use FSC certified wood and locally sourced wood whenever possible.
- » Avoid using off-the-shelf planters, where possible for a more natural, organic quality use site grades and rock walls to create planters

### GUIDELINES FOR FAMILY SITE FURNISHINGS

- » Ensure design, colour and materials of site furnishings are consistent yet unique to Heather Lands.
- » Select one bench design, recycling receptacle, bike rack, and light standard that can be repeated throughout the site.
- » Select an off-the-shelf bench that can allow some customization and incorporate an MST pattern that can contribute to the overall identity of Heather Lands.

### GUIDELINES FOR FEATURE SITE FURNISHINGS

- » Design custom made feature site furnishings that are unique and playful and that tell the stories of the MST Nations.
- » Collaborate with MST Nations artists on the design of feature site furnishings.





Figure 3-49: Feature Site Furnishings

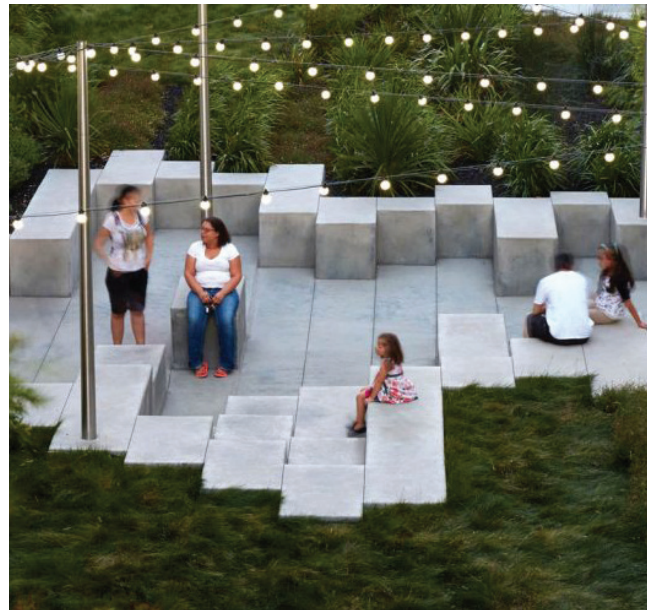


Figure 3-50: Naturalized Furnishings



Figure 3-51: Public Seating Integrated into Pathways



# 04

# Mobility



## 4.1 MOBILITY INTENT

Heather Lands will be a walkable, connected neighbourhood where people can move seamlessly through the development like water flowing through a stream. A defining feature of the neighbourhood is the Forest Trail, which flows along the 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 physically separated bike lanes. The Heather Street bike lane will pass through a closed right-of-way that will become part of the park, inviting cyclists to slow down and enjoy the green corridor.

The mobility network is composed of diverse street typologies that will contribute to the friendly, welcoming character of Heather Lands. While these streets are places for movement, they are also places for public life – for lingering, socializing, eating, playing, shopping, and more.

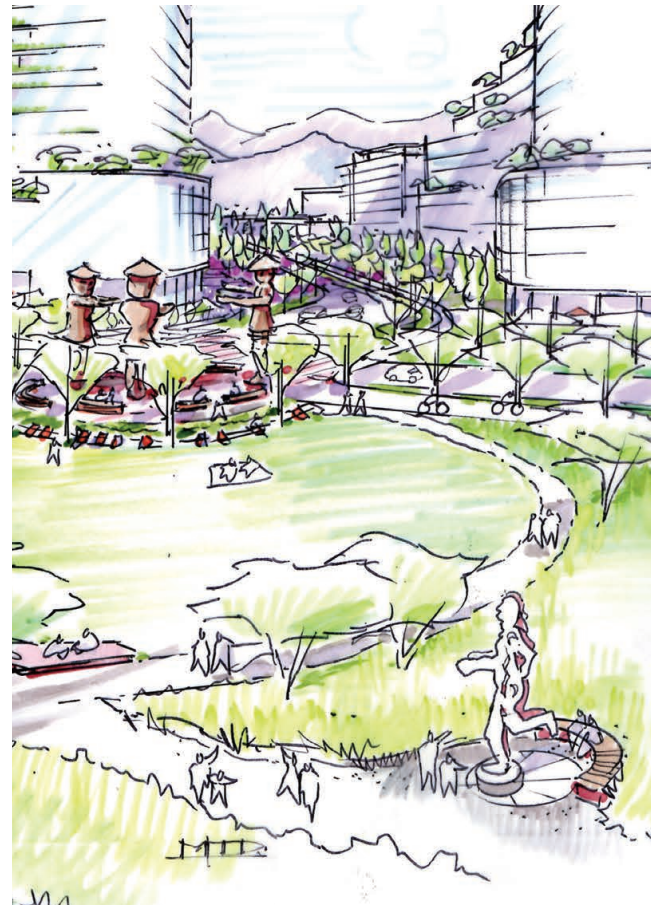


Figure 4-1: Conceptual Illustration - Trail Through the Forest Artist: Matthew Thomson

***The spirit of our ancestors moves through the open spaces of our runner. He carries the knowledge and history of our people... he whispers to them generation to generation.<sup>1</sup>***

<sup>1</sup> Musqueam Through Time, Musqueam Nation <https://www.youtube.com/watch?v=oCt3loAobeM&feature=youtu.be>

## 4.2 STREET NETWORK

### INTENT

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 (Figure 6-23: Public and Private Site Plan):

- » W33rd south – 1.75m (5.8ft)
- » W37th north – 1.7m (5.6ft), 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.

## STREET NETWORK

### DESIGN RESPONSE

- » Create a connected, fine-grained street network that provides pedestrians and cyclists with diverse opportunities to move through the site while encouraging vehicle drivers to slow down.
- » Keep road widths to the operational minimum to reduce vehicular speeds, minimize crosswalk distances, and maximize pedestrian safety.
- » Design beautiful streetscapes with ample sidewalks and a consistent family of street furnishings that are accessible and welcoming to all.
- » Incorporate green infrastructure into all streetscapes to manage rainwater within the road right-of-way and to create green streets.
- » Allow for on-street parking, especially near building entrances for pick-up and drop off. Group parking stalls into sections of about 5-7 and separate with bump-outs for rainwater management and street trees.
- » Include a hardscaped buffer between parking stalls and planted front boulevards to provide ease of movement when entering and exiting a vehicle. The buffer paving design will be unique to Heather Lands.
- » Avoid planting street trees in a formal alley and instead plant trees offset on either side of the road to create a more naturalistic effect. For recommended street trees see the recommended tree list in the Landscape section.
- » Collaborate with MST Nations artists on the design of tree grates, unique to the local commercial street.
- » Loading will be below grade wherever possible. If loading is at grade, it shall be on private property and use special surface treatments to create flexible spaces for social gathering or staging for events.
- » Explore opportunities for a minimum of 50% pervious surface treatment on lanes to manage rainwater within the narrow corridor. Possibilities include: permeable pavers, grassed strips and / or structural grid filled with clear crushed gravel.
- » Avoid sidewalks on lanes but encourage pedestrian access by using special paving treatments or bollards to designate safe spaces for pedestrians to move through.

### LEGEND

-  MAJOR COLLECTOR STREET
-  MINOR COLLECTOR STREET
-  LOCAL RESIDENTIAL STREET
-  LOCAL COMMERCIAL STREET
-  LANE
-  PARKADE ENTRANCE
-  CSF OWNED  
NOT PART OF HEATHER  
LANDS REZONING

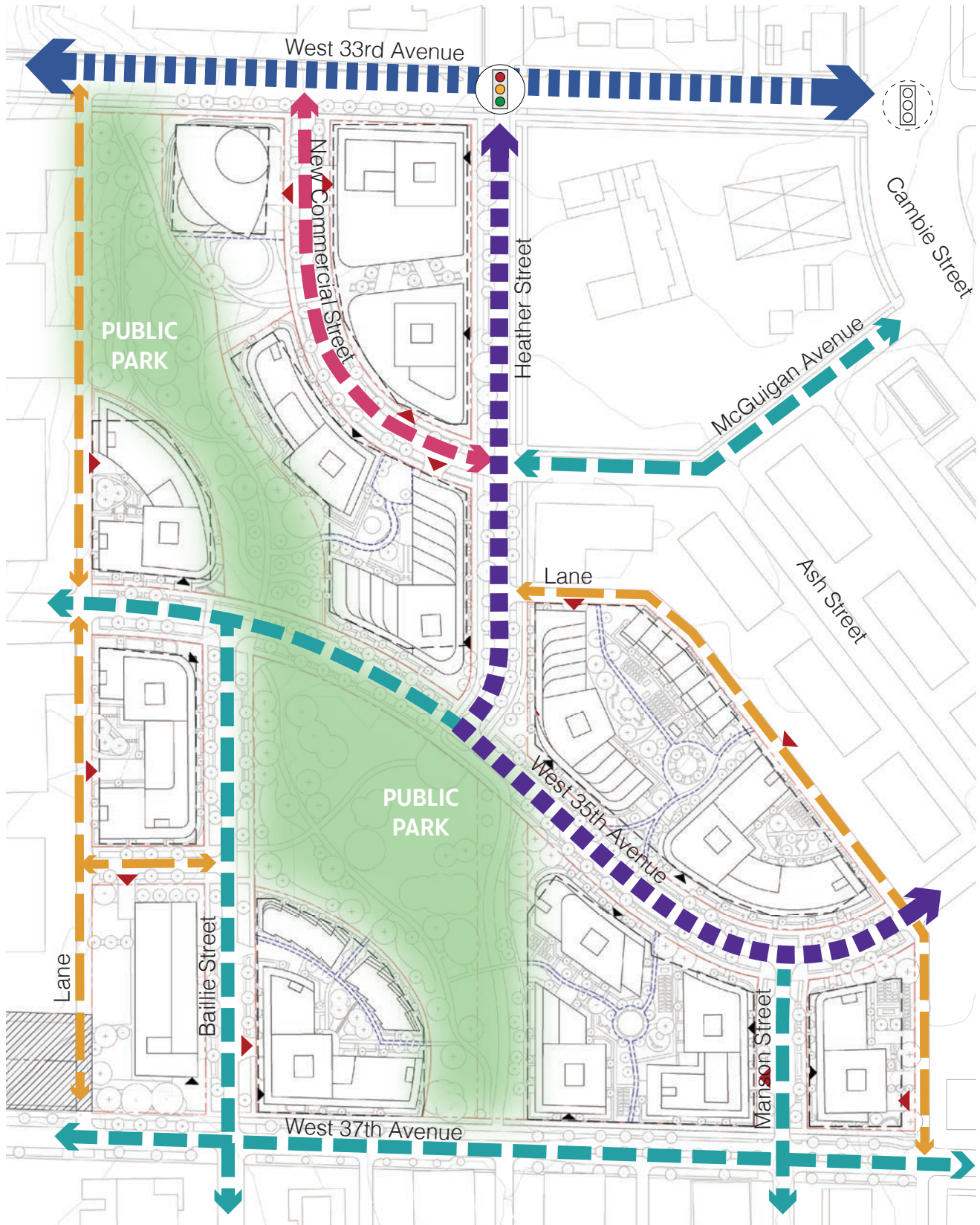
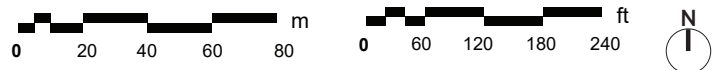


Figure 4-2: Vehicular Network



# STREET NETWORK

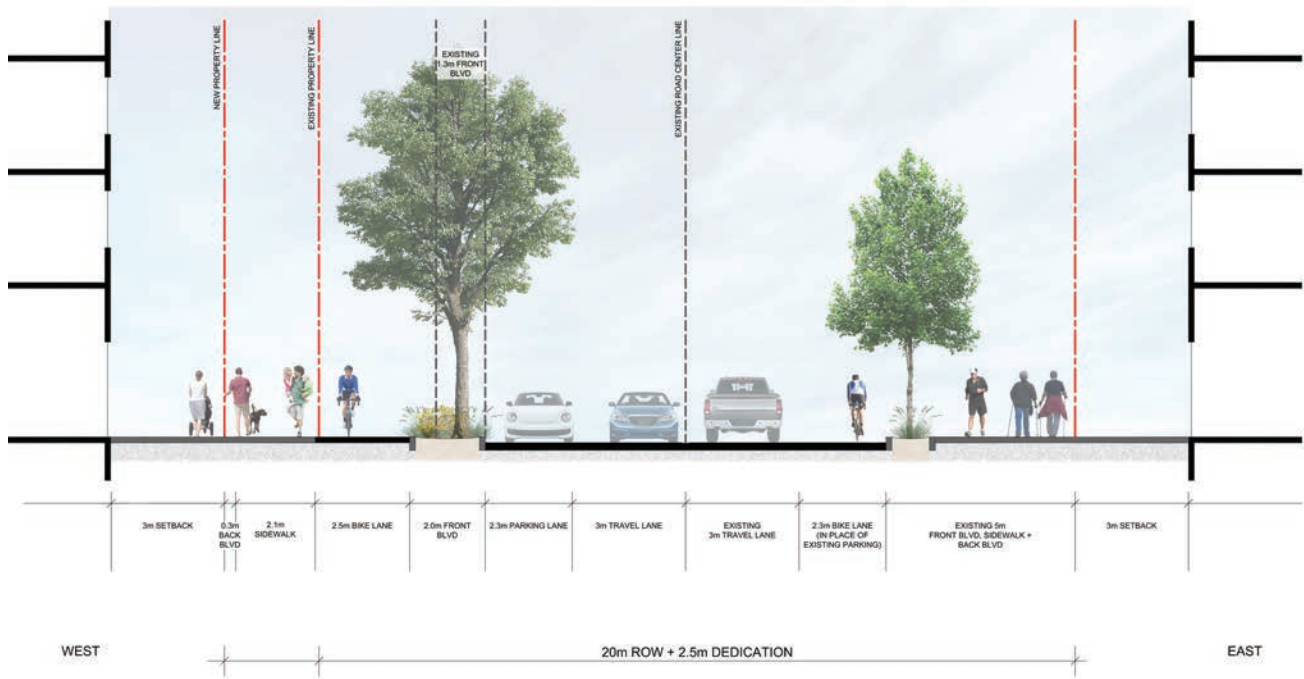
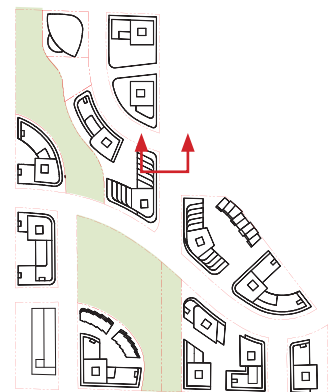


Figure 4-3: Heather Street Section





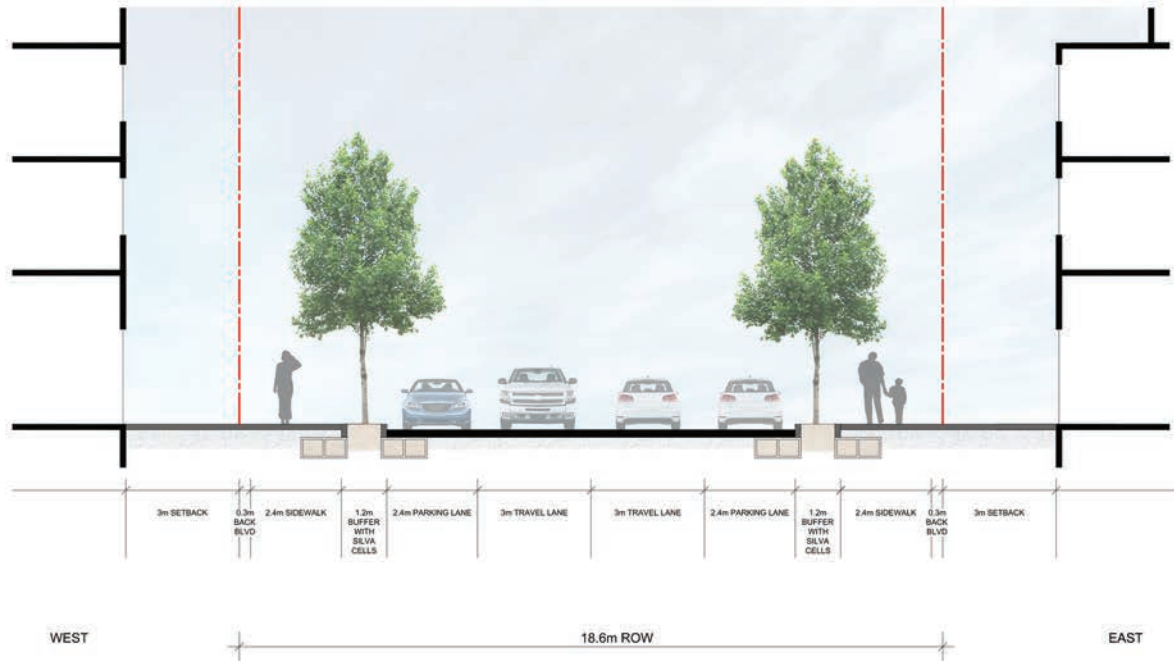
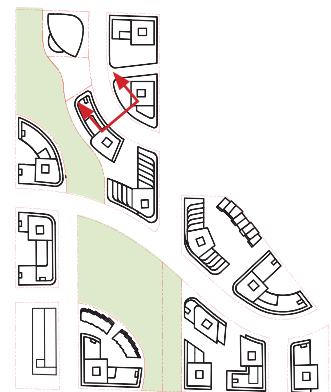


Figure 4-4: New Commercial Street (Extension of McGuigan Avenue)



# STREET NETWORK

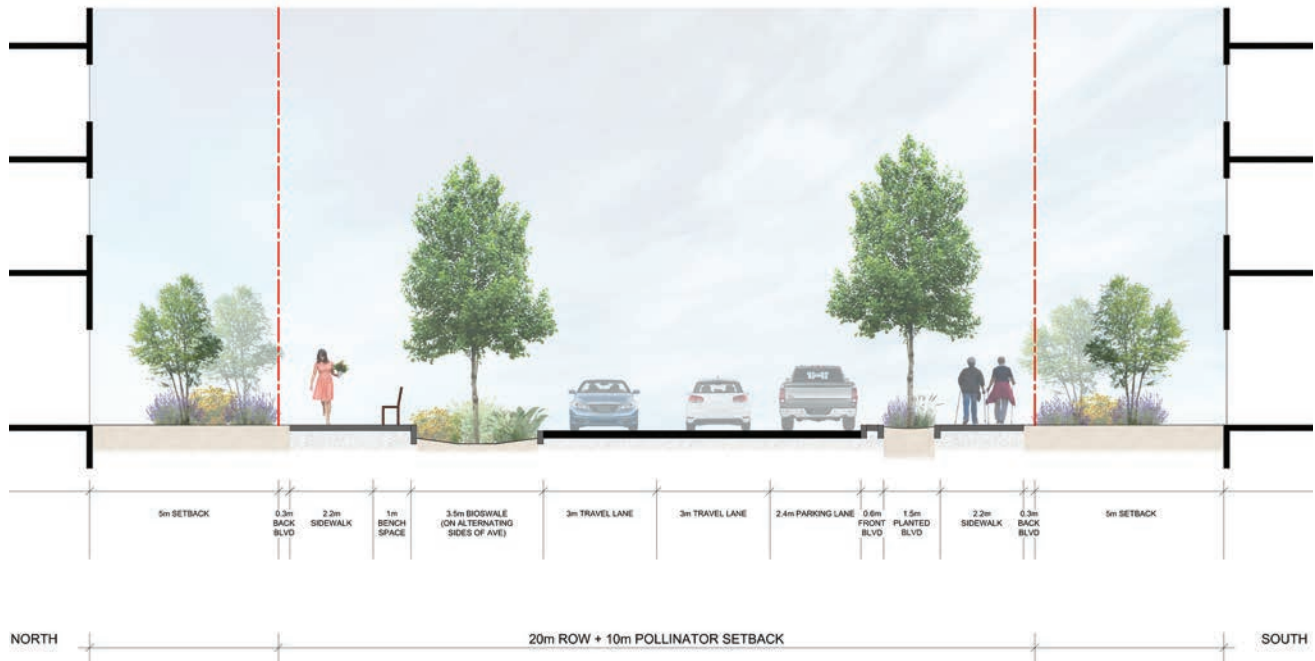
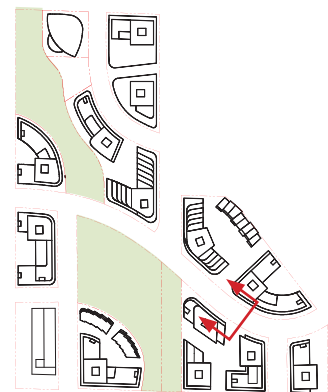


Figure 4-5: West 35<sup>th</sup> Avenue Section



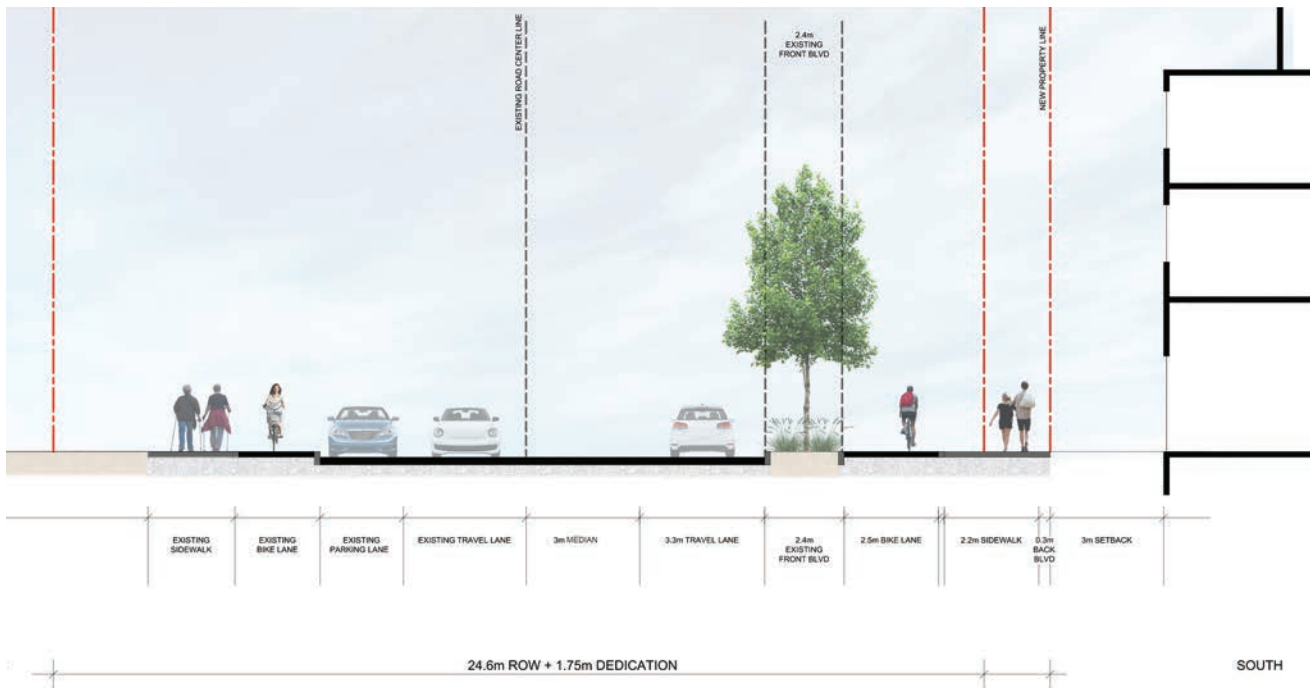
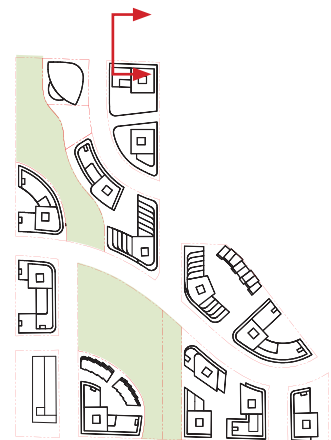


Figure 4-6: West 33<sup>rd</sup> Avenue Section



# STREET NETWORK

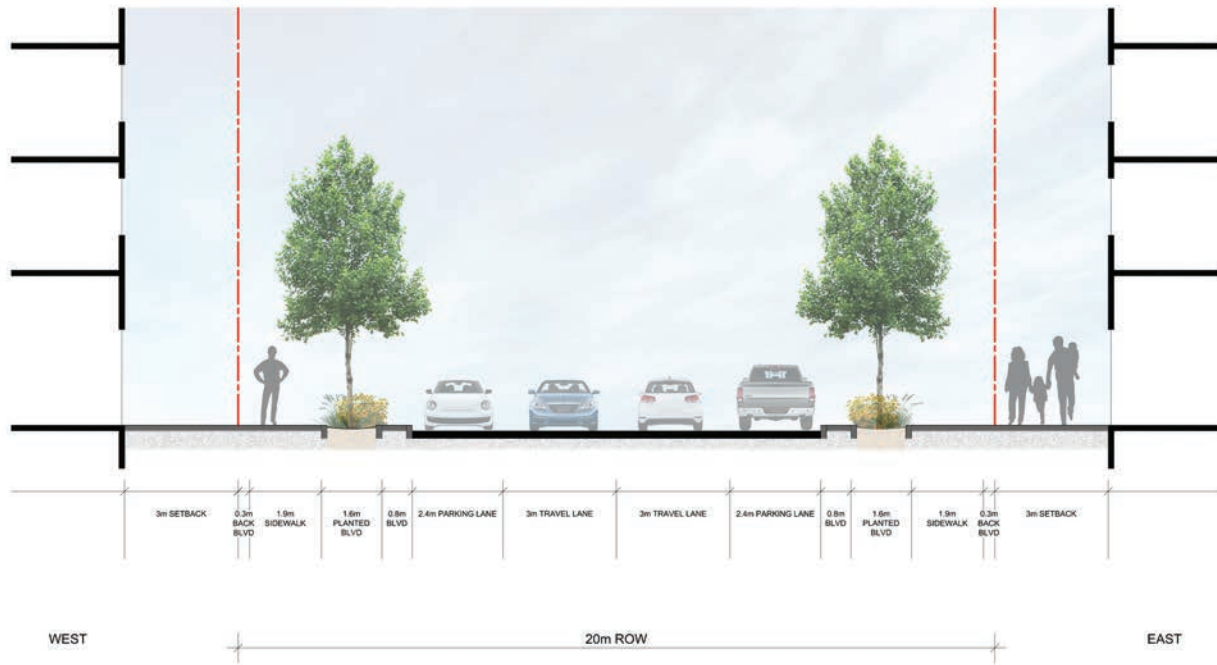
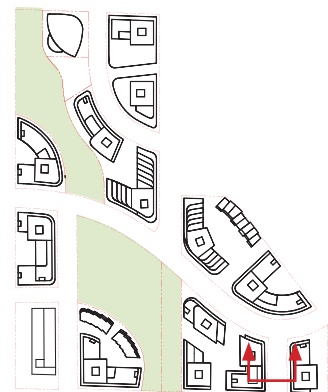


Figure 4-7: Manson Street Section



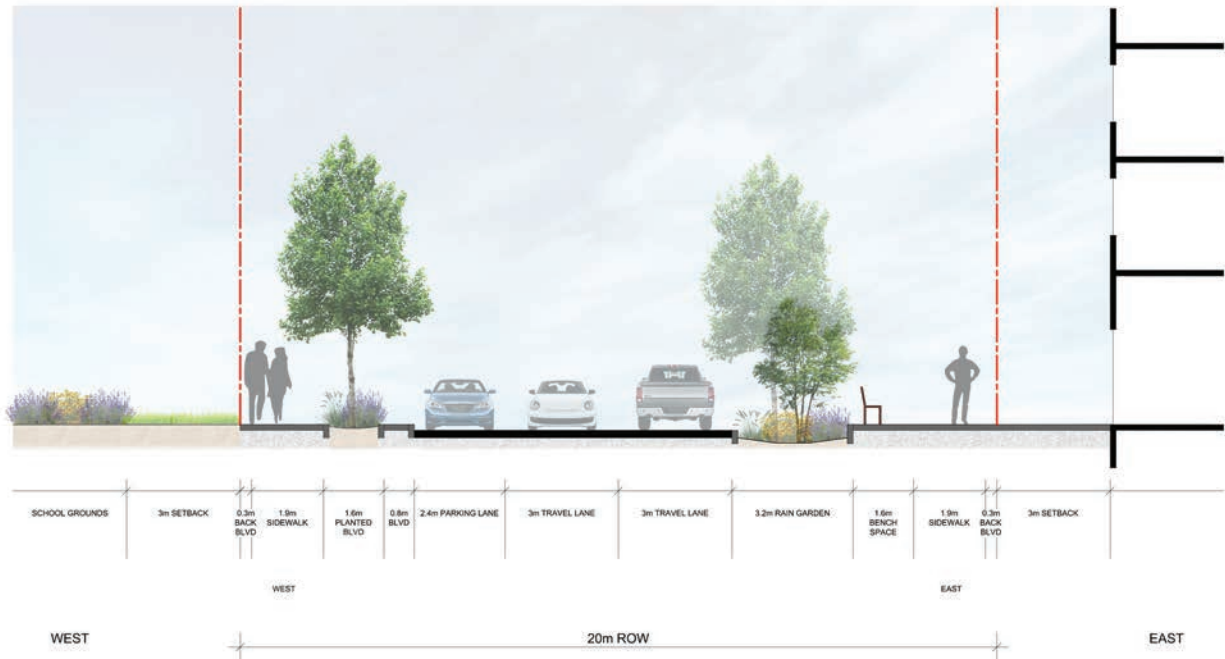
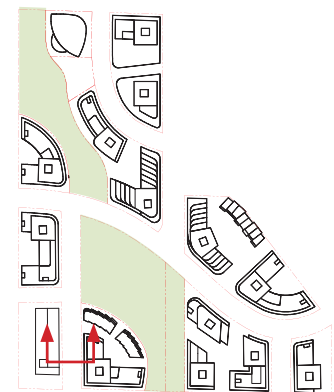


