

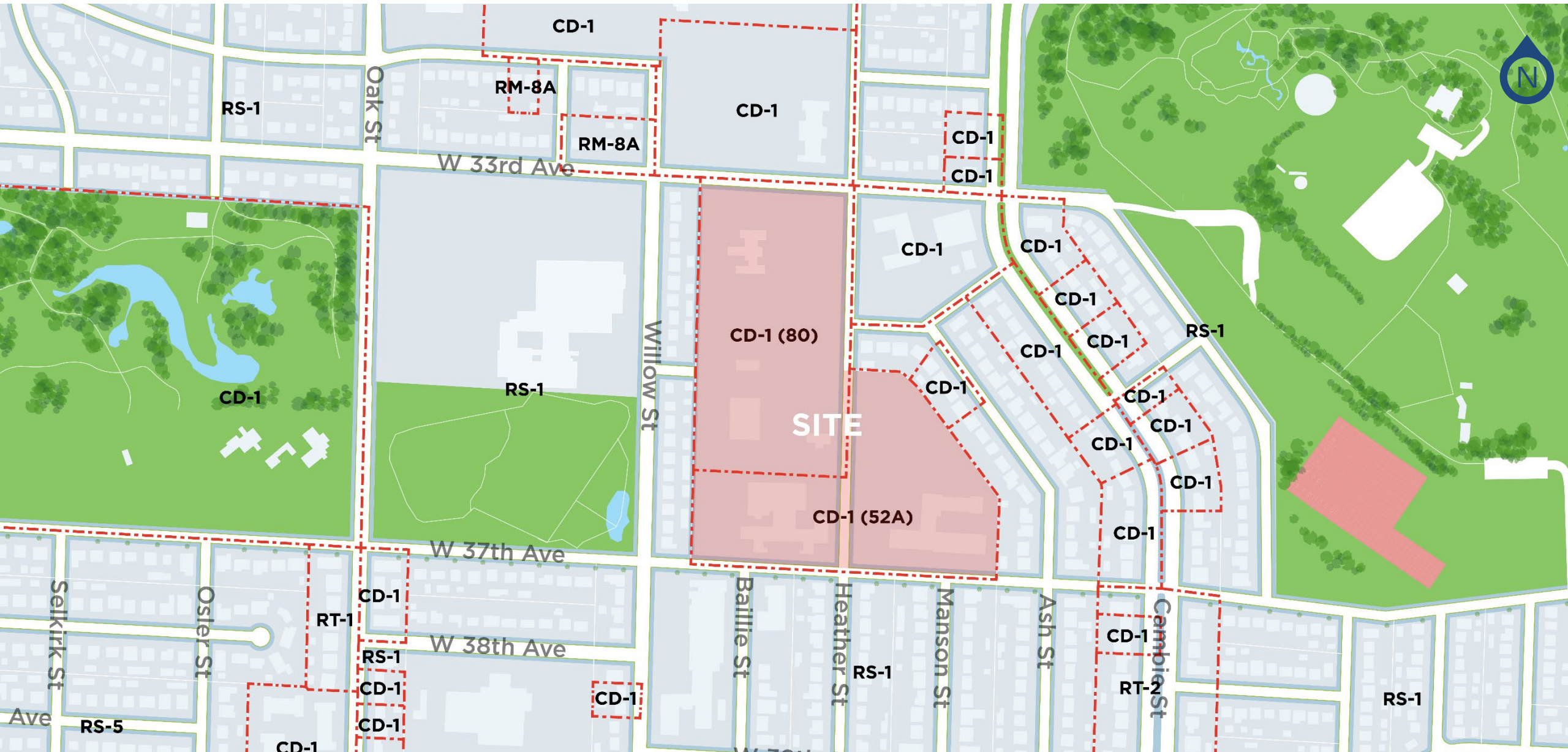
**CD-1 Rezoning:
4949-5255 Heather St and
657 W 37th Ave
(Heather Lands)**

