

HEATHER LANDS

Design Guidelines



χew̓s tə ńa šxʷt'əńaxətəl ' <Həńqəmińəń>
X̣aŋs uÚxwumixw <Sḳwx̣wú7mesh>
A New Neighbourhood <English>

By DIALOG with guidance from CLC-MST
For the City of Vancouver
February 4, 2025

HEATHER LANDS

TIME IMMEMORIAL

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

The Musqueam, Squamish, and Tsleil-Waututh people descended from hən'q'əmin'əm' and skwxwú7mesh speaking people who from time immemorial occupied, used, and gained their livelihood from the lands, waters, and seas that include the area referred to as "Heather Lands".

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Conceptual Illustration – Aerial View, Heather Lands Development, Looking SW
Artist: Matthew Thomson

01

INTRODUCTION



1.1 BACKGROUND

1.1.1 AN HISTORIC PARTNERSHIP



FIGURE 1-1. CLC and MST Joint Venture Partnership

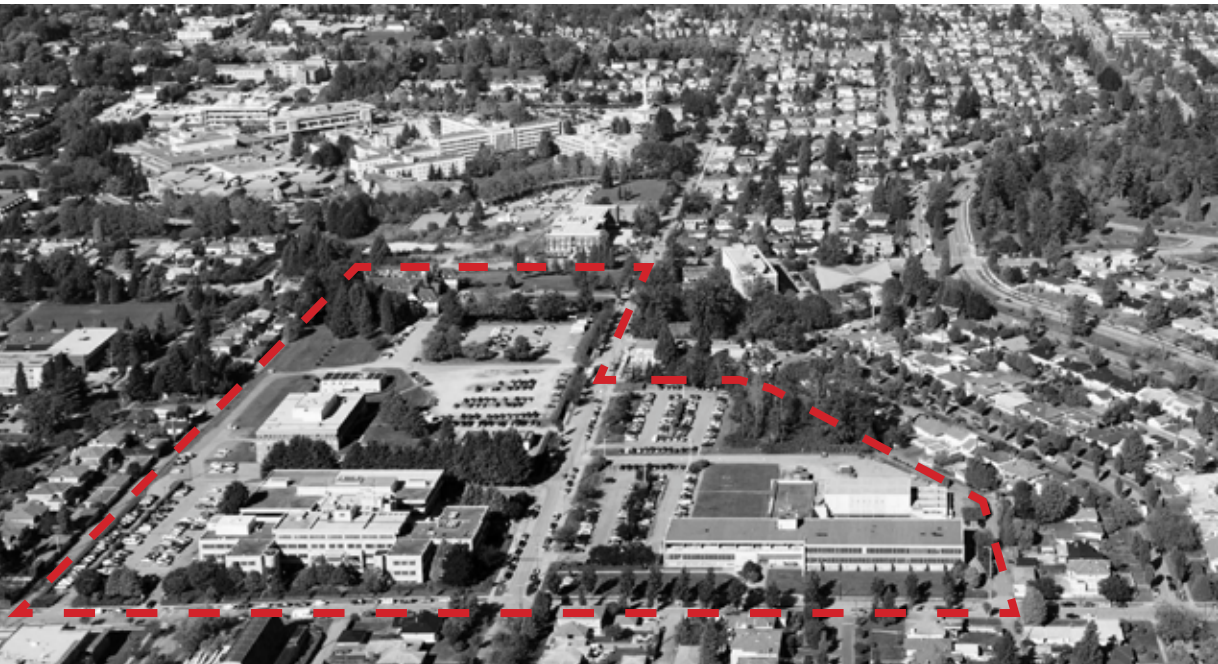


FIGURE 1-2. Aerial View of Heather Lands Site, Looking N

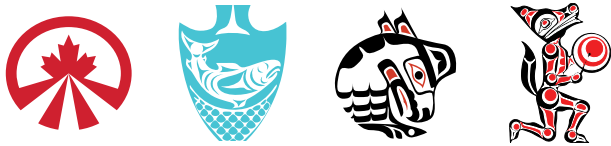
WORKING TOGETHER AS ONE

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

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

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

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



CANADA LANDS COMPANY

Canada Lands Company (CLC) is working with the Musqueam, Squamish, and Tsleil-Waututh Partnership to bring new opportunities to Heather Lands.

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

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

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

John McBain
Canada Lands Company
December 2021



MST PARTNERSHIP

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

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

Chief Wayne Sparrow
Musqueam Indian Band
December 2021

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

Khelsilem
Squamish Nation
December 2021

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

Chief Leah George-Wilson
Tsleil-Waututh Nation
December 2021



1.1.2 SITE HISTORY

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

DESCRIPTION OF HEATHER LANDS AS A HISTORIC PLACE

The Heather Lands site is a large property centrally located on the Burrard Peninsula in Vancouver in an area that forms the height of land when traveling between False Creek and the Fraser River. The Heather Lands site was an integral part of the pre-Contact landscape on the Burrard Peninsula, and of the interconnected network of cultural sites that exist throughout Musqueam, Squamish and Tsleil-Waututh territories in particular. The MST Nations have deep connections to the area. Today, the Heather Lands site is part of the Queen Elizabeth neighbourhood of Vancouver, as defined in the Cambie Corridor Plan. From 1920 to 2012, the RCMP was the primary operator on the site, and the site currently houses institutional, office and other types of structures that were needed to support RCMP functions.

The present-day site has a park-like character due to the amount of open space within which the buildings sit. Since 2014, the full site has been owned by the joint venture partnership of CLC-MST.

HEATHER LANDS HERITAGE

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

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

Pre-Contact Indigenous peoples occupied villages and camps along the shores of the Fraser River and False Creek. Although the waterways served as the

primary corridors, overland trail networks connected major settlement areas on the Fraser River and Burrard Inlet, facilitating inter-village communications, trade, and access to spiritual sites.

Several historic Indigenous trails have been documented in the area and represent an important heritage value of the Heather Lands. “The spirit of our ancestors moves through the open spaces of our runner.” The runner, or warrior, traveled across the land delivering messages. He traversed the territory that is now called Heather Lands. He was a connector.

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

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

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



FIGURE 1-3. [Trail] Through the Forest, Stuart Thomson, 1918

FAIRMONT BUILDING

The past 100+ years represent an extremely difficult era for First Nations and Indigenous people in Vancouver and Canada, when customs and culture were oppressed and the Nations people were removed from their traditional lands. Throughout this era, Indigenous peoples have had a challenging relationship with RCMP, whose role was to enforce the Indian Act and other discriminatory laws. For example, the RCMP assisted the Indian Agents with the forcible removal of children from villages and imposed the legal requirements to attend Residential Schools. The Fairmont Building was purpose-built as a private boys' school in 1914 and operated until the RCMP purchased the property in 1920 for use as the provincial RCMP Headquarters.

The Fairmont Building, which acted as the Division 'E' Headquarters for the RCMP, is a constant reminder of this negative history and is seen by the MST Nations as a continued imposition of colonial values. In recognizing this history, the MST Nations with the support of CLC requested removal of the Fairmont Building from the Heather Lands. Through this extensive 18-month process, the City has concluded

that the required retention of the Fairmont Building on the site is contrary to the spirit and intent of reconciliation. As such, the Fairmont Building is proposed to be relocated off-site. City staff have led a feasibility study to relocate the building, with support from the MST Nations and CLC, and while it was determined that it is possible to relocate the building, a suitable location has not been identified. It is likely that the Fairmont Building will be demolished.

In the redevelopment of Heather Lands, our collective desire is not to erase the past but to recognize shared history and legacies of the site and to act as a catalyst to rebuild relationships. Guided by the reconciliation principles, the Heather Lands concept plan includes a new cultural centre in place of the Fairmont Building which will be a signature building showcasing Indigenous-inspired architecture. It will provide a venue for sharing culture, tradition and values of the MST Nations, as well as provide space for the local community. It is intended that this new cultural facility (in parcel J) or the landscape around it makes reference to the Fairmont Building to recognize the past and look toward the future.



FIGURE 1-4. Fairmont Academy Today

Credit: Unknown

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

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

musqueam.bc.ca

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

squamish.net

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

musqueam.bc.ca

1.1.3 SURROUNDING NEIGHBOURHOOD AND CONTEXT

The Heather Lands site is located in Vancouver, and is 8.5 hectares (21.2 acres) in size. It is situated north of W37th Avenue, south of W33rd Avenue, and bounded by the lanes east of Willow Street and west of Ash Street. The site is currently surrounded by single detached and low-rise multi-unit residential uses, as well as educational, faith and worship, and health care uses.

The Cambie Corridor Plan allows for future development of the lands surrounding the Heather Lands site. 4-storey strata and 6-storey rental buildings are proposed to the east and west of the site. To the south, the zone between the Municipal Town Centre development and the Heather Lands site allows for residential towers of up to 18 storeys on either side of Manson Street and mixed-use towers either side of Heather Street. The Surrounding Neighbourhood Context Plan illustrates the various types of developments proposed in the City's Cambie Corridor Plan.

The site is within a 10-minute walk of one of the region's most significant rapid transit lines – the Canada Line. King Edward Station is located north of the site and Oakridge Station to the south. A future station is possible at the corner of W33rd Avenue and Cambie Street although the construction of this station is not being

considered at this time. East-west bus routes run along 41st Avenue to the south, a 5-10 minute walk from the site.

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

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

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

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

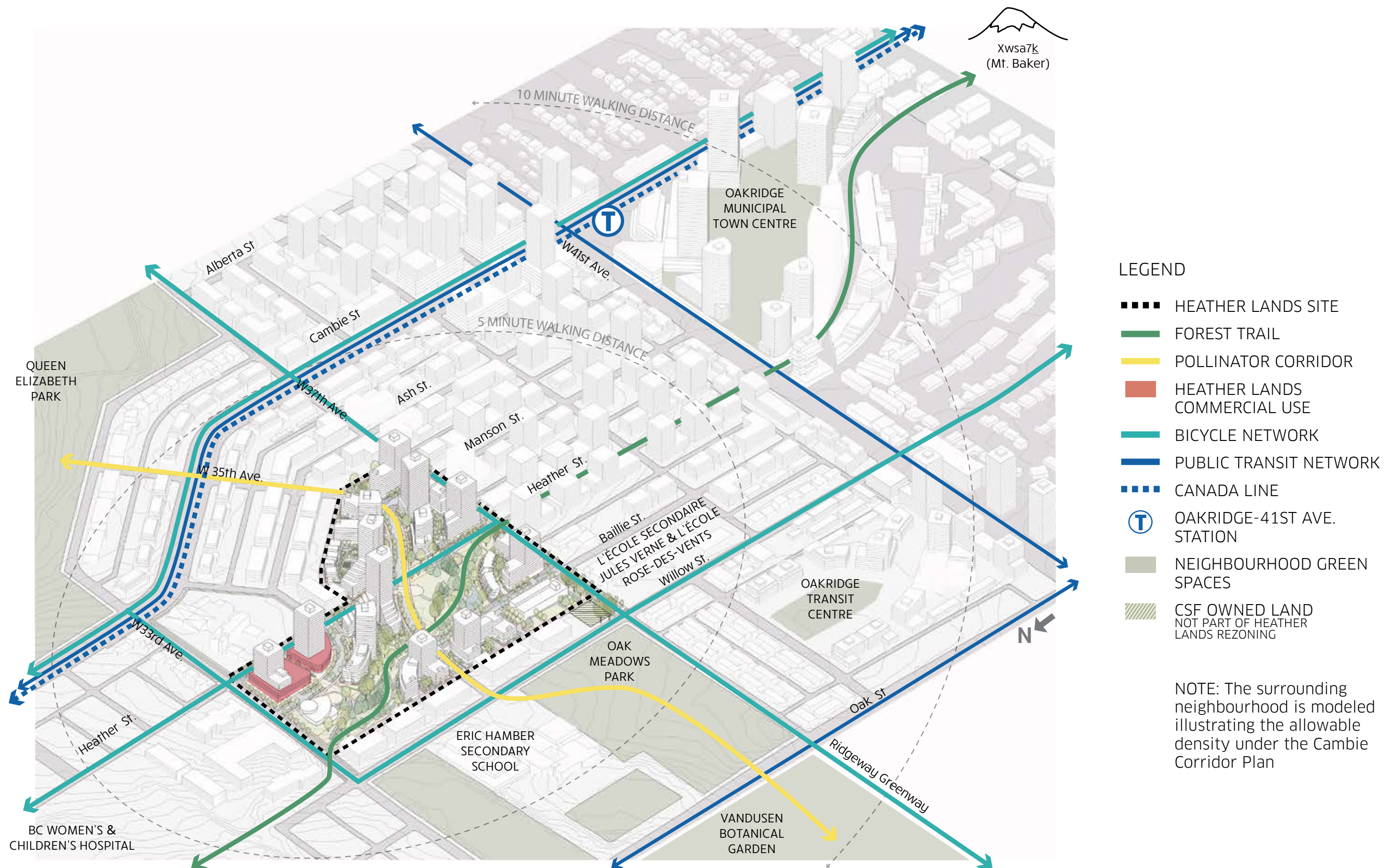




FIGURE 1-6. Surrounding Neighbourhood Context Plan

1.2 INTENT OF GUIDELINES

These Design Guidelines are to be used in conjunction with the associated CD-1 By-Law and rezoning conditions to guide redevelopment of Heather Lands.

The intent of these guidelines is to assist the applicant in fulfilling the vision and guiding principles stated in Heather Lands Policy Statement and to guide design decisions related to parks and open spaces, landscape expression, architectural expression, public art, streets and spaces for movement, and infrastructure. City staff, Development Permit Board, and the Urban Design Panel will use these Guidelines in evaluating proposed developments.

The Guidelines help honour the values and aspirations shared by Musqueam, Squamish, and Tsleil-Waututh communities during the rezoning process for Heather Lands, and reflect the project aspirations of Canada Lands Company and the MST Partnership ("CLC-MST"). Some flexibility is intended in the interpretation and application of these guidelines where it can be clearly demonstrated that an alternative approach will produce an equivalent or superior result with respect to the Musqueam, Squamish, and Tsleil-Waututh Nations' Values and Principles outlined in this document.

Applicants should refer to the Cultural Interpretive Plan for Heather Lands summarized in Section 2.2. Throughout this document, the Musqueam, Squamish, and Tsleil-Waututh Nations are referred to as "MST."



FIGURE 1-7. Aerial View of Heather Lands Looking SE

02

VISION & GUIDING PRINCIPLES



2.1 VISION AND GUIDING PRINCIPLES

2.1.1 VISION

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

The Heather Lands are envisioned as a primary 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 is characterized by a “forest trail” connecting the neighbourhood heart to a new park near the centre of the site.

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.

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 building 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 need, 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 is one bus connection or about a 10-minute walk from Oakridge and King Edward Canada Line Stations.

2.1.2 GUIDELINES OVERVIEW



FIGURE 2-1. Reflect Shared History and Collective Vision



FIGURE 2-2. Respect the Land, Enhance Natural Systems and Contribute To Sustainability



FIGURE 2-3. Create Community for All Cultures

The following principles will guide future development of Heather Lands. They build on ideas gathered through community consultation and reflect the goals of the City and landowner. These high-level planning principles summarize and integrate the more detailed policies in sections to follow:

- » **Reflect Shared History and 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.
- » **Respect the Land, Enhance Natural Systems and 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.
- » **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, in creating a warm and welcoming new neighbourhood.



FIGURE 2-4. Connect Neighbourhoods



FIGURE 2-5. Accommodate a Range of Housing



FIGURE 2-6. Create a New Residential District

- » **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 necessities. Existing sustainable transportation infrastructure, such as the existing greenways and bikeways through the site and on its perimeters, will be improved through redevelopment. Provide fully-accessible pathways and connections to link transit, public park and open space, and amenities, as well as providing physical and visual linkages to the surrounding community.
- » **Accommodate a Range of Housing Types and tenures to Support Diversity of Needs-**Ensure the neighbourhood is designed to accommodate a range of household incomes by providing market condominiums, attainable home ownership, rental housing, and affordable housing for households with low incomes. Maximize opportunities for ground-oriented units and housing suitable for families, including two and three bedroom units.
- » **Create a New Residential District-**Create a distinctive new primarily residential district with a range of building types and forms. Design buildings to avoid shadowing on public parks and open spaces, while minimizing impacts on surrounding development. Provide appropriate transitions to adjacent developments while maximizing views into and through the site.

- » **Achieve Outstanding Urban Design-** Achieve an exceptional standard of sustainability through site design, architecture, energy systems, water use and integrated rainwater management, urban food and waste systems, and through the design of the public and private realm.



FIGURE 2-7. Achieve Outstanding Urban Design

2.2 CULTURAL INTERPRETIVE PLAN AND DESIGN DIRECTIVES

2.2.1 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.



FIGURE 2-8. CIP cover

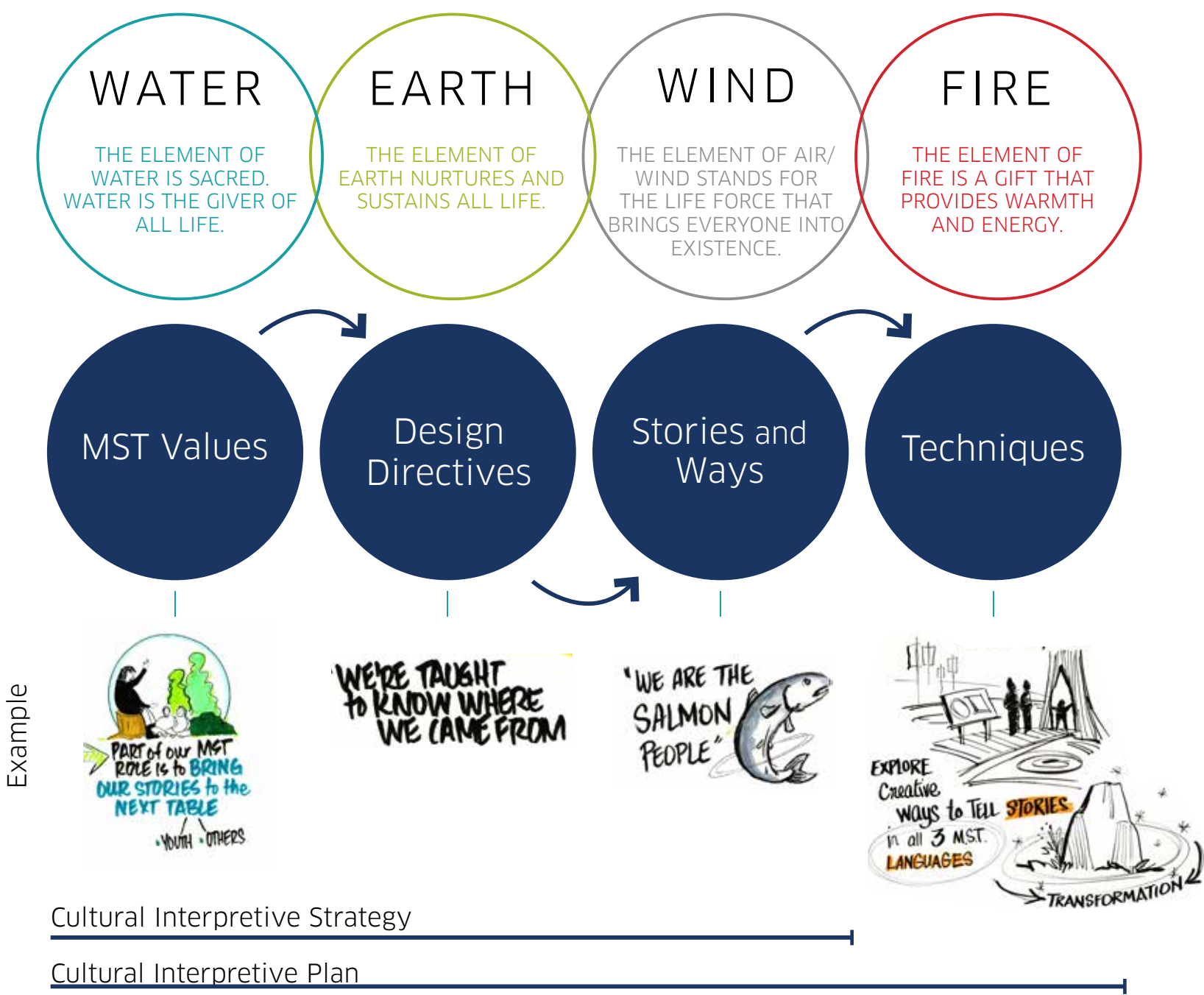


FIGURE 2-9. Cultural Interpretive Plan Framework

2.2.2 MST VALUES AND THE FOUR ELEMENTS OF LIFE

VALUES

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

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

FOUR ELEMENTS OF LIFE

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

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

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

FIGURE 2-10. MST Values as expressed through the Heather Lands Cultural Interpretive Plan

2.2.3 DESIGN DIRECTIVES

Four Design Directives bring together the four elements of life and the MST value statements to provide the foundation for all facets of planning and design for the future Heather Lands neighbourhood.



WELCOMING TO ALL

WHATEVER WE CREATE MUST BE WELCOMING.¹



WE'RE TAUGHT TO KNOW WHERE WE COME FROM

MAKE OUR LANGUAGE AND STORYLINE VISIBLE... USE OLD VALUES BUT NEW METHODS... OBSERVE PROTOCOL [AND] RESPECT WAYS OF BEING AND DOING CEREMONY... PROTECT OUR ANCESTORS... BRING OUR VOICES BACK AND HOLD IT TO THE LAND.¹



EVERYTHING IS CONNECTED

DO EVERYTHING FOR A REASON... UNDERSTAND THAT EVERYTHING IS CONNECTED: PEOPLE, LAND, STORIES, CEREMONY, LANGUAGE, WATER. BRING THESE INTO ALIGNMENT AND GOOD THINGS WILL FLOW OUT... WE NEED TO BE VISIONARY AND CONTINUE TO BE LEADERS... BE OF TWO MINDS: BUSINESS AND SUSTAINABILITY... REMEMBER THAT YOUTH WILL INHERIT THE LAND.¹



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

KNOW THAT THE SKY, MOUNTAINS, RIVER TELL OUR STORIES. REMEMBER THAT EVERYTHING WE SAY, DO EAT, MAKE COMES FROM THE LAND.¹

¹ Drawn from comments by MST community members who participated in the rezoning engagement processes.

2.3 THE NEW NEIGHBOURHOOD

2.3.1 PLAN DESCRIPTION

Heather Lands will include a mix of uses to support a vibrant and animated urban design that clearly reflects the vision and Guiding Principles outlined in the Heather Lands Policy Statement, the CLC-MST project aspirations, and the Design Directives that reflect the values and culture of the MST Nations as described in the Cultural Interpretive Plan.

As expressed in the Heather Lands Policy Statement, the vision for the new community is “to create a sustainable new neighbourhood that will be a place to welcome and connect all people and cultures, and share the traditions, culture and values of the Musqueam, Squamish and Tsleil-Waututh Nations.”

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

Figure 2-11: Site Plan identifies the parcels, streets and green spaces within the site plan. The various land uses planned for the new neighbourhood are described in the Land Use section.

2.3.2 NAMING

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

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

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

Through interpretive signage, information can be complemented with translations, celebrating their cultural significance and heritage.

LEGEND

 PARCEL + BUILDING IDENTIFICATION

 PROPERTY LINES

 CSF OWNED
NOT PART OF
HEATHER LANDS
REZONING



FIGURE 2-11. Site Plan

NOTE: Figures are conceptual. The design of the southern park will be further explored with the Vancouver Board of Parks and Recreation through a future park design process. All of the southern park’s pathways will be determined at the time of park design.

2.3.3 CHARACTER AREAS

Six distinct precincts defined as ‘Character Areas’ have been identified in the new neighbourhood. The design team worked closely with the three MST Cultural Liaisons, CLC and MST Development Corporation to generate appropriate names for each area considering site topography, programming, and MST culture and traditions.

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

- » Trail Through the Forest
- » Meeting Point

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

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

A more detailed description of each character area is outlined in the Character Areas and Expression section.

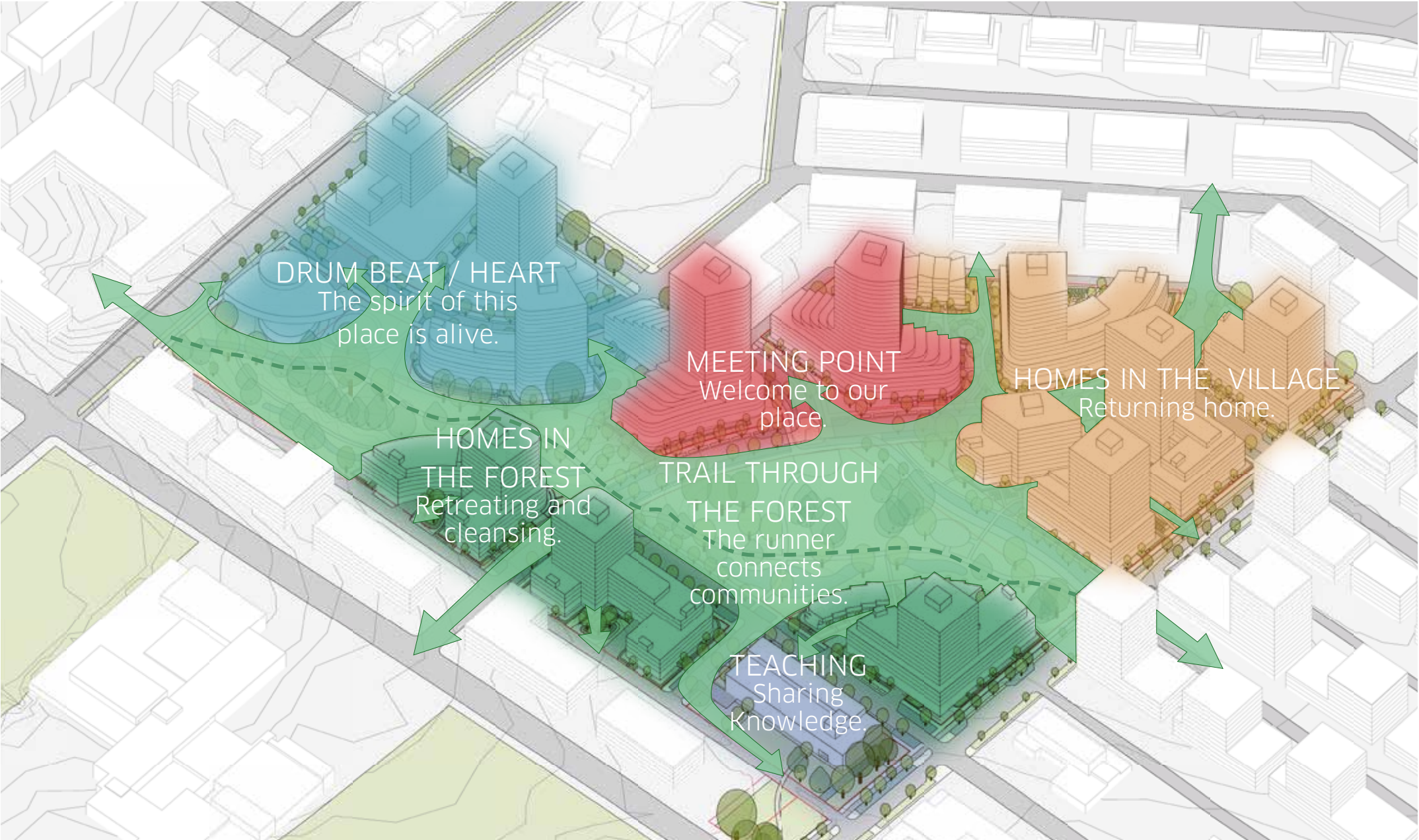


FIGURE 2-12. Character Area Aerial View, Looking NE

LEGEND

- FOREST TRAIL
- ➔ NATURE AT THE CENTRE
- TRAIL THROUGH THE FOREST
- MEETING POINT

- HOMES IN THE VILLAGE
- HOMES IN THE FOREST
- TEACHING
- DRUM BEAT / HEART
- NEIGHBOURHOOD GREEN SPACES

2.3.4 INTEGRATION OF DESIGN DIRECTIVES



FIGURE 2-13. Neighbourhood Character Areas

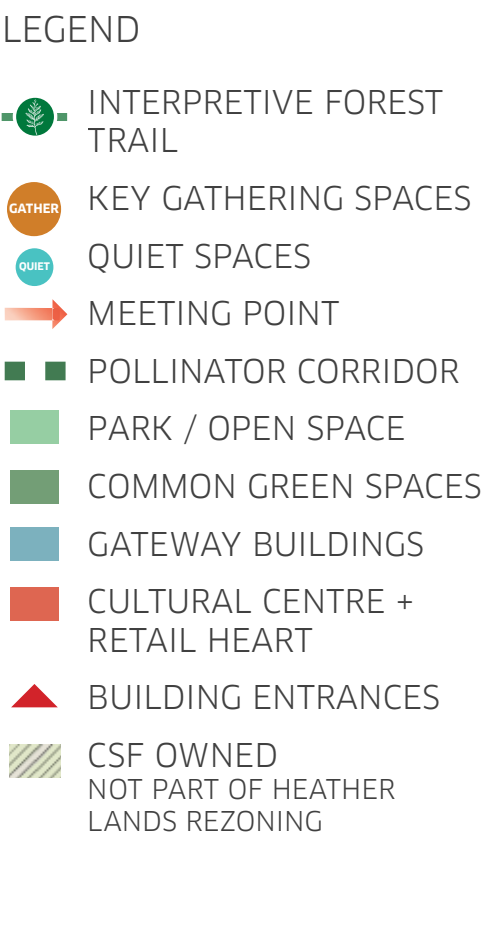


FIGURE 2-14. Connections and Culture in the Public Realm

NOTE: Figures are conceptual. The design of the southern park will be further explored with the Vancouver Board of Parks and Recreation through a future park design process. All of the southern park's pathways will be determined at the time of park design.



LEGEND

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

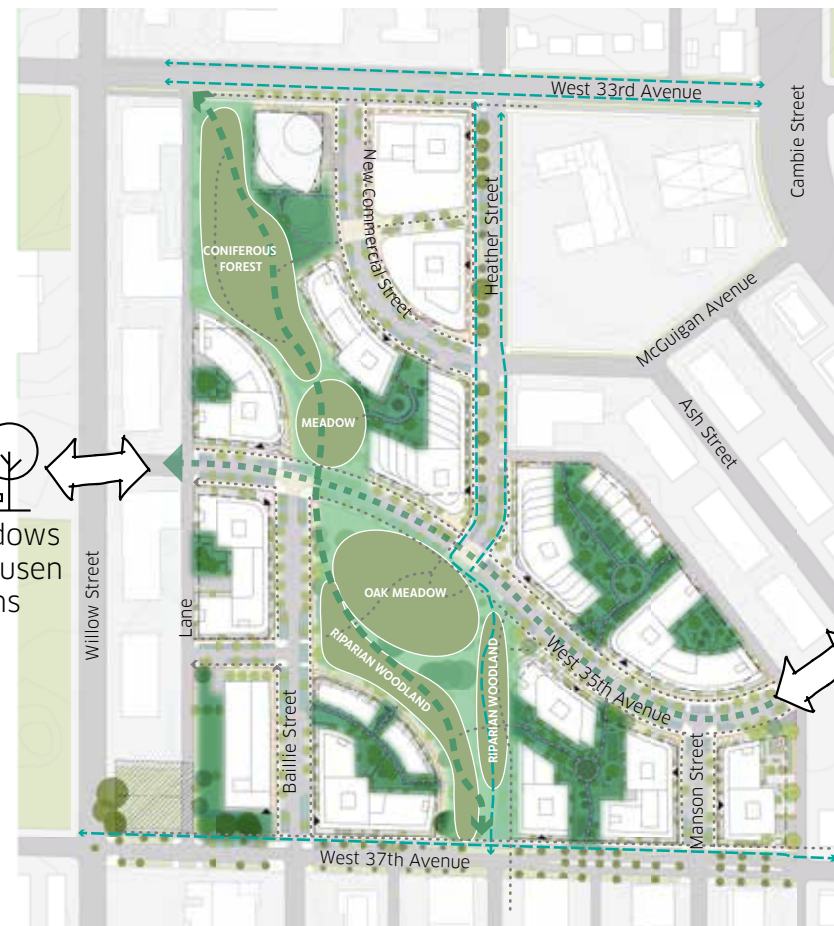
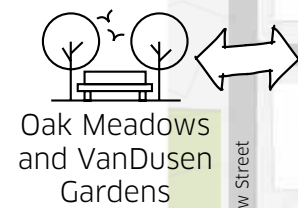


FIGURE 2-15. Embedding Nature and Seasons in the Landscape Plan

LEGEND

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

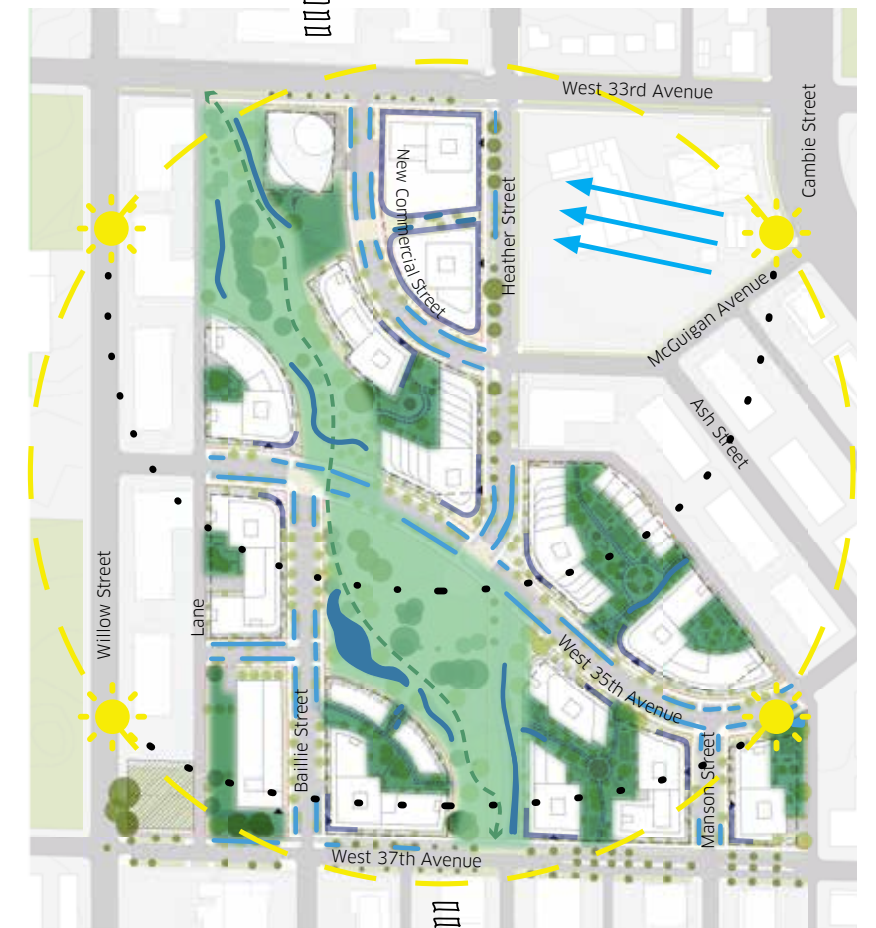
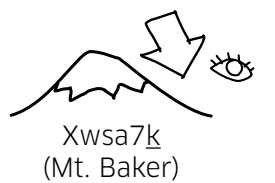


FIGURE 2-16. Enhancing Natural Systems



NOTE: Figures are conceptual. The design of the southern park will be further explored with the Vancouver Board of Parks and Recreation through a future park design process. All of the southern park's pathways will be determined at the time of park design.



03

OVERALL DEVELOPMENT



3.1 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 (“CSF”).


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


| | Site Area and FSR | |
|-----------|-------------------|-----------|
| | m² | SF |
| SITE AREA | 85,250 | 917,622 |
| FSR | 2.75 | |
| FSR AREA | 234,219 | 2,521,107 |
| GFA | 243,954 | 2,624,981 |


3.1.1 PUBLIC PARK


The Heather Lands development includes a minimum of 4 acres of parkland. The parks will remain under MST ownership. A minimum 2 acres (southern park) will be co-managed by the Vancouver Board of Parks and Recreation and MST. The northern park will be operated by MST. The two parks will be conceptually designed together to ensure consistency between the park elements such as the forest trail and articulation of the pollinator corridor.


LEGEND


 PARCEL AND BUILDING ID


 PARK


 OPEN SPACE


 CULTURAL CENTRE


 CHILDCARE


 SCHOOL


 RETAIL

 OFFICE

 SOCIAL

 RENTAL

 MARKET

 CSF OWNED

NOT PART OF HEATHER LANDS REZONING



FIGURE 3-1. Lands Use Plan

3.1.2 RESIDENTIAL

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

3.1.3 COMMERCIAL

Mixed-use buildings in the ‘Drum Beat / Heart’ character area along the eastern edge of the new commercial street extending from McGuigan Avenue are programmed for commercial uses: retail at grade, and office on the upper storeys of the podiums. The retail mix will include a mid-sized grocery store to serve the local community, and a variety of small-scale retail possibilities including a restaurant, brew pub, cafe, pharmacy, hair salon, and/or a financial institution. Office spaces can support the existing health care facilities in the broader community including through the provision of medical and therapeutic facilities.

3.1.4 SCHOOL

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

3.1.5 MST CULTURAL CENTRE

A minimum 2,100 square metre (22,550 square foot) MST-owned and operated Cultural Centre is planned for Parcel J of the Heather Lands neighbourhood. Uses may include a variety of multi-purpose spaces to enable educational, arts, community, food, social, and conference programming, and dedicated cultural spaces including a performance space, gallery/exhibition space, artist studios, workshop spaces, back of house infrastructure, and a commercial teaching kitchen. The final program will be defined in future development phases. The Cultural Centre will include an adjoining ceremonial plaza.

3.1.6 CHILDCARE CENTRE

A 74-space childcare facility is planned in Parcel I, Building I2 which is located across the street from the MST Cultural Centre. The proximity of the childcare to the Cultural Centre and to the park and other open spaces provides field trip opportunities for young children, recognizing the value to MST Nations’ communities of multi-generational relationships.

The childcare facility will meet the City’s Childcare Design and Technical Guidelines and will be designed as a culturally safe, welcoming, inclusive, and family oriented space that reflects MST cultural practices and languages. The outdoor play space will include natural elements as much as possible to promote land-based learning, and will be contiguous with the indoor activity spaces.