Figure 4-8: Baillie Street Section



# STREET NETWORK

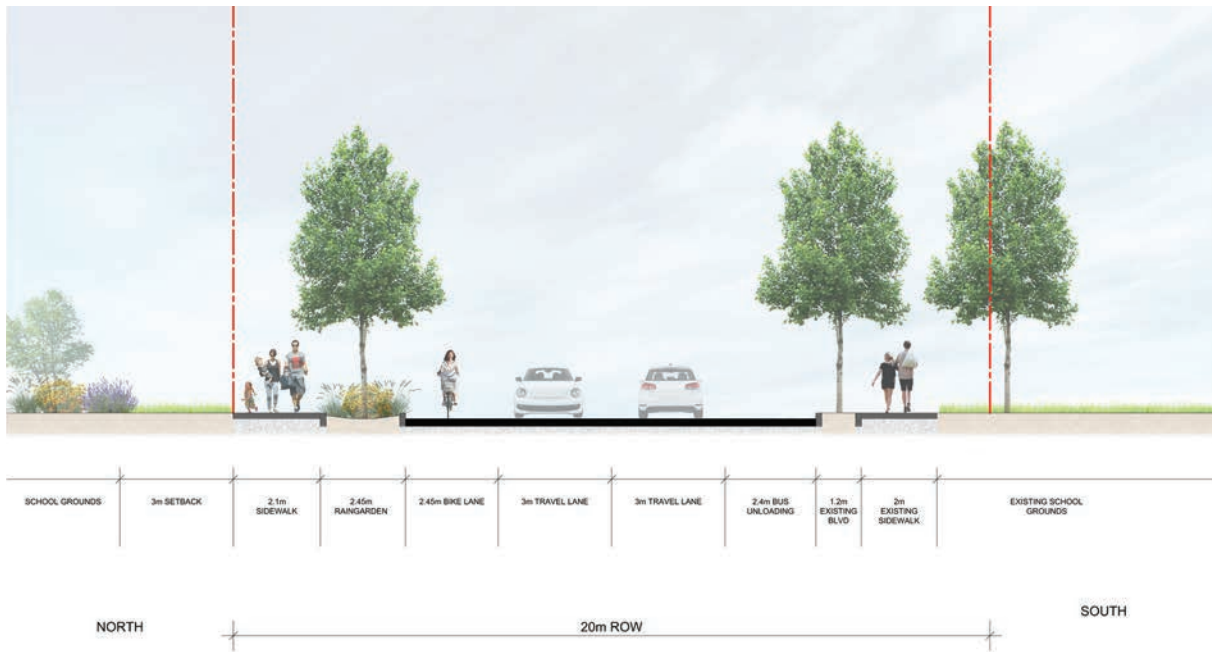
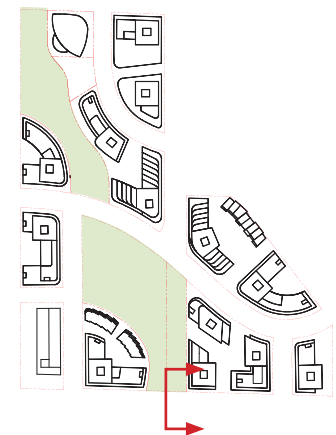
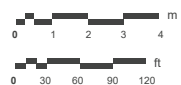


Figure 4-9: West 37<sup>th</sup> Avenue (East of Baillie Street)



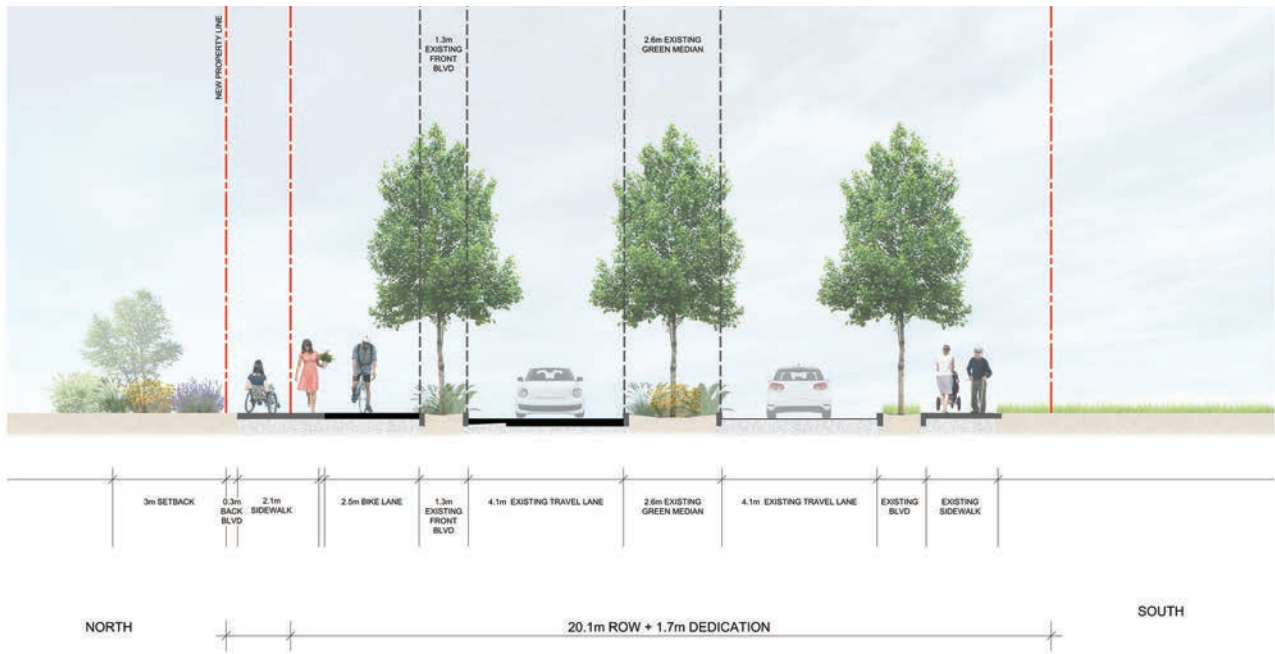
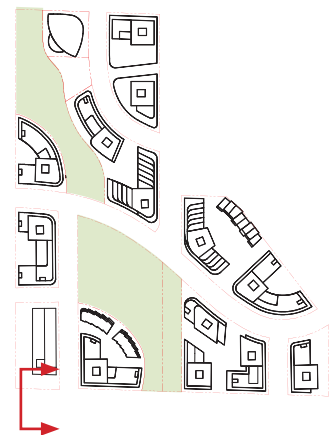


Figure 4-10: West 37<sup>th</sup> Avenue (West of Baillie Street)



## 4.3 PEDESTRIAN NETWORK

### INTENT

The movement of people through Heather Lands is inspired by the MST Nations' legend of the runner who connected communities, as well as the importance of walking as a means to connect with the land. The pedestrian network features an interpretive Forest Trail that meanders through the park and open space, publicly accessible rights-of-ways through parcels, and pedestrian friendly sidewalks along green streets. A pedestrian only passage runs through the retail centre where storefronts, restaurant patios, and a market make for a lively urban environment where people can gather, shop, and eat together.




In this section, places for walking are synonymous with places for travel by wheelchair and other mobility support devices.

### DESIGN RESPONSE

- » Build seamless connections to the adjacent communities to facilitate pedestrian movement to nearby amenities such as Oakridge Center, Queen Elizabeth Park, and Oak Meadows Park.
- » Create a connected network of pedestrian pathways that encourage people to move seamlessly from sidewalks, to the Forest Trail, through rights-of-ways on private parcels.

- » Establish publicly accessible rights-of-way through private parcels, where space allows (Parcels B, C, F, G, I and J). Connect the rights-of-ways to meet the Forest Trail and stitch together the public and private lands with an integrated network of pedestrian friendly pathways. For further design guidelines pertaining to the Forest Trail see the parks and open space section.
- » Design sidewalks that are pedestrian friendly using materials that are accessible and durable. Keep sidewalk slopes below 5%.
- » Provide frequent seating areas, ideally with weather protection, to provide elders and others with opportunities to rest as they travel through the neighbourhood.
- » Incorporate sidewalk plazas that invite people to rest and create opportunities for cultural expression along the streetscape.

### LEGEND

-  TRAIL THROUGH THE FOREST
-  PEDESTRIAN PATHWAYS
-  CSF OWNED  
NOT PART OF HEATHER  
LANDS REZONING



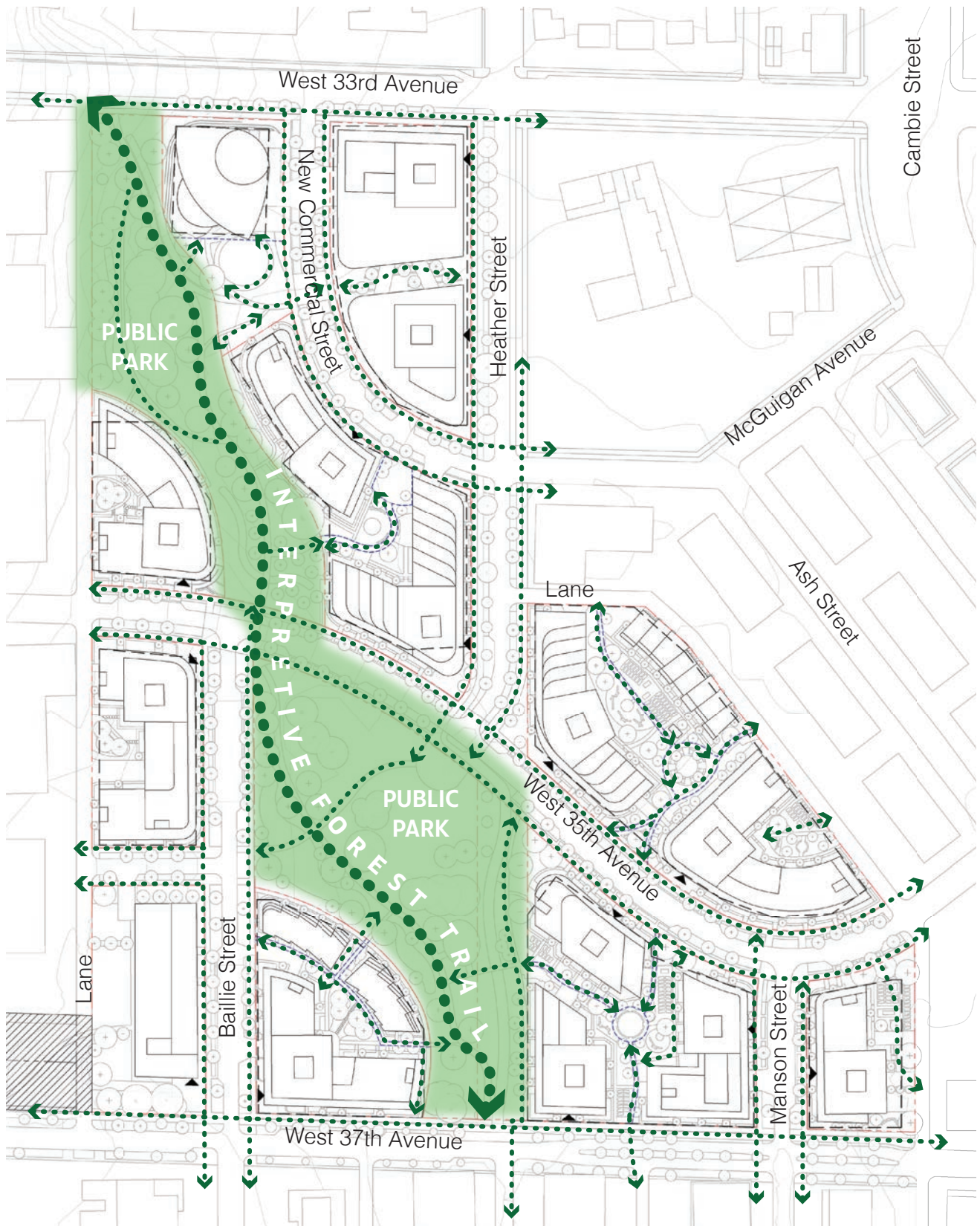
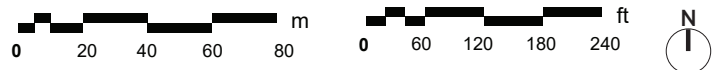


Figure 4-11: Pedestrian Network



## 4.4 CYCLIST NETWORK



### INTENT

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. The closed Heather Street right-of-way will feature a separated bike lane adjacent to the park, where cyclists can enjoy the meandering bike lane as it passes through the urban forest.

### DESIGN RESPONSE

- » Design separated bike lanes on 33rd Avenue, Heather Street, and 37th Avenue, to City of Vancouver standards.
- » Include a rumble strip, using a textured stone such as flamed basalt, between bike lanes and sidewalks to clearly delineate between the two modes of travel.
- » Include a shared bike facility within the closed Heather Street right-of-way and adjacent to the bike lane.
- » Install bike racks at all building entrances and at key locations where cyclists are most likely to arrive at the parks and open space.
- » Install outdoor bicycle parking in locations that have clear visual connections from entrances and adjacent windows wherever possible.
- » Situate outdoor bicycle parking in spaces with weather protection wherever possible.

### LEGEND

-  BICYCLE ROUTES
-  CSF OWNED  
NOT PART OF HEATHER  
LANDS REZONING

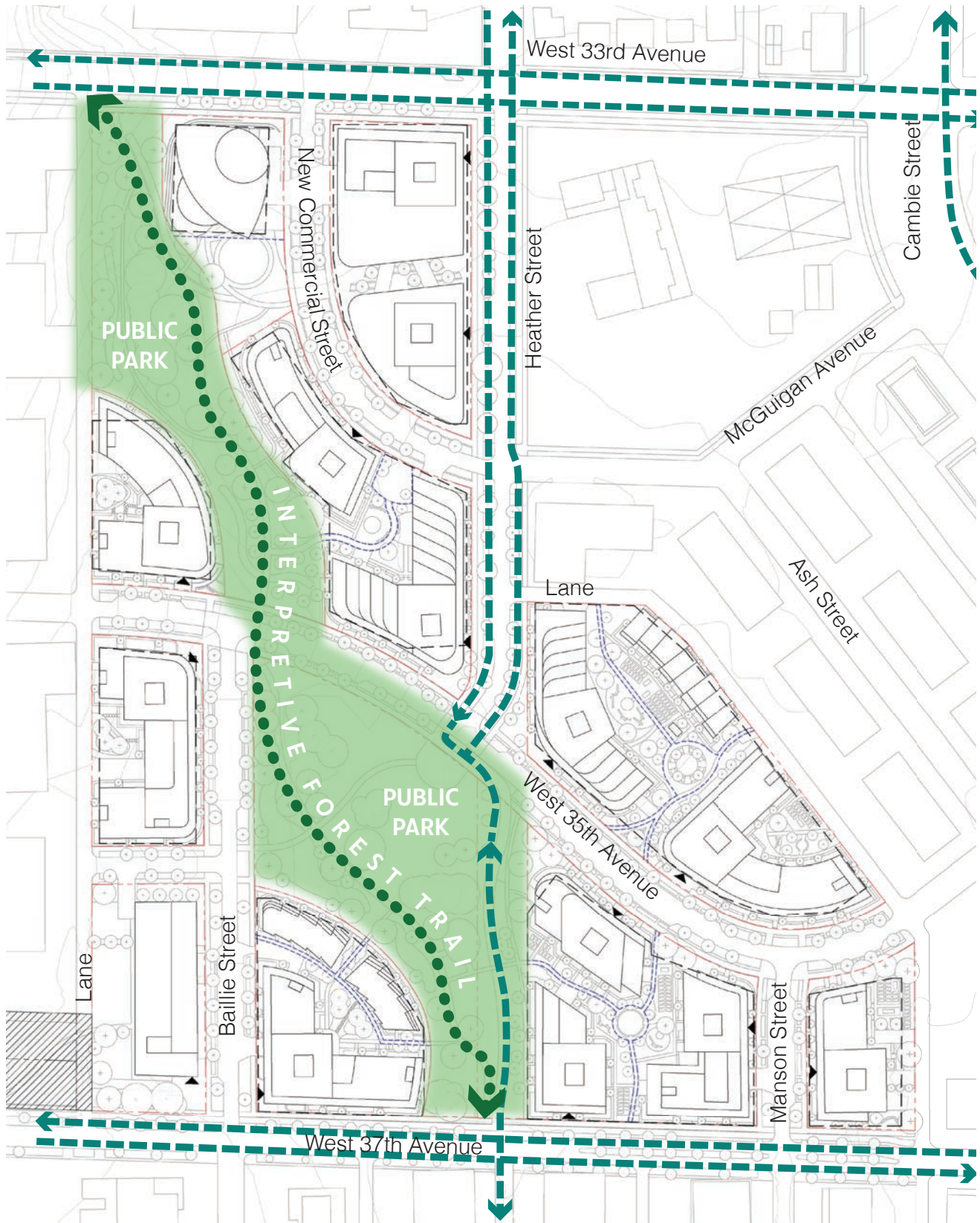


Figure 4-12: Cyclist Network



## 4.5 KEY INTERSECTIONS

### INTENT

Intersections symbolize the crossing of paths; new paths will be created on trails that were historically used by the MST Nations. The paths allowed for ease of travel and interaction between village sites. These trails became gravel roads, streets and arterials that allowed for the development of the land we live on today.

Key intersections have been identified as opportunities to enhance the pedestrian experience and design unique meeting points. The intersection of Heather Street at W35th is a key location situated at the centre of the site and a high point. The three streets coming together symbolize the meeting of the three Nations to create a new MST development and is the 'Meeting Point' character area on the site (see Section 8.3).




The Trail Through the Forest, another primary feature of the development, crosses W35th at Baillie Street. The intersection will reflect the importance of connecting the Forest Trail and invite people into the park and open space.

The pedestrian crossing on the new commercial street is also an important intersection. This pedestrian and vehicular intersection at the centre of the Drum Beat / Heart character area connects the MST Cultural Centre Plaza and the Retail Passage between the two commercial buildings which also house the Childcare Centre (see Section 8.5).

### DESIGN RESPONSE

- » Use a special paving treatment at the raised intersections of Heather Street and W35th Avenue, Baillie Street and W35th Avenue, and the mid-block crossing on the Commercial Street.
- » Plant vegetation at intersections that will be no taller than 0.5m at maturity to maintain sight lines. Use plantings to contribute to the character of Heather Lands, as a forest in the City.
- » Collaborate with MST Nations artists on the patterning of special paving treatments to incorporate local Indigenous patterns and create a culturally vibrant place.
- » Upgrade the intersection of W33rd Avenue and Heather Street with a full signalized intersection. All other intersections will be controlled by stop signs.
- » Reduce street crosswalk distances by including curb extensions at all intersections to encourage drivers to slow down and to enhance pedestrian safety.

### LEGEND

|   |                   |   |                                    |
|---|-------------------|---|------------------------------------|
|  | PEDESTRIAN PATH   |  | LOCAL COMMERCIAL                   |
|  | BICYCLE PATH      |  | BUILDING ENTRY                     |
|  | MINOR COLLECTOR   |  | PARCEL AND BUILDING IDENTIFICATION |
|  | LOCAL RESIDENTIAL |   |                                    |

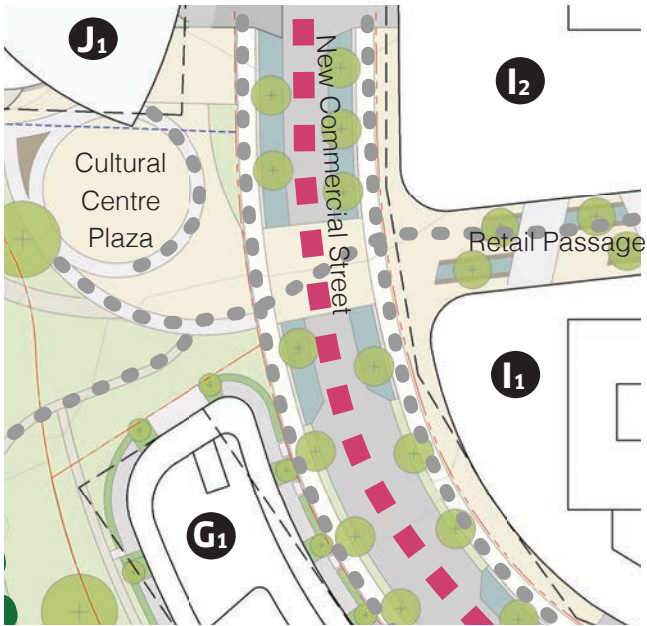


Figure 4-13: Retail Passage to Cultural Centre



Figure 4-14: Paving Inspired By Weaving

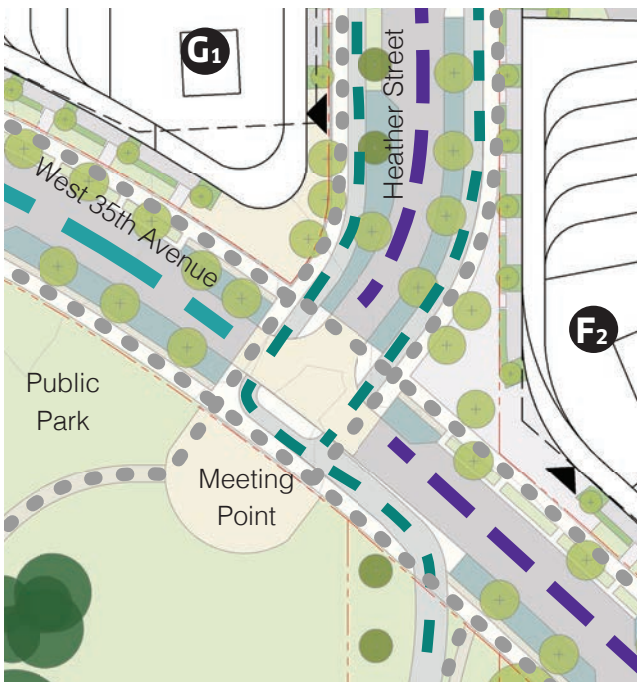
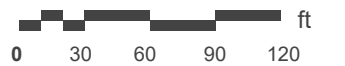
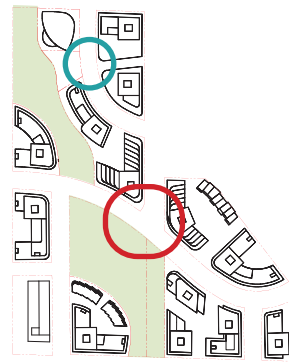


Figure 4-15: Heather Street and West 35th Avenue



## KEY INTERSECTIONS

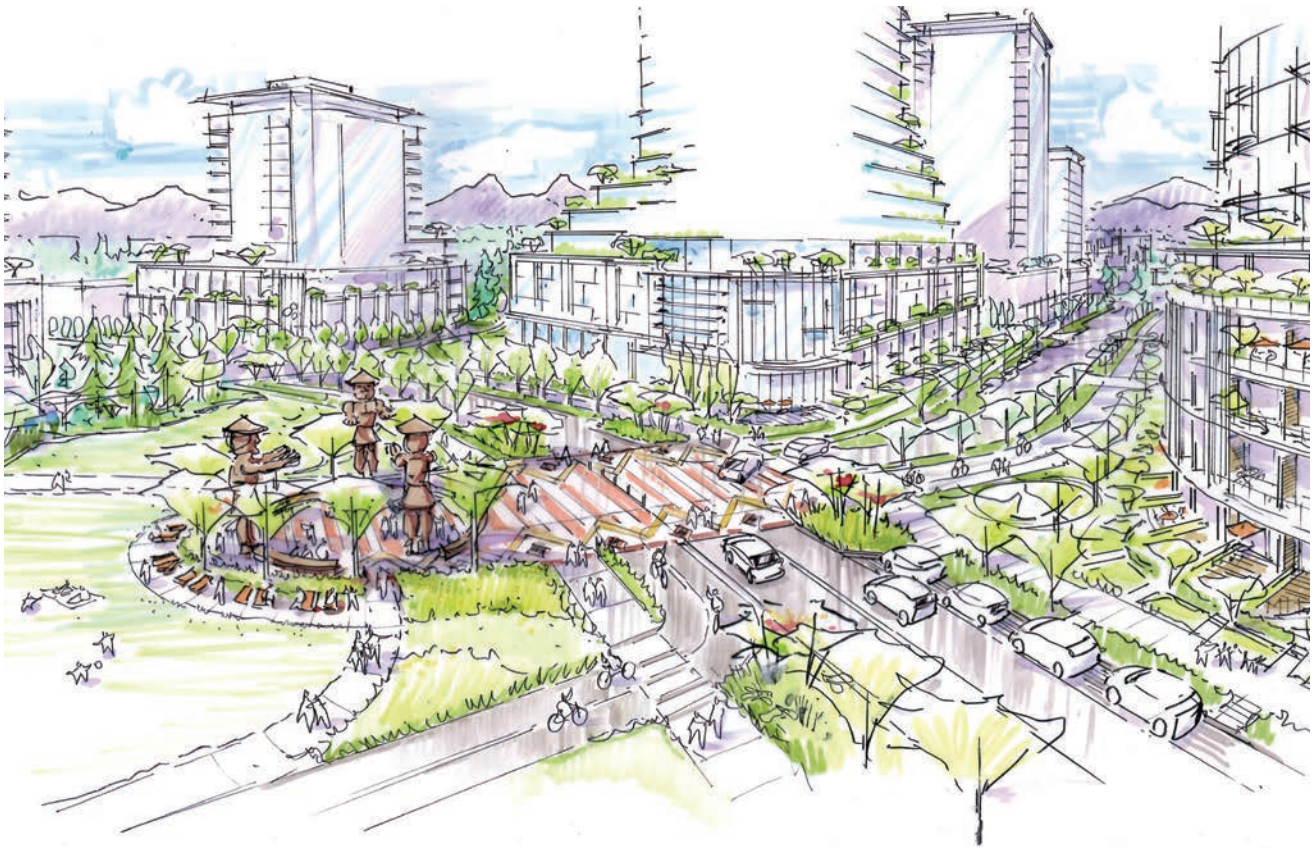


Figure 4-16: Conceptual Illustration - Meeting Point Intersection  
Artist: Matthew Thomson

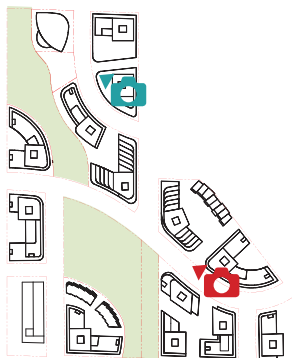




Figure 4-17: Conceptual Illustration - Pedestrian Crossing on New Commercial Street  
Artist: Matthew Thomson







05

# Infrastructure



## 5.1 INFRASTRUCTURE INTENT

For thousands of years, Heather Lands and the surrounding area was used by the Nations for hunting and gathering. The inspiration for the Forest Trail was a trail near to the site, one of many that followed the contours of the land connecting villages in False Creek with those along the Fraser River. During this time the ecosystems of the site were in balance and self-sustaining. Per the Cultural Interpretive Plan, for the MST, “Everything we say, do, eat, and make comes from the land” (see Appendix M).

A primary aspiration and guiding principle of the project and for the new neighbourhood is to place nature at the centre, creating a place where people can feel connected to the natural world. As part of this goal, the new neighbourhood will create a network of systems including – lighting, water management, green buildings, green mobility, connection and access to nature for all, and waste management – that are made visible and celebrate the four elements of life and Design Directives.



Figure 5-1: Conceptual Illustration – Heather Street ROW, Looking N from W37th  
Artist: Matthew Thomson

## 5.2 LIGHTING

### INTENT

Lighting design will be used for safety, security and aesthetics. Lighting increases comfort levels and ability to go outside during the evening hours. Lighting also creates accessibility and a sense of safety by illuminating potential obstacles and hazards, such as steps, curbs, retaining walls, and changes in materials. Light is a deterrent to intruders and can help residents and visitors to the site to feel secure. Light pollution is an issue in the urban environment. Attention should be paid to provide appropriate levels of light considering the various land use adjacencies. Where appropriate light shields can control light output and reduce glare.

Lighting can create dramatic effects, illuminating the landscape and contributing to the enjoyment of the public realm during the evening, especially for the shorter days in winter and fall. Light is also a recognized as a universal symbol, illuminating the way home, or illuminating understanding are some examples. In this way light can be used as a symbol of reconciliation and truth.

Lighting fixtures and systems will be inspired by MST Nations' art and design, wherever possible. Using the shape of a spindle whorl to create light fixtures is one possibility. An image of spindle whorls as artwork and an historic photo of Selisya using a spindle whorl are represented on page 201 in Section 7. The sketch on page 146 conceptually illustrates spindle whorl light fixtures along the Heather Street right-of-way.

### DESIGN RESPONSE

- » Work with MST artists and designers where possible to create playful and creative lighting fixtures to add character to the public realm, wherever possible.
- » Use lighting effectively to create a welcoming public realm that is safe and comfortable at night.
- » Integrate lighting with wayfinding to facilitate movement through the site at night: highlight street crossings, pathway intersections, and critical decision points.
- » Provide lights within residential courtyards at private patio stairs and other areas where navigating at night might be difficult such as grade changes, surface changes, etc.
- » Use a consistent palette of standard light fixtures to improve long term maintenance.
- » Use energy conscious light fixtures to reduce resource consumption and minimize maintenance.
- » Avoid up-lighting and use dark-sky approved light fixtures to reduce light trespass, glare, and light pollution.
- » Provide high levels of illumination at shared building entries for safety and wayfinding.
- » Integrate lit planes of light into the architecture to provide a safe and welcoming and attractive entrance. Simple surface mounted light fixtures at private residential entries will provide enough light to clearly identify individual units.

## LIGHTING

### GATHERING SPACE LIGHTING

- » Use lighting with a high level of illumination in the commercial heart.
- » Use artful accent lighting for the MST Cultural Centre Plaza and the Meeting Point.
- » Create welcoming gathering spaces through the use of mood lighting, such as suspended catenaries lighting or lighting incorporated into covered pavilions.
- » Use lights that emit medium light levels in the residential courtyard gathering spaces and carefully position lights to reduce as not disrupt residents.

### PATHWAY LIGHTING

- » Illuminate pathways in the parks and open space, especially, the Forest Trail with light fixtures that are both functional and decorative. Pathway lighting assists with wayfinding,
- » Work with an MST artist to create light fixtures that reference the story of the runner for the Forest Trail.
- » Use simple surface mounted or in-ground light fixtures to facilitate wayfinding on pathways that cross through residential parcels and maintain a low level of light that is respectful to residents. Some examples include: short bollards, discrete pathway light fixtures, simple surface mounted fixtures, or in-ground light fixtures.

### STREET LIGHTING

- » Design street lighting for safety, to light up the roads at night for drivers, cyclists, and pedestrians. Street lighting should be designed by Civil Engineers to meet City of Vancouver (CoV) requirements without overdesigning the lighting to reduce light pollution for residents.
- » Work with City of Vancouver to create unique lighting for Heather Lands where possible, the Heather Street ROW is a prime candidate for MST inspired fixtures.

