

MOTION

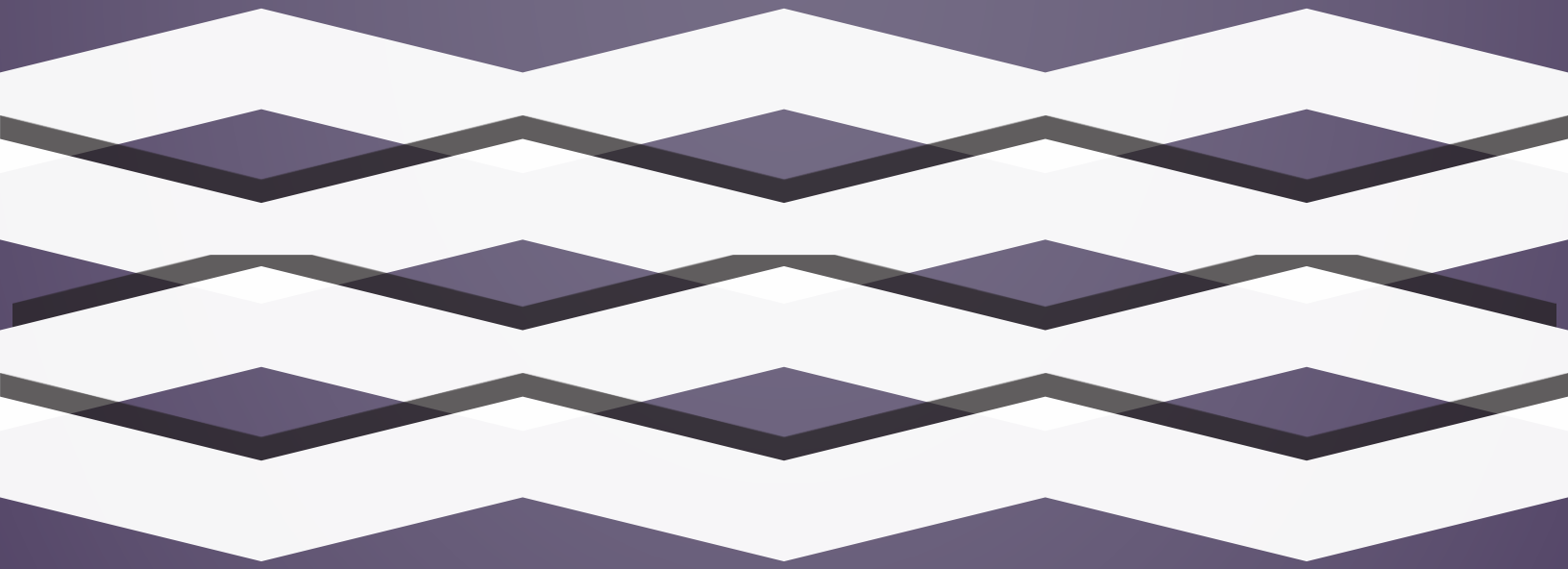
2. **Adoption of Amended Heather Lands Design Guidelines**

WHEREAS on March 31, 2026, Council approved, in principle, zoning by-law amendments regarding the Heather Lands including CD-1 North and CD-1 South as presented in the staff report entitled “CD-1 Rezoning: 4911-5255 Heather Street, 637-657 West 37th Avenue, and 620-689 West 35th Avenue (Heather Lands)” (the “Report”);

WHEREAS at the time of the enactment of either CD-1 North or CD-1 South, the General Manager of Planning, Urban Design and Sustainability was instructed to bring forward for approval by Council amendments to the Heather Lands Design Guidelines, generally as presented in the Report;

AND WHEREAS CD-1 South was enacted by Council on June 2, 2026.

THEREFORE BE IT RESOLVED THAT the amended Heather Lands Design Guidelines attached as Appendix “A” and entitled “Heather Lands Special Design District Guidelines” are hereby adopted and are to come into effect on July 28, 2026.



Heather Lands

Special Design District Guidelines

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1 INTRODUCTION

Context

The Heather Lands is to establish a sustainable new neighbourhood that will be a place to welcome and connect all people and cultures, and share the traditions, culture and values of the Musqueam, Squamish and Tsleil-Waututh Peoples.

Historically, this land was used as a transportation corridor for First Nations peoples, passing across the site near the region's high point (now known as Little Mountain). This history influences the open space planning for the Heather Lands, which will include a network of diverse open spaces, defined by an approach to return nature to the site. The landscape will support ecological systems and enhance biodiversity, while providing space for community gathering.

Intent

These Design Guidelines are to be used in conjunction with the associated CD-1 By-Law, rezoning conditions and City-Wide Design and Development Guidelines to guide future design and review process.

The Guidelines are intended to assist the applicant in fulfilling the vision and guiding principles stated in the Heather Lands Policy Statement and to help honour the values and aspirations shared by the Nations during the rezoning process.

Some flexibility in the interpretation and application of these guidelines is intended where it can be clearly demonstrated that an alternative approach will achieve an equivalent or superior outcome with respect to the Nations' values and principles outlined in this document.

Vision

The Heather Lands are envisioned as a primarily residential neighbourhood with a mix of uses to support everyday life and activity. Heather Lands will be anchored by a "neighbourhood heart", in the northern portion of the site, which includes a cultural centre, childcare centre and commercial uses. The site will be characterized by a "forest trail" connecting the neighbourhood heart to a new park near the centre of the site.

Through urban design, landscape, public art, architecture and a signature cultural centre, the Heather Lands will connect people to traditions of the MST Nations. The cultural centre will be an architectural landmark, a destination meeting centre, and space for the community to gather. The buildings will meaningfully celebrate culture, spirit and place.

The Heather Lands will provide a range of opportunities for housing. The range of housing types will support a diversity of needs, provide for mixed incomes, ages and cultures and support the social connections desired for the neighbourhood.

The design of the Heather Lands will incorporate strategies that promote and optimize health and encourage physical activity, including increased pedestrian and cycling connections to the broader community, emphasis on alternatives to the vehicle and provision of outdoor space for recreation and leisure. The site is well served by transit and a bus connection within a 10-minute walk from Oakridge and King Edward Canada Line Stations.

2 PRINCIPLES



2.1 Reflect Shared History & Collective Vision

Reflect the past, present and future of the Musqueam, Squamish and Tsleil-Waututh Nations in the design of the lands, including community amenities, parks and open space, buildings, public realm, and public art on the Heather Lands.



2.2 Respect the Land, Enhance Natural Systems & Contribute to Sustainability

Respond to the unique characteristics of the site, including topography, views and significant trees. Rainwater management strategies should focus on water quality and rainwater detention. New development will be designed to support the City's sustainability goals.



2.3 Create Community for All Cultures

Create a diversity of spaces such as community gardens, local serving commercial area, and gathering spaces, designed to foster relationships and encourage a sense of belonging for residents and the surrounding neighbourhood. These spaces should be designed to consider residents and visitors of all ages, cultures and abilities, and create a warm and welcoming new neighbourhood.



2.4 Connect Neighbourhoods

Design the site to be universally accessible, giving priority to walking, cycling and transit users while also recognizing that goods delivery, emergency access and servicing are well integrated. Existing sustainable transportation infrastructure, such as the existing greenways and bikeways through the site and on its perimeters, will be improved through the redevelopment. Provide fully-accessible pathways and connections to link transit, public park and open space. Provide physical and visual linkages to the surrounding community.



2.5 Accommodate a Range of Housing Types

Ensure the neighbourhood is designed to accommodate a range of household incomes by providing market condominiums, attainable home ownership, and affordable housing for households with low incomes. Provide opportunities for ground-oriented housing suitable for families, including 2 and 3 bedroom units, where appropriate.



2.6 Create a New Residential District

Create a distinctive district with a range of building types and forms. Design buildings to avoid shadowing on public parks and open spaces, and minimizing impacts on surrounding development. Provide appropriate transitions to adjacent developments while considering views into and through the site.

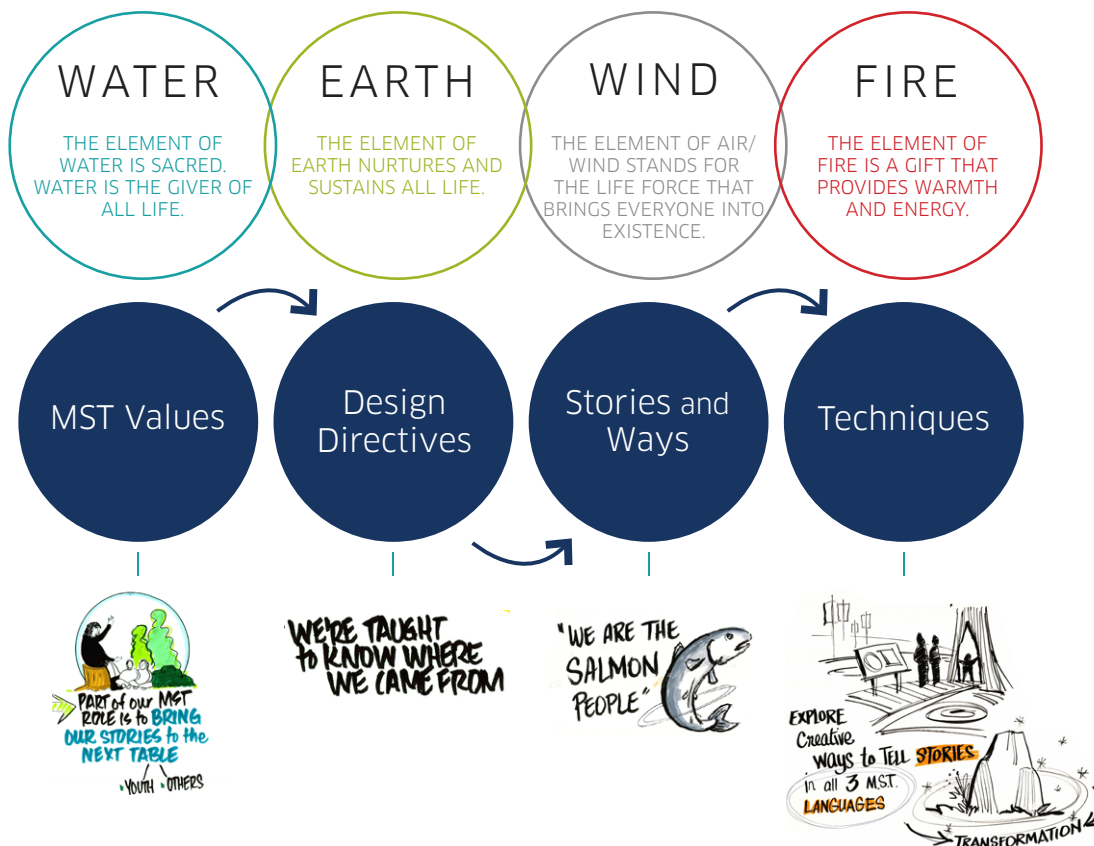
3 CULTURAL INTERPRETIVE PLAN

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

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

It communicates culture and ways of being.

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



Design Directives



3.1 Welcoming to All

The future Heather Lands neighbourhood will be welcoming to all, including people of all ages and abilities, all generations, and diverse people who have varied needs and aspirations for housing. Welcoming features from MST culture and traditions such as welcome poles or house posts will be included.

MST culture will be recognizable and reflected in all aspects of the neighbourhood, ranging from architecture and public spaces, to art and the use of language, colours, textures, traditional plants, and more. Cultural symbols will be carefully selected through consultation with MST Nations' community members.

Spaces for community – for people to come together to socialize, feast, play, and be in ceremony – will be an important part of the new neighbourhood. These spaces will be both outdoor and indoor, and allow for both formal and informal opportunities to gather.

3.2 We're Taught to Know Where We Come From

The Heather Lands neighbourhood will include places for storytelling where MST Elders, knowledge keepers and others can transfer knowledge, traditions, and legends to youth and others.

Likewise, design attributes of the neighbourhood will convey traditional knowledge and stories, including origin stories. MST community members will provide direction on which stories should be shared in the new neighbourhood.

The neighbourhood will have distinct spaces for ceremony, celebrations and other cultural activities including weaving, carving, drumming, dancing, and singing. Design elements will incorporate and draw inspiration from MST cultural and artistic expression.



3.3 Everything is Connected

The new neighbourhood will honour and reflect stewardship of nature and interconnection. Healthy existing trees will be protected wherever possible, and trees that must be removed will be harvested and incorporated into the site. Indigenous plants and habitats will be planted throughout the new neighbourhood.

The future neighbourhood will re-use materials through intentional building practices and waste reduction initiatives. Traditional, locally-sourced materials will be prioritized. Infrastructure will be designed to optimize resource use and to embody best practices for adopting a systems approach. The future neighbourhood will protect and improve the quality of water that falls and stays on the site.

Trails, pathways, and green spaces will invite residents and visitors to explore the neighbourhood by foot and bicycle. Traditional knowledge will be complemented by new methods of development and technologies that limit the use of resources.



3.4 In Touch with Weather, Seasons, Light & Land

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

Water in MST culture is important for cleansing and healing. The future neighbourhood will have spaces for being in touch – physically and metaphorically – with water in both indoor and outdoor spaces.

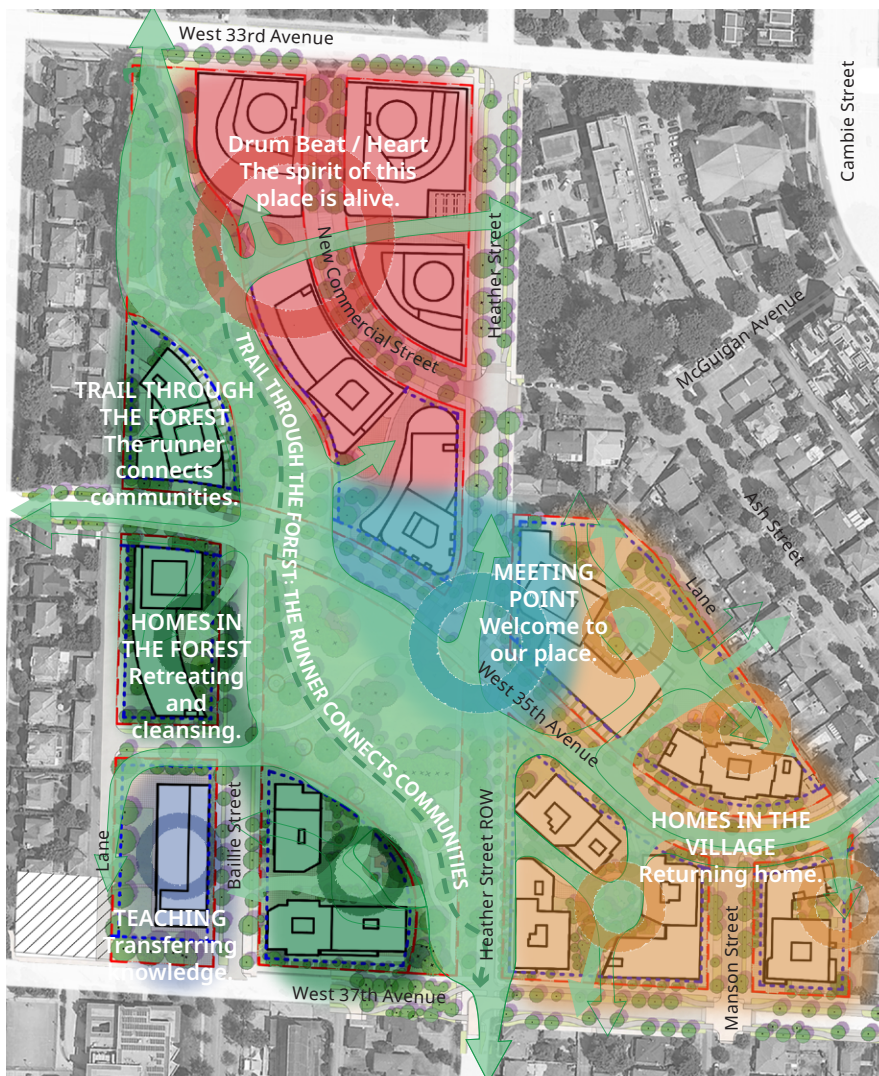
The new neighbourhood will celebrate seasonality and will include a colourful landscape all year long.

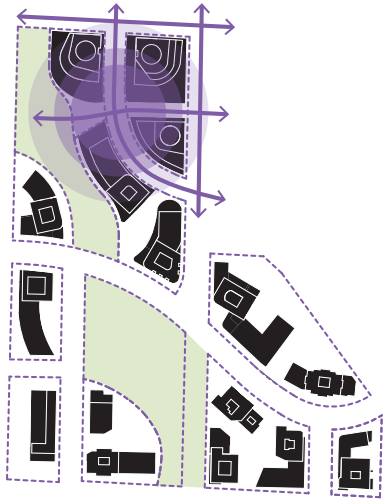
4 CHARACTER AREAS

Introduction

Six distinct character areas have been identified in the new neighbourhood as illustrated on the following page. The design team worked closely with the MST Cultural Liaisons, CLC and MST DC to generate appropriate names for each area, considering: site topography, programming, and MST culture and traditions.

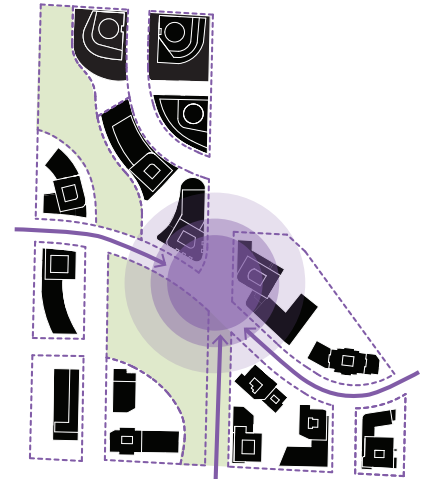
- Drum Beat / Heart
- Meeting Point
- Homes in the Village
- Homes in the Forest
- Teaching
- Trail Through the Forest





4.1 Drum Beat / Heart

- This area is designed for continuous activity and social connection. It supports daily life.
- Shopping, childcare, errands, and ceremonial gatherings, reflect the rhythm and heart of the community.
- An MST Cultural Centre will form the anchor point of this area, providing a formal destination for ceremony, gathering, meeting, and celebrating the MST community.



4.2 Meeting Point

The Meeting Point serves as a formal welcome to the Heather Lands by:

- Framing the intersection with building orientation and plaza design to emphasize arrival and connection.
- Highlighting views, pathways, and public spaces that converge at this central “knuckle” of the neighbourhood.
- Celebrating the historic partnership of the Musqueam, Squamish, and Tsleil-Waututh Nations through symbolic design gestures and cultural expression.



4.3 Homes in the Village

- This area is designed to foster a strong sense of home and belonging by encouraging gathering, connection, and neighbourhood cohesion.
- Welcoming outdoor spaces and thoughtful landscape design support everyday interactions and strengthen community ties.



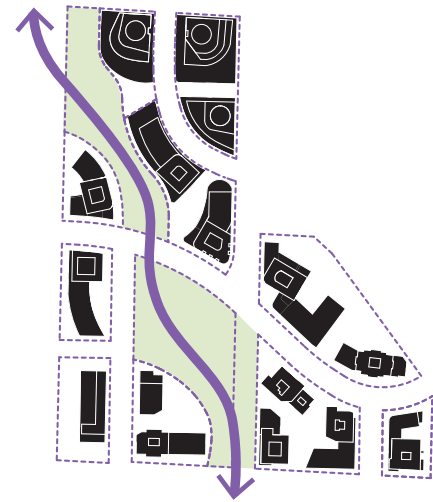
4.4 Homes in the Forest

- This area is the most spatially dispersed on site, with no direct parcel connections. The adjacency to the public park, proximity to the Trail Through the Forest, and preservation of mature trees inform the character and naming of this area.
- Inspired by MST Nations' traditions of forest retreat and cleansing, the design emphasizes quiet reflection and connection to nature.



4.5 Teaching

- This parcel will be developed by Conseil Scolaire Francophone. It does not form part of the Heather Lands Rezoning.



4.6 Trail Through the Forest

This concept was inspired by the MST legend of the runner, in which messengers ran between the villages and from the Fraser River to False Creek to relay important messages and to keep watch.

- Align the trail with historic pathways used by MST ancestors.
- Establish the trail as the central north-south axis of the site.
- Incorporate interpretive signage to share cultural narratives and deepen public understanding.

5 PLANNING FRAMEWORK

5.1 Parcel Plan

LEGEND

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



PARCEL	GROSS AREA	
	m ²	SF
A	2,630	28,309
B	7,400	79,652
C	4,960	53,389
D	4,050	43,593
E	3,630	39,073
F	10,010	107,747

PARCEL	GROSS AREA	
	m ²	SF
G	6,520	70,181
H	3,200	34,445
I	5,900	63,507
J	3,490	37,566
Parks	16,689	179,649
TOTAL	68,479	737,111

5.2 Phasing



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

Phase 1: Parcels B and F

Phase 2: Parcels C and Park (South of W35th Ave.)

Phase 3: Parcels E and H

Phase 4: Parcels G and I

Phase 5: Parcel J and Park (North of W35th Ave.)

Phase X: Parcels A and D

5.3 Engineering Phasing Plan Off-Site Works



Note that phasing areas shown are approximate and will be finalized through detailed design.

5.4 Land Use



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

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

	m ²	SF
SITE AREA	85,250	917,622
FSR	3.45	
FSR AREA	294,137	3,166,061
GFA	317,861	3,421,428

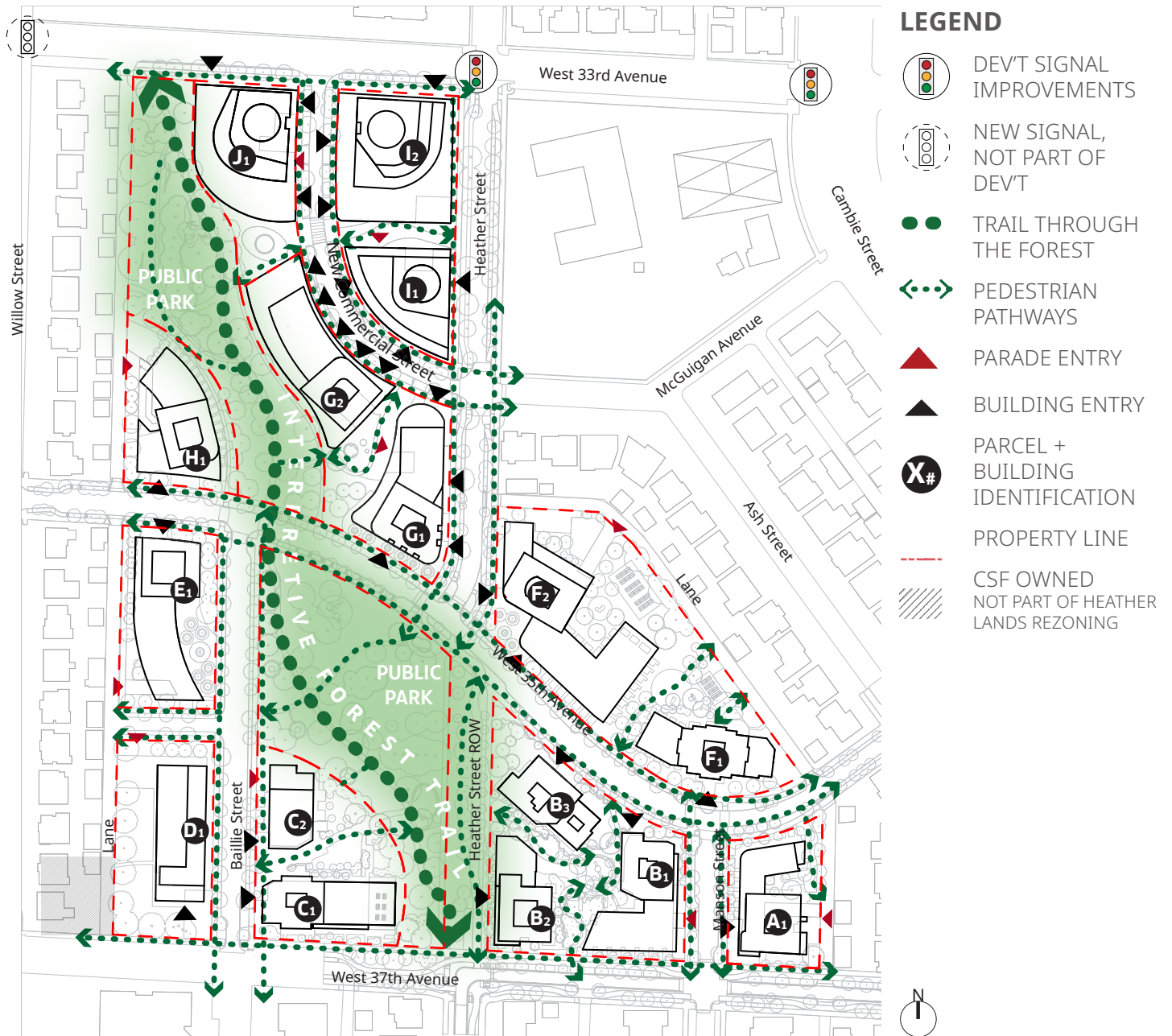


Land Use Aerial View, Looking NE



Land Use Aerial View, Looking SW

5.5 Pedestrian Network



Park design and pathways to be determined through the park co-design process.