Public Hearing

May 24, 2022



Heather Lands Site



Traditional Territories

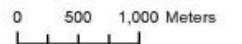


CLC Heather Lands Past Land Use Around Project Area

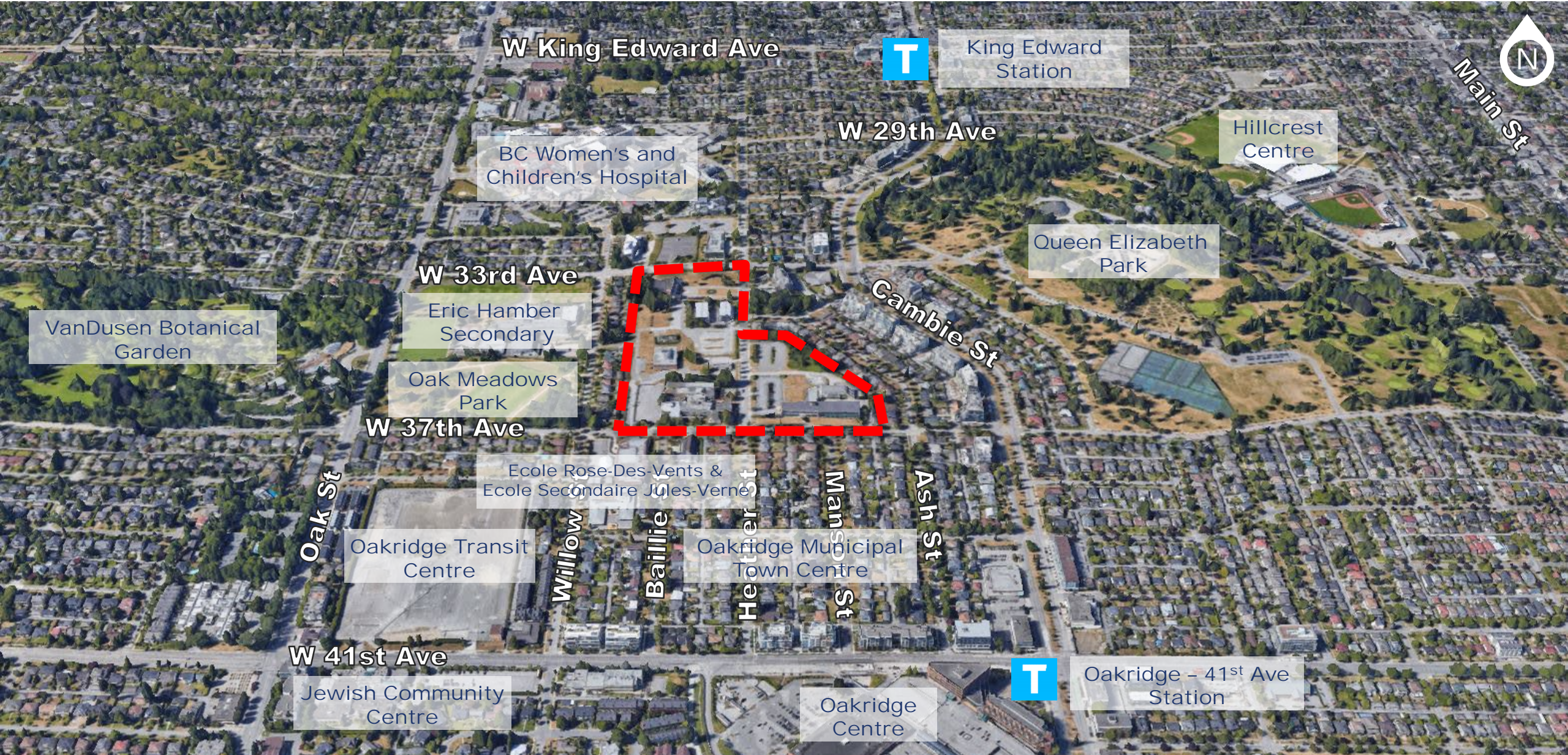
- Study Area
 - Previously Recorded Archaeological Site
 - First Nation Traditional Trail (McHalsie 2001, Musqueam 2012, Morin 2015)
- First Nation Place Name Source
- McHalsie 2001
 - Musqueam 2011
 - Kwi Awt Stelmexw (2017)
 - Morin 2015
 - Suttles 1996



Map Produced March 2021 by Inlailawatash | Map Scale: 1:55,000
 Inset Scale: 1:36,000,000 | Coordinate System: NAD 1983 UTM Zone 10N
 Data sources: Province of British Columbia, Government of Canada, Metro Vancouver.