### LEGEND

-  FOREST TRAIL FEATURE LIGHTING
-  BICYCLE + PEDESTRIAN PATH FEATURE LIGHTING
-  PEDESTRIAN PATH DOWN LIGHTING
-  BUILDING ENTRY LIGHTING
-  KEY GATHERING SPACE LIGHTING
-  RESIDENTIAL GATHERING LIGHTING
-  STREET + LANE LIGHTING
-  PARK
-  OPEN SPACE
-  CSF OWNED NOT PART OF HEATHER LANDS REZONING

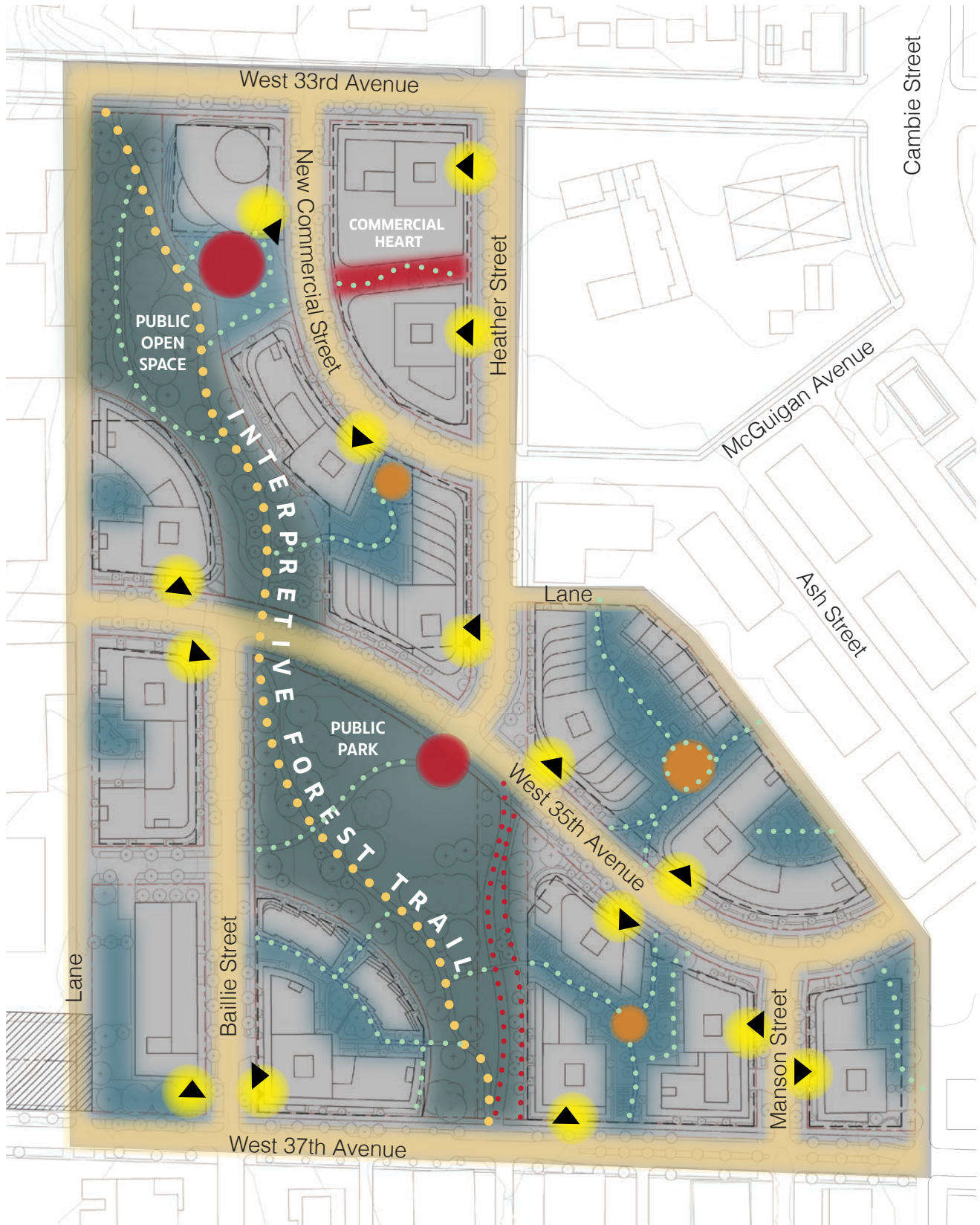
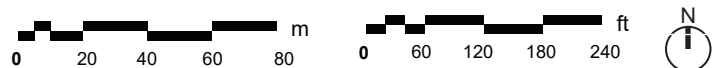


Figure 5-2: Site Lighting Plan



## 5.3 RAINWATER MANAGEMENT

### INTENT

Water is one of the four elements of life; all of life depends upon the precious resource. The MST Nations' have a strong connection to water in their culture and heritage: streams and waterways were important for drinking, cooking, and bathing; water provided travel pathways; water is cleansing; and through sensitive landscape design, water can be used to symbolize the cleansing of the colonial history from the landscape.

A priority for Heather Lands is to make the natural functioning of rainwater visible on the landscape through integrating rainwater management strategies into the site design with a focus on retaining rainwater, improving water quality, and treating rainwater as a resource. Water will be celebrated as a key aspect of the park and open space design. Heather Lands will contribute to the City of Vancouver's Rain City Strategy and Integrated Rainwater Management Plan's target of capturing and treating 90% of annual rainfall on public and private property.

### LEGEND

-  FOREST TRAIL
-  RAINGARDEN
-  BIOSWALE
-  CSF OWNED  
NOT PART OF  
HEATHER LANDS  
REZONING



Figure 5-3: Rainwater Management Diagram



## RAINWATER MANAGEMENT

### DESIGN RESPONSE

- » Use low-impact, green infrastructure to manage rainwater, such as raingardens, bioswales, and rainwater ponds, and greenroofs, to retain rainwater on site and slow the movement of water through the site.
- » Make rainwater visible on site by using it to feed rainwater features and designing rainwater ponds to collect water during the wet season.
- » Make rainwater moving from building rooftops to the landscape visible through the creative design of water walls and rainwater leaders.
- » Allow rainwater to cross property lines and use the park and open space as a sponge to collect and infiltrate rainwater, simultaneously creating habitat for urban wildlife.
- » Use drought tolerant plants and high efficiency irrigation systems.
- » Meet the City's requirements for rainwater management as outlined in the City's Integrated Rainwater Management Plan and address the following:
  - » Volume Reduction - Capture 24 mm of rainfall in 24-hours (or 70% of the average annual rainfall volume) from all areas, including rooftops, paved areas, and landscape and infiltrate, evaporate or reuse it.
  - » Release Rate - The rainwater management system for the building(s) and site shall be designed such that the peak flow rate discharged to the sewer under post-development conditions is not greater than the peak pre-development flow rate for the return period specified in the City of Vancouver's Intensity-Duration-Frequency curve.
  - » Water Quality - The first 24 mm of rainfall from all pervious and impervious surfaces shall be treated to remove 80% Total Suspended Solids (TSS) by mass prior to discharge from the site.





Figure 5-4: Raingarden with Large Boulders



Figure 5-5: Make Water Visible, Rainwater Ponds

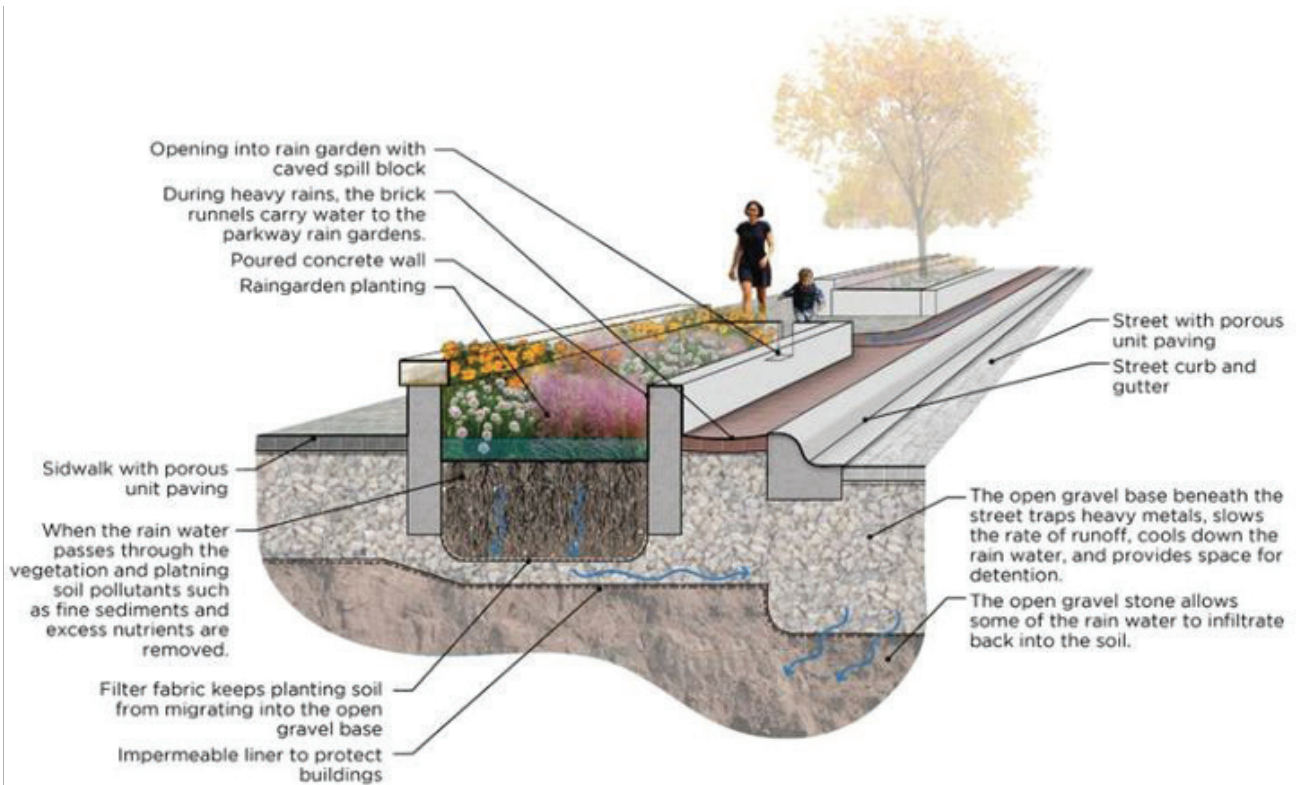


Figure 5-6: Raingarden Section, Credit: City of West Union

## 5.4 WATER CONSERVATION AND QUALITY

### INTENT

A deep respect for water as an essential element of life will be fostered in the new neighbourhood. Heather Lands will prioritize a 'reduce first' approach that limits the amount of potable water needed for daily life. The following guidelines should be used to help inform individual building strategies to limit reliance on potable water.

### DESIGN RESPONSE

- » Capture as much rainwater as possible for secondary re-use as both irrigation and toilet flushing.
  - » Explore other opportunities for non-potable water re-use in buildings.
  - » Specify only high-efficiency water fixtures, appliances, and systems.
  - » Do not require long term irrigation and use only high-efficiency drip irrigation when required for initial establishment of select planting species (planting species selected will be generous, diverse, drought-resistant and tolerant to climate variability to ensure the vegetation scheme is adaptable to climate change and suitable for the project's water conservation goals).
  - » Include water sub-meters throughout the development to ensure that reduced water demand fixtures and water reuse systems are functioning appropriately, and the development is reaching its water conservation targets.
  - » Explore opportunities for real-time displays of building water use.
- » Consider setting targets for residents and businesses for per capital reduction of potable water.
  - » To ensure a high level of water quality throughout the life of a building, adopt the multi-barrier approach to maintaining water quality in distribution systems per [B.C. Maintaining Water Quality in Distribution Systems](#) which recommends the following best management practices:
    - i. Employing knowledgeable certified (where applicable) operator(s), and ensuring their training is adequate and remains current;
    - ii. Operating system components as per good engineering and operational practices that include routine maintenance (Appendix B).;
    - iii. Employing a cross-connection control program.;
    - iv. Maintaining hydraulic integrity;
    - v. Using secondary disinfection (FCM, 2003);
    - vi. Using an extensive distribution-system monitoring program;
    - vii. Maintaining comprehensive service-and-monitoring records to demonstrate due diligence;
    - viii. Implementing an asset management plan that includes a replacement and rehabilitation schedule; and
    - ix. Creating and maintaining a comprehensive emergency response and contingency plan that includes a communication and risk assessment strategy to resolve issues with the distribution.

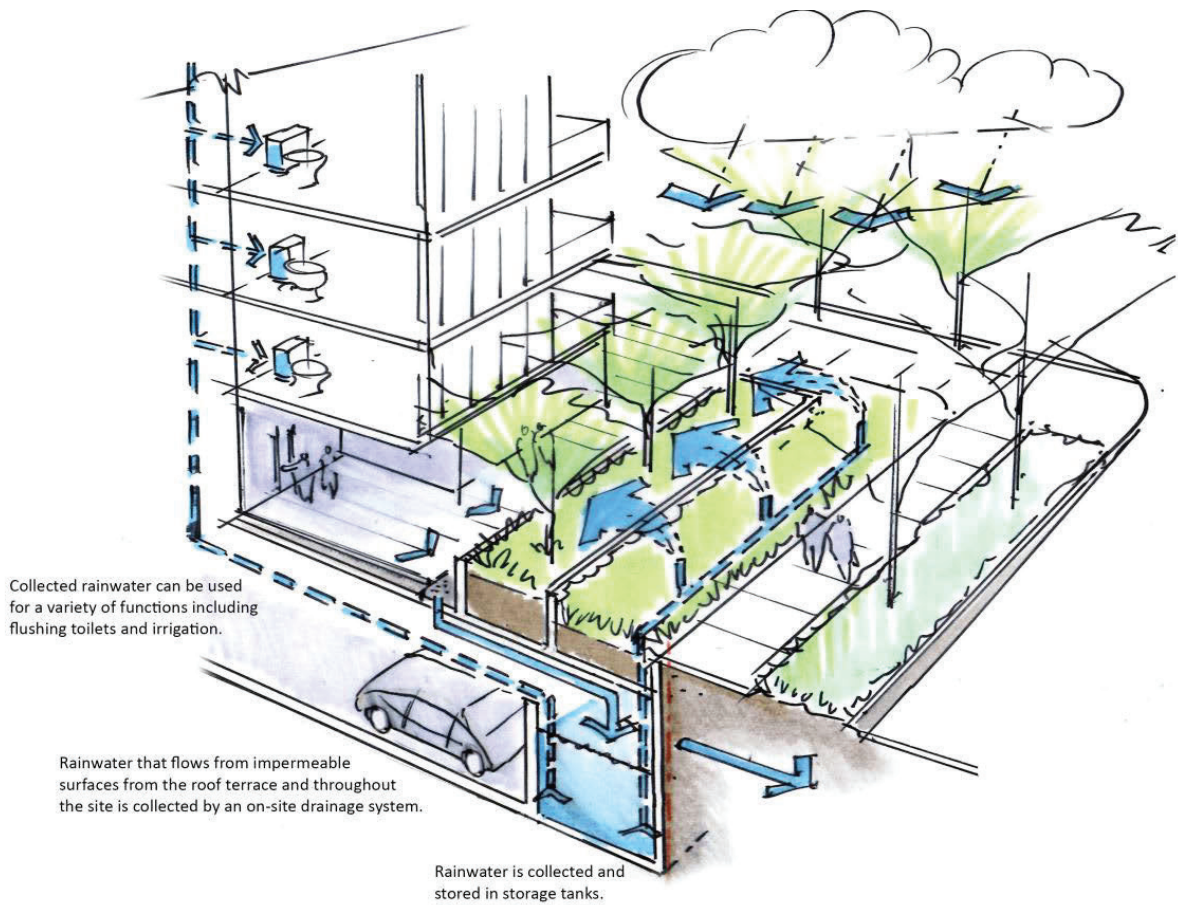


Figure 5-7: Rainwater Harvest and Re-use  
Credit: City of Vancouver Rain City Strategy

## 5.5 GREEN BUILDING STRATEGY

### INTENT

To honour MST's Sacred Trust with the land, all future development within Heather Lands will adopt a holistic approach to sustainable design, both ensuring that building performance meets or exceeds the City of Vancouver's policy requirements and supporting a regenerative relationship with the planet.

Heather Lands will prioritize a passive-first approach that reduces energy demand and associated operational greenhouse gas emissions, relying on early stage energy modeling to inform high performance building design. Through this process, the project will also evaluate changing climate conditions, ensuring that buildings are designed to be resilient in response to long term climate risks.

### DESIGN RESPONSE

- » Prioritize a high-performance envelope with minimal thermal bridges, including exterior walls and roof.
- » Limit high-performance windows to a 40% window to wall ratio for social housing and rental units, and 50% for market units and retail, combined with fixed/operable external shading devices to reduce solar gains in the summer.
- » Maximize passive daylighting with thoughtful placement of glazing and interior layout configuration.
- » Carefully detail and construct air- and moisture-tight barriers.
- » Use mixed-mode ventilation in residential spaces using HRV during the winter only and passive ventilation throughout the rest of the year.
- » Minimize east and west exposures (low WWR on N/E facades; high WWR on S/W facades).
- » Orient buildings along east-west axis for greater passive cooling opportunities.
- » Strategically plan spaces in which cooling-dominant spaces should be located on the north side of the building and heating-dominant spaces should be oriented towards the south side.
- » Explore energy sharing opportunities among different occupancies, spaces, and buildings.
- » Design a building form that balances articulation for visual interest with efficient envelope to volume ratios.
- » Design green roofs that manage stormwater, reduce energy for heating in the winter and cooling in the summer, and reduce the site's contribution to heat island effect.
- » Incorporate on-site habitat opportunities that strengthen connections to surrounding urban forest and vegetation, including "micro-site" habitat features such as coarse wood, rocks and wildlife features such as bat and bird nesting boxes.
- » Design building facades to limit bird collisions. See the [City of Vancouver's Bird-Friendly Design Guidelines](#) for more information.

- » Ensure that any outdoor lighting minimizes glare, reduces light trespass, and limits light pollution. Explore other opportunities to reduce light pollution from the interior of buildings, including using motion-sensitive lighting in lobbies, walkways, and corridors.
- » Strive for zero-carbon or near-carbon building energy systems, prioritizing electrification where possible; and limiting or eliminating new gas connections.
- » In balance with the selected low carbon neighbourhood energy system, ensure that all buildings are 'district energy-ready' and able to connect to future neighbourhood energy utilities.



Figure 5-8: Green Roof

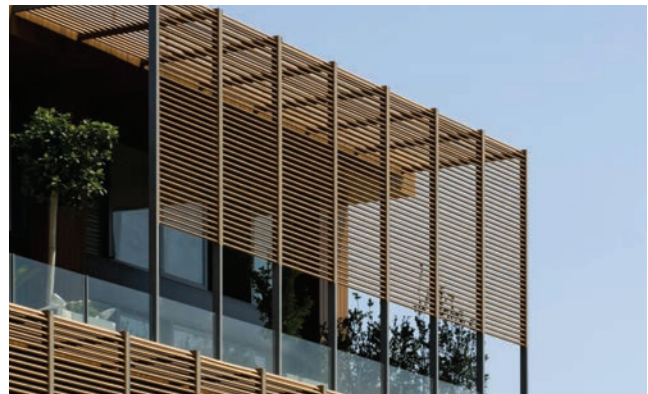


Figure 5-9: Solar Shading



Figure 5-10: 40% Window to Wall Ratio

### 5.5.1 HEALTHY INDOOR ENVIRONMENTS

- » Prioritize the use of healthy materials, limiting any interior products with ingredients listed on the Living Building Challenge Red List.
- » Limit the quantities of harmful material ingredients, such as volatile organic compounds (VOCs) and added urea-formaldehyde.
- » Conduct testing for formaldehyde, particulates, ozone, total volatile organic compounds and carbon monoxide, and share results with the City of Vancouver.
- » Provide outdoor air ventilation to all occupied indoor spaces.
- » Design ventilation to reduce occupant exposure to indoor pollutants.
- » Prioritize the use of local, natural materials, such as wood, stone, and earth.
- » Design interior spaces to maximize daylighting and views to nature.
- » Design building circulation that prioritizes active ways of moving, including visible, appealing, and comfortable stairs that are conveniently located.
- » Ensure that able-bodied building circulation is complementary to universally accessible design.



Figure 5-11: Maximize Daylight and Prioritize Views to Nature

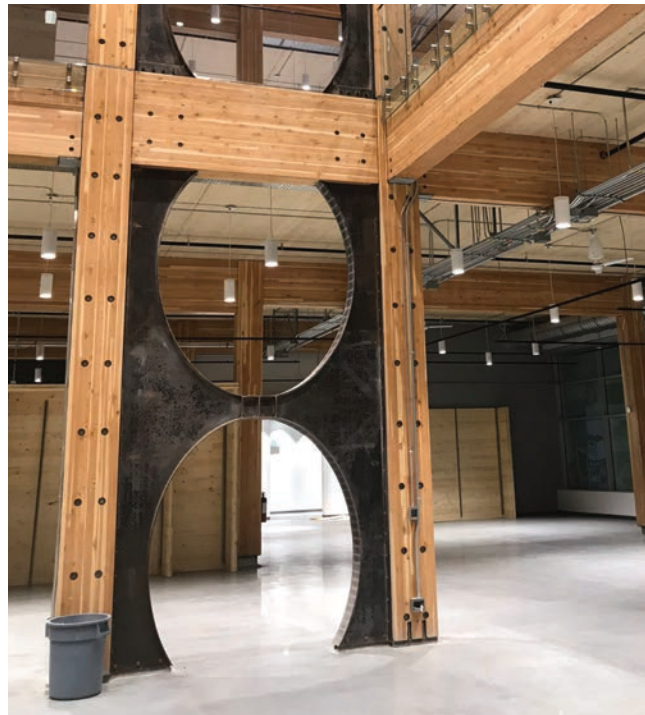


Figure 5-12: Prioritize Local Materials: Wood

## 5.5.2 CERTIFICATION / COMPLIANCE

Although no site-wide minimum green building certification program is required, each building/parcel should explore other options that may be more suitable for the local context and project ambitions, including:

- » WELL Building Standard
- » CaGBC Zero Carbon Building Standard
- » Living Building Challenge/Core Certification
- » Zero Energy Certification
- » Passive House
- » Salmon-Safe for Urban Development SITES

All buildings will comply with the City of Vancouver’s Green Buildings Policy for Rezoning.

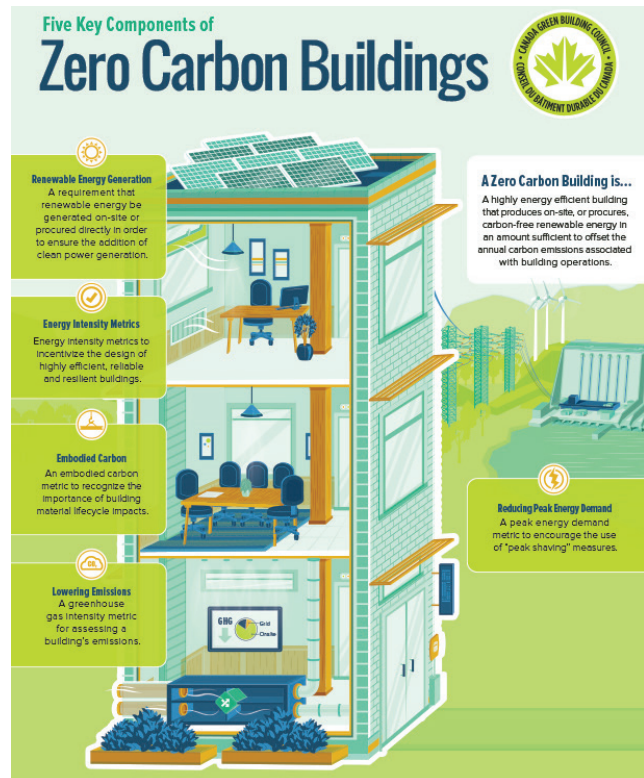


Figure 5-13: CaGBC – 5 Key Concepts



## The WELL Concept

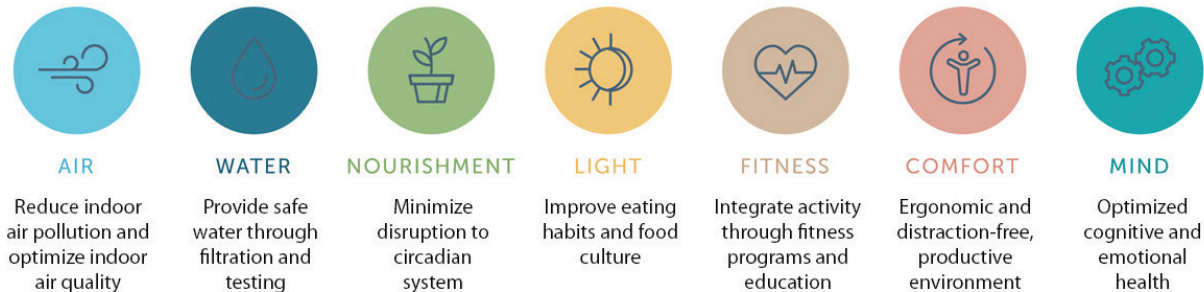


Figure 5-14: WELL – 7 Concepts for Healthier Buildings

Source: <https://www.wellcertified.com/en/start-a-project>

## 5.6 ZERO WASTE

### INTENT

To support a culture that ensures nothing is wasted, Heather Lands will adopt an ‘avoid-reduce-reuse’ approach, while supporting multi-stream recycling and composting that are convenient and ubiquitous across the community.

### DESIGN RESPONSE

#### ON SITE WASTE DIVERSION

- » Provide on-site organics management and multi-stream waste collection facilities that are ubiquitous, educational, safe, and easy to use.
- » Ensure that collection areas include signage and color coding to visually distinguish each waste stream from the others. Signage will include visual cues of the appropriate items for each waste stream to aide in the identification and separation of materials by both staff and occupants.
- » Allocate space in the recycling storage area or in another common area for a building materials exchange, bulletin board, and zero waste information kiosk.
- » Explore opportunities for communal facilities/shared space that encourages resource sharing opportunities, such as a lending library.
- » Explore opportunities for on-site composting facilities and food re-distribution programs.

### CONSTRUCTION WASTE MANAGEMENT

- » Target a high construction waste diversion rate (85% or greater).
- » Strive to re-use any materials found on site or generated through demolition and excavation. For example, removed soil can be used for rammed earth walls and recycled concrete can be used within gabion walls.
- » Complete a whole-building lifecycle analysis that aims to reduce the overall embodied emissions of the project.
- » Explore other opportunities for reduced embodied emissions, such as specifying lower-emissions construction materials through the procurement process (see [Embodied Carbon in Construction Calculator](#) (EC3) for more information).
- » Develop a building de-construction and material end of life plan, prioritizing materials that allow for secondary uses at end-of-life.
- » Establish a minimum percentage of recycled materials used in building design and construction.





Figure 5-15: Recycling Lounge, Credit: Concert Properties



Figure 5-16: Free Box, Credit: We Hate to Waste

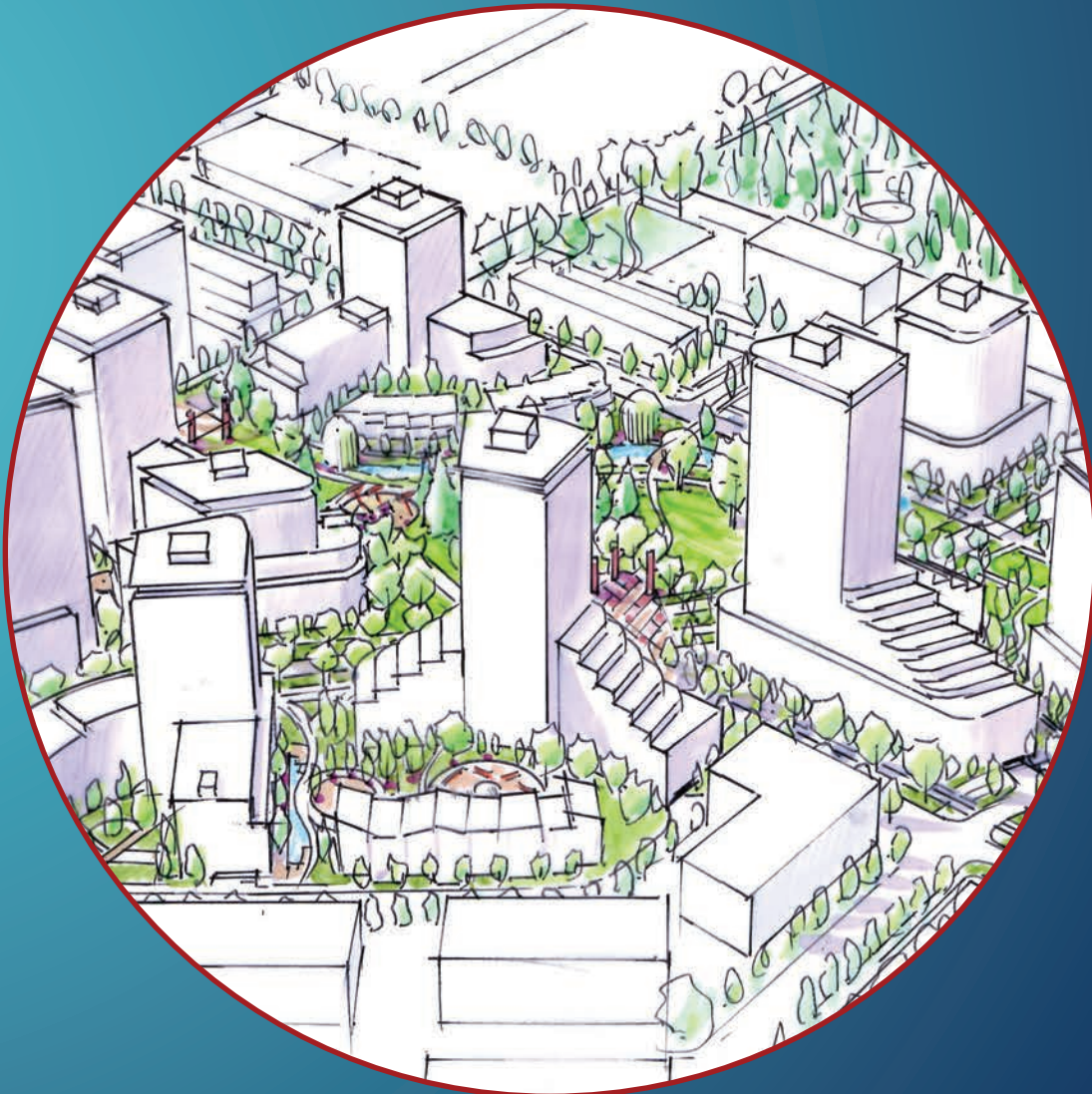


Figure 5-17: Toronto Library of Things Credit; Timeout



06

# Architectural Expression



## 6.1 ARCHITECTURE INTENT

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 1.5 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.