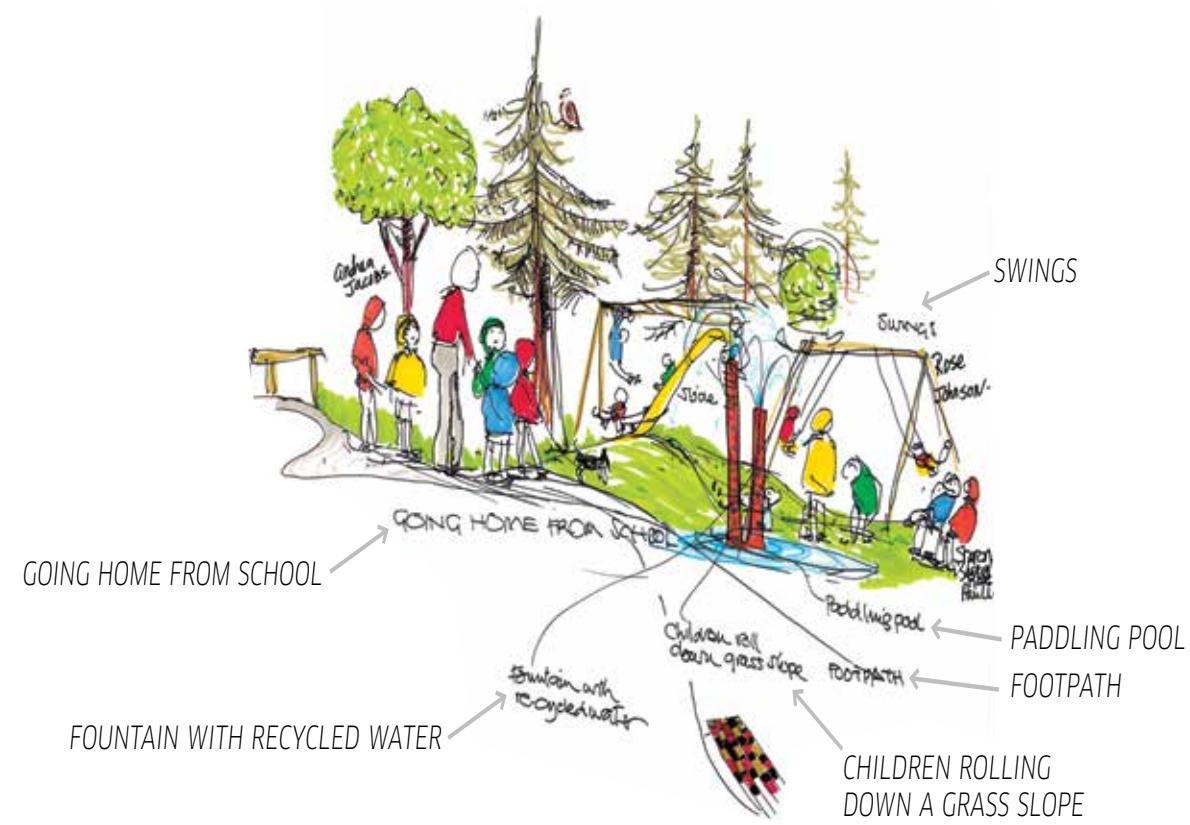
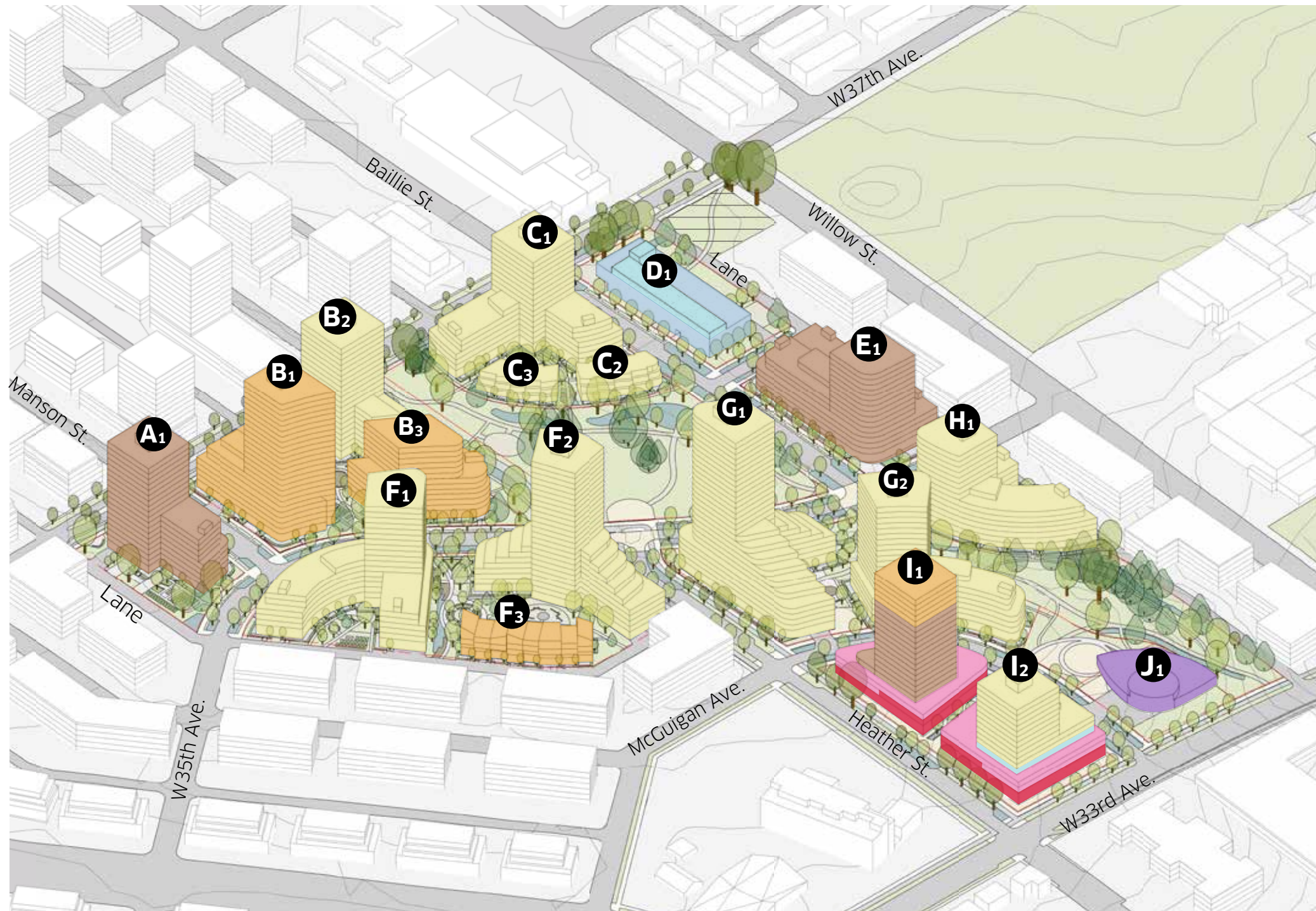


FIGURE 3-2. Artist Rendition of Play Space, Credit: Co-Design



- LEGEND
- X#** PARCEL + BUILDING IDENTIFICATION
 - PARK
 - OPEN SPACE
 - CULTURAL CENTRE
 - CHILDCARE
 - CSF OWNED
NOT PART OF HEATHER
LANDS REZONING
 - SCHOOL
 - RETAIL
 - OFFICE
 - SOCIAL
 - RENTAL
 - MARKET

FIGURE 3-3. Land Use Aerial View, Looking SW

3.2 PROJECT PHASING

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

Phasing of parcels is as follows:

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

Phasing plans will be finalized to ensure that site servicing approaches comply with rainwater management requirements.

LEGEND

- X** PARCEL
- PHASE 1
- PHASE 2
- PHASE 3
- PHASE 4
- PHASE 5
- PHASE X

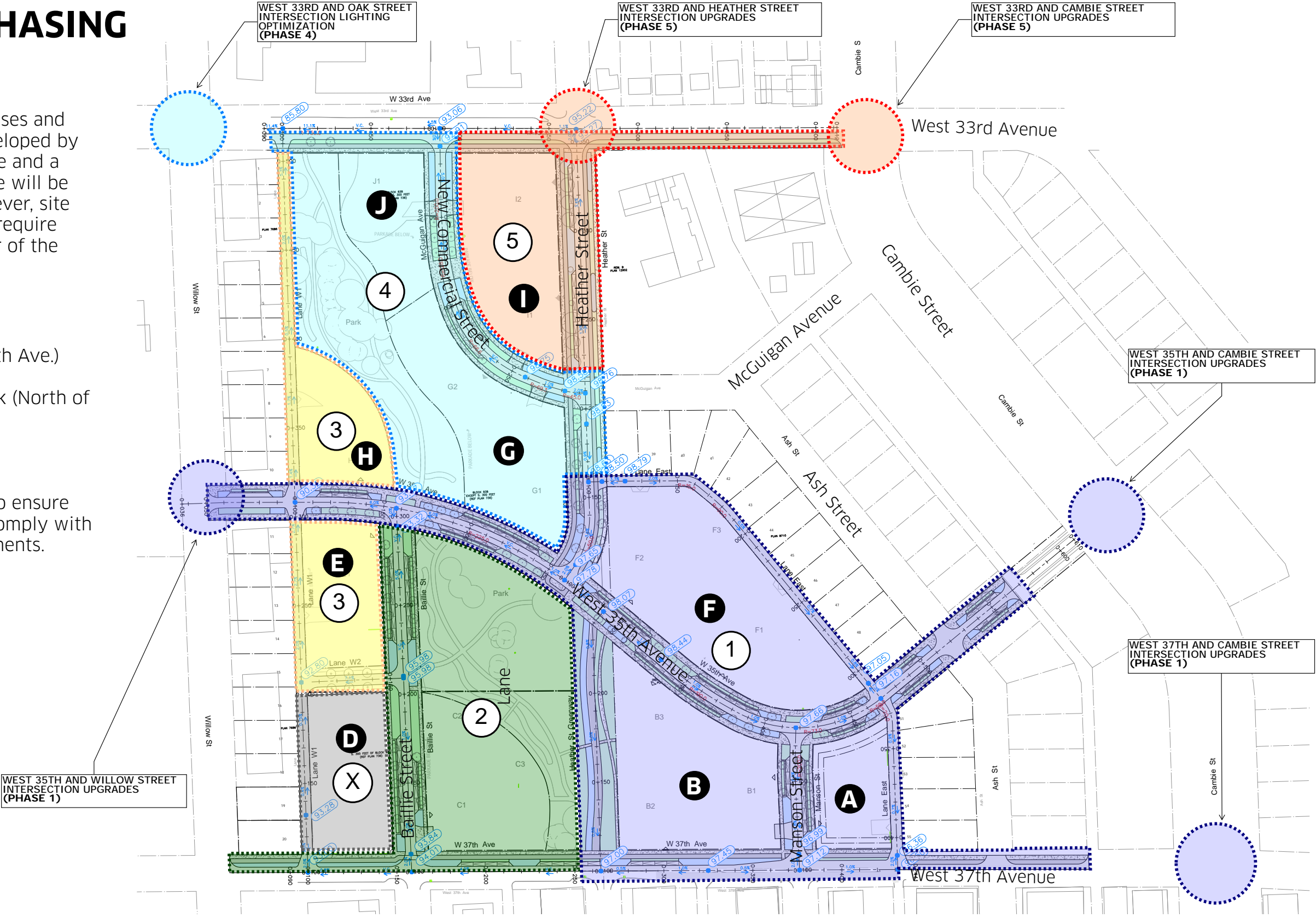


FIGURE 3-4. Phasing Plan

3.3 DEVELOPMENT STATISTICS

| | | | | | | | | | EXCLUDED AREA (SF) | | | | | | |
|-------------|--------------|-------------|---------|---------|---------|---------|---------|--------|--------------------|-----------|--------------------|--------|---------|-----------|-----------|
| CD-1 SOUTH | PARCEL | RESIDENTIAL | | | | | RETAIL | OFFICE | CULTURAL CENTRE | Sub-total | CHILDCARE (INDOOR) | SCHOOL | AMENITY | TOTAL SF | |
| | | PHASE | MARKET | RENTAL | MIR | SOCIAL | | | | | | | | | |
| | D | X | | | | | | | 50,590 | | | | | 50,590 | |
| | A | 1 | | | | 164,739 | | | 164,739 | | | | | 3,973 | 168,712 |
| | F | 1 | 460,606 | 21,878 | 7,293 | | | | 489,777 | | | | | 2,000 | 491,777 |
| | B | 2 | 164,129 | 248,916 | 82,972 | | | | 496,017 | | | | | 3,000 | 499,017 |
| | Park+Heather | 2 | | | | | | | | | | | | | |
| | C | 2 | 201,469 | | | | | | 201,469 | | | | | 1,000 | 202,469 |
| | E | 3 | | | | 183,233 | | | 183,233 | | | | | 3,300 | 186,533 |
| SUBTOTALS | | 826,204 | | | 270,794 | 90,265 | 347,972 | | | 1,535,235 | | | 50,590 | 13,273 | 1,599,098 |
| CD-1(North) | | PHASE | MARKET | RENTAL | MIR | SOCIAL | RETAIL | OFFICE | CULTURAL CENTRE | Sub-total | CHILDCARE (INDOOR) | SCHOOL | AMENITY | TOTAL SF | |
| | G | 3 | 471,324 | | | | | | 471,324 | | | | 2,000 | 473,324 | |
| | I | 4 | 86,259 | 18,670 | 6,223 | 102,495 | 62,287 | 62,994 | | 513,548 | 11,935 | | 2,950 | 528,433 | |
| | H | 5 | 174,620 | | | | | | 174,620 | | | | 1,000 | 175,620 | |
| | Open Space | 5 | | | | | | | | | | | | | |
| | J | 5 | | | | | | | 22,549 | 22,549 | | | | 22,549 | |
| SUBTOTALS | | 732,203 | | | 18,670 | 6,223 | 102,495 | 62,287 | 62,994 | 22,549 | 1,007,421 | 11,935 | 5,950 | 1,025,306 | |
| TOTAL | | 1,558,407 | | | 289,464 | 96,488 | 450,467 | 62,287 | 62,994 | 22,549 | 2,542,656 | 11,935 | 50,590 | 19,223 | 2,624,404 |

Overall Development Statistics m2

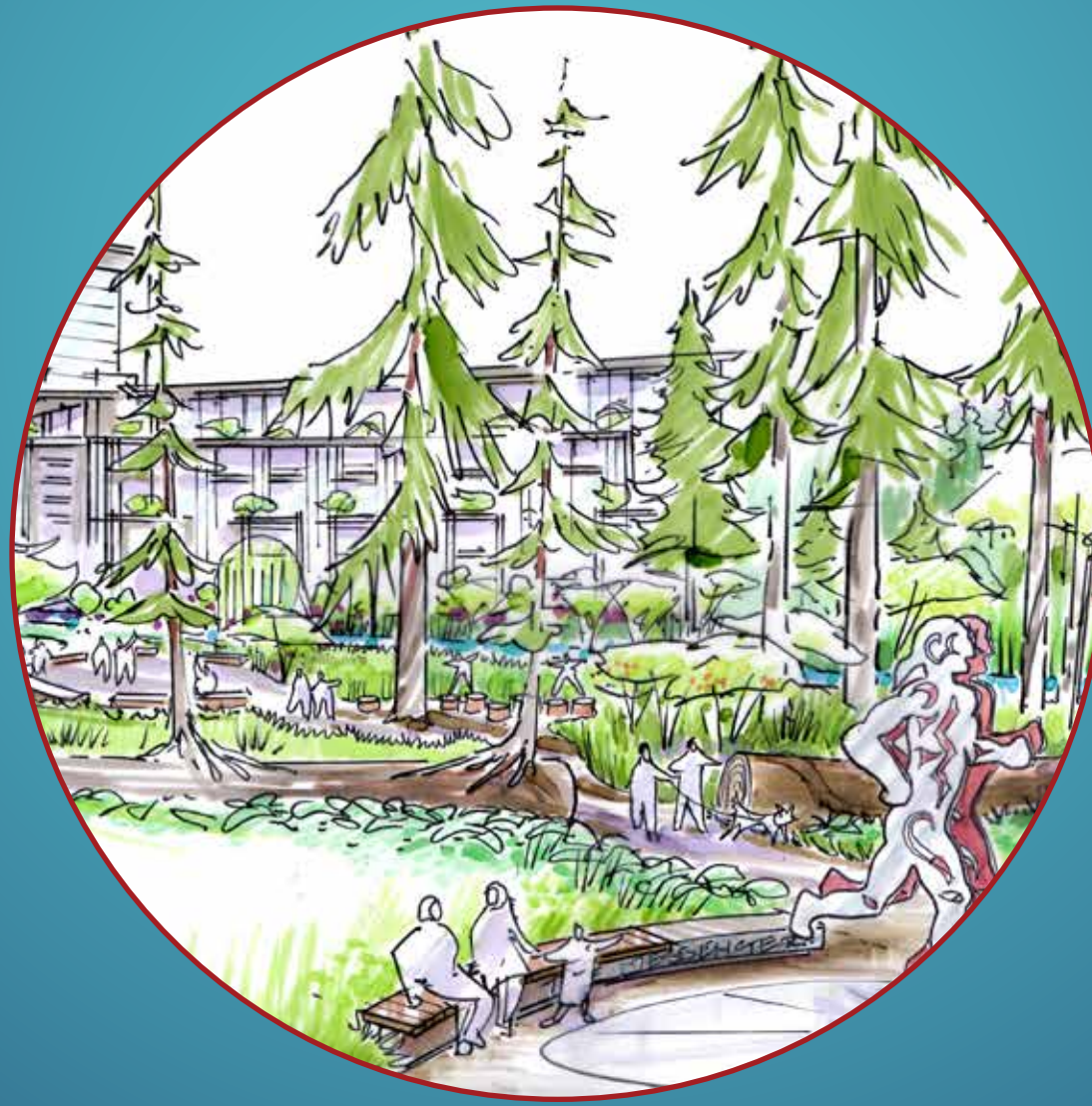
| | | FSR AREA (M²) | | | | | EXCLUDED AREA (M²) | | | | | | |
|--------|------|---------------|--------|--------------|--------|--------------------|--------------------|-------------------------|-----------------|--------------------|--------|---------|----------|
| PARCEL | BLDG | RESIDENTIAL | | | | | RETAIL | OFFICE | CULTURAL CENTRE | CHILDCARE (INDOOR) | SCHOOL | AMENITY | TOTAL m2 |
| | | MARKET | RENTAL | MIR (RENTAL) | SOCIAL | SUB-TOTAL | | | | | | | |
| A | A1 | - | - | - | 15,305 | 15,305 | - | - | - | - | - | 369 | 15,674 |
| B | | 15,248 | 23,125 | 7,708 | - | 46,081 | - | - | - | - | - | 279 | 46,360 |
| | B1 | - | 15,469 | 5,156 | - | | - | - | - | - | - | 186 | |
| | B2 | 15,248 | - | - | - | | - | - | - | - | - | 93 | |
| | B3 | - | 7,656 | 2,552 | - | | - | - | - | - | - | - | |
| C | | 18,717 | - | - | - | 18,717 | - | - | - | - | - | 93 | 18,810 |
| | C1 | 16,705 | - | - | - | | - | - | - | - | - | 93 | |
| | C2 | 1,065 | - | - | - | | - | - | - | - | - | - | |
| | C3 | 946 | | | | | | | | | | | |
| D | D1 | - | - | - | - | - | - | - | - | - | 4,700 | - | 4,700 |
| E | E1 | - | - | - | 17,023 | 17,023 | - | - | - | - | - | 307 | 17,330 |
| F | | 42,792 | 2,033 | 678 | - | 45,502 | - | - | - | - | - | 186 | 45,688 |
| | F1 | 20,028 | - | - | - | | - | - | - | - | - | 186 | |
| | F2 | 22,763 | - | - | - | | - | - | - | - | - | - | |
| | F3 | - | 2,033 | 678 | - | | - | - | - | - | - | - | |
| G | | 43,880 | - | - | - | 43,880 | - | - | - | - | - | 186 | 44,066 |
| | G1 | 26,755 | - | - | - | | - | - | - | - | - | | |
| | G2 | 17,125 | - | - | - | | - | - | - | - | - | 186 | |
| H | H1 | 16,223 | - | - | - | 16,223 | - | - | - | - | - | 93 | 16,316 |
| I | | 8,014 | 1,735 | 578 | 9,522 | 19,849 | 5,787 | 5,852 | - | 1,109 | - | 274 | 32,870 |
| | I1 | - | 1,735 | 578 | 9,522 | | 2,539 | 2,459 | - | - | - | 181 | |
| | I2 | 8,014 | - | - | - | | 3,247 | 3,394 | - | 1,109 | - | 93 | |
| J | J1 | - | - | - | - | - | - | - | 2,095 | - | - | - | 2,095 |
| TOTAL | | 144,874 | 26,892 | 8,964 | 41,850 | 222,580 | 5,787 | 5,852 | 2,095 | 1,109 | 4,700 | 1,786 | 243,908 |
| | | | | | | SUB-TOTAL FSR AREA | 234,219 | SUB-TOTAL EXCLUDED AREA | | | | 9,689 | |
| | | | | | | SITE AREA | 85,250 | | | | | | |
| | | | | | | FSR | 2.75 | | | | | | |

Site Statistics by Phase

| | FSR AREA (m²) | | | | | EXCLUDED AREA (m²) | | | | | | | |
|-------|--------------------|--------|--------------|--------|-----------|--------------------|--------|-------------------------|--------------------|--------|---------|----------|--|
| PHASE | RESIDENTIAL | | | | | RETAIL | OFFICE | CULTURAL CENTRE | CHILDCARE (INDOOR) | SCHOOL | AMENITY | TOTAL m² | |
| | MARKET | RENTAL | MIR (RENTAL) | SOCIAL | SUB-TOTAL | | | | | | | | |
| 1 | 42,792 | 2,033 | 678 | 15,305 | 60,807 | - | - | - | - | - | 555 | 61,361 | |
| 2 | 33,965 | 23,125 | 7,708 | - | 64,799 | - | - | - | - | - | 372 | 65,170 | |
| 3 | 16,223 | - | - | 17,023 | 33,246 | - | - | - | - | - | 399 | 33,645 | |
| 4 | 43,880 | - | - | - | 43,880 | - | - | 2,095 | - | - | 186 | 46,161 | |
| 5 | 8,014 | 1,735 | 578 | 9,522 | 19,849 | 5,787 | 5,852 | - | 1,109 | - | 274 | 32,870 | |
| X | - | - | - | - | - | - | - | - | - | 4,700 | - | 4,700 | |
| TOTAL | 144,874 | 26,893 | 8,964 | 41,850 | 222,580 | 5,787 | 5,852 | 2,095 | 1,109 | 4,700 | 1,786 | 243,908 | |
| | SUB-TOTAL FSR AREA | | | | | 234,219 | | SUB-TOTAL EXCLUDED AREA | | | | 9,689 | |

04

PUBLIC REALM



4.1 PUBLIC REALM PLAN OVERVIEW

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 ecozones 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.

continued on the next page.

Principles:

Welcoming to all

- The parks and open spaces will be designed to reflect MST Nations’ values and culture, while welcoming people from all cultures to enjoy the parks and open spaces and reconnect with nature.
- 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 pathway 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 rainwater as a resource, to meet the requirements of the City’s Integrated Rainwater Management Plan.

The framework for the park and open space network is the Trail Through the Forest, which creates a central, green corridor around which the new neighbourhood is oriented.

Two public open spaces are planned: the Retail Passage and a MST Cultural Centre Plaza. The Retail Passage will extend itself between Heather Street and the new commercial street, an extension of McGuigan, providing pedestrian-priority access to retail shops and the MST Cultural Centre. This passage will animate the central shopping area, enhancing public street life in the new neighbourhood. An extensive plaza south of the MST Cultural Centre provides the neighbourhood with a multipurpose programmable outdoor space for celebrations, gatherings, and play.



FIGURE 4-1. Public Realm Diagram

4.2 NORTHERN & SOUTHERN PARK

NORTHERN PARK

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

LEGEND

 PARCEL + BUILDING IDENTIFICATION

 PROPERTY LINES

 CSF OWNED
NOT PART OF
HEATHER LANDS
REZONING

A detailed site plan map of Northern Park and surrounding areas. The map shows a network of streets including West 33rd Avenue, West 35th Avenue, Willow Street, Heather Street, New Commercial Street, McGuigan Avenue, Ash Street, and Cambie Street. Key locations marked include the Roman Catholic Archdiocese, Honoraria Conway at St. Vincent's, Youville Residences, Holy Name of Jesus Parish, Eric Hamber Secondary School, Oak Meadows Park, Queen Elizabeth Park, and Northern Park. Northern Park is highlighted in green and contains a 'Forest Trail'. Various buildings are labeled with codes: J1, I2, I1, G2, H1, G1, E1, F2, and F3. The map also shows property lines and areas owned by CSF (City of Seattle Foundation).

FIGURE 4-2. Northern Park Site Plan

A scale bar and north arrow. The scale bar shows distances in meters (0, 20, 40, 60, 80) and feet (0, 60, 120, 180, 240). The north arrow points upwards and is labeled 'N'.

HEATHER LANDS | Design Guidelines

February 2025 | 30

SOUTHERN PARK

LEGEND

 PARCEL + BUILDING IDENTIFICATION

 PROPERTY LINES

 CSF OWNED
NOT PART OF
HEATHER LANDS
REZONING



FIGURE 4-3. Southern Park Site Plan

NOTE: Figures are conceptual. The design of the southern park will be further explored with the Vancouver Board of Parks and Recreation through a future park design process. All of the southern park’s pathways will be determined at the time of park design.

4.3 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 **Hə́ŋqəmiṇə́m**, **Sḵw̓xwú7mesh**, 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 **Hə́ŋqəmiṇə́m**,

- Sḵw̓xwú7mesh**, and English.
- » Install bollards at the start and end of the Forest Trail to discourage cyclists from cutting through the parks and open space.

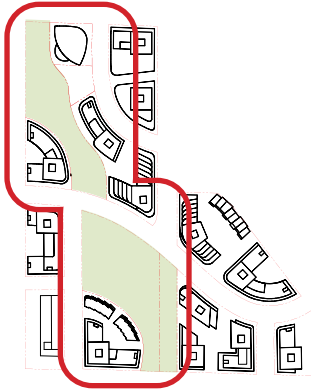


FIGURE 4-4. Key Plan - Forest Trail



FIGURE 4-5. Trail Through the Forest between W33rd and W35th



FIGURE 4-6. Trail Through the Forest between W35th and W37th

NOTE: Figures are conceptual. The design of the southern park will be further explored with the Vancouver Board of Parks and Recreation through a future park design process. All of the southern park’s pathways will be determined at the time of park design.

4.4 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 maintained by the Vancouver Board of Parks and Recreation. The final design will be elaborated upon in cooperation with the Vancouver Board of Parks and Recreation.

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

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



4.4.1 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 ecozone. Planting native groundcover and understory plants, and establishing a diverse tree canopy, will contribute to improving the soil quality and aid in restoring the forest on the site.

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

DESIGN GUIDELINES

- » Retain existing mature trees that are in good health. (See the Tree Retention section.)
- » Test and amend the soil around the existing trees. Amend with native soils,

- if possible, potentially salvaged from a construction site in the lower mainland, controlling for invasive plant species.
- » Plant native trees including Western red cedar, Douglas fir, Bigleaf maple, Vine maple, Shore pine, Sitka spruce, and Yellow-cedar.
- » Select the right tree for the right place. Plant new trees in locations that will allow them to thrive and reach their potential full size.
- » 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.



FIGURE 4-8. Key Plan – Coniferous Forest Ecozone

4.4.2 RIPARIAN FOREST ECOZONE

INTENT

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

DESIGN GUIDELINES

- » Respect natural hydrology and establish a rainwater management feature.
- » Establish a riparian forest along rainwater channels.
- » Plant native trees and shrubs such as Willows, Western red cedar, Douglas maple, Bigleaf maple, Red-osier dogwood, Hardhack, and Salmonberry. For a useful reference on this, see the District of Saanich’s Recommended Native Plants for Restoring a Riparian Area. <https://www.saanich.ca/assets/Community/Documents/Recommended%20Native%20Plants%20for%20Riparian%20Area.pdf>
- » Mimic the stand structure of a natural riparian forest by including multiple canopy heights. Allow gaps in the canopy and wide spacing between large trees.

- » Allow dappled light to reach the surface of the stream for ecological and aesthetic benefits.
- » Incorporate large woody debris into the rainwater channel as an ecologically valuable characteristic of riparian forest. Large woody debris creates habitat value for fauna.



FIGURE 4-9. Key Map: Riparian Woodland



FIGURE 4-10. Pedestrian Paths

4.4.3 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.



FIGURE 4-11. Key Map: Oak Meadows

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.



FIGURE 4-12. Places to Run Free

4.4.4 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. The design and planting of the wild orchard will be integrated appropriately into the proposed rainwater management design for this ecozone.

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.



FIGURE 4-13. Key Map: Wild Orchard

4.5 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 landscape elements. Access to residential lobbies and ground floor units will be interwoven between the planted spaces.

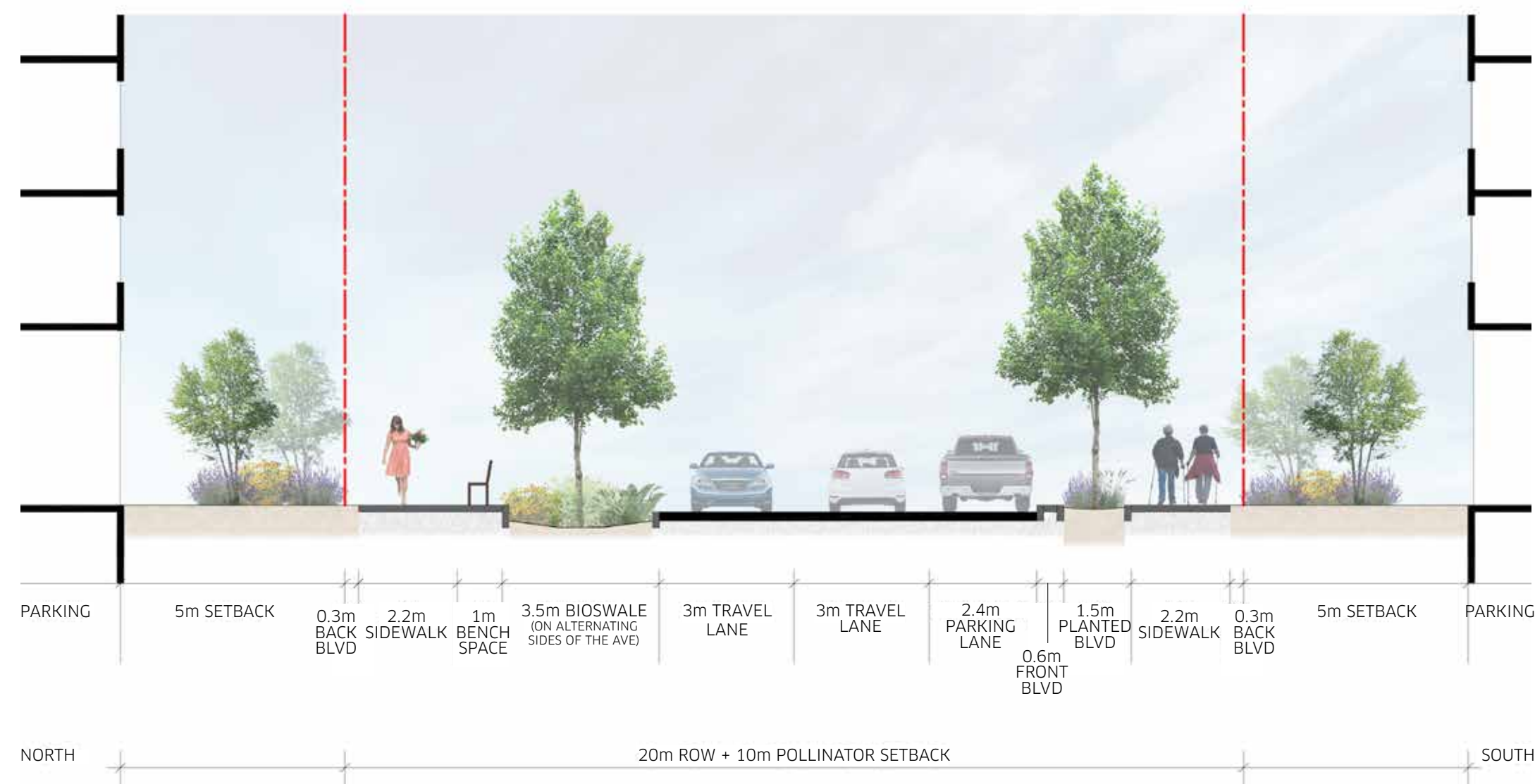


FIGURE 4-14. West 35th Avenue Section

NOTE: Figures are conceptual. Specific street element widths will be confirmed at the Development Permit stage.

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 City of Vancouver Parks Urban Forestry Team.



FIGURE 4-15. Celebrate All Species on the Site



FIGURE 4-16. Specify Pollinator Plants



FIGURE 4-17. Insect Hotel

- » The design expression of the pollinator corridor within the parks will be further explored with the Vancouver Board of Parks and Recreation through a future park design process.



FIGURE 4-18. Pollinator Corridor Plan

4.6 THE RETAIL PASSAGE

INTENT

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

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

Landscape features carved into the path can make visible the infiltration of rainwater captured from the roofs of the adjacent buildings.

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 and bright red salmon imprinted across the intersection connecting the retail passage with the MST Cultural Centre Plaza as per the conceptual illustration in Figure 4-28, or MST Nations’ inspired weaving patterns as illustrated in Figure 4-36.
- » Include artistic but space efficient seating features to offer places to rest and meet.
- » Incorporate small, shade tolerant trees in built up planters along the retail passage.
- » Design for flexibility so that temporary events can occur along the retail passage, such as markets and crafts fairs.
- » Make visible the capture and filtration of the rainwater from the roofs of the adjacent I1 and I2 buildings, if possible.



FIGURE 4-19. Protector of the Mountain, Zachary George, Tsleil-Waututh and Salish Sea, Thomas Cannell, Musqueam



FIGURE 4-20. Multi-functional Uses in Public Space



FIGURE 4-21. Retail Passage

PARCEL I - THE RETAIL PASSAGE

FEATURES

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

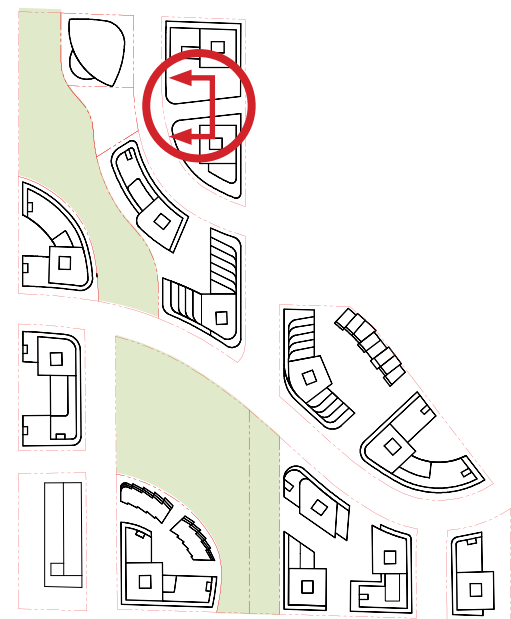


FIGURE 4-22. Key Plan – Retail Passage

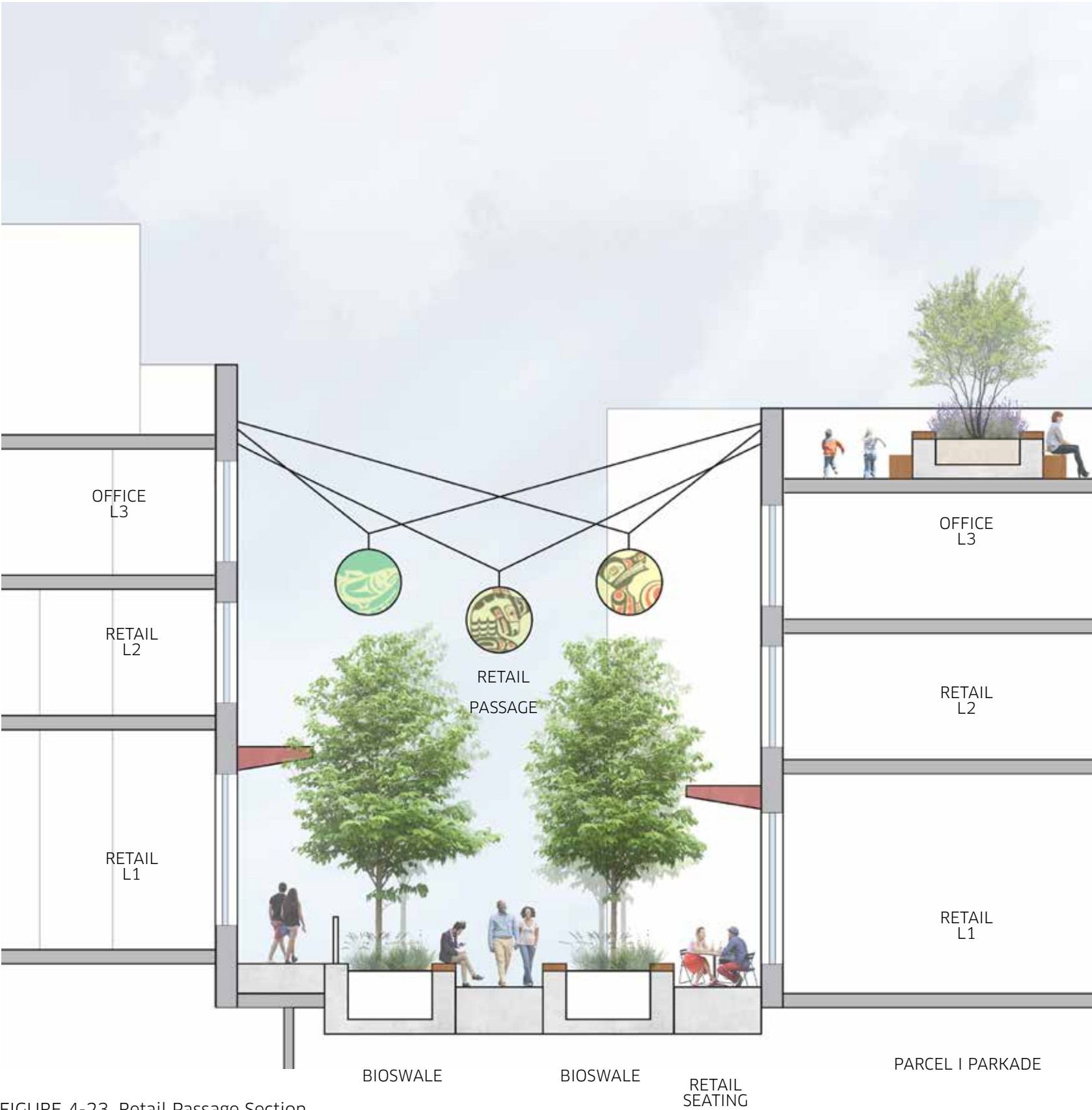


FIGURE 4-23. Retail Passage Section

4.7 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 Tsleil-Waututh 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:
 - 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.
 - Planting an Indigenous plants garden to provide teaching opportunities.

- Integrating a rainwater channel to run from the southeast corner of the plaza to the northwest corner of the site – the water passing through the historic location of the Fairmont Academy.
- Hosting Community Food Markets to invite the community to celebrate local and/or traditional MST foods.
- Arranging movable seating and tables for special events facing a small covered stage and/or around a fire pit.

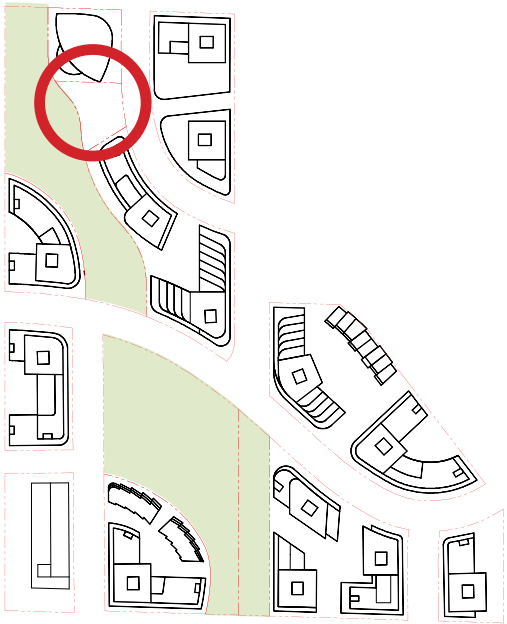


FIGURE 4-25. Key Plan – MST Cultural Centre Plaza



FIGURE 4-24. Awen Gathering Place, Brook McIlroy



FIGURE 4-26. MST ʕxwqweləwən Carving Centre Pavillion (One Heart, One Mind)

PARCEL J – THE CEREMONY

FEATURES

- » Ceremonial gathering space that is open and flexible, designed to accomodate a range of activities including ceremonies, gatherings, performances, community food markets, Indigenous plant garden(s), etc.
- » Ceremonial gathering space should be designed with a special paving pattern and seating around the outside.
- » Small, multi-functional stage/platform with artistic screen backdrop.
- » Processional pathway from the MST Cultural Centre (back stage) wrapping around the ceremonial space and ending at the platform.
- » 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, and washrooms, etc.
- » Outdoor eating space with long table adjacent to the MST Cultural Centre and indoor commercial teaching kitchen.
- » Fire pit and outdoor cooking area that can be covered up and locked when not in use.
- » Medicinal garden with connection to a tool shed / storage space attached to the MST Cultural Centre, and transition to the northern park parcel to the west.
- » Decks off the Cultural Centre facing towards 33rd Ave with a terraced, rocky landscape below to meet the street.
- » Public art at the corner of 33rd Ave and the new commercial street.
- » Rainwater channel with boulders.



FIGURE 4-27. MST Cultural Centre Plaza Section



FIGURE 4-28. Conceptual Illustration – Retail Passage and MST Cultural Centre Plaza, Looking NW

Artist: Matthew Thomson

4.8 MEETING POINT: WELCOME TO OUR PLACE

INTENT

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

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

PARCEL F – CORNER PLAZA

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

PARCEL G – CORNER PLAZA

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



FIGURE 4-30. Conceptual Illustration – Meeting Point, Looking NW

Artist: Matthew Thomson

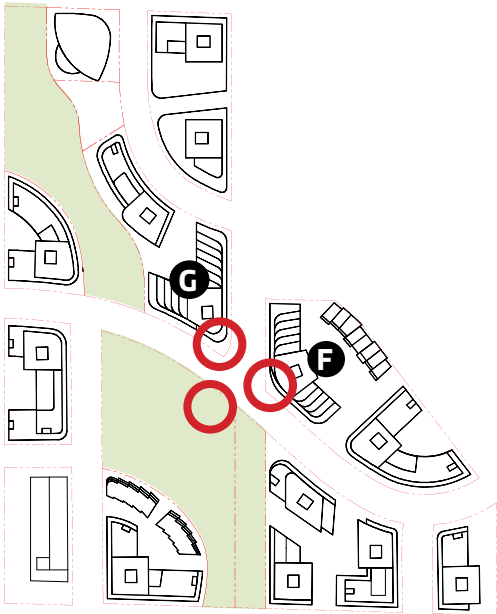


FIGURE 4-29. Key Plan – Meeting Point Plazas



FIGURE 4-31. Plazas with Integrated Seating



FIGURE 4-32. Feature Seating



FIGURE 4-33. MST Welcome Post. D Yelton

NOTE: Figures are conceptual. The design of the southern park will be further explored with the Vancouver Board of Parks and Recreation through a future park design process. All of the southern park’s pathways will be determined at the time of park design.