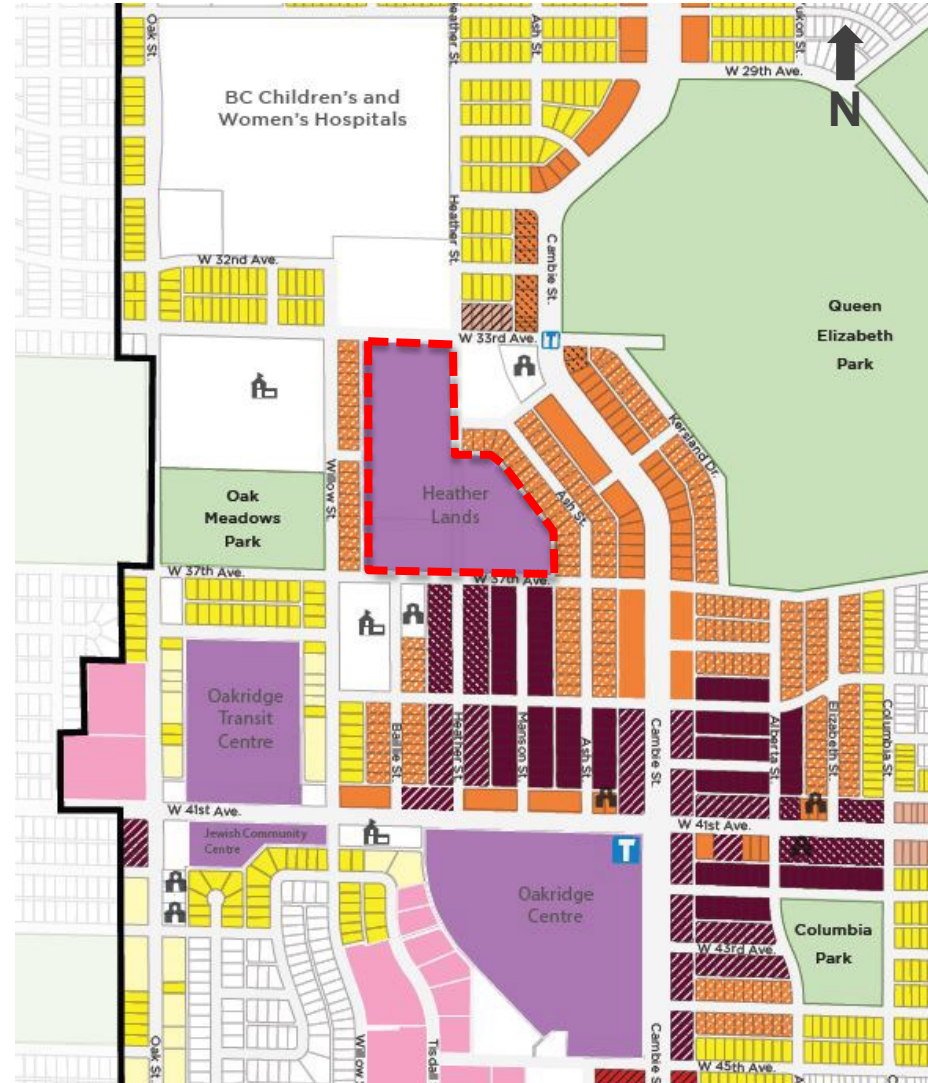
Existing Site and Context



Policy Context

Cambie Corridor Plan (2018)

- Evolving neighbourhood context
 - Apartments up to 6-storeys
 - Higher forms up to 18-storeys
- Public realm direction
 - Heather Street
 - New 35th Avenue connection
- Coordinated public amenities



LEGEND

- Tower (13+ storeys)
- Apartment (up to 12 storeys)
- Apartment (up to 8 storeys)
- Apartment (up to 6 storeys)
- Apartment (up to 4 storeys strata or 6 storeys rental)
- Apartment (up to 4 storeys)
- Townhouse
- Mixed-use tower (13+ storeys)
- Mixed-use (up to 10 storeys)
- Mixed-use (up to 8 storeys)
- Mixed-use (up to 6 storeys)
- Mixed-use (up to 4 storeys)
- Tower with choice of use
- Apartment with choice of use at grade (up to 6 storeys)
- Intensive employment
- Unique site (opportunity for higher densities)
- Major Project (separate planning program underway or approved)

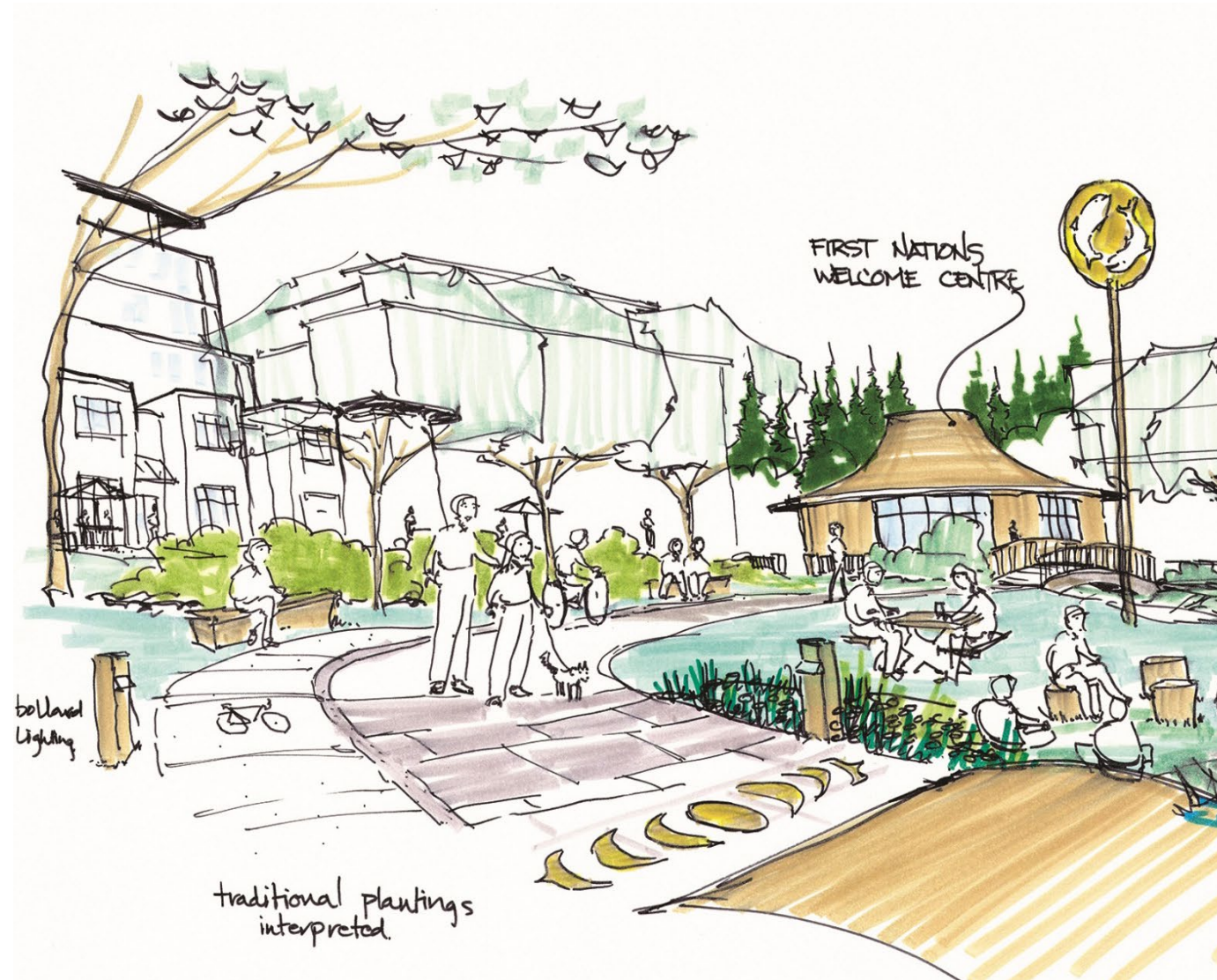
Policy Context



Illustrative view looking northwest – Heather Lands Policy Statement

Reconciliation Framework

- Strengthen the relationship with the MST Nations and Indigenous Peoples by acknowledging the truth of residential schools and the impact of loss of land and culture;
- Recognize the Heather Lands as a site of Reconciliation;
- Reflect Government-to-Government relationship in decision-making and in establishing ownership and operating agreements for on-site amenities; and
- Support the long-term retention of the lands by the MST Nations for the prosperity of future generations.