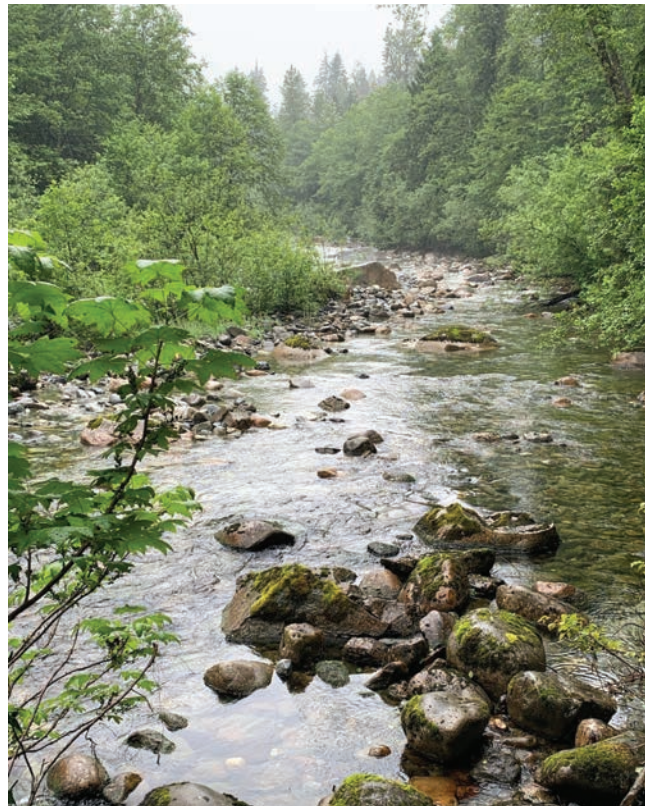


Figure 6-1: Smoothing of Surfaces Over Time

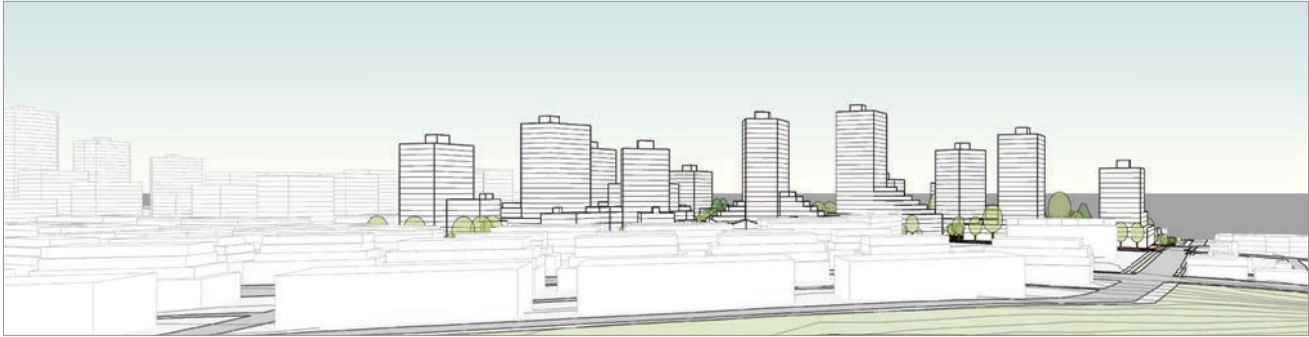


Figure 6-2: Aerial View, Looking West from Queen Elizabeth Park

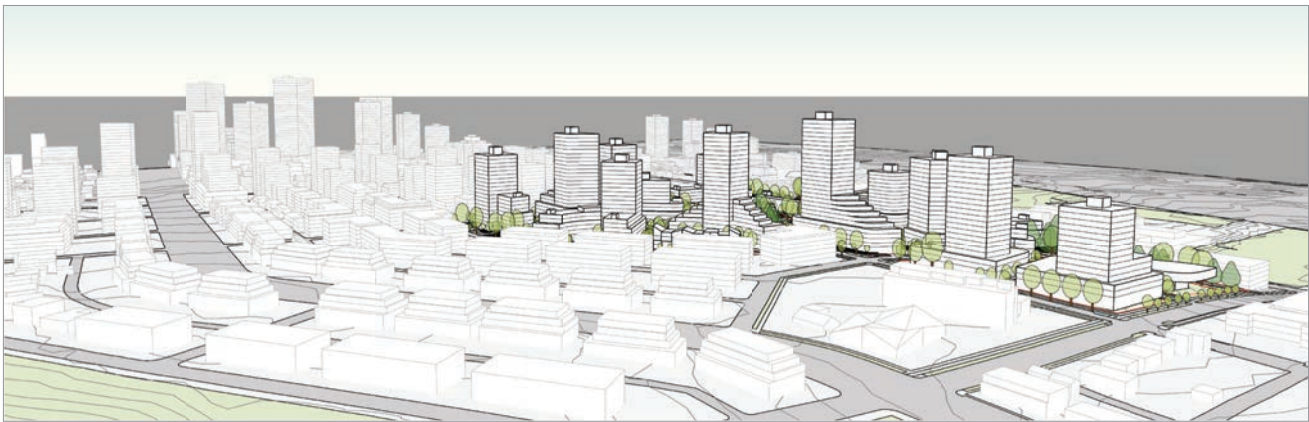


Figure 6-3: Aerial View, Looking West from Bloedel Conservatory at Queen Elizabeth Park



Figure 6-4: Aerial View, Looking North from Oakridge Municipal Town Centre

## 6.2 BUILT FORM AND ORIENTATION

### INTENT

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 provide 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 (Xwsa7k / Mount Baker) have important legends associated with them; views to them through the buildings should be maintained. 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 the MST Nations have 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.

The design of Buildings F2, G1 and the townhomes in Parcels C and F are advanced to illustrate how the architecture can be animated in ways that respond to the landscape and to cultural stories. Buildings F2 and G1 take their cues from the Two Sisters (the Lions) to the north. The terraces provide access to outdoor space with views to the northern mountain ranges and provide additional area for planters that can extend the park up into the building elevations providing greenery for residents on the upper levels.

The townhomes in Parcels C and F have been carved and sculpted in a way that gives expression and character to the form, deliberately moving away from the straight line. The articulation and variation of the buildings are patterned after the shapes of rocks and mountains found in nature, similar to the crags and ledges caused by erosion seen on Slh̓x̓í7lsh rock as illustrated in Figure 6-6.

Buildings F2 and G1 and Parcels C and F townhomes are illustrated on the following pages.



Figure 6-5: Two Sisters, Looking S



Figure 6-7: Use Natural Materials to create Organic Forms



Figure 6-6: Slhxi7lsh Rock, Stanley Park, 1890 Credit: Bailey and Neelands

## BUILT FORM AND ORIENTATION

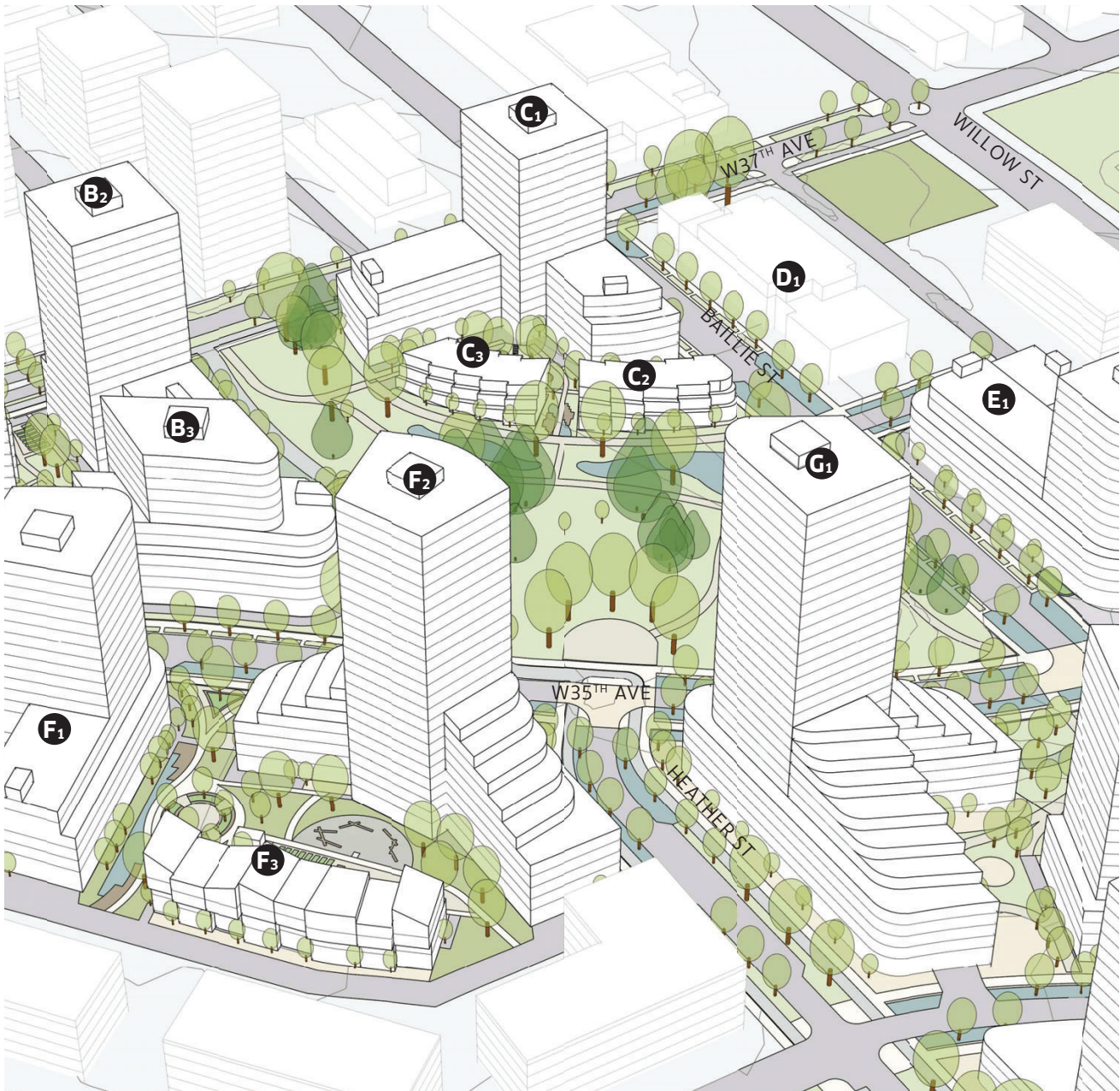


Figure 6-8: Aerial View, Buildings F2 and G1, Parcel F and C Townhomes Looking SW



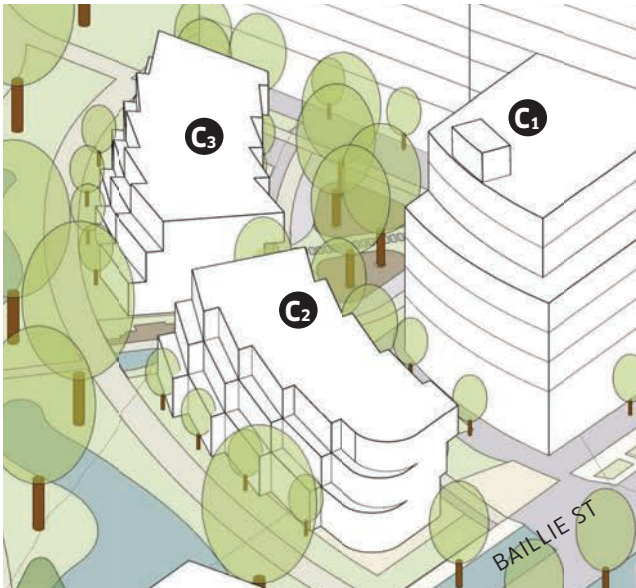


Figure 6-9: Aerial View, Parcel C Townhomes Looking SE

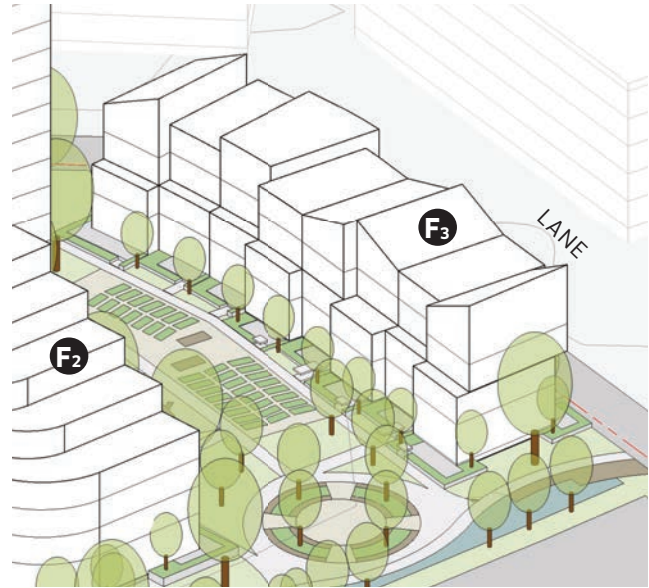


Figure 6-10: Aerial View, Parcel F Townhomes Looking NE



Figure 6-11: Inspiration from Features in the Landscape (Two Sisters)



Figure 6-12: Deviation from the Straight Line

## DESIGN RESPONSE

- » Draw inspiration from MST art works and nature when designing building façades.
- » Consider the sensory and physical connections of each building to the Forest Trail, park and open space.
- » Consider shaping the edges and corners of buildings at significant welcoming points and gathering spaces to reflect movement and the organic forms found in nature.
- » Delineate and characterize vertical patterns on buildings to pay homage to the forests that once occupied the land on the Heather Lands site.
- » Integrate landscape, greenery and plantings into building façades to make visible and convey the importance of land on the vertical planes, and to create connections to the land from indoor environments.
- » Reflect the natural topography as much as possible in buildings that frame the Forest Trail park and open space.
- » Frame street edges with building frontages to create a sense of intimacy on the street, improving safety through natural surveillance, and providing weather protection.
- » Optimize the amount of sunlight reaching parks and open spaces.
- » Carry out wind analysis when designing buildings to optimize pedestrian comfort, natural ventilation, and exposure to pollution.
- » Tower forms may deviate from alignment with the street to respond to the site (light, wind, views) and / or a design that aligns with the Cultural Interpretive Plan.



Figure 6-13: Terracing to Create Access to Outdoor Space



Figure 6-14: Carve Building Forms to Simulate Forces in Nature



Figure 6-15: Homes Adjacent to the Park



Figure 6-16: Vertical Elements to Remember the Forest



Figure 6-17: Integrate Homes with the Forest



Figure 6-18: Integrate Nature into the Elevation

## 6.3 BUILDING HEIGHTS

### INTENT

Connection to the land, one of the four elements of life is integral for the MST. The building heights will be designed to maximize connections to the landscape by respecting views to the mountains and maximizing sunlight on park and open space to allow for optimal use in all seasons. Welcoming to All, a Design Directive means that buildings heights will respect neighbouring properties.

### DESIGN RESPONSE

- » 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, at 25 and 28 storeys respectively. The towers frame the meeting point as gateways.
- » Buildings north of W37th are between 19 and 24 storeys relating to the taller buildings planned south of W37th between Baillie and Manson. The grade slopes down south of W37th.
- » The building heights for B2, B3 and C1 are 20, 12 and 16 storeys respectively. Located south and east of the park, these buildings are designed to optimize sunlight on the park throughout the day.
- » Amenity pavilions on podium roofs will be setback from the street edge.
- » Podiums at the W35th and Heather Street intersection along Heather Street are up to 8 storeys.

### LEGEND







-  PARCEL + BUILDING IDENTIFICATION
-  HEIGHTS
-  PROPERTY LINE
-  U/G PARKADE WALL
-  BUILDING ENTRY
-  CSF OWNED  
NOT PART OF HEATHER  
LANDS REZONING



Figure 6-19: Building Heights Site Plan



## BUILDING HEIGHTS

- » Podiums fronting the lanes on the eastern and western borders of the site are 6 storeys in respect the 4- to 6-storey buildings planned on the adjacent sites.
- » Commercial buildings I1 and I2 have 3-storey podiums.
- » Upper levels of podiums are setback 8m (26.3ft) from the property line along the south and north sides of W35th to maximize sunlight in the public realm and the pollinator corridor. These upper setbacks occur at level 5 except for Buildings G1 and F2, signature gateway towers framing the meeting point.
- » Upper levels of podiums facing streets and park spaces at locations where there is a 3m ground level setback, are setback 6m (20ft) from the property line.
- » Upper levels of Buildings E1, F1, and H1 podiums are setback at the interface with the lane to respect the neighbouring properties at level 5.
- » Upper levels of Buildings C1, E1, F1, G2, and H1 are set back along street and park frontages at level 5.
- » Podium/tower buildings above I1 and I2 podiums are setback on all edges.

## BUILDING HEIGHT EXCLUSIONS

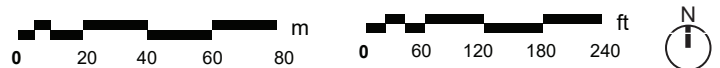
- » Section 10.10 and 10.11 of City of Vancouver Zoning & Development By-Law.
- » Enclosed areas of elevators, stairs and lobbies providing access to roof decks for either private or semi-private use to encourage the use of rooftop areas for outdoor amenity and / or landscaping purposes.

## LEGEND

|   |  |
|---|--|
|  | PROPERTY LINE                                |
|  | 3- 20 STOREYS                                |
|  | 3-15 STOREYS                                 |
|  | 3-6 STOREYS                                  |
|  | COMMERCIAL 3 - 15 STOREYS                    |
|  | CSF SCHOOL SITE                              |
|  | PARK   |
|  | HEIGHTS UP TO 28 STOREYS                     |
|  | DOWNWARD HEIGHT TRANSITION                   |
|  | CSF OWNED NOT PART OF HEATHER LANDS REZONING |



Figure 6-20: Building Heights Diagram



## 6.4 BUILDING SETBACKS

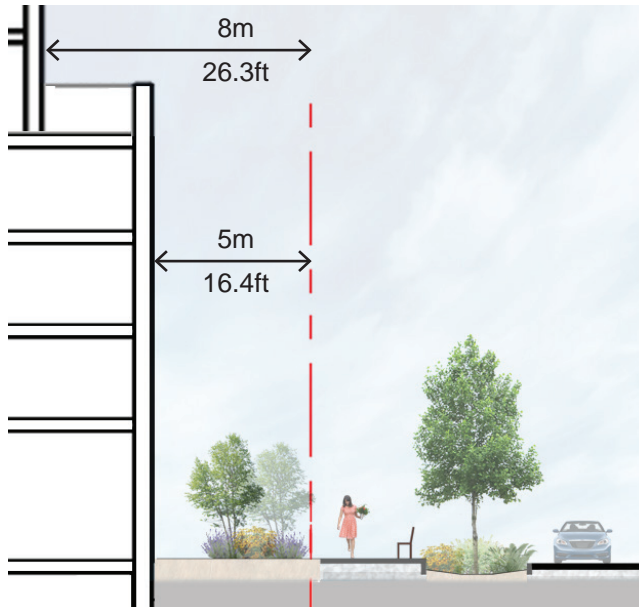


Figure 6-21: West 35th Ave. Setback (North and South Sides)

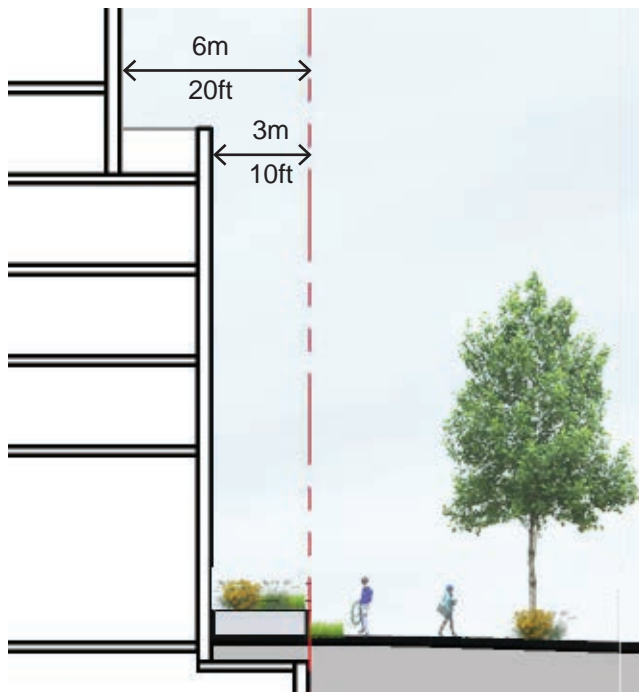


Figure 6-22: Typical Building and Podium Setback

### INTENT

The relationship between buildings and the public realm will activate street edges in a way that engages the senses at the pedestrian scale, supports active healthy lifestyles and reflect the importance of nature.

### DESIGN RESPONSE

- » Provide building setback of 5m (16.4ft) from the property line along the north and south sides of W35th to ensure a ample planting area for the pollinator corridor.
- » Provide a minimum building setback of 3m (10ft) from the property line for all other buildings.
- » Allow patios at the ground level and balconies on the upper levels within residential building setbacks.
- » Encourage a minimum setback of 6m (20ft) from the property line for the upper levels of podiums.

### LEGEND

|  |                         |  |   |
|--|-------------------------|--|---|
|  | PARCEL AND BUILDING ID  |  | 1.75M (5.8FT) DEDICATION                      |
|  | 3M (10FT) SETBACK       |  | PUBLIC ROADS                                  |
|  | 5M (16.4FT) SETBACK     |  | HEATHER ST ROW                                |
|  | 11.1M (36.4FT) SETBACK  |  | PUBLIC PARK                                   |
|  | 2.5M (8.2FT) DEDICATION |  | PRIVATE PARCELS                               |
|  | 1.7M (5.6FT) DEDICATION |  | CSF OWNED, NOT PART OF HEATHER LANDS REZONING |



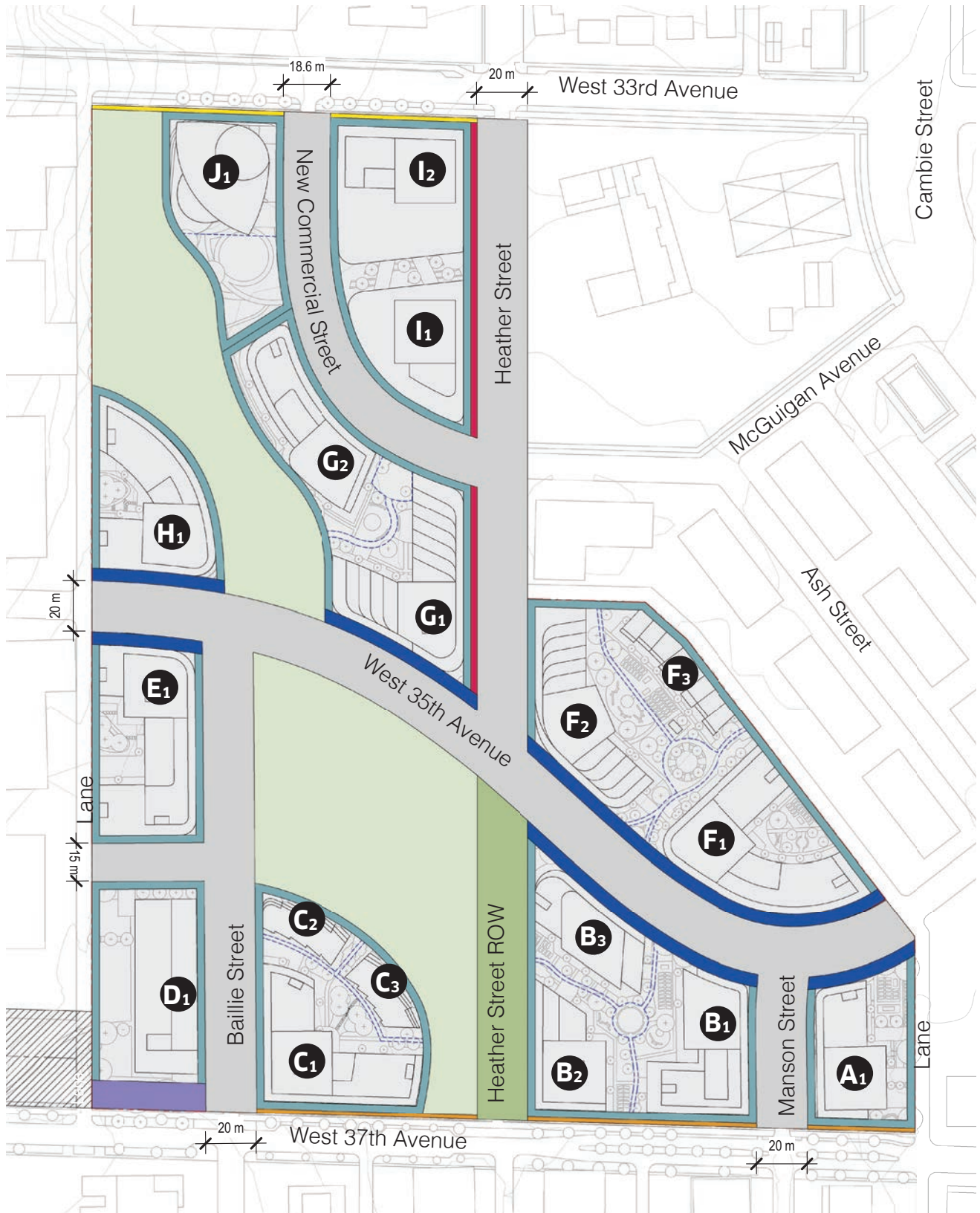


Figure 6-23: Public and Private Site Plan



## 6.5 MATERIALS

### INTENT

MST have a deep relationship with the land and as such with the materials that come from the land. Historically and still today the Nations use cedar to build and make a many daily used items, such as: canoes, house posts, welcome posts and cedar hats. For this reason cedar is sacred – take only what you need and use all that you take.

Similarly when selecting building materials for Heather Lands a key objective is to source local, sustainable materials with low embodied carbon.

### DESIGN RESPONSE

- » Use building materials to celebrate traditional and contemporary MST Nations culture and design.
- » Explore using materials which work to create sustainable buildings that will stand the test of time.
- » Explore using mass timber and cross laminated cross laminated timber (CLT) construction to celebrate the traditional building materials of the MST.
- » Use cedar, obsidian, argillite, copper, jade and bone where possible to honour the historic use of these materials.
- » Use durable and versatile materials for cladding. Some examples include: wood, stone, brick, pre-cast concrete, metal panel, terra-cotta, and/or fiber-cement.
- » Incorporate human scale, tactile materials with fine grained detailing

for lower levels of buildings where appropriate.

- » Utilize wood frame construction wherever possible.
- » Use cast-in-place construction methods as needed.
- » Avoid the use of vinyl siding, plastic, plywood, metal with exposed fasteners, as cladding materials.
- » Use a textured finish for exposed concrete.
- » Design bird friendly buildings by increasing visibility of glass, reducing the appearance of clear passage to the sky and if the design allows apply markers to the glass. These strategies are especially important to the fourth floor.
- » Avoid stucco, plywood, exposed fasteners, vinyl, and / or plastic for cladding due to poor performance in wet weather and / or unsustainable processing and pollutants resulting from manufacturing and disposal.

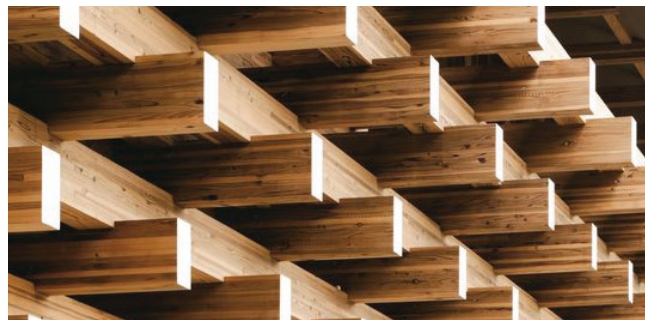


Figure 6-24: Cross Laminated Timber



Figure 6-25: Squamish Lil'wat Cultural Centre,  
Credit: Formline Architecture



Figure 6-26: Aboriginal Land Trust Housing, Credit:  
Urban Arts Architecture



Figure 6-27: Board Form Concrete



Figure 6-28: Stone Panels



Figure 6-29: Perforated Metal Panel Cladding  
Indigenous Hub Credit: Stantec

## 6.6 VIEWS AND CONNECTION

### INTENT

For the MST Nations, the sensory experience of being in nature – listening to a river run, smelling damp air after a storm, touching the earth beneath our feet – is critical to well-being. The land tells their stories; both the Two Sisters to the north and Mt. Baker to the south are portrayed in MST legends. Protecting and celebrating views to these mountains and creating connections to the land, the land in the far distance and the land beneath our feet, is of utmost importance. These stories teach the MST where they came from, these are the stories of their ancestors. Bearing witness to the changing seasons, the weather and the light will be a primary consideration for the design of the architecture, landscape, infrastructure and the public realm.

### DESIGN RESPONSE

- » Create views from within buildings to trees, naturalized landscapes, and the sky.
- » Protect views to mountains, some of which have important stories and legends associated with them, specifically the Two Sisters and Mount Baker.
- » Prioritize view protection in public spaces.
- » Create opportunities to connect with the changing seasons, the weather and the light when both inside and outside of buildings.
- » Consider connections to the land throughout the design process.



Figure 6-30: Looking North to Two Sisters (Lions)

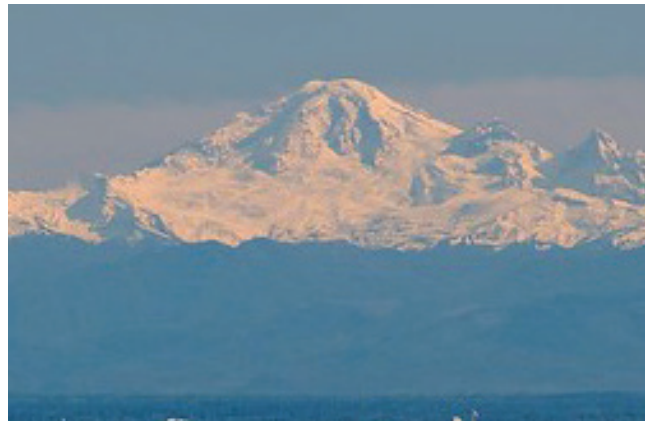


Figure 6-31: View of Xwsa7k (Mount Baker)

## 6.7 COLOUR PALETTE

### INTENT

For the MST colours have meaning; for example in Squamish culture, red is the only colour the creator can see. For the Musqueam people red is a colour of protection. Red, along with black, cerulean blue, white and yellow are colours that resonate for the Squamish. Although traditionally the MST Nations used colours found in nature, today modern colours are celebrated. Tsleil-Waututh artists use the colour teal and teal is the colour of the Musqueam logo.

The use of colour is important in MST art and design; careful consideration should be taken when selecting colours for the architectural expression of buildings and all design elements at Heather lands.

### DESIGN RESPONSE

- » Use colours found in nature or hues, shades thereof.
- » Use modern colours found in MST art work.
- » Use warm or cool neutral colours for building façades, for example: whites, tans, and greys, to provide a backdrop for public art, nature and the colours and features of the public realm.
- » Use brighter colours, for examples: reds, teals, berry colour, colours of fall leaves, oranges, and golds, for accents or feature elements.