4.9 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

- » Use a special paving treatment at the raised intersections of Heather Street and W35th Avenue, Baillie Street and W35th Avenue, and the mid-block crossing on the Commercial Street. Ensure that visibility is maintained at night for pedestrian safety. All proposed raised 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 City of Vancouver Parks Urban Forestry Team.
- » Collaborate with MST Nations’ artists on the patterning of special paving treatments to incorporate local Indigenous patterns and create a culturally vibrant place.
- » Upgrade the intersection of W33rd Avenue and Heather Street with a full signalized intersection. 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.

LEGEND

- ● ● PEDESTRIAN PATH
- — — BICYCLE PATH
- ■ ■ LOCAL RESIDENTIAL STREET
- ■ ■ LOCAL COMMERCIAL STREET
- ■ ■ MINOR COLLECTOR STREET

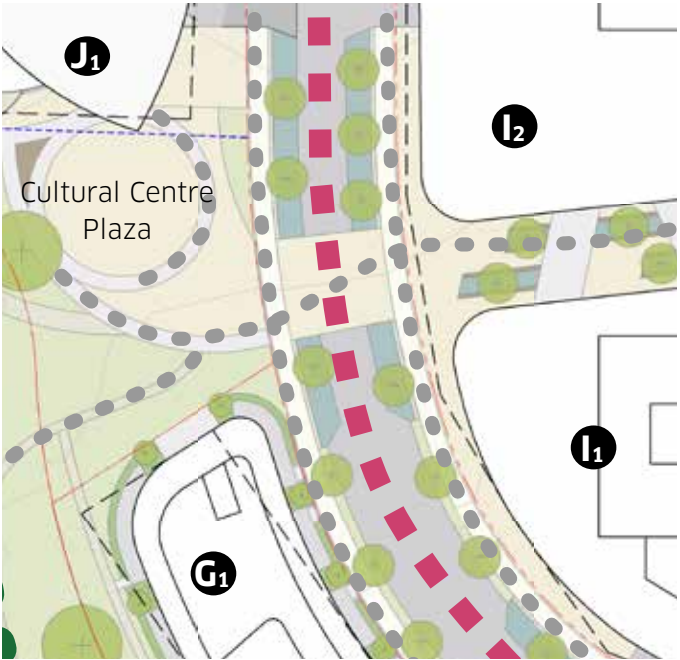


FIGURE 4-34. Retail Passage to Cultural Centre



FIGURE 4-35. Paving Inspired By Weaving

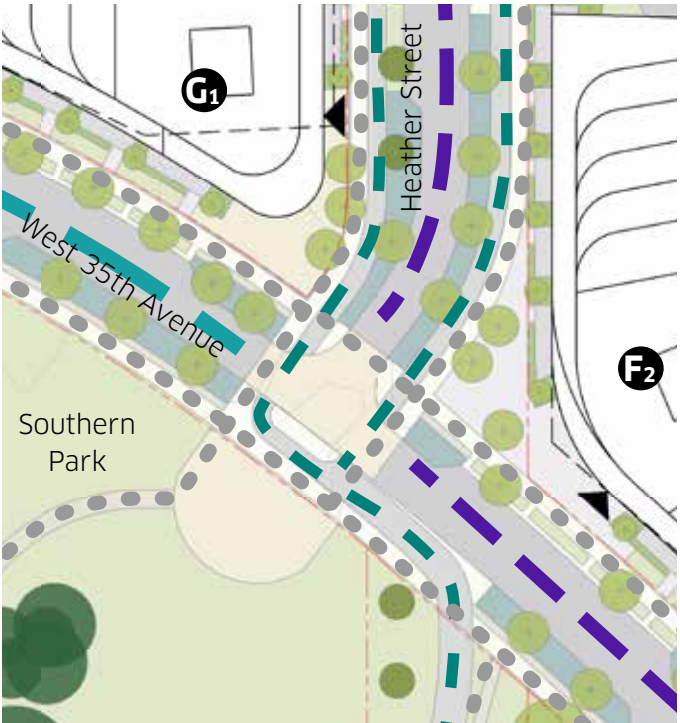


FIGURE 4-36. Heather Street and West 35th Avenue

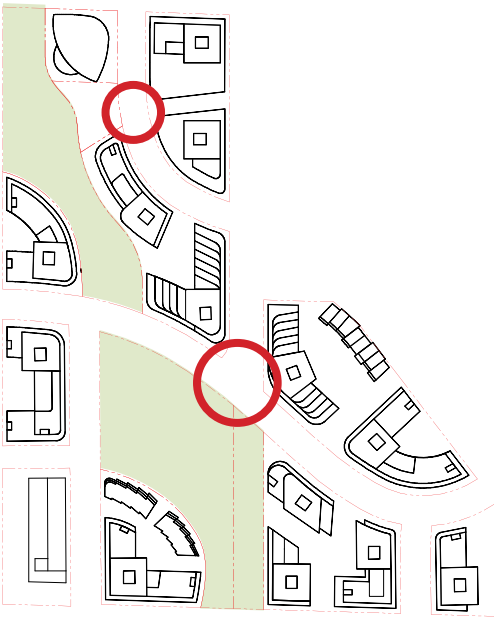


FIGURE 4-37. Key Plan - Key Intersections

NOTE: Figures are conceptual. The design of the southern park will be further explored with the Vancouver Board of Parks and Recreation through a future park design process. All of the southern park’s pathways will be determined at the time of park design.

4.10 HEATHER STREET ROW & PLAZA

INTENT

The Park Plaza is located at the southern end of Heather St. ROW between W37th & W35th Avenues. Situated between the Parcels C and B, creating a welcoming gateway to the Park.

PARK PLAZA

- » Plaza with paving inspired by MST Nations’ weaving and playful feature seating. Design for the plaza to be further explored with the Park Board through future park design process.
- » Welcome posts, carved by MST Nations’ artists, possibly from Western red cedar trees harvested from the Heather Lands site.
- » Row of pin oak trees circling the plaza.

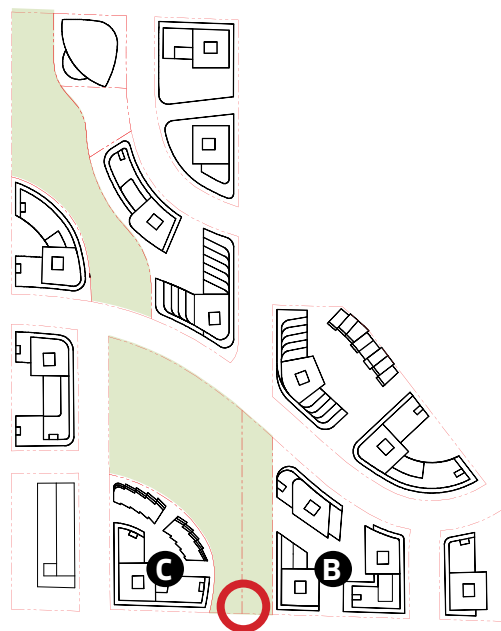


FIGURE 4-38. Key Plan - Park Plaza



FIGURE 4-39. Conceptual Illustration - Park Plaza, Looking N from W37th

Artist: Matthew Thomson

NOTE: Figures are conceptual. The design of the southern park will be further explored with the Vancouver Board of Parks and Recreation through a future park design process. All of the southern park’s pathways will be determined at the time of park design.

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.

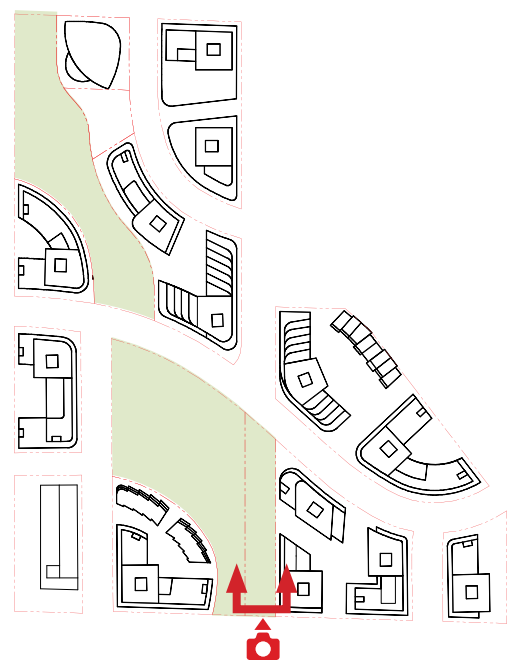


FIGURE 4-40. Key Plan - Heather St. ROW



FIGURE 4-41. Heather Street ROW Section
Conceptual Illustration - Heather Street ROW Looking N from W37th

4.11 PLAY SPACES

INTENT

The primary playground is proposed to be located within the southern park for the benefit of the public and the future residents of Heather Lands. Siting the playground in the park away from residential units will help avoid conflicts with other programs on the site, yet provide a high level of visual oversight. The play space should be creative, fun, multi-generational, challenging, inspired by nature and by MST culture. It will include natural elements as much as possible in its design to promote land-based learning and intergenerational knowledge transfer. A tree house was an early concept for the play space, emerging from the Cultural Interpretive Plan.

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.



FIGURE 4-42. Tree House Play Structure



FIGURE 4-43. Natural Play Features

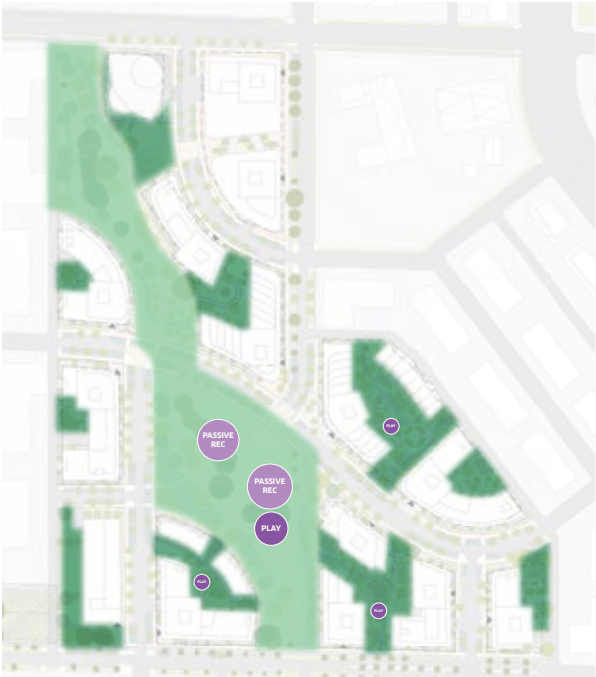


FIGURE 4-44. Key Plan – Play Spaces

- LEGEND
- PUBLIC PARK
 - OPEN SPACE
 - PLAY SPACES
 - PASSIVE RECREATIONS

4.12 COURTYARD PATHWAYS

RESIDENTIAL STATUTORY RIGHT-OF-WAYS

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

DESIGN GUIDELINES

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



FIGURE 4-45. Parcel G SRW



FIGURE 4-47. Parcel F SRW



FIGURE 4-46. Parcel C SRW

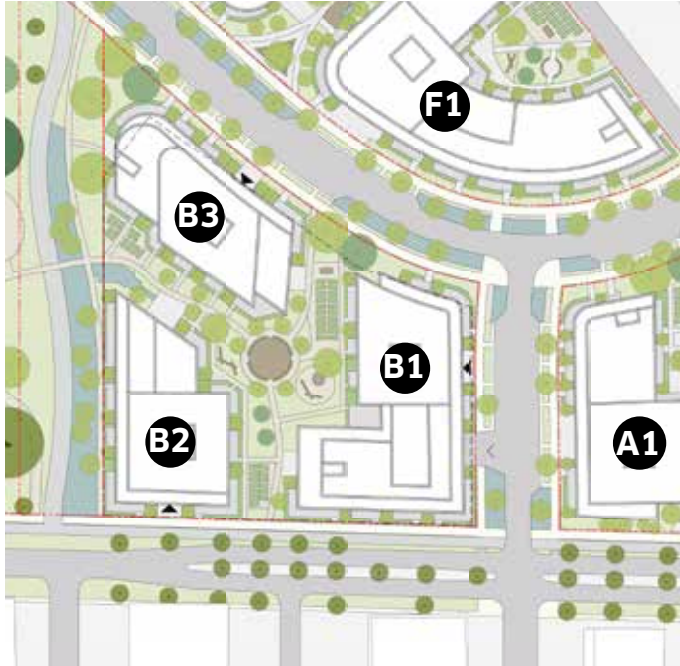


FIGURE 4-48. Parcel B SRW

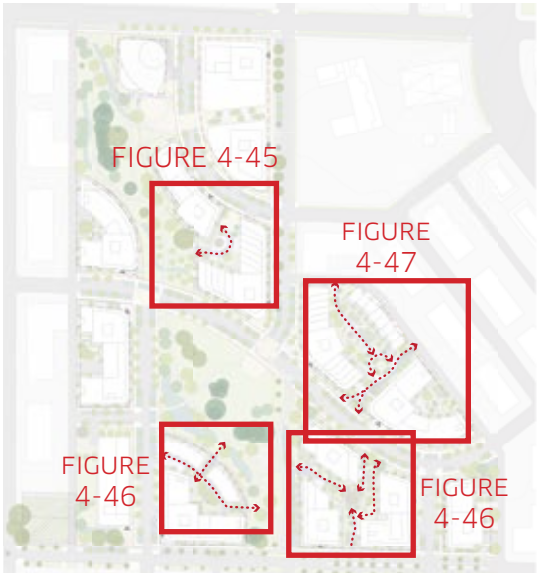


FIGURE 4-49. Key Plan - Semi-Public Courtyards and pathway SRWs



FIGURE 4-50. Boardwalk Pathways



FIGURE 4-51. Locate Benches Along Key Points

4.13 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. 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.



FIGURE 4-52. Naturalized Furnishings



FIGURE 4-53. Feature Site Furnishings

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.



FIGURE 4-54. Public Seating Integrated into Pathways

4.14 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. Using the shape of a spindle whorl to create light fixtures is one possibility. An image of spindle whorls as artwork and an historic photo of Selisya using a spindle whorl are represented here.



FIGURE 4-55. Susan Point – Spindle Whorl, YVR International Airport



FIGURE 4-56. Selisya – Musqueam Weaver, Credit: Charles F. Newcombe

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

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

LEGEND

FOREST TRAIL FEATURE LIGHTING

BICYCLE + PEDESTRIAN PATH FEATURE LIGHTING

PEDESTRIAN PATH DOWN LIGHTING

BUILDING ENTRY LIGHTING

KEY GATHERING SPACE LIGHTING

RESIDENTIAL GATHERING LIGHTING

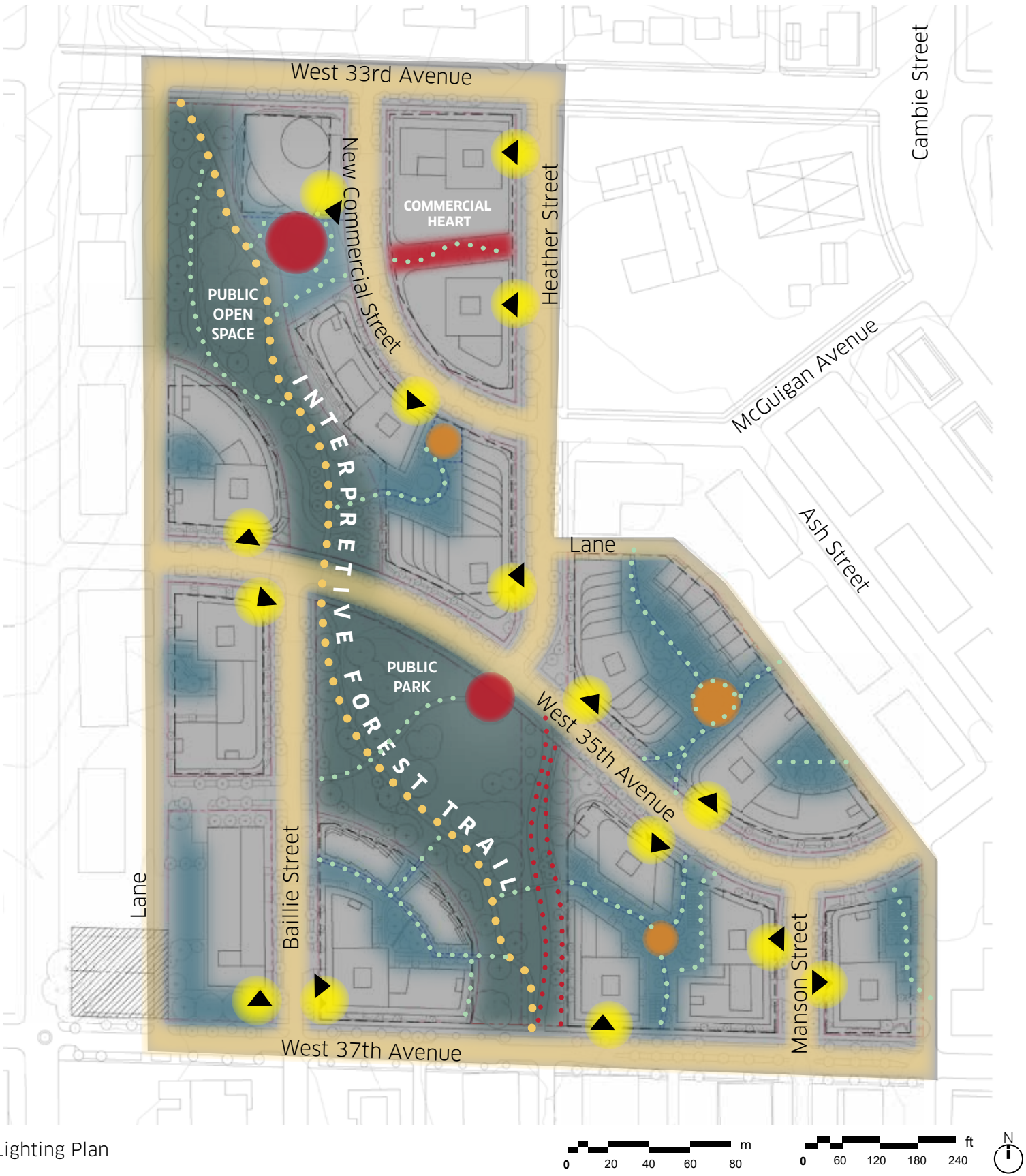
STREET + LANE LIGHTING

PARK

OPEN SPACE

CSF OWNED
NOT PART OF HEATHER
LANDS REZONING

FIGURE 4-57. Site Lighting Plan



NOTE: Figures are conceptual. The design of the southern park will be further explored with the Vancouver Board of Parks and Recreation through a future park design process. All of the southern park’s pathways will be determined at the time of park design.

4.15 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.



FIGURE 4-58. Flagstone Paving



FIGURE 4-59. Special Paving Inspired by Weaving



FIGURE 4-60. Contrasting Pavers



FIGURE 4-61. Paving Inspired by Water Flow

4.16 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.

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.
- » 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 City of Vancouver Parks Urban Forestry Team.



FIGURE 6-141. Native Berry Plants



FIGURE 4-62. Indigenous Urban Adapted Plants



FIGURE 4-63. Native Berry Plants



FIGURE 4-64. Native Understory Plants

4.16.1 URBAN ADAPTED PLANTS

INTENT

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

DESIGN 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, 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/>
- » 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 City of Vancouver Parks Urban Forestry Team.

Heather Lands

Recommended Trees

| | Native | Drought Tolerant | Habitat Value | Food | Fall/Winter | Street | Above Parkade/ | Bioswale |
|--|--------|------------------|---------------|------|-------------|--------|----------------|----------|
| Acer circinatum – Vine maple | ✓ | ✓ | ✓ | | ✓ | | ✓ | |
| Acer glabrum var. douglasii – Douglas maple | ✓ | ✓ | ✓ | | ✓ | | ✓ | |
| Acer macrophyllum – Bigleaf maple | ✓ | | ✓ | | | | | |
| Acer rubrum – Red maple | | | ✓ | | ✓ | ✓ | ✓ | |
| Acer tegmentosum – Snakebark maple | | | | | ✓ | ✓ | ✓ | |
| Aesculus hippocastanum – Common Horsechestnut | | | ✓ | | ✓ | | | |
| Amelanchier alnifolia - Saskatoon | ✓ | | ✓ | ✓ | | | ✓ | |
| Amelanchier canadensis – Tree form Serviceberry | ✓ | | ✓ | ✓ | | ✓ | ✓ | ✓ |
| Arbutus unedo – Strawberry tree | ✓ | ✓ | ✓ | ✓ | ✓ | | ✓ | |
| Chamaecyparis nootkatensis – Yellow cedar | ✓ | | ✓ | | ✓ | | | |
| Cornus nuttallii – Pacific dogwood | ✓ | | ✓ | | ✓ | | ✓ | |
| Cornus nuttallii ‘Eddies White Wonder’ – Dogwood | | | ✓ | | ✓ | ✓ | ✓ | |
| Crataegus douglasii – Black hawthorn | ✓ | ☒ | ✓ | | ✓ | ✓ | ✓ | |
| Crataegus x lavallei – Lavallei hawthorn | | ✓ | ✓ | | ✓ | ✓ | ✓ | |
| Liriodendron tulipifera – Tulip tree | | ✓ | | | ✓ | | | |
| Liquidambar styraciflua – Sweetgum | | | ✓ | | ✓ | | | |
| Malus fusca - Pacific crabapple | ✓ | | ✓ | ✓ | | | ✓ | |
| Malus floribunda (disease resistant cultivar) | | | ✓ | ✓ | | ✓ | ✓ | ✓ |
| Nyssa sylvatica – Black tupelo | | ✓ | ✓ | | ✓ | ✓ | ✓ | ✓ |
| Picea sitchensis – Sitka spruce | ✓ | | ✓ | | ✓ | | | |
| Pinus contorta var. contoria – Shore Pine | ✓ | ✓ | ✓ | | ✓ | | ✓ | |
| Pseudotsuga menziessi – Douglas fir | ✓ | ✓ | ✓ | | ✓ | | | |
| Quercus palustris – Pin oak | | ✓ | ✓ | | ✓ | ✓ | ✓ | |
| Quercus phellos – Willow leaf oak | | ✓ | ✓ | | | ✓ | ✓ | |
| Quercus rubra – Red oak | | ✓ | ✓ | | ✓ | | ✓ | |
| Stewartia ovata – Stewartii | | | ✓ | | ✓ | | ✓ | |
| Styrax japonicus – Japanese snowbell | | | ✓ | | | ✓ | ✓ | |
| Thuja plicata – Western red cedar | ✓ | | ✓ | | ✓ | | | |

Heather Lands
Recommended Shrubs

| | Native Plant | Drought Tolerant | Pollinator Friendly | Edible Landscaping | Fall/Winter Interest | Bioswale |
|--|--------------|------------------|---------------------|--------------------|----------------------|----------|
| <i>Arctostaphylos uva-ursi</i> – Kinnikinnick | ✓ | ✓ | ✓ | ✓ | ✓ | |
| <i>Calluna vulgaris</i> var. – Heather | | | ✓ | | ✓ | |
| <i>Ceanothus</i> ‘Victoria’ – California lilac | | ✓ | ✓ | | ✓ | |
| <i>Cornus canadensis</i> – Bunchberry | ✓ | | ✓ | ✓ | | |
| <i>Cornus sericea</i> – Red-osier dogwood | ✓ | | ✓ | | ✓ | ✓ |
| <i>Cornus sericea</i> ‘Kelseyi’ – Dwarf red-twиг dogwood | ✓ | | ✓ | | ✓ | ✓ |
| <i>Corylus cornuta</i> var. <i>californica</i> – Beaked hazelnut | ✓ | | | ✓ | | |
| <i>Erica</i> x <i>darleyensis</i> ‘Kramer’s Rote’ – Kramer’s red heath | | | ✓ | | ✓ | |
| <i>Fragaria chiloensis</i> – Coastal strawberry | ✓ | ✓ | | ✓ | ✓ | |
| <i>Fragaria vesca</i> – Woodland strawberry | ✓ | | | ✓ | | |
| <i>Gaultheria shallon</i> - Salal | ✓ | ✓ | ✓ | ✓ | ✓ | |
| <i>Holodiscus discolor</i> – Oceanspray | ✓ | ✓ | ✓ | | | ✓ |
| <i>Juniperus communis</i> – Common juniper | ✓ | ✓ | | | ✓ | |
| <i>Lavandula angustifolia</i> ‘Munstead’ – Munstead lavender | | ✓ | ✓ | | | |
| <i>Ledum</i> groenlandicum – Labrador tea | ✓ | | ✓ | | ✓ | |
| <i>Lonicera pileata</i> – Boxleaved honeysuckle | | ✓ | | | ✓ | |
| <i>Mahonia nervosa</i> – Dull Oregon-grape | ✓ | | | ✓ | ✓ | |
| <i>Philadelphus lewisii</i> – Mock-orange | ✓ | ✓ | ✓ | | | |
| <i>Rhododendron macrophyllum</i> – California rhodo | ✓ | | ✓ | | ✓ | |
| <i>Ribes laxiflorum</i> – Trailing black currant | ✓ | | | | | |
| <i>Ribes sanguineum</i> – Red-flowering currant | ✓ | ✓ | ✓ | | | |
| <i>Rosa gymnocarpa</i> – Baldhip rose | ✓ | ✓ | ✓ | | | |
| <i>Rosa nutkana</i> – Nootka rose | ✓ | ✓ | ✓ | | | |
| <i>Rosmarinus officinalis</i> – Rosemary | | | ✓ | ✓ | ✓ | |
| <i>Rubus chamaemorus</i> - Cloudberry | ✓ | ✓ | ✓ | ✓ | | |
| <i>Rubus parviflorus</i> – Thimbleberry | ✓ | ✓ | ✓ | ✓ | | |
| <i>Rubus spectabilis</i> – Salmonberry | ✓ | ✓ | ✓ | ✓ | | |
| <i>Rubus ursinus</i> – Trailing blackberry | ✓ | | ✓ | ✓ | | |
| <i>Sarcococca hookeriana</i> var. <i>humilis</i> – Dwarf sweetbox | | ✓ | | | ✓ | |
| <i>Skimmia japonica</i> ‘Rubella’ – Rubella skimmia | | | | | ✓ | |
| <i>Spirea douglasii</i> ssp. <i>douglasii</i> - Hardhack | ✓ | | ✓ | | ✓ | ✓ |
| <i>Spirea japonica</i> ‘Walbuma’ – Magic carpet spirea | | | ✓ | | ✓ | ✓ |
| <i>Vaccinium ovalifolium</i> – Oval-leaved blueberry | ✓ | | ✓ | ✓ | | |
| <i>Vaccinium ovatum</i> – Evergreen huckleberry | ✓ | ✓ | ✓ | ✓ | ✓ | |
| <i>Vaccinium ovatum</i> ‘Thunderbird’ – Thunderbird huckleberry | ✓ | ✓ | ✓ | ✓ | ✓ | |
| <i>Vaccinium parvifolium</i> – Red huckleberry | ✓ | ✓ | ✓ | ✓ | | |

Heather Lands
Perennials and Groundcovers

| | Native Plant | Drought Tolerant | Pollinator Friendly | Edible Landscaping | Fall/Winter Interest | Bioswale |
|---|--------------|------------------|---------------------|--------------------|----------------------|----------|
| <i>Achillea millefolium</i> - Yarrow | ✓ | ✓ | ✓ | | ✓ | |
| <i>Anaphalis margaritacea</i> – Pearly everlasting | ✓ | ✓ | ✓ | | ✓ | |
| <i>Aquilegia formosa</i> – Western columbine | ✓ | | ✓ | | | ✓ |
| <i>Aster subspicatus</i> – Douglas aster | ✓ | | ✓ | | | ✓ |
| <i>Blechnum spicant</i> – Deer fern | ✓ | | | | ✓ | |
| <i>Cirsium edule</i> – Edible thistle | ✓ | | ✓ | ✓ | ✓ | |
| <i>Coreopsis verticillata</i> ‘Moonbeam’ – Moonbeam coreopsis | | ✓ | ✓ | | ✓ | |
| <i>Dodecatheon hendersonii</i> – Henderson’s shooting star | ✓ | | ✓ | | | |
| <i>Echinacea purpurea</i> – Purple coneflower | | ✓ | ✓ | | | |
| <i>Epilobium angustifolium</i> – Fireweed | ✓ | | | | | |
| <i>Geranium</i> x <i>cantabrigiense</i> ‘Biokovo’ – Bikovo cranesbill | ✓ | ✓ | ✓ | | | |
| <i>Helenium autumnale</i> – Sneezeweed | ✓ | | ✓ | | ✓ | ✓ |
| <i>Helianthemum nummularium</i> – Sun rose | | ✓ | ✓ | | ✓ | ✓ |
| <i>Helleborus</i> x <i>sternii</i> – Hybrid hellebore | | ✓ | ✓ | | ✓ | |
| <i>Hemerocallis</i> spp. – Daylily | | ✓ | | | | ✓ |
| <i>Hosta</i> ‘Sagae’ – Sagae hosta | | | ✓ | | | |
| <i>Hosta sieboldiana</i> – Seersucker hosta | | | ✓ | | | |
| <i>Hypericum formosum</i> – Western St. John’s-wort | ✓ | ✓ | | | ✓ | ✓ |
| <i>Iris missouriensis</i> – Western blue flag | ✓ | | ✓ | | | |
| <i>Lupinus polyphyllus</i> – Large-leaved lupine | ✓ | ✓ | ✓ | | | |
| <i>Maianthemum dilatatum</i> – False lily-of-the-valley | ✓ | | ✓ | | | ✓ |
| <i>Maianthemum stellatum</i> – Star-flowered false Solomon’s seal | ✓ | | | | | |
| <i>Mentha arvensis</i> – Field mint | ✓ | | | ✓ | | |
| <i>Oxalis oregana</i> – Redwood sorrel | | ✓ | ✓ | | | |
| <i>Phlox diffusa</i> – Spreading phlox | ✓ | ✓ | | | | ✓ |
| <i>Polystichum munitum</i> – Sword fern | ✓ | ✓ | | | ✓ | |
| <i>Rudbeckia fulgida</i> – Orange coneflower | | ✓ | ✓ | | ✓ | |
| <i>Salvia officinalis</i> – Sage | | ✓ | ✓ | ✓ | ✓ | |
| <i>Sedum</i> ‘Herbstfreude’ – Autumn joy stonecrop | | ✓ | ✓ | | ✓ | ✓ |
| <i>Sedum oreganum</i> – Oregon stonecrop | ✓ | ✓ | ✓ | | ✓ | |
| <i>Tellima grandiflora</i> – Tall fringe-cup | ✓ | | | | | |
| <i>Thymus prae-cox articus</i> – Creeping thyme | | ✓ | ✓ | ✓ | | |
| <i>Tiarella cordifolia</i> – Foam flower | ✓ | | ✓ | | | |
| <i>Trillium ovatum</i> – Coast trillium | ✓ | | | | | |

4.17 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.

HEATHER LANDS | Design Guidelines

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 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.

LEGEND

- X#** PARCEL + BUILDING IDENTIFICATION
- INTERPRETIVE FOREST TRAIL
- PUBLIC PARK
- POSSIBLE LOCATIONS FOR PUBLIC ART IDENTIFIED IN RZG SUBMISSION ON PG. 66 – PUBLIC REALM SITE PLAN
- POSSIBLE LOCATIONS FOR PUBLIC ART IDENTIFIED IN CONCEPTUAL DWGS.
- PRIMARY WELCOMING SPACES
- CSF OWNED
- NOT PART OF HEATHER LANDS REZONING

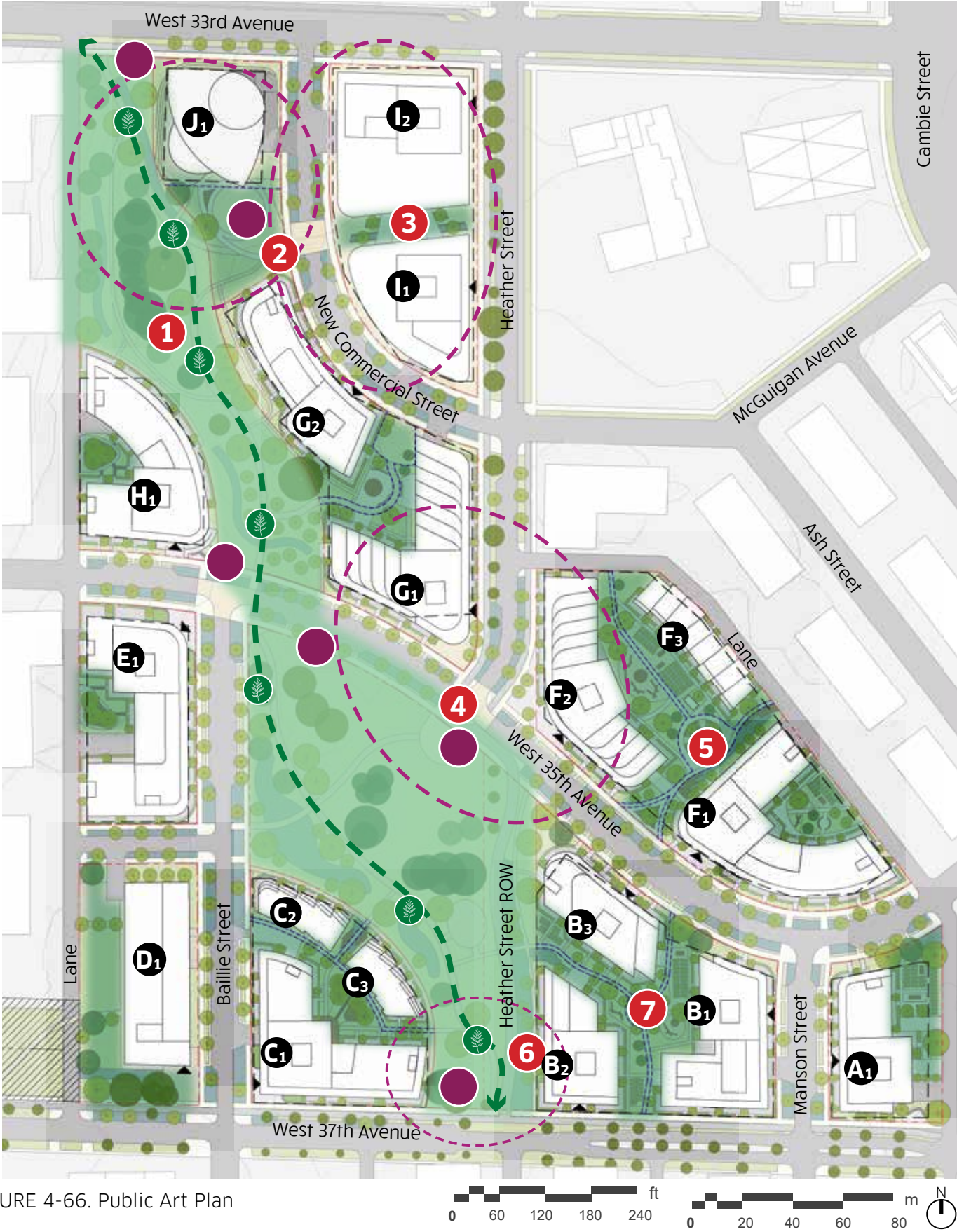


FIGURE 4-66. Public Art Plan

05

MOBILITY



5.1 OVERVIEW

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

A network of accessible paths, sidewalks, and bike lanes will encourage active, healthy lifestyles while reducing greenhouse gas emissions. Cycling facilities will be separated from vehicle traffic. Heather Street between W 35th Avenue and W 37th Avenue will be closed to vehicles and transformed into a pedestrian and cyclist corridor.

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

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

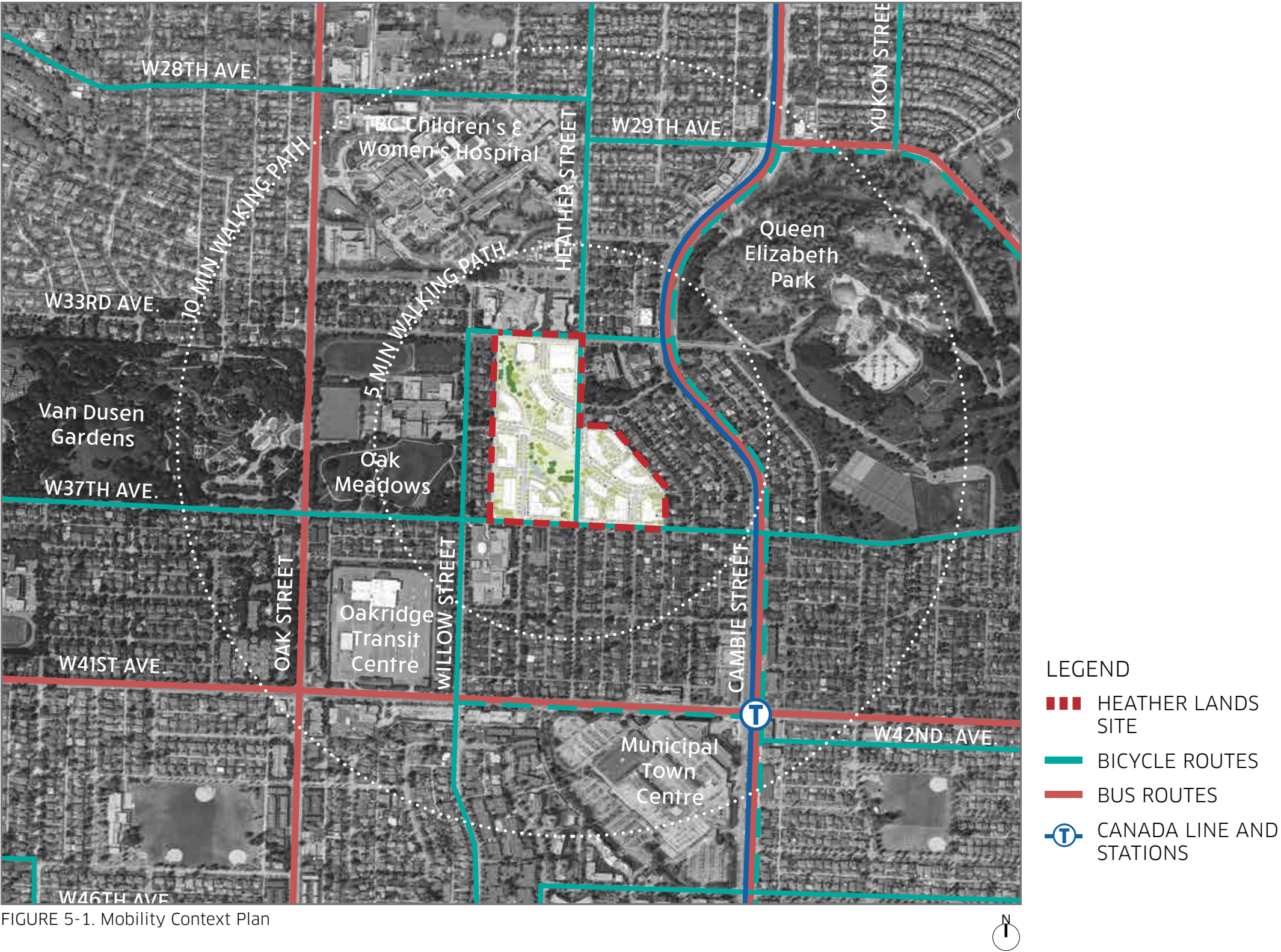


FIGURE 5-1. Mobility Context Plan

5.2 STREET NETWORK

INTENT

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

W33rd Avenue, a major collector street, will be the most heavily trafficked and the primary approach to Heather Lands. The signal at the W33rd and Heather Street intersection will be upgraded with a full signalized intersection.