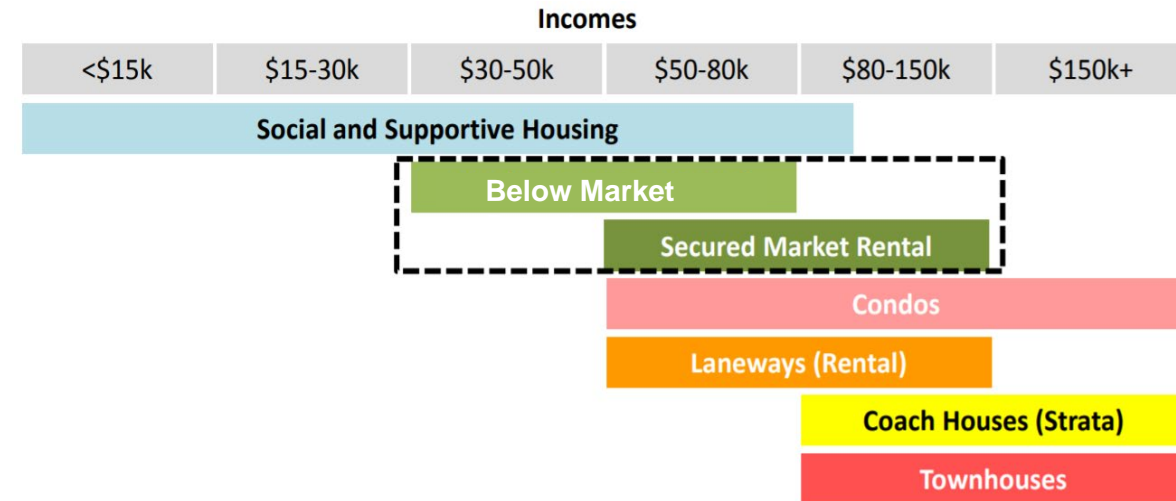
Policy Context

Issues Report: Direction for Intensification of Large Sites to Include Moderate Income Rental Housing (*July 2019 Issues Report*)

- Addition of 14,220 sq. m (153,059 sq. ft.) for secured market rental housing (approx. 400 units)
- Including 25% (approx. 100 units) provided for below market households

Employment Lands and Economy (2019)

- Addition of 6,464 sq. m (69,581 sq. ft.) of office and employment space
- Proximate to rapid transit and employment generators (Oakridge Centre and Women's and Children's)



Rezoning Proposal

- 2.5 M sq. ft. of floor area for a multi-phased mixed use development including:
 - 540 units of social housing
 - 400 units of rental housing (25% below market rental)
 - 1,670 units of leasehold strata
 - Retail and office floor area
- 4.4 acres of parks and public open spaces
- x^wməθk^{wəy} əm, S_kwxwú7mesh, and səlilwətaɫ cultural centre
- 74-space Childcare facility
- 1-acre site for Conseil Scolaire Francophone (CSF) French elementary school and associated childcare



Conceptual Illustration – Aerial View, Heather Lands Development, Looking SW (Matthew Thomson)

Building Form and Land Use



- Market leasehold
- Rental
- Social
- Retail
- Office
- École / School
- Childcare
- Cultural Centre

Housing Mix

Housing Type	Approx. Units	% of Residential Area
Social Housing	540	19%*
Secured Market Rental Housing	300	12%
Below Market Rental Housing	100	4%
Leasehold Strata Residential	1,670	65%

* Meets total floor area required in the Heather Lands Policy Statement



Social Housing Affordability

- Social Housing significantly exceeds City affordability requirements
- 540 units of social housing:
 - 70% below HILS (378 units)
 - 30% affordable market rent (162 units)
- 50% family sized units (270 units)

	Rental Average Unit Size (sq. ft.)	Housing Income Limit (HILS) Units	
		Maximum Rent (2021 Rates)	Maximum Household Income Served
Studio	450	\$1,437	\$57,500*
1-bed	525	\$1,437	\$57,500*
2-bed	725	\$1,725	\$69,000*
3-bed	950	\$2,000	\$80,000*

**The 2021 Housing Income Limits (HILS) represent the maximum gross household income for eligibility in many BC Housing affordable housing program*