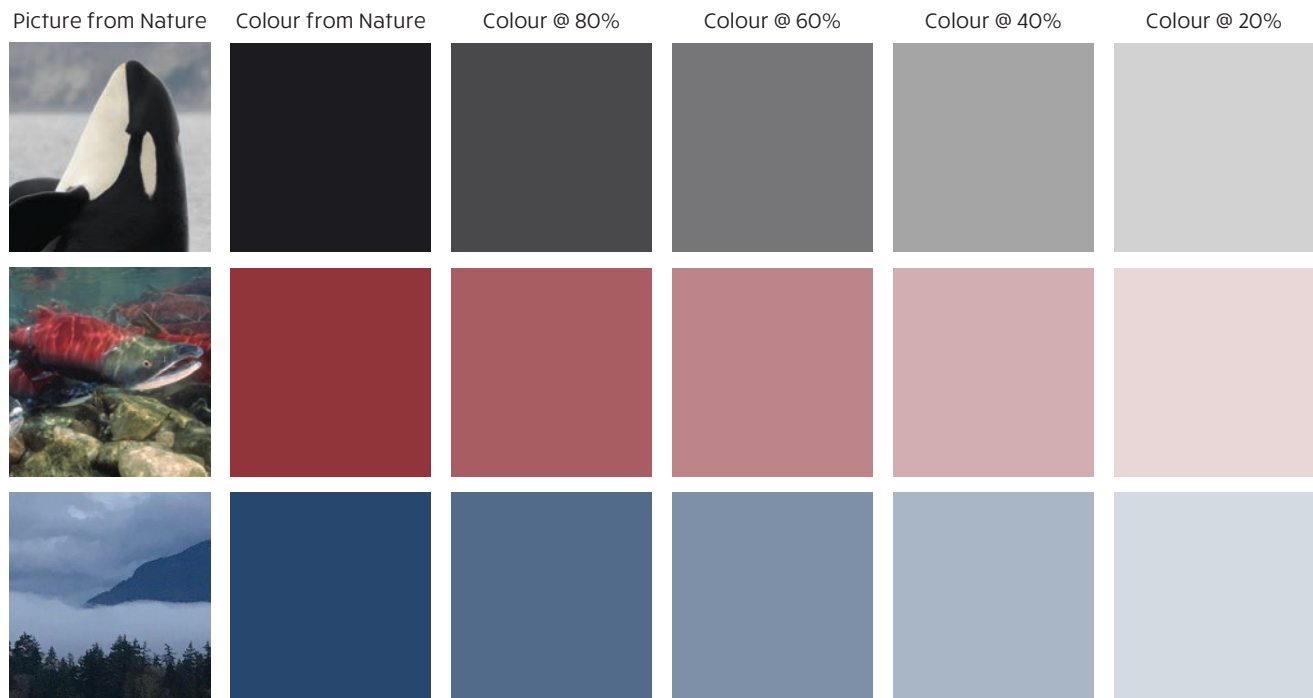


Figure 6-32: Sample Colour Palette

## COLOUR PALETTE

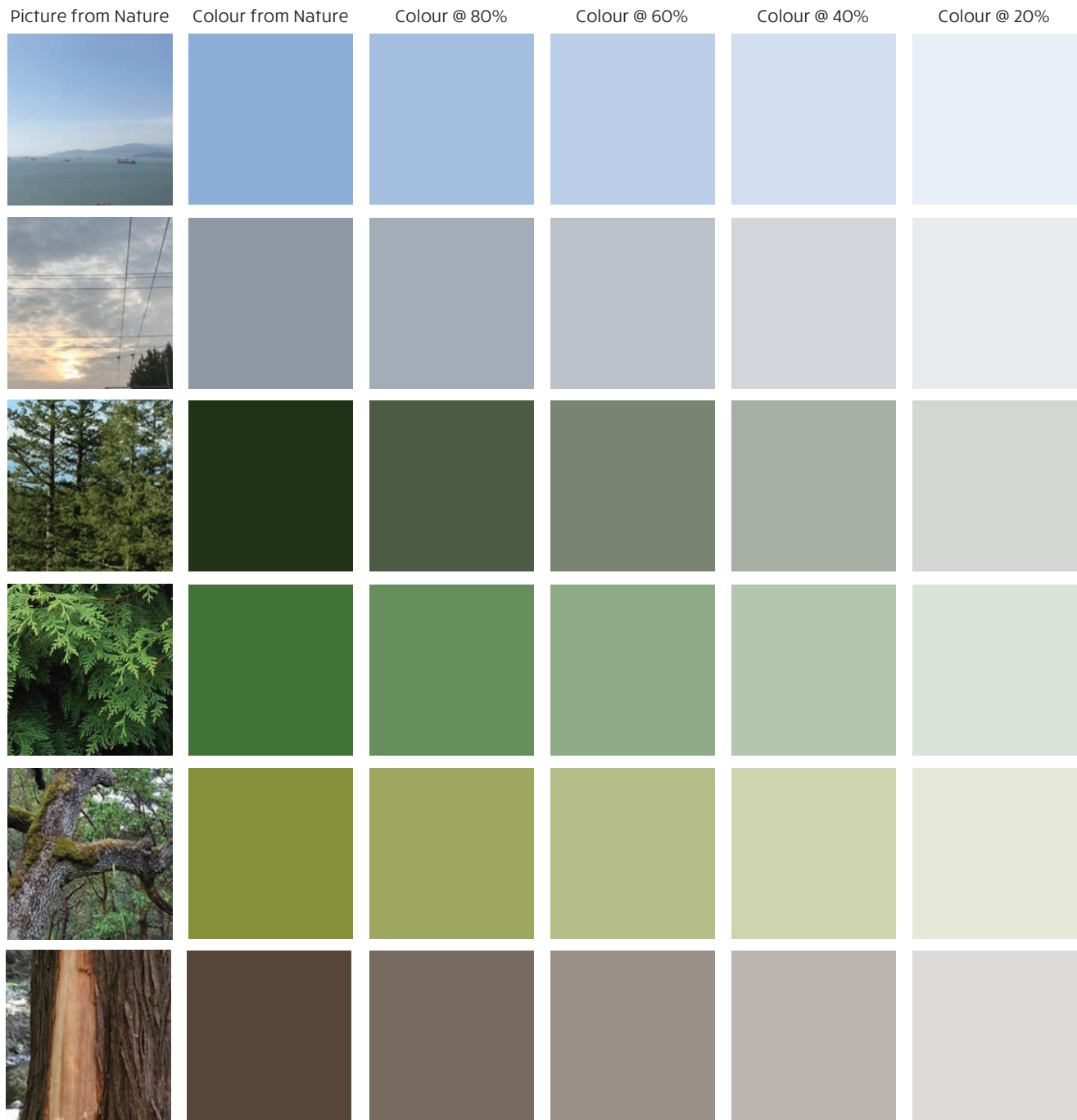


Figure 6-33: Sample Colour Palette



Figure 6-34: Sample Colour Palette

## 6.8 BUILDING ENTRIES

### INTENT

For the MST Nations, everything is connected, people and places are honoured and appreciated. Elders, children, families and every person are important and should be welcomed. Entries are key moments where these cultural values can come to life, through the use of house posts, welcoming figures, celebratory naming and/or other means to name and/or identify buildings. Entries will be safe and approachable, welcoming all who visit, live, work and play within the new community. Welcome to our place.

### DESIGN RESPONSE

- » Celebrate MST art and design at entries, through feature design elements, such as welcoming figures and/or house posts, and / or other design elements.
- » Use wood, wherever possible, especially cedar to articulate building entries. Some examples include using heavy timber post and beam and/or engineered wood structure.
- » Use MST languages and English to identify buildings.
- » Creatively integrate lighting and weather protection into entry design.
- » Ensure all building access points are well lit, have clear sight lines and accessible entry paths.
- » Create approachable and welcoming entrances.
- » Locate entries on prominent street frontages.



Figure 6-35: TWN Administration Building Entrance

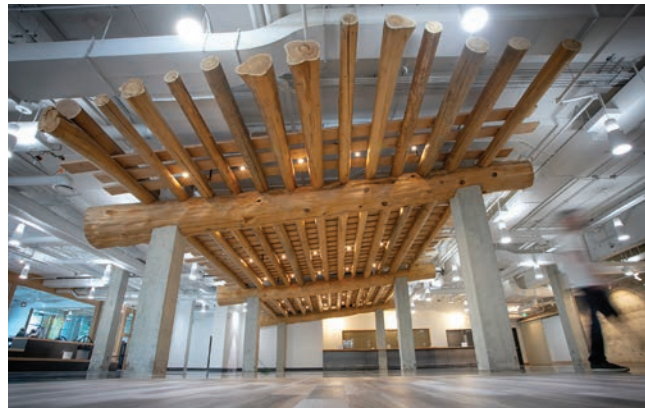


Figure 6-36: 312 Main Street Entrance Lobby

- » Provide 2.75m (9ft) height clearances for main entry doors wherever possible.
- » Select clear vision glass for lobbies to maximize visibility.
- » Promote CPTED principles. See Section 6.13 Safety and Security on page 193.



## 6.9 ACCESSIBILITY

### INTENT

The new neighbourhood will welcome people of all physical abilities through universal design that allows safe and comfortable navigation and experiences throughout the neighbourhood.

### DESIGN RESPONSE

- » Design with the 7 Principles of Universal Design as developed by the Centre for Excellence in Universal Design, <http://universaldesign.ie/What-is-Universal-Design/The-7-Principles/>:
  - i. Equitable Use
  - ii. Flexibility in Use
  - iii. Simple and Intuitive Use
  - iv. Perceptible Information
  - v. Tolerance for Error
  - vi. Low Physical Effort
  - vii. Size and Space for Approach and Use
- » Provide access to buildings in which there is a maximum 5% slope and 2% cross slope wherever possible.
- » Design building entries with tactile surfaces to ensure pedestrian stability and to aid the visually impaired.
- » Design accessible units that allow people with a range of abilities to live independently.
- » Situate accessible parking stalls closest to the elevator cores wherever possible.
- » Provide passenger loading stalls for convenient pick up and drop off.



Figure 6-37: Equitable Access to Ground Units with Sloped Ramp



Figure 6-38: Equitable Use of All Public Outdoor Open Spaces

## 6.10 PRIVATE AND SEMI-PRIVATE OUTDOOR SPACES

### INTENT

Connecting with the outdoors and the seasons deepens our connections to all, 'Everything is Connected'. The Design Directive, Being in Touch with the Light, Weather, Seasons and Land, inspires the design of the private outdoor spaces at Heather Lands to honour the concepts of retreating and being quiet or celebrating and gathering with friends. Providing every resident with access to private outdoor space is a priority for the architectural design.

### DESIGN RESPONSE

- » Provide each residential unit with access to the outdoors through a patio, terrace, or balcony.
- » Integrate balcony and terrace design into the railing design into the architectural expression.

### 6.10.1 GROUND FLOOR UNITS

#### INTENT

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.

### DESIGN RESPONSE

- » Provide hardscape and landscaping for each patio. Built in planters will be 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.
- » Use plantings and/or MST inspired designs, patterns, and / or materials for trellises, gates, and/or privacy screens to provide privacy for residents.
- » Locate patios approximately three steps up from adjacent sidewalks or public pathways wherever possible to provide residents with a sense of separation and privacy from the public realm. Steps also help to animate the public space.
- » Use built up planters when grade changes between the private and public realm are not possible.

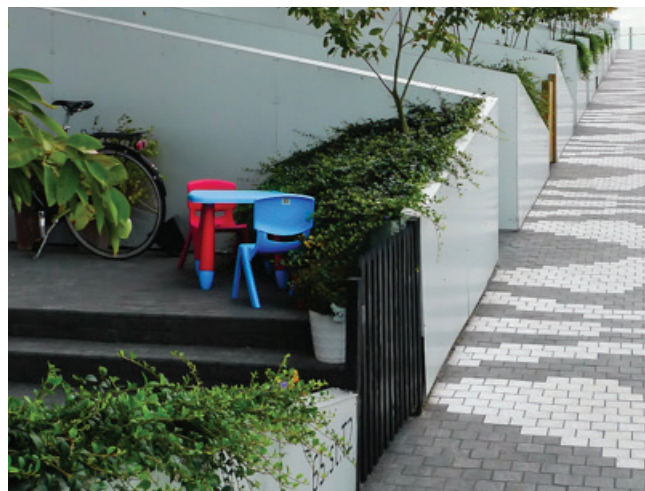


Figure 6-39: Public and Private Separation

## 6.10.2 ROOFTOP AMENITY

### INTENT

Shared rooftop amenity spaces offer access to outdoor terraces. These landscaped roofs are green, functional, and enjoyable spaces with great views of the Two Sisters to the north and Mt. Baker to the south. 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.

### DESIGN RESPONSE

- » Prioritize provide space for trees and planted areas. Green rooftops will blur the divide between forest and architecture, enhancing biodiversity, reducing urban heat island effect, and demonstrating the MST people's connection to nature.
- » Provide a mix of intensive and extensive greenroofs, with extensive greenroofs providing adequate soil volumes for small trees. When extensive greenroofs 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 greenroof space has been proposed, see the Rainwater Management Plan in Appendix F.
- » Weather protected gathering spaces should be considered.
- » Outdoor dining areas and BBQs can be

located on rooftops, 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 food growth. (The 'Homes in the Village' character area offers community gardens as food assets some of these garden spaces can be located on rooftops to take advantage of solar access.)



Figure 6-40: Amenity Space on Roofs

### 6.10.3 BALCONIES AND TERRACES

#### INTENT

Building on the Design Directive of ‘Being in Touch with the Light, Weather, Season, 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.

#### DESIGN RESPONSE

- » Balcony and terrace designs will be an expression of MST culture through the use of form, colour and/or materials.
- » Orient balconies and terraces to face the street or the park to create safety, ‘eyes on the street’ and to activate the public realm.
- » Access balcony and terraces off the main living area of the residential unit the main living area of the residential unit.
- » Maximize solar access and views to the mountains wherever possible.
- » Vary balcony and terrace design per character area. See Section 8, Character Areas and Parcels on page 203 of this document.
- » Integrate plantings and built in planters for balconies and terraces wherever possible.
- » Provide a minimum private outdoor space of 4m<sup>2</sup> (40sf) wherever possible.
- » Each unit will have a patio, balcony and/or terrace.

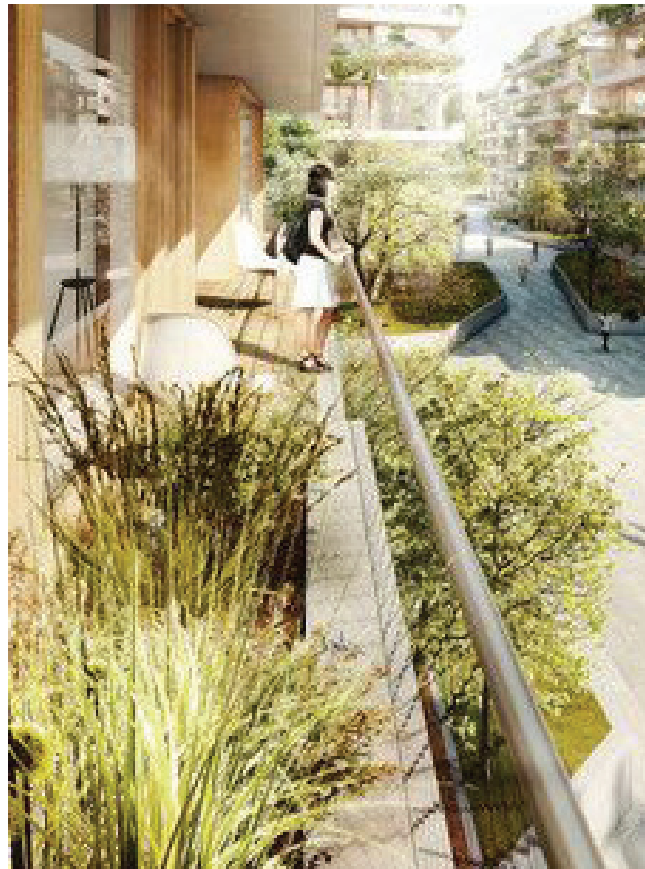


Figure 6-41: Balconies Provide Access to Nature

#### LEGEND



PARCEL + BUILDING  
IDENTIFICATION



GROUND LEVEL PRIVATE  
RESIDENTIAL OUTDOOR  
SPACE



SHARED AND PRIVATE  
LANDSCAPED ROOF



CSF OWNED  
NOT PART OF HEATHER  
LANDS REZONING

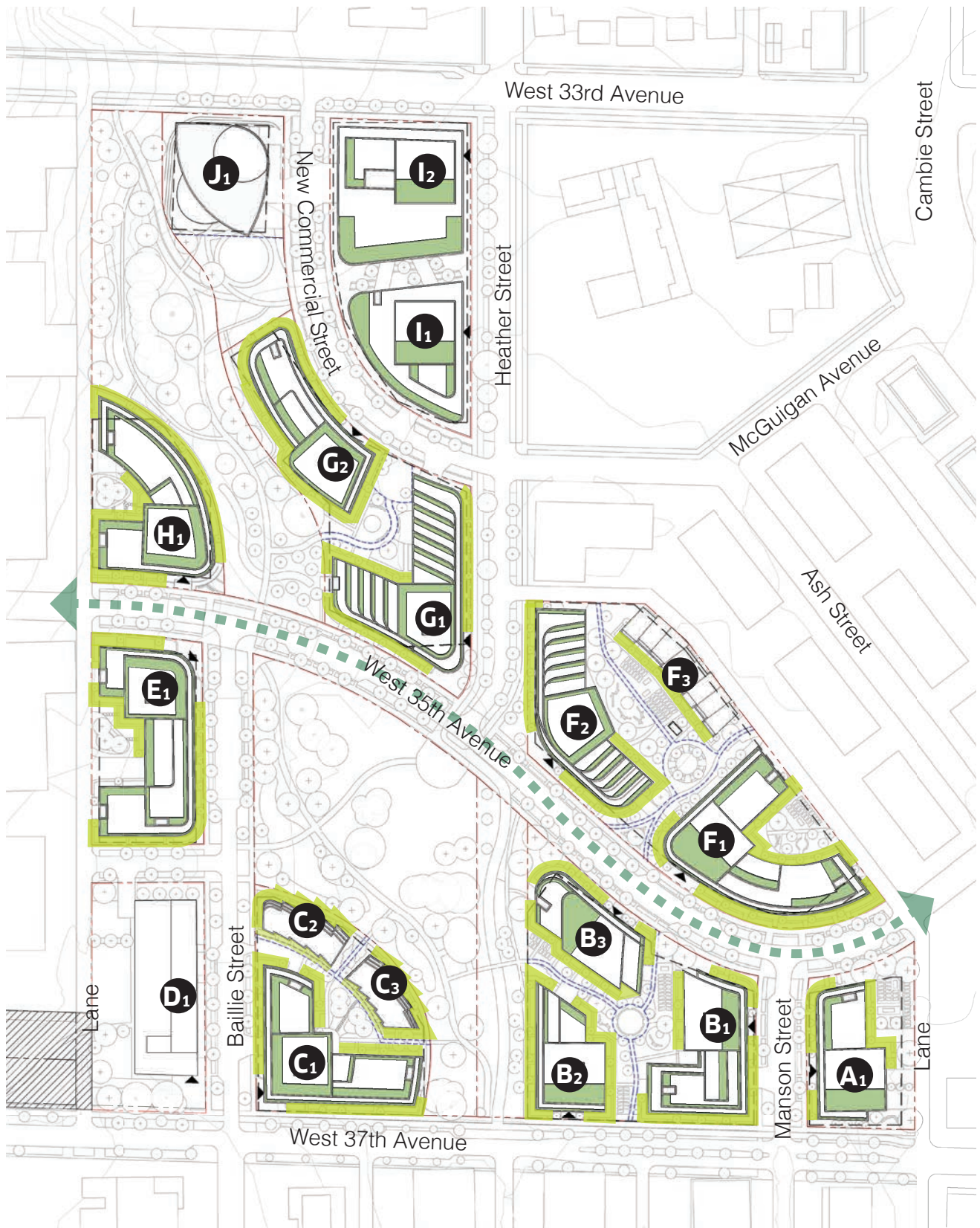
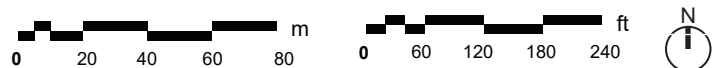


Figure 6-42: Building Heights Site Plan



## 6.11 RESIDENTIAL STREETS

### INTENT

The neighbourhood will be welcoming and safe, and encourage interaction between neighbours. Welcome to our place.

### DESIGN RESPONSE

- » Strengthen the ground floor residential units' relationships with the street through entry doors and semi-private front terraces, porches, or patios.
- » Support privacy and establish clear transitions between public and private spaces using changes in level, landscape design, gates, screens and fences.
- » Position upper level windows and balconies so that they face the street, to promote real and perceived safety through natural surveillance.

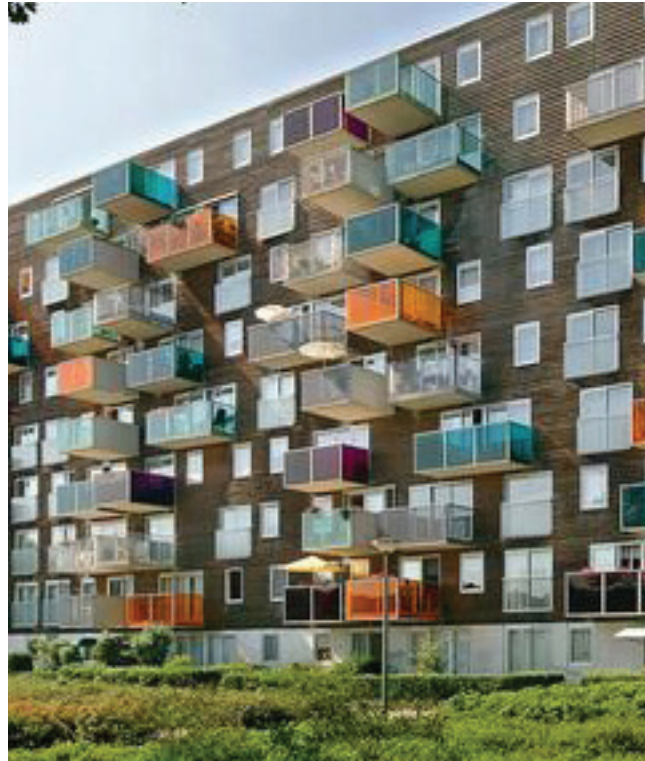


Figure 6-47: Balconies and Windows Facing the Street



Figure 6-48: Landscaping Elements Create Privacy for Ground Floor Units

## 6.12 RETAIL STREETS

### INTENT

Retail areas will be lively places that convey that “the spirit of this place is alive.” The new commercial street is located in the of the Drum Beat / Heart character area in Section 8.5 on page 228.

### DESIGN RESPONSE

- » Create transparency at retail storefronts to maintain visibility into shops from the street. Design with large paneled clear glazing on the lower levels where possible to welcome community members.
- » Provide outdoor seating space where appropriate to an active and animated public realm.
- » Avoid any solid signage, advertising or blackout panels on retail storefronts.
- » Prioritize MST tenants when leasing the retail and office spaces.



Figure 6-44: Animated Public Realm



Figure 6-43: Provide Outdoor Seating



Figure 6-45: Maintain Visibility Into Small Scale Retail

## RESIDENTIAL AND RETAIL STREETS



Figure 6-49: Buildings Frame Meeting Point Plaza



Figure 6-50: Buildings Frame Park



Figure 6-51: Active Commercial Frontages

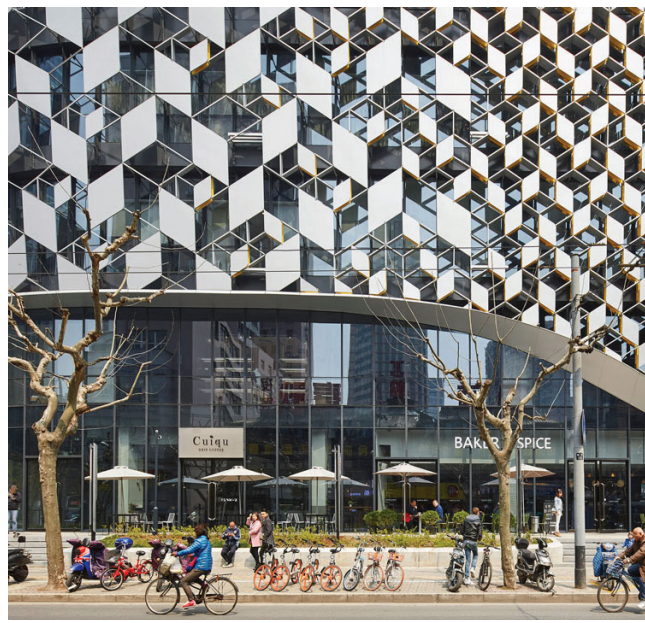


Figure 6-52: Patterns and Texture Animate Commercial Space



## 6.13 SAFETY AND SECURITY

### INTENT

The new neighbourhood will support real and perceived sense of safety for all people.

### DESIGN RESPONSE

- » Incorporate CPTED principles throughout the design. [https://rems.ed.gov/docs/Mobile\\_docs/CPTED-Guidebook.pdf](https://rems.ed.gov/docs/Mobile_docs/CPTED-Guidebook.pdf)  
Strategies include:
  - i. Allow for clear sight lines,
  - ii. Provide adequate lighting,
  - iii. Minimise concealed and isolated routes,
  - iv. Avoid entrapment,
  - v. Reduce isolation,
  - vi. Promote land use mix,
  - vii. Use of activity generators,
  - viii. Create a sense of ownership through maintenance and management,
  - ix. Provide signs and information and
  - x. Improve overall design of the built environment
- » Create safe spaces for children that are located away from traffic.
- » Provide low level lighting to support safety while minimizing light pollution.

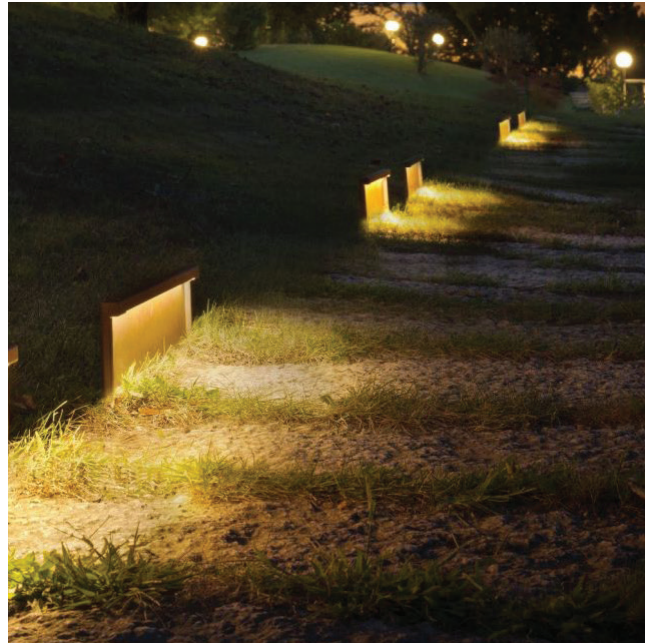


Figure 6-53: Illuminate Pathways



Figure 6-54: Play Spaces Away from Traffic

## 6.14 SERVICE SPACES

### 6.14.1 PARKING

#### INTENT

Construct underground parkades efficiently and in a manner that supports accessibility and security, while ensuring below grade requirements are met for parking, bicycle storage, service and passenger loading, waste management space, mechanical and electrical rooms, and other service spaces.

#### DESIGN RESPONSE

- » Plan early for service space such as parkade exhaust and intake, staging for waste and recycling pick-up, gas meters, package storage, and other essential building components to ensure suitable siting, sufficient area, and appropriate screening.
- » Consider rooftops as important design features that can contribute to the character and expression of the architectural design.
- » Early in the design process, carefully consider and integrate rooftop mechanical and electrical spaces, elevator overruns, and other service spaces into the architecture of each building.
- » Ensure appurtenances are sensitively screened with appropriate materials to support design cohesion.

#### INTENT

Provide adequate parking to meet site traffic demands while accounting for future changes in transportation as electric cars become the norm and communities rely less on private vehicular ownership and more on ride share, car share, transit, and active modes of transport.

#### DESIGN RESPONSE

- » Avoid excess parking and consider reductions in parking requirements as part of Transportation Demand Management (TDM) measures.
- » Situate parkade entrances off lanes and on the long face of buildings wherever possible to minimally interrupt the public realm.
- » Do not locate parkade entrances on streets with dedicated bicycle lanes.
- » Do not locate parkade entrances along W35th Avenue to avoid disruption of the pollinator corridor.
- » Architecturally integrate parkade entrances and associated components into building design to minimize visible prominence while also maintaining clear visibility for pedestrians and cyclists.

- » Screen parkade entrances with landscaping while maintaining clear visibility to promote the safety and security of pedestrians, cyclists and motorists.
- » Encourage shared parking access between buildings situated on the same parcel.
- » Provide cooperative car and car sharing parking spaces on-site wherever possible.
- » Strive to exceed City of Vancouver minimum requirements for electric vehicle charging stations.



Figure 6-56: Playful Wayfinding



Figure 6-55: Clear Site Lines to Ensure Safety



Figure 6-57: Well-lit with Clear Wayfinding

## 6.14.2 BICYCLE STORAGE

### INTENT

The neighbourhood prioritizes active modes of travel, and aims to make cycling safe, convenient, and delightful for all ages and diverse abilities.

### DESIGN RESPONSE

- » Locate bicycle storage on the upper most level of the parkade wherever possible.
- » Provide bicycle access to underground bicycle storage that is separate from vehicular access.
- » Locate electrical bicycle charging outlets adjacent lockers and/or storage spaces which support storing larger sized electrical bicycles.
- » Exceed City of Vancouver standards for end-of-trip facilities wherever possible.
- » Provide bicycle repair stations wherever possible.



Figure 6-58: Well-lit with Space to Maneuver



Figure 6-59: Bike Repair Station

## 6.14.4 LOADING

### INTENT

The new neighbourhood will provide convenient and safe passenger loading and loading spaces that promote easy maneuvering for people of all abilities and for people transporting goods.

### DESIGN RESPONSE

- » Locate loading and passenger zones below grade wherever possible.
- » Provide sufficient space for stalls reserved for loading and unloading, locating them as near to the building core as possible. They must be well lit and graded to promote safety and ease of movement.
- » Provide clear signage in loading and passenger zones to promote wayfinding and to accommodate safe and easy navigation below and above grade.
- » Design loading and passenger zones that are located at grade with appropriate surface treatments.
- » Design loading and passenger zones at grade such that they can accommodate a variety of uses when not in use as a loading stall.

## 6.14.3 WASTE MANAGEMENT

### INTENT

The new neighbourhood will optimize waste diversion practices on site. See Section 6.6 for guidelines towards zero waste.

### DESIGN RESPONSE

- » Provide garbage, recycling and organics composting below grade in locations which are easily accessible for people of all abilities.
- » Integrate at grade staging areas for garbage, recycling and organics collection in the building design to ensure a pleasant public realm and ease of maneuverability for service vehicles.



07

# Public Art



## 7.1 PUBLIC ART

### INTENT

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 are a few 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 of artistic expression on the site. An abundance of ideas have been contributed, including 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.”

### DESIGN RESPONSES

- » Public art will support the ability of MST culture to be recognizable in all aspects of the neighbourhood.
- » Public art – including its creation, siting, and placement – will engage and promote MST artists.
- » Public art may be traditional or contemporary.
- » Public art may be temporal (i.e. practiced “live” in real time) or permanent.
- » Public art will be accessible by the public.
- » Public art will be varied and intended for diverse audiences.
- » Public Art will engage with the public realm through typical and / or atypical media.
- » The public art strategy should be informed by the Cultural Interpretive Plan (Appendix M).





Figure 7-1: Stan George - Welcome Figure, Squamish Nation



Figure 7-2: Zachary George - Story of Creation, Tsleil-Waututh Nation

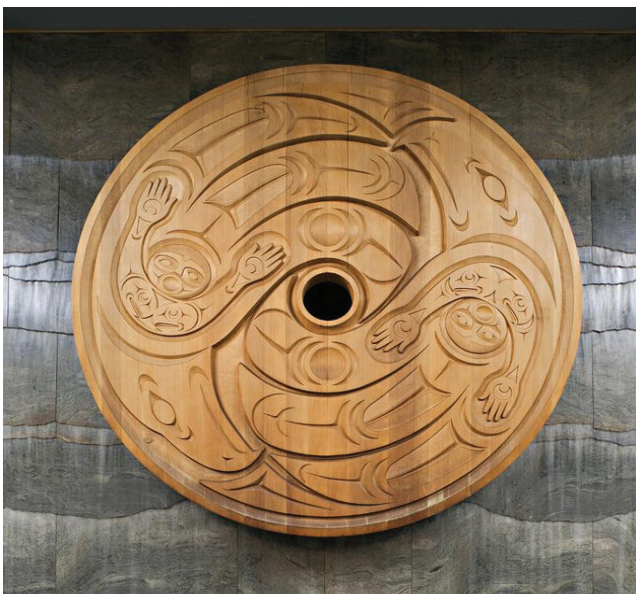


Figure 7-3: Susan Point - Spindle Whorl, YVR International Airport



Figure 7-4: Selisya - Musqueam Weaver, Credit: Charles F. Newcombe



# 08

## Character Areas and Parcels



## 8.1 CHARACTER AREAS

### INTENT

Previous sections of the Guidelines inform the design of the Heather Lands neighbourhood as a whole; Section 8 provides more detailed and nuanced direction for each of the Character Areas and the parcels within them.