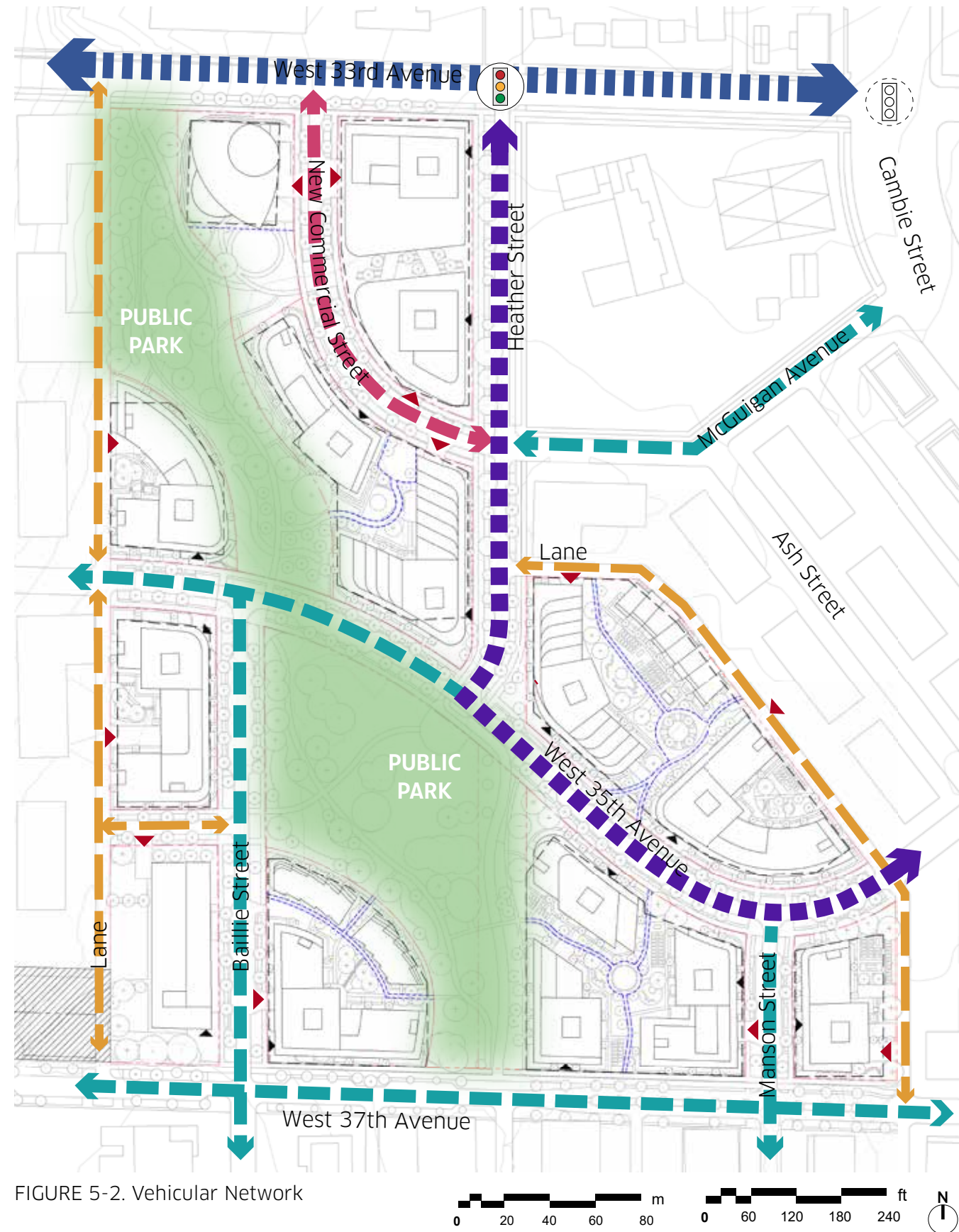
The MST Cultural Centre will be visible from W33rd and the commercial heart of Heather Lands is located off W33rd. The new local commercial street with ground-oriented retail animating the street will tie into McGuigan Avenue just north of W35th.

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

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 alley and instead plant trees offset on either side of the road to create a more naturalistic effect. Street tree selection to be approved by Park Board Urban Forestry.
- » 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: W33rd and New Commercial St., W33rd and Heather St., W35th and Heather St., and Heather St. and New Commercial St.

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



5.3 PEDESTRIAN NETWORK

INTENT

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

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

DESIGN 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. For further design guidelines pertaining to the Forest Trail, see the parks and open space section.
- » Design sidewalks that are pedestrian-friendly using materials that are accessible and durable. 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.

LEGEND

TRAIL THROUGH THE FOREST

PUBLIC PEDESTRIAN PATHWAYS

SEMI-PUBLIC PEDESTRIAN PATHWAYS

CSF OWNED
NOT PART OF HEATHER
LANDS REZONING

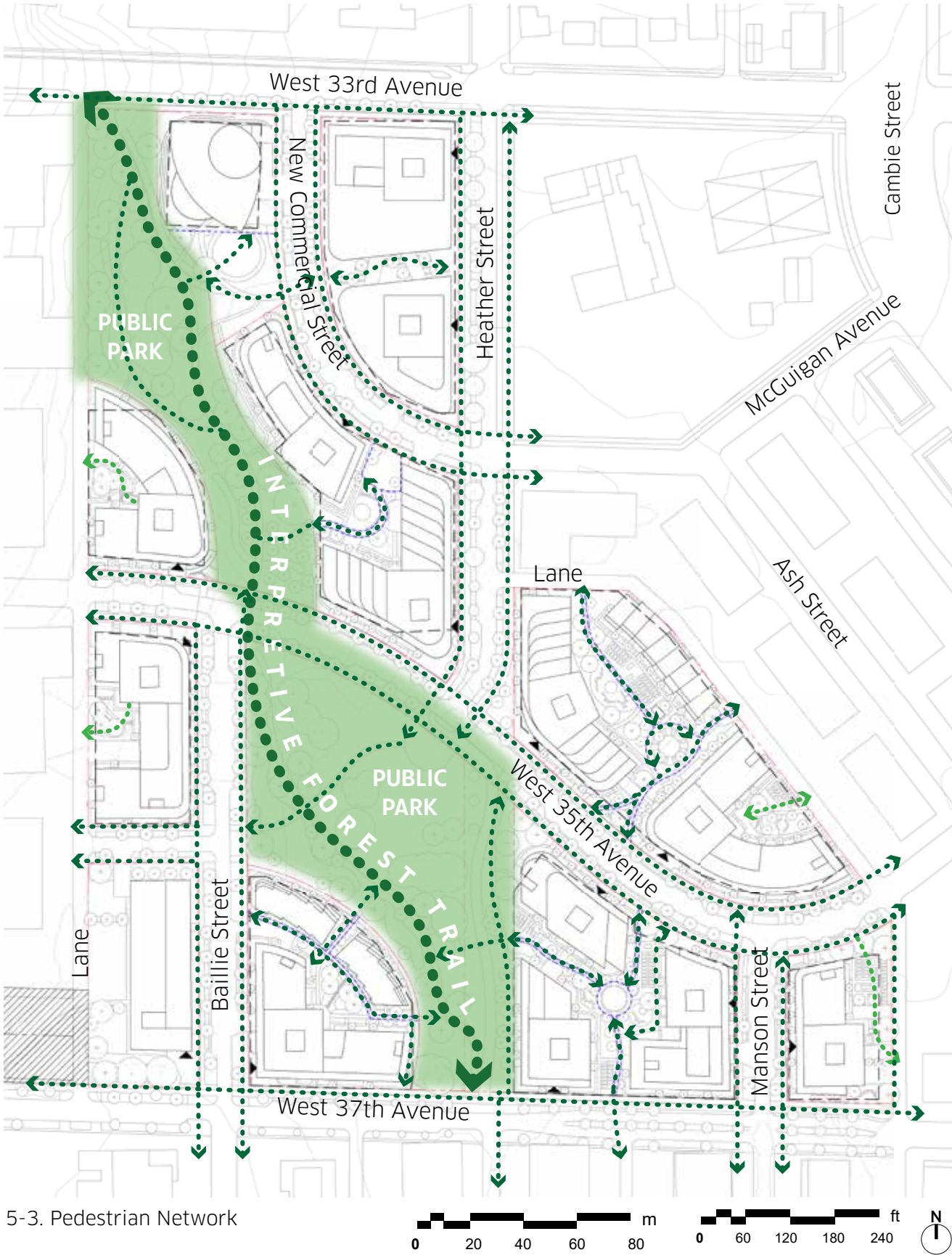


FIGURE 5-3. Pedestrian Network

NOTE: Figures are conceptual. The design of the southern park will be further explored with the Vancouver Board of Parks and Recreation through a future park design process. All of the southern park's pathways will be determined at the time of park design.

5.4 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.

LEGEND

TRAIL THROUGH THE FOREST

DEDICATED BIKE PATH

POTENTIAL BIKE SHARE FACILITY

CSF OWNED
NOT PART OF HEATHER
LANDS REZONING

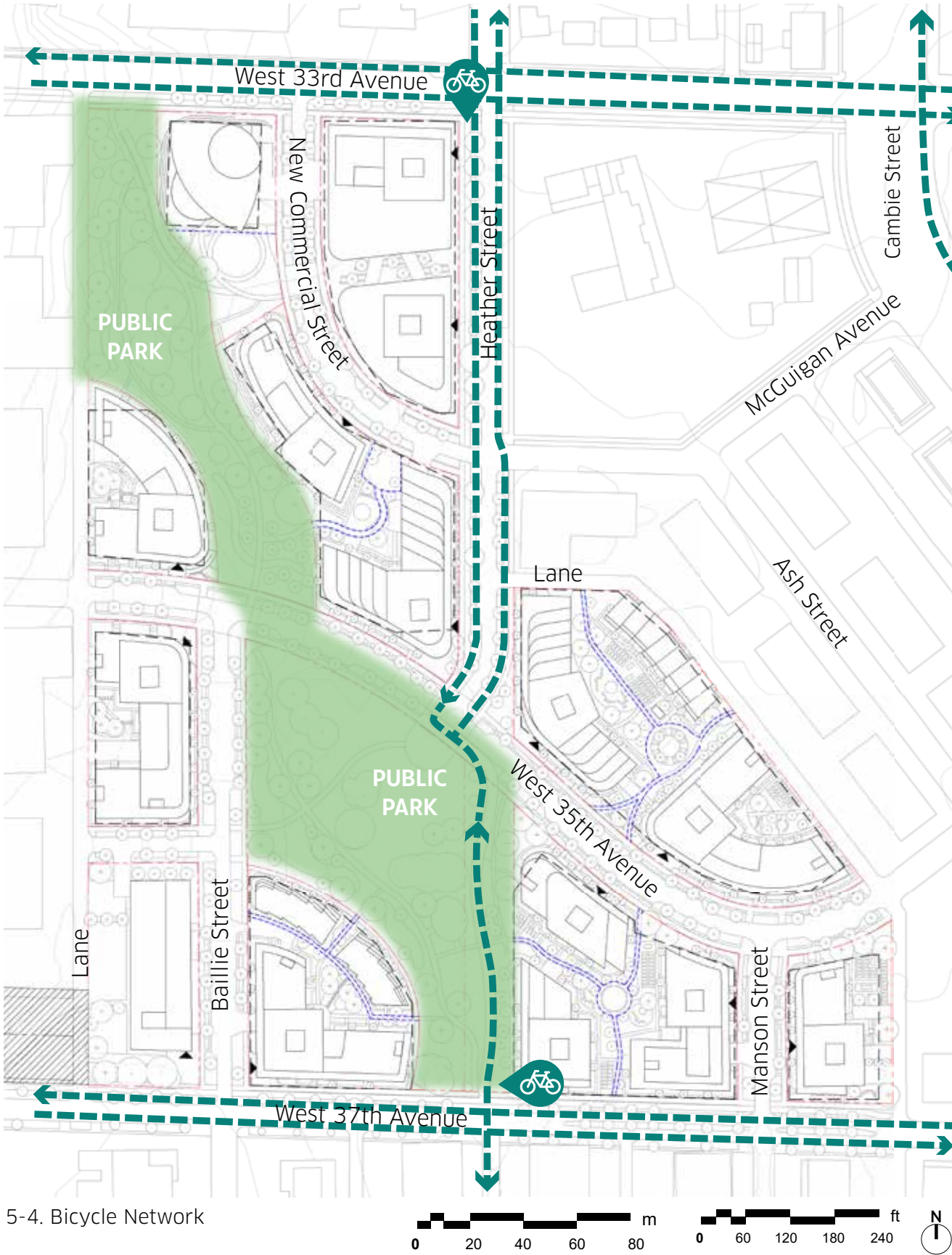


FIGURE 5-4. Bicycle Network

NOTE: Figures are conceptual. The design of the southern park will be further explored with the Vancouver Board of Parks and Recreation through a future park design process. All of the southern park's pathways will be determined at the time of park design.

5.5 STREET RIGHT OF WAY AND DEDICATION PLAN

INTENT

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.

DESIGN GUIDELINES


The street ROWs and dedications are:


- » The Heather Street ROW is 20m with a 2.5m dedication on the west side.
- » The New Commercial Street ROW is 18.6m.
- » The Baillie Street ROW is 18.6m.
- » The Manson Street ROW is 18.6m.
- » The West 33th Avenue ROW is 20m with a 1.75m dedication on the south side.
- » The West 35th Avenue ROW is 20m with a 5m building setback from the property line along the north and south sides of the avenue.
- » The West 37th Avenue ROW is 20m with a 1.75 dedication on the north side east of Baillie Street.


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.


LEGEND


 PARCEL AND BUILDING ID


 2.5m (8.2ft) DEDICATION


 1.75m (5.8ft) DEDICATION


 24.6m (80.7ft) ROW

 20m (65.6ft) ROW

 18.6m (61ft) ROW

 15m (49.2ft) ROW

 PUBLIC PARK

 CSF OWNED,
NOT PART OF HEATHER
LANDS REZONING

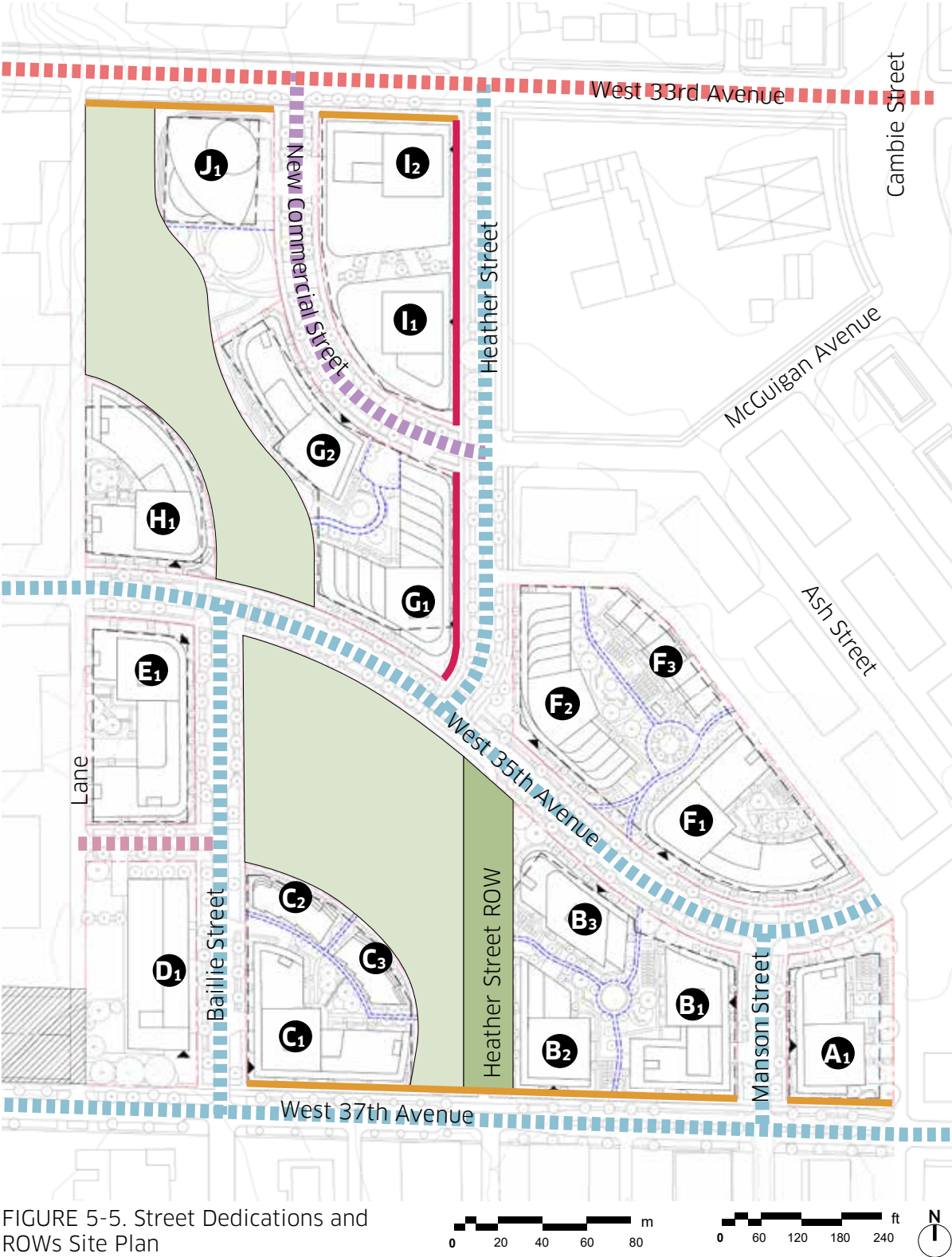


FIGURE 5-5. Street Dedications and ROWs Site Plan

STREET NETWORK

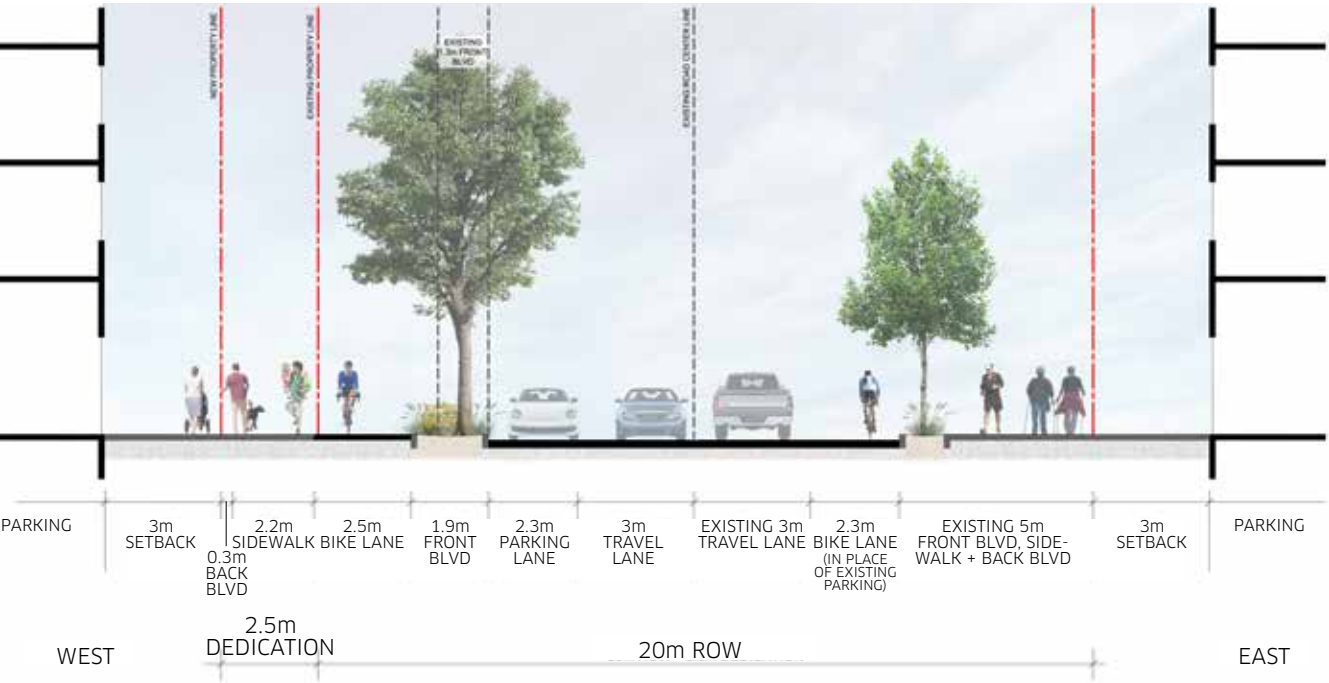


FIGURE 5-6. Heather Street Section

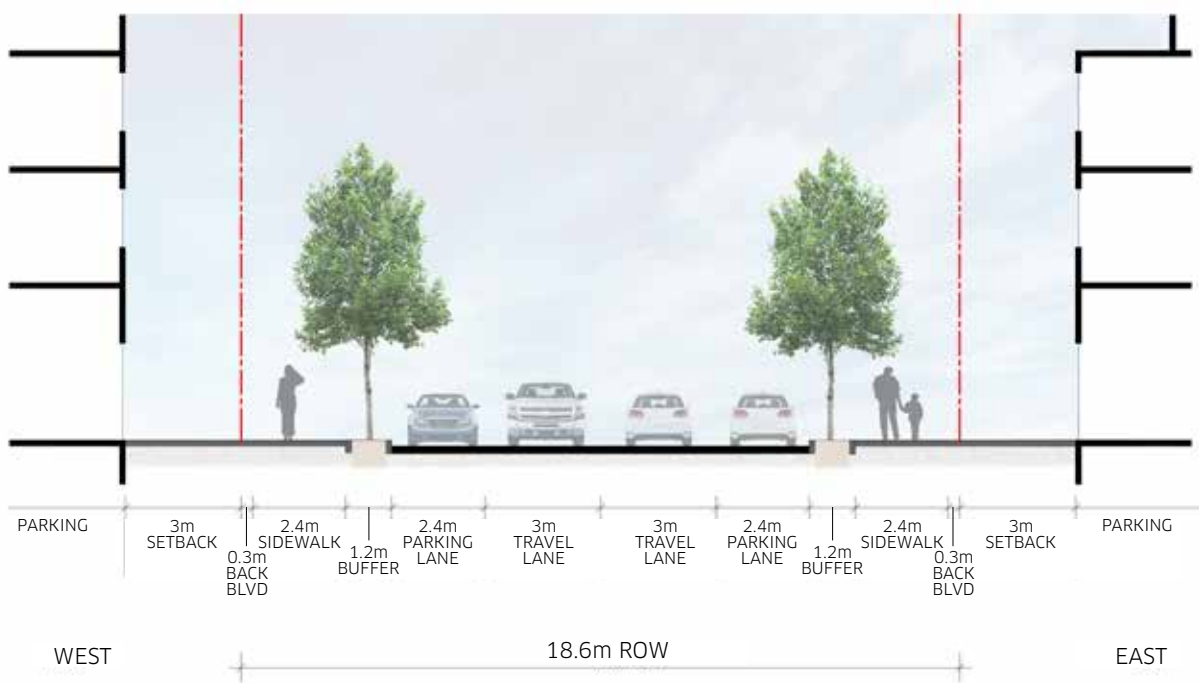


FIGURE 5-7. New Commercial Street (Extension of McGuigan Avenue)



FIGURE 5-8. Key Plan

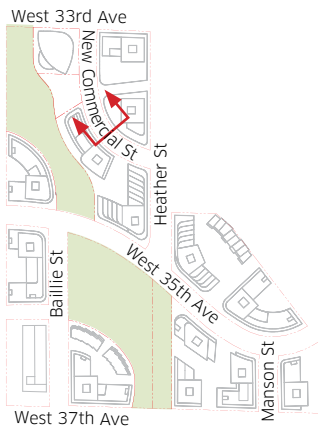


FIGURE 5-9. Key Plan

NOTE: Figures are conceptual. Specific street element widths will be confirmed at the Development Permit stage.

STREET NETWORK

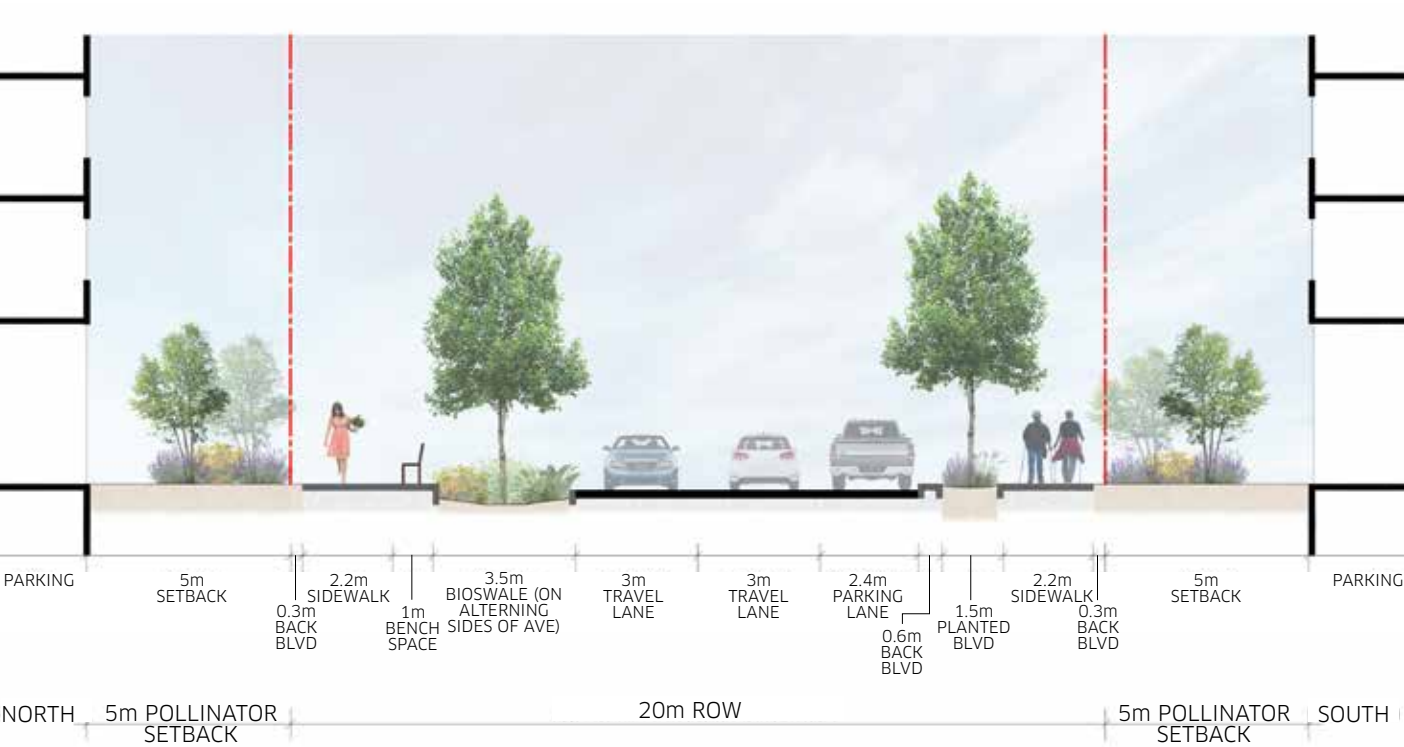


FIGURE 5-10. West 35th Avenue Section

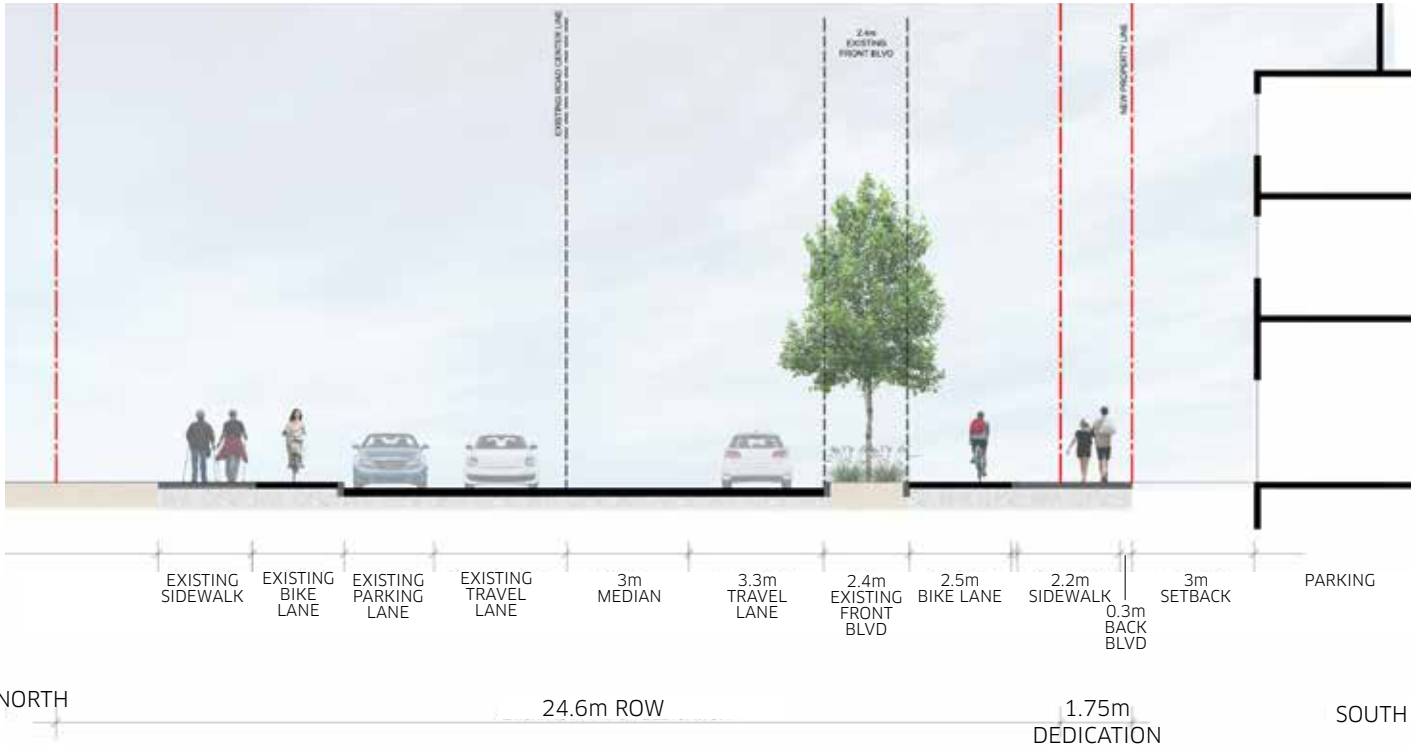


FIGURE 5-11. West 33rd Avenue Section



FIGURE 5-12. Key Plan

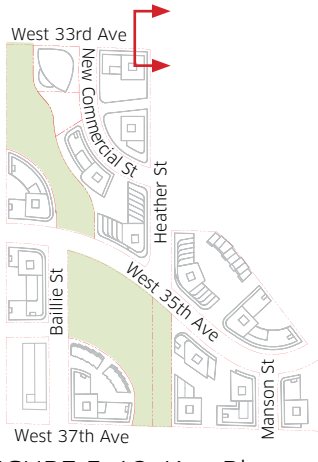


FIGURE 5-13. Key Plan

NOTE: Figures are conceptual. Specific street element widths will be confirmed at the Development Permit stage.

STREET NETWORK

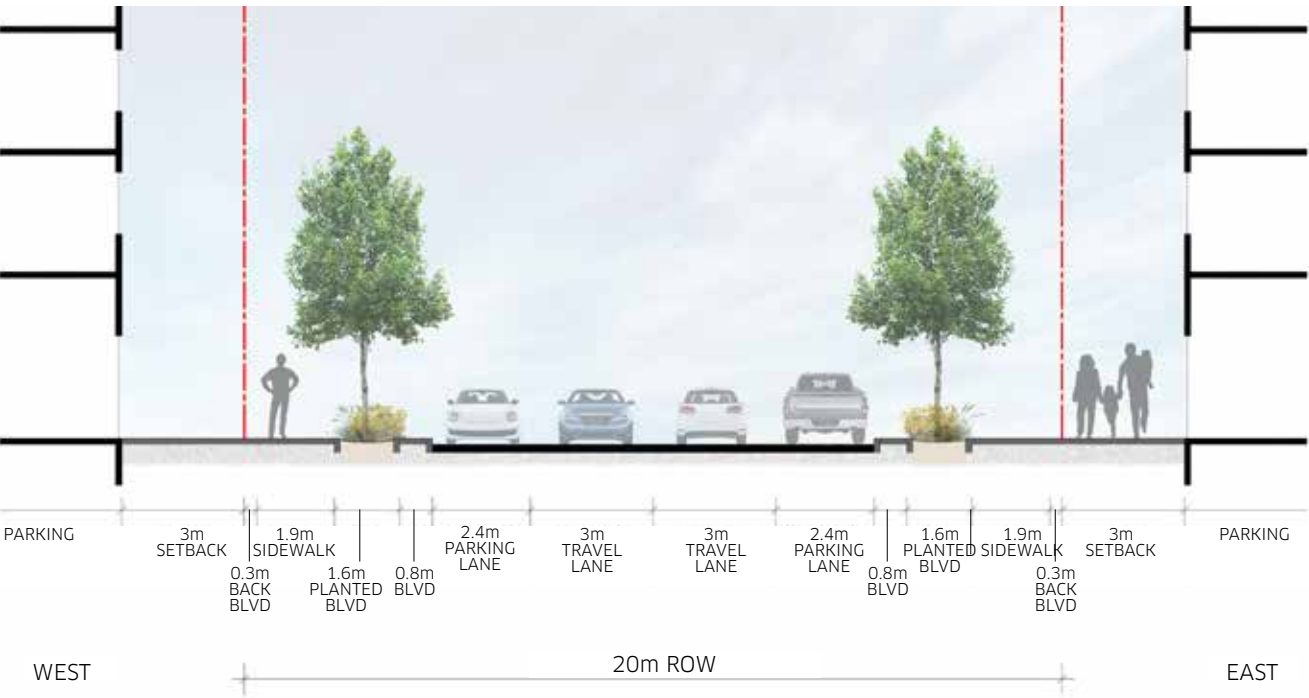


FIGURE 5-14. Manson Street Section

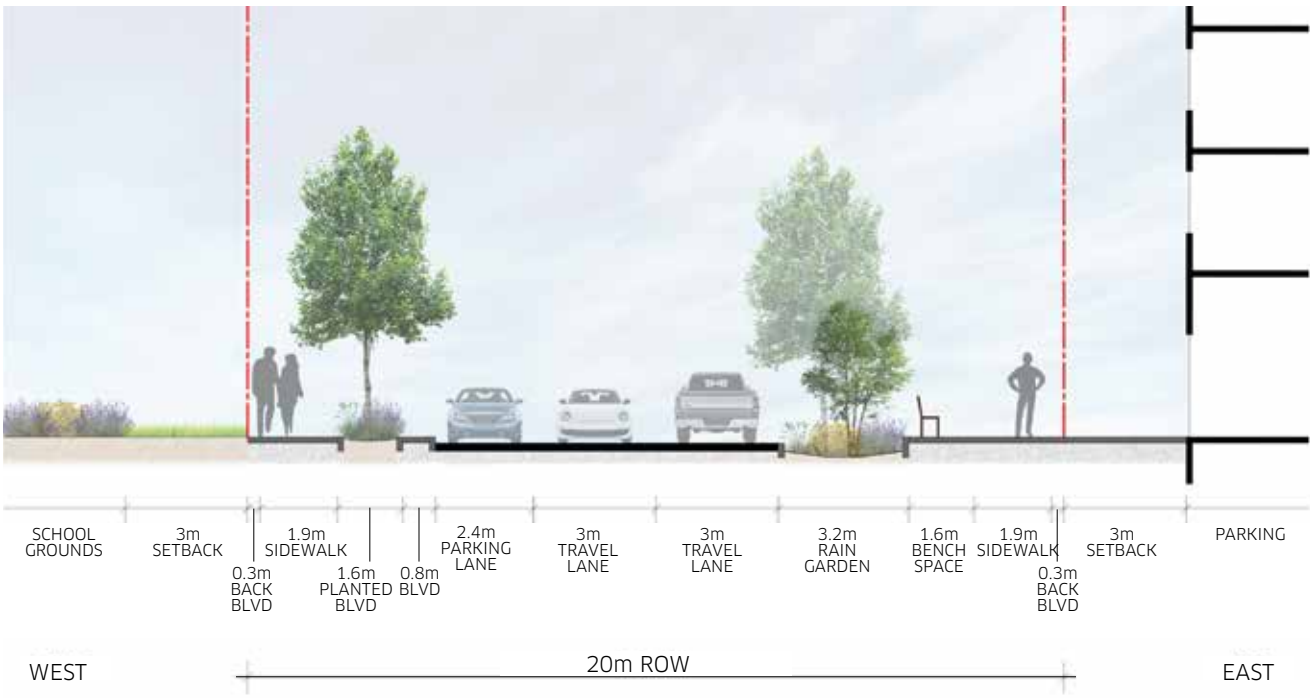


FIGURE 5-15. Baillie Street Section



FIGURE 5-16. Key Plan

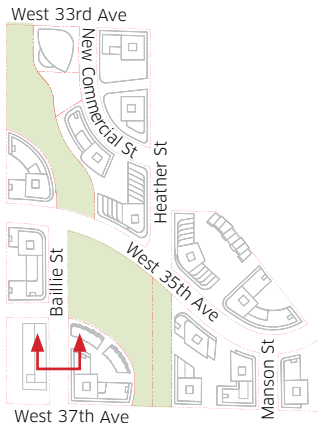


FIGURE 5-17. Key Plan

NOTE: Figures are conceptual. Specific street element widths will be confirmed at the Development Permit stage.

STREET NETWORK



FIGURE 5-18. West 37th Avenue (West of Baillie Street)



FIGURE 5-19. West 37th Avenue (East of Heather Street)



FIGURE 5-20. Key Plan

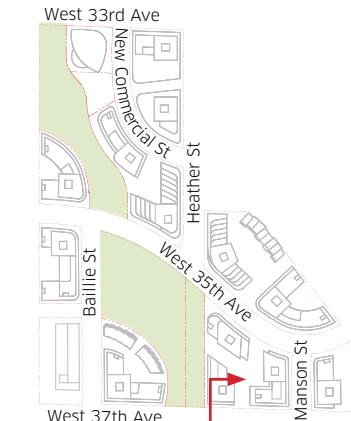


FIGURE 5-21. Key Plan

NOTE: Figures are conceptual. Specific street element widths will be confirmed at the Development Permit stage.

06

BUILT FORM



6.1 OVERVIEW

The architecture at Heather Lands will help communicate the cultural identity, past, present and future, of the MST Nations. Respect for the land and stewardship of nature lies at the center of MST values and ways of being, as evident in the four elements of life (water, earth, air, fire) that are central themes in the Heather Lands Cultural Interpretive Plan. The Design Directive, ‘Being in Touch with the Light, Weather, Seasons, Land’ embodies this approach. The architectural expression at Heather Lands will be informed and inspired by the four elements and the Design Directives as outlined in Section 1.7 in this document.

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

LEGEND

X#

PARCEL + BUILDING IDENTIFICATION



FIGURE 6-1.Aerial View, Looking NW

6.2 CHARACTER AREAS & EXPRESSION

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

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

- LEGEND
- FOREST TRAIL
 - NATURE AT THE CENTRE
 - TRAIL THROUGH THE FOREST
 - HOMES IN THE VILLAGE
 - MEETING POINT
 - HOMES IN THE FOREST
 - TEACHING
 - Drum Beat / Heart
 - CSF OWNED
NOT PART OF HEATHER LANDS REZONING

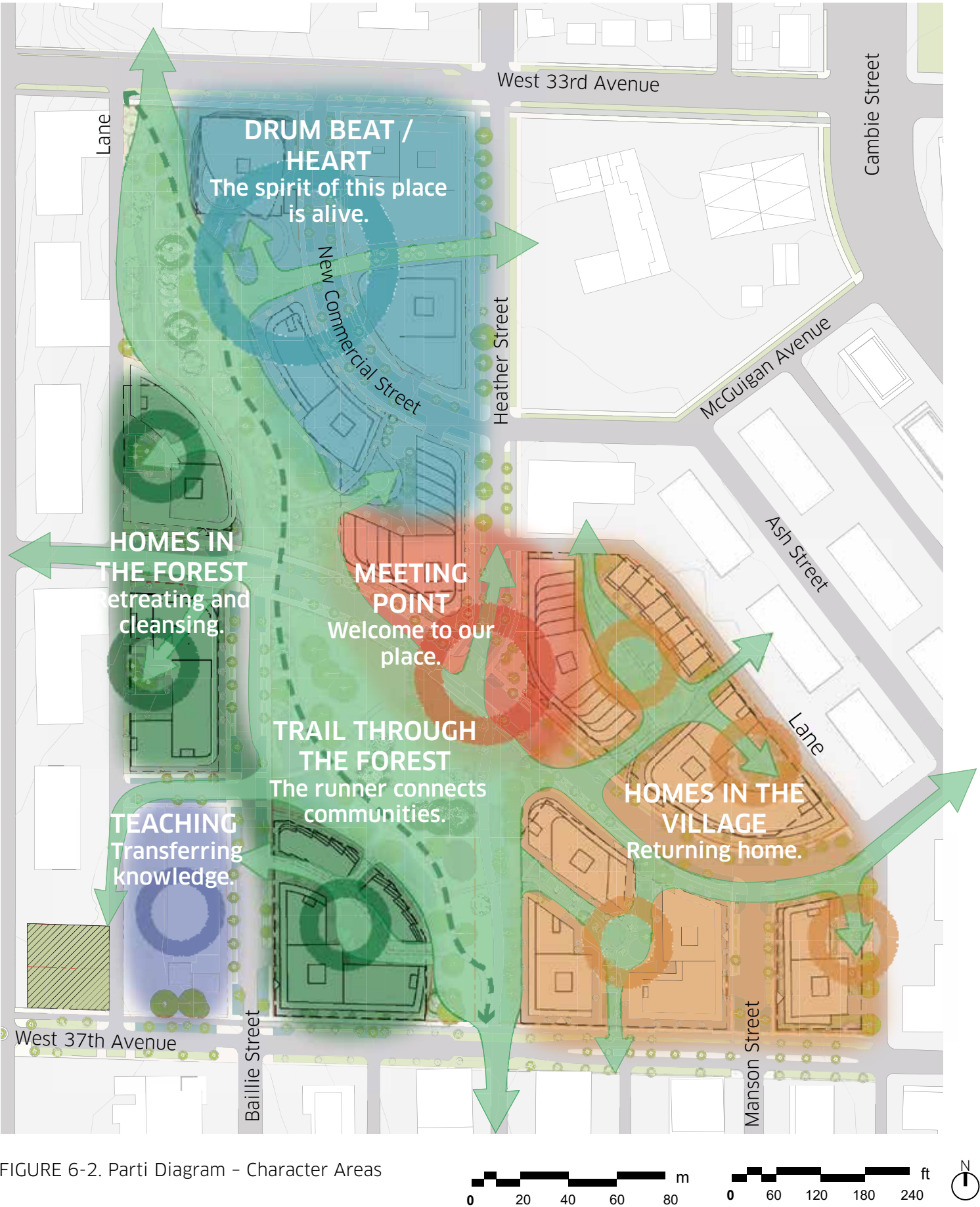


FIGURE 6-2. Parti Diagram - Character Areas

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

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

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

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



FIGURE 6-3. Aerial View, Drum Beat / Heart

MEETING POINT: WELCOME TO OUR PLACE.