Intent

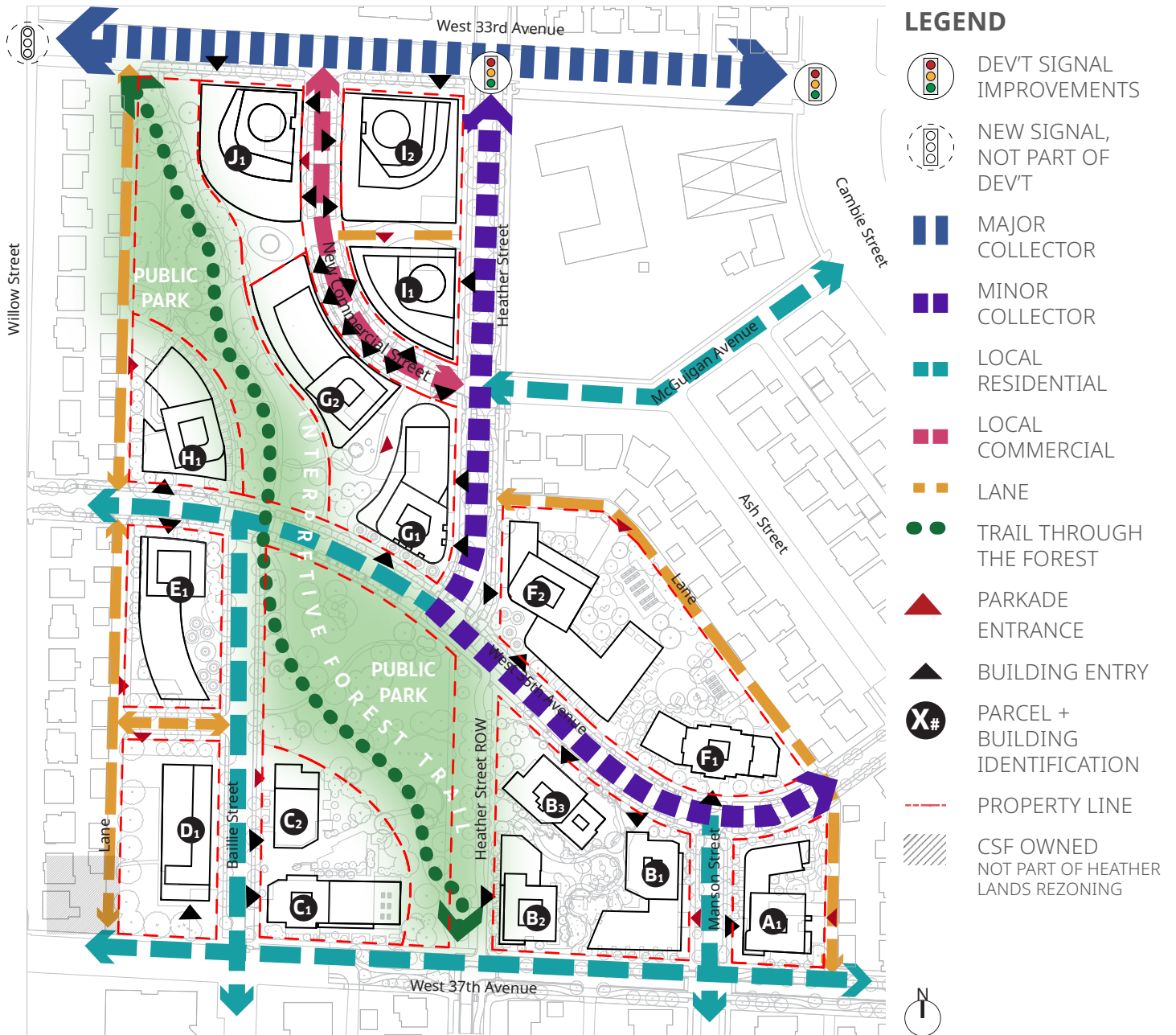
The movement of people through Heather Lands is inspired by the MST Nations' legend of the runner who connected communities, as well as the importance of walking as a means to connect with the land. The pedestrian network features an interpretive Forest Trail that meanders through the park and open space, 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 Guidelines

- 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, and through rights-of-ways on private parcels.
- Establish publicly accessible rights-of way through private parcels, where space allows (Parcels B, F, G, I and J). Use pathways to connect the Forest Trail in the northern park to the cultural centre and plaza, to the shared courtyard of buildings G1 and G2, and to parcel H1.
- Design sidewalks that are pedestrian-friendly using materials that are accessible and durable. The longitudinal slopes of sidewalk should be maximum 5%, and cross slopes of sidewalks should be maximum 3%. Sidewalks should follow current City standards.
- 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.

5.6 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.

West 33rd Avenue, a major collector street, will be the most heavily trafficked and the primary approach to Heather Lands. The signal at the West 33rd and Heather Street intersection will be upgraded with a full signalized intersection.

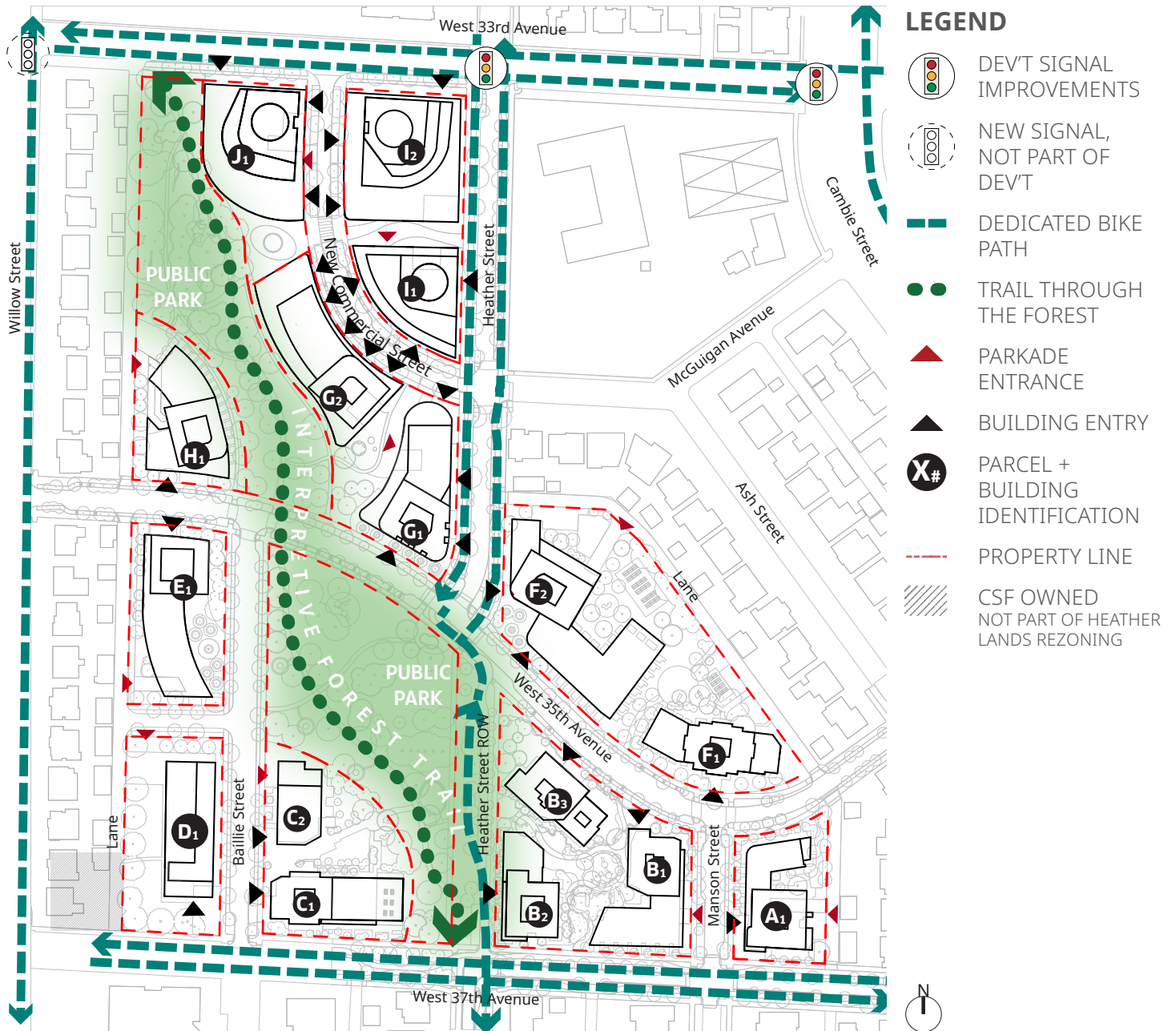
The MST Cultural Centre will be visible from West 33rd and the commercial heart of Heather Lands is located off 33rd. The new local commercial street with ground-oriented retail animating the street will tie into McGuigan Avenue just north of West 35th.

Heather Street and West 35th 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.

Design Guidelines

- 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.
- Green infrastructure should be incorporated into streetscapes where feasible to manage rainwater within the road right-of-way and to create green streets.
- Allow for curbside uses where space allows, especially near building entrances for pick-up and drop off. Group parking stalls into sections 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.
- Avoid planting street trees in a formal allee and instead plant trees offset on either side of the road to create a more naturalistic effect. Street tree selection to be approved by the Park Board Urban Forestry Team.
- Collaborate with MST Nations artists on the design of tree grates, unique to the local commercial street.
- Loading will be below grade wherever possible. Off-street loading that is provided at-grade will be incorporated fully on-site, including all space required for maneuvering. Loading layouts that require reverse movements over the sidewalk/public realm are not supported.
- Explore opportunities for surface and subsurface treatment on lanes to manage rainwater within the narrow corridor. Possibilities include: permeable pavers (which would need to be reviewed and approved by the City's Engineering Department), grassed strips and/or structural grid filled with clear crushed gravel.
- Improve pedestrian access within lanes by using special paving treatments or bollards to designate safe spaces for pedestrians to move through.
- Ensure that tree placement will provide maximum shade coverage and confirm all tree species with Parks-Urban Forestry.
- Provide triangular dedications at the following intersections: West 33rd and New Commercial Street, West 33rd and Heather Street, West 35th and Heather Street, and Heather Street and New Commercial Street.

5.7 Bicycle 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.

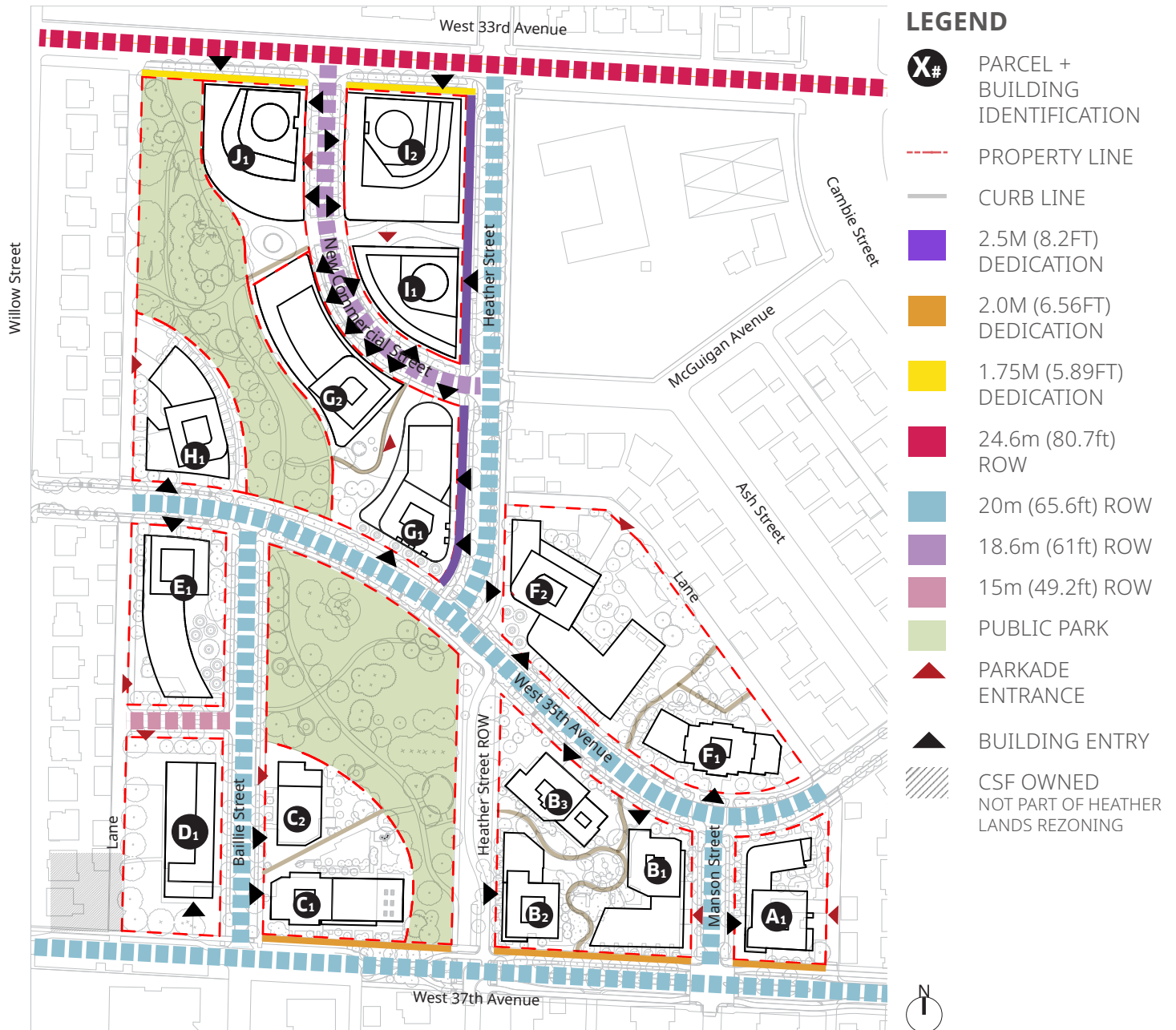
Designated cycling facilities will be upgraded with separated bike lanes and Heather Street will pass through a closed right-of-way between W35th and W37th Avenues.

Separated bike lanes will be built on W33rd Avenue, Heather Street, and W37th Avenue, that seamlessly connects with the bike lanes as they extend beyond the Heather Lands site. The closed Heather Street right-of-way will feature a separated bike path that is integrated into the park. This will provide a direct route to the Oakridge Municipal Town Centre development.

Design Guidelines

- Design separated bike lanes on 33rd Avenue, Heather Street, and 37th Avenue, to City of Vancouver standards.
- Clear delineation should be provided between bike lanes and sidewalks to provide clear separation between the two modes of travel.
- Design a bi-directional bike path within the Heather Street closure between W35th and W37th Avenues to City of Vancouver standards.
- Include public bike share stations and provision for power at the closed Heather Street right-of-way and adjacent to the bike lane near the intersections of West 33rd Avenue and West 37th Avenue.
- 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 to windows wherever possible.
- Situate outdoor bicycle parking in spaces with weather protection wherever possible.

5.8 Dedications & Street Right of Way



The relationship between buildings and the public realm should ensure that the street right of way ("ROW") and additional dedications on public lands and statutory rights-of-ways ("SRWs") on private lands are designed to enhance pedestrian accessibility, improve connectivity, and contribute to the quality of the public realm, while also supporting essential infrastructure and cohesive urban development.

NOTE: These measurements are approximate and will be finalized through each Development Permit application based on context and requirements at the time of development. ROWs and dedications shown do not include SRWs which will be determined through detailed design at the Development Permit stage.

5.9 Site Perspectives



Perspective looking SE



Perspective looking NE

POLLINATOR CORRIDOR

- The pollinator corridor runs east to west through a central forested park on-site. It connects the site to neighbouring Queen Elizabeth Park and Oak Meadows Park.

RETAIL CORRIDOR

- A retail street and Heather Street ROW run north to south, extending a retail connection to the Oakridge development to the south.

6 PUBLIC REALM

Overview

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

An emphasis on connection to the seasons will resonate throughout the new neighbourhood. The eco-zones in the park, along with the Forest Trail, provide the foundation for the park design at Heather Lands.

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

Park design will be further explored with the Vancouver Board of Parks and Recreation closer to the time of park development.

A defining characteristic of the public realm at Heather Lands is the integration of the landscape design into a network of high-quality connected green spaces that respect the site's ecology, enhance biodiversity, and contribute to a functioning urban ecosystem. The South Park programming and design to be determined through the park co-design process.

Principles

Welcoming to all - MST Nations Culture and Values Displayed

- The parks, open space and public realm will be designed to reflect MST Nations values and culture, while welcoming people from all cultures to enjoy the public realm and reconnect with nature. All public realm areas and design features should visibly demonstrate the MST Nations culture and values.

- Ensure that parks and open spaces are active and safe, through careful design of these spaces, including consideration of the activities they foster and their relationships to surrounding buildings.

Enhance natural features

- Park and open space to respond to the site's natural features and characteristics, by protecting high value trees and working with the site's topography and natural hydrology.
- Planting patterns and species selection should consider ecological enhancements with regard to restoring natural processes, water and habitat.
- Support rewilding initiatives by providing enhanced setbacks on private property to enrich opportunities for landscaping, where adjacent to the pollinator corridor or ecologically rich open space networks.

Connections and permeability

- Parks and open spaces to be connected and integrated with the surrounding neighbourhood through a network of diverse and interesting public spaces including streets, mews, pathways and open spaces.
- Prioritize people of all ages to comfortably and safely walk and cycle over motorized vehicle use.

Legibility and animation of public spaces

- Enliven streets, pedestrian mews, park and open spaces by framing these public spaces with retail uses, or residential units with front entries, and overlook from patios and upper level balconies.
- Where buildings are adjacent to public park or open space, provide pathways on private property for access to ground floor units.

Rainwater Management

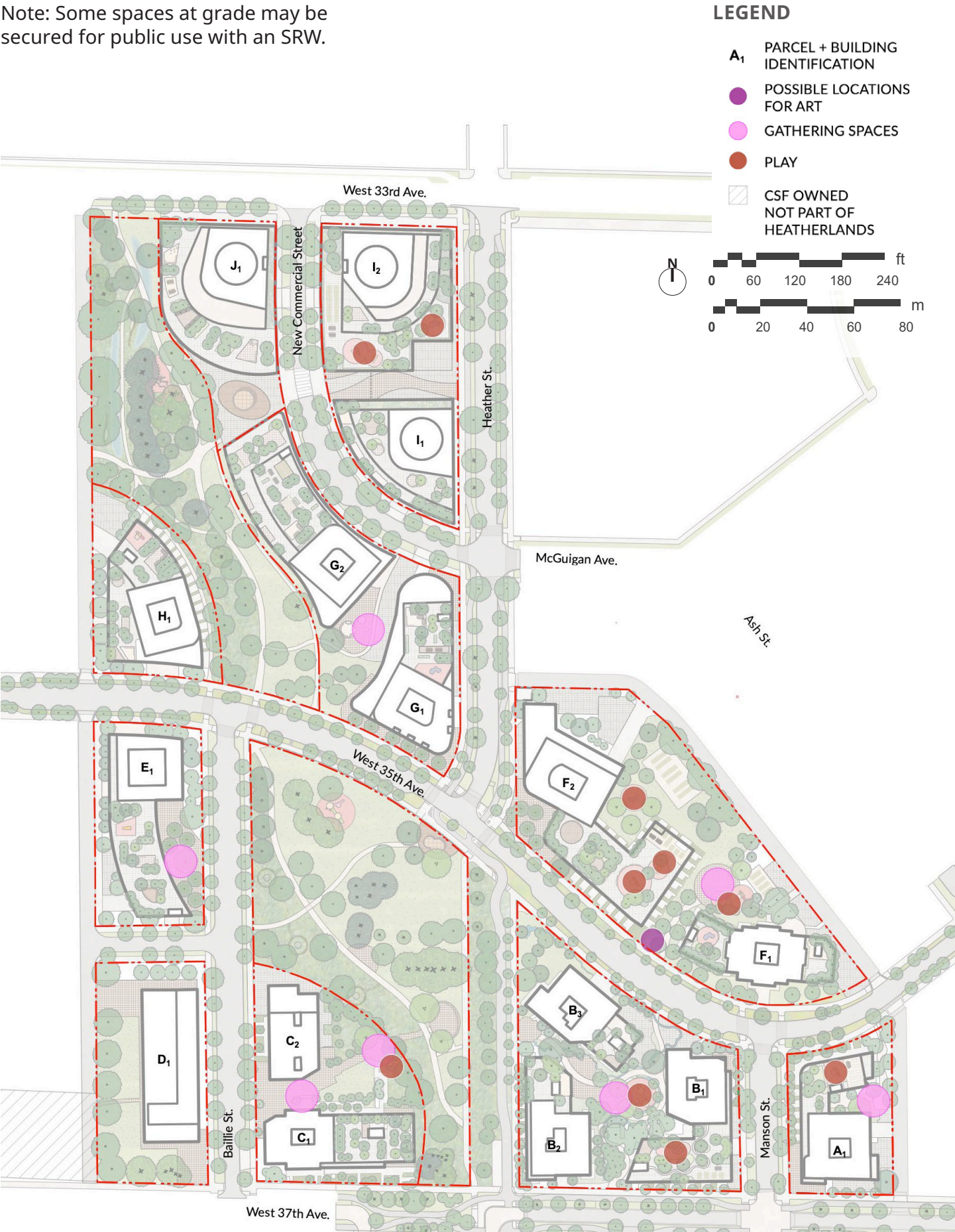
- Integrate visible rainwater management strategies focused on retaining rainwater on site, water quality protection and treating rain-water as a resource, to meet the requirements of the City's Integrated Rainwater Management Plan.

Note: South Park programming and design to be determined through the park co-design process.



Public Realm Concept Diagram

Note: Some spaces at grade may be secured for public use with an SRW.