Each parcel will be designed to fit within the overall vision for Heather Lands while simultaneously offering a unique experience that is differentiated across each Character Area. All design for the Heather Lands neighbourhood will communicate the ideas expressed in the MST Cultural Interpretive Plan, and will reflect and represent the values of the MST Nations, the four Elements of Life, and the Design Directives identified therein.

### LEGEND

-  FOREST TRAIL
-  NATURE AT THE CENTRE
-  TRAIL THROUGH THE FOREST
-  HOMES IN THE VILLAGE
-  MEETING POINT
-  HOMES IN THE FOREST
-  TEACHING
-  DRUM BEAT / HEART
-  CSF OWNED, NOT PART OF HEATHER LANDS REZONING

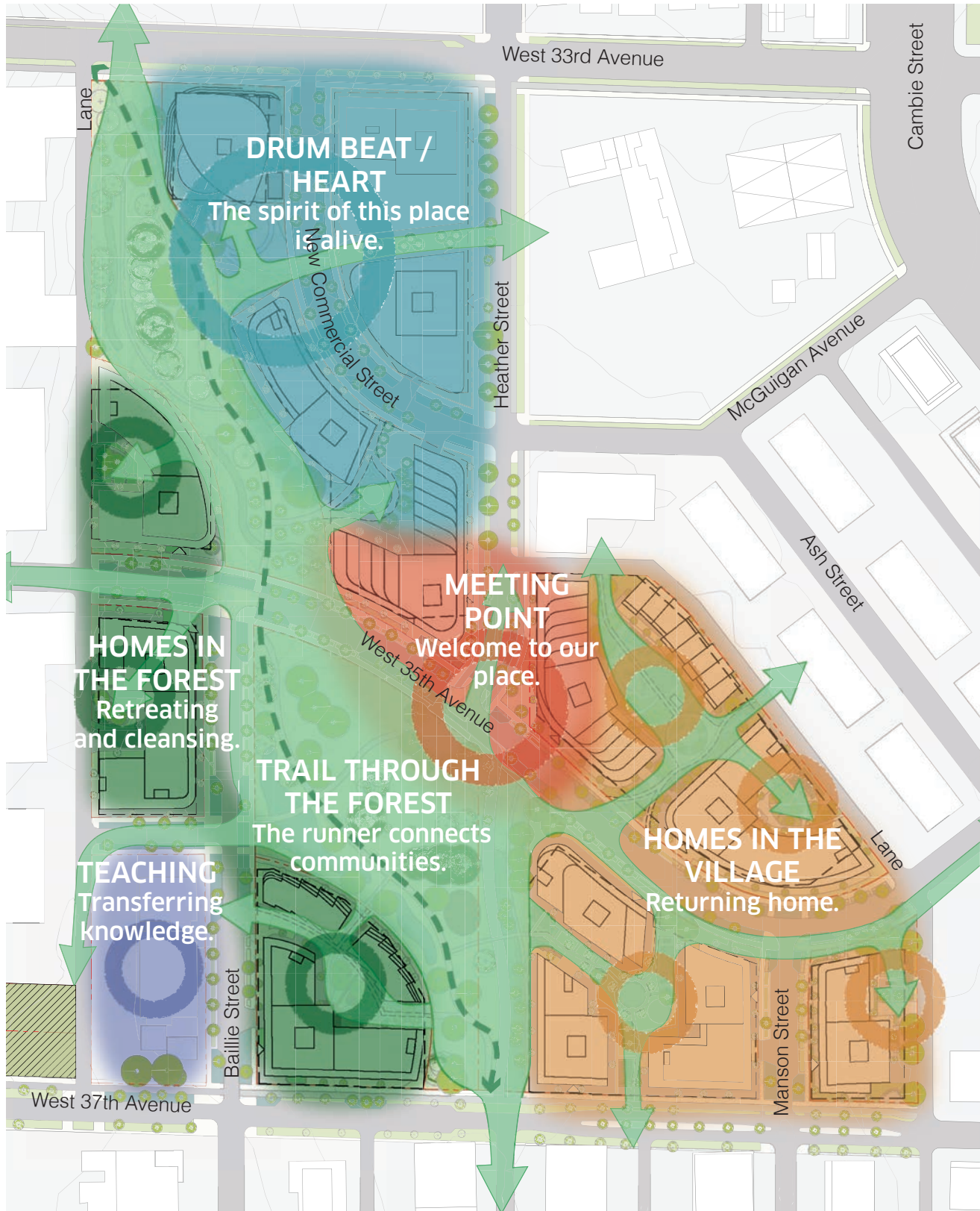
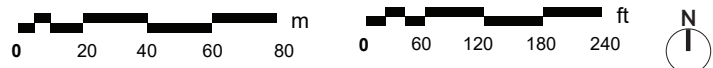


Figure 8-1: Parti Diagram - Character Areas



## 8.2 HOMES IN THE VILLAGE: RETURNING HOME

### INTENT

‘Homes in the Village’, 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, including: social, moderate-income rental, market rental and market; and 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 (SRWs) cross through Parcels B and F, creating opportunities for chance meetings and friendly encounters. These paths create permeability, welcome the broader community and provide convenient and enjoyable alternate routes.

‘Homes in the Village’ allows for a variety of outdoor activities: 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. For the MST Nations, the development of this land is in a sense creating a new village and a return home.

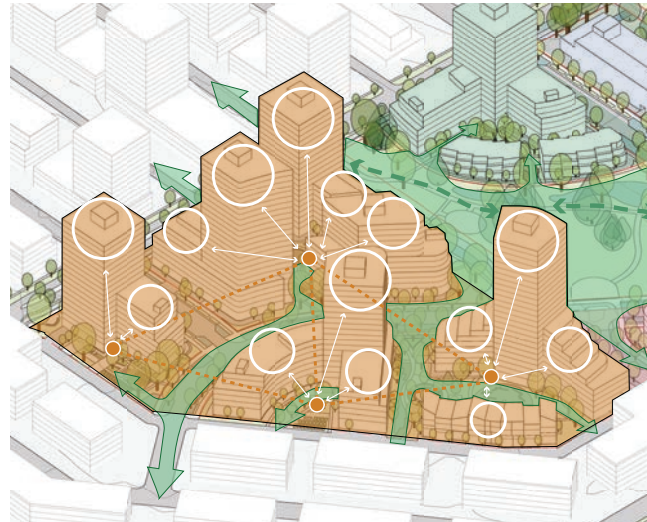


Figure 8-2: Aerial View, Homes in the Village, Looking SW

## 8.2.1 LANDSCAPE EXPRESSION

### PARCEL A – COMMUNAL TABLE

#### FEATURES

- » Flexible plaza space at the loading area.
- » Community garden with a long table for communal dinners.
- » Welcoming entrances should be clearly identified and provide seating, lighting and possibly public art.
- » Quiet spaces with seating.
- » Artistic trellis/screen to hide the parkade entrance.



Figure 8-4: Community Space to Share Meals



Figure 8-3: Welcoming Entrance Plaza



Figure 8-5: Flexible Plaza Space at Loading Area

## HOMES IN THE VILLAGE

### PARCEL B – GATHERING CIRCLE

#### FEATURES

- » Gathering space with integrated suspended lighting, and different sized seating elements to accommodate multi-generations.
- » Covered gathering space, with covering inspired by a cedar hat.
- » Green, statutory right-of-ways with seating and lighting along the pathways.
- » Play spaces inspired by nature, possibly with a small tree house feature.
- » Community gardens with tables for dining.
- » Live/work spaces adjacent to plazas to allow for temporary events.
- » Welcoming entrance plazas with special paving treatment.
- » Welcoming entrances should be clearly identified and provide seating, lighting and possibly public art.
- » Quiet spaces near water features, possibly with small footbridge over the raingarden connecting to the sidewalk.



Figure 8-6: Hoop Dance Gathering Place, BrookMcIlroy



Figure 8-7: Play Spaces Inspired by Nature



## PARCEL F – GATHERING CIRCLE

### FEATURES

- » Gathering space with integrated lighting, and different sized seating elements to accommodate multi-generations. Vertical posts can be used as feature elements.
- » Covered gathering space, with covering inspired by a cedar hat.
- » Green, statutory right-of-ways with seating and lighting along the pathways.
- » Linear play trail inspired by nature with a stump path and climbable logs.
- » Community gardens with tables for dining.
- » Rainwater ponds with pathways over the ponds. Stepping stones can provide inspiration.
- » Welcoming entrances should be clearly identified and provide seating, lighting and possibly public art.
- » Quiet spaces with seating.
- » Parkade ramp wall on the southern side of the northern courtyard offers opportunities for public art, such as a mural.

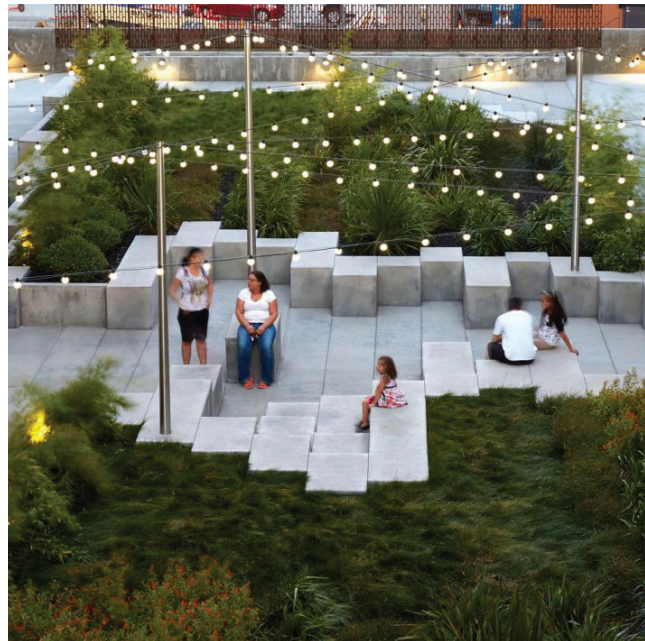


Figure 8-8: Gathering Space with Integrated Seating and Feature Lighting



Figure 8-9: Blanketing the City, Debra Sparrow, Granville Island Mural, Vancouver, 2018

# HOMES IN THE VILLAGE

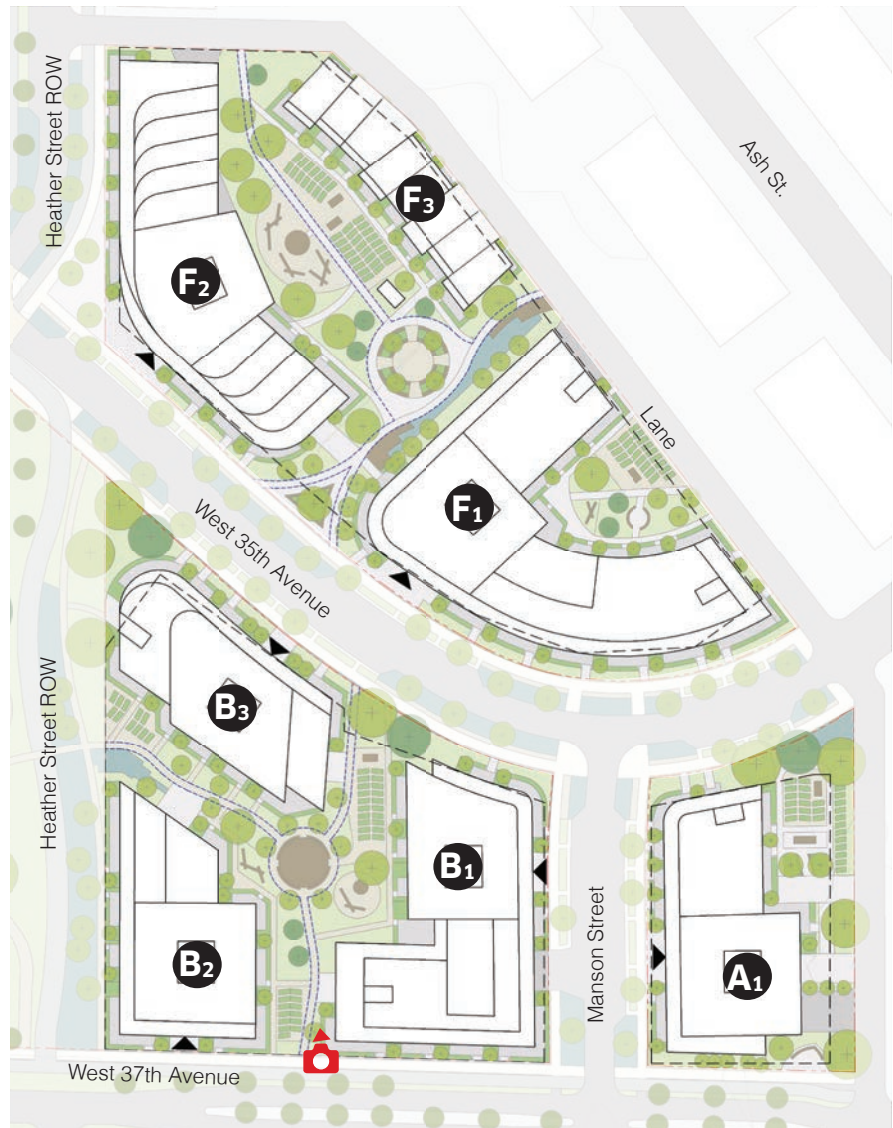


Figure 8-10: Homes in the Village Site Plan

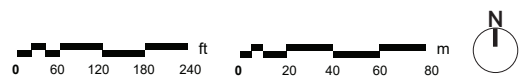




Figure 8-11: Conceptual Illustration - Homes in the Village, Looking NW from W37th  
Artist: Matthew Thomson



## HOMES IN THE VILLAGE

### 8.2.2 ARCHITECTURAL EXPRESSION

#### FEATURES

- » Each building has a distinct personality, celebrating the diversity of this place, yet designed with a continuity of expression to identify these parcels as a group. Similar to siblings or cousins.
- » Extroverted and energizing designs with moments of rest.
- » Balconies should be expressive.
- » Bright colours found in nature should be used to create emphasis and feature elements.
- » The buildings in this character area are dense. To soften the sounds and also provide a connection to nature landscaping shall be carried up and into all the elevations of the buildings, especially those facing the park and the courtyards. The west elevation of Parcel B and the south elevation of Parcel F should be considered as extensions of the park.



Figure 8-12: Expressive Balconies



Figure 8-13: Semi-Public SRWs



Figure 8-14: Common Courtyard Space



Figure 8-15: Buildings as Siblings



Figure 8-16: Integrate Nature into the Elevations



Figure 8-17: Activate Courtyards with Balconies

## 8.3 MEETING POINT: WELCOME TO OUR PLACE

### INTENT

'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.

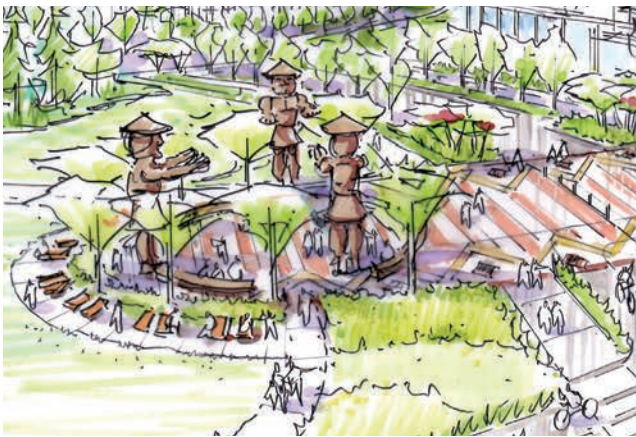


Figure 8-18: Conceptual Illustration - Meeting Point, Looking NW

Artist: Matthew Thomson

### 8.3.1 LANDSCAPE EXPRESSION

#### PARCEL F - CORNER PLAZA

##### FEATURES

- » Located at the northeast corner of Heather Street and W35th Avenue.
- » Paving inspired by MST Nations' weaving and playful, feature seating.
- » Possibly a waterwall and channel at grade with artistic grate cover, making visible the rainwater collected from Parcel F and directed to the closed Heather St. ROW.

#### PARCEL G - CORNER PLAZA

##### FEATURES

- » Located at the northwest corner of Heather Street and W35th Avenue.
- » Paving inspired by MST Nations' weaving and playful, feature seating.

#### PARK - PLAZA

##### FEATURES

- » Plaza at the southern end of the Heather St. ROW between W37th & W35th Avenues with paving inspired by MST Nations' weaving and playful, feature seating.
- » Welcome posts, carved by MST Nations' artists, possibly from a Western red cedar trees harvested from the Heather Lands site.
- » Row of Pin oak trees circling the plaza.



Figure 8-19: MST Welcome Post, Darren Yelton



Figure 8-20: Plazas with Integrated Seating



Figure 8-21: Paving Inspired by Weaving  
Krista Point, Musqueam Weaver



Figure 8-22: Feature Seating

# MEETING POINT



Figure 8-23: Homes in the Village Site Plan

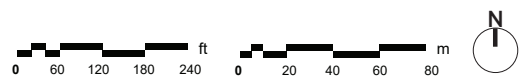
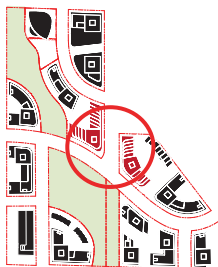






Figure 8-24: Conceptual Illustration - Meeting Point, W35th and Heather St. Intersection



Figure 8-25: Conceptual Illustration - Meeting Point in the Distance, Looking N from W37th  
Artist: Matthew Thomson



## MEETING POINT

### 8.3.2 ARCHITECTURAL EXPRESSION

#### FEATURES

- » Buildings F2 and G1 north of the park plaza frame the space. No parcels are dedicated to the 'Meeting Point' character area.
- » Buildings F2 and G1, the two tallest towers on site at 25 and 28 storeys respectively can be prominent signature towers welcoming people to the site through their architectural expression.
- » The siting and stature of F2 and G1 provides opportunity to pay homage to the mountain ranges, The Two Sisters (The Lions) to the north and Mount Baker to the south. These two buildings should especially distinguish themselves on site and the design should respond to intent and design response of the Built Form and Orientation, Section 6.2 on page 166.
- » Southern elevations of these two buildings should be considered extensions of the park and carry the landscape up and into the vertical surfaces.



Figure 8-26: Towers Inspired by Rock Formations



Figure 8-27: Landscape up into the Elevation



Figure 8-28: Signature Towers

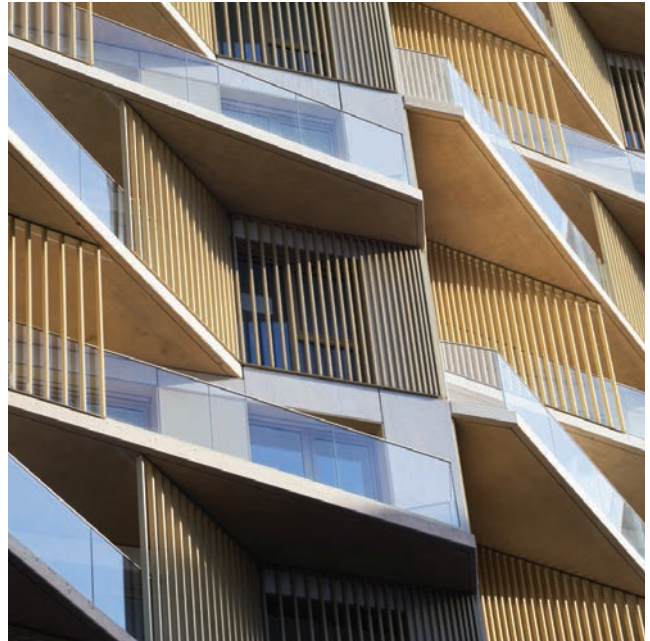


Figure 8-29: Balcony Design Creates Unique Expression



Figure 8-30: Design Bird Friendly Towers



Figure 8-31: Frame Meeting Point Plaza

## 8.4 HOMES IN THE FOREST: RETREATING AND CLEANSING

### INTENT

'Homes in the Forest' is made up of Parcels C, E and H. The buildings in these parcels are solely residential. The housing mix includes social and market with a variety of unit sizes. As a character area, 'Homes in the Forest' is the most dispersed on the site. None of the parcels are directly connected to the other: Parcels C and H are bordered by the park to the north and respectively W37th and W35th 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 majority of retained mature trees on site inspired the name: 'Homes in the Forest'.

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

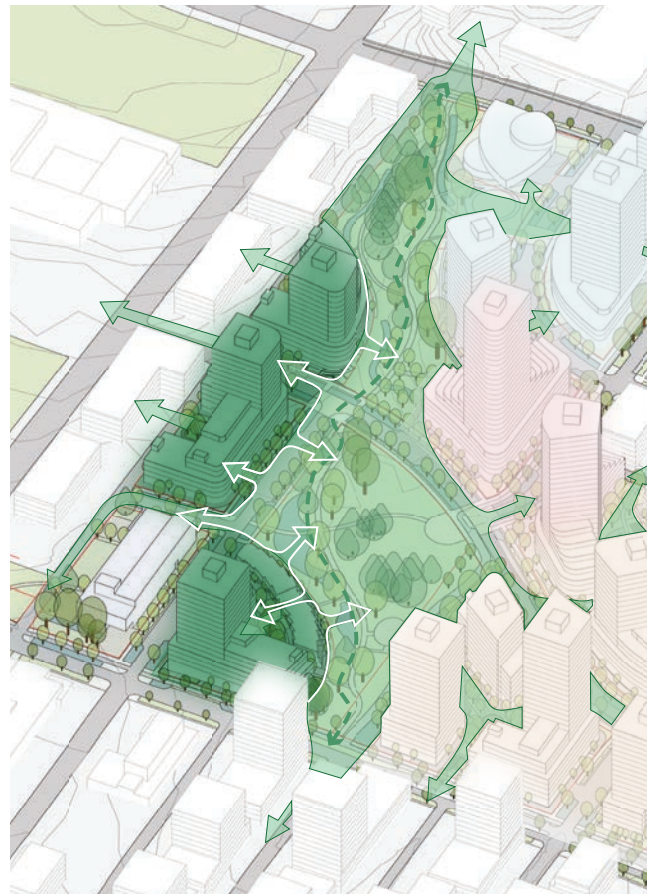


Figure 8-32: Aerial View, Homes in the Forest, Looking NW

## 8.4.1 LANDSCAPE EXPRESSION

### PARCEL C- BOARDWALK THROUGH THE FOREST

#### FEATURES

- » Wood as a building material should be considered for outdoor features.
- » Welcoming entrance plazas with special paving treatment.
- » Welcoming entrances should be clearly identified and provide seating, lighting and possibly public art.
- » Semi-Public SRW with an elevated boardwalk through the courtyard. Allow for plantings to grow beneath if possible.
- » Quiet spaces with communal decks and seating around a pocket of Red maple trees.
- » Play loop in the spirit of a forest hike, inspired by nature with a stump path and climbable logs.
- » Understory plantings inspired by the forest, with ferns, mahonia, huckleberries, and salal.
- » Mural or other design feature to hide parkade entrance.



Figure 8-33: Raised Boardwalk Pathways



Figure 8-34: Play Loop Inspired by Hiking in the Forest

## HOMES IN THE FOREST

### PARCEL E – SITTING UNDER THE TREES

#### FEATURES

- » Wood as a building material should be considered for outdoor features.
- » Welcoming entrance plazas with special paving treatment.
- » Welcoming entrances should be clearly identified and provide seating, lighting and possibly public art.
- » Shared decks with seating around a pocket of Red maple trees.
- » Pathways connecting private patios in courtyard to common space, inspired by stepping stones.
- » Understory plantings inspired by the forest: ferns, mahonia, huckleberries, and salal.
- » Artistic trellis/screen to hide the parkade entrance.

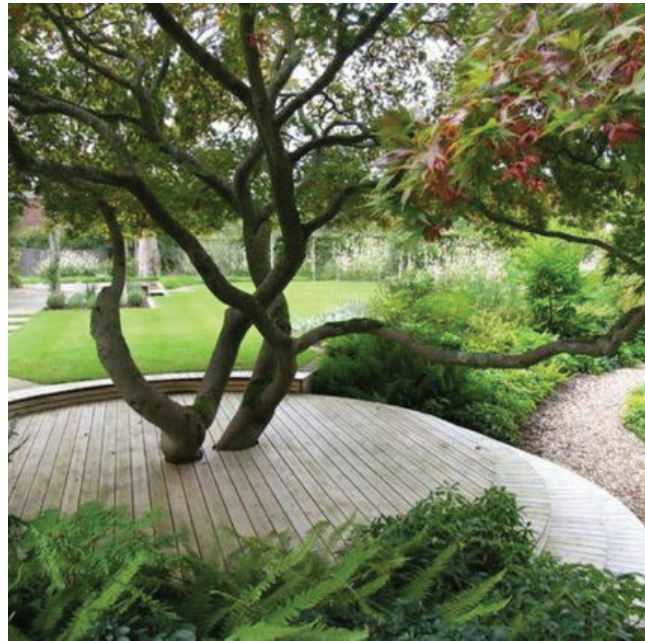


Figure 8-35: Places to Sit Under the Trees



Figure 8-36: Pathways Inspired by Stepping Stones

## PARCEL H – SITTING UNDER THE TREES

### FEATURES

- » Wood as a building material should be considered for outdoor features.
- » Welcoming entrance plazas with special paving treatment.
- » Welcoming entrances should be clearly identified and provide seating, lighting and possibly public art.
- » Shared decks with seating around a pocket of Red maple trees.
- » Pathways connecting private patios in courtyard to common space, inspired by stepping stones.
- » Understory plantings inspired by the forest: ferns, mahonia, huckleberries, and salal.
- » Artistic trellis/screen to hide the parkade entrance.



Figure 8-37: Native Understory Planting



Figure 8-38: Playful Seating

# HOMES IN THE FOREST



Figure 8-39: Homes in the Forest, Site Plan

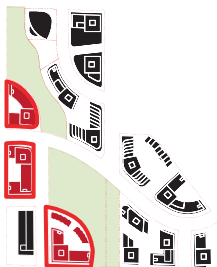






Figure 8-40: Conceptual Illustration - Homes in the Forest, Looking SW, Parcel H  
Artist: Matthew Thomson



## HOMES IN THE FOREST

### 8.4.2 ARCHITECTURAL EXPRESSION

#### FEATURES

- » Smaller masses and adjacencies to the park open space provide sense of intimacy. Architecture had a finer grain.
- » Integration of balconies into the façade and minimization of buildings' projections except at key moments will provide spaces for retreat and calm. Introverted balconies.
- » Elevations should be designed to emphasize the vertical to accentuate the sense of being in a forest.
- » Integrate the landscape up into the elevations facing the park.
- » Building materials should be soft neutral colours found in nature such as the lighter greys found in stones or a cloudy sky. Neutral colours will provide a backdrop for the colours of the park and landscaping elements to be primary.
- » Neutral colours will help to create a sense of calm.
- » Elevations facing the park should accentuate the vertical expression the qualities and characteristics of forest trees which were once plentiful on this land: Douglas fir, western hemlock, and western red cedar.
- » Elevations facing the park should be considered extensions of the park and carry the landscape up into the vertical surfaces.



Figure 8-41: Framed by Existing Evergreens



Figure 8-42: Buildings Frame Park with Introverted Balconies



Figure 8-43: Homes Adjacent to the Park



Figure 8-44: Fine Grained Architecture



Figure 8-45: Homes Integrated with the Forest



Figure 8-46: Vertical Design Elements in Memory of the Trees

## 8.5 DRUM BEAT / HEART: THE SPIRIT OF THIS PLACE IS ALIVE

### INTENT

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 located in Parcel J is the anchor point of this character area, providing a pinnacle for the commercial node, and a formal destination to celebrate MST culture. Parcel I is composed of two mixed-use buildings including retail and office in the lower levels of the podium; a childcare centre on the podium roof of the north building; and social, moderate income rental, market rental and market housing in the towers above. Market 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.

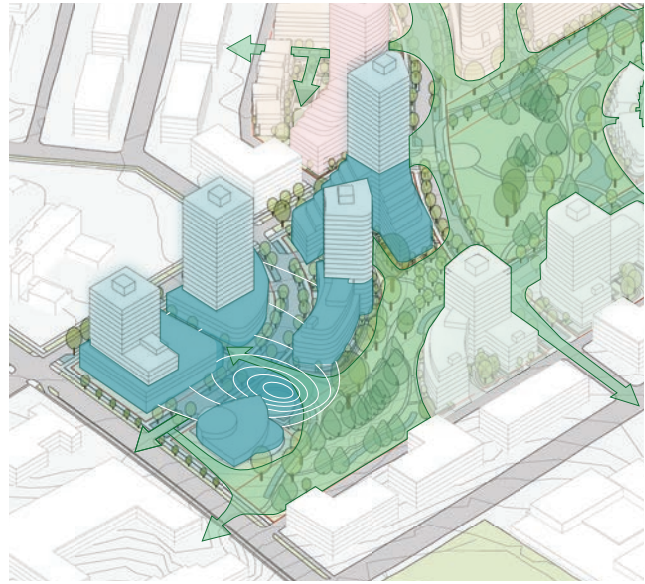


Figure 8-47: Aerial View, Drum Beat / Heart, Looking SE



Figure 8-48: Conceptual Illustration - Aerial View of Drum Beat / Heart Character Area  
Artist: Matthew Thomson

## DRUM BEAT / HEART

### 8.5.1 LANDSCAPE EXPRESSION

#### PARCEL G - RAIN SHELTER

##### FEATURES

- » Residential courtyard with multi-functional plaza on the new commercial street.
- » Pergola/covered gathering space.
- » Mural on the parkade entrance wall.
- » Possibly a waterwall or another means to make visible the rainwater collected from Parcel G and directed into the adjacent park open space.

#### PARCEL I - THE RETAIL PASSAGE

##### FEATURES

- » Retail passage with storefront and restaurant/café patios.
- » Special paving treatment.
- » Rainwater channel flowing from Heather Street to the new commercial street.
- » Suspended artwork and lighting features can create a ceiling effect.



Figure 8-49: Sheltered Seating



Figure 8-50: Retail Passage

## PARCEL J - THE CEREMONY

### FEATURES

- » Ceremonial gathering space that is open and flexible with a special paving pattern and seating around the outside.
- » Small, multi-functional stage/platform with artistic screen backdrop.
- » Processional pathway from the MST Cultural Centre (back stage) wrapping around the ceremonial space and ending at the platform.
- » Outdoor eating space with long table adjacent to the MST Cultural Centre and indoor demonstration kitchen.
- » Fire pit that can be covered up and locked when not in use.
- » Medicinal garden with connection to a tool shed / storage space attached to the MST Cultural Centre.
- » Decks off the Culture Centre facing towards 33rd Ave with a terraced, rocky landscape below to meet the street.
- » Public art at the corner of 33rd Ave and the new Commercial St.
- » Rainwater channel with boulders.