Below Market Rental and Market Rental Housing

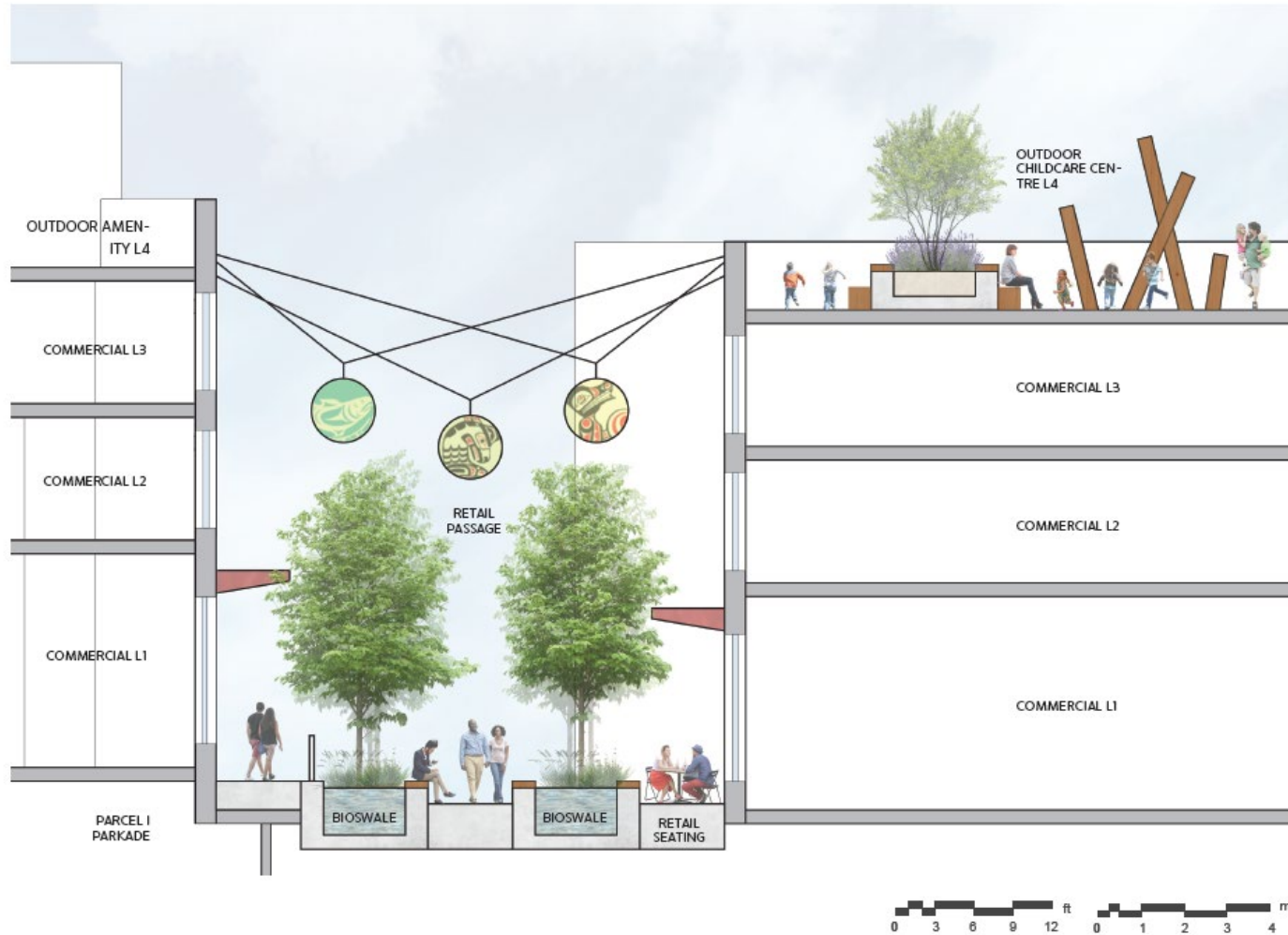
	Rental Average Unit Size (sq. ft.)	Below Market Rental (BMR) Units			Market Rent in Newer Buildings (Westside)		
		Number of BMR Units Proposed	Estimated Rents (25% discount to CMHC city-wide average rents – 2021)	Household Income Served	Number of Market Rental Units Proposed	Estimated Average Rents	Household Income Served
Studio	450	14	\$1,010	\$40,380	44	\$1,561	\$62,440
1-Bed	550	48	\$1,140	\$45,600	145	\$2,073	\$82,920
2-Bed	850	28	\$1,578	\$63,120	83	\$2,997	\$119,880
3-Bed	1,100	10	\$2,164	\$86,580	28	\$3,785	\$151,400
TOTAL		100	**	**	300	**	**

Progress Towards 10-Year Housing Vancouver Targets

Housing Vancouver Targets	10-year Targets (2018-2027) (A)	Units Approved Towards Targets* (B)	Gap (A-B)	This Project (% of Gap)
Social Housing	12,000	7,129	4,871	540 (11%)
Market Rental	16,000	9,272	6,728	300 units (4%)
Below Market Rental	4,000	730	3,270	100 units (3%)
Total	32,000	17,131	14,869	940 units (6.3%)

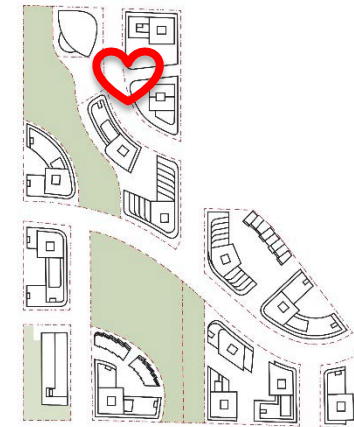
**Progress Towards 10-Year Housing Vancouver Targets for as of March 31, 2022. Unit numbers exclude the units in this proposal, pending Council's approval of this application.*