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

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



FIGURE 6-4. Aerial View, Meeting Point

TEACHING: TRANSFERRING KNOWLEDGE.

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



FIGURE 6-5. Aerial View, Teaching

HOMES IN THE VILLAGE: RETURNING HOME.

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

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

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



FIGURE 6-6. Aerial View, Homes in the Village

HOMES IN THE FOREST: RETREAT AND CLEANSE.

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

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

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

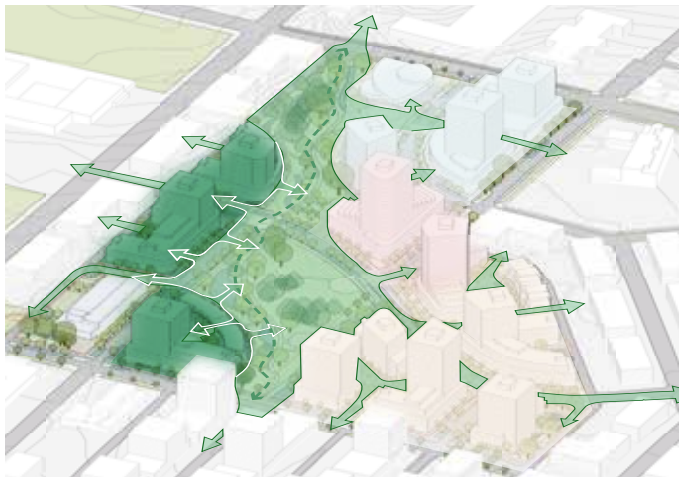


FIGURE 6-7. Aerial View, Homes in the Forest

6.2.1 DRUM BEAT / HEART: PARCEL J - CULTURAL CENTRE

FEATURES

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



FIGURE 6-8 Signature Building. Natural Materials, Especially Wood



FIGURE 6-9. Grand, Welcoming Entrance



FIGURE 6-10. Frame Views to Evergreen Trees



FIGURE 6-11. Organic Forms Shaped by Water

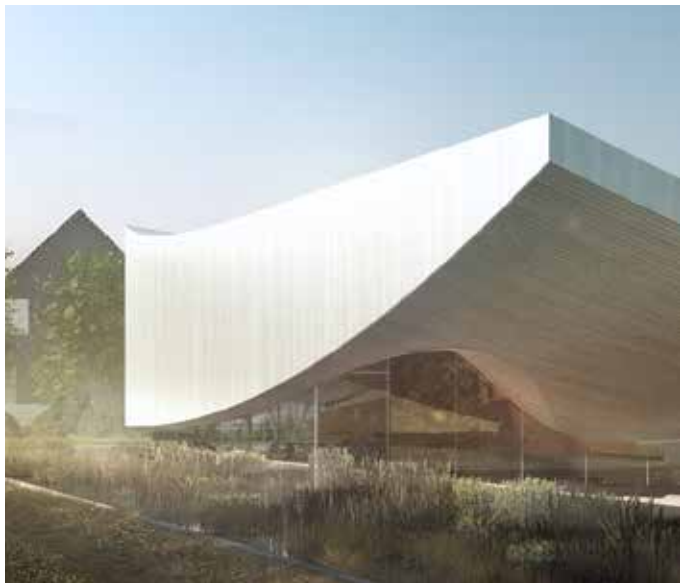


FIGURE 6-12. Use Cantilevers to Cover Outdoor Space and Create Emphasis on W33rd



FIGURE 6-13. Nk'Mip Desert Cultural Centre, Integrate Building with Landscape

6.2.2 MEETING POINT

FEATURES

- » Buildings F2 and G1 north of the park plaza frame the space.
- » Buildings F2 and G1, the two tallest towers on site at 25 and 28 storeys respectively, can be prominent signature towers welcoming people to the site through their architectural expression.
- » The siting and stature of F2 and G1 provides opportunity to pay homage to the mountain ranges, the Two Sisters (The Lions) to the north and Mount Baker to the south. These two buildings should especially distinguish themselves on site and the design should respond to intent and design guidelines of the Built Form section.
- » Southern elevations of these two buildings should be considered extensions of the park and carry the landscape up and into the vertical surfaces.



FIGURE 6-14. Towers Inspired by Rock Formations



FIGURE 6-15. Signature Towers

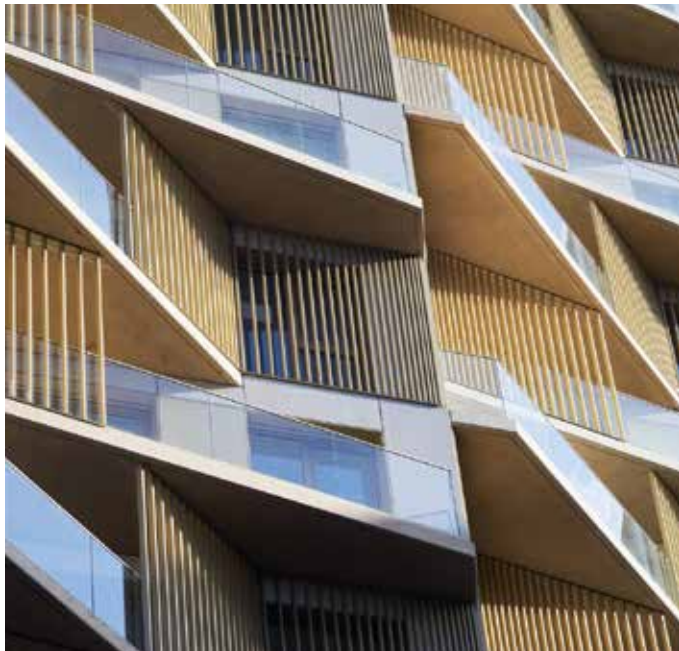


FIGURE 6-16. Balcony Design Creates Unique Expression



FIGURE 6-17. Landscape up into the Elevation



FIGURE 6-18. Design Bird Friendly Towers



FIGURE 6-19. Frame Meeting Point Plaza

6.2.3 HOMES IN THE VILLAGE

FEATURES

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



FIGURE 6-20. Energized and Articulated Design



FIGURE 6-21. Expressive Balconies



FIGURE 6-22. Buildings as Siblings



FIGURE 6-23. Semi-Public SRWs inside Courtyards



FIGURE 6-24. Integrate Nature into the Elevations



FIGURE 6-25. Activate Courtyards with Balconies

6.2.4 HOMES IN THE FOREST

FEATURES

- » Distinctive buildings are articulated to reflect a more fine grained residential scale and adjacencies to accentuate a more intimate relationship to the park and open space.
- » Integration of balconies into the façade and minimization of buildings’ projections except at key moments will provide spaces for retreat and calm. Introverted balconies can help achieve this objective.
- » Building materials should be soft neutral colours found in nature such as the lighter greys found in stones or a cloudy sky. Neutral colours will provide a backdrop for the colours of the park and landscaping elements to be primary.
- » Neutral colours will help to create a sense of calm.
- » Elevations facing the park should accentuate the vertical expression and the qualities and characteristics of forest trees which were once plentiful on this land: Douglas fir, western hemlock, and western red cedar.
- » Elevations facing the park should be considered extensions of the park and carry the landscape up into the vertical surfaces.



FIGURE 6-26. Vertical Design Elements to Respond to Forest Context



FIGURE 6-27. Soft Neutral Colours Found in Nature



FIGURE 6-28. Fine Grained Architecture



FIGURE 6-29. Buildings Frame Park with Introverted Balconies



FIGURE 6-30. Homes Integrated with the Forest



FIGURE 6-31. Greenery up into Elevation in Memory of the Trees

6.3 BUILDING HEIGHTS

INTENT

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

DESIGN GUIDELINES

- » 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.
- » The towers for buildings F2 and G1, at 25 and 28 storeys respectively, act as gateways to frame the meeting point.
- » Buildings north of W37th are between 19 and 24 storeys relating to the taller buildings planned south of W37th between Baillie and Manson. The grade slopes down south of W37th.
- » The building heights for B2, B3 and C1 are 20, 12 and 16 storeys respectively. Located south and east of the park, these buildings are designed to optimize sunlight on the park throughout the day.
- » Amenity pavilions on podium roofs will be setback from the roof edges.
- » Podiums at the W35th and Heather

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

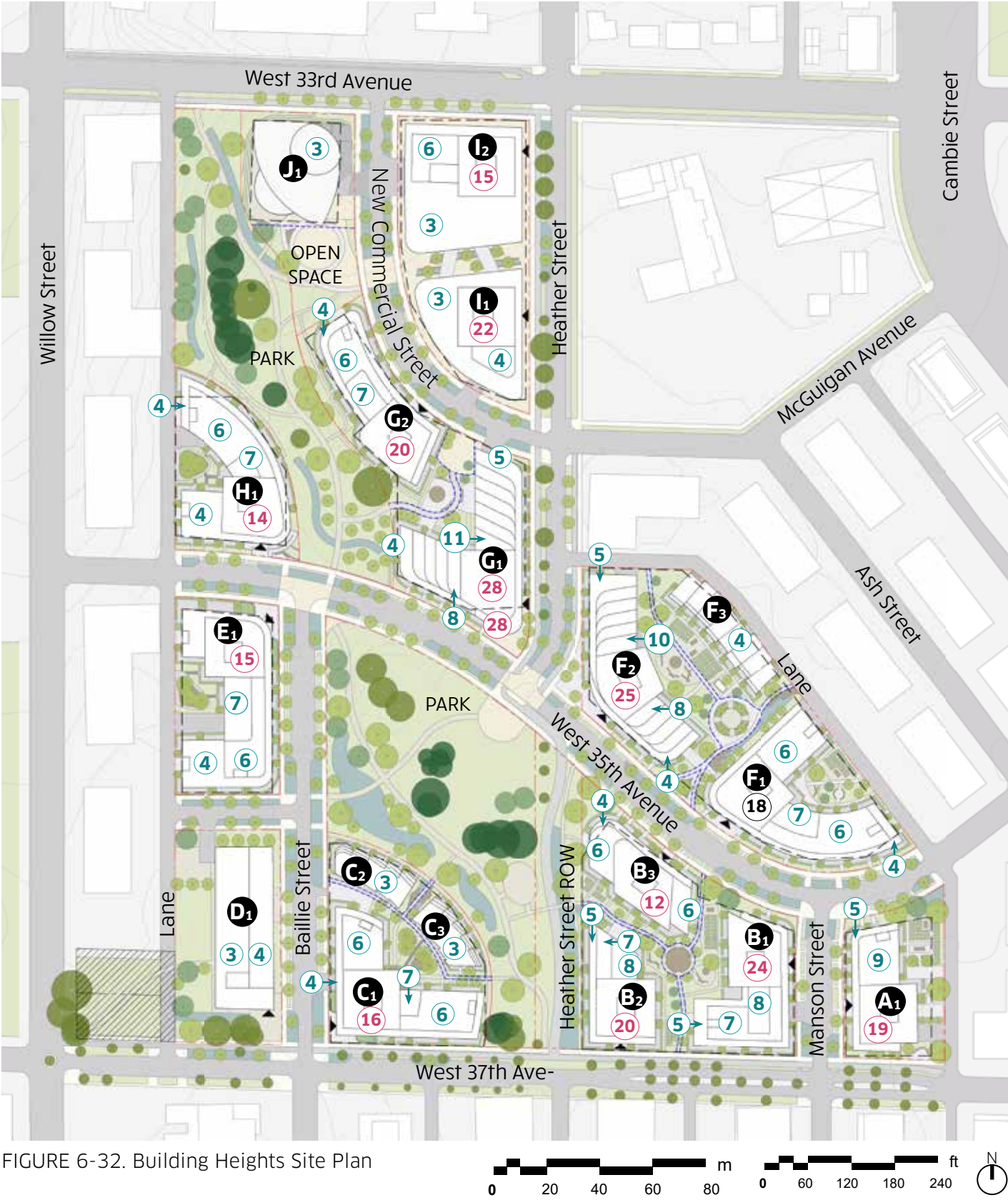
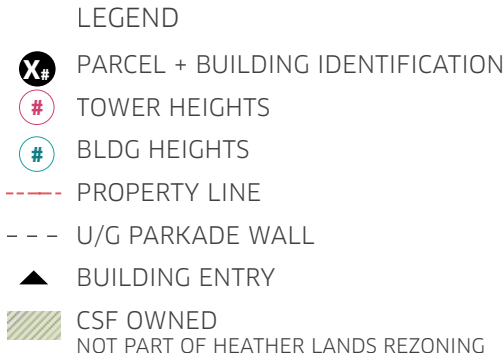


FIGURE 6-32. Building Heights Site Plan

6.4 SITE ELEVATIONS

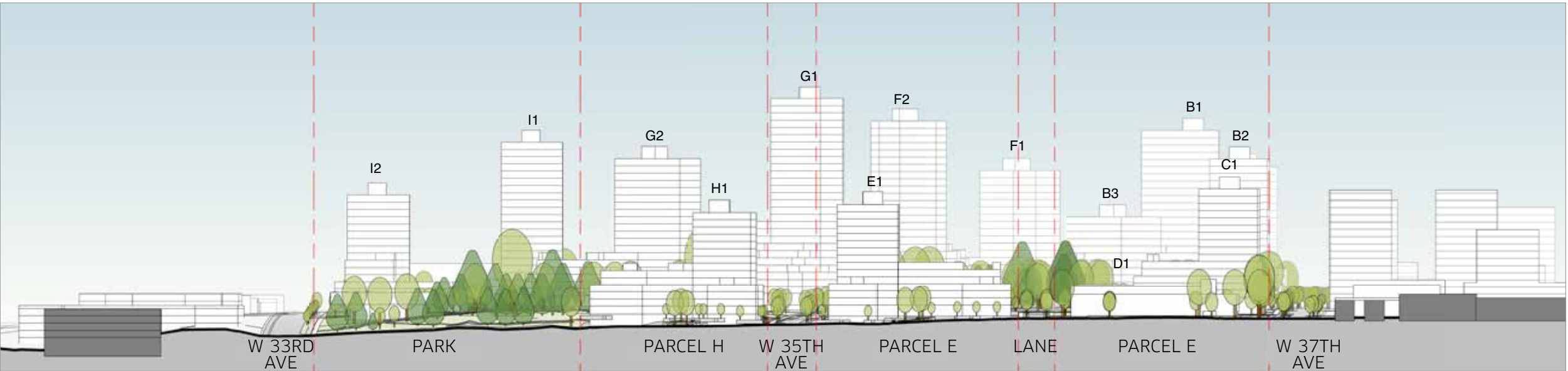


FIGURE 6-33. Lane West of Baillie Street, Looking East Elevation A-A

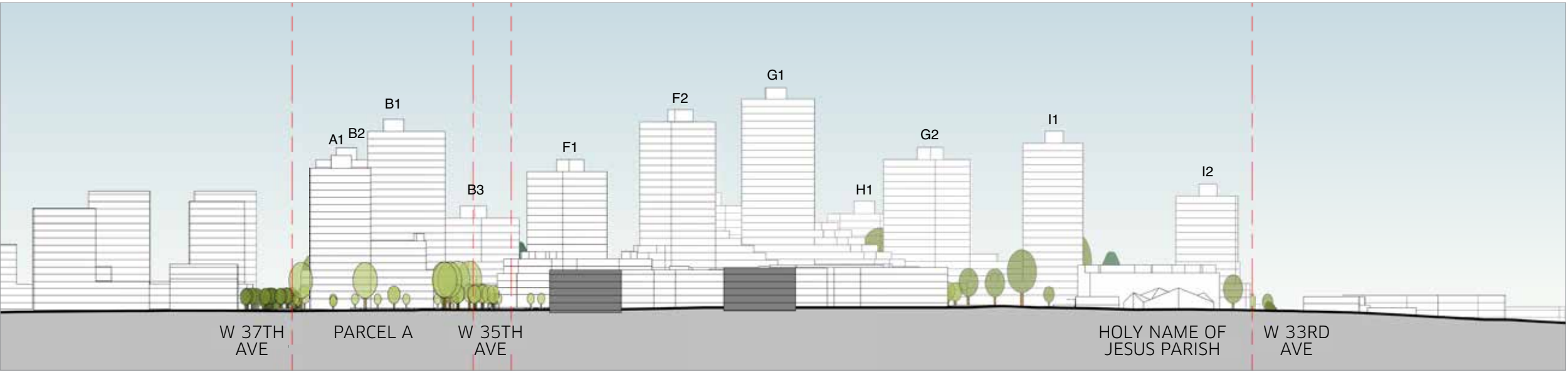


FIGURE 6-34. Lane East of Manson Street, Looking West Elevation B-B

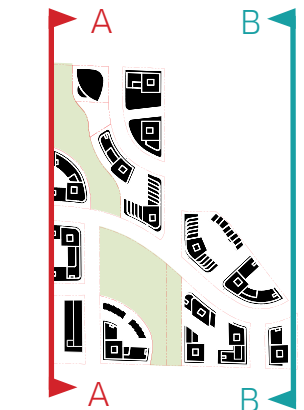


FIGURE 6-35. Key Plan

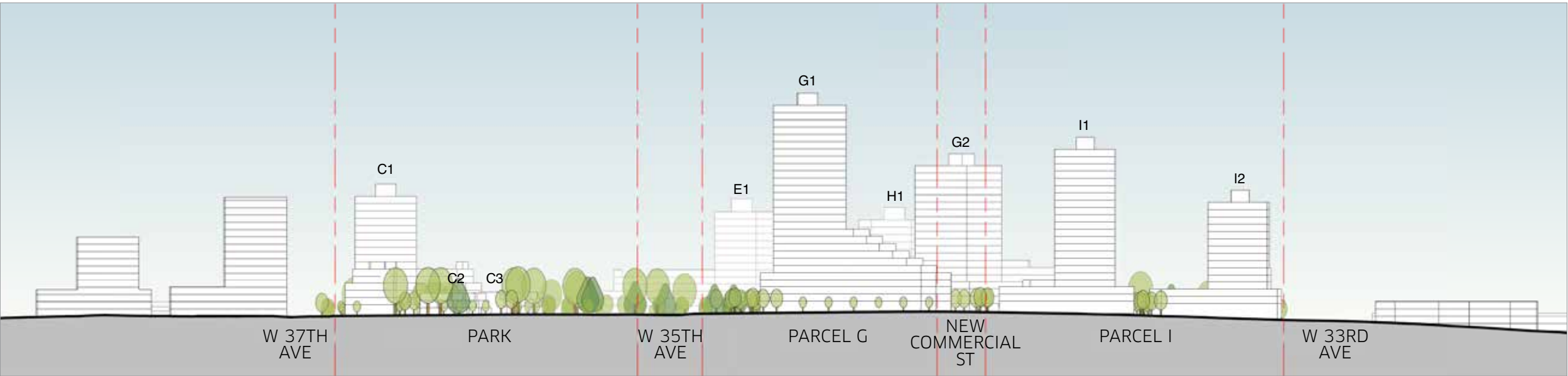


FIGURE 6-36. W33rd Looking South

Elevation A-A

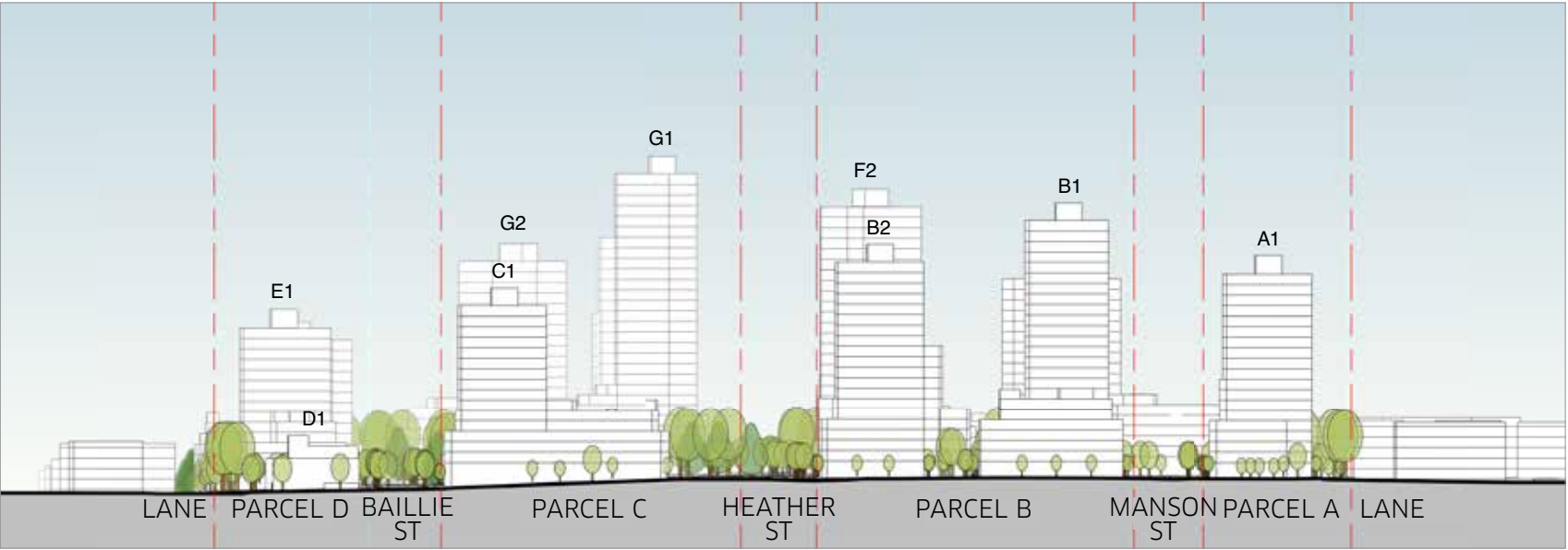


FIGURE 6-37. W37th, Looking North

Elevation B-B

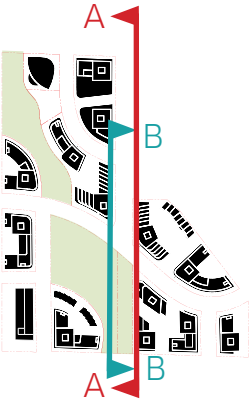


FIGURE 6-38. Key Plan

6.5 SITE PERSPECTIVES

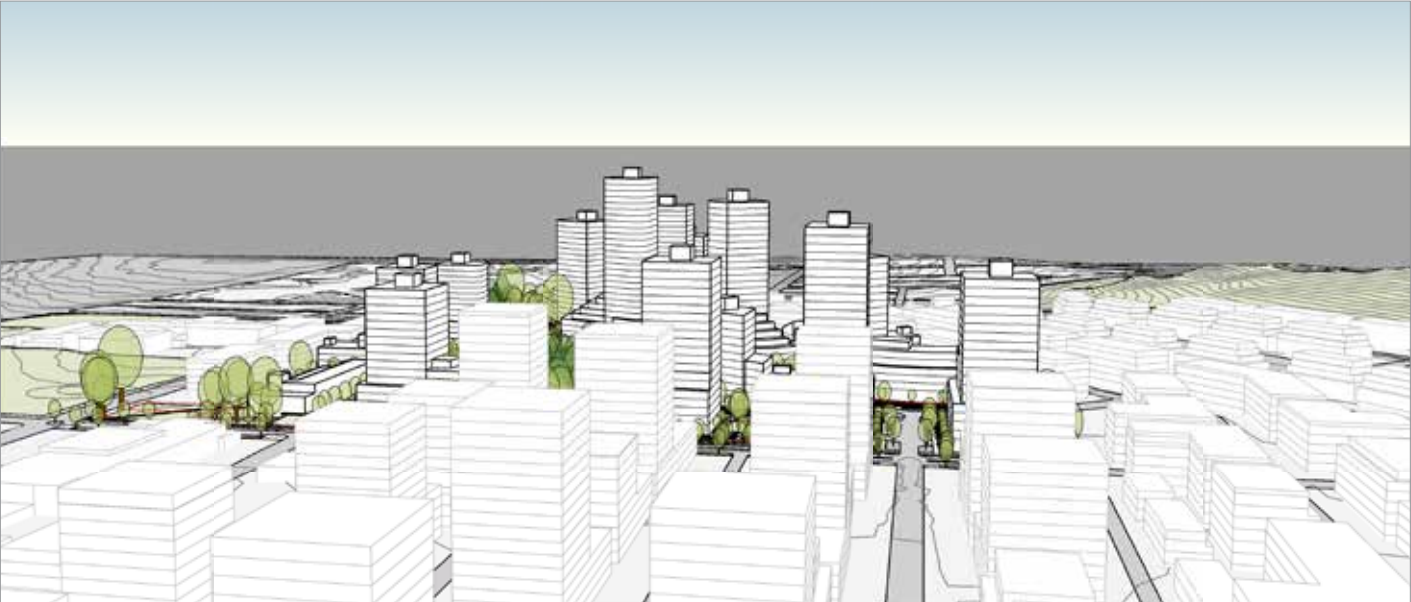


FIGURE 6-39. Aerial View, Looking North from Oakridge Municipal Town Centre



FIGURE 6-40. Aerial View, Looking West from Bloedel Conservatory at Queen Elizabeth Park

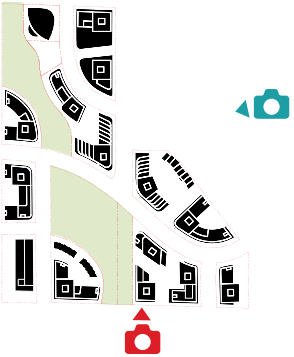


FIGURE 6-41. Key Plan




 FIGURE 6-42. W35th, Looking West from Manson Street



 FIGURE 6-43. New Commercial Street, Looking South from W33rd

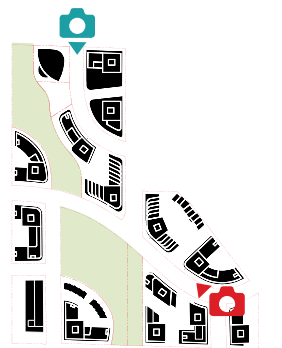
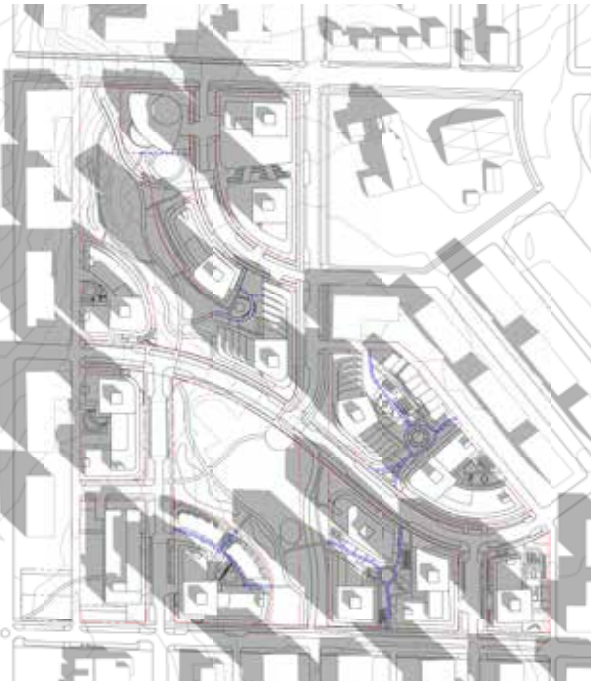


FIGURE 6-44. Key Plan

6.6 SHADOWS STUDIES

SPRING EQUINOX - MARCH 19TH



10 am



12 pm



2 pm



4 pm

SUMMER SOLSTICE - JUNE 20TH



10 am



12 pm



2 pm

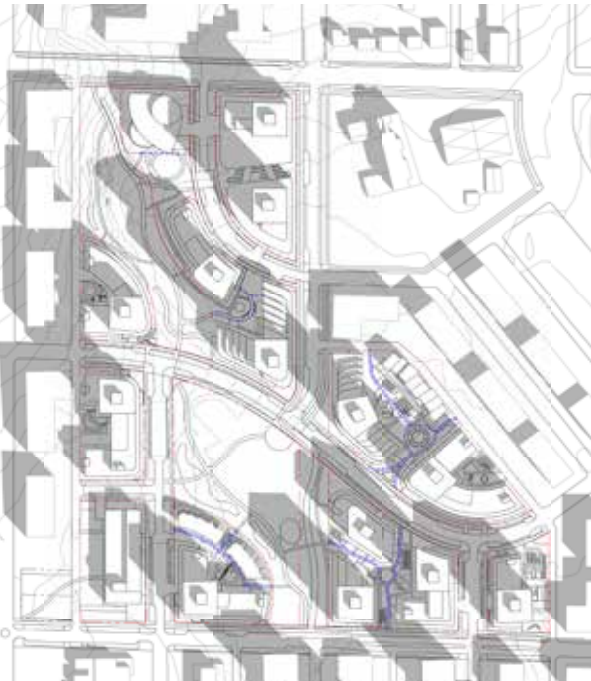


4 pm

NOTE: Additional shadow studies reflecting design development will be required at the Development Permit stage.



FALL EQUINOX - SEPTEMBER 22ND



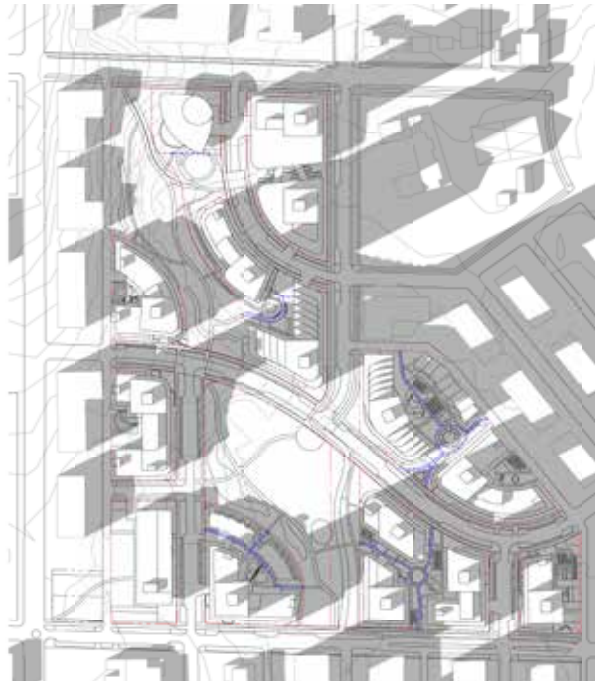
10 am



12 pm



2 pm



4 pm



NOTE: Additional shadow studies reflecting design development will be required at the Development Permit stage.
HEATHER LANDS | Design Guidelines

6.7 BUILDING SETBACKS

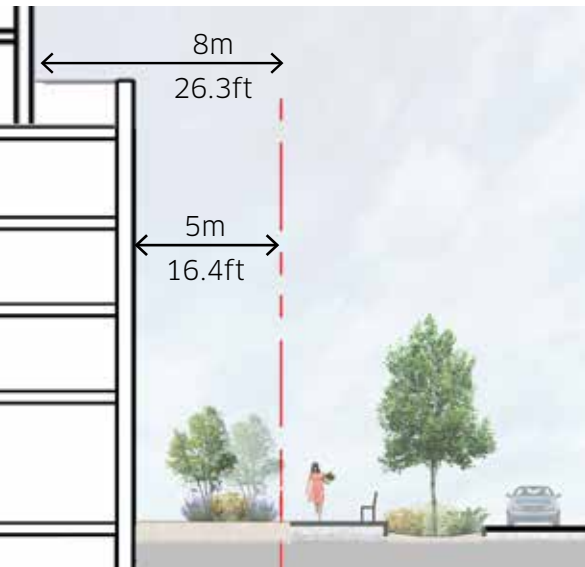


FIGURE 6-45. West 35th Ave. Setback (North and South Sides)

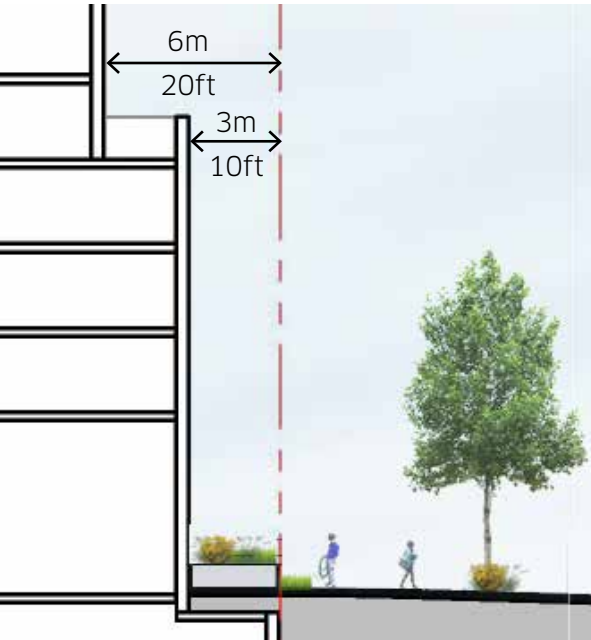


FIGURE 6-46. Typical Building and Podium Setback

INTENT

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

DESIGN GUIDELINES

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

LEGEND

- X#** PARCEL AND BUILDING ID
- 3M (10FT) SETBACK
- 5M (16.4FT) SETBACK
- 11.1M (36.4FT) SETBACK
- HEATHER ST ROW
- PUBLIC PARK
- CSF OWNED, NOT PART OF HEATHER LANDS REZONING

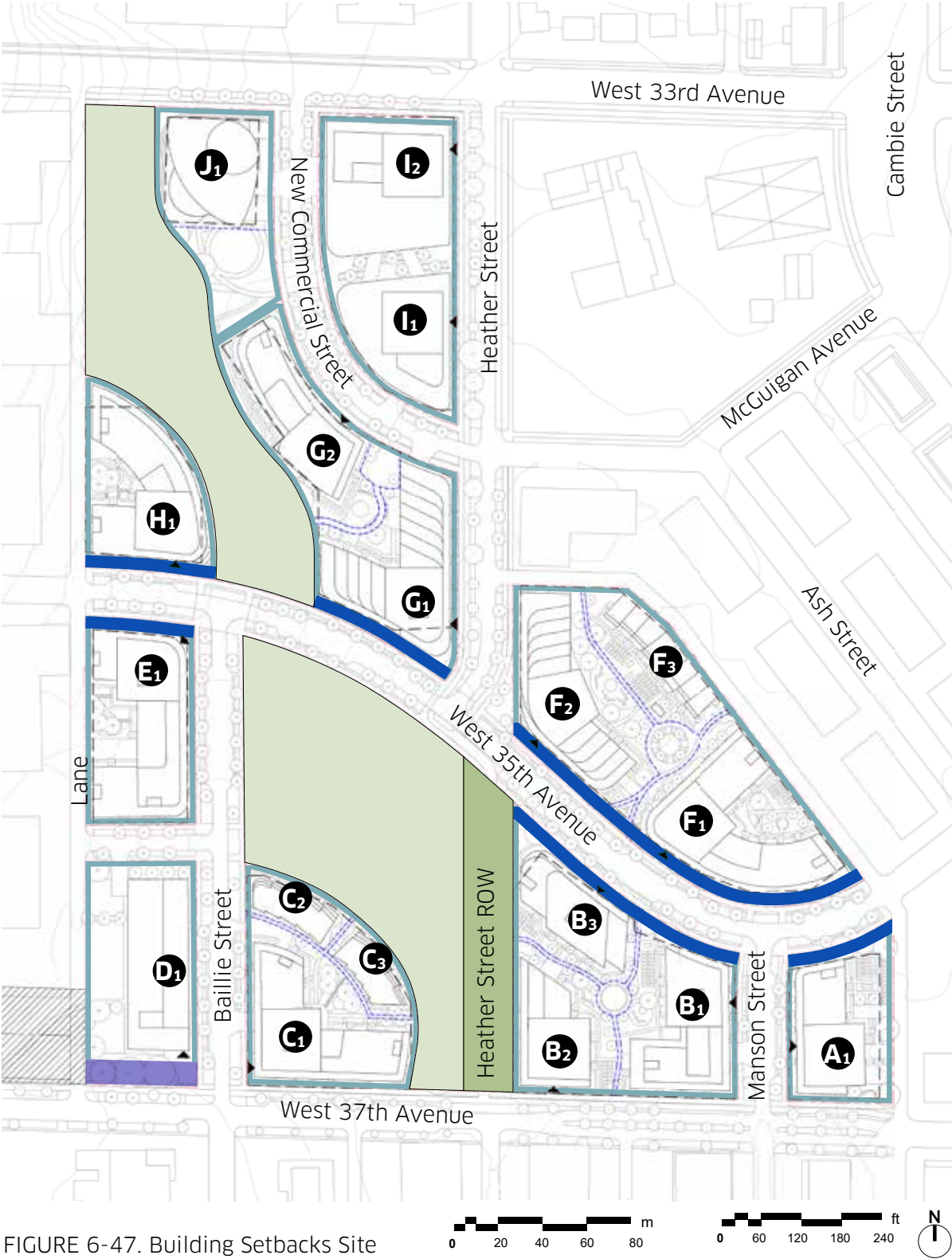


FIGURE 6-47. Building Setbacks Site Plan

6.8 OVERALL PARKING & LOADING PROPOSED PARKING LEVEL 1

Estimated Loading Requirements

| PARCEL | LOADING | | | PASSENGER LOADING CLASS A |
|--------|------------|------------|------------|---------------------------------|
| | CLASS A | CLASS B | CLASS C | |
| A | - | 1 | - | 1 |
| B | - | 3 | - | 4 |
| C | - | 1 | - | 2 |
| D | - | 2 | - | - |
| E | - | 1 | - | 2 |
| F | - | 2 | - | 4 |
| G | - | 3 | - | 4 |
| H | - | 1 | - | 1 |
| I | - | 8 | 2 | 4 |
| J | - | 1 | - | - |
| TOTAL | 0 | 23 | 2 | 22 |

▲

PARKADE ENTRANCE

■

RAMP

★

LOADING

PARKADE BOUNDARY

PROPERTY LINE

ⓧ_#

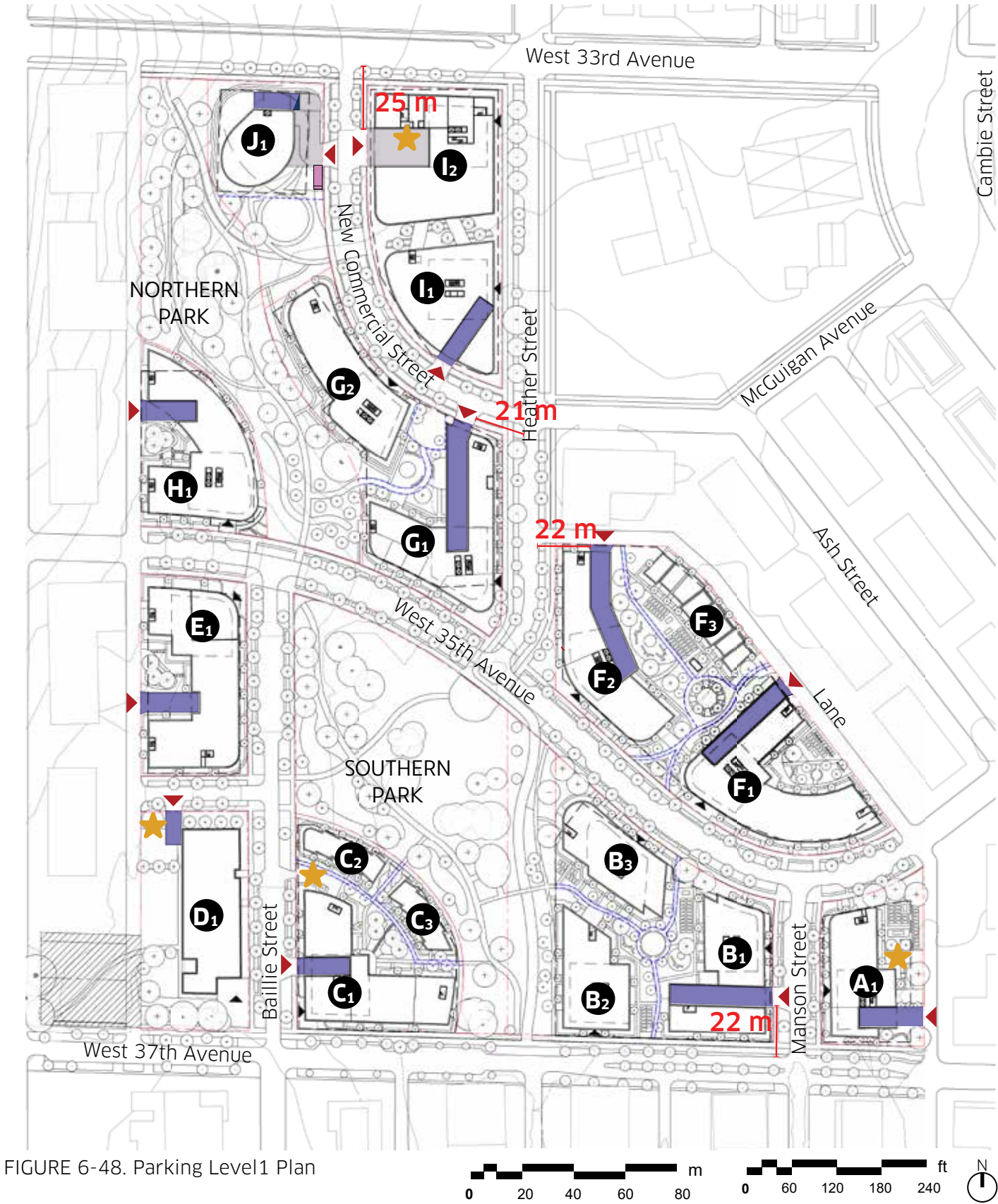
PARCEL + BUILDING IDENTIFICATION

▲

BUILDING ENTRY

▨

CSF OWNED
NOT PART OF HEATHER
LANDS REZONING



PROPOSED PARKING LEVEL P1

Estimated Parking and Bicycle Storage

| PARCEL | VEHICULAR PARKING | | | | BICYCLE PARKING | |
|--------|-------------------|----------------|---------------------|--------------------------|-----------------|---------|
| | VISITORS REQ | ACCESSIBLE REQ | ELECTRIC OUTLET REQ | NO. STALLS TYPICAL LEVEL | CLASS A | CLASS B |
| A | 10 | 7 | 53 | 62 | 396 | 11 |
| B | 27 | 20 | 277 | 187 | 990 | 29 |
| C | 10 | 8 | 80 | 126 | 386 | 11 |
| D | 39 | 3 | - | - | 3 | 22 |
| E | 11 | 8 | 73 | 89 | 440 | 12 |
| F | 26 | 18 | 319 | 237 | 920 | 26 |
| G | 25 | 18 | 337 | 97 | 947 | 27 |
| H | 9 | 7 | 125 | 77 | 348 | 10 |
| I | 12 | 17 | 140 | 138 | 517 | 27 |
| J | - | 2 | 10 | 51 | 10 | 8 |