Figure 8-51: Awen' Gathering Place, BrookMcIlroy



Figure 8-52: MST šxwqweləwən ct Carving Centre Pavillion (One Heart, One Mind)

# DRUM BEAT / HEART

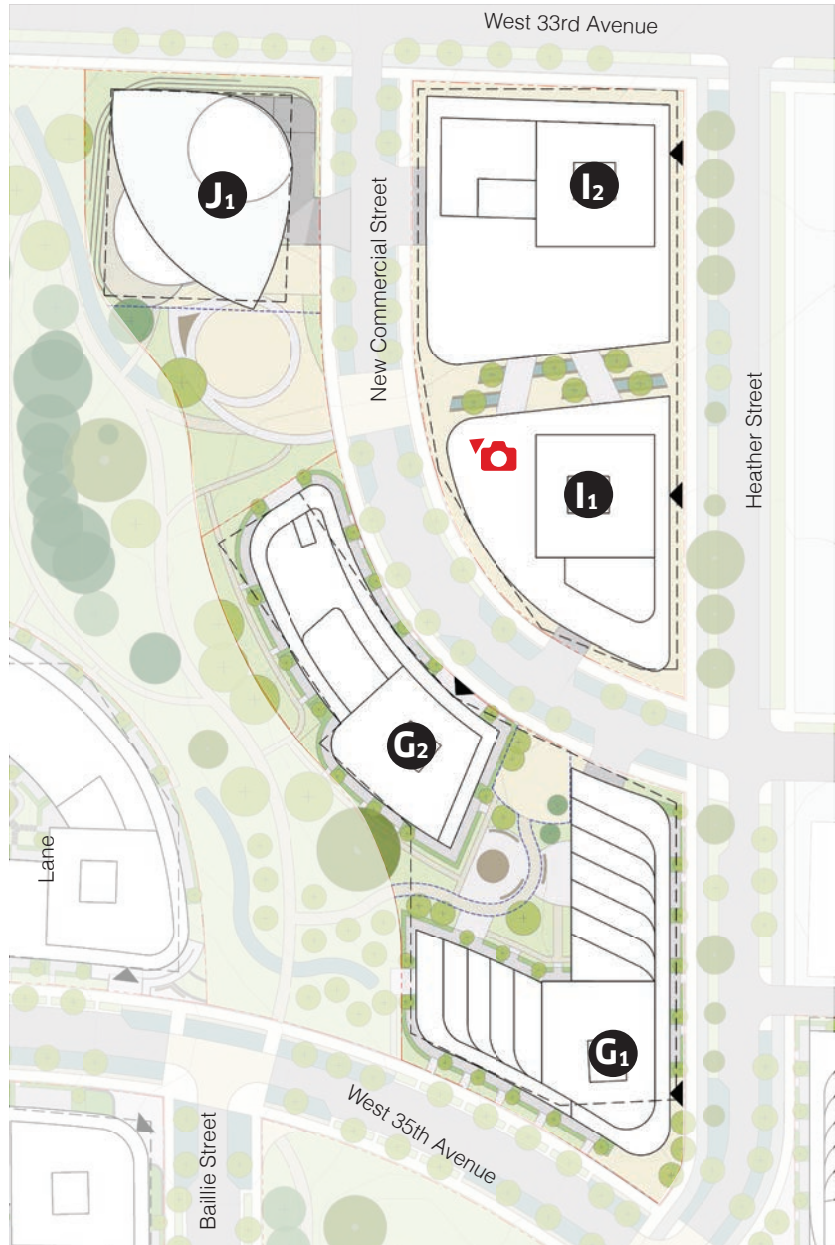


Figure 8-53: Homes in the Village Site Plan

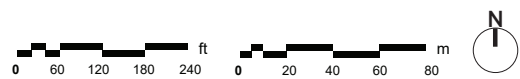
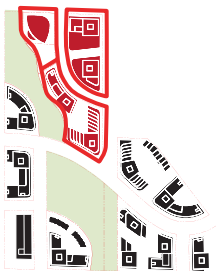






Figure 8-54: Conceptual Illustration - Drum Beat / Heart, Looking NW at Parcel J  
Artist: Matthew Thomson



## DRUM BEAT / HEART

### 8.5.2 ARCHITECTURAL EXPRESSION

The buildings in the Drum Beat / Heart character area are programmed with a variety of uses. For this reason, the architectural features are identified by parcel.

#### PARCEL G – MARKET RESIDENTIAL

##### FEATURES

- » Respect the views to the Two Sisters and mountain range to the north.
- » Design G1 building as a signature tower, the tallest tower on the site. Refer to section 8.3 on page 214.
- » G2 building will respond to the open space and MST Cultural Centre to the north.
- » Above grade and below grade structures shall meet the requirements for retaining the Parkade Square tree.
- » Balconies will be designed to activate the elevations facing the new commercial street and MST Cultural Centre.
- » Provide privacy and connection for ground units facing the new commercial street, the courtyard space and the park.
- » Elevations facing the park should be considered extensions of the park and carry the landscape up into the vertical surfaces.

#### PARCEL I – MIXED-USE

##### FEATURES

- » Covered public spaces provide protection from rain and welcome the community to stay awhile in all types of weather.
- » Fine grained patterns to energize the place and create human scale elements.
- » Small scale retail units will provide a variety of amenities and a fine grained street frontage.
- » Animate the Retail Passage with entrances to retail units and patios at .
- » Clear wayfinding especially for commercial spaces on second and third storeys and childcare centre.
- » Designs are welcoming to children, particularly in the childcare centre.
- » Bright colours for accents and feature elements of buildings to characterize and animate the space, especially I2 where the childcare centre is located.



Figure 8-55: Balconies Activate Commercial Street



Figure 8-56: Pattern and Texture Animate Retail Space



Figure 8-57: Bright Colours for Accents



Figure 8-58: Seňákw Development

## DRUM BEAT / HEART

### PARCEL J - CULTURAL CENTRE

#### FEATURES

- » MST Cultural Centre will be a signature building on the site and showcase MST cultural in meaningful ways through the design features of the building.
- » Shape and form of building should reflect the stories and ways of the MST Nations.
- » Building orientation will welcome the community from Heather Street to the east and the open space to the south.
- » The building will have a dynamic relationship to West 33rd Avenue to showcase and celebrate MST culture.
- » Program of Cultural Centre will be finalized after consultation with MST communities and input from the public.



Figure 8-59: Natural Materials, Especially Wood



Figure 8-60: Signature Building



Figure 8-61: Grand, Welcoming Entrance



Figure 8-62: Frame Views to Evergreen Trees

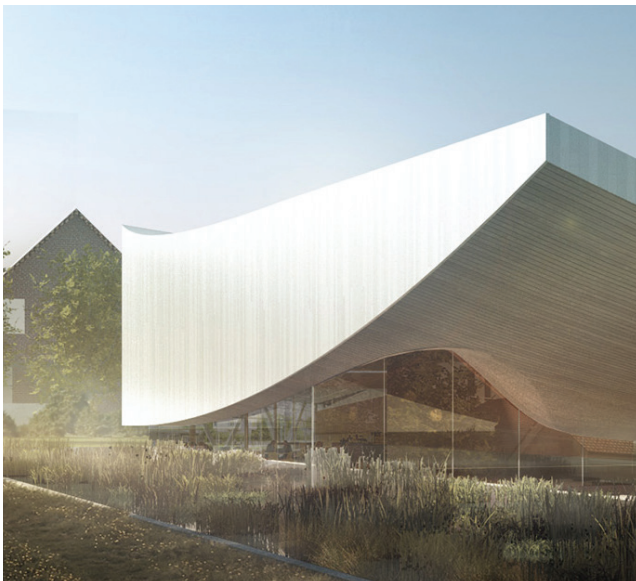


Figure 8-63: Use Cantilevers to Cover Outdoor Space and Create Emphasis on W33rd



Figure 8-64: NK'Mip Desert Cultural Centre, Integrate Building with Landscape

## 8.6 PARCEL SUBDIVISION PLAN






Table 8-1: Parcel Lot Areas

| PARCEL       | GROSS AREA     |                |
|--------------|----------------|----------------|
|              | m <sup>2</sup> | SF             |
| A            | 2,725          | 29,332         |
| B            | 7,449          | 80,176         |
| C            | 4,983          | 53,639         |
| D            | 4,051          | 43,600         |
| E            | 3,618          | 38,943         |
| F            | 9,911          | 106,686        |
| G            | 6,588          | 70,908         |
| H            | 3,217          | 34,630         |
| I            | 5,890          | 63,395         |
| J            | 3,496          | 37,639         |
| Park         | 16,671         | 179,445        |
| Heather ROW  | 2,529          | 27,217         |
| <b>TOTAL</b> | <b>71,128</b>  | <b>765,610</b> |

Proposed Parcel SRW Areas

| PARCEL       | SRW AREA       |                |
|--------------|----------------|----------------|
|              | m <sup>2</sup> | SF             |
| 315          | 3,386          | 3,386          |
| 159          | 1,714          | 1,714          |
| 546          | 5,882          | 5,882          |
| 344          | 3,698          | 3,698          |
| 1,237        | 13,315         | 13,318         |
| <b>2,601</b> | <b>27,995</b>  | <b>788,569</b> |

### LEGEND

-  **### m<sup>2</sup>** PARCEL AREA AND IDENTIFICATION
-  **### SF** PARCEL AREA AND IDENTIFICATION
-  PROPERTY LINE
-  PROPOSED SRW
-  CSF OWNED NOT PART OF HEATHER LANDS REZONING

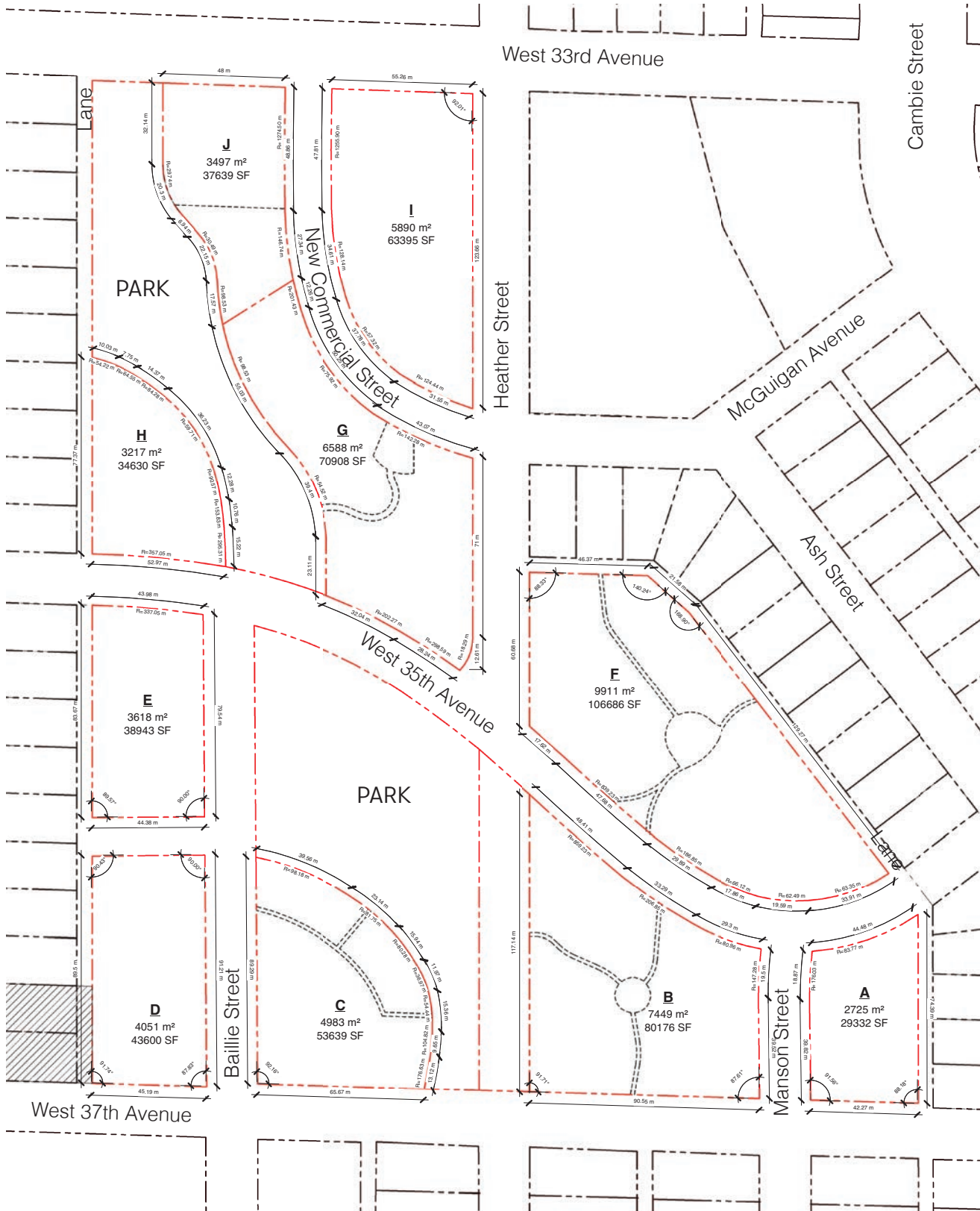


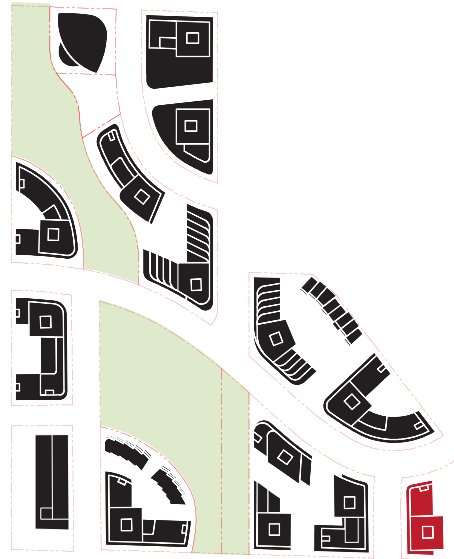
Figure 8-65: Parcel Subdivision Plan

# 8.7 PARCEL DEVELOPMENT DATA

## 8.6.1 PARCEL A



Figure 8-66: Aerial View, Looking SW



Key Plan

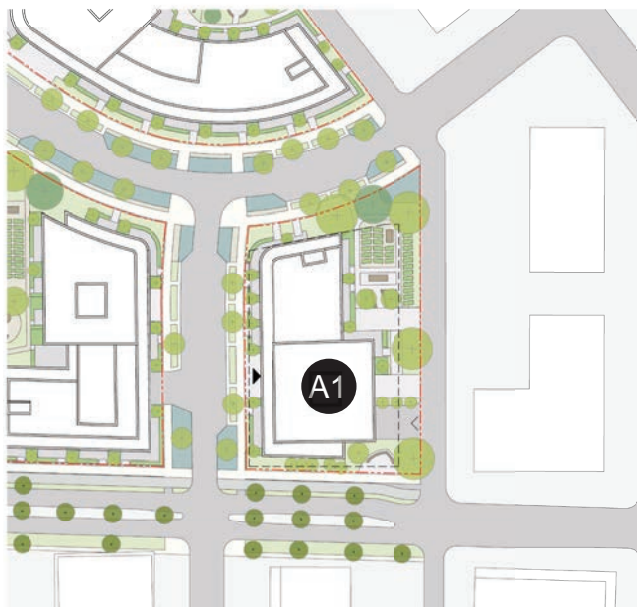


Figure 8-67: Illustrative Plan



Figure 8-68: Subdivision Plan



## SOCIAL HOUSING

Parcel A is located on the eastern edge of the Heather Lands site at the corner of W37th & Mason Street, in the 'Homes in the Village' character area. North of the site is the pollinator corridor along W35th. Class B loading is proposed off the lane at grade. Alongside the community garden, a dining table could be featured in landscape, a welcoming entrance plaza at the south-east corner of the site, and a flexible plaza space at the loading area would provide additional space for gathering. Stormwater is collected in a pond in the northeast corner of the parcel.

## PLAN ELEMENTS

Site Area: 2,725m<sup>2</sup> / 29,332sf

FSR: 5.8

FSR Area: 15,305m<sup>2</sup> / 164,739sf

GBA: 15,674m<sup>2</sup> / 168,712sf

Maximum building height:

- » Tower: 19 storeys (65m / 213ft)
- » Podium: 8 storeys (33m / 108ft)

Minimum Setbacks:

- » North side yard: 5m (Pollinator corridor)
- » South side yard: 3m
- » East side yard: 3m
- » West side yard: 3m

Street Relationship:

- » Lobby fronting Manson Street
- » Ground floor units facing W35th, W37th, lane, and Manson Street
- » Underground parking accessed from lane
- » Loading located at grade off lane, design to be flexible space

Building A1, Social Housing:

- » Approximately 198 units
- » Minimum 50% family housing (30% 2-bed and 20% 3-bed)
- » Designed to meet City of Vancouver, Housing Design and Technical Guidelines
- » Amenity area excluded from FSR area, approximate amenity area required: 276 m<sup>2</sup> / 2,970 sf

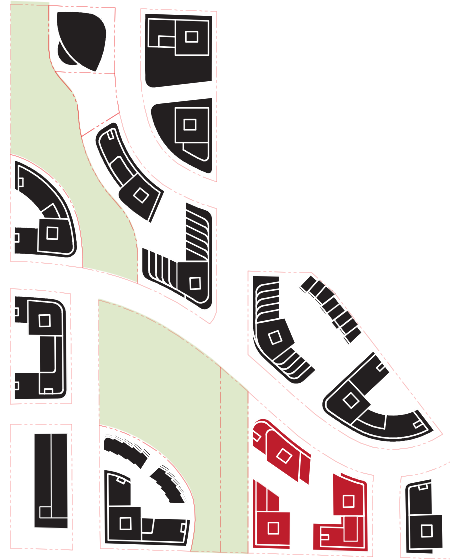
Rainwater Strategy:

- » Ground level area (less building footprint): min. 50% pervious surface
- » Podium roof level: min. 25% extensive green roof
- » Green roof on 25% of podium space
- » Rainwater collected in raingarden at the northeast corner of the site.
- » Raingarden area: min. 57.1 m<sup>2</sup> / 614.6 sf

### 8.7.1 PARCEL B



Figure 8-69: Aerial View, Looking N



Key Plan



Figure 8-70: Illustrative Plan

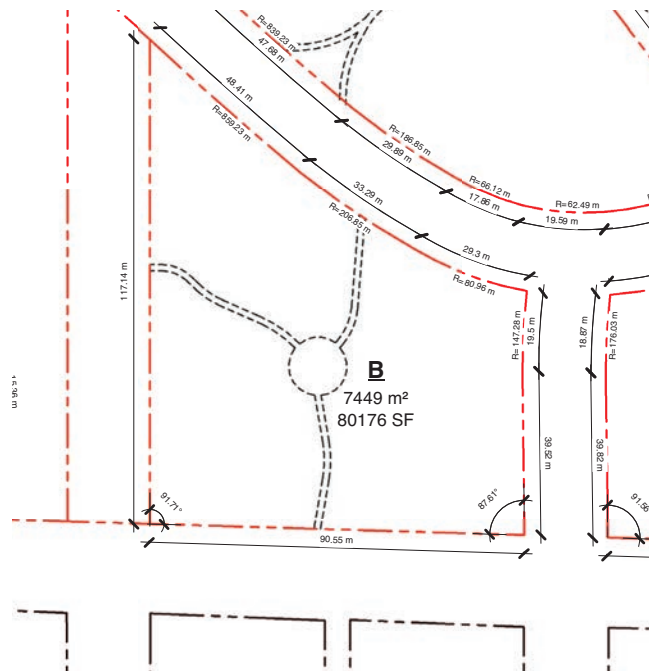


Figure 8-71: Subdivision Plan

## MARKET AND RENTAL HOUSING

Parcel B is located on the southern edge of the Heather Lands site in the ‘Homes in the Village’ character area. It is bounded by W35th to the north, W37th to the south, Mason Street to the east. To the west is the Heather Street ROW, dedicated to pedestrians and cyclists and closed to vehicles. North of the site is the pollinator corridor along W35th. The landscape features will include a covered gathering space possibly inspired by the Nations traditional cedar hat, play spaces inspired by nature, community garden spaces, and a stormwater detention pond. An SRW crosses through the parcel outdoor space, providing a semi-public walkway for the community.

## PLAN ELEMENTS

Site Area: 7,449m<sup>2</sup> / 80,176sf

FSR: 6.2

FSR Area: 46,081m<sup>2</sup> / 496,016sf

GBA: 46,360m<sup>2</sup> / 499,016sf

- » B1 Tower: 24 storeys (80m / 262ft)
- » B1 Podium: 7 storeys (27m / 89ft)
- » B2 Tower: 20 storeys (68m / 224ft)
- » B2 Podium: 7 storeys (27m / 89ft)
- » B3 Tower: 12 storeys (44m / 145ft)
- » B3 Podium: 6 storeys (24m / 79ft)

Minimum Setbacks:

- » North side yard: 5m (Pollinator corridor)
- » South side yard: 3m
- » East side yard: 3m
- » West side yard: 3m

Street Relationship:

- » Lobby entrances:
  - > B1 lobby fronting Mason Street
  - > B2 lobby fronting W37th Avenue
  - > B3 lobby fronting W35th Avenue
- » Ground floor units facing Manson, W35th, W37th & park
- » Underground parking accessed from Manson Street

Buildings B1 & B3, Rental & Moderate-Income-Rental (“MIR”):

- » Approximately 359 units
- » Minimum 35% family housing, of which minimum 10% 3 bedroom
- » 25% of total rental area to be designated as MIR
- » MIR will be designed to meet CoV Housing Design and Technical Guidelines)
- » Amenity space excluded from FSR area, approximate amenity area: 2000sf / 186m<sup>2</sup>

Buildings B2, Market:

- » Approximately 176 units
- » Minimum 35% family housing of which minimum 10% 3 bedroom
- » Amenity space excluded from FSR area, approximate amenity area: 93m<sup>2</sup> / 1000sf

Rainwater Strategy:

- » Ground level area (less building footprint): min. 50% pervious surface
- » Podium roof level: min. 25% extensive green roof
- » Water is channeled to a bioswale in the Heather Street ROW. A small pond is proposed within the parcel property on the western edge between Building B2 and B3.

### 8.7.2 PARCEL C

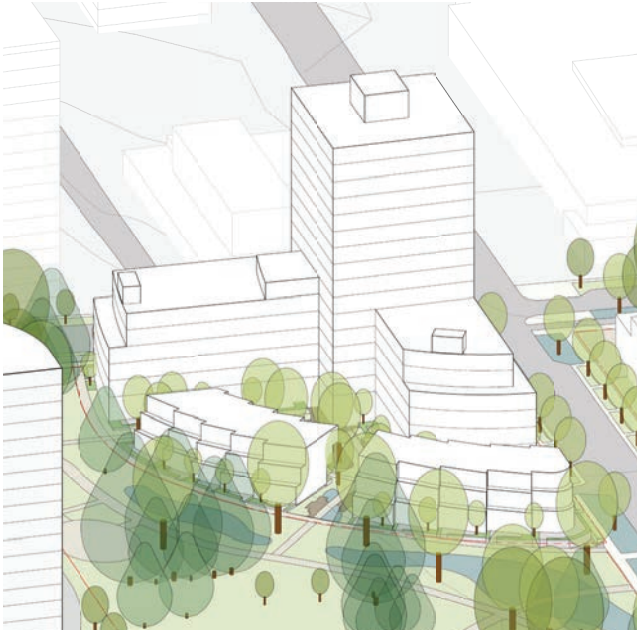
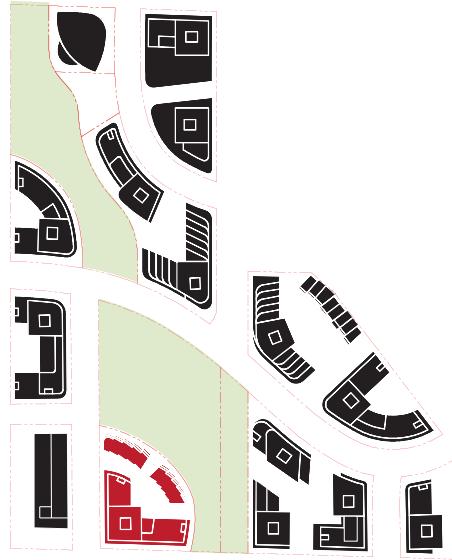


Figure 8-72: Aerial View, Looking S



Key Plan

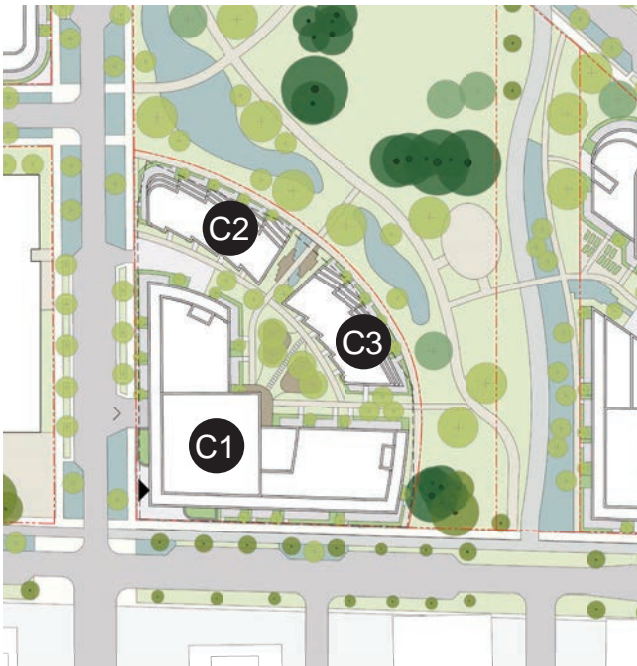


Figure 8-73: Illustrative Plan

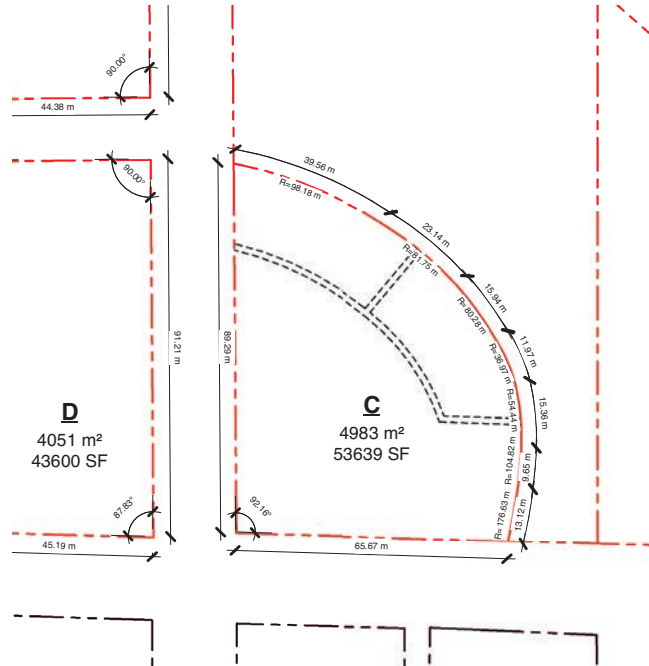


Figure 8-74: Subdivision Plan

## MARKET HOUSING

Parcel C is located on the southern edge of the Heather Lands site at the corner of W37th and Baillie Street, in the 'Homes in the Forest' character area. West of Parcel C is the school site on Parcel D. Townhomes front the northeastern edge of the parcel. The proposed landscape design includes a boardwalk passing through a maple tree forest creating a semi-public SRW, and a rainwater pond, running north between the two townhome buildings, that connects to rainwater features in the park.

## PLAN ELEMENTS

Site Area: 4,983 m<sup>2</sup> / 53,639sf

FSR: 3.8

FSR Area: 18,654m<sup>2</sup> / 201,469sf

GBA: 18,810m<sup>2</sup> / 202,469sf

Maximum building height:

- » C1 Tower: 16 storeys (192m / 59ft)
- » C1 Podium: 6 storeys (27m / 87ft)
- » C2 Townhouse: 3 storeys (14m / 45ft)
- » C3 Townhouse: 3 storeys (14m / 45ft)

Minimum setbacks:

- » Northeast side yard: 3m
- » South side yard: 3m
- » West side yard: 3m

Street relationship:

- » Lobby entrances:
  - > C1 lobby at the corner of Baillie Street and W37th
  - > C2 & C3 townhouse entries from both park and courtyard
- » Ground floor units facing Baillie, W37th, courtyard & park
- » Underground parking accessed from Baillie Street

Building C1, C2 and C3 Market Housing:

- » Approximately 205 units
- » Minimum 35% family housing, of which minimum 10% 3 bedroom
- » Amenity space excluded from FSR area, approximate amenity area: 93m<sup>2</sup> / 1000sf

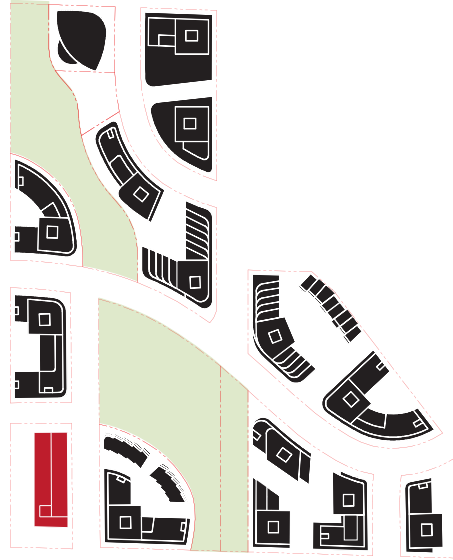
Rainwater Strategy:

- » Ground level area (less building footprint): min. 50% pervious surface
- » Podium roof level: min. 25% extensive green roof
- » Green roof on 25% of podium space
- » Rainwater pond runs to the north between the two townhome buildings, connecting to rainwater features in the park

### 8.7.3 PARCEL D



Figure 8-75: Aerial View, Looking NW



Key Plan

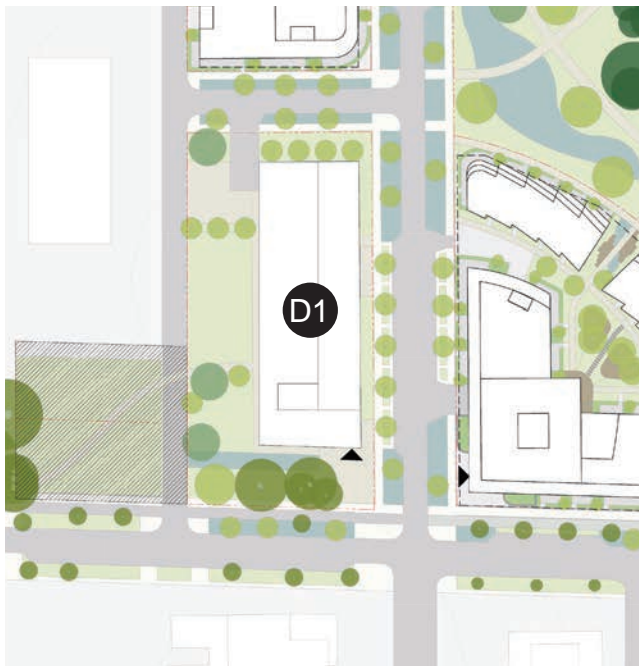


Figure 8-76: Illustrative Plan

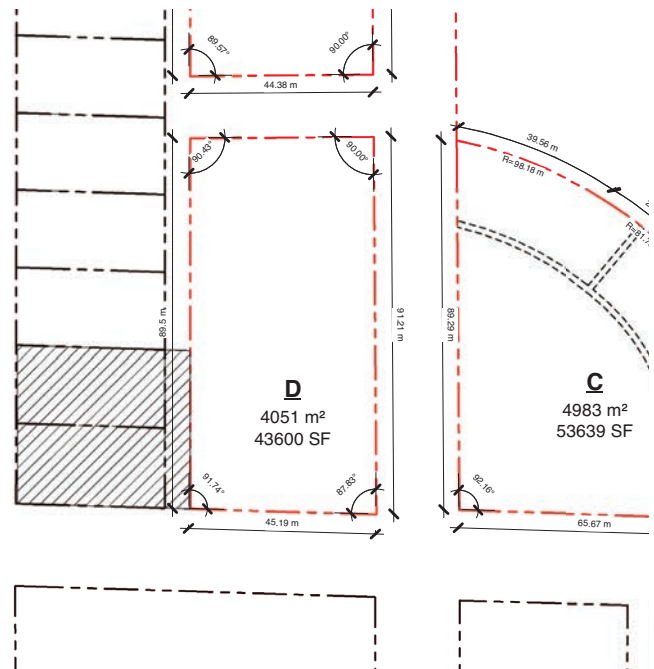


Figure 8-77: Subdivision Plan

## SCHOOL AND CHILDCARE

Parcel D is located on the southern edge of the Heather Lands site, the only parcel in the 'Teaching' character area. It is bounded by W37th to the south, Baillie Street to the east, and lanes to the west and north. A bicycle lane runs along W37th. Parcels to the east and across the lane, not included in this rezoning, will be landscaped as park area for the school. A raingarden within the parcel captures and treats roof runoff.