Neighbourhood Heart & Childcare Facility



Mix of Uses

- Local Serving Retail 62,287 sq. ft. (5,787 sq. m)
- Office Space 62,994 sq. ft. (5,851 sq. m)
- Co-located 74-space Childcare Facility
 - Minimum of 11,935 sq. ft. (1,109 sq. m) indoor floor area and 11,194 sq. ft. (1,040 sq. m) outdoor space
 - Owned by MST Nations and operated by non-profit childcare provider



MST Cultural Centre

Ceremony and Celebration

- A self-determined x^wməθk^wəy' əm, Sk_wxwú7mesh, and səliłwətał cultural centre with a minimum floor area of 2,095 sq. m (22,550 sq. ft.)
- Signature building within the site
- Owned and operated by the MST Nations, for the practice and sharing of culture, values, and traditions



Conceptual Illustration – Retail Passage and MST Cultural Centre Plaza, Looking NW (Matthew Thomson)

Park and Public Open Space Network

4.4 acres of park and public open space

- Southern park (2.27 acres)
- Northern park (1.85 acres)
- MST cultural centre plaza (0.3 acres)

Character Areas

- Meeting Point
- Retail Passage
- Heather Street



Ecological Connections



Park Ownership & Public Use

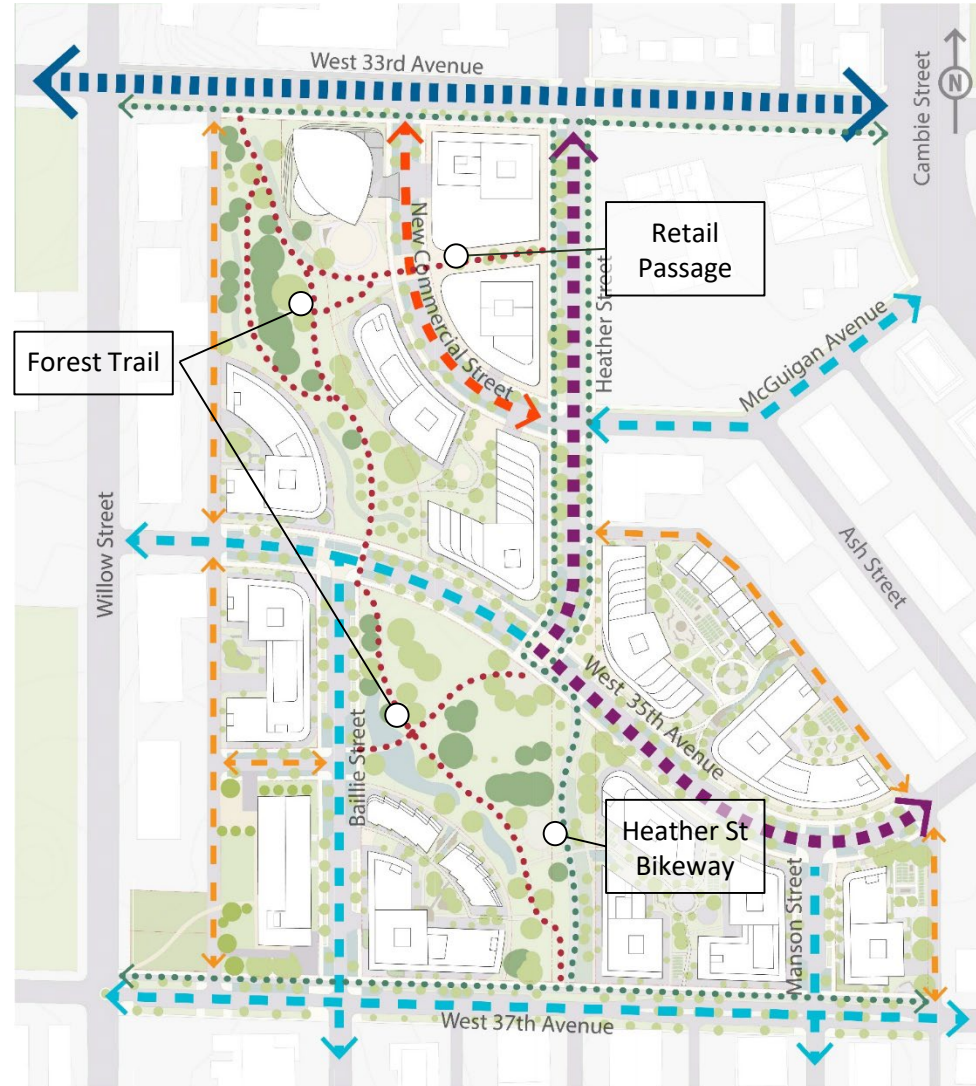


Conceptual Illustration – Southern Park, Looking NW (Matthew Thomson)

Connections and Mobility

New Connections

- Forest trail
- Retail passage
- New public streets
 - Baillie Street
 - Manson Street
 - 35th Avenue and
 - 'New Commercial Street'
- Heather Street Bikeway



Legend

- Pedestrian Pathway
- Bicycle Route
- ||| Major Collector Street
- ■ ■ Minor Collector Street
- ■ ■ Local Residential Street
- ■ ■ Local Commercial Street
- ■ ■ Lane