LEGEND

RAMP

BIKE STORAGE

END OF TRIP FACILITIES

--

 TOWER ABOVE

 PROPERTY LINE

X

 PARCEL IDENTIFICATION

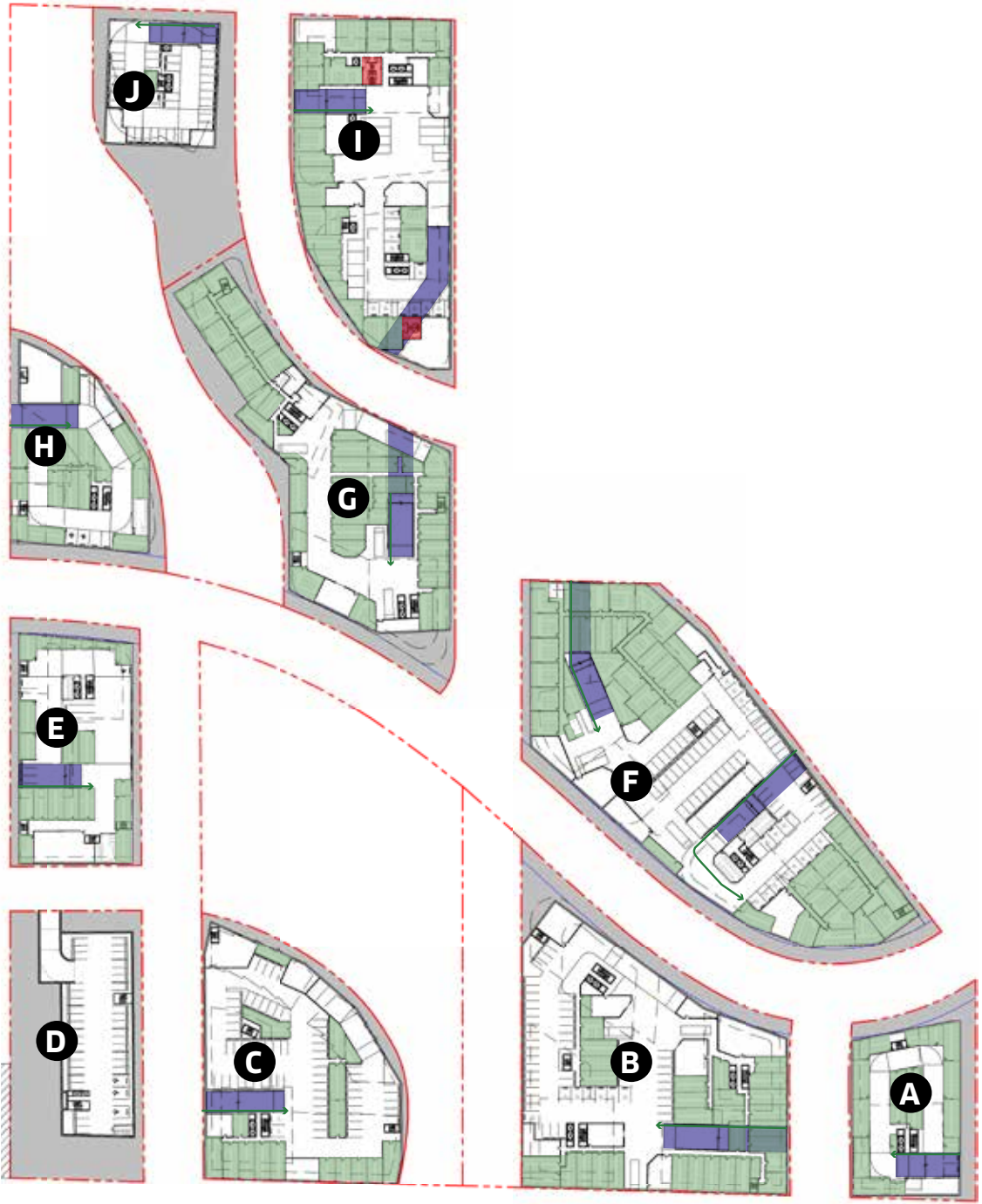
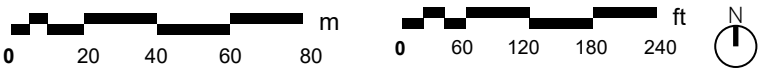


FIGURE 6-49. Parking Level P1 Plan



PROPOSED TYPICAL PARKING LEVEL

Estimated Parking by Use

| PARCEL | RESIDENTIAL | RETAIL | OFFICE | CHILDCARE | CULTURAL CENTRE | TOTAL |
|--------|-------------|--------|--------|-----------|-----------------|-------|
| A | 122 | - | - | - | - | 122 |
| B | 399 | - | - | - | - | 399 |
| C | 179 | - | - | - | - | 179 |
| D | - | - | - | - | - | - |
| E | 136 | - | - | - | - | 136 |
| F | 451 | - | - | - | - | 451 |
| G | 442 | - | - | - | - | 442 |
| H | 162 | - | - | - | - | 162 |
| I | 175 | 113 | 209 | 12 | - | 509 |
| J | - | - | - | - | 113 | 113 |
| TOTAL | 2,066 | 113 | 209 | 12 | 113 | 2,513 |

LEGEND

PARKING STALLS

--

TOWER ABOVE

PROPERTY LINE

X

PARCEL IDENTIFICATION

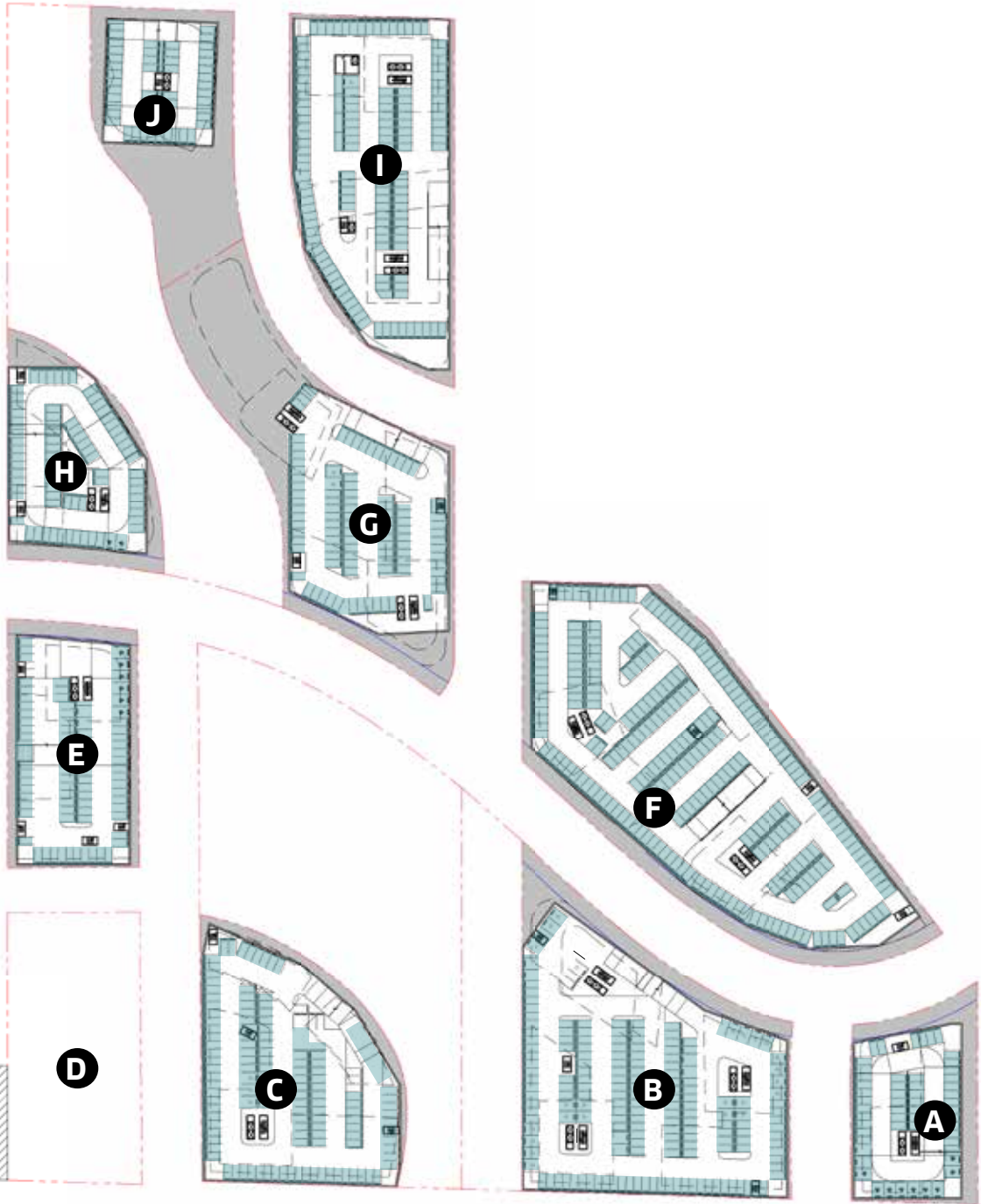
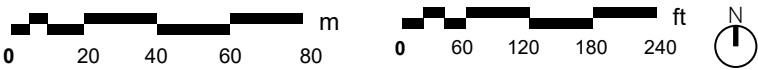


FIGURE 6-50. Typical Parking Level Plan



6.9 PARCELS

6.9.1 PARCEL SUBDIVISION PLAN

Parcel Lot Areas

| PARCEL | GROSS AREA | |
|---------------|------------|---------|
| | m² | SF |
| A | 2,725 | 29,332 |
| B | 7,449 | 80,176 |
| C | 4,983 | 53,639 |
| D | 4,051 | 43,600 |
| E | 3,618 | 38,943 |
| F | 9,911 | 106,686 |
| G | 6,588 | 70,908 |
| H | 3,217 | 34,630 |
| I | 5,890 | 63,395 |
| J | 3,496 | 37,639 |
| Northern Park | 7,475 | 80,460 |
| Southern Park | 9,195 | 98,974 |
| Heather ROW | 2,529 | 27,217 |
| TOTAL | 71,128 | 765,610 |

Proposed Parcel SRW Areas

| PARCEL | SRW AREA | |
|--------|----------|--------|
| | m² | SF |
| B | 315 | 3,386 |
| C | 159 | 1,714 |
| F | 546 | 5,882 |
| G | 344 | 3,698 |
| J | 1,237 | 13,315 |
| TOTAL | 2,601 | 27,995 |

LEGEND

X

m²

SF

CSF OWNED

NOT PART OF HEATHER

LANDS REZONING

PARCEL AREA AND IDENTIFICATION

PROPERTY LINE

PROPOSED SRW



FIGURE 6-51. Subdivision Plan, May 2022

6.9.2 PARCEL A SOCIAL HOUSING - HOMES IN THE VILLAGE

DESCRIPTION

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

PLAN ELEMENTS

- Maximum building height:
- » Tower: 19 storeys (61m / 200ft)
 - » Podium: 8 storeys
- Minimum Setbacks:
- » North side yard:5m (Pollinator corridor)
 - » South side yard: 3m
 - » East side yard: 3m
 - » West side yard:3m
- Building A1, Social Housing:
- » Approximately 198 units
 - » Minimum 50% family housing (30% 2-bed and 20% 3-bed)
 - » Designed to meet City of Vancouver Housing Design and Technical Guidelines.

Parcel A Development Statistics

| USE | AREA | |
|-----------|--------|---------|
| | m² | SF |
| SITE AREA | 2,725 | 29,332 |
| FSR | 5.8 | |
| FSR AREA | 15,305 | 164,739 |
| GBA | 15,674 | 168,712 |
| USE | | |
| SOCIAL | 15,305 | 164,739 |
| AMENITY | 369 | 3,973 |
| TOTAL | 15,674 | 168,712 |

LEGEND

- X#** PARCEL + BUILDING IDENTIFICATION
- #** HEIGHTS
- A PARKING ACCESS
- B COMMON OPEN SPACE
- C COMMUNITY GARDEN
- D RAINGARDEN/BIOSWALE
- FOREST TRAIL
- ... PEDESTRIAN PATH
- BIKE PATH
- POLLINATOR CORRIDOR
- PROPERTY LINE
- PARKADE BOUNDARY
- ▲ BUILDING ENTRY
- SOCIAL

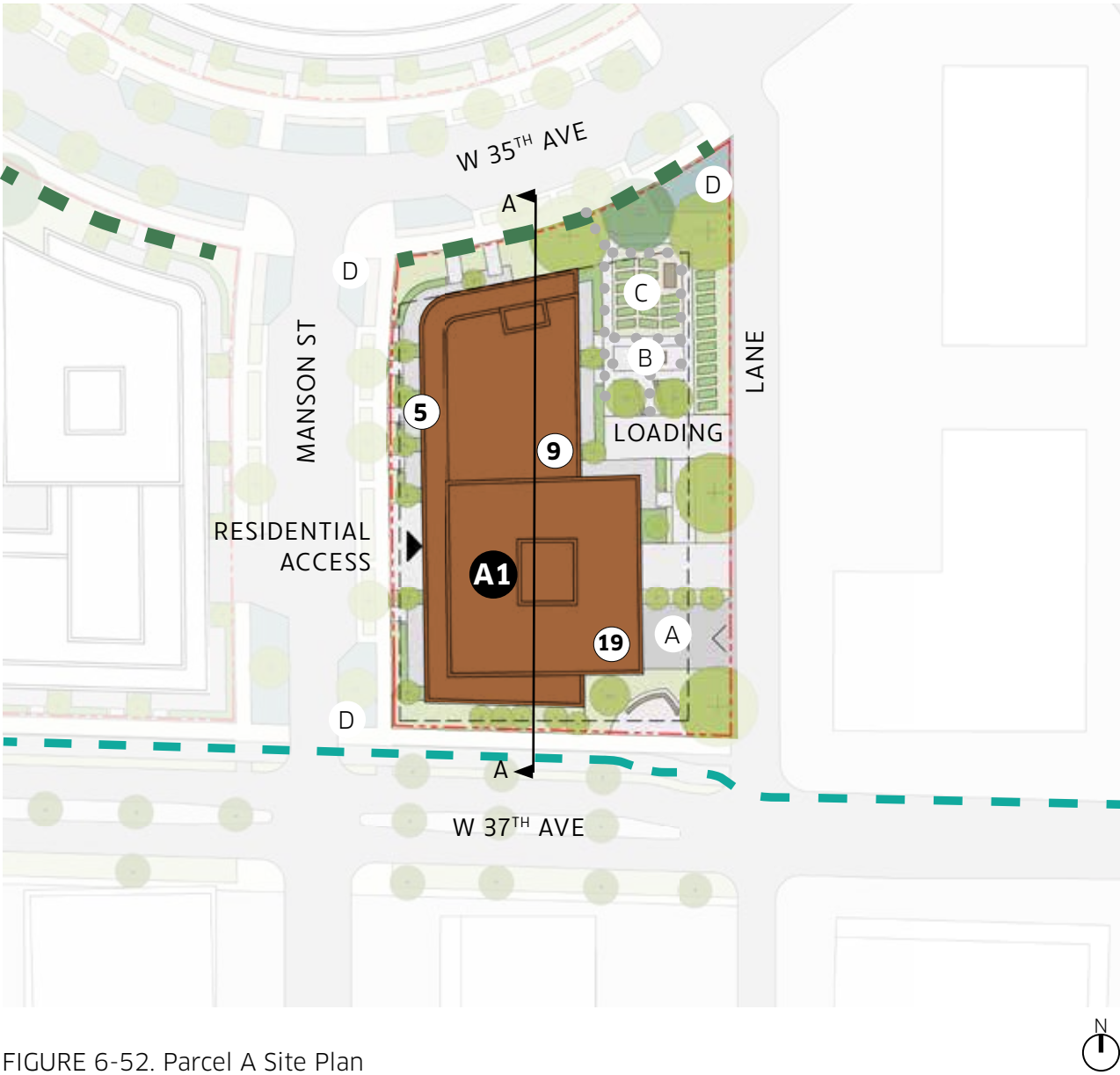


FIGURE 6-52. Parcel A Site Plan

PARCEL A - 3D VIEWS & SECTION

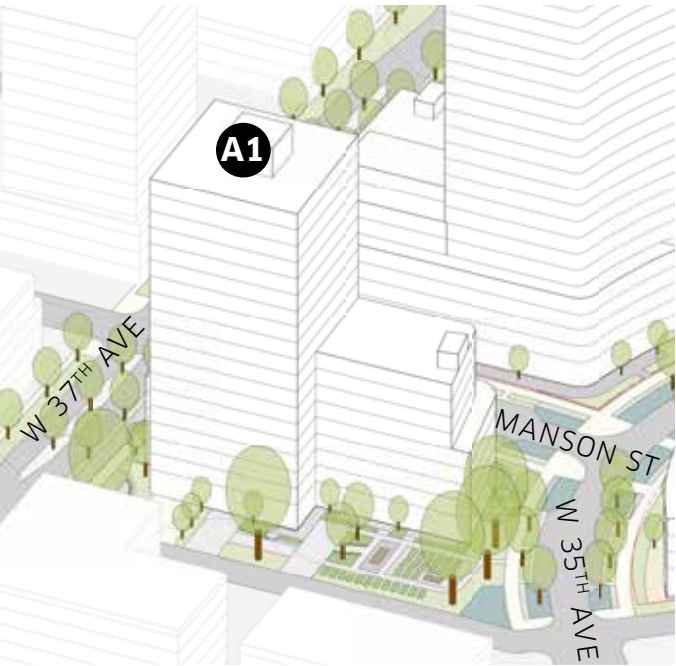


FIGURE 6-53. Aerial View, Looking W

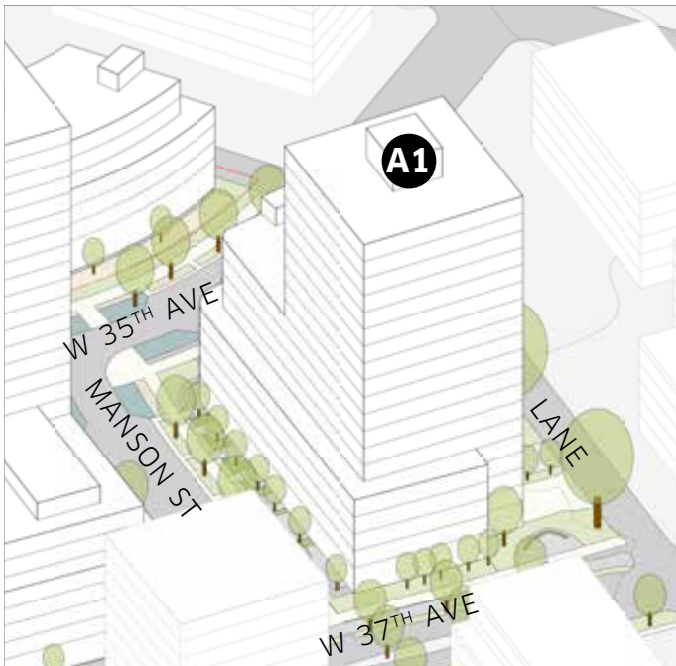


FIGURE 6-54. Aerial View, Looking NE

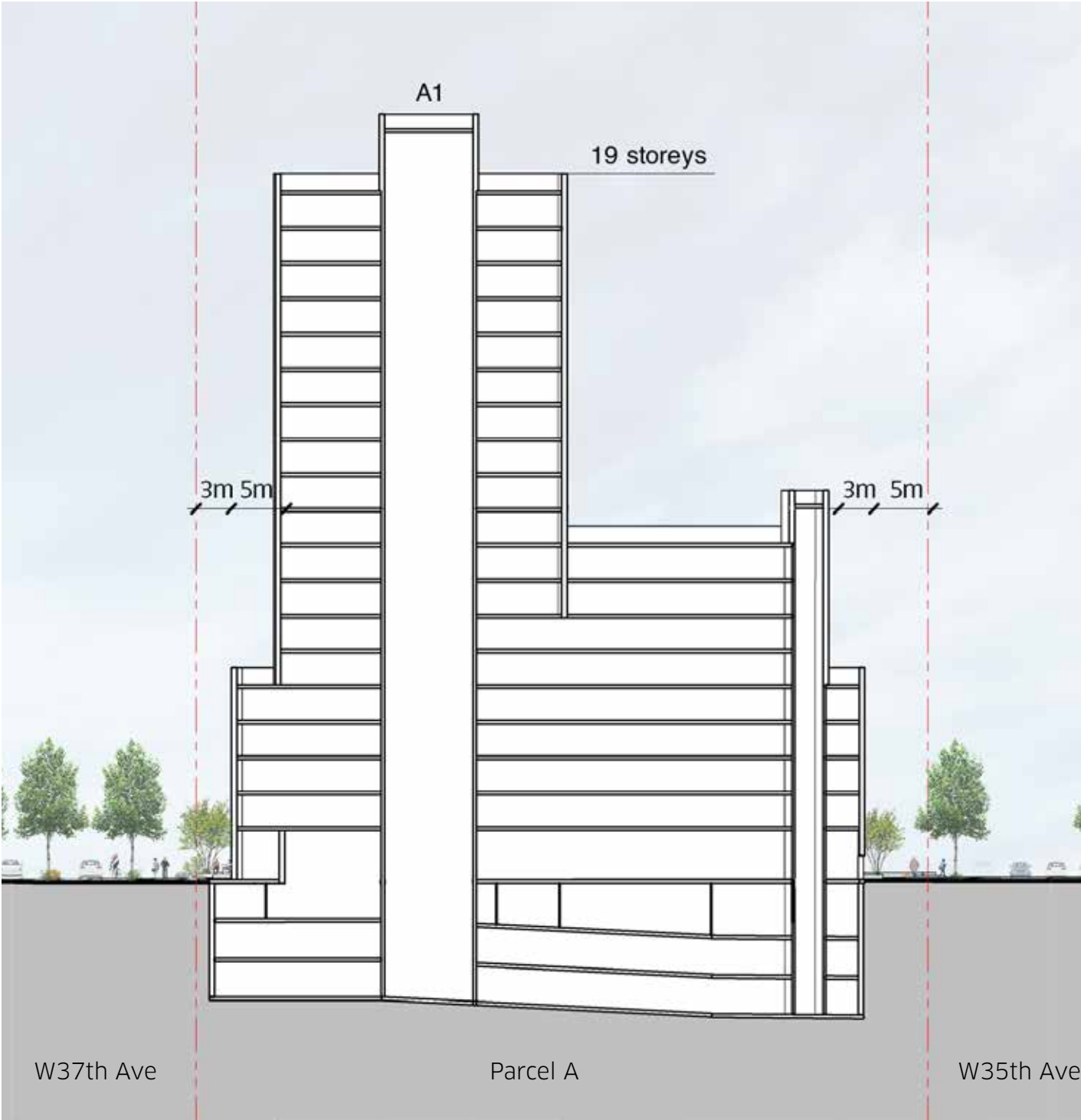


FIGURE 6-55. Section A-A

6.9.3 PARCEL B MARKET & RENTAL HOUSING - HOMES IN THE VILLAGE

DESCRIPTION

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

PLAN ELEMENTS

- » B1 Tower: 24 storeys (76.2m / 250ft)
- » B1 Podium: 7 storeys
- » B2 Tower: 20 storeys (68m / 224ft)
- » B2 Podium: 7 storeys
- » B3 Tower: 12 storeys (44m / 145ft)
- » B3 Podium: 6 storeys

Minimum Setbacks:

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

Street Relationship:

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

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













- > Approximately 359 units
- > Minimum 35% family housing
- > 25% of total rental area to be designated as MIR

Buildings B2, Market:

- » Approximately 176 units
- » Minimum 35% family housing of which minimum 10% 3 bedroom
- » Rental and MIR designed to meet CoV High Density Housing for Families with Children Guidelines

| | AREA | |
|-----------|----------------|---------|
| | m ² | SF |
| SITE AREA | 7,449 | 80,176 |
| FSR | 6.2 | |
| FSR AREA | 46,081 | 496,016 |
| GBA | 46,360 | 499,016 |

LEGEND

- | | | | |
|---|----------------------------------|---|---------------------|
|  | PARCEL + BUILDING IDENTIFICATION |  | PEDESTRIAN PATH |
|  | HEIGHTS |  | BIKE PATH |
| A | PARKING ACCESS |  | POLLINATOR CORRIDOR |
| B | COMMON OPEN SPACE |  | PROPERTY LINE |
| C | COMMUNITY GARDEN |  | PARKADE BOUNDARY |
| D | RAINGARDEN/BIOSWALE |  | SRWs |
|  | FOREST TRAIL |  | BUILDING ENTRY |
| | |  | MARKET |
| | |  | RENTAL |

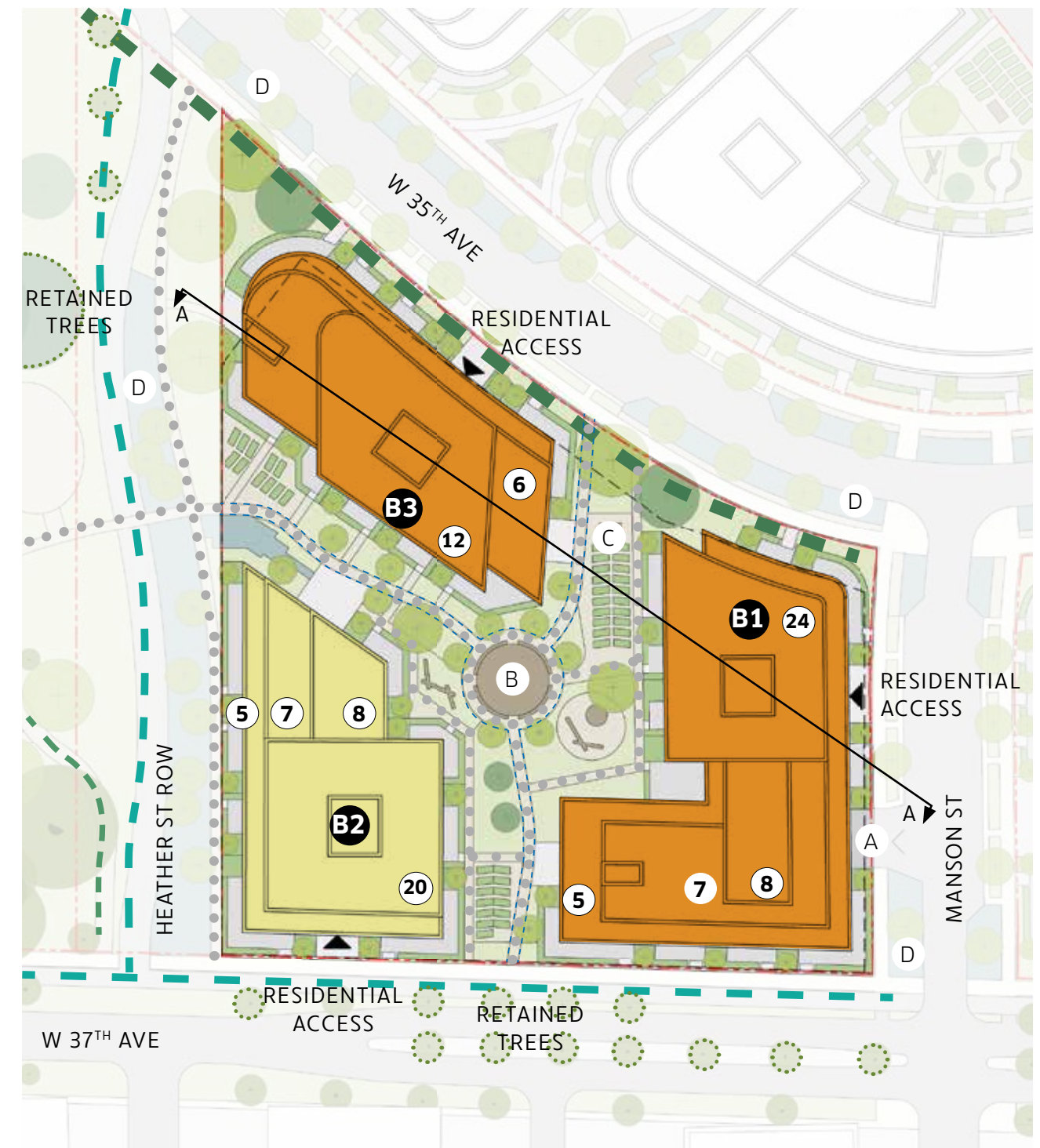


FIGURE 6-56. Parcel B Site Plan

PARCEL B - 3D VIEWS & SECTION

Parcel B Development Statistics

| BLDG | MARKET | | RENTAL | | MIR (RENTAL) | |
|-------|--------|---------|--------|---------|--------------|--------|
| | m² | SF | m² | SF | m² | SF |
| B1 | | | 15,469 | 166,506 | 5,156 | 55,502 |
| B2 | 15,248 | 164,129 | | | | |
| B3 | | | 7,656 | 82,409 | 2,552 | 27,470 |
| TOTAL | 15,248 | 164,129 | 23,125 | 248,916 | 7,708 | 82,972 |

| BLDG | RESIDENTIAL SUB-TOTAL | | AMENITY* | | TOTAL AREA | |
|------|-----------------------|---------|----------|-------|------------|---------|
| | m² | SF | m² | SF | m² | SF |
| B1 | 20,625 | 222,008 | 186 | 2,000 | 20,811 | 224,008 |
| B2 | 15,248 | 164,129 | 93 | 1,000 | 15,341 | 165,129 |
| B3 | 10,208 | 109,879 | | | 10,208 | 109,879 |

*The required amenity space may be combined per parcel or for the entire development only if total amenity space provided is sufficient and made available to all residents of the development.

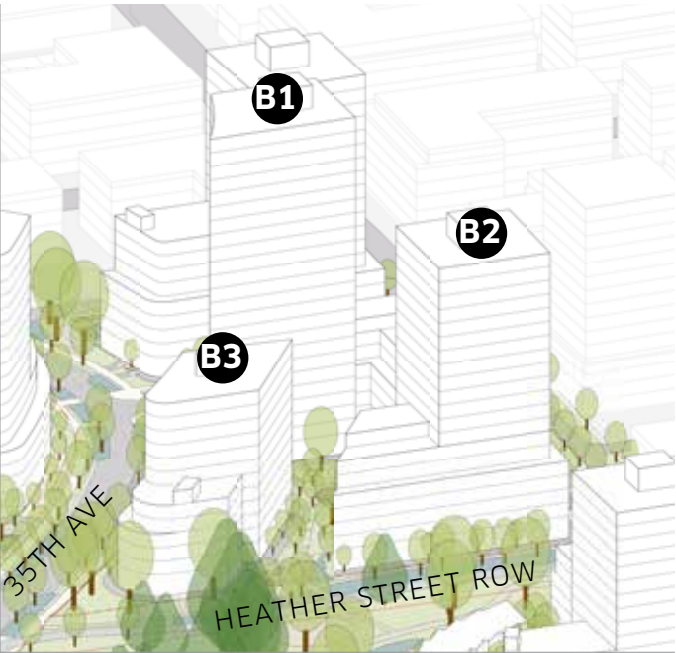


FIGURE 6-57. Aerial View, Looking E

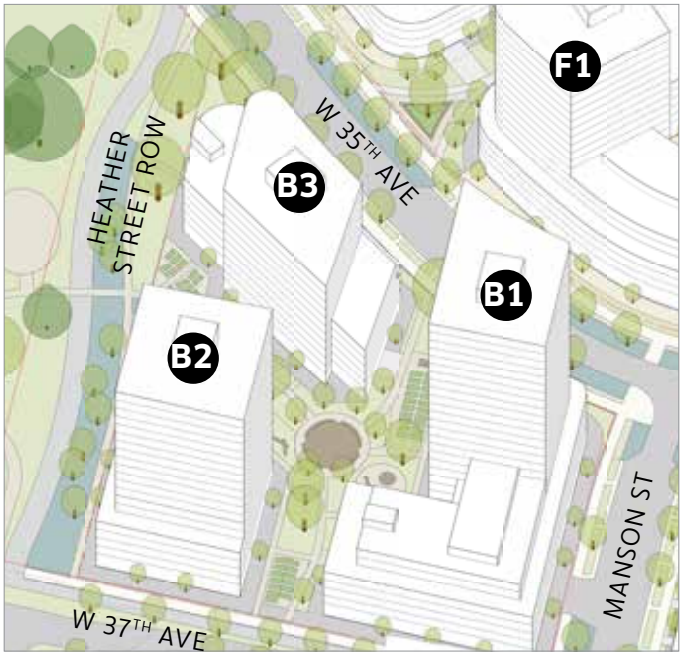


FIGURE 6-58. Aerial View, Looking N

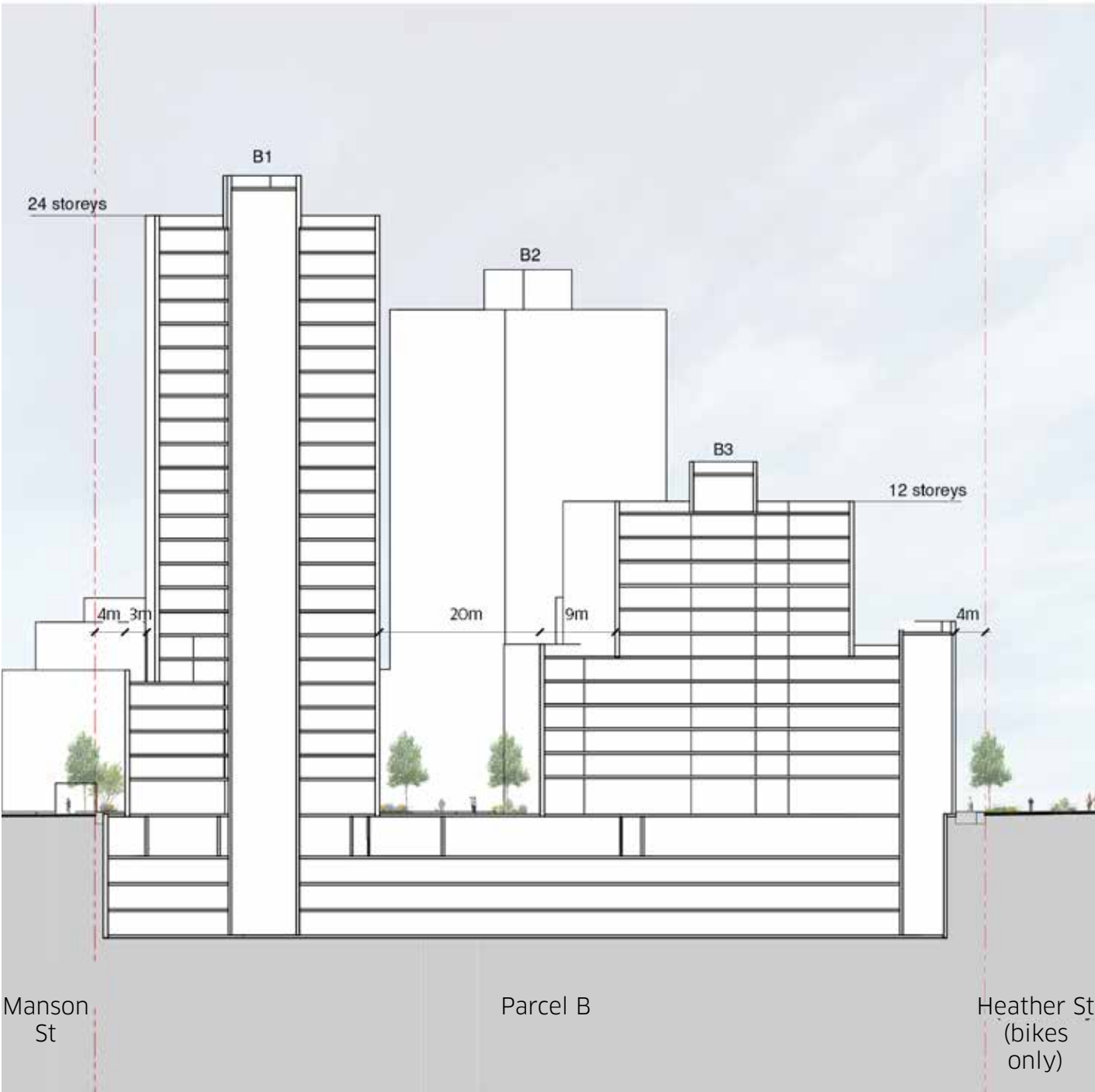


FIGURE 6-59. Section A-A

6.9.4 PARCEL C MARKET HOUSING - HOMES IN THE FOREST

DESCRIPTION

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

PLAN ELEMENTS

- Maximum building height:
- » C1 Tower: 16 storeys (51.9m / 170ft)
 - » C1 Podium: 6 storeys
 - » C2 Townhouse: 3 storeys (14m / 45ft)
 - » C3 Townhouse: 3 storeys (14m / 45ft)

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

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

- Building C1, C2 and C3 Market Housing:
- » Approximately 205 units
 - » Minimum 35% family housing, of which minimum 10% 3 bedroom

| | AREA | |
|-----------|----------------|---------|
| | m ² | SF |
| SITE AREA | 4,983 | 53,639 |
| FSR | 3.8 | |
| FSR AREA | 18,654 | 201,469 |
| GBA | 18,810 | 202,469 |

LEGEND

PARCEL + BUILDING IDENTIFICATION

HEIGHTS

PARKING ACCESS

COMMON OPEN SPACE

COMMUNITY GARDEN

RAINGARDEN/BIOSWALE

FOREST TRAIL

PEDESTRIAN PATH

BIKE PATH

POLLINATOR CORRIDOR

PROPERTY LINE

PARKADE BOUNDARY

SRWs

BUILDING ENTRY

MARKET

The site plan for Parcel C shows a triangular plot bounded by Baillie St to the west and W 37th Ave to the south. Building C1 is a large tower at the southwest corner, with a height of 16 storeys. Buildings C2 and C3 are townhouses along the northeastern edge, each 3 storeys high. The plan includes a 'LOADING' area, 'PARKING ACCESS' (A), 'COMMON OPEN SPACE' (B), 'COMMUNITY GARDEN' (C), and 'RAINGARDEN/BIOSWALE' (D). A 'FOREST TRAIL' runs along the eastern boundary, and a 'POLLINATOR CORRIDOR' is shown near the park area. 'RETAINED TREES' are marked in two locations. A 'BIKE PATH' and 'PEDESTRIAN PATH' are also indicated. The plan is color-coded: yellow for market housing, green for park areas, and various line styles for trails, paths, and boundaries. A north arrow is located in the bottom right corner.

FIGURE 6-60. Parcel C Site Plan

NOTE: Figures are conceptual. The design of the southern park will be further explored with the Vancouver Board of Parks and Recreation through a future park design process. All of the southern park’s pathways will be determined at the time of park design.