## PLAN ELEMENTS

Site Area: 4,051m<sup>2</sup> / 43,600sf

FSR: 1.2

FSR Area: 0m<sup>2</sup> / 0sf

GBA: 4,700m<sup>2</sup> / 50,590sf

Maximum building height:

- » 4 storeys (19m / 62ft)

Minimum Setbacks:

- » North side yard: 3m
- » South side yard: 11.1m (required to protect retained trees)
- » East side yard: 3m
- » West side yard: 3m

Street Relationship:

- » Main entrance lobby on the corner of W37th and Baillie
- » Underground parking accessed from the lane to the north

Rainwater Strategy:

- » Raingarden on parcel to capture and treat roof runoff
- » Option for roof runoff to be captured for internal re-use with non-potable water system

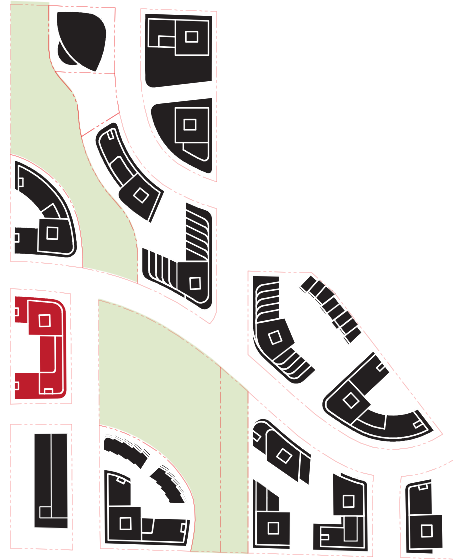
Hatched Area in Figure 8-76:

- » 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

### 8.7.4 PARCELS



Figure 8-78: Aerial View, Looking SE



Key Plan



Figure 8-79: Illustrative Plan

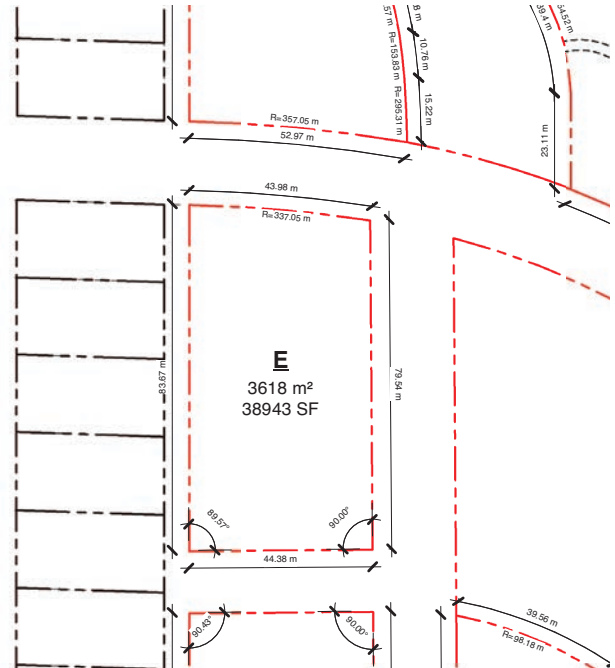


Figure 8-80: Subdivision Plan



## SOCIAL HOUSING

Parcel E is located on the western edge of the Heather Lands site at the corner of W35th and Baillie Street, in the 'Homes in the Forest' character area. South of Parcel E is the school site on Parcel D. Possible landscape features include an entrance plaza with a playful seating and feature artwork, a common central courtyard with a wood deck surrounding a maple tree forest. In the park across Baillie Street, native evergreens and a riparian forest surrounds a stormwater pond.

## PLAN ELEMENTS

Site Area: 3,618m<sup>2</sup> / 38,943sf

FSR: 4.8

FSR Area: 16,960m<sup>2</sup> / 182,558sf

GBA: 17,330m<sup>2</sup> / 186,533sf

Maximum building height:

- » E1 Tower: 15 storeys (53m / 174ft)
- » E1 Podium: 6 storeys (23m / 75ft)

Minimum setbacks:

- » North side yard: 5m (pollinator corridor)
- » South side yard: 3m
- » West side yard: 3m (0m above level 2)
- » East side yard: 3m

Street relationship:

- » Lobby entrance at corner of W35th and Baillie Street
- » Ground floor units facing W35th, Baillie, courtyard, & lanes to the south and west
- » Underground parking accessed from lane to west

Building E1, Social Housing:

- » Approximately 220 units
- » Minimum 50% family housing
- » Designed to meet City of Vancouver, Housing Design and Technical Guidelines
- » Amenity space excluded from FSR area, amenity to be provided per Housing Design and Technical Guidelines
- » Amenity space excluded from FSR area, approximate amenity area required: 307m<sup>2</sup> / 3,300sf

Rainwater Strategy:

- » Ground level area (less building footprint): min. 50% pervious surface
- » Podium roof level: min. 25% extensive green roof
- » Green roof on 25% of podium space
- » Remainder of podium and roof runoff directed to adjacent parcel and daylighted in park/open space raingarden

### 8.7.5 PARCEL F

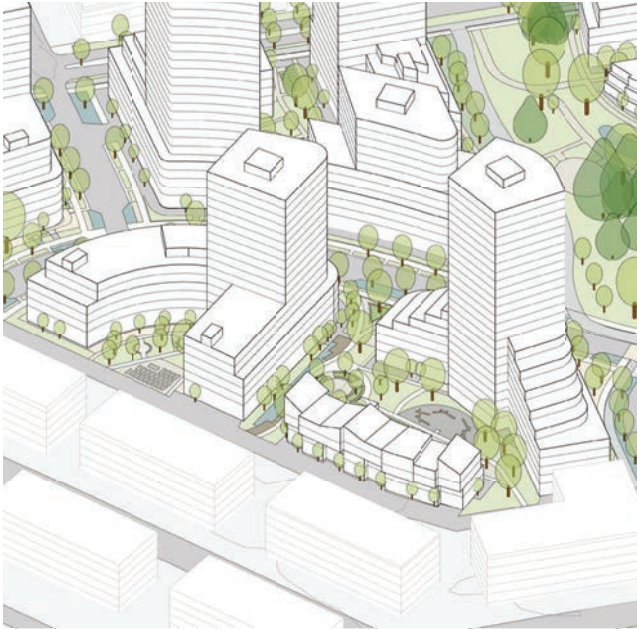
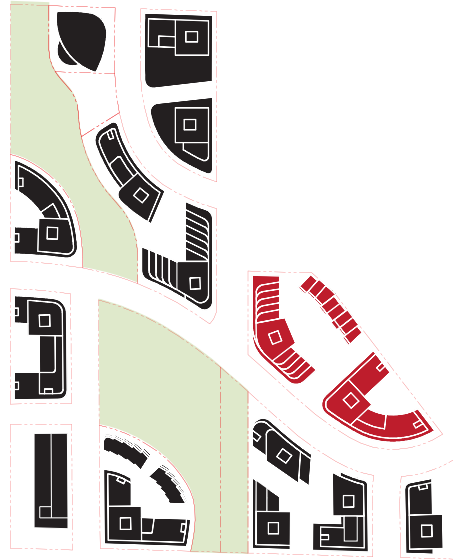


Figure 8-81: Aerial View, Looking S



Key Plan

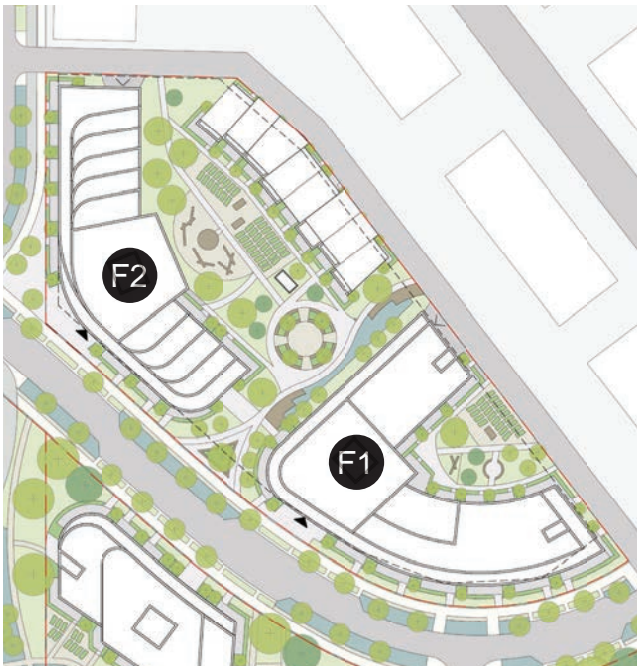


Figure 8-82: Illustrative Plan

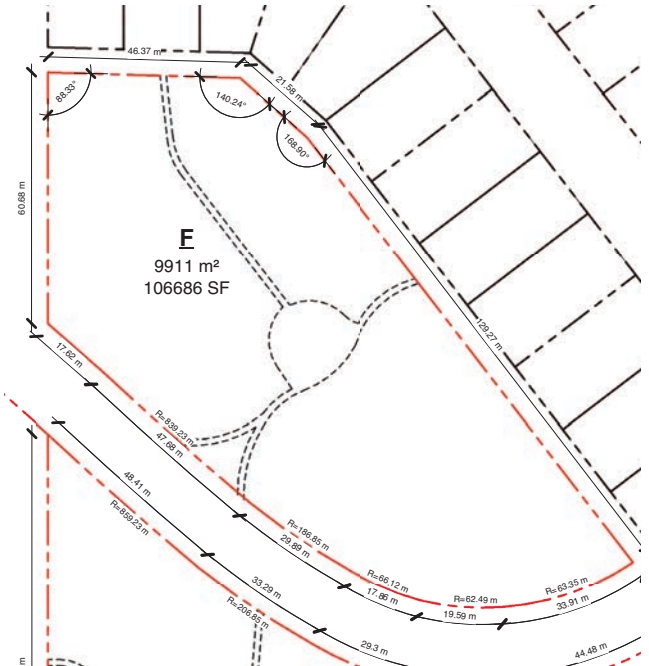


Figure 8-83: Subdivision Plan

## MARKET AND RENTAL HOUSING

Parcel F is located on the east side of the Heather Lands site at the corner of Heather Street and W35th, in the 'Homes in the Village' character area. Tower F2 forms one of the 'Meeting Point' character area towers, alongside G1 to the west. Townhomes frame the northeastern edge of the parcel. The Heather Street bikeway is to the west. The 'Meeting Point' is to the south across W35th. Possible landscape features include a covered gathering space, community gardens, a linear nature play trail, rainwater ponds, and quiet spaces connected to green, public pathways. A plaza forms the northeast corner of Heather Street and W35th Avenue.

## PLAN ELEMENTS

Site Area: 9,911m<sup>2</sup> / 106,686sf

FSR: 4.6

FSR Area: 45,502m<sup>2</sup> / 489,777sf

GBA: 45,688m<sup>2</sup> / 491,777sf

Maximum building height:

- » F1 Tower: 18 storeys (63m / 206ft)
- » F1 Podium: 6 storeys (25m / 82ft)
- » F2 Tower: 25 storeys (83m / 271ft)
- » F3 Townhouse: 4 storeys (16m / 52ft)

Minimum setbacks:

- » North side yard: 3m
- » Northeast side yard: 3m (0m above level 2)
- » South side yard: 5m (pollinator corridor)
- » West side yard: 3m

Street relationship:

- » Lobby entrances:
  - > F1 lobby on W35th
  - > F2 lobby on W35th
  - > F3 townhome entries from courtyard
- » Ground floor units facing W35th, Heather Street, courtyard & lane
- » Underground parking accessed from lane to north

Building F1 & F2, Market Housing:

- » Approximately 498 units
- » Minimum 35% family housing, of which minimum 10% 3 bedroom
- » Amenity space excluded from FSR area, approximate amenity area 186m<sup>2</sup> / 2000sf

Building F3 Townhomes, Rental and Moderate-Income-Rental ("MIR"):

- » 14 units (30% 2-bed and 20% 3-bed units)
- » 25% of total rental area to be designated as MIR
- » MIR designed to meet CoV Housing Design and Technical Guidelines

Rainwater Strategy:

- » Ground level area (less building footprint): min. 50% pervious surface
- » Podium roof level: min. 25% extensive green roof
- » Green roof on 25% of podium space
- » Roof runoff directed across ROW and daylighted in raingarden along bikeway
- » Option for roof runoff from Building F1 to be captured in on-lot raingarden on southeast corner of parcel



## MARKET HOUSING

Parcel G is located at the centre of the Heather Lands site, in the 'Drum Beat | Heart' character area. Building G1 forms one of the 'Meeting Point' character area towers, alongside F2 to the east. The Heather Street bikeway is to the east of the parcel. The 'Meeting Point' is to the south across W35th, at the southwest corner of Heather Street and W35th. The common courtyard landscape features a small, multi-functional plaza with covered spaces to provide access to the outdoors in all seasons.

## PLAN ELEMENTS

Site Area: 6,588m<sup>2</sup> / 70,908sf

FSR: 6.7

FSR Area: 43,764m<sup>2</sup> / 471,074sf

GBA: 44,066m<sup>2</sup> / 474,324sf

Maximum building height:

- » G1 Tower: 28 storeys (93m / 305ft)
- » G2 Tower: 20 storeys (68m / 223ft)
- » G2 Podium: 6 storeys (24m / 79ft)

Minimum setbacks:

- » North side yard: 3m
- » South side yard: 5m (pollinator corridor)
- » East side yard: 3m
- » West side yard: 3m

Street relationship:

- » Lobby entrances:
  - > G1 lobby on Heather Street
  - > G2 lobby on New Commercial Street
- » Ground floor units facing New Commercial Street, Heather Street, courtyard, park and Parcel J plaza
- » Underground parking accessed from New Commercial Street

Buildings G1 & G2, Market Housing:

- » Approximately 512 units
- » Minimum 35% family housing, of which minimum 10% 3 bedroom
- » Amenity space excluded from FSR area, approximate amenity area: 271m<sup>2</sup> / 2000sf

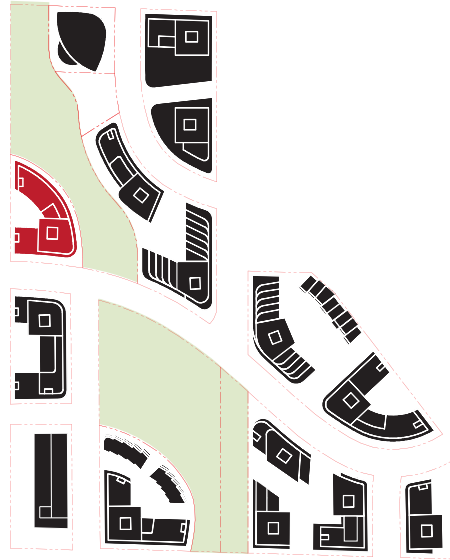
Rainwater Strategy:

- » Ground level area (less building footprint): min. 50% pervious surface
- » Podium roof level: min. 25% extensive green roof
- » Green roof on 25% of podium space
- » Remainder of roof runoff directed to adjacent parcel and daylighted in park/open space raingarden

### 8.7.7 PARCEL H



Figure 8-87: Aerial View, Looking SE



Key Plan



Figure 8-88: Illustrative Plan

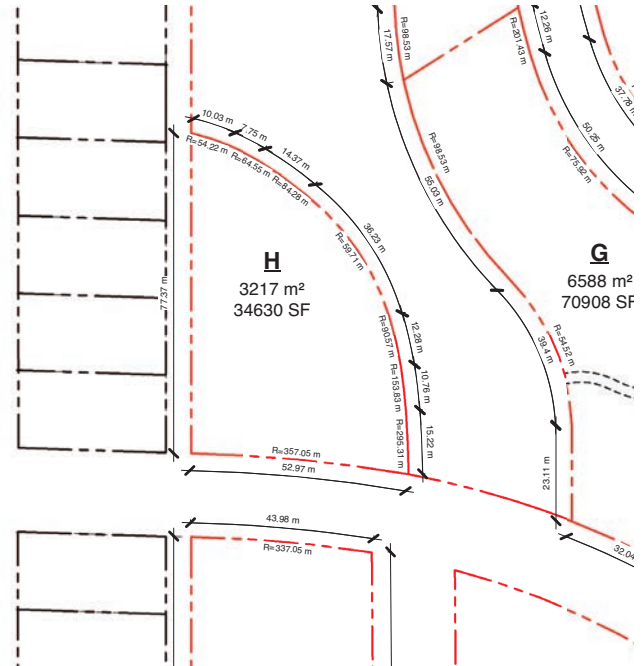


Figure 8-89: Subdivision Plan

## MARKET HOUSING

Parcel H is located on the western edge of the Heather Lands site north of W35th, in the 'Homes in the Forest' character area. The building is framed by the park and a large number of existing evergreens on site to the north and east. Grade differences allow for an elevated lobby accessed off W35th. The common courtyard, in keeping with the 'Homes in the Forest' character area can feature a pocket of maple trees surrounded by a wooden deck.

## PLAN ELEMENTS

Site Area: 3,217m<sup>2</sup> / 34,630sf

FSR: 5.1

FSR Area: 16,160m<sup>2</sup> / 173,945sf

GBA: 16,316m<sup>2</sup> / 175,620sf

Maximum building height:

- » H1 Tower: 14 storeys (52m / 170ft)
- » H1 Podium: 6 storeys (26m / 85ft)

Minimum setbacks:

- » Northeast side yard: 3m
- » South side yard: 5m (pollinator corridor)
- » West side yard: 3m  
(0m above level 2)

Street relationship:

- » Lobby entrance on W35th Avenue
- » Ground floor units facing W35th, lane, courtyard & park
- » Underground parking accessed from lane

Building H1, Market Housing:

- » Approximately 188 units
- » Minimum 35% family housing, of which minimum 10% 3 bedroom
- » Amenity space excluded from FSR area, approximate amenity area: 93m<sup>2</sup> / 1000sf

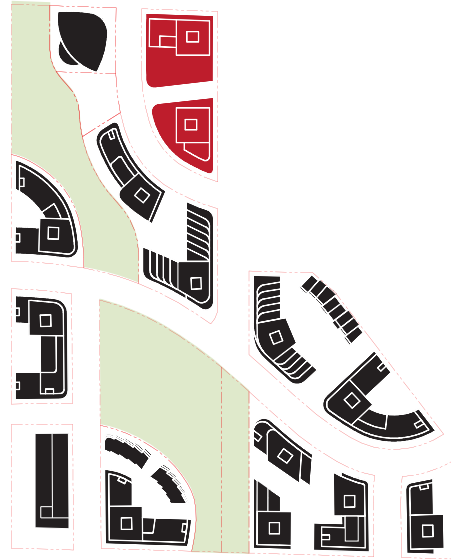
Rainwater Strategy:

- » Ground level area (less building footprint): min. 50% pervious surface
- » Podium roof level: min. 25% extensive green roof
- » Green roof on 25% of podium space
- » Remainder of roof runoff directed to adjacent parcel and daylighted in park/open space raingarden

### 8.7.8 PARCEL I



Figure 8-90: Aerial View, Looking W



Key Plan

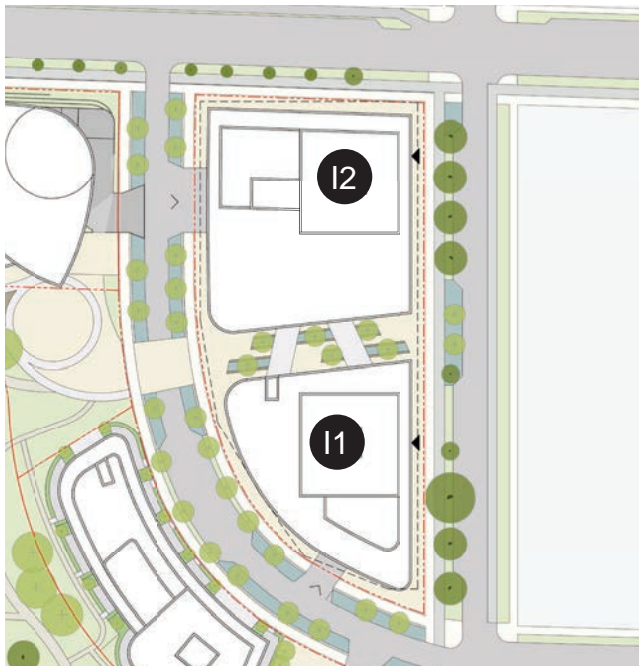


Figure 8-91: Illustrative Plan

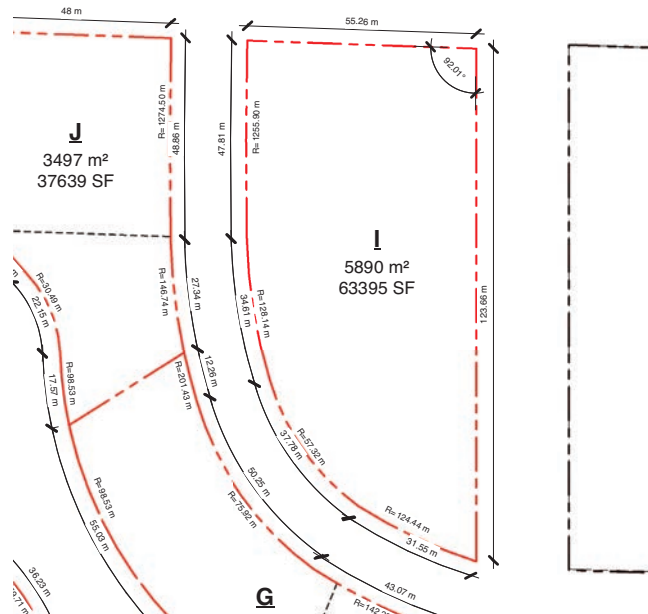


Figure 8-92: Subdivision Plan



## MARKET, RENTAL AND SOCIAL HOUSING, RETAIL, CHILDCARE AND OFFICE

Parcel I is located on the northern edge of the Heather Lands site at the corner of W33rd and Heather Street, in the 'Drum Beat | Heart' character area. West of Parcel I is the MST Cultural Centre on Parcel J. Between Buildings I1 and I2, an animated Retail Passage runs from Heather Street to the New Commercial Street, featuring suspended artwork and lighting. A stormwater rill runs through the corridor to Parcel J.

### PLAN ELEMENTS

Site Area: 5,890m<sup>2</sup> / 63,395sf  
FSR: 5.6 / FSR Area: 10,264m<sup>2</sup> / 110,477sf  
GBA: 32,870m<sup>2</sup> / 353,814sf  
Maximum building height:

- » I1 Tower: 22 storeys (74m / 244ft)
- » I1 Podium: 3 storeys (16m / 51ft)
- » I2 Tower: 15 storeys (53m / 175ft)
- » I2 Podium: 6 storeys (22m / 71ft)

Minimum setbacks:

- » North side yard: 3m
- » Southwest side yard: 3m
- » East side yard: 3m

Street relationship:

- » Lobby entrances:
  - > I1 lobby entry on Heather Street
  - > I2 lobby entry on Heather Street
- » Ground floor retail space facing W33rd, Heather Street, New Commercial Street and internal passage
- » Underground parking accessed from New Commercial Street

Building I1, Rental & Moderate-Income-Rental ("MIR"):

- » Approximately 27 units
- » Minimum 35% family housing, of which minimum 10% 3 bedroom
- » 25% of total rental area to be designated as MIR
- » MIR designed to meet City of Vancouver, Housing Design and Technical Guidelines

Building I1, Social Housing:

- » Approximately 122 units
- » Minimum 50% family housing (30% 2-bed and 20% 3-bed)
- » Design to meet City of Vancouver, Housing Design and Technical Guidelines
- » Amenity area excluded from FSR area, approximate amenity area required: 181m<sup>2</sup> / 1,950sf

Building I1, Retail, Office & Childcare Centre:

- » 2,539m<sup>2</sup> / 27,332sf retail space
- » 2,459m<sup>2</sup> / 26,465sf office space
- » 1,109m<sup>2</sup> / 11,935sf childcare space, excluded from FSR area

Building I2, Market Housing:

- » Approximately 93 units
- » Minimum 35% family housing, of which minimum 10% 3 bedroom
- » Amenity space excluded from FSR area, approximate amenity area 93m<sup>2</sup> / 1,000sf

Building I2, Retail & Office:

- » 3,247m<sup>2</sup> / 34,955sf retail space
- » 3,394m<sup>2</sup> / 36,529sf office space

Rainwater Strategy:

- » Ground level area (less building footprint): min. 50% pervious surface
- » Podium roof level: min. 25% extensive green roof
- » Remainder of roof runoff directed across New Commercial Street and daylighted in park/open space rain garden

### 8.7.9 PARCEL J

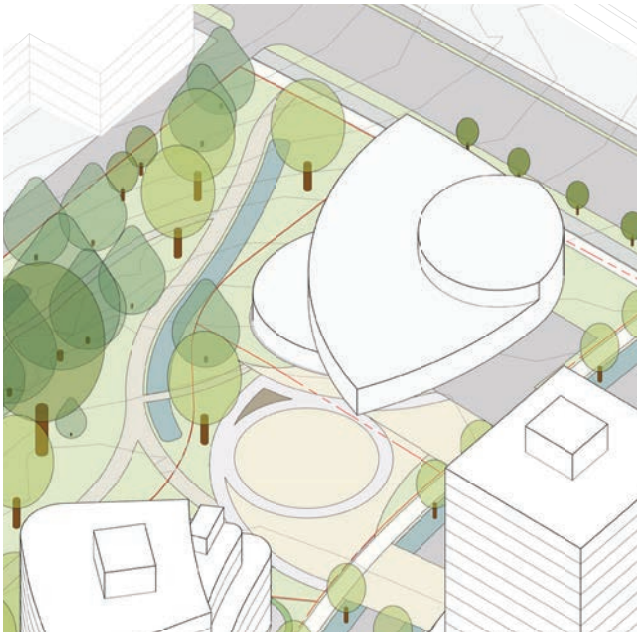
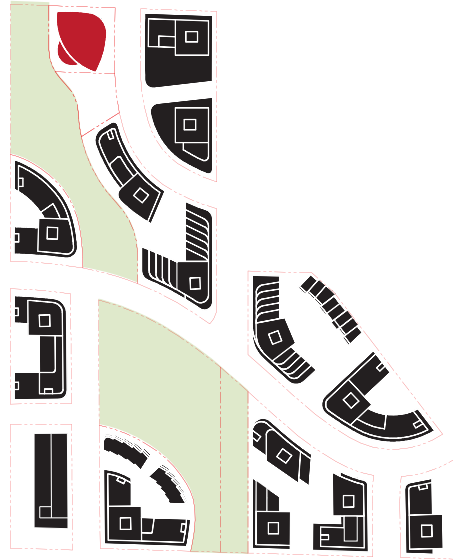


Figure 8-93: Aerial View, Looking NW



Key Plan

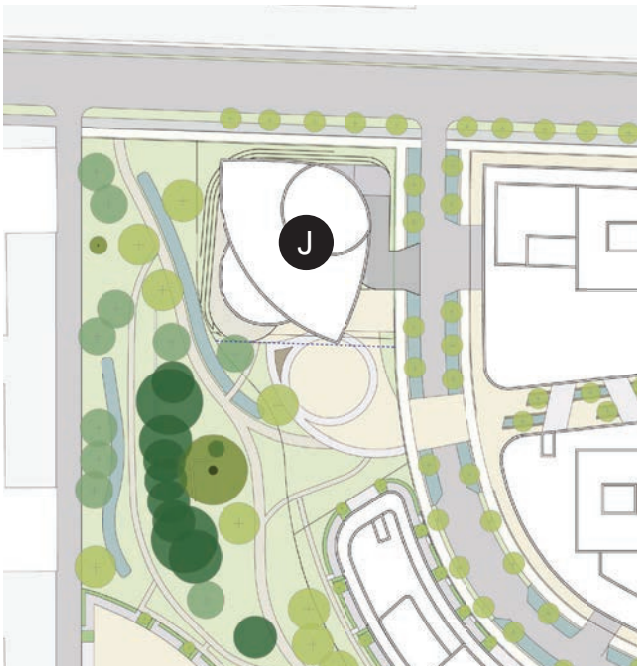


Figure 8-94: Illustrative Plan



Figure 8-95: Subdivision Plan

## MST CULTURAL CENTRE

Parcel J is located on the northern edge of the Heather Lands site at the corner of W33rd and the New Commercial Street, in the Drum Beat / Heart character area. A ceremonial plaza to the south of the building is inspired by the drum beat, with concentric circles in the paving pattern. A processional route is proposed to wrap around the plaza starting at the Cultural Centre and ending at a small elevated stage for events. A rainwater channel runs from Parcel I, through Parcel J to the park.

## PLAN ELEMENTS

Site Area: 3,497m<sup>2</sup> / 37,639sf

FSR: 0.7

FSR Area: 0m<sup>2</sup> / 0sf

GBA: 2,095m<sup>2</sup> / 22,549sf

Building height:

- » J1 Building: approximately 3 storeys (13m / 42ft)

Minimum setbacks:

- » North side yard: 3m
- » South side yard: 3m
- » West side yard: 3m

Street relationship:

- » Lobby entrance from New Commercial Street
- » Ground floor cultural space facing W33rd, New Commercial Street, plaza, & park
- » Underground parking accessed from New Commercial Street

Building J, MST Cultural Centre:

Cultural space excluded from FSR area, approximate area 2,095m<sup>2</sup> / 22,549sf

Rainwater Strategy:

- » Ground level area (less building footprint): min. 50% pervious surface
- » Roof rainwater harvesting system to capture and reuse rainwater internally; non-potable water system required