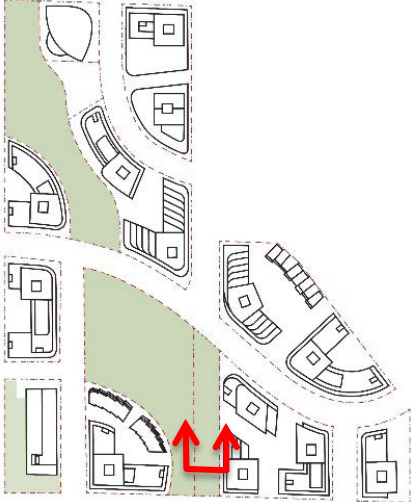


Conceptual Illustration – Heather Street Bikeway, Looking N from W 37th

Heather Lands Bikeway



Figure 4-44: Heather Street ROW Section



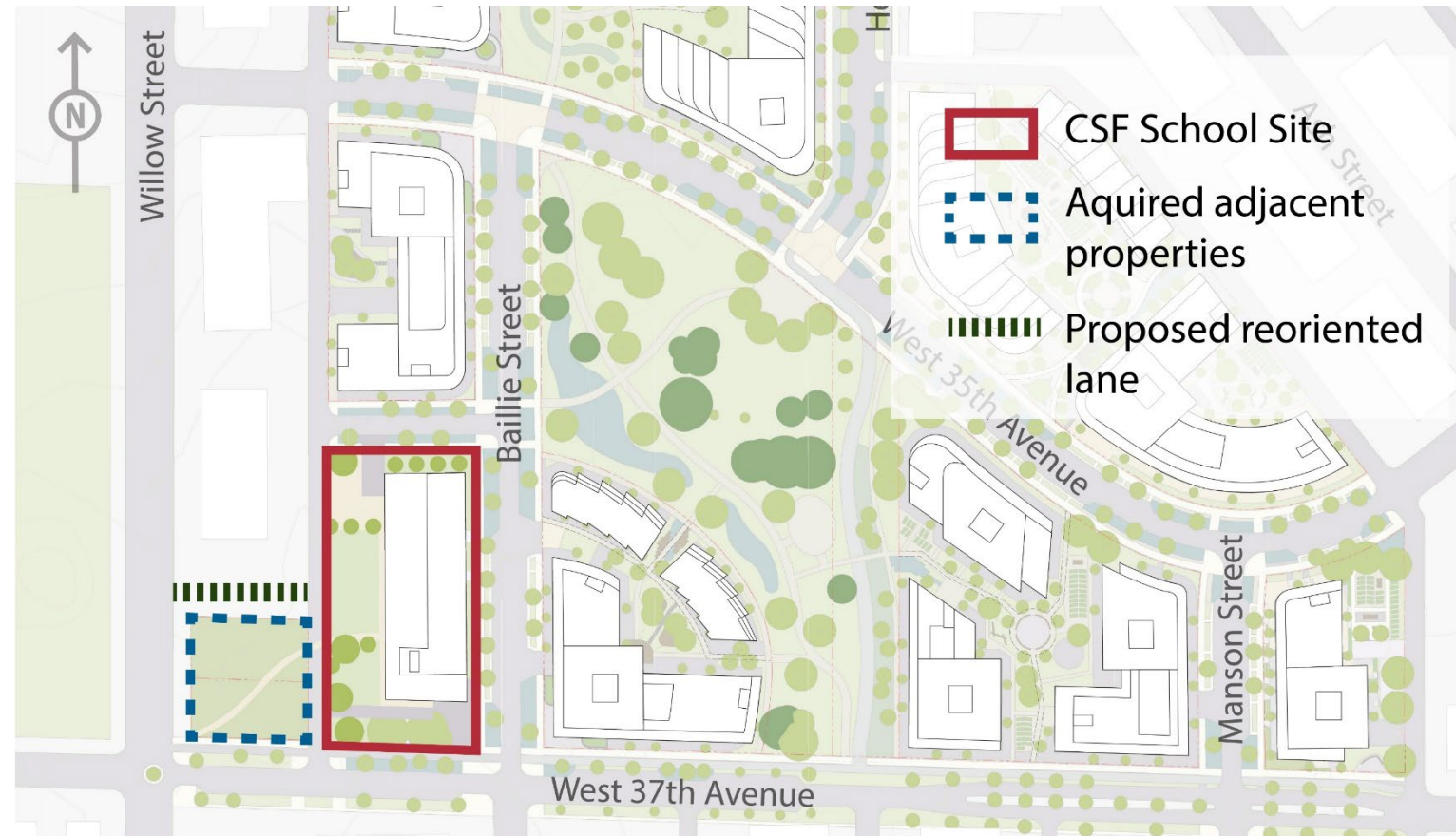
CSF School Site

Included in the Application (red)

- 1 acre school site for CSF
- Leased from MST

Not included in the Application (blue)

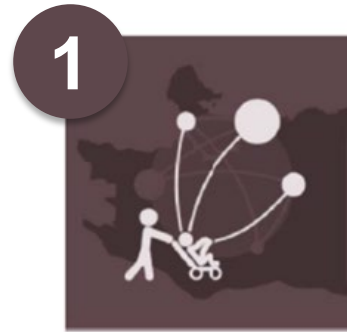
- 2 adjacent Single Family Lots
- Future play area for school
- Requires reorientation of the lane



Environmental Sustainability

Climate Emergency Response

- Six Big Moves
 1. Walkable complete communities
 2. Active Transportation and Transit
 3. Zero Emissions Vehicles
 4. Zero Emissions Space and Water Heating
 5. Low Carbon Materials and Construction Practices
 6. Restored Coasts and Forests