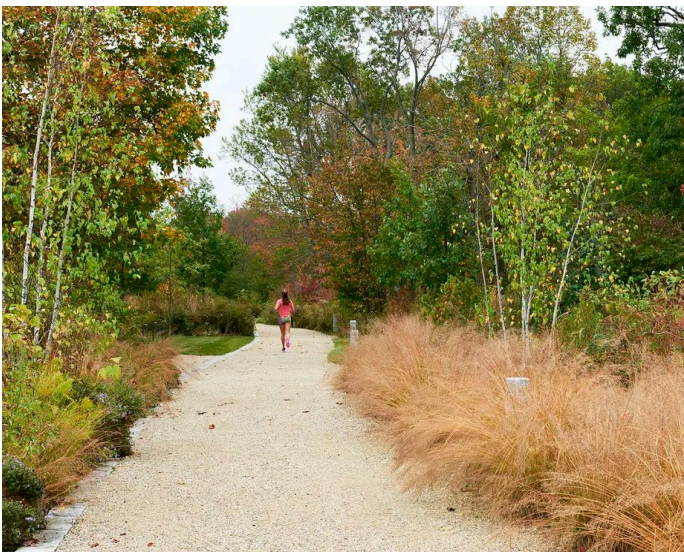
Open Space Diagram

6.1 Forest Trail

Intent

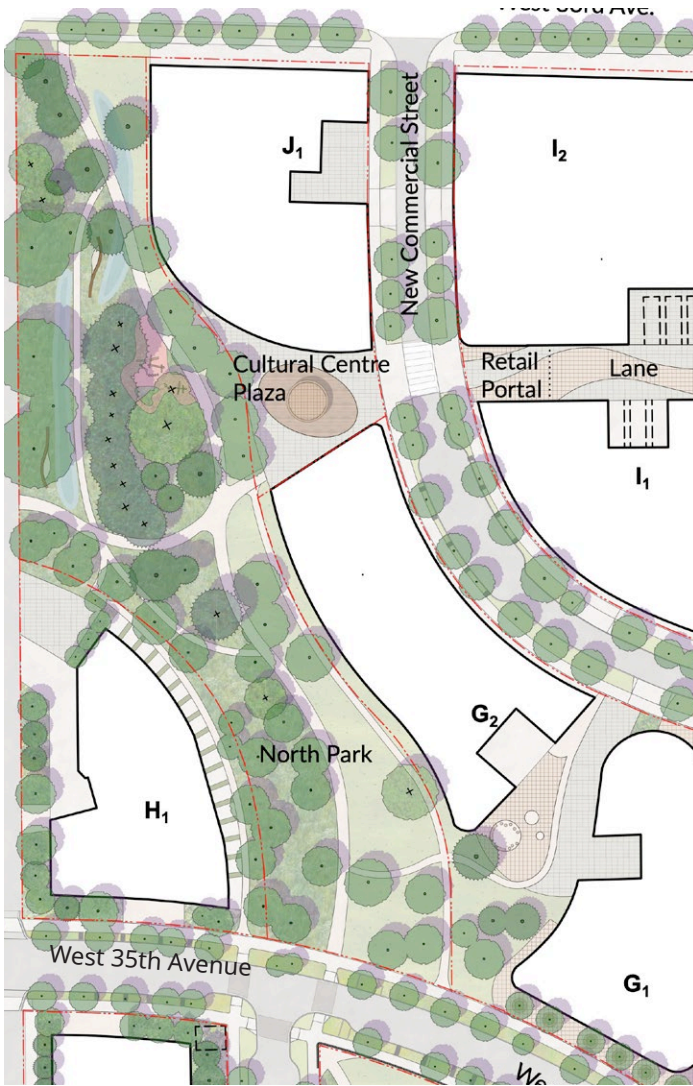
The 'Trail Through the Forest', which traverses across the site along a north-south axis, is the defining feature of the park and open space network. The Forest Trail is inspired by "the runner," an important MST figure in MST legends who connected communities by communicating the approach of friends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

The 'Trail Through the Forest' will be a walking trail which passes by the site's most significant mature evergreen trees and is intended to encourage people to slow down and connect with nature. Interpretive signage will be positioned along the trail at key moments where significant plants, features, or views are compelling for education or storytelling. Interpretive signage will be in Hə́ł ǵ əmíń ə́ń , Skwx̓ wú7mesh, and English, making Indigenous language visible. The detailed design of the interpretive trail signage will be determined through the park and open space design process and through ongoing input from MST Nations.

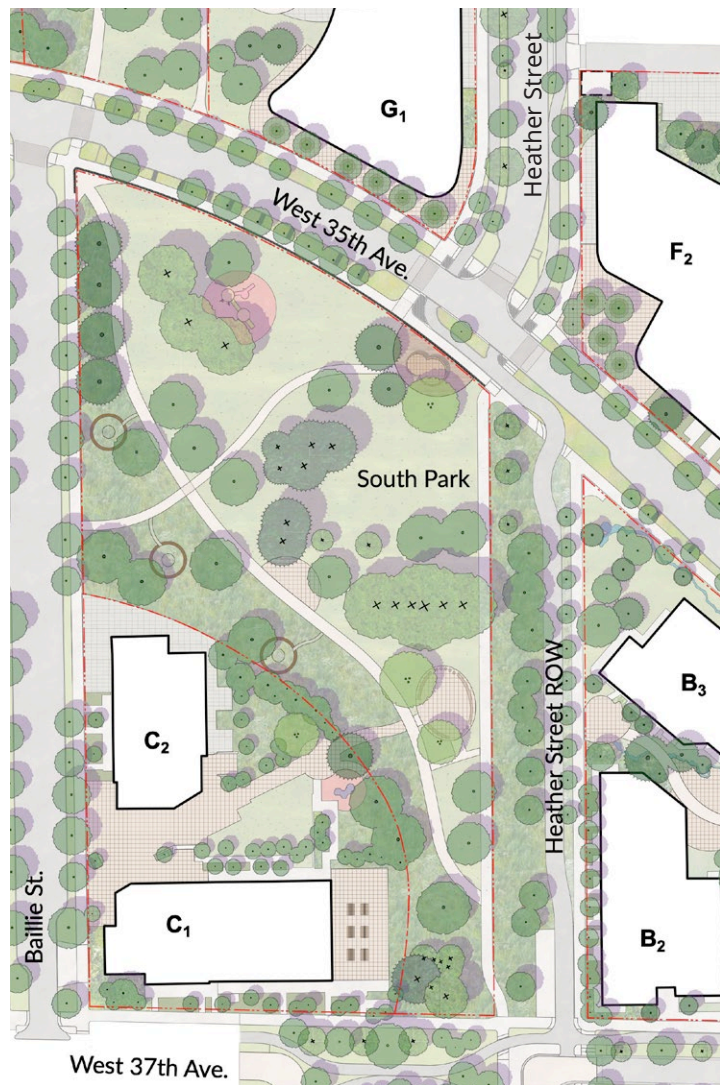


Design Guidelines

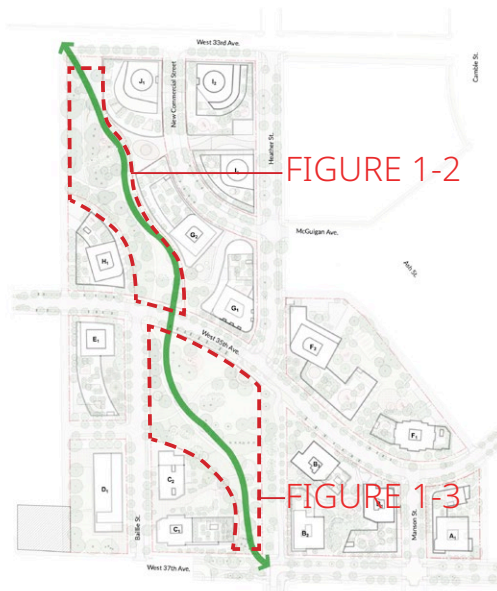
- Align the Forest Trail so that it connects the northwest corner of the site at W33rd Ave, crosses W35th Ave at the intersection with Baillie, and continues to the southern edge of the Heather St. ROW at W37th Ave.
- Design development of the Forest Trail through both the northern and southern parks to occur through Park Board – MST Partnership park co-design process.
- The alignment, dimensioning, surfacing and lighting (if applicable) of the Forest Trail through the parks will be to the satisfaction of the General Manager of Parks and Recreation. The trail will be designed to connect to a crosswalk across W35th Ave, location to be confirmed by City Engineering.
- Use crushed aggregate or natural surface path for the Forest Trail to create a naturalized, trail-through-the-woods character.
- Ensure that the trail is crowned with a 2% slope to either side to provide adequate drainage and avoid ponding.
- Incorporate interpretive signage along the trail to describe key natural features, plants and their historic uses, and/or relevant stories in Hə́ł ǵ əmíń ə́ń , Skwx̓ wú7mesh, and English.
- Consider design interventions at the start and end of the Forest Trail to discourage cyclists from cutting through the parks while facilitating universal access.



Trail Through the Forest between W33rd and W35th



Trail Through the Forest between W35th and W37th



Key Plan - Forest Trail (north)

Note: South Park pathways to be determined through the park co-design process.

6.2 Ecozones in the Park

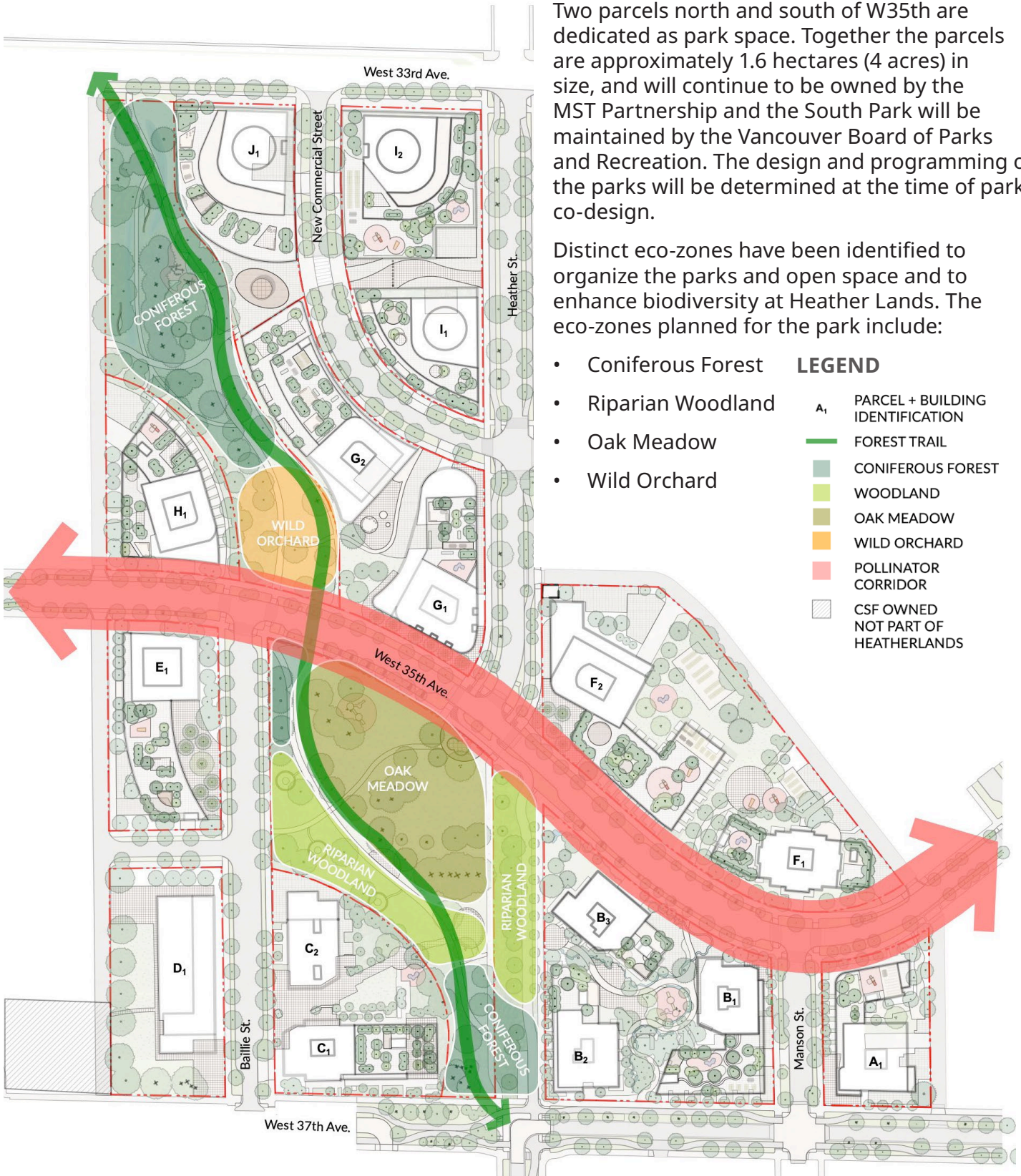
Two parcels north and south of W35th are dedicated as park space. Together the parcels are approximately 1.6 hectares (4 acres) in size, and will continue to be owned by the MST Partnership and the South Park will be maintained by the Vancouver Board of Parks and Recreation. The design and programming of the parks will be determined at the time of park co-design.

Distinct eco-zones have been identified to organize the parks and open space and to enhance biodiversity at Heather Lands. The eco-zones planned for the park include:

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

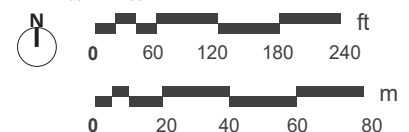
LEGEND

A ₁	PARCEL + BUILDING IDENTIFICATION
	FOREST TRAIL
	CONIFEROUS FOREST
	WOODLAND
	OAK MEADOW
	WILD ORCHARD
	POLLINATOR CORRIDOR
	CSF OWNED NOT PART OF HEATHERLANDS



Eco-zones in the Park Diagram

Note: South Park programming and design to be determined through the park co-design process.



6.3 Coniferous Forest Ecozone

Intent

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

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

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



Key Plan – Coniferous Forest Ecozone

Design Guidelines

- Retain existing mature trees that are in good health.
- Test and amend the soil around the existing trees. Amend with native soils, If possible, potentially salvaged from a construction site in the lower mainland, to ensure control for invasive plant species.
- Plant native trees including Western red cedar, Douglas fir, Bigleaf maple, Vine maple, Shore pine, Sitka spruce, and Yellow-cedar.
- Select the right tree for the right place.
- Plant new trees in locations that will allow them to thrive and reach their potential full size.
- When selecting tree species, it is crucial to consider future climate conditions. Species selection must incorporate climate adaptation strategies to ensure resilience.
- Establish a healthy layer of native ground cover and understory plants that are associated with the Coastal Western Hemlock Biogeoclimatic zone.
- Include native plants that produce food to create a food forest that will create opportunities for people to harvest food from the forest and will also provide food for urban wildlife.
- Transplant 'forest duff' from a donor site to aid in forest restoration.



6.4 Riparian Forest Ecozone

Intent

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

Design Guidelines

- Respect natural hydrology of the park.
- Plant native trees and shrubs such as Willows, Western red cedar, Douglas maple, Bigleaf maple, Red-osier dogwood, Hardhack, and Salmonberry. For a useful reference on this, see the District of Saanich's Recommended Native Plants for Restoring a Riparian Area. <https://www.saanich.ca/assets/Community/Documents/Recommended%20Native%20Plants%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.
- Incorporate large woody debris into the rainwater channel as an ecologically valuable characteristic of riparian forest. Large woody debris creates habitat value for fauna.



Key Plan – Riparian Woodland Ecozone



6.5 Oak Meadow Ecozone

Intent

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

Design Guidelines

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



Key Plan – Oak Meadow Ecozone



6.6 Wild Orchard Ecozone

Intent

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

Design Guidelines

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



Key Plan – Wild Orchard Ecozone

6.7 Pollinator Corridor

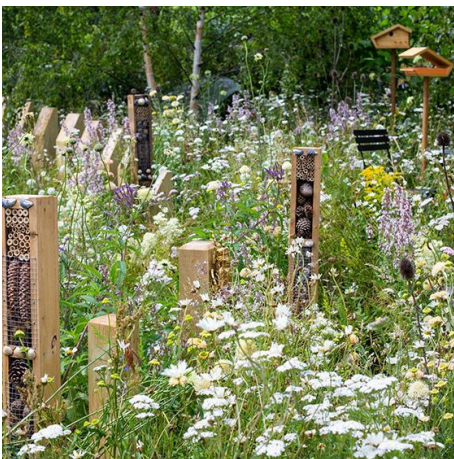
Intent

The conceptual plan includes a direct east-west connection through the site linking Oak Meadows Park to Queen Elizabeth Park along W35th Ave. The new section of W35th Ave is envisioned to include a 'pollinator corridor' within a 5 metre landscape setback on private property designed to support biodiversity. The expression of the pollinator corridor within the parks will be determined at the time of park design.

The pollinator corridor will incorporate a diversity of plant species that attract pollinators such as bees and butterflies. There is a requirement to have a minimum of 50% of this area dedicated to plantings and soft landscape elements. Access to residential lobbies and ground floor units will be interwoven between the planted spaces.

Design Guidelines

- Choose a mix of pollinator plants that produce flowers of different shapes, sizes, and colours to attract many kinds of bees and butterflies. Include native plants to welcome native bee species to the pollinator corridor. For a list of plants that pollinators love visit the City of Vancouver's website: <https://vancouver.ca/home-property-development/support-bees-and-butterflies.aspx>
- Include an insect hotel or a bee house in the pollinator corridor to add shelter for pollinators.
- Keep plants low closer to intersections, driveways, curbs, sidewalk edges and/or where visibility may be a concern. Plants should be no taller than 60cm (24in) at mature height in these locations. In other locations within boulevards plants must be no taller than 1m (3.3ft) at mature height. For more information on boulevard planting see the City of Vancouver's Boulevard Gardening Guidelines: <https://vancouver.ca/files/cov/boulevard-gardening-guidelines.pdf>
- Recommended plant list is located in the Landscape Plantings section.
- All proposed plantings within the City of Vancouver's road ROW need to be coordinated with the City of Vancouver Engineering Department. The selection of all tree species within the City's road ROW need to be coordinated with the Vancouver Park Board's Urban Forestry Team.
- The design expression of the pollinator corridor within the parks will be further explored with the Vancouver Board of Parks and Recreation through the future park design process.





Key Plan – Pollinator Corridor



Pollinator Corridor Plan



6.8 Plantings

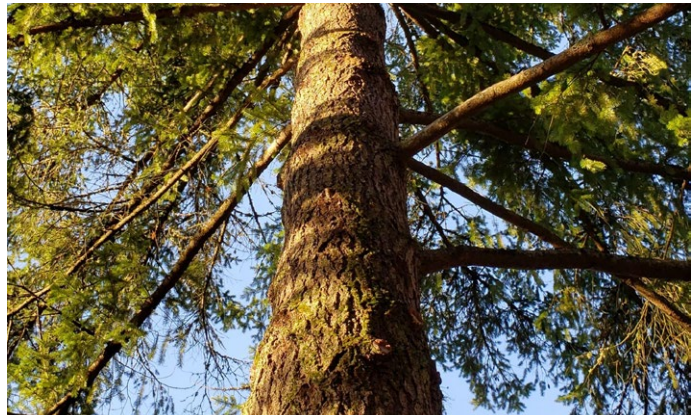
Intent

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

- Group plants in large informal, naturalized compositions that evoke the forest ecosystems naturally found on MST Nations’ lands.
- Establish plant communities using a mix of plants that are adapted for similar conditions and avoid mass plantings of monocultures.
- Use evergreen hedges and climbing plants on trellises to create green, vertical facades to delineate public and private spaces and provide privacy.
- Avoid all artificial plant material.
- All proposed plantings within the City of Vancouver’s road ROW need to be coordinated with the City of Vancouver Engineering Department. The selection of all tree species within the City’s road ROW need to be coordinated with the Vancouver Park Board Urban Forestry Team.

Design Guidelines

- Prioritize the planting of native trees and shrubs that are culturally significant to the MST Nations.
- Supplement native trees and shrubs with urban adapted species that are resilient to drought, climate change, air pollution, pests, and provide pollinator habitat.
- Select trees that are of an appropriate form and size to complement the scale of buildings.
- Select flowering plants that provide habitat for pollinators and that add visual interest throughout the year.
- Incorporate a diversity of food-producing and edible plants for harvesting, with an emphasis on native berries. Provide food for people and animals.
- Plant a mix of deciduous and coniferous species for habitat diversity and seasonal interest. Place evergreen plants in the center or back of plant groupings to create a year-round framework.



6.9 Urban Adapted Plants

Intent

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

Design Guidelines

- Include non-native, non-invasive trees, shrubs, groundcovers, perennials, and climbing plants in planting design to increase the resiliency of the landscape. When selecting non-native plants, choose species that:
 1. Are low maintenance and drought tolerant.
 2. Have a woodland quality that is in keeping with the forest character of the landscape design.
 3. Are evergreen such as: Dwarf sweetbox, Skimmia, Redwood sorrel, Berggarten sage, Bigroot geranium, and non-native Rhododendron varieties.
 4. Flower throughout the season to provide habitat for pollinators including early bloomers such as Crocus, Witchhazel, and late bloomers such as Asters, Coneflower, and Sneezeweed.
- Reference locally specific plant resources such as the Metro Vancouver Grow Green Guide: <http://www.growgreenguide.ca/>
- All proposed plantings within the City of Vancouver's road ROW need to be coordinated with the City of Vancouver Engineering Department. The selection of all tree species within the City's road ROW need to be coordinated with the Vancouver Park Board Urban Forestry Team.
- Refer to Heather Lands recommended planting list for recommended trees, shrubs and groundcovers to use in planting palette for site.



6.10 The Retail Portal

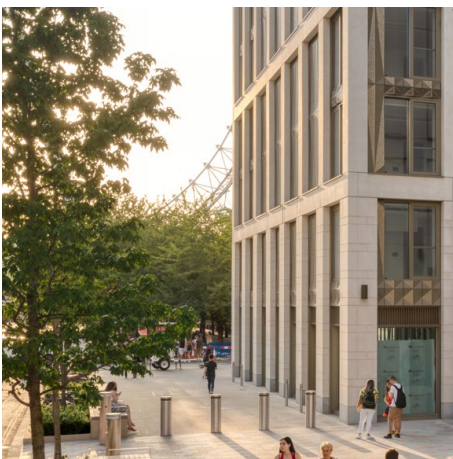
Intent

Parcel I features a retail portal that is divided into a pedestrian zone and a service zone. It connects 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 pedestrian zone along with restaurant and/or cafe patios that will spill out into the space. Suspended artwork and lighting can create a ceiling effect and provides an opportunity to share MST culture and artistry.

Hardscape finishes will be inspired by MST Nations' culture and design.

Design Guidelines

- Mark the entrances to the retail passage with MST artwork or framing elements to signal to pedestrians that they are entering a special space.
- Encourage the free flow of pedestrians by keeping the ground plane continuous and sight lines clear.
- Design, in collaboration with MST Nations' artists, a special ground pattern in the hardscape. Possible examples include: a fishing net pattern, bright red salmon imprinted, or MST Nations' inspired weaving patterns.
- Include artistic but space efficient seating features to offer places to rest and meet.
- Design for flexibility so that temporary events can occur along the passage, such as markets and crafts fairs.
- Employ design measures to mitigate the impact of service zone on the public realm.