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PARCEL C - 3D VIEWS & SECTION

Parcel C Development Statistics

| BLDG | MARKET | | AMENITY* | | TOTAL | |
|-------|--------|---------|----------|-------|--------|---------|
| | m² | SF | m² | SF | m² | SF |
| C1 | 16,705 | 179,809 | 93 | 1,000 | 16,798 | 180,809 |
| C2 | 1,065 | 11,463 | | | 1,065 | 11,463 |
| C3 | 946 | 10,192 | | | 946 | 10,192 |
| TOTAL | 18,717 | 201,469 | 93 | 1,000 | 18,809 | 202,464 |

*The required amenity space may be combined per parcel or for the entire development only if total amenity space provided is sufficient and made available to all residents of the development.

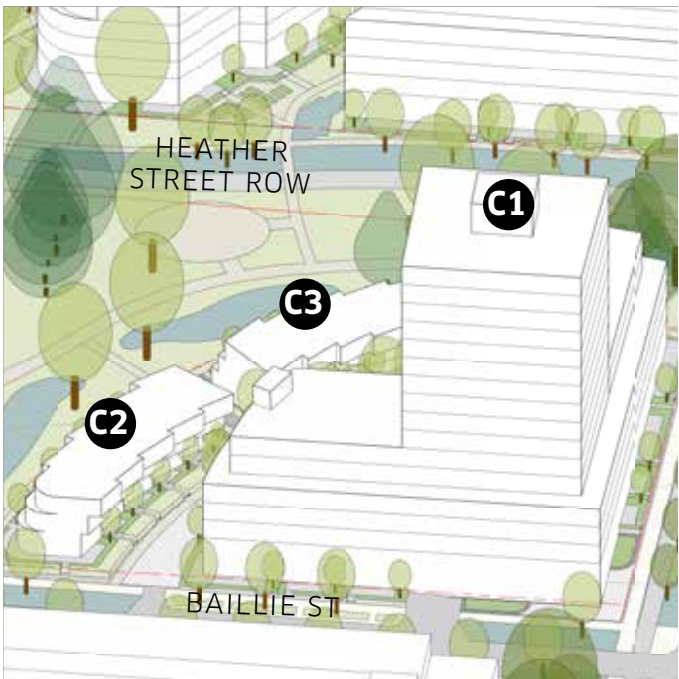


FIGURE 6-61. Aerial View, Looking E

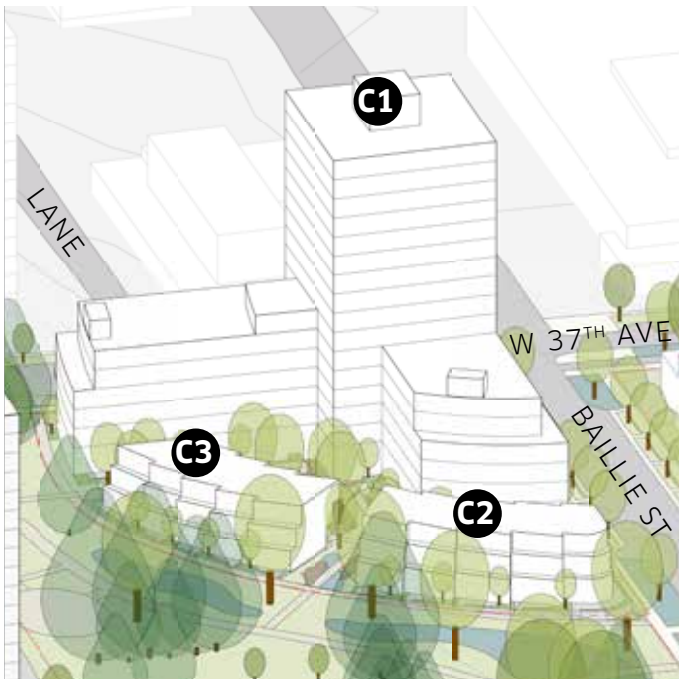


FIGURE 6-62. Aerial View, Looking S

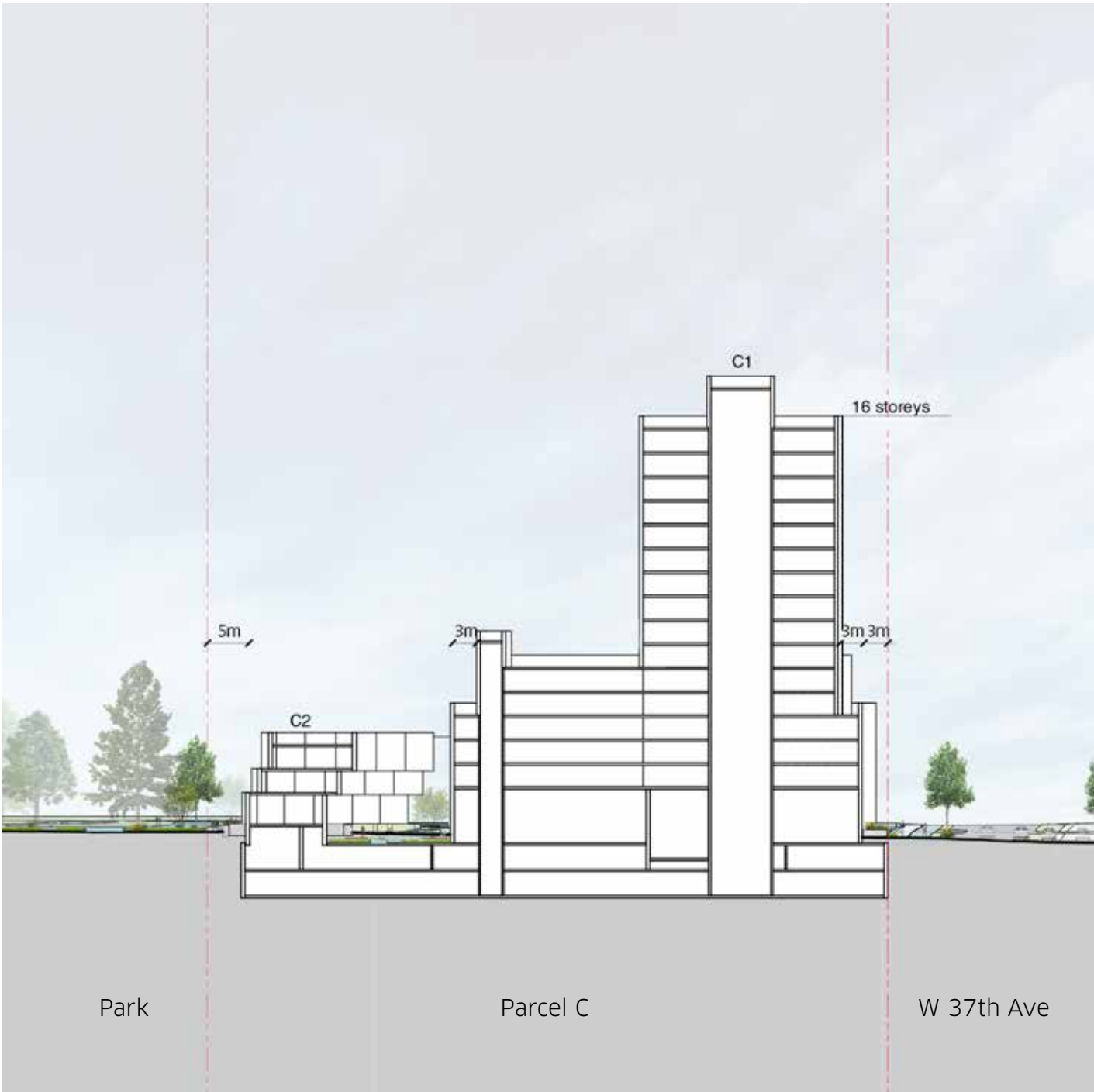


FIGURE 6-63. Section A-A

6.9.5 PARCEL D FRANCOPHONE ELEMENTARY SCHOOL & 62-SPACE CHILDCARE CENTRE - TEACHING

DESCRIPTION

Parcel D is located on the southern edge of the Heather Lands site, the only parcel in the ‘Teaching’ character area. It is bounded by W37th to the south, Baillie Street to the east, and lanes to the west and north. The parcel is for a new CSF elementary school and a childcare facility owned and operated by the CSF. The new school building will be fully located on the one-acre site. The two residential sites to the west across the lane (shown as shaded area) are owned separately by CSF and are being designed as a future school outdoor play space, but they do not form part of the Heather Lands Rezoning. The portion of the lane will be closed and re-oriented to Willow Street to allow for a direct connection between the school and the play area. This lane adjustment requires Council decision and could be brought forward at anytime following Council approval of the Heather Lands rezoning application.

PLAN ELEMENTS

- Maximum building height:
- » 4 storeys (18m / 59ft)
- Minimum Setbacks:
- » North side yard: 3m
 - » South side yard: 11.1m (required to protect retained trees)
 - » East side yard: 3m
 - » West side yard: 3m
- Street Relationship:
- » Main entrance lobby on the corner of W37th and Baillie
 - » Underground parking accessed from the lane to the north

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

| | AREA | |
|-----------|----------------|--------|
| | m ² | SF |
| SITE AREA | 4,051 | 43,600 |
| FSR | 1.2 | |
| GBA | 4,700, | 50,590 |

LEGEND

- X#** PARCEL + BUILDING IDENTIFICATION
- #** HEIGHTS
- A PARKING ACCESS
- B COMMON OPEN SPACE
- D RAINGARDEN/ BIOSWALE
- PEDESTRIAN PATH
- BIKE PATH
- PROPERTY LINE
- - - PARKADE BOUNDARY
- ▲ BUILDING ENTRY
- EDUCATION
- ▨ CSF OWNED NOT PART OF HEATHER LANDS REZONING



FIGURE 6-64. Parcel D Site Plan



PARCEL D - 3D VIEWS & SECTION

Parcel D Development Statistics

| USE | AREA | |
|-----------|----------------|--------|
| | m ² | SF |
| EDUCATION | 3,225 | 34,714 |
| CHILDCARE | 1,475 | 15,876 |
| TOTAL | 4,700 | 50,590 |



FIGURE 6-65. Aerial View, Looking NW



FIGURE 6-66. Aerial View, Looking SE

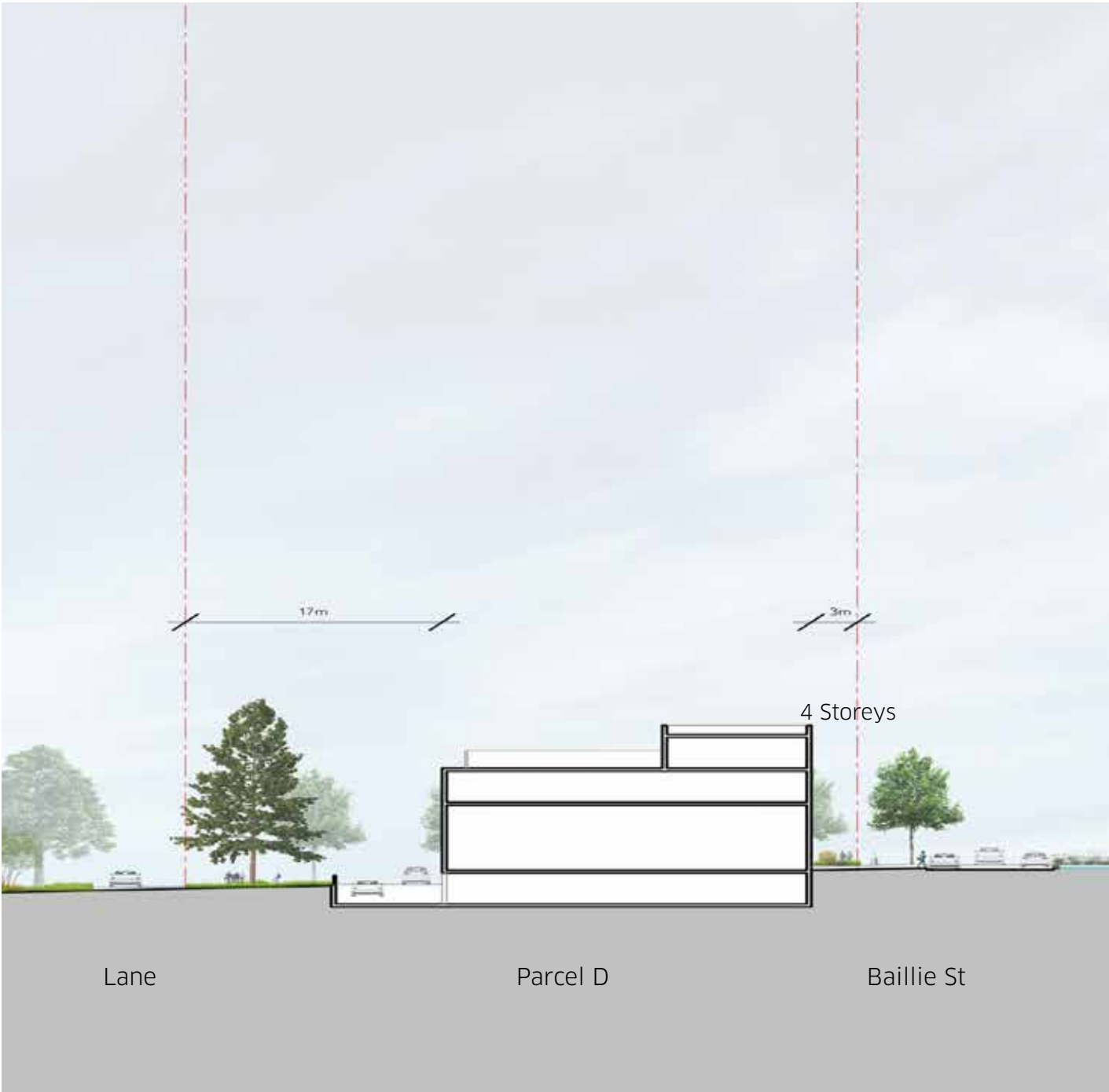


FIGURE 6-67. Section B-B

6.9.6 PARCEL E SOCIAL HOUSING - HOMES IN THE FOREST

DESCRIPTION

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

PLAN ELEMENTS

- Maximum building height:
- » E1 Tower: 15 storeys (48.8m / 160ft)
 - » E1 Podium: 6 storeys
- Minimum setbacks:
- » North side yard: 5m (pollinator corridor)
 - » South side yard: 3m
 - » West side yard: 3m
 - » East side yard: 3m
- Street relationship:
- » Lobby entrance at corner of W35th and Baillie Street
 - » Ground floor units facing W35th, Baillie, courtyard, & lanes to the south and west
 - » Underground parking accessed from lane to west
 - » Building E1, Social Housing:
 - » Approximately 220 units
 - » Minimum 50% family housing, of which approximately 30% will be 2-bedroom units and 20% will be 3-bedroom units
 - » Designed to meet City of Vancouver Housing Design and Technical Guidelines.

» Amenity space excluded from FSR area, amenity to be provided per Housing Design and Technical Guidelines

| | AREA | |
|-----------|----------------|---------|
| | m ² | SF |
| SITE AREA | 3,618 | 38,943 |
| FSR | 4.8 | |
| FSR AREA | 16,960 | 182,558 |
| GBA | 17,330 | 186,533 |

LEGEND

- X#** PARCEL + BUILDING IDENTIFICATION
- #** HEIGHTS
- A** PARKING ACCESS
- B** COMMON OPEN SPACE
- D** RAINGARDEN/BIOSWALE
- FOREST TRAIL
- • •** PEDESTRIAN PATH
- BIKE PATH
- POLLINATOR CORRIDOR
- PROPERTY LINE
- - -** PARKADE BOUNDARY
- ▲** BUILDING ENTRY
- SOCIAL



FIGURE 6-68. Parcel E Site Plan

PARCEL E - 3D VIEWS & SECTION

Parcel E Development Statistics

| USE | AREA | |
|----------|----------------|---------|
| | m ² | SF |
| SOCIAL | 17,023 | 183,233 |
| AMENITY* | 307 | 3,300 |
| TOTAL | 17,330 | 186,533 |

*The required amenity space may be combined per parcel or for the entire development only if total amenity space provided is sufficient and made available to all residents of the development.



FIGURE 6-69. Aerial View, Looking W

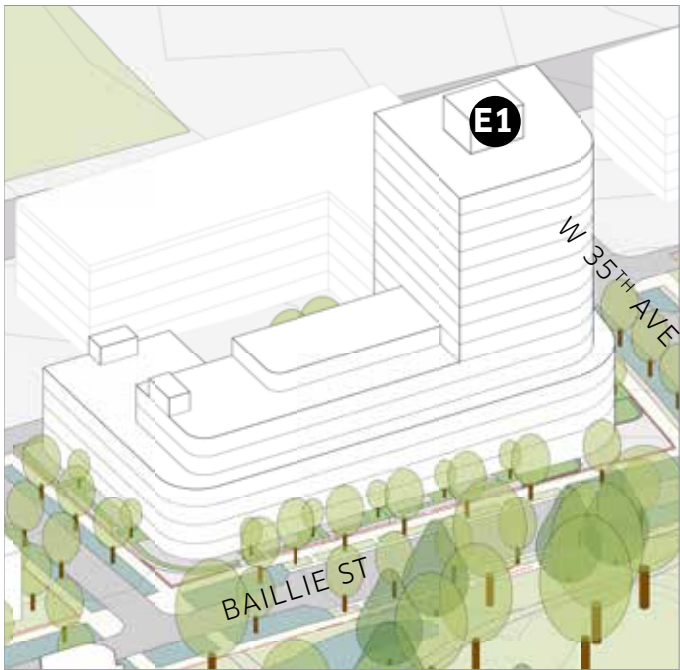


FIGURE 6-70. Aerial View, Looking SE

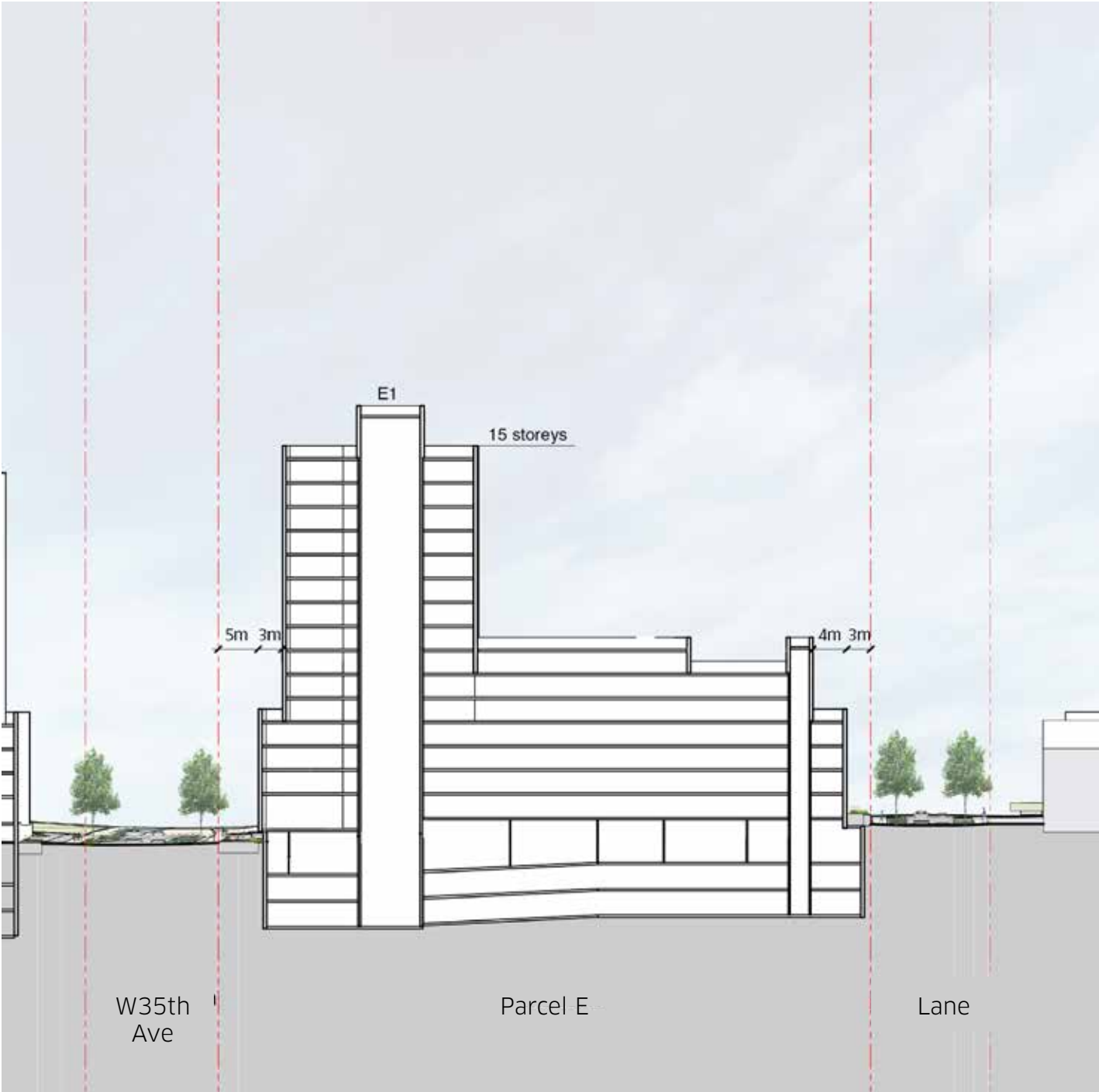


FIGURE 6-71. Section A-A

6.9.7 PARCEL F MARKET & RENTAL HOUSING - HOMES IN THE VILLAGE

DESCRIPTION

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

PLAN ELEMENTS

- Maximum building height:
- » F1 Tower: 18 storeys (63m / 206ft)
 - » F1 Podium: 6 storeys
 - » F2 Tower: 25 storeys (79.9m / 260ft)
 - » F3 Townhouse: 4 storeys (16m / 52ft)

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

- Street relationship:
- » Lobby entrances:
 - » F1 lobby on W35th
 - » F2 lobby on W35th
 - » F3 townhome entries from courtyard
 - » Ground floor units facing W35th, Heather Street, courtyard & lane

- » Underground parking accessed from lane to north
- Building F1 & F2, Market Housing:
- » Approximately 498 units
 - » Minimum 35% family housing, of which minimum 10% 3 bedroom
- Building F3 Townhomes, Rental and Moderate-Income-Rental ("MIR"):
- » 14 units (30% 2-bed and 20% 3-bed units)
 - » 25% of total rental area to be designated as MIR
 - » MIR designed to meet CoV High Density Housing for Families with Children Guidelines

| | AREA | |
|-----------|----------------|---------|
| | m ² | SF |
| SITE AREA | 9,911 | 106,686 |
| FSR | 4.6 | |
| FSR AREA | 45,502 | 489,777 |
| GBA | 45,688 | 491,777 |

LEGEND

- X#

PARCEL + BUILDING IDENTIFICATION

#

HEIGHTS

A

PARKING ACCESS

B

COMMON OPEN SPACE

C

COMMUNITY GARDEN

D

RAINGARDEN/ BIOSWALE

—

FOREST TRAIL
- PEDESTRIAN PATH
- BIKE PATH
- POLLINATOR CORRIDOR
- PROPERTY LINE
- -

PARKADE BOUNDARY
- - -

SRWs
- ▲

BUILDING ENTRY
- MARKET
- RENTAL



FIGURE 6-72. Parcel F Site Plan

PARCEL F - 3D VIEWS & SECTION

Parcel F Development Statistics

| BLDG | MARKET | | RENTAL | | MIR (RENTAL) | |
|-------|--------|---------|--------|--------|-----------------|-------|
| | m² | SF | m² | SF | m² | SF |
| F1 | 20,028 | 215,582 | | | | |
| F2 | 22,763 | 245,023 | | | | |
| F3 | | | 2,033 | 21,878 | 678 | 7,293 |
| TOTAL | 42,792 | 460,606 | 2,033 | 21,878 | 678 | 7,293 |

| BLDG | RESIDENTIAL SUB-TOTAL | | AMENITY* | | TOTAL AREA | |
|------|--------------------------|---------|----------|-------|------------|---------|
| | m² | SF | m² | SF | m² | SF |
| F1 | 20,028 | 215,582 | 93 | 1,000 | 20,121 | 216,582 |
| F2 | 22,763 | 245,023 | | | 22,763 | 245,023 |
| F3 | 2,711 | 29,171 | | | 2,711 | 29,171 |

*The required amenity space may be combined per parcel or for the entire development only if total amenity space provided is sufficient and made available to all residents of the development.



FIGURE 6-73. Aerial View, Looking S

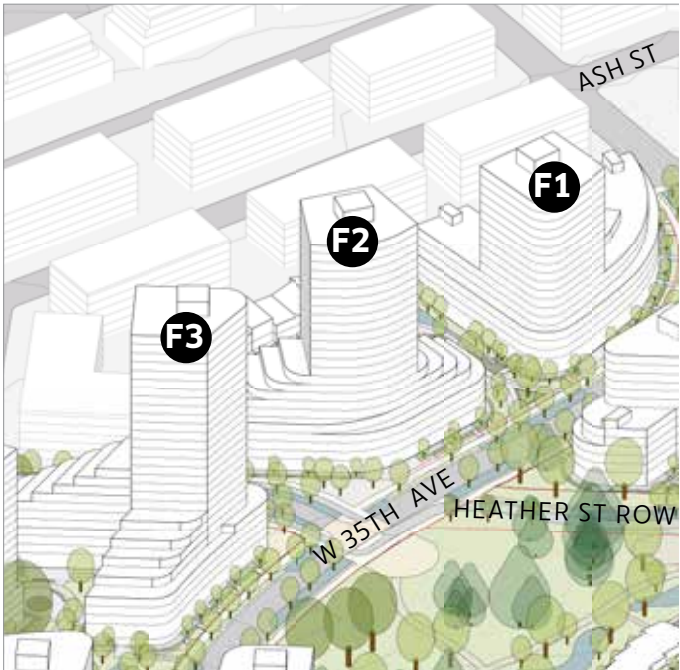


FIGURE 6-74. Aerial View, Looking E

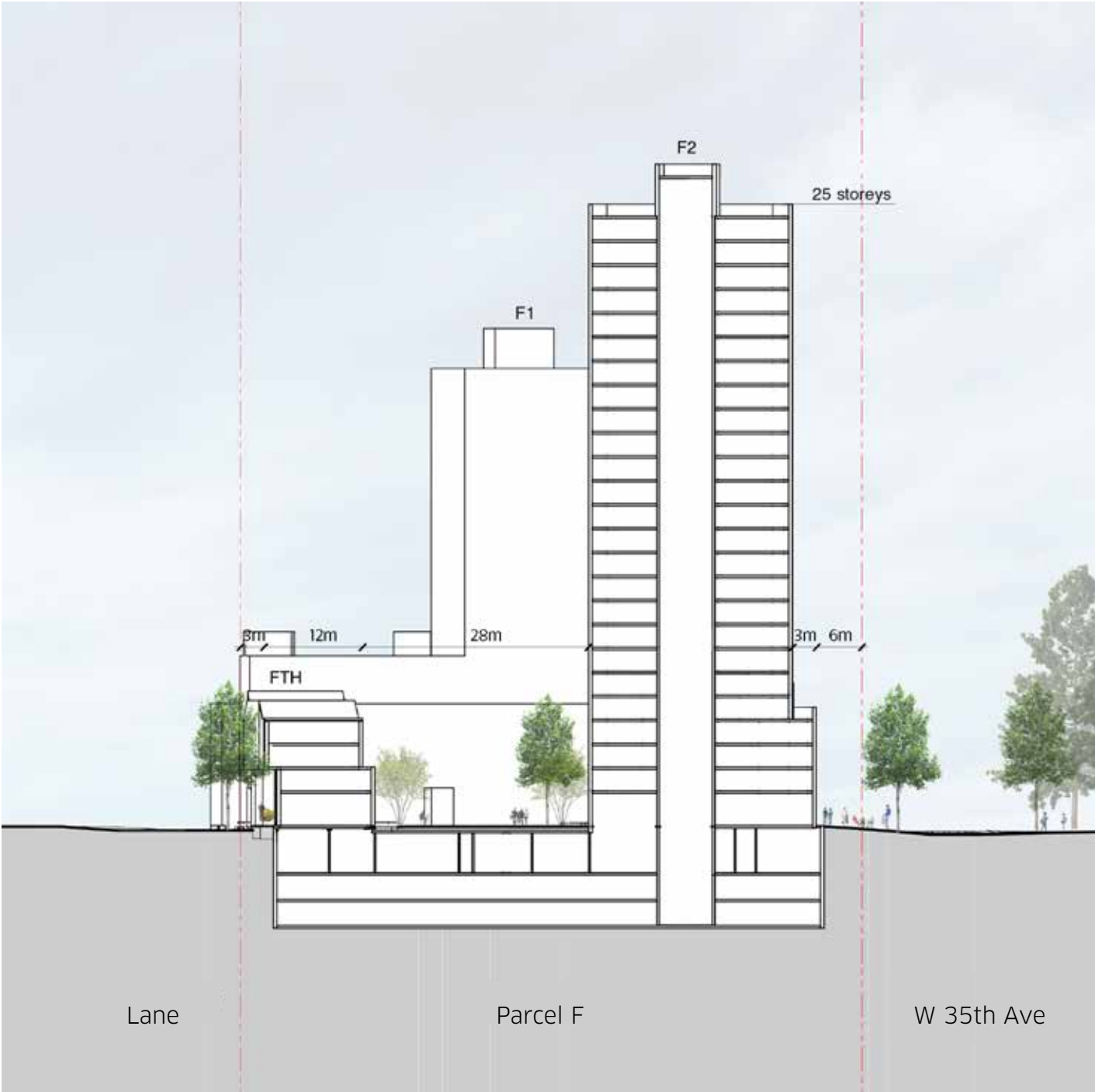


FIGURE 6-75. Section B-B

6.9.8 PARCEL G MARKET HOUSING - DRUM BEAT / HEART

DESCRIPTION

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

PLAN ELEMENTS

Maximum building height:

- » G1 Tower: 28 storeys (90m / 295ft)
- » G2 Tower: 20 storeys (68m / 223ft)
- » G2 Podium: 6 storeys

Street relationship:

- » Lobby entrances:
- » G1 lobby on Heather Street
- » G2 lobby on New Commercial Street
- » Ground floor units facing New Commercial Street, Heather Street, W 35th Ave, courtyard, park and Parcel J plaza
- » Underground parking accessed from New Commercial Street

Minimum setbacks:

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

Buildings G1 & G2, Market Housing:

- » Approximately 512 units
- » Minimum 35% family housing, of which minimum 10% 3 bedroom

| | AREA | |
|-----------|----------------|---------|
| | m ² | SF |
| SITE AREA | 6,588 | 70,908 |
| FSR | 6.7 | |
| FSR AREA | 43,764 | 471,074 |
| GBA | 44,066 | 474,324 |

LEGEND












- | | | | |
|---|------------------------------------|---|---------------------|
|  | PARCEL AND BUILDING IDENTIFICATION |  | BIKE PATH |
|  | HEIGHTS |  | POLLINATOR CORRIDOR |
| A | PARKING ACCESS |  | PROPERTY LINE |
| B | COMMON OPEN SPACE |  | PARKADE BOUNDARY |
| D | RAINGARDEN/BIOSWALE |  | SRWs |
|  | FOREST TRAIL |  | BUILDING ENTRY |
|  | PEDESTRIAN PATH |  | MARKET |



FIGURE 6-76. Parcel G Site Plan

PARCEL G - 3D VIEWS & SECTION

Parcel G Development Statistics

| BLDG | AREA | |
|-------------|----------------|---------|
| | m ² | SF |
| G1 MARKET | 26,755 | 287,988 |
| G1 TOTAL | 26,755 | 287,988 |
| G2 MARKET | 17,125 | 183,336 |
| G2 AMENITY* | 186 | 2,000 |
| G2 TOTAL | 17,311 | 185,336 |
| G TOTAL | 44,066 | 472,324 |

*The required amenity space may be combined per parcel or for the entire development only if total amenity space provided is sufficient and made available to all residents of the development.



FIGURE 6-77. Aerial View, Looking S



FIGURE 6-78. Aerial View. Looking N

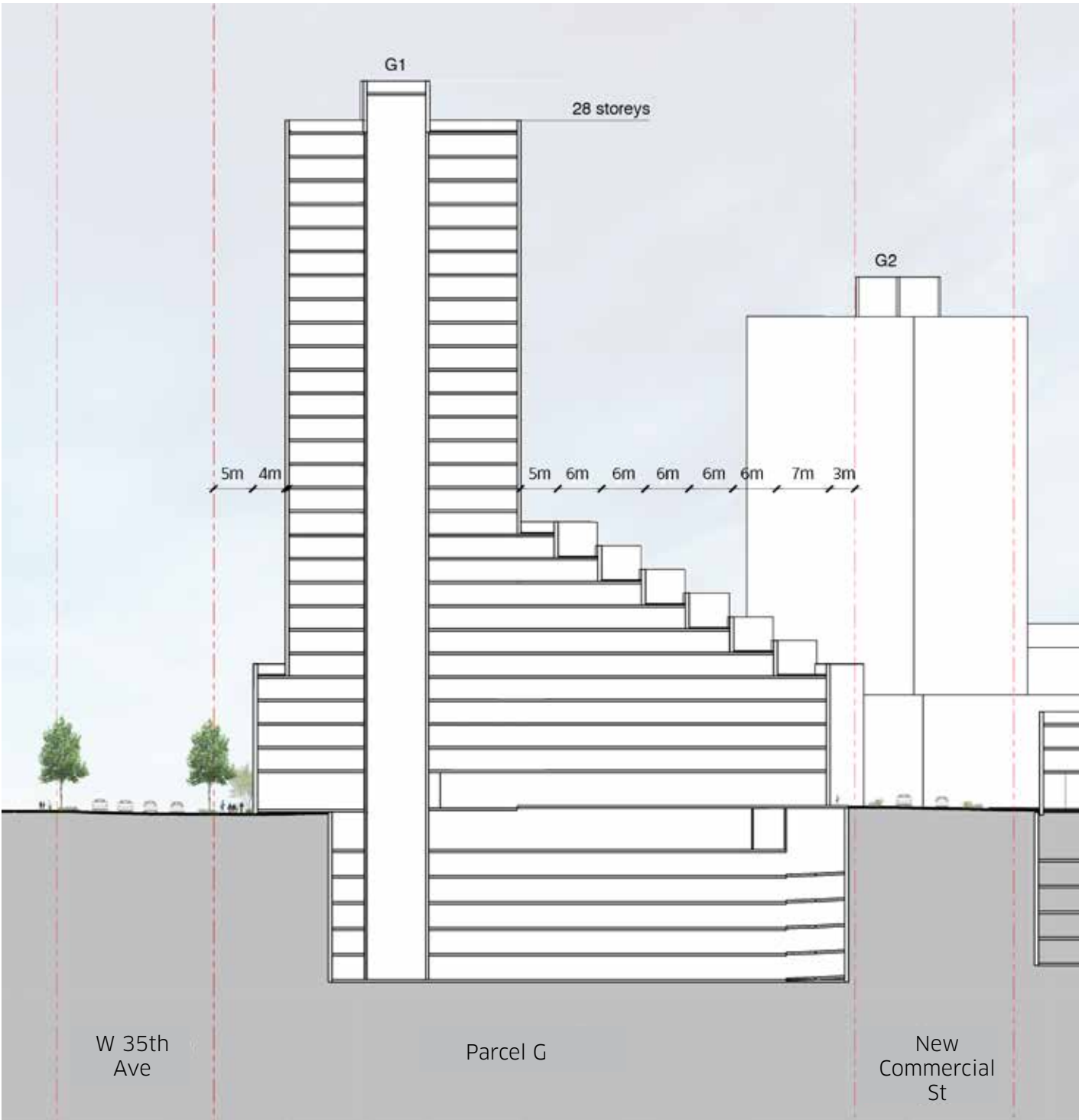


FIGURE 6-79. Section C-C

6.9.9 PARCEL H MARKET HOUSING

DESCRIPTION

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

PLAN ELEMENTS

- Maximum building height:
- » H1 Tower: 14 storeys (45.8m / 150ft)
 - » H1 Podium: 6 storeys

- Minimum setbacks:
- » Northeast side yard:3m
 - » South side yard: 5m (pollinator corridor)
 - » West side yard:3m

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

- Building H1, Market Housing:
- » Approximately 188 units
 - » Minimum 35% family housing, of which minimum 10% 3 bedroom

| | AREA | |
|-----------|----------------|---------|
| | m ² | SF |
| SITE AREA | 3,217 | 34,630 |
| FSR | 5.1 | |
| FSR AREA | 16,160 | 173,945 |
| GBA | 16,316 | 175,620 |

LEGEND

X#

PARCEL + BUILDING IDENTIFICATION

#

HEIGHTS

A

PARKING ACCESS

B

COMMON OPEN SPACE

D

RAINGARDEN/BIOSWALE

FOREST TRAIL

PEDESTRIAN PATH

BIKE PATH

POLLINATOR CORRIDOR

PROPERTY LINE

PARKADE BOUNDARY

BUILDING ENTRY

MARKET



FIGURE 6-80. Parcel H Site Plan

PARCEL H - 3D VIEWS & SECTION

Parcel H Development Statistics

| USE | AREA | |
|----------|----------------|---------|
| | m ² | SF |
| MARKET | 16,223 | 174,620 |
| AMENITY* | 93 | 1,000 |
| TOTAL | 16,316 | 175,620 |

*The required amenity space may be combined per parcel or for the entire development only if total amenity space provided is sufficient and made available to all residents of the development.