Environmental Sustainability

Green Buildings

- Low emissions green building requirements at time of building design

Rezoning Policy for Sustainable Large Developments

1. Sustainable Site Design
2. Sustainable Food Systems
3. Green Mobility
4. Potable Water Management
5. Groundwater Management
6. Zero Waste Planning
7. Affordable Housing
8. Resilience



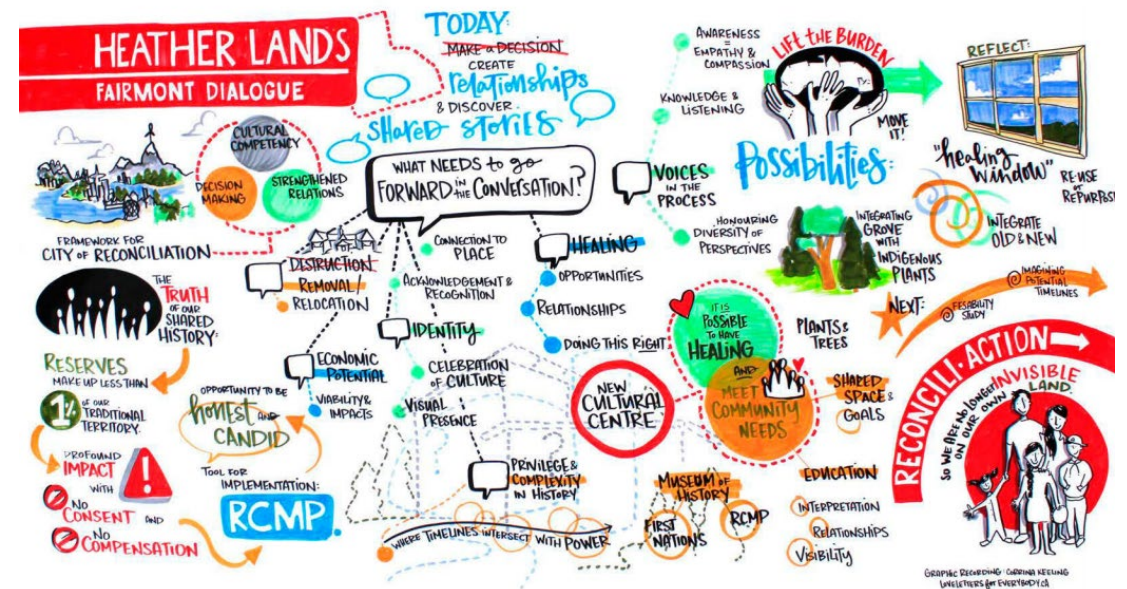
Phasing Plan

Phase	Amenity
1	Social Housing (198 units)
	Rental Housing (14 units)
2	Rental Housing (359 units)
	Southern Park
3	Social Housing (220 units)
	Social Housing (122 units)
4	Rental Housing (27 units)
	Childcare Facility
5	Northern Park
	Cultural Centre & Plaza
X	CSF School



Fairmont Building – Requested Removal

- Listed on Vancouver Heritage Register in the “A” evaluation category
- Previous home to the RCMP as the Fairmont Barracks and Fairmont Training Academy
- Physical symbol of the RCMP’s role in enforcement of the *Indian Act* and other discriminatory laws against Indigenous peoples
- Retention is not required under the *Heather Lands Policy Statement*
- To be replaced by x^wməθk^wəy’ əm, Skwxwú7mesh, and səliwətał cultural centre designed to embody indigenous values



Fairmont Building – Relocation Study

- Staff were unable to identify a suitable receiver site within 1.5 km of the site
- Estimated cost to move and upgrade the building is approximately \$47M
- ‘Category A’ listing on the Vancouver Heritage Register does not mean the Fairmont building is protected
- Recommendation H seeks endorsement of the removal Fairmont building to allow construction of the x^wməθk^{wəy} əm, S_kwx_wú7mesh, and səlilwətaʔ cultural centre



FAIRMONT BUILDING
Relocation Analysis & Feasibility Study

Public Consultation

**Postcards Mailed
January 8, 2021**

**City-hosted
Virtual Open House
January 11 to 31, 2021**

Postcards distributed	7,517
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Questions	25
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Comment forms	348
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Other input	3
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Total	376
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Aware: 1,372

Informed: 582

Engaged: 352

Public Consultation

Support

- Future CSF school
- MST cultural centre and community amenities
- Housing mix and affordability
- Retail and job spaces
- Active transportation and non-vehicular network
- Building height and density

Concerns

- Building height and density
- Housing mix and affordability
- Community services and amenities
- Traffic impacts and parking
- Fairmont building
- Transit station location



Public Benefits

Community Amenity Contribution (CAC)

- 540 units of Social Housing
 - 70% of units at or below HILs
- 4.4 acres of parks and open space
- 22,500 sq. ft (2,095 sq. m) x^wməθk^wəy' əm, S_kwx_wú7mesh, and səliłwətał Cultural Centre
- 74-space childcare facility
- \$13,000,000 in Transportation items

Development Cost Levies (DCLs)

- \$57,836,623

Public Art Program

- Est. \$4,268,314

Additional Public Benefits

- 400 units of Secured Market Rental Housing, including 25% (100 units) secured at Below Market rents
- 1 acre site for CSF elementary school and childcare facility

Conclusion

- Yellow Memo with two replacement Housing Conditions requires Council action
- Staff recommend approval subject to conditions outlined in Appendix C and D



Conceptual Illustration – Trail Through the Forest, Looking SW (Matthew Thomson)

END OF PRESENTATION

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please do not post slides beyond this point