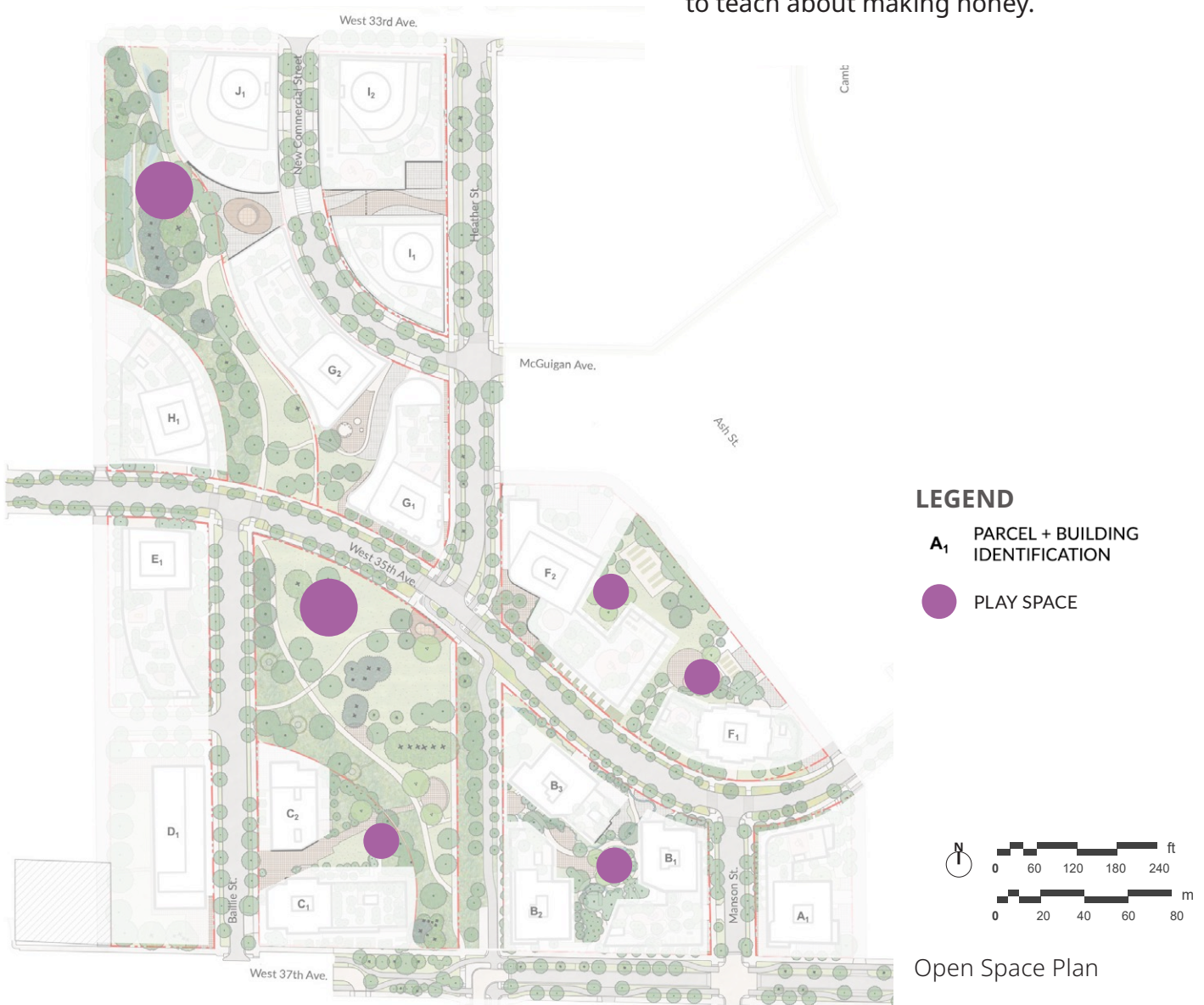
6.11 Play Spaces

Intent

Play spaces are located in both the parks and around courtyards throughout the Heather Lands. The play space should be creative, fun, multi-generational, challenging, inspired by nature and by MST culture. It will include natural elements as much as possible in its design to promote land-based learning and intergenerational knowledge transfer.

Design Guidelines

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

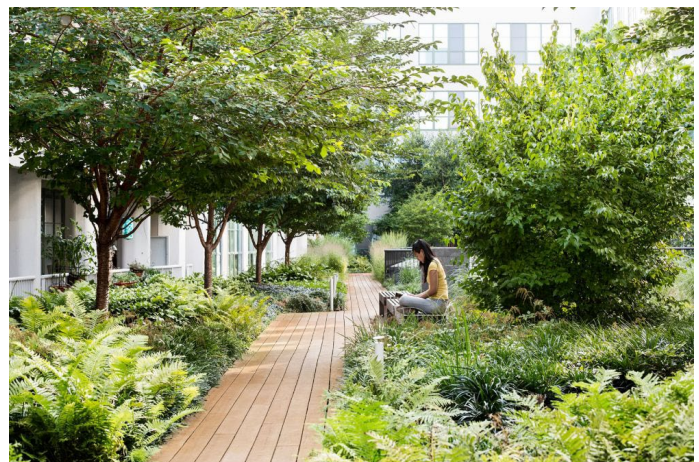


6.12 Courtyard Pathways

The Courtyard Pathways are a series of publicly accessible mid-block connections that run through Parcels B, C, F and G to improve fine-grain pedestrian connectivity through the neighbourhood. They are secured for public use with a Statutory Right-of-Way (SRW).

Design Guidelines

- Encourage public use of the pedestrian pathways that run through private parcels by incorporating inviting design features: wide pathways, trees and plantings on either side, benches, pedestrian lighting and thoughtful paving design.
- Provide clear sightlines from end to end for improved pedestrian wayfinding.



POPS



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6.13 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 Guidelines

- Create an outdoor ceremonial space and public plaza that is inspired by Musqueam, Squamish, and TsleilWaututh culture, and encourages vibrant cultural ceremony and celebrations where people can be together, where people can dance, sing, drum, and speak.
- Design a multifunctional space that is flexible in design and 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. Include infrastructure for outdoor performance and gathering space(s), such as access to loading, power, water, seating, and access to MST Cultural Centre back of house infrastructure including green rooms, dressing rooms, washrooms, etc.
- Include infrastructure and space to accommodate a Community Food Market satisfying City of Vancouver design guidelines. Program a community food market for a minimum of five years from date of Cultural Centre occupancy, per the requirements of the Rezoning Policy for Sustainable Large Developments.
- 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 and ending at a small elevated stage for events. The processional route can be used as a pathway when it is not used for special ceremonies.
- Include an outdoor fire pit with cooking facilities, with convenient access to the commercial kitchen located in the MST Cultural Centre and infrastructure required to enable safe and convenient food preparation.
- Include an Indigenous plant garden to provide teaching, programming, and harvest opportunities, with appropriate transition or connection to the northern park parcel.
- Opportunities for incorporating MST Nations'-inspired activities include:
 1. Utilizing the outdoor cooking facilities, complemented by access to community kitchen inside the MST Cultural Centre, to support hosting of gatherings, events, ceremonies, or feasts.
 2. Planting an Indigenous plants garden to provide teaching opportunities.
 3. 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
 4. Hosting Community Food Markets to invite the community to celebrate local and/or traditional MST foods.
 5. Arranging movable seating and tables for special events facing a small covered stage and/or around a fire pit.

6.14 Hardscape

Intent

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



Design Guidelines

- Minimize the use of impervious hardscape materials and prioritize the use of these materials in areas that are heavily used by pedestrians, in central gathering spaces, and ceremonial spaces.
- In order to meet the design intent of accessibility for people of diverse abilities, the design of hardscape areas with breaks of groundcover plantings or gravel will need to be carefully located.
- Use high quality materials that are beautiful and durable.
- Select materials that are naturally occurring in the pacific northwest such as: basalt, flagstone, decomposed granite, gravel, river rock, and wooden boardwalks, whenever possible.
- Select materials that resemble natural materials when the use of natural materials is not feasible, i.e. pavers that resemble stone.
- Source hardscape materials from local quarries, whenever possible.
- Work with local MST artists to develop paving patterns that are inspired by weaving.
- Use natural boulders that are reminiscent of north shore mountains.
- Design paving patterns that avoid ninety-degree angles to building frontages or adjacent streets due to connotations with colonial landscapes and a mechanical approach to outdoor spaces.
- Explore decorative crosswalk to highlight corridors pending maintenance budget and inclusion into detailed public art plan (DPAP). Decorative crosswalks were not part of the original design guidelines but is being proposed by the applicant in design submission.

6.15 Site Furnishings

Intent

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

Site furnishings include benches, tables, waste and recycling receptacles, bike racks, bollards, light fixtures, and planters. Site furnishings within the Park to be determined through the park concept design process with the MST. Types and locations of all furnishings proposed within City of Vancouver street ROWs will need to be coordinated with the City of Vancouver's Engineering Department.

Design Guidelines

- Select site furnishing that are sustainable, durable, weather resistant, and low maintenance.
- Select benches with wood seats that speak to MST use of local wood. Wood has a warm and inviting quality that is appealing for people to sit on. Avoid benches with metal seats which can easily be too cold or too hot, depending on the weather.
- Use bent wood boxes as inspiration for seating design. Include backrests and armrests on benches so that they are welcoming to people who need a more supportive seating position.
- Use FSC certified wood and locally sourced wood whenever possible.
- Avoid using off-the-shelf planters, where possible, for a more natural, organic quality. Use site grades and rock walls to create planters.

Guidelines For Family Site Furnishings

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

Guidelines For Feature Site Furnishings

- Design custom-made feature site furnishings that are unique and playful and that tell the stories of the MST Nations.
- Collaborate with MST Nations' artists on the design of feature site furnishings.
- Site furnishings within the park are to be determined through the park concept design process with the MST.



6.16 Lighting

Intent

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

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

Lighting fixtures and systems will be inspired by MST Nations' art and design, wherever possible.

Design Guidelines

- Work with MST artists and designers to create playful and creative lighting fixtures to add character to the public realm, wherever possible.
- Use lighting effectively to create a welcoming public realm that is safe and comfortable at night.
- Integrate lighting with wayfinding to facilitate movement through the site at night: highlight street crossings, pathway intersections, and critical decision points.
- Provide lights within residential courtyards at private patio stairs and other areas where navigating at night might be difficult such as grade changes, surface changes, etc.
- Use a consistent palette of standard light fixtures to improve long term maintenance.
- Use energy conscious light fixtures to reduce resource consumption and minimize maintenance.

- Avoid up-lighting and use dark-sky approved light fixtures to reduce light trespass, glare, and light pollution.
- Provide high levels of illumination at shared building entries for safety and wayfinding.
- Integrate lit planes of light into the architecture to provide a safe and welcoming and attractive entrance. Simple surface mounted light fixtures at private residential entries will provide enough light to clearly identify individual units.

Gathering Space Lighting

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

Pathway Lighting

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

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 and 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 fixture.

Decorative lighting should not interfere with traffic signals at signalized intersections. In particular, decorative lights should not be red, amber or green, and should not be located too close to any signal.

6.17 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.

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 and between the northern and southern parks.

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.

Design Guidelines

- Collaborate with MST Nations' artists on the patterning of special crossings 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. Other internal intersections will be controlled by stop signs.
 - Where possible, reduce street crosswalk distances to encourage drivers to slow down and to enhance pedestrian safety.
- Use a special paving designs at the crossing of the intersections of Heather Street and W35th Avenue, Baillie Street and W35th Avenue, and the mid-block crossing on the Commercial Street. Ensure that visibility is maintained at night for pedestrian safety. All proposed crossings and intersections should have new catch basins at low points to prevent surface water ponding.
 - Plant vegetation at intersections that will be no taller than 0.5m at maturity to maintain sight lines. All proposed plantings within the City of Vancouver's road ROW need to be coordinated with the City of Vancouver Engineering Department. The selection of all tree species within the City's road ROW need to be coordinated with the Vancouver Park Board Urban Forestry Team.



Heather Lands Concept Sketch - South Park View

Artist: Derek Lee



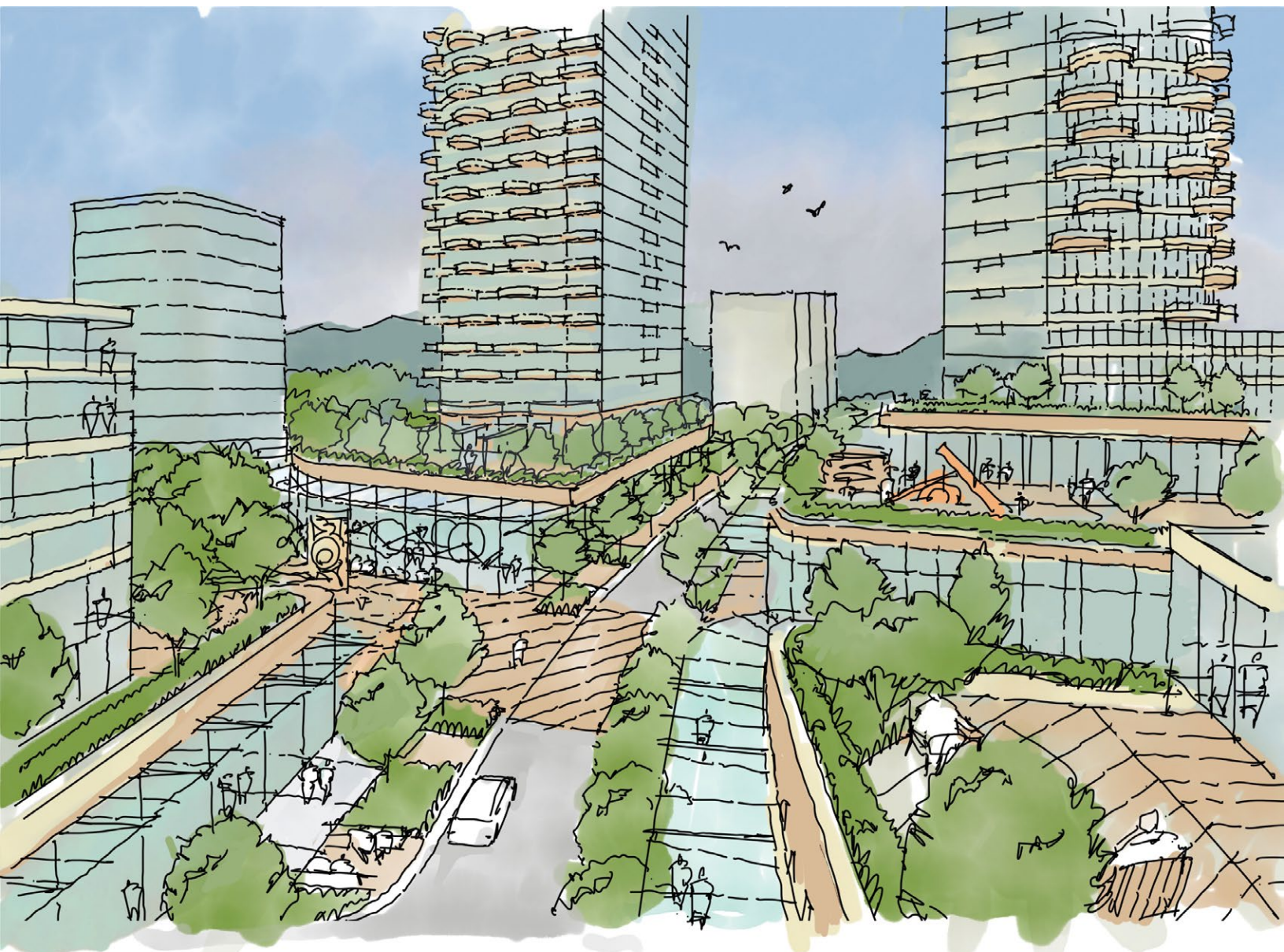
Heather Lands Concept Sketch - 37th Ave Entrance View

Artist: Derek Lee



Heather Lands Concept Sketch - View Across Park to 35th Avenue

Artist: Derek Lee



Heather Lands Concept Sketch - View along Commercial Street

Artist: Derek Lee

6.18 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. 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 were 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."

Should public art be proposed in the southern park, development and implementation of a Public Art Plan must include collaboration with staff of the Vancouver Board of Parks and Recreation to ensure siting of public art aligns with the advancement of the detailed design of the park and enhances and supports parks and recreation uses. Public art incorporated into hardscape areas of the road ROW should not impact accessibility, typical service life, or maintenance requirements of the street asset.

Design Guidelines

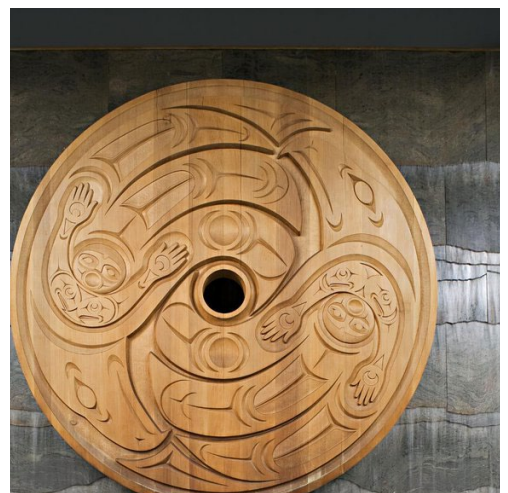
- Public art will support the ability of MST culture to be recognizable in all aspects of the neighbourhood.
- Public art – including its creation, siting, and placement – will engage and promote MST artists.
- Public art may be traditional or contemporary.
- Public art may be commissioned as a permanent artwork or temporal (i.e. installed for a limited time frame, or practiced "live" in real time). Public art must be accessible by the public.
- 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.



Zachary George - Story of Creation, Tsleil-Waututh Nation

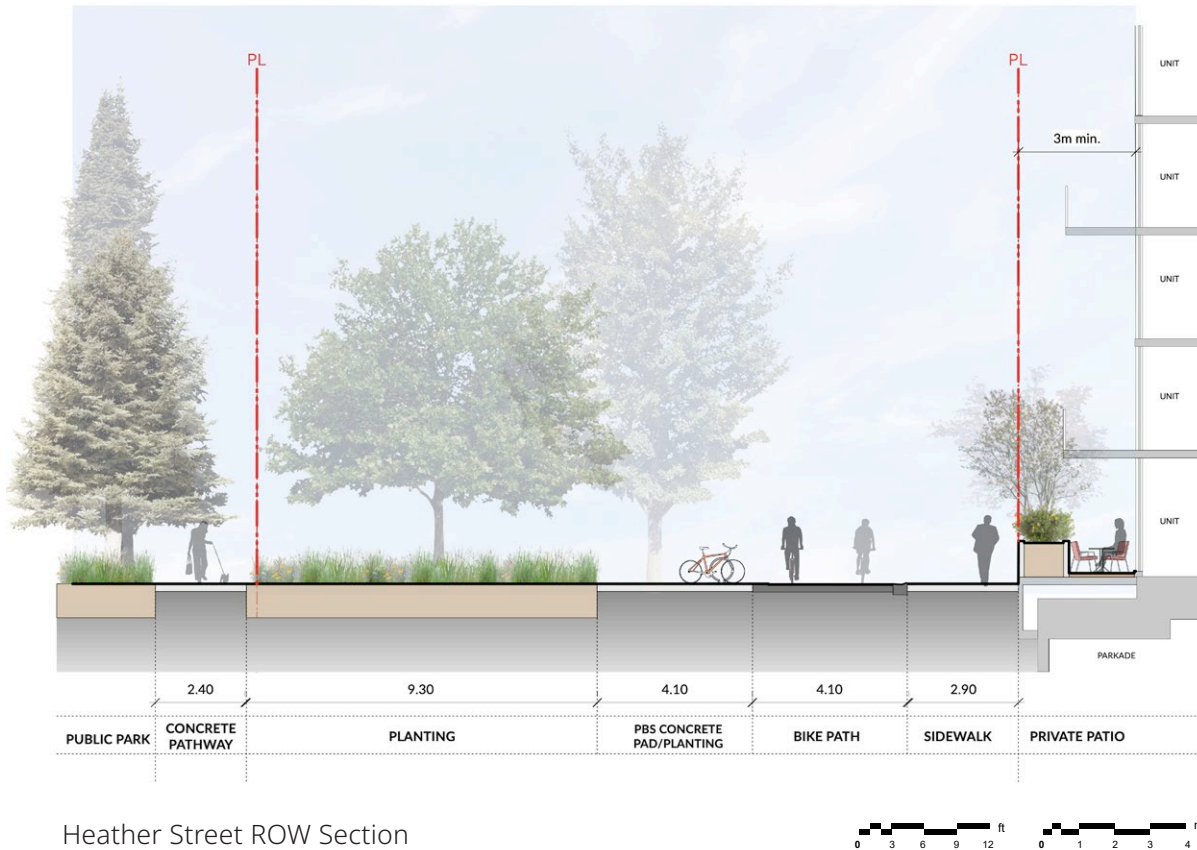


Stan George -Welcome Figure, Squamish Nation



Susan Point – Spindle Whorl, YVR International Airport

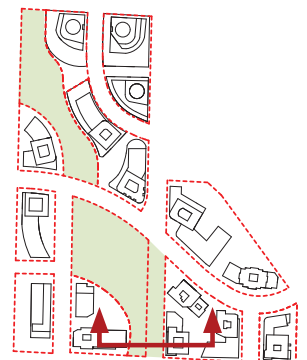
6.19 Heather Street: W35th to W37th



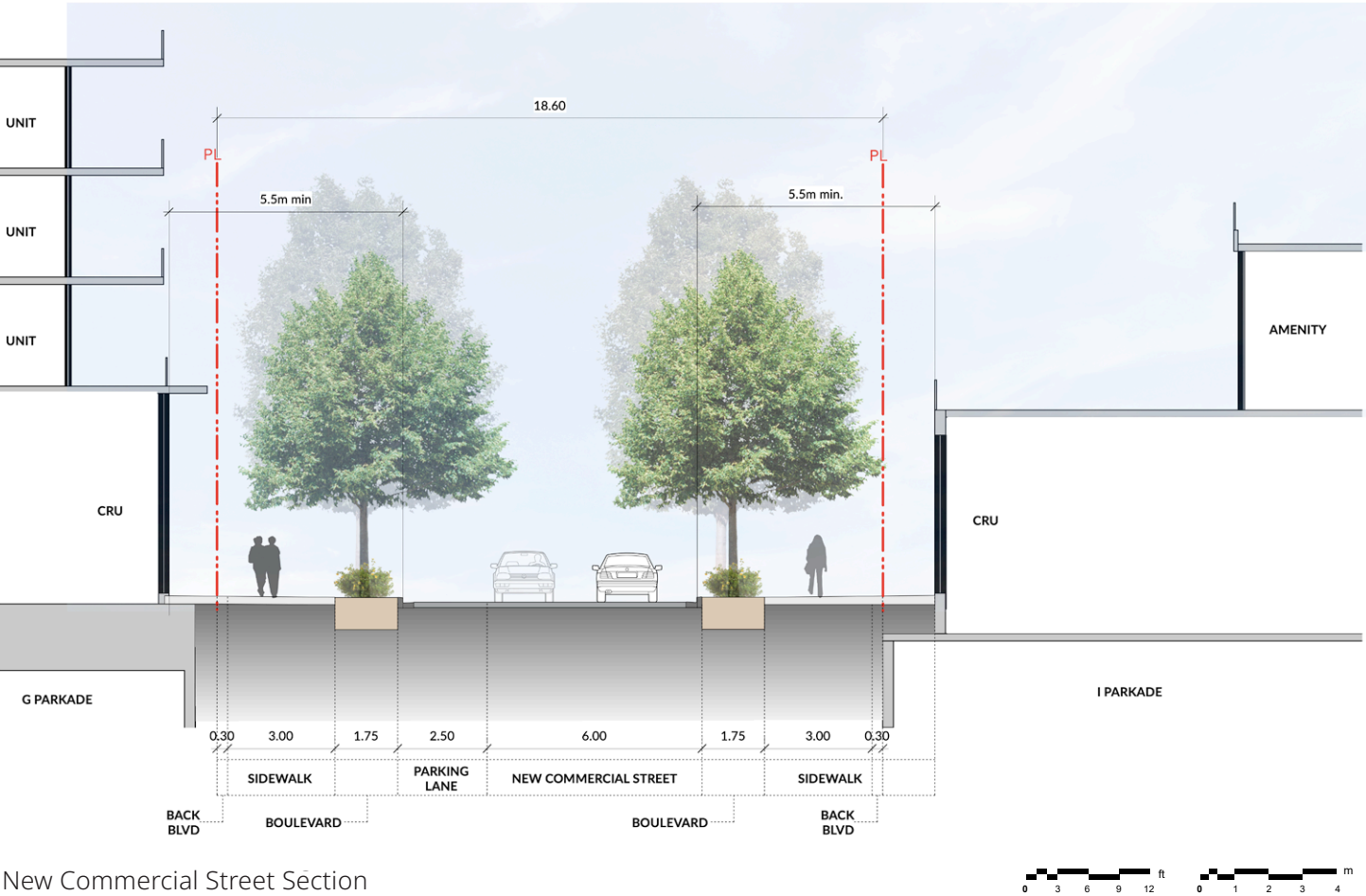
Heather Street ROW Section

Heather Street, between W35th Avenue and W37th Avenue, will be closed to vehicles and transformed into a green, pedestrian and cyclist corridor. The existing Heather Street right of way will remain owned and managed by the City of Vancouver. The design will need a clear distinction between the cycle path, the park and the pedestrian paths for safety and to encourage an active pedestrian and cyclist transportation corridor.

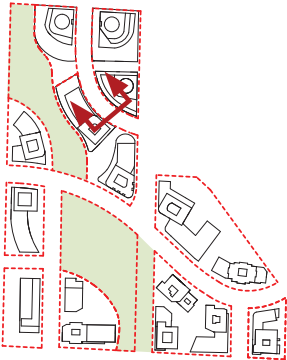
Cyclists and pedestrians will be encouraged to slow down and enjoy the park and open space at Heather Lands. A raingarden in the ROW will infiltrate rainwater, forming a blueway and demonstrating the City's commitment to green infrastructure.

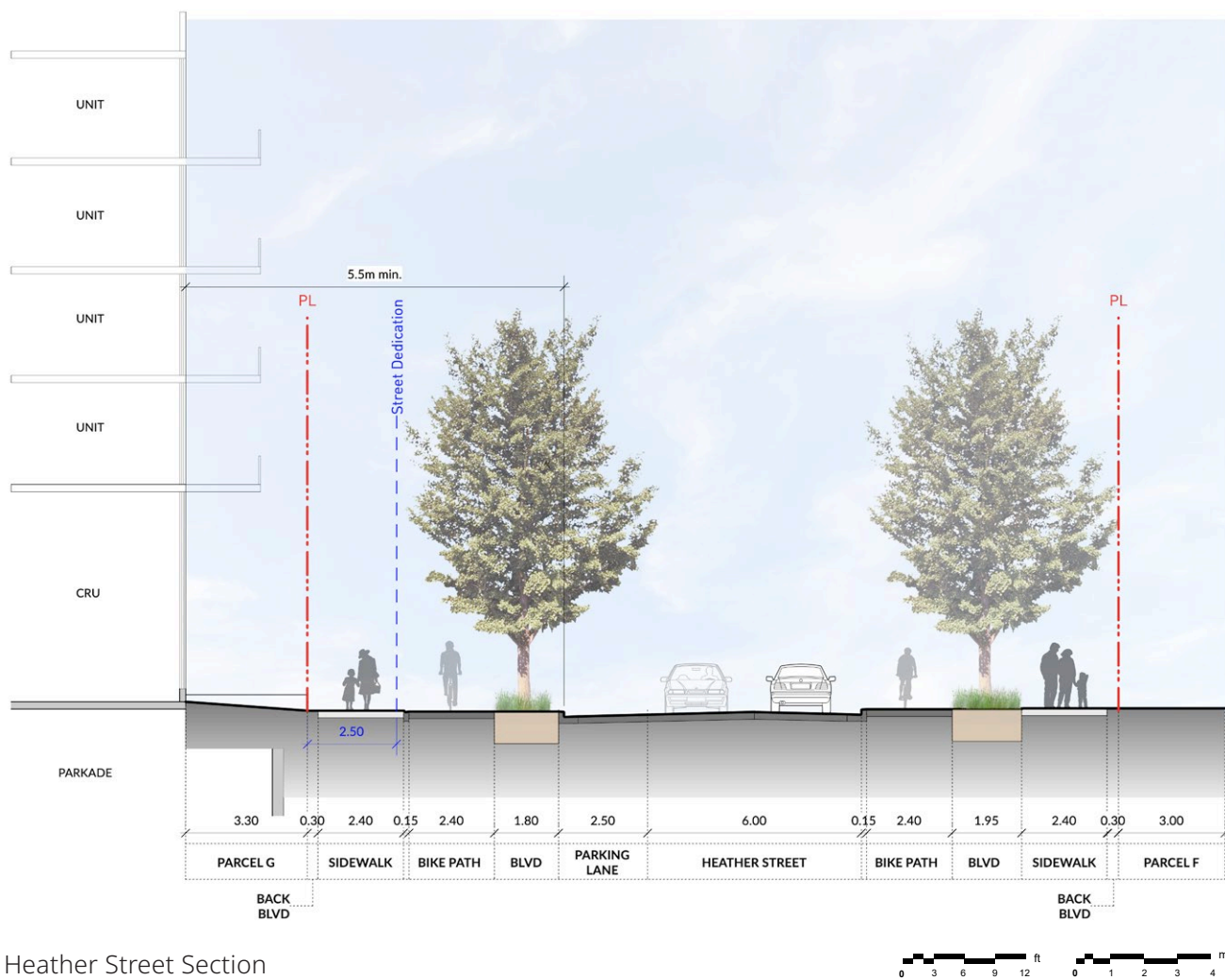


6.20 Street Sections

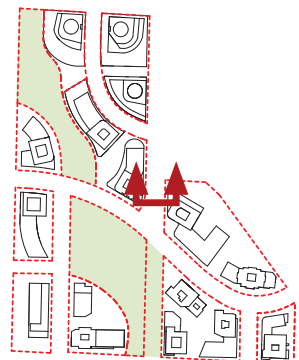


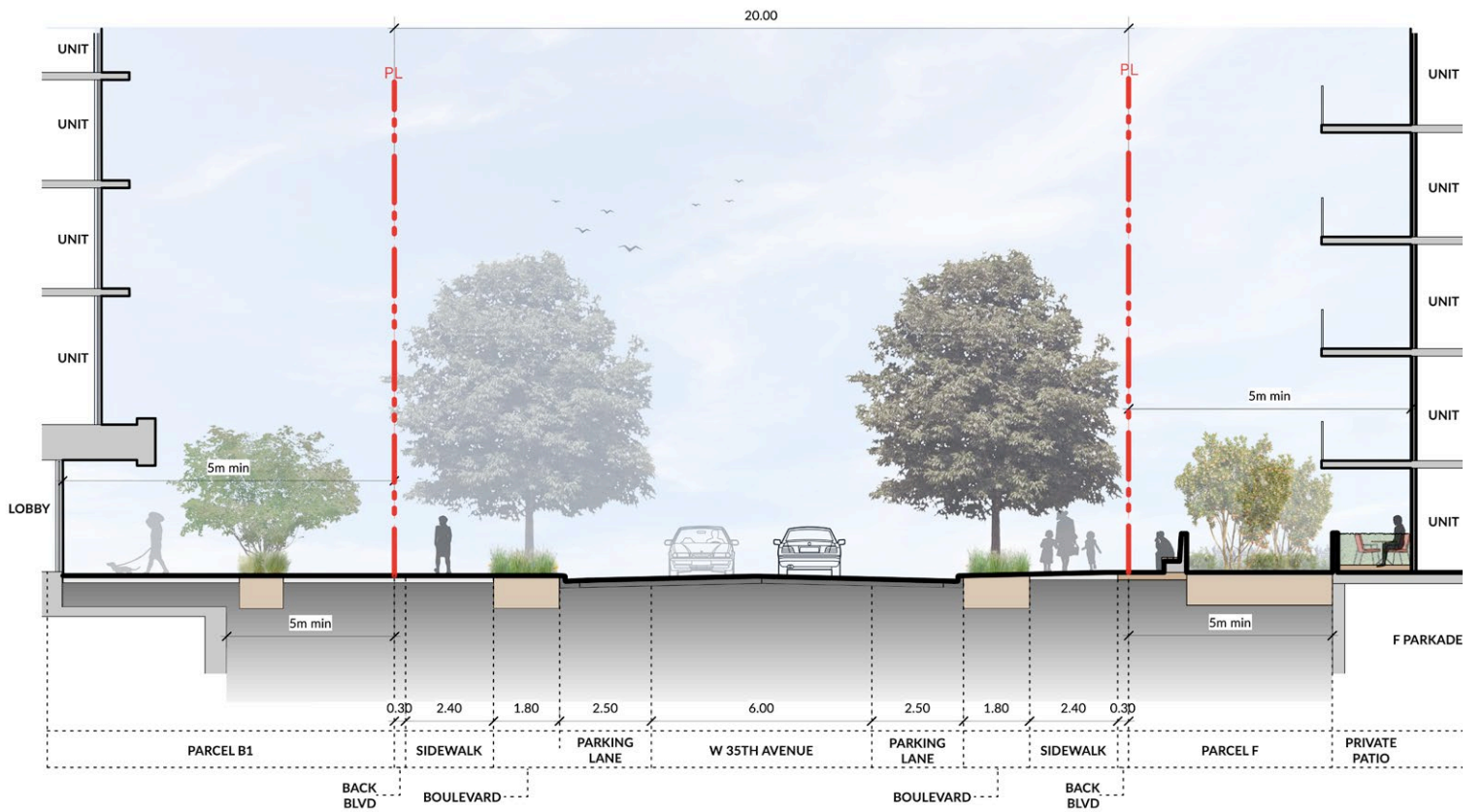
New Commercial Street Section



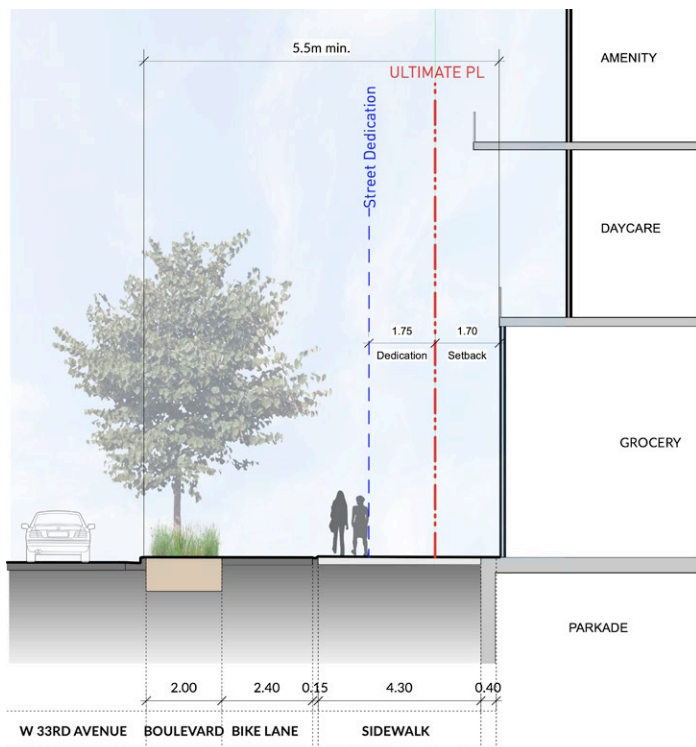


Heather Street Section



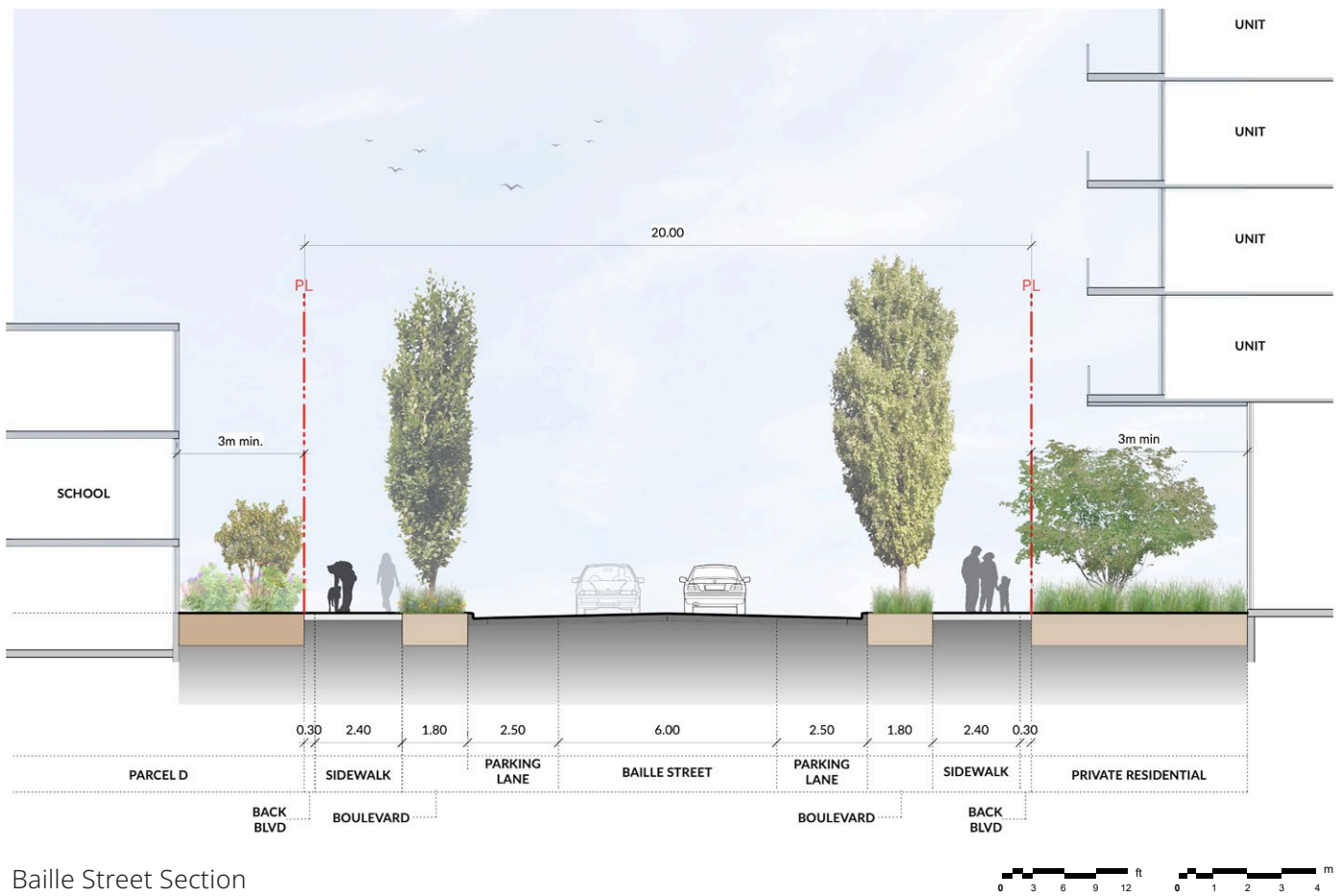


West 35th Avenue Section

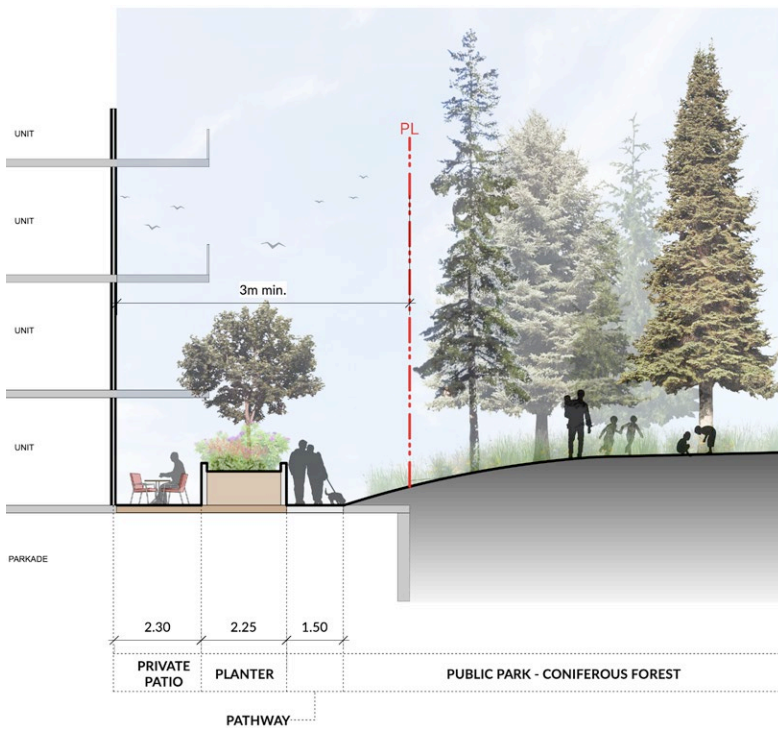


West 33rd Avenue Section



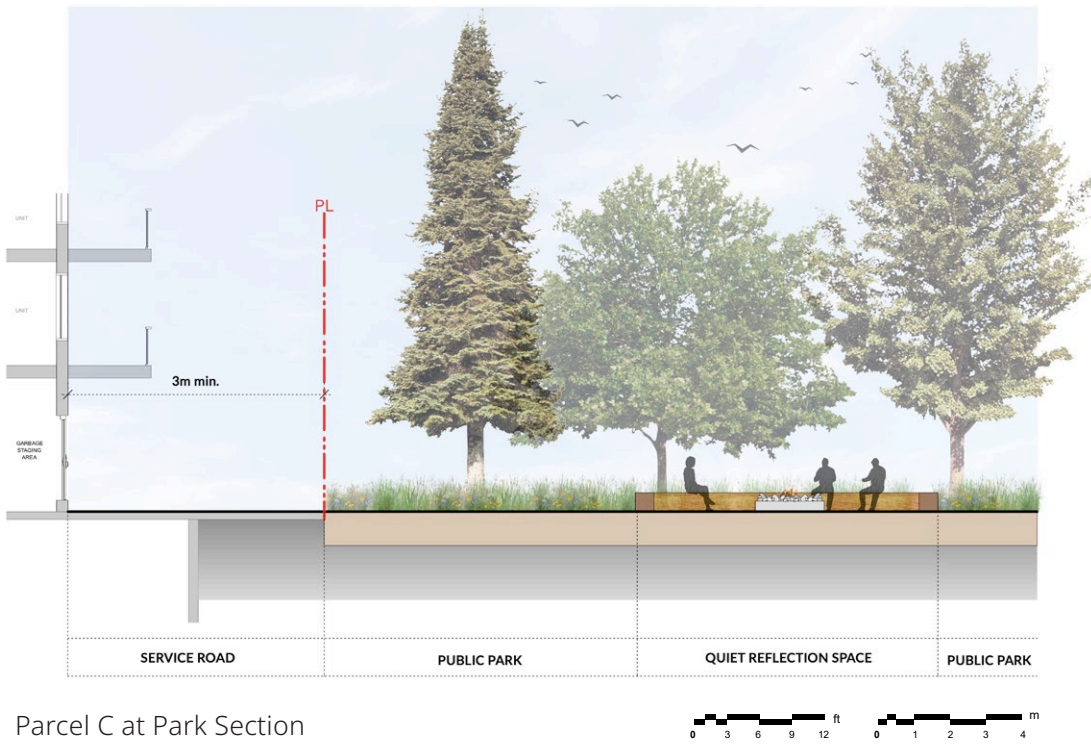


Baille Street Section



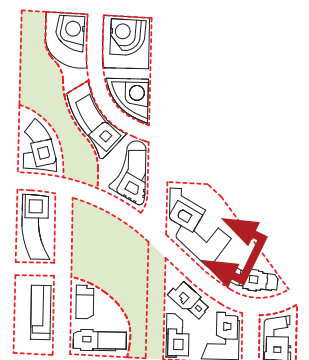
Parcel H at Park Section

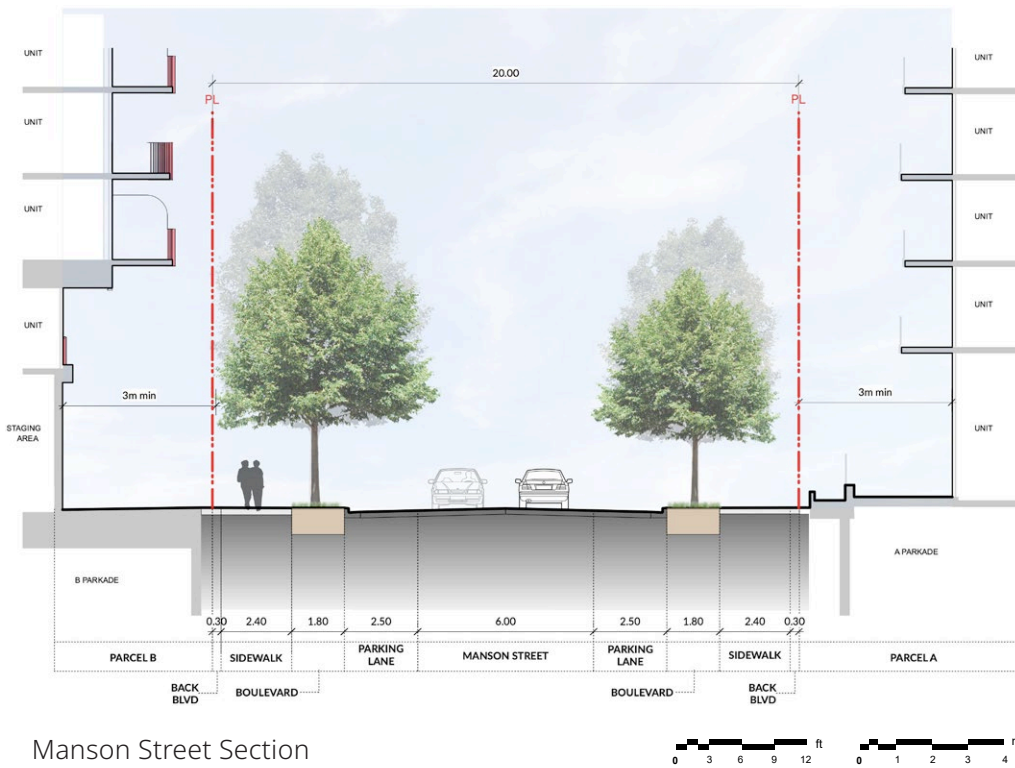




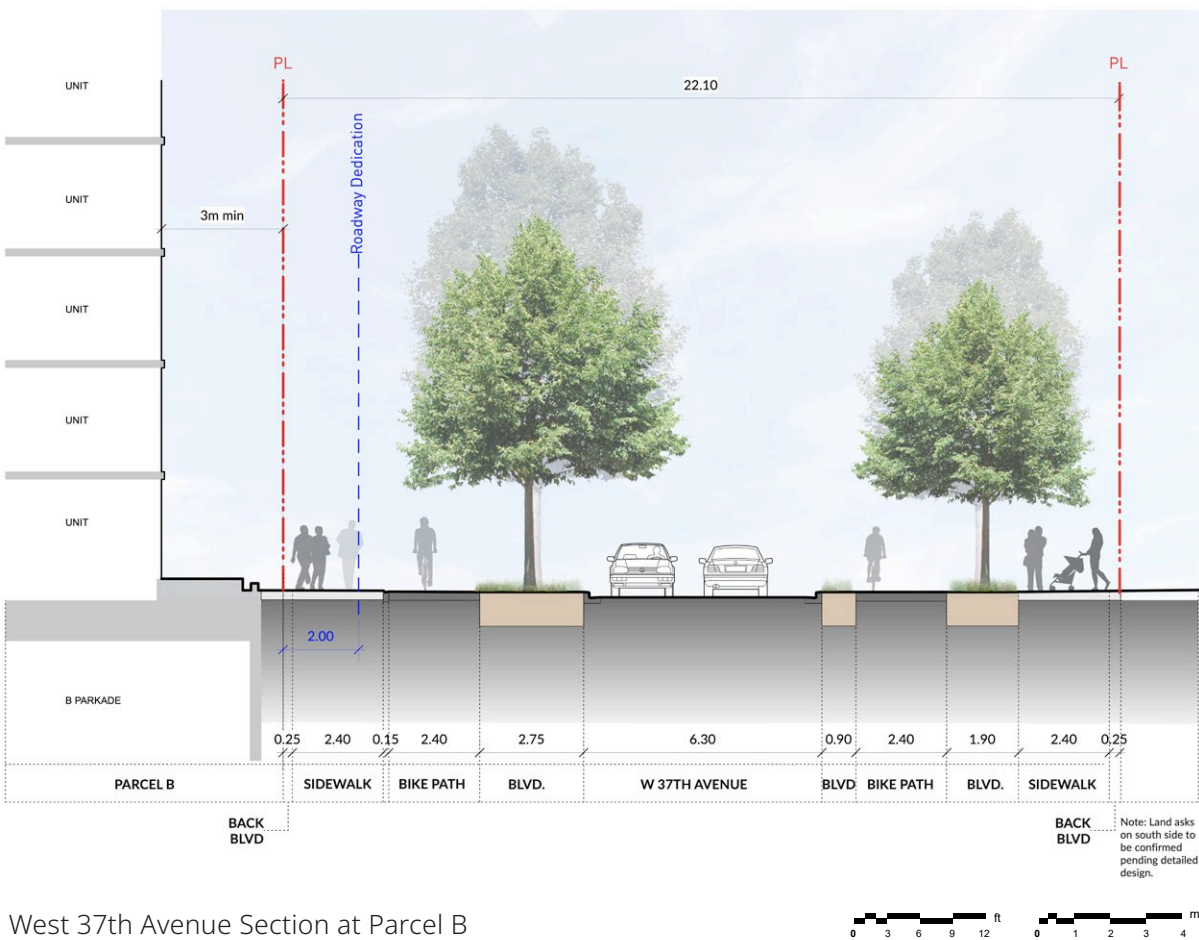
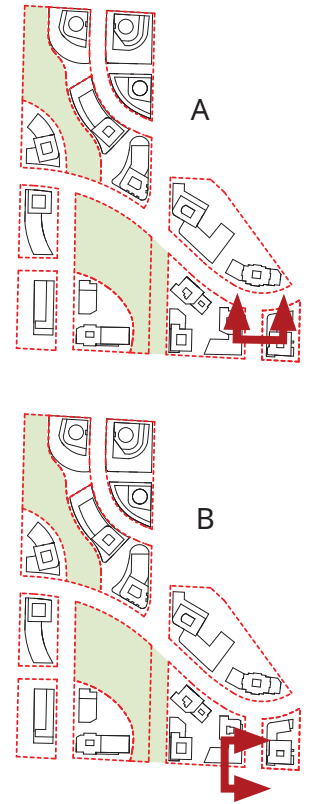


Parcel F at Courtyard Section





Manson Street Section



West 37th Avenue Section at Parcel B

7 BUILT FORM

Overview

The Heather Lands are envisioned as a high-density neighbourhood comprising a mix of low- to high-rise buildings with an emphasis on low-rise building forms framing streets and taller buildings marking the Indigenous significance of the site. The outcome of the built form is a balance of multiple objectives including enhancing Indigenous placemaking, creating a highly permeable plan with significant parks and open spaces, delivering a vibrant and welcoming neighbourhood heart, providing appropriate transitions to the surrounding context and upholding a high standard of livability.

Principles

The site's built form is informed by the 2018 Heather Lands Policy Statement. Key principles from that statement include the following:

- establishing neighbourhood character by following Indigenous design principles (7.2.1.)
- prioritizing a response to natural features by organizing structures and street networks around open spaces and optimizing tree retention (7.2.2.)
- defining a neighbourhood context with strategically placed tall buildings and transitional building heights (7.2.3.)
- varying design elements through facade articulation, different building typologies, and breaks in massing (7.2.4.)
- integrating permeability with courtyards as well as access to daylight and views (7.2.7.)
- minimizing shading impact on open spaces and retail areas (7.2.9.)
- providing views to the North Shore mountains (7.2.10.)

Cultural Identity

The architecture at Heather Lands will help communicate the cultural identity, past, present and future, of the MST Nations. The architectural expression will be informed and inspired by the four elements of life (water, earth, air, fire) that are central themes in the Heather Lands Cultural Interpretive Plan. The Design Directive, 'Being in Touch with the Light, Weather, Seasons, Land' embodies this approach.

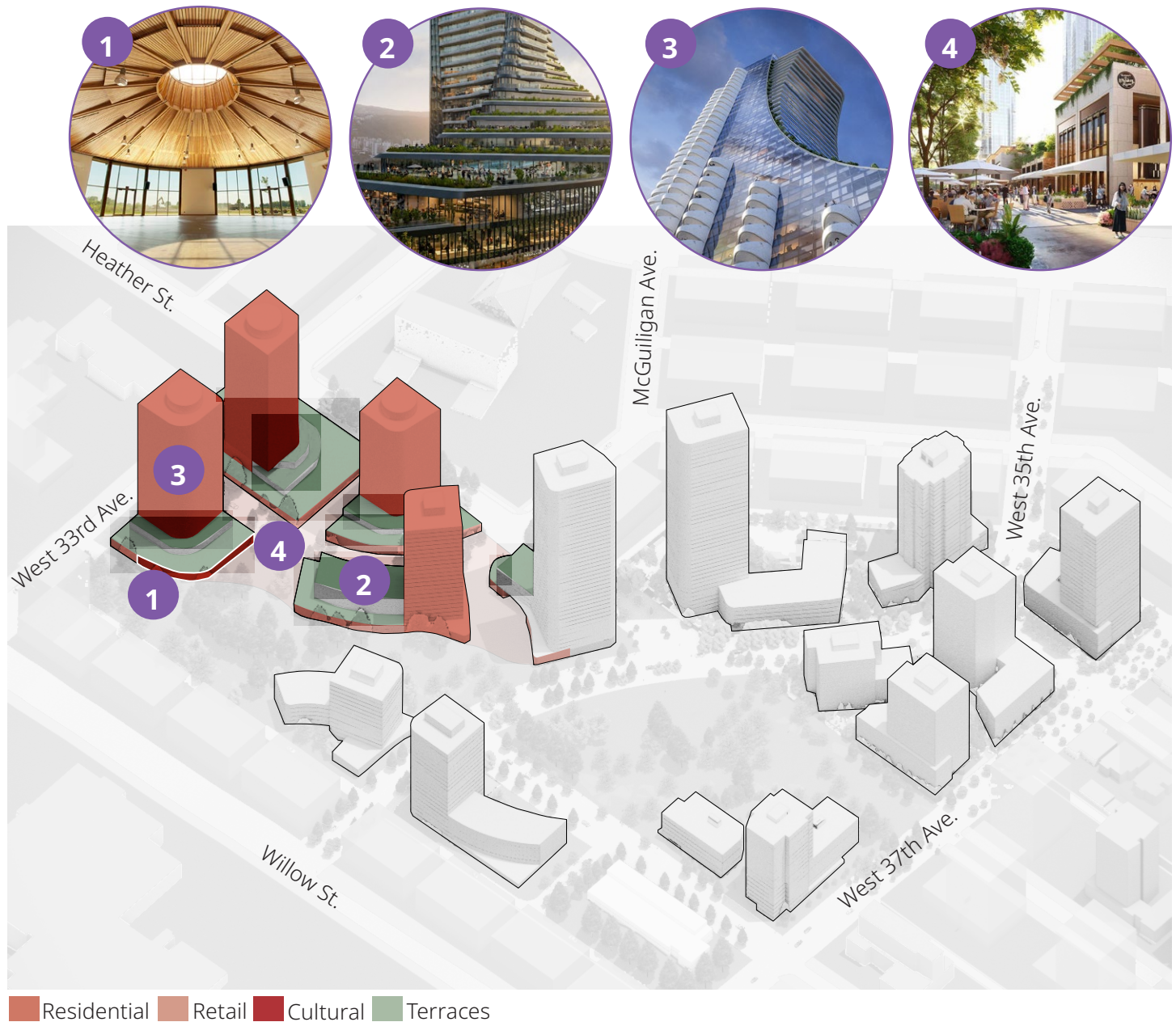


Two Sisters, Looking South



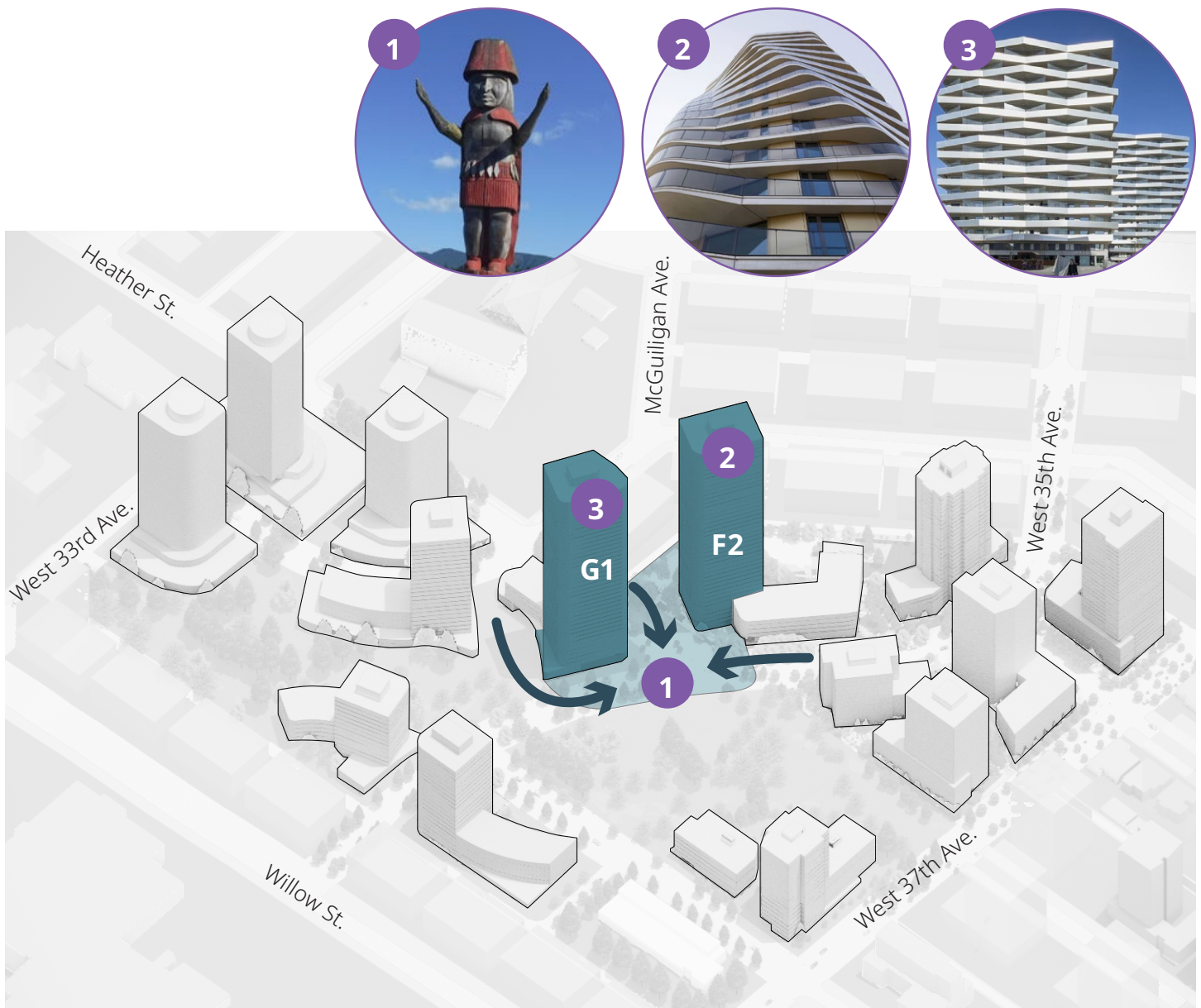
Slhxi7lsh Rock, Stanley Park, 1890

7.1 Architectural Expression



Drum Beat / Heart

1. The MST Cultural Centre will be a signature building component and showcase MST culture through the design features of the building.
2. Stepped terraces should integrate plantings as an extension of the park.
3. Balconies in the 'Drum Beat /Heart' commercial area should be sculptural and animate the street.
4. Frontages along W33rd, Heather Street and New Commercial Streets, and plaza should be animated with storefronts and weather protection. A cohesive signage program should be provided.
5. Design cohesive building forms to enhance the concept of a neighbourhood heart.



Gateway Buildings

Meeting Point: Welcome to Our Place

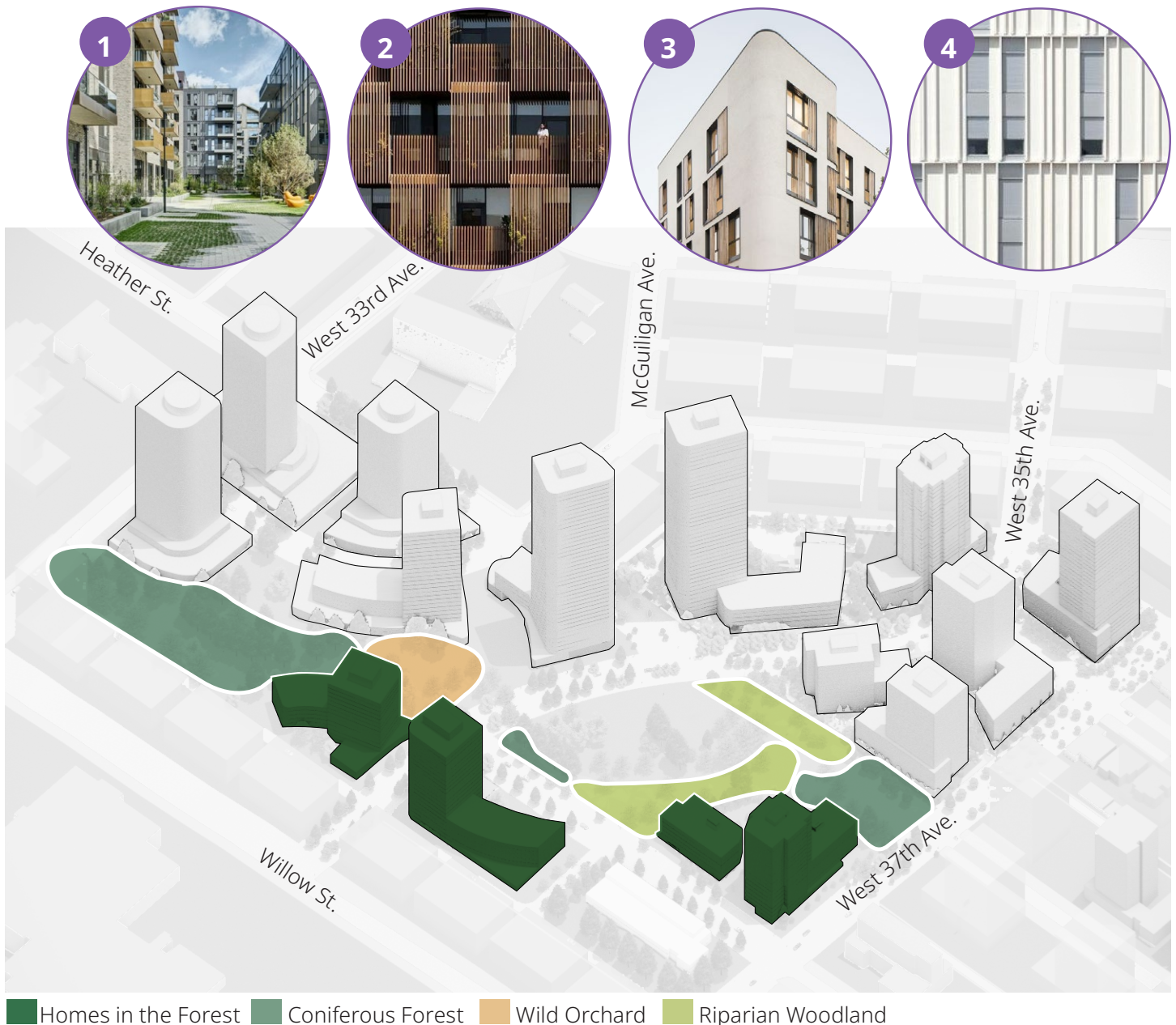
1. Meeting point is located at the high point of the site and is a place to formally welcome people to the site; it says "welcome to our place."
2. Tower F2 is the tallest building on the site and can be a prominent signature tower welcoming people to the site through its architectural expression.
3. Tower G1 should especially distinguish itself on the site and the design should represent the coming together of the Musqueam, Squamish and Tsleil-Waututh in a historic partnership.
4. The built form of the towers at this key intersection should help capture the feel and look of a "meeting point."



Homes in the Village

Homes in the Village

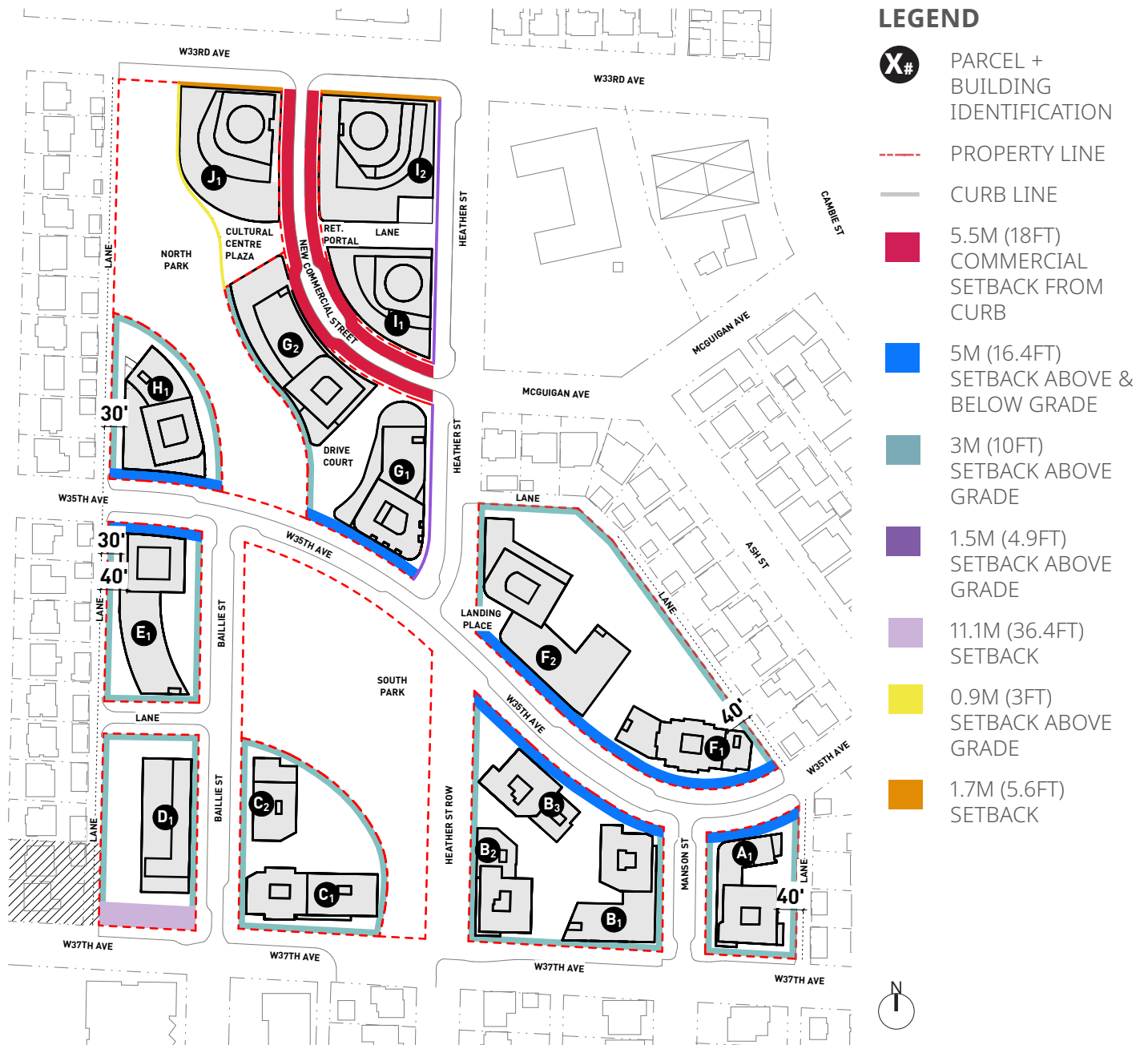
1. 'Homes in the Village' should allow for a variety of outdoor activities and gathering spaces allowing for connections between neighbours.
2. Balconies should be expressive and vary depending on the building's architectural design and the character area in which it is sited.
3. Landscaping shall be terraced up the building podiums, especially where facing the park and the courtyards.
4. Welcoming entrances should be clearly identified.
5. Each building should celebrate the diversity of this place, yet designed with a continuity of expression to identify these parcels as a group.
6. Provide a courtyard interface that supports activation, sociability, and connectivity.



Homes in the Forest

1. Distinctive buildings are articulated to reflect a fine-grained residential scale and adjacencies to accentuate an intimate relationship to the park and open space.
2. Integration of balconies into the façade and minimization of buildings' projections except at key moments should provide spaces for retreat and calm.
3. Building materials should be soft neutral colours found in nature. Neutral colours will provide a backdrop for the colours of the park and landscaping elements to be primary.
4. Elevations facing the park should complement the vertical expression and the qualities and characteristics of forest trees.

7.2 Building Setbacks



COMMERCIAL

- Ensure adequate public realm to support desired pedestrian flows and activities.
- Provide a minimum 1.7m building setback from the ultimate property line on West 33rd Ave. to achieve a minimum 4.3m sidewalk.
- Provide a minimum 1.5m building setback from the ultimate property line on Heather St. to achieve a minimum 4.3m sidewalk.
- Provide a 5.5m public realm measured from building face to back of curb on New Commercial St.

RESIDENTIAL

- Provide typical 3m setback above grade.

POLLINATOR CORRIDOR

- Align 5m underground parking setbacks with building setback requirements along W35th Ave. to support the provision of the pollinator corridor, street trees, and landscaping.

PARK

- Provide a minimum 3ft setback between the park and Parcel J.

7.3 Building Heights



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

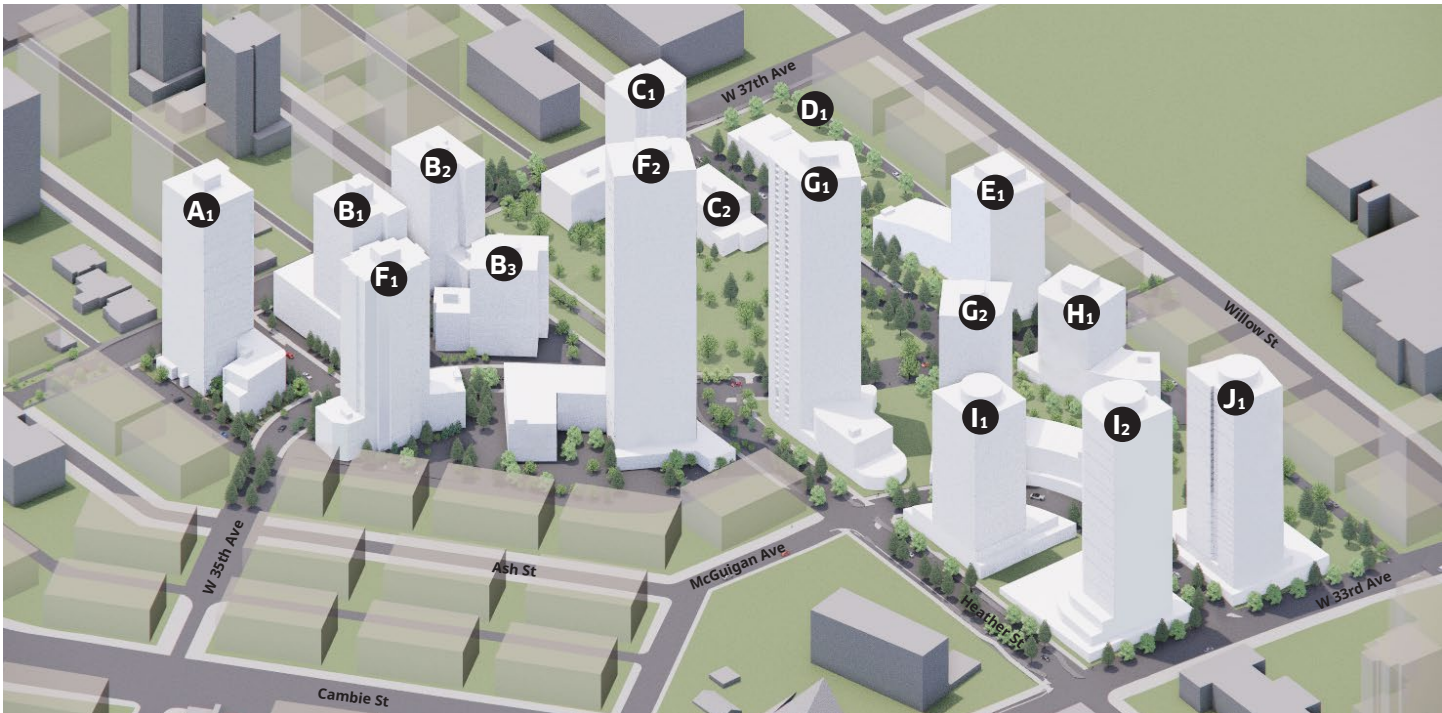
Buildings along Heather St. between W33rd and W35th increase in height following the grade

of the site to maximize the mountain views to the North, culminating in the two tallest towers, Buildings F2 and G1. The towers frame the meeting point as gateways.

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



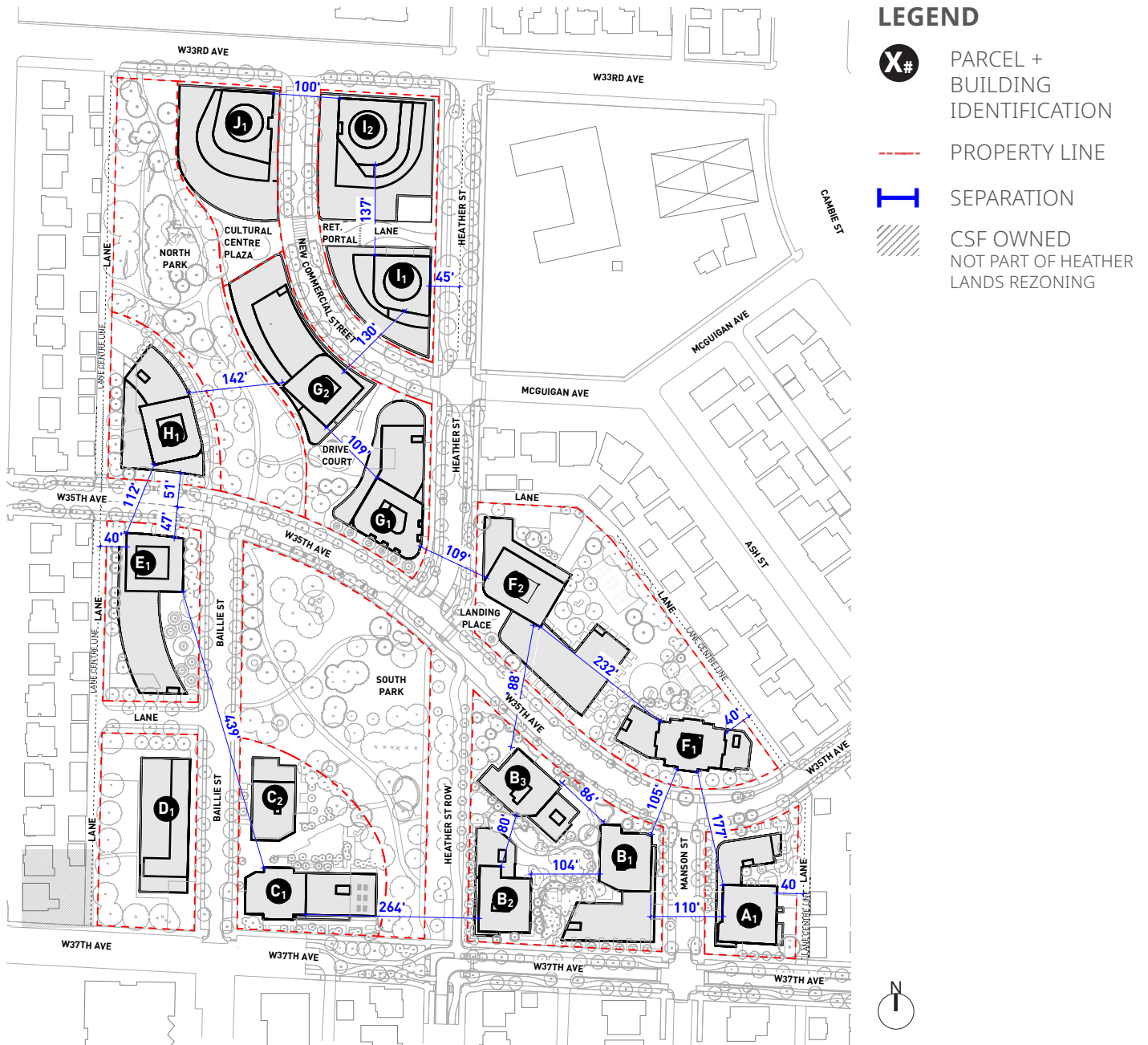
Tower Massing Aerial View, Looking NE



Tower Massing Aerial View, Looking SW

BUILDING	A1	B1	B2	B3	C1	C2	D1	E1	F1	F2	G1	G2	H1	I1	I2	J1
HEIGHT (m)	92m	72m	61m	44m	52m	20m	19m	66m	86m	141m	129m	80m	50m	76m	109m	101m
STOREYS (TOWER)	30	24	20	14	17	6	4	21	28	46	42	26	15	23	33	30
STOREYS (PODIUM)	6	7	6	6	6	6	3	6	6	6	6	6	6	2	3	2

7.4 Tower Separation, Setback & Placement



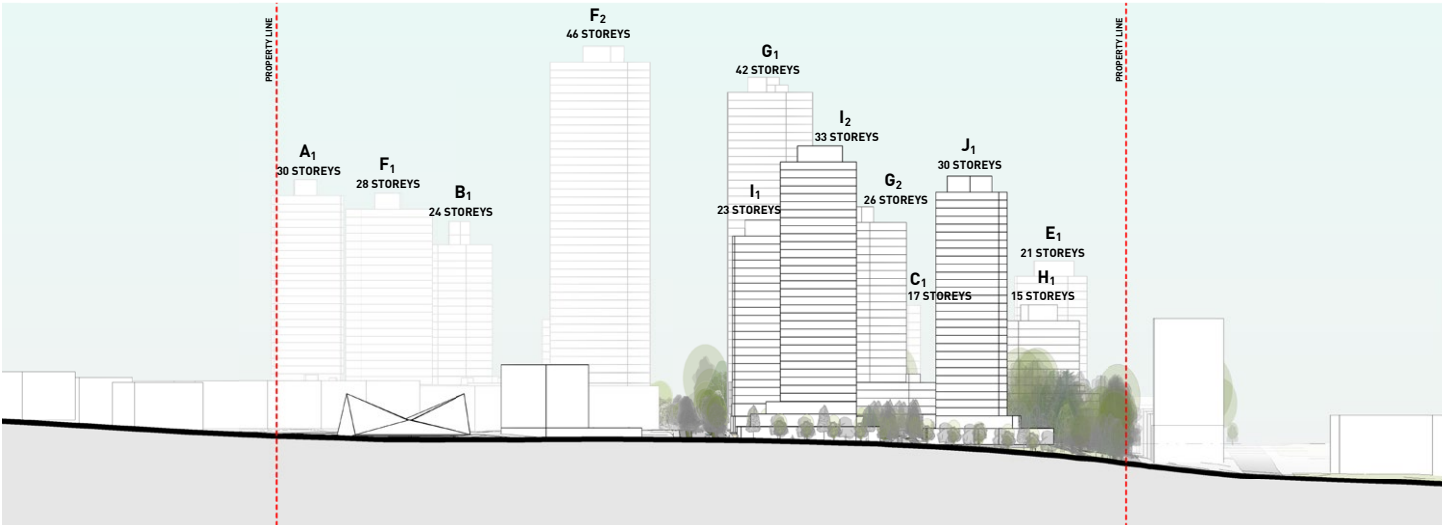
- Provide larger-than-typical tower separation to support the design principle of creating a permeable and livable environment, allowing adequate access to natural light, air, views, and a sense of openness throughout the site, and optimizing solar access to homes and open spaces.
- Carefully consider tower placement to minimize shadow impacts on the parks and public spaces, while reflecting the informal structure of the concept plan.

7.5 Tower Massing



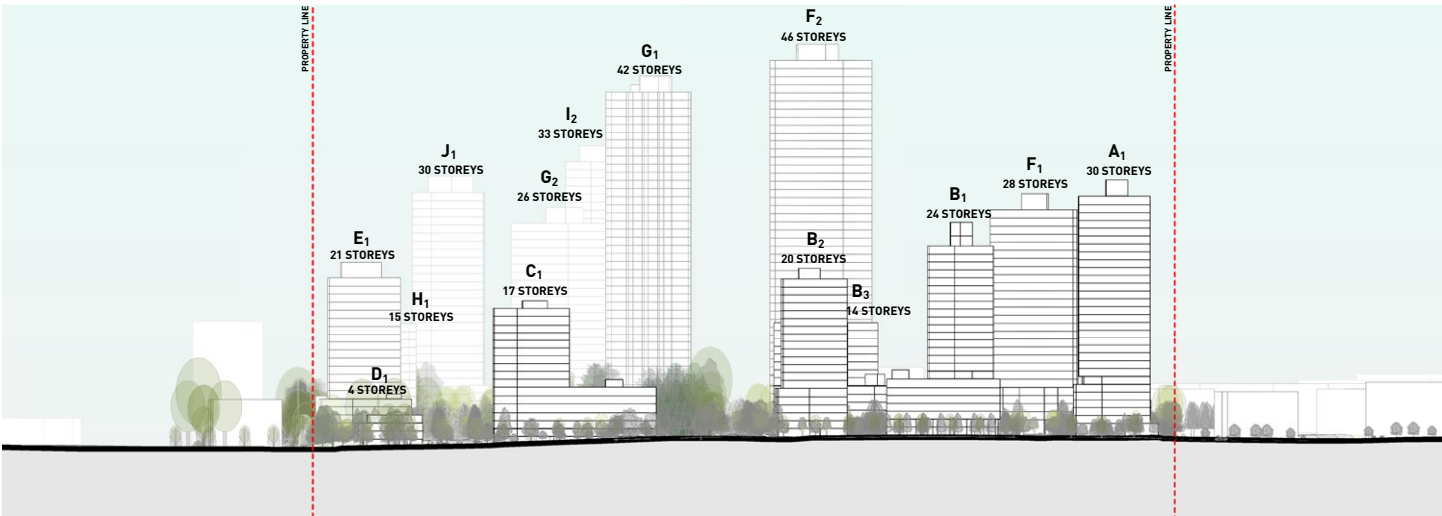
- Tower massing should support access to natural light, air, and views for occupants, and preserve solar access and sky views in the broader neighbourhood.
- In addition to City-Wide Design Development Guidelines, additional increases of tower floor plate may be considered to support large-site master planning Indigenous-led development.

7.6 Site Elevations



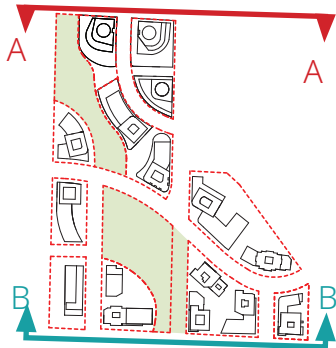
W33rd, Looking South

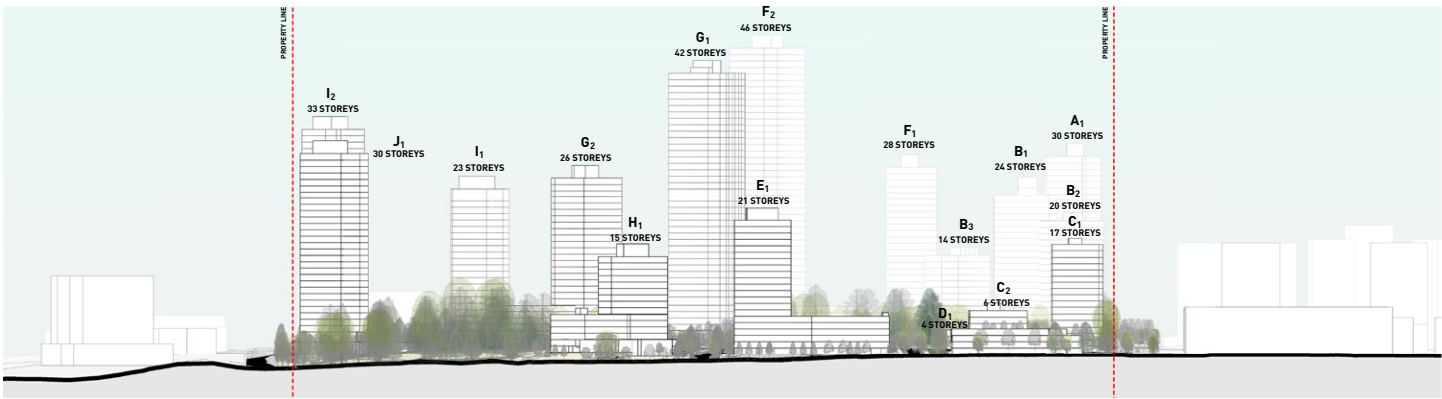
Elevation A-A



W37th, Looking North

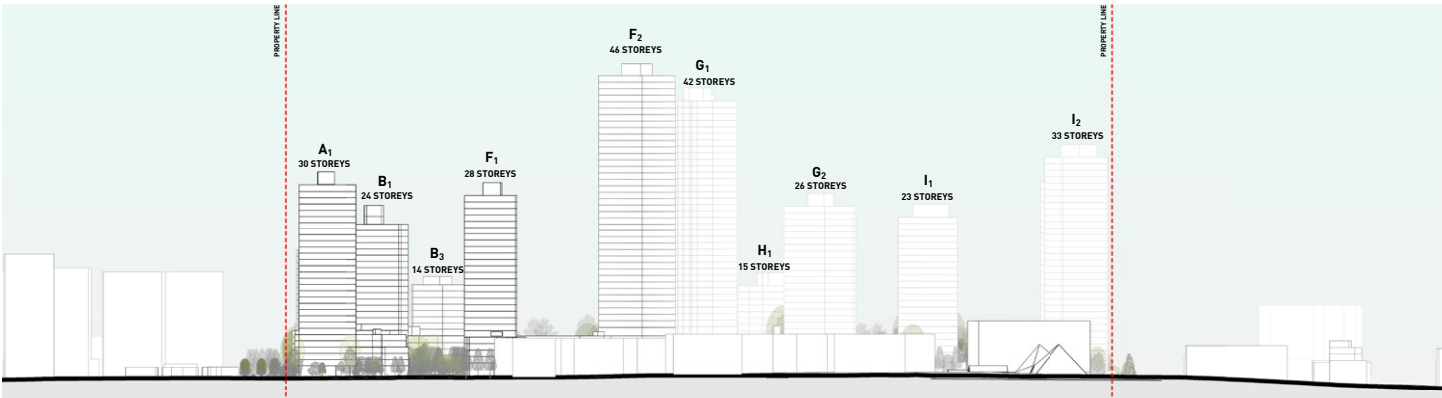
Elevation B-B





Lane East of Willow Street, Looking East

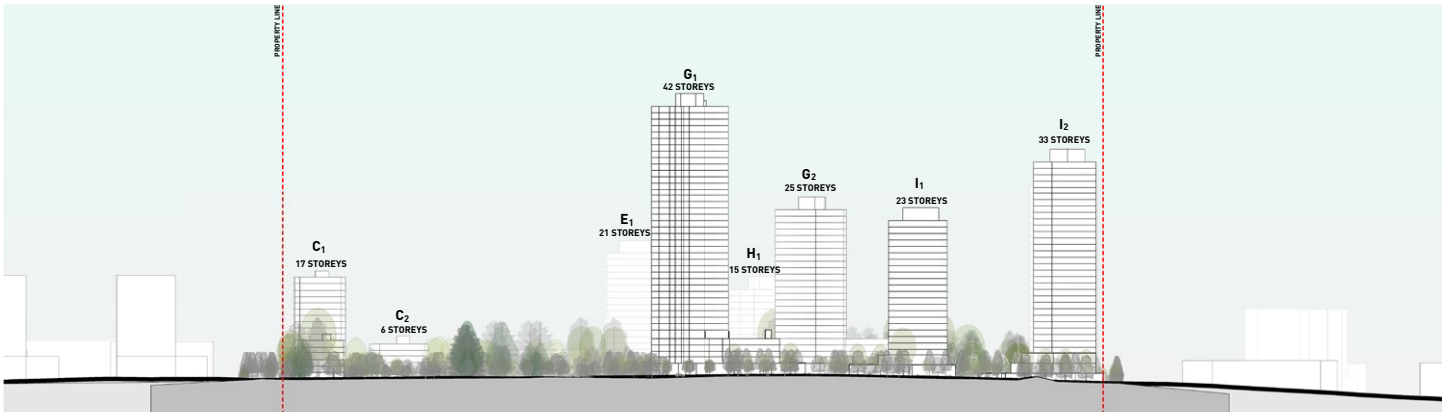
Elevation A-A



Lane West of Ash Street, Looking West

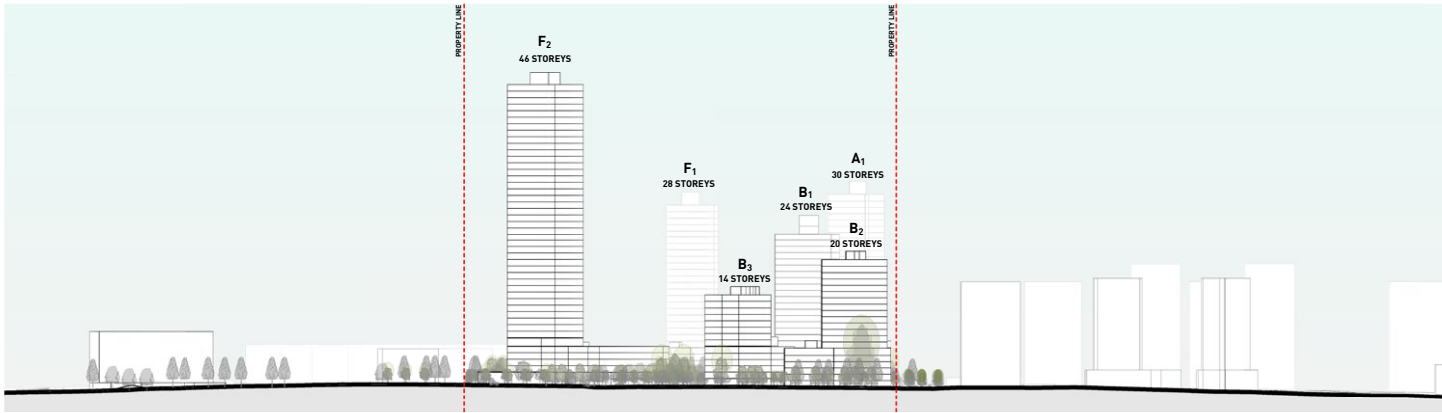
Elevation B-B





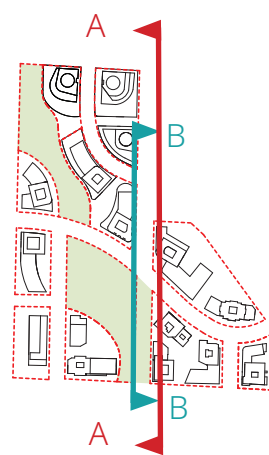
Heather Street, Looking West

Elevation A-A



Heather Street, Looking East

Elevation B-B



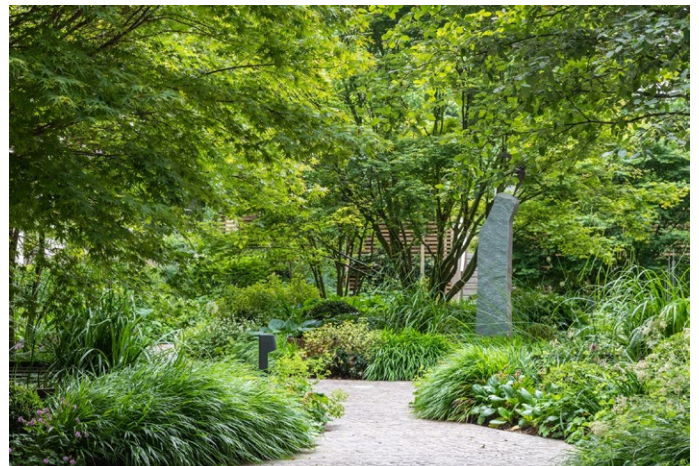
7.7 Landscaping

Intent

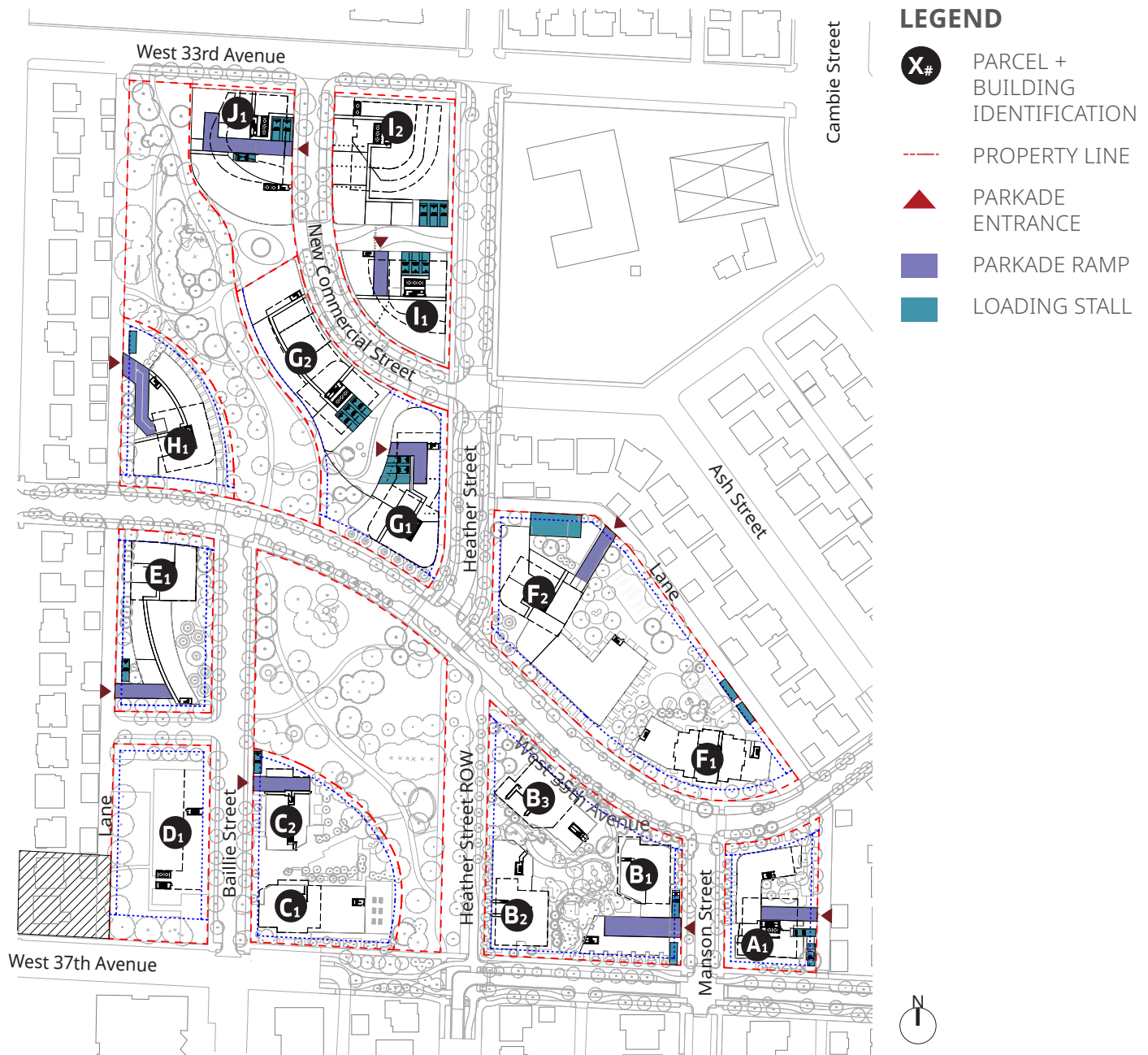
Create a cohesive, attractive, and green environment that enhances both private and semi-private outdoor spaces. Use trees and soft landscaping to improve visual appeal, provide screening, and demarcate spaces. Integrate greenery in residential developments, screen undesirable building features, and promote landscape elements that soften the built environment.

Design Guidelines

- New trees should be introduced wherever possible.
- Patio areas in the front yard should be screened with planting. Each front patio should be provided with a new tree to demarcate the individual dwelling unit, where possible.
- Visually undesirable building features, such as exposed foundations or utilities, should be screened with landscaping.
- Yards should be landscaped as green space. At a minimum, they should be retained as grassed areas, but more intense planting is encouraged.
- Where fences are provided, they should be kept low and combined with a soft landscape to provide visual depth, screening, and layering.
- Landscaping in semi-private and private spaces in courtyard developments should be used to provide screening and filtering of views and solid fencing should be avoided as it creates visual clutter and compartmentalizes the courtyard space which should read as open. Planting trees is particularly encouraged in these locations.
- Encourage providing more landscape treatments to enhance greenery. This includes:
 - a) Entry gates and arbours to support planting over pedestrian entrances.
 - b) Trellises over driveway entrances to parkades.
 - c) “Vertical greening” with vines.
 - d) Planters on balconies and outside the windows of dwellings on upper levels.
- To mitigate damages to City infrastructure from tree root heaving, root barriers should be installed adjacent to City sidewalks and other City infrastructure for any trees on City of Vancouver street ROWs.



7.8 Building Services



- Integrate services, equipment, vents, bicycle storage, garbage/recycling, and loading in the design, away from ground floor residential uses, streets, open spaces, and pedestrian routes (ideally underground).
- Where services must be located adjacent to parks or the public realm, ensure they do not block access and minimize their impact through consolidation, screening, and visual integration.
- Venting equipment, including commercial kitchen exhaust, onto the sidewalk or park is strongly discouraged.
- Plan for vehicle access from the lane and away from primary streets, public spaces, and areas intended for on-site open spaces.
- Designated vehicular loading zones should be provided from laneways or integrated into the buildings where access is from a street
- Impact of loading and parking on the parks and other parts of the public realm should be minimized.

7.9 Loading & Waste Management

Loading Design Guidelines

- 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.
- In cases where loading and passenger zones are provided at grade, negative impacts to the adjacent public realm (including parks) should be minimized through treatments such as enclosure, screening, high-quality finishes, sensitive lighting, special pavement, and landscaping. Design surface loading and passenger zones to accommodate a variety of uses when not in use as a loading stall.
- Loading will be below grade wherever possible. Off-street loading that is provided at-grade will be incorporated fully on-site, including all space required for maneuvering. Loading layouts should not require reverse movements over the sidewalk/public realm.

Estimated loading (counts to be reviewed at the Development Permit stage)

PARCEL	CLASS A	CLASS B	PASSENGER
A	2	2	2
B	3	3	5
C	1	1	2
E	1	1	2
F	5	6	6
G	3	5	5
H	1	1	1
I	3	5	21
J	2	3	2
TOTAL	21	27	46



LEGEND

- X#** PARCEL + BUILDING IDENTIFICATION
- RETAIL GARBAGE ROOMS
- WASTE COLLECTION AREAS
- LOADING STALL

7.10 Parking & Bike Storage

Parking Design Guidelines

- Explore ways to reducing parking requirements through Transportation Demand Management (TDM) measures.
- Minimize impact on the public realm by locating parkade access off lanes, or from streets without bicycle paths.
- Maintain an open, uninterrupted pollinator corridor by not locating any parkade entrances along W 35th Avenue.
- Integrate parkade access into the building design to minimize visible prominence while also maintaining clear visibility for pedestrians and cyclists.
- Parkade access ramps should be integrated into the building form and not located adjacent to open spaces. Open ramps should be avoided and proper screening should be considered where necessary. In cases where parking ramps next to open spaces are unavoidable, consider using architectural and landscape treatments and public art to animate the interface.
- Parkades should not project above grade in courtyard spaces and should provide continuity of grades across the property lines for adjacent courtyards.

Estimated parking (counts to be reviewed at the Development Permit stage)

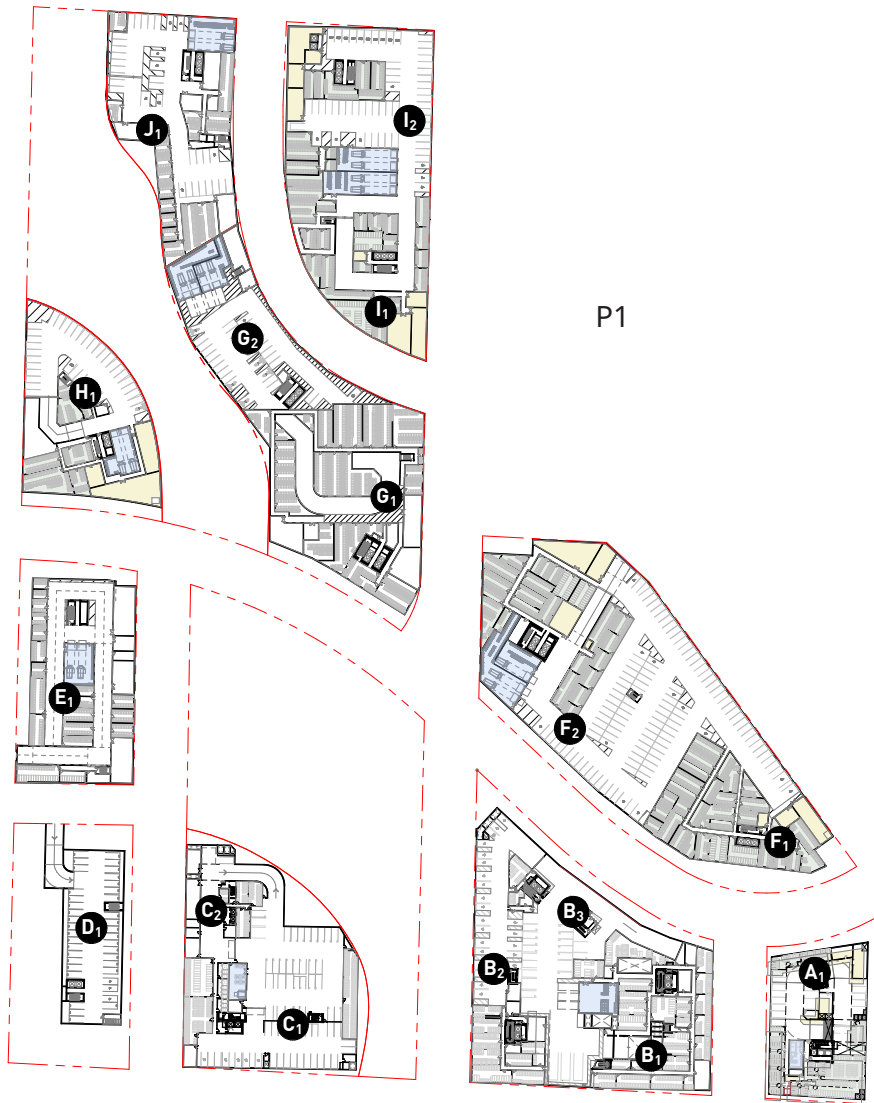
PARCEL	RETAIL	CULTURAL	CHILDCARE	VISITOR	ACC.	VAN ACC.	RES.	TOTAL
A				17	12	2	99	116
B				30	22	8	566	596
C				13	10	2	209	222
E				14	10	2	84	98
F	11			46	34	6	734	791
G	45			38	31	6	606	689
H				9	7	1	144	153
I	77			29	28	6	464	576
J	20	8		17	14	3	270	315
TOTAL	153	8	6	213	168	36	3,177	3,557

Bicycle Design Guidelines

- Prioritize and promote the use of bicycles for individuals of all ages and abilities.
- Allocate bicycle storage rooms at grade or on the first parkade level.
- Integrate wider corridors to facilitate the use of cargo bikes and trailers.
- Locate electrical bicycle charging outlets in close proximity to storage rooms that can accommodate them.
- Exceed the City of Vancouver requirements for end-of-trip facilities wherever possible.
- Exceed the City of Vancouver requirements for bicycle maintenance facilities wherever possible.
- Design at-grade bicycle storage and access to integrate seamlessly into the building and site design with minimal impact to courtyards and other open spaces.

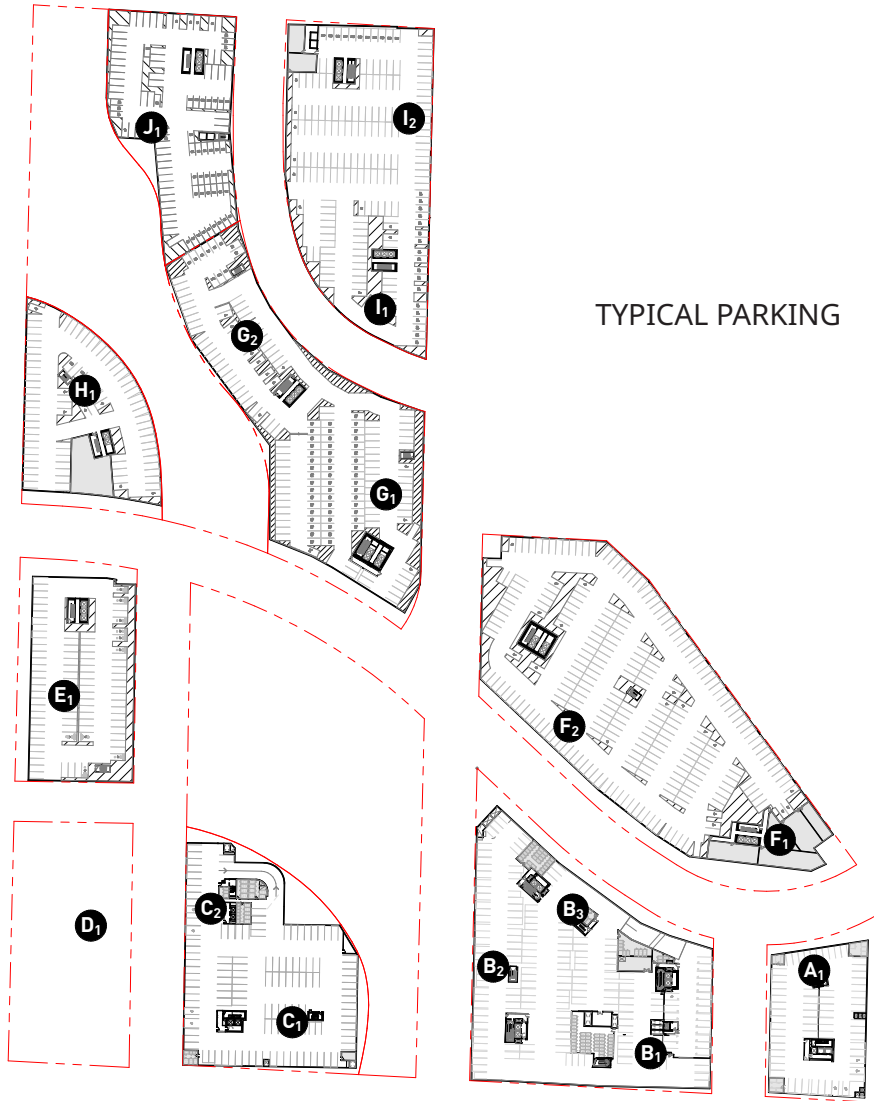
Estimated bicycle storage (counts to be reviewed at the Development Permit stage)

PARCEL	CLASS A	CLASS B
A	660	18
B	1143	33
C	500	15
E	564	15
F	1725	47
G	1453	46
H	348	10
I	1056	57
J	610	23
TOTAL	8,059	264



LEGEND

- X#** PARCEL + BUILDING IDENTIFICATION
- GARBAGE ROOMS
- SERVICE ROOMS
- BIKE ROOMS



8 SUSTAINABILITY

8.1 Natural Asset Summary

Intent

The natural assets incorporated into the Heather Lands development are intended to increase in ecological, cultural, and community value as the site matures over time. A key component of the natural asset strategy is the preservation of a small forested area in the northwest portion of the site, which will become protected open space, along with the central area containing the majority of the site's mature trees. The central area will be dedicated as public parkland. Together, these preserved and developed landscapes will comprise just under 30% of the overall site.

These park areas will retain native soils in a predominantly undisturbed condition, preserving one of the site's most valuable natural assets and supporting long-term ecological function. These two open space areas will be restored and enhanced to establish distinct native ecosystems: a BC coastal forest ecosystem in the northern park and an Oak Meadow ecosystem within the central park. In addition, the broad east-west landscape corridor along West 35th Avenue will function as a pollinator corridor, planted with a diverse mix of trees, shrubs, perennials, and groundcovers that strengthen habitat connectivity and biodiversity.

A significant number of new trees will be planted throughout the development, with final quantities determined through the co-design process for the park areas. New street trees will be planted along all new and existing streets. Buildings will be set back from property lines to provide increased soil volumes for healthy tree growth at grade. Additional trees and vegetation will also be incorporated into landscaped amenity podiums and throughout individual development parcels. While the final number of trees and the overall tree canopy will be confirmed through the development permit process, the project's Urban Forest Strategy targets an overall tree canopy cover of approximately 30%.

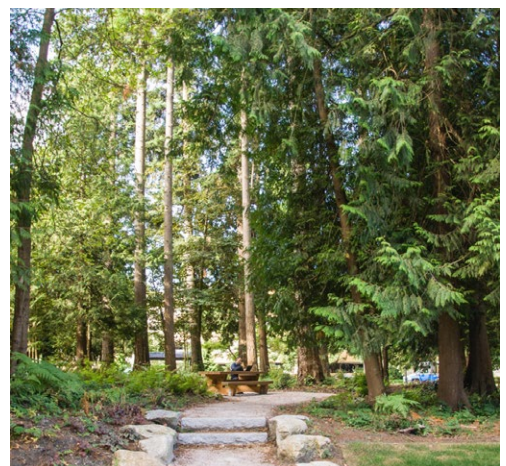
The incorporation of culturally significant trees and plant species identified by the Musqueam, Squamish, and Tsleil-Waututh (MST) Nations is a key priority for the project. These plantings will be complemented by interpretive elements that communicate the cultural significance of Indigenous plants, together with Indigenous public art integrated throughout the development. The Musqueam, Squamish, and Tsleil-Waututh Nations have been engaged throughout the planning process and will continue to provide guidance on planting strategies and landscape design for the parks and open spaces.



Green infrastructure, including rain gardens, bioswales, and green roofs, will further enhance the site's ecological performance by supporting stormwater management, increasing climate resilience, and contributing to a nature-based landscape and streetscape design. Together, these features form an integrated natural asset management strategy that delivers long-term environmental, cultural, and community benefits.

Proposed Natural Assets

- Retention of existing mature tree
- Preservation of native soils within park and open space areas
- Restoration and enhancement of native ecosystems
- Creation of a pollinator corridor along West 35th Avenue
- Planting of new street trees and landscape trees throughout the development
- Integration of green infrastructure, including rain gardens, bioswales, and green roof
- Introduction of culturally significant trees and vegetation identified by the Musqueam, Squamish, and Tsleil-Waututh Nation
- Ongoing collaboration and consultation with the Musqueam, Squamish, and Tsleil-Waututh Nations
- Cultural interpretation and Indigenous public art
- Target of approximately 30% tree canopy cover across the site



8.2 Urban Forestry Strategy

Intent

The Heather Lands site was once covered by a lush and dense forest full of native trees such as Western red cedar, Douglas fir and Western hemlock. MST Nations have a deep spiritual connection to the land, and to the cedar as being the tree of life. The landscape at Heather Lands will be inspired by this traditional use of the lands, and a key characteristic of the neighbourhood will be the return of nature to the site through recreating a native forest in a urban setting. Retention and Proposed trees to be confirmed through park design and development permit process.

This aligns with and supports the vision within the City of Vancouver's Urban Forest Strategy (2018 update) "to protect, plant, and manage trees to create a diverse, resilient, and beautiful urban forest on public and private lands across the city."

The intent of this plan is to contribute to the City's Urban Forest Strategy, to enhance urban ecosystems and to honour and revitalize the site's original forest ecosystem.

Design Guidelines

- An important focus of the public realm at Heather Lands is the retention of high-quality existing trees and the Forest Trail.
- The strategy for addressing trees at Heather Lands is to re-establish a pocket of forest along the Forest Trail, to create eco-zones in the park, and to plant trees that will thrive in the common courtyard spaces and on rooftops. In doing so, the unique character of Heather Lands will be reinforced as a place where everything starts with the land.
- To support tree retention and improved growing conditions for new tree planting, opportunities to setback underground structures should be explored, particularly where aligned with at grade open space and new tree planting.



8.3 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. 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 Guidelines

- 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.
- 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. Marginal trees are to be retained only if the health of the tree can potentially be improved or if the trees are part of groupings of healthy trees. 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.
- To support tree retention and improved growing conditions for new tree planting, opportunities to setback underground structures should be explored, particularly where aligned with at grade open space and new tree planting.

8.4 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 25% (in 2022) to 30% by 2050. Vancouver's urban forest includes all trees within the City: native forests, trees in parks, fruit trees, street trees, and trees on private property. The urban forest is an essential part of the character of Heather Lands.

8.5 Tree Replacing

Intent

The site design will align with the canopy coverage targets outlined in the City of Vancouver's Urban Forest Strategy, 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 Guidelines

- Include non-native, non-invasive trees, shrubs, groundcovers, perennials, and climbing plants in planting design to increase the resiliency of the landscape.
- When selecting non-native plants, choose species that: 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/> or the Heather Lands Recommended Plant Lists.

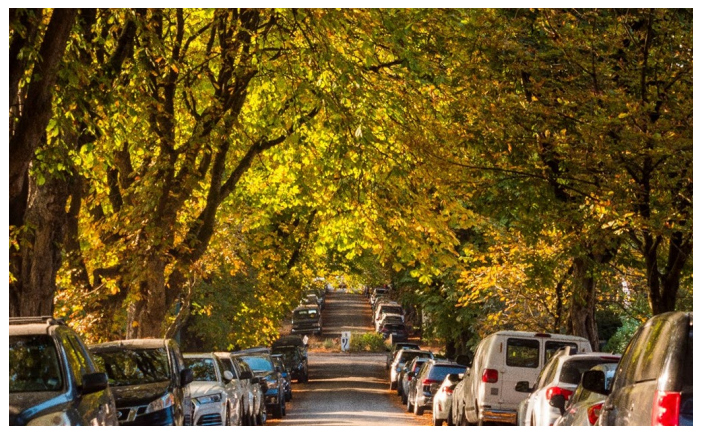
8.6 Tree Harvesting

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 for suitable tree candidates for harvesting.

Design Guidelines

- Prior to the removal of any tree, 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 welcome 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.



8.7 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.

Design Guidelines

- Use low-impact green infrastructure to manage rainwater on site and in the public realm. Examples include raingardens among other strategies, which can retain rainwater and slow the movement of water through the site.
- Make rainwater visible on public and private property by using it to feed rainwater features
- Make rainwater moving from building rooftops to the landscape visible through the consideration of the creative design and use of water walls and rainwater leaders.
- Use drought tolerant plants and high efficiency irrigation systems.
- Ensure proper coordination and feasibility for proposal of multiple uses in the same space on-site which may be competing or conflicting (e.g. rainwater management, food systems, forest trail, urban forestry, etc.).



8.8 Zero Waste

Heather Lands will incorporate strategies to support the City's Zero Waste Plan and Sustainable Large Developments Policy regarding waste diversion logistics, occupant experience, and integration with building design.

Operational Waste

- Ensure sufficient on-site facilities are provided which are easy to locate and use for people of all abilities.
- Utilize signage and colour coding to direct users and facilitate efficient and accurate waste separation.
- Allocate space in the recycling storage area or other common area for a building materials exchange, bulletin board, and zero waste information kiosk.
- Explore opportunities for communal facilities/ shared spaces that encourage resource sharing opportunities, such as a lending library.
- Consider integrating on-site composting facilities and food redistribution programs.
- 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.
- Provide garbage, recycling, and organics composting below grade in locations which are easily accessible for people of all abilities

emissions construction materials through the procurement process.

- 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.
- Trucks to be used for solid waste collection should be considered as part of the building design and site layout. Consideration should include the turning radius of the garbage truck and the horizontal and vertical clearances to empty the bins. A staging area at grade fully on-site for the bins may be required to support the waste collection operation.

Construction Waste

- 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.
- Consider other ways of reducing embodied emissions, such as specifying lower-

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Original content created by Dialog in 2022. Content updated by GBL in 2026.



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