FIGURE 6-81. Aerial View, Looking N



FIGURE 6-82. Aerial View, Looking S

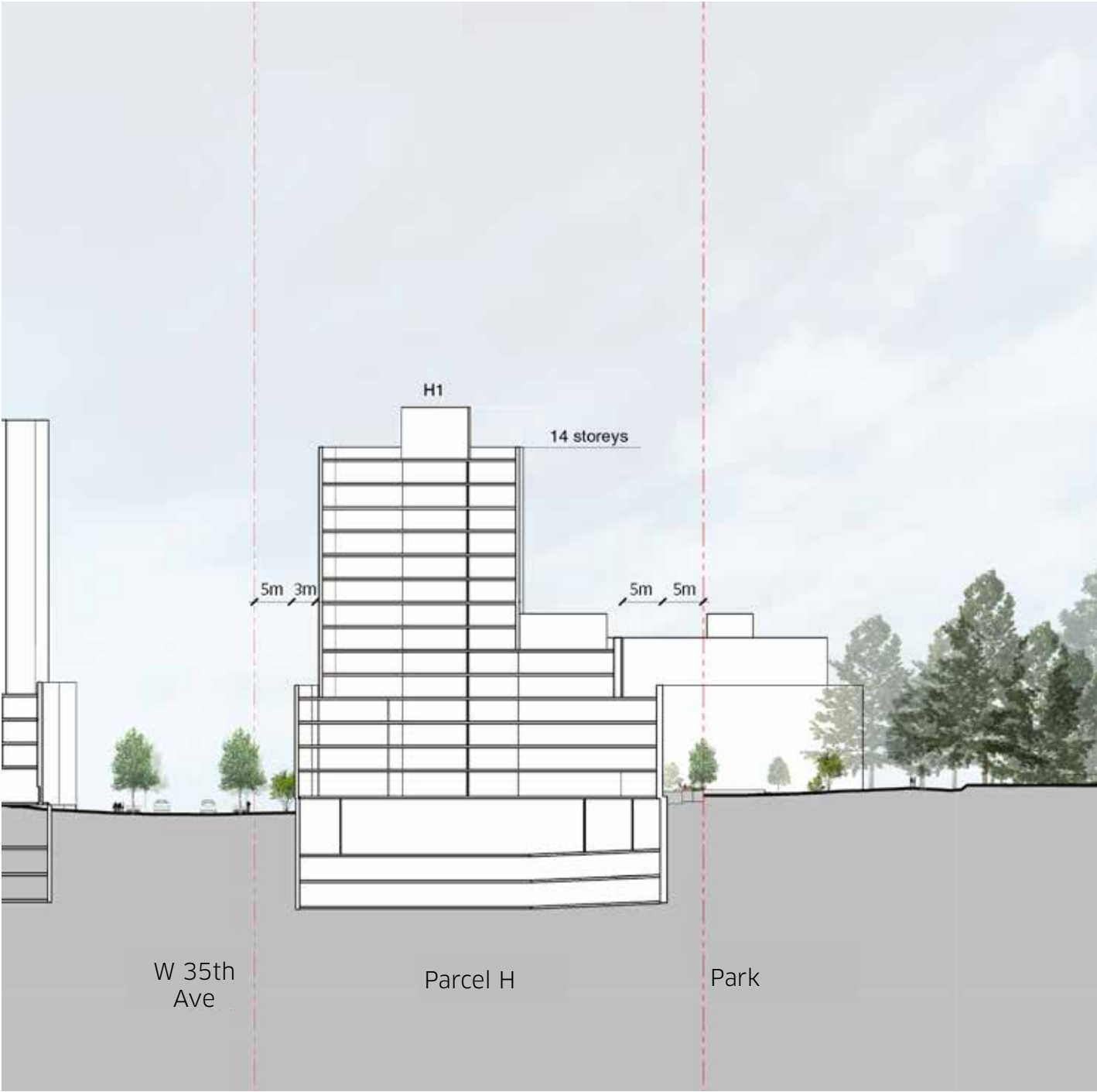


FIGURE 6-83. Section A-A

6.9.10 PARCEL I MIXED-USE - DRUM BEAT / HEART

DESCRIPTION

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

PLAN ELEMENTS

- Maximum building height:
- » I1 Tower: 22 storeys (74m / 244ft)
 - » I1 Podium: 3 storeys
 - » I2 Tower: 15 storeys (53m / 175ft)
 - » I2 Podium: 6 storeys
- Minimum setbacks:
- » North side yard: 3m
 - » Southwest side yard: 3m
 - » East side yard: 3m
- Street relationship:
- » Lobby entrances:
 - » I1 lobby entry on Heather Street
 - » I2 lobby entry on Heather Street
 - » Ground floor retail space facing W33rd, Heather Street, New Commercial Street and internal passage
 - » Underground parking accessed from New Commercial Street
- Building I1, Rental & Moderate-Income-Rental (“MIR”):
- » Approximately 27 units
 - » Minimum 35% family housing, of which minimum 10% 3 bedroom
 - » 25% of total rental area to be designated as MIR
 - » Rental and MIR designed to meet CoV High Density Housing for Families with Children Guidelines

- Building I1, Social Housing:
- » Approximately 122 units
 - » Minimum 50% family housing (30% 2-bed and 20% 3-bed)
 - » Design to meet City of Vancouver, Housing Design and Technical Guidelines
- Building I2, Retail, Office & Childcare Centre:
- » 2,539m2 / 27,332sf retail space
 - » 2,459m2 / 26,465sf office space
 - » 1,109m2 / 11,935sf childcare space, excluded from FSR area
- Building I2, Market Housing:
- » Approximately 93 units
 - » Minimum 35% family housing, of which minimum 10% 3 bedroom
- Building I2, Retail & Office:
- » 3,247m2 / 34,955sf retail space
 - » 3,394m2 / 36,529sf office space

| | AREA | |
|-----------|--------|---------|
| | m² | SF |
| SITE AREA | 5,890 | 63,395 |
| FSR | 5.6 | |
| FSR AREA | 10,264 | 110,477 |
| GBA | 32,870 | 353,814 |

LEGEND

- X#** PARCEL + BUILDING IDENTIFICATION

HEIGHTS

A PARKING ACCESS

B COMMON OPEN SPACE

C COMMUNITY GARDEN

D RAINGARDEN/ BIOSWALE
- FOREST TRAIL

... PEDESTRIAN PATH

— BIKE PATH

■ POLLINATOR CORRIDOR

— PROPERTY LINE

- - PARKADE BOUNDARY

- - - SRWs
- ▲ BUILDING ENTRY

■ MARKET

■ RENTAL

■ SOCIAL

■ RETAIL

■ CHILDCARE

■ OFFICE

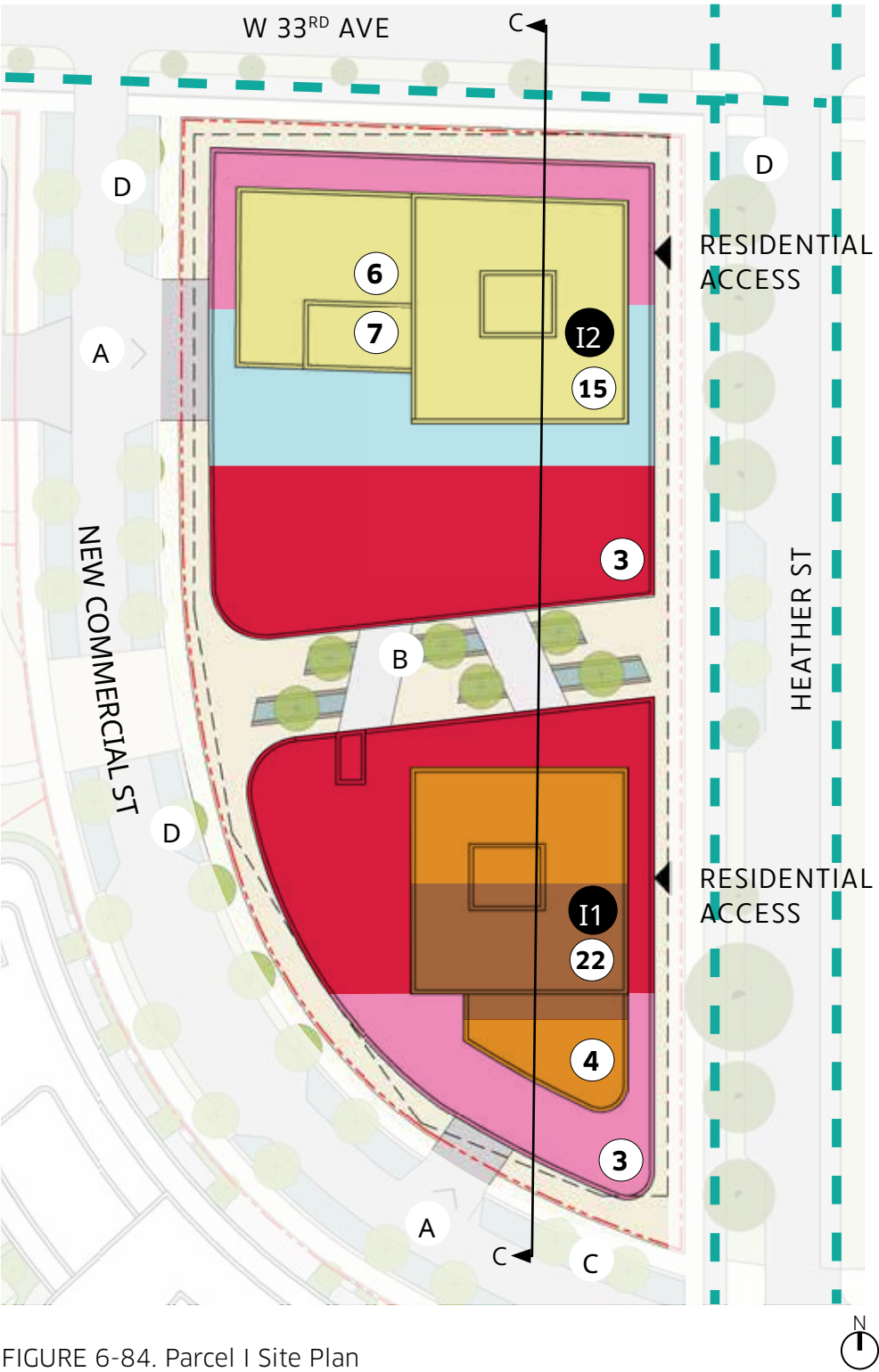


FIGURE 6-84. Parcel I Site Plan

PARCEL I - 3D VIEWS & SECTION

Parcel I Development Statistics

| BLDG | MARKET | | RENTAL | | MIR (RENTAL) | | SOCIAL | |
|-------|----------------|--------|----------------|--------|-----------------|-------|----------------|---------|
| | m ² | SF | m ² | SF | m ² | SF | m ² | SF |
| I1 | - | - | 1,735 | 18,670 | 578 | 6,223 | 9,522 | 102,495 |
| I2 | 8,014 | 86,259 | - | - | - | - | - | - |
| TOTAL | 8,014 | 86,259 | 1,735 | 18,670 | 578 | 6,223 | 9,522 | 102,495 |

| BLDG | RETAIL | | OFFICE | | CHILDCARE (INDOOR SPACE) | |
|-------|----------------|--------|----------------|--------|--------------------------|--------|
| | m ² | SF | m ² | SF | m ² | SF |
| I1 | 2,539 | 27,332 | 2,459 | 26,465 | - | - |
| I2 | 3,247 | 34,955 | 3,394 | 36,529 | 1,109 | 11,935 |
| TOTAL | 5,787 | 62,287 | 5,852 | 62,994 | 1,109 | 11,935 |

| BLDG | RESIDENTIAL SUB-TOTAL | | AMENITY* | | COMMERCIAL & CC SUB-TOTAL | | TOTAL BLDG AREA | |
|------|--------------------------|---------|----------------|-------|------------------------------|--------|-----------------|---------|
| | m ² | SF | m ² | SF | m ² | SF | m ² | SF |
| I1 | 11,835 | 127,389 | 181 | 1,950 | 4,998 | 53,797 | 17,014 | 353,814 |
| I2 | 8,015 | 86,259 | 93 | 1,000 | 7,750 | 83,419 | 15,857 | 170,678 |

*The required amenity space may be combined per parcel or for the entire development only if total amenity space provided is sufficient and made available to all residents of the development.

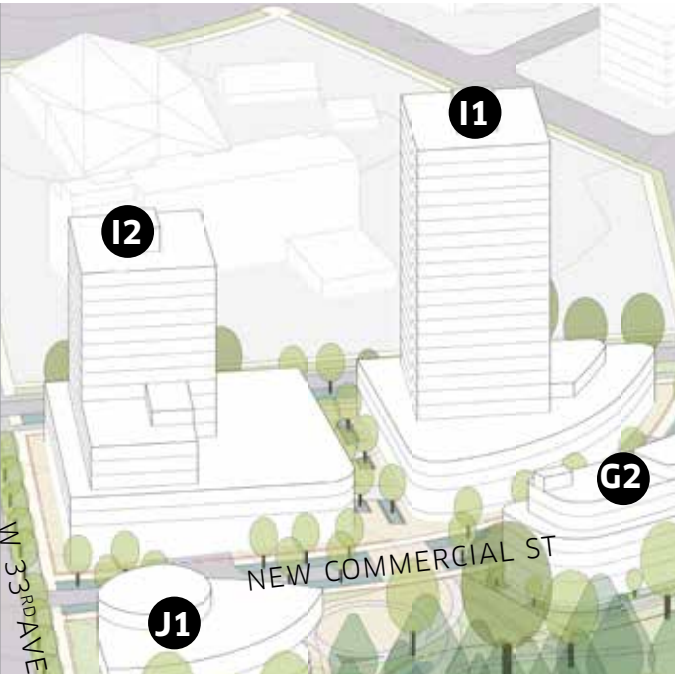


FIGURE 6-85. Aerial View, Looking E



FIGURE 6-86. Aerial View, Looking S

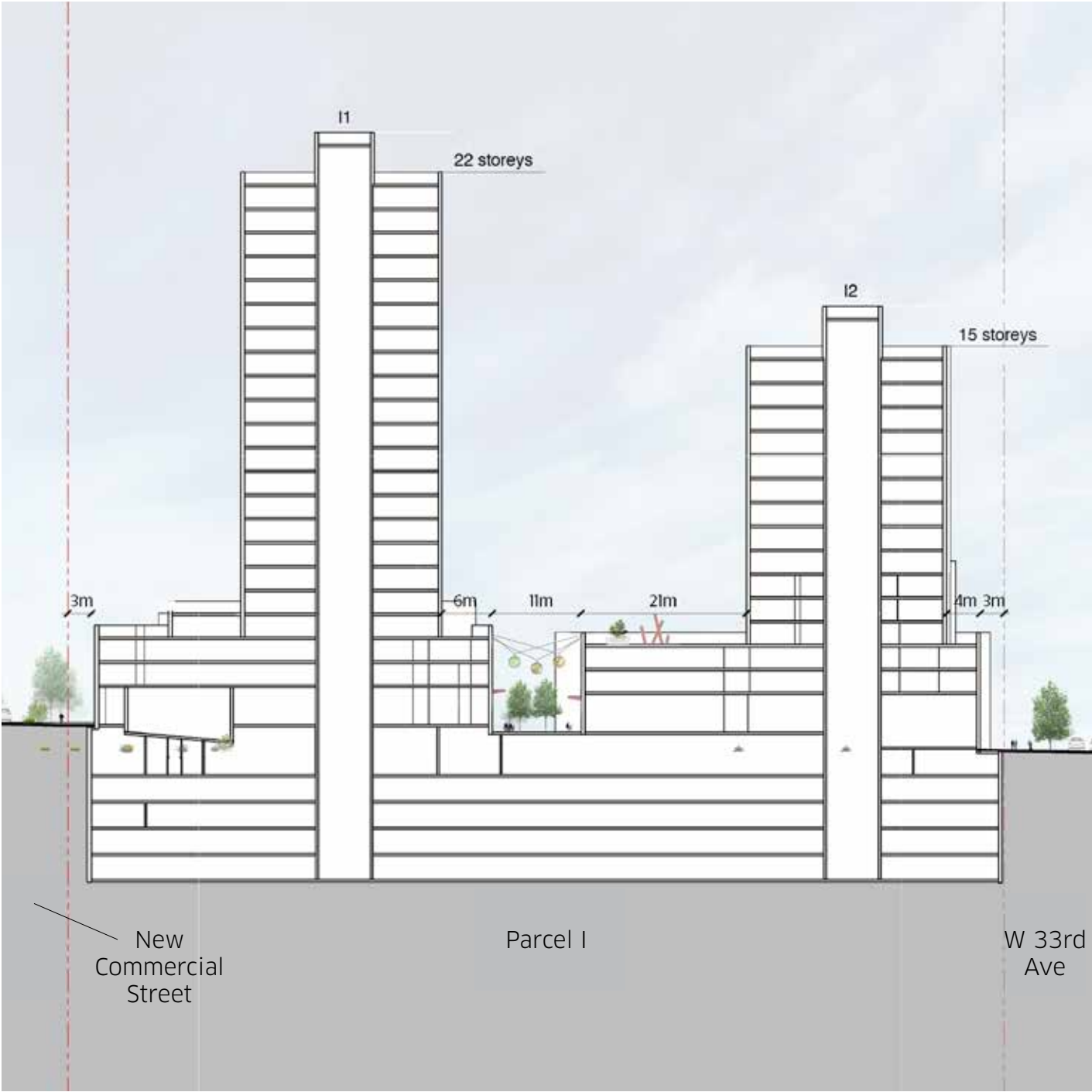


FIGURE 6-87. Section C-C

PARCEL I - CHILDCARE CENTRE

A new childcare facility will be provided on the 4th floor of Parcel I, offering a south-facing location that opens to outdoor space on the podium terrace with views to the Cultural Centre, the plaza, mature trees, and views toward the mountains to the north. The childcare facility will help address the need generated by the new Heather Lands neighbourhood. It will contribute to the vibrancy of the ‘Drum Beat / Heart’ neighbourhood heart, and will benefit from being sited in relationship to other community facilities, the Forest Trail and the park. The childcare centre will offer 74 spaces for infants, toddlers and 3-5 year old children. It will be designed in accordance with the City’s Childcare Design Guidelines and Childcare Technical Guidelines, as outlined in the following pages. It will also be designed to be a culturally safe space that is welcoming to children, families, and elders.

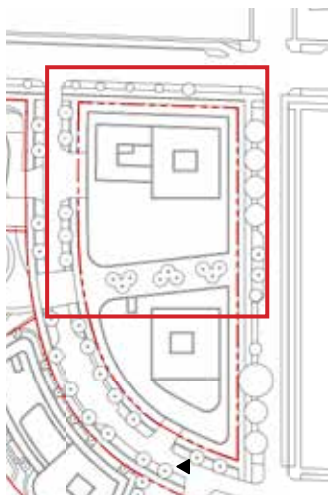


FIGURE 6-88. Key Plan

Childcare Areas

| TYPE | | AREA | |
|-------------|-------------|----------------|--------|
| | | m ² | SF |
| INFANTS | NET INDOOR | 339 | 1,500 |
| | NET OUTDOOR | 196 | 2,105 |
| | SUBTOTAL | 335 | 3,606 |
| TODDLERS | NET INDOOR | 142 | 1,527 |
| | NET OUTDOOR | 191 | 2,056 |
| | SUBTOTAL | 333 | 3,583 |
| 3-5 GROUP A | NET INDOOR | 180 | 1,933 |
| | NET OUTDOOR | 349 | 3,758 |
| | SUBTOTAL | 529 | 5,691 |
| 3-5 GROUP B | NET INDOOR | 178 | 1,918 |
| | NET OUTDOOR | 304 | 3,275 |
| | SUBTOTAL | 482 | 5,193 |
| SUPPORT | NET INDOOR | 470 | 5,060 |
| TOTAL | | 2,149 | 23,134 |

LEGEND

- PARCEL + BUILDING IDENTIFICATION
- PROPERTY LINE
- PARKADE BOUNDARY
- TOWER ABOVE
- BIKE PATH
- MARKET
- INFANTS
- TODDLERS
- 3-5 (GROUP A)
- 3-5 (GROUP B)
- SUPPORT SPACES
- BREAKDOWN OF AREAS IS SHOWN ON THE NEXT PAGE

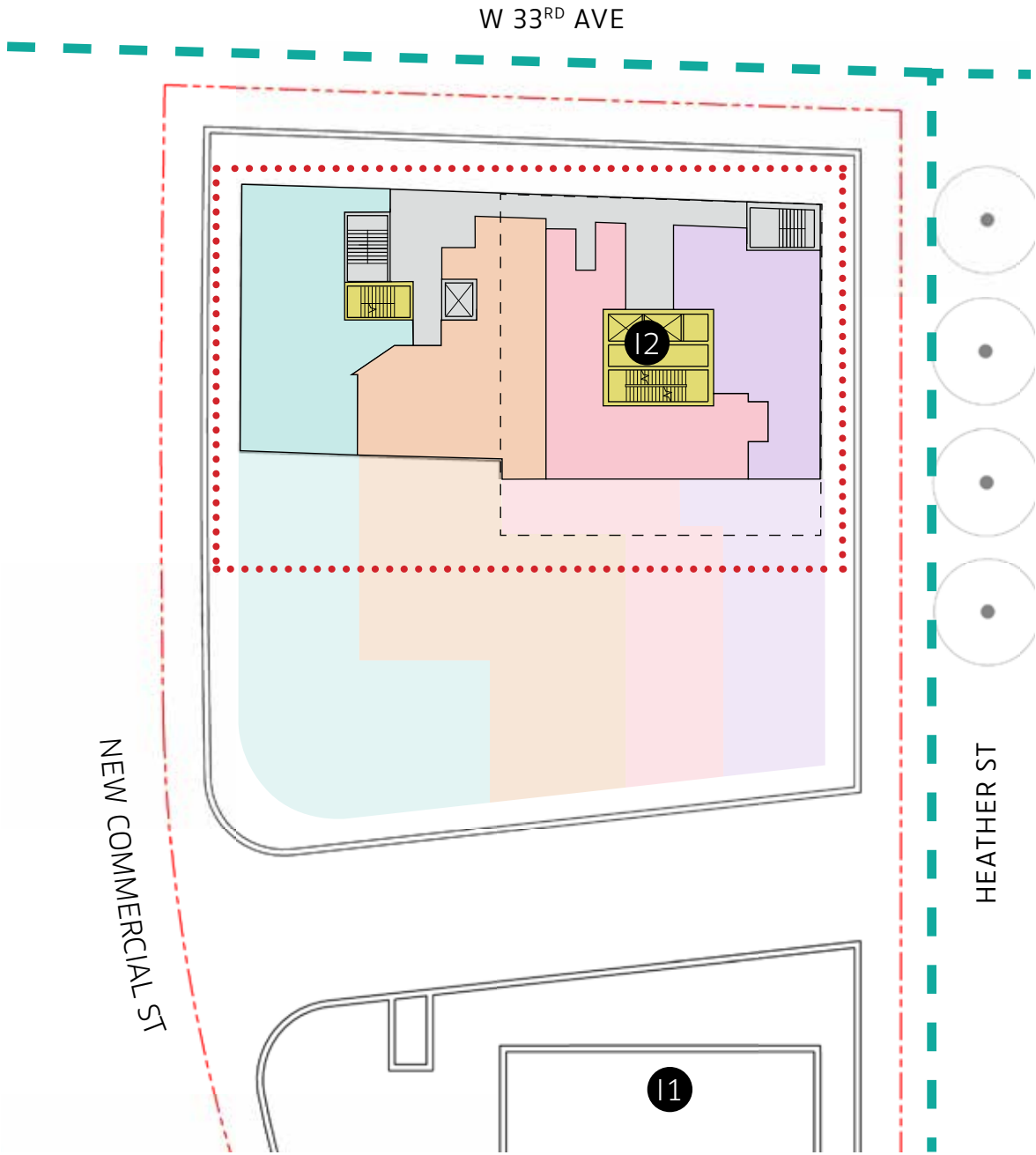


FIGURE 6-89. Childcare Centre Plan - Building I2, Level 4

LEVEL 4 - CHILDCARE PLAN

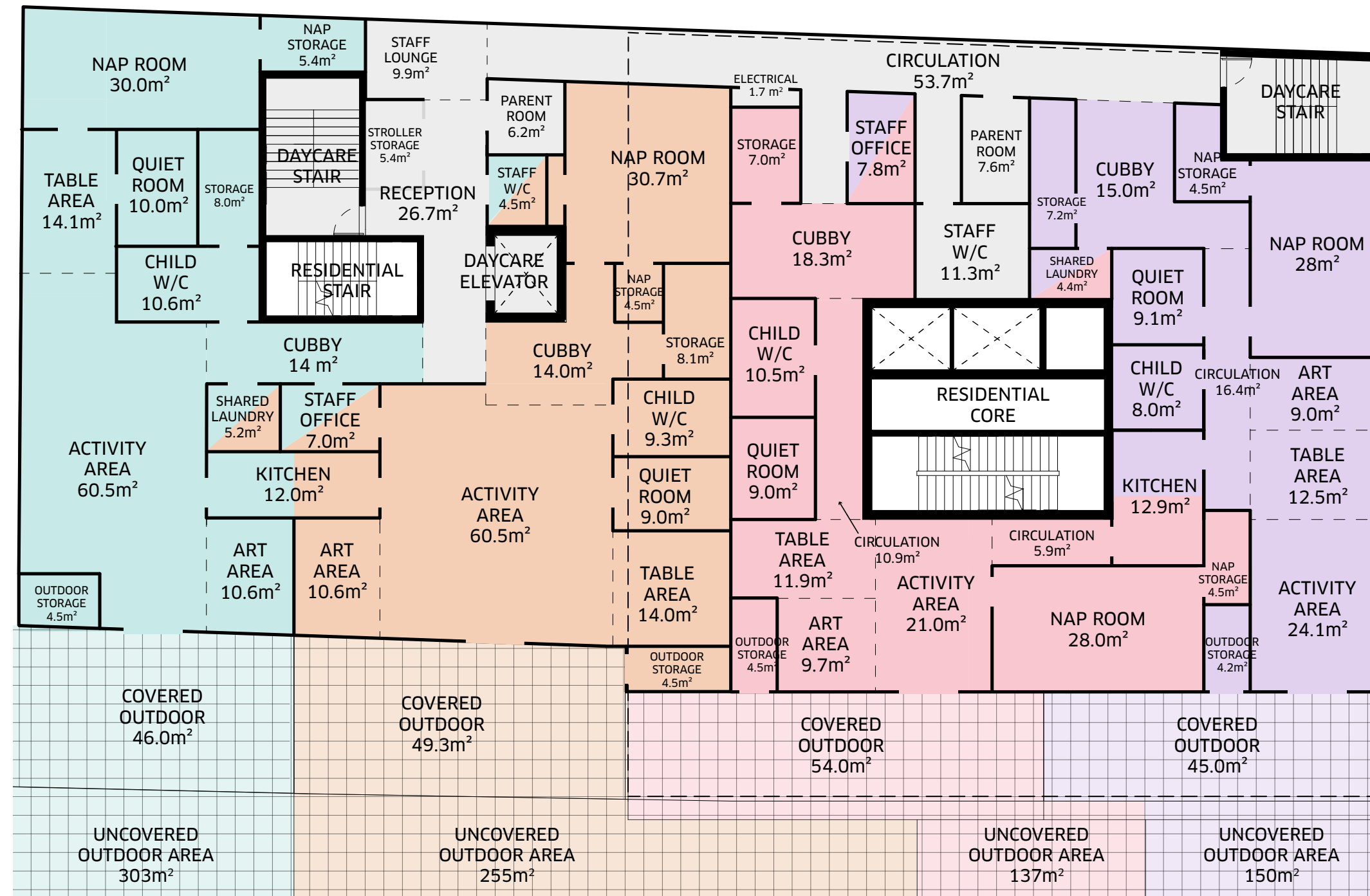


FIGURE 6-90. Childcare Centre Program Area Plan

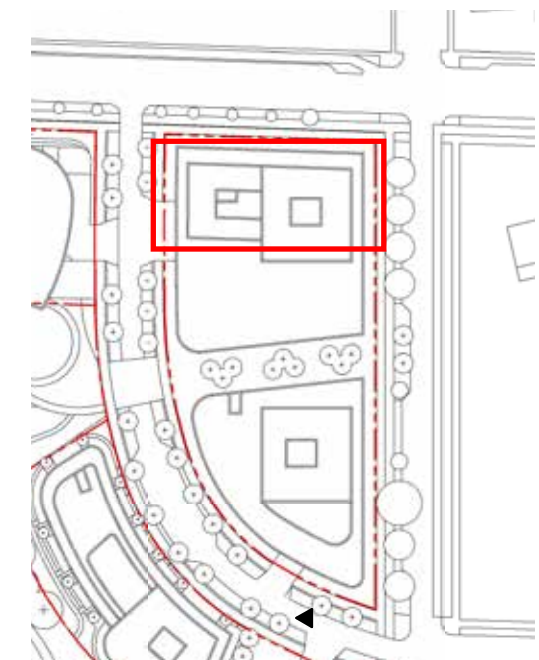


FIGURE 6-91. Key Plan

LEGEND

- TOWER ABOVE
- INFANTS
- TODDLERS
- 3-5 (GROUP A)
- 3-5 (GROUP B)
- SUPPORT SPACES
- OUTDOOR SPACE

6.9.11 PARCEL J MST CULTURAL CENTRE - DRUM BEAT / HEART

DESCRIPTION

Parcel J is located on the northern edge of the Heather Lands site at the corner of W33rd and the New Commercial Street, in the Drum Beat / Heart character area. A ceremonial plaza to the south of the building is inspired by the drum beat, with concentric circles in the paving pattern. A processional route is proposed to wrap around the plaza starting at the Cultural Centre and ending at a small elevated stage for events. An SRW crosses through the parcel's outdoor space, providing a semipublic walkway for the community. Early programming concepts for the Cultural Centre include the following potential activities:

- » Space for sharing MST culture and traditions.
- » A venue for conferences and community events.
- » A commercial kitchen to support urban food production and teaching of traditional MST food systems.
- » Educational and arts programming.

PLAN ELEMENTS

Building height:

- » J1 Building: approximately 3 storeys

Minimum setbacks:

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

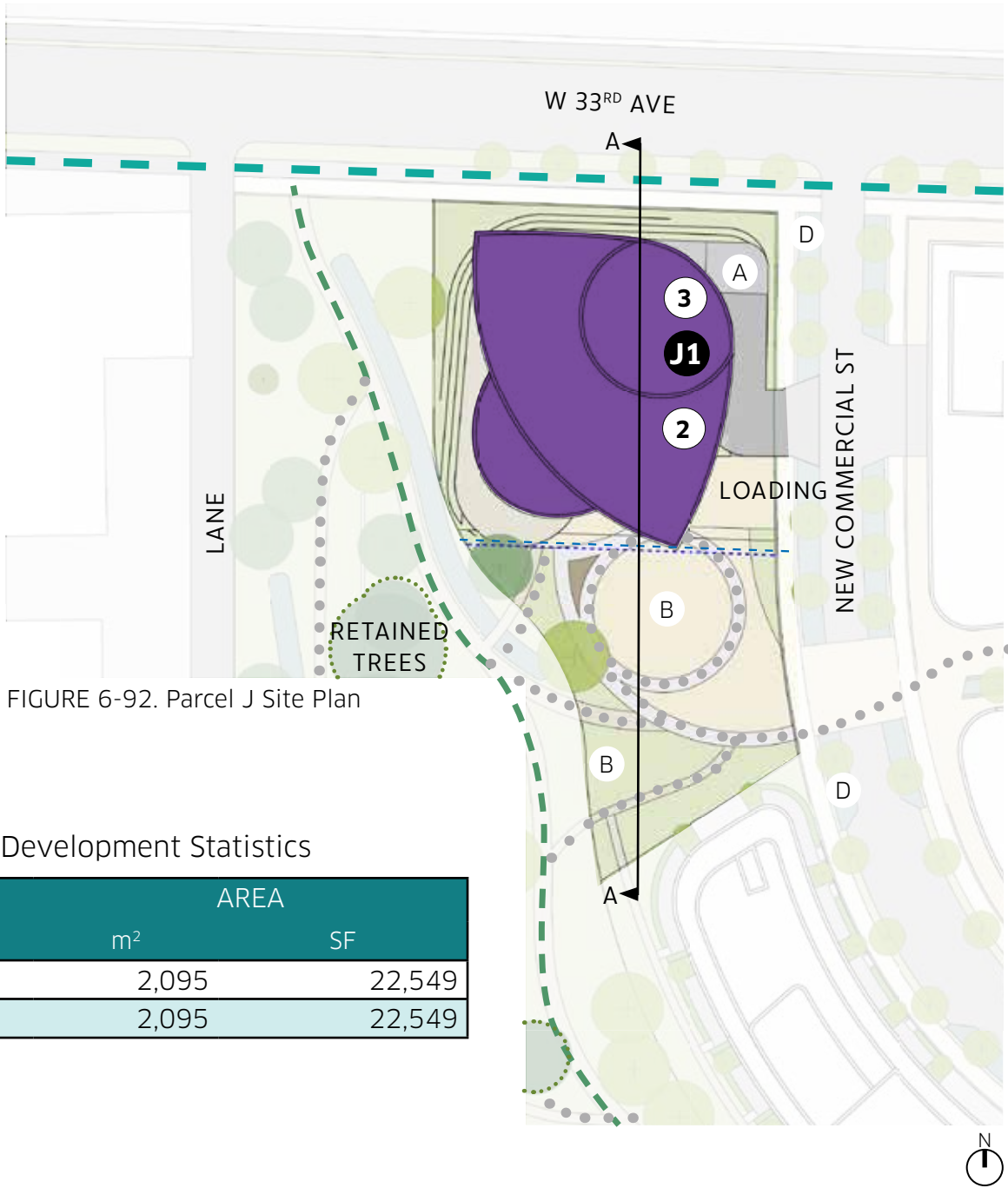


FIGURE 6-92. Parcel J Site Plan

Parcel J Development Statistics

| BLDG | AREA | |
|-------|----------------|--------|
| | m ² | SF |
| J1 | 2,095 | 22,549 |
| TOTAL | 2,095 | 22,549 |

| | AREA | |
|-----------|----------------|--------|
| | m ² | SF |
| SITE AREA | 3,497 | 37,639 |
| FSR | 0.7 | |
| FSR AREA | 0 | 0 |
| GBA | 2,095 | 22,549 |

LEGEND

- X#** PARCEL + BUILDING IDENTIFICATION
- #** HEIGHTS
- A PARKING ACCESS
- B COMMON OPEN SPACE
- D RAINGARDEN/BIOSWALE
- FOREST TRAIL
- ... PEDESTRIAN PATH
- BIKE PATH
- POLLINATOR CORRIDOR
- ... PROPERTY LINE
- PARKADE BOUNDARY
- SRWs
- ▲ BUILDING ENTRY
- CULTURAL CENTRE

PARCEL J - 3D VIEWS & SECTION

- Street relationship:
- » Lobby entrance from New Commercial Street
 - » Strong street-level visual identity and presence for ground floor cultural space facing W33rd, New Commercial Street, plaza, & park
 - » Underground parking accessed from New Commercial Street

Building J, MST Cultural Centre:
Cultural space excluded from FSR area.

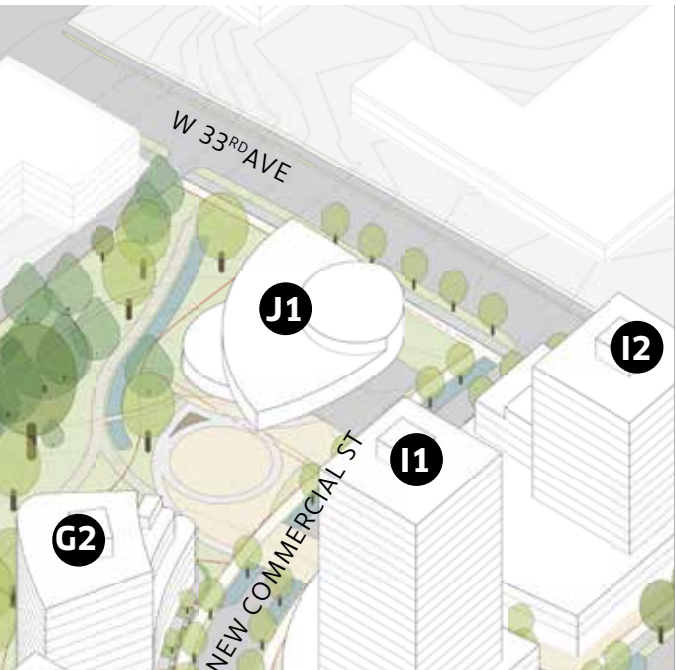


FIGURE 6-93. Aerial View, Looking N



FIGURE 6-94. Aerial View, Looking S

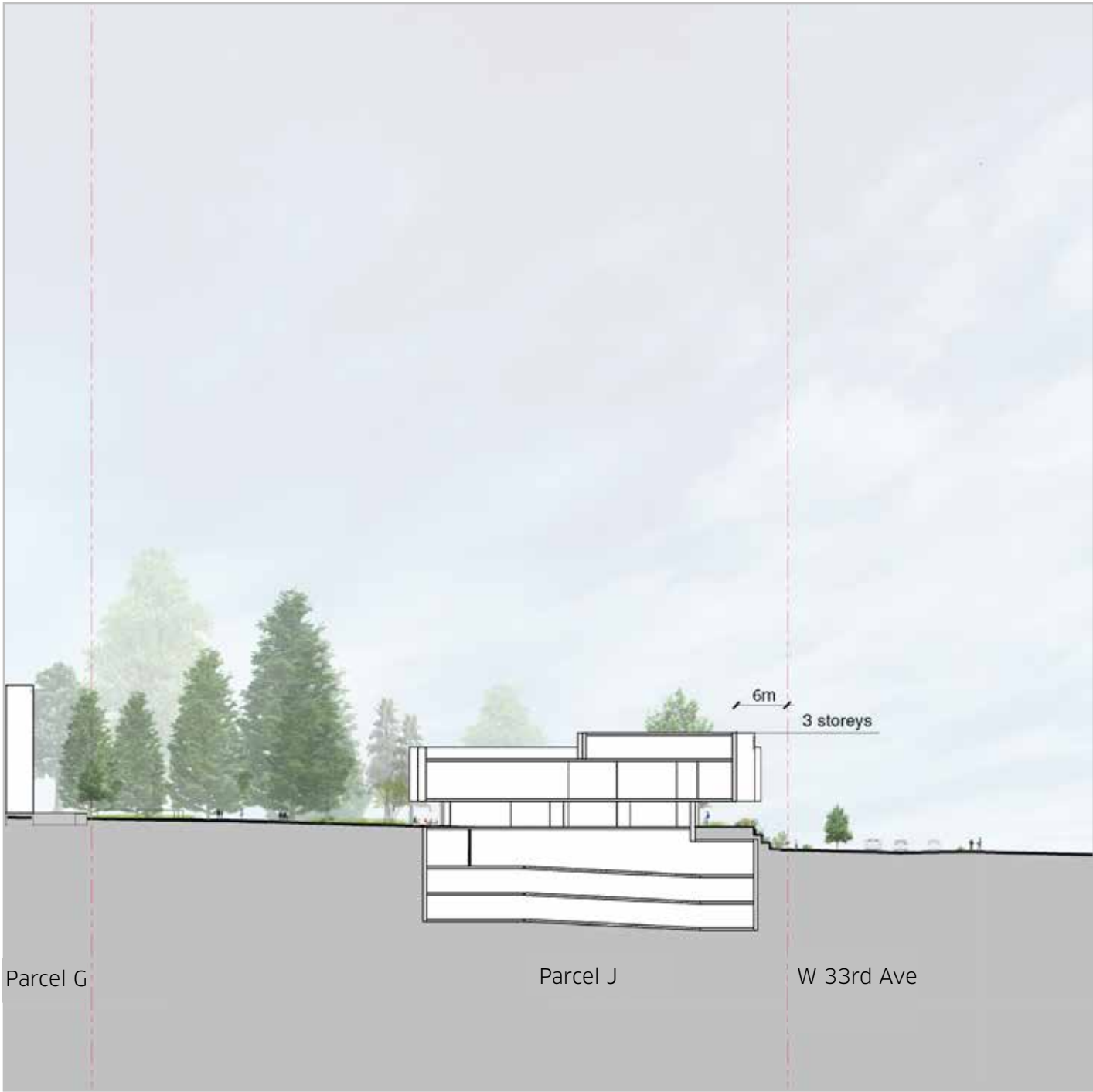


FIGURE 6-95. Section A-A

PROGRAMMING STUDY

PROGRAM TEST CASE

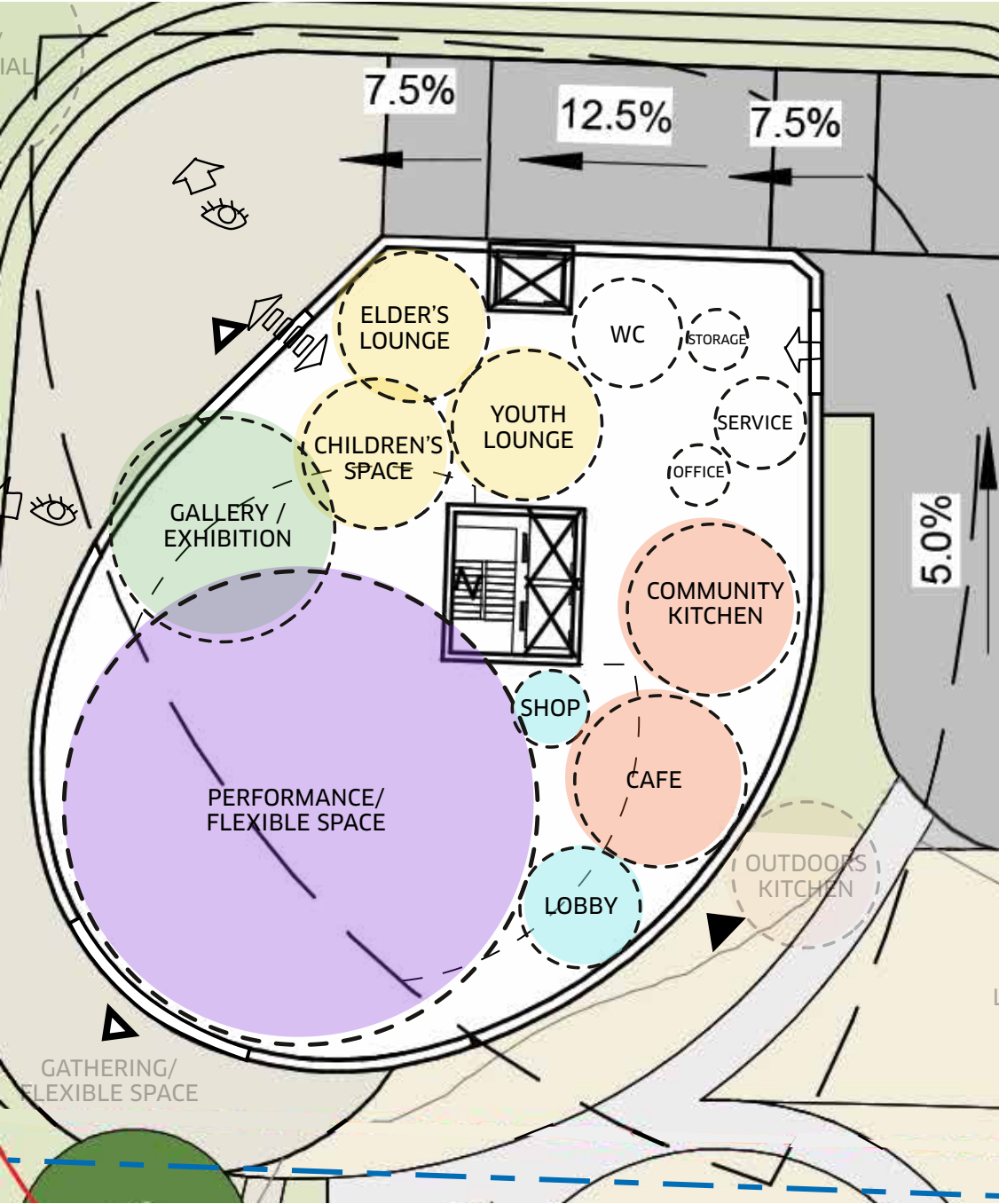


FIGURE 6-96. Programming Diagram Level 1

Cultural Centre Program Areas

| SPACE | SM | SF |
|--------------------|-----|------|
| CENTRAL SPACE | | |
| Performance / Flex | 200 | 2153 |
| WELCOMING | | |
| Lobby | 50 | 538 |
| Shop | 30 | 323 |
| SHARING KNOWLEDGE | | |
| Gallery / Exhibit | 80 | 861 |
| CREATING | | |
| Elder's Lounge | 60 | 646 |
| Youth lounge | 60 | 646 |
| Children's space | 60 | 646 |
| Multi-purpose | 100 | 1076 |
| Artist studio 1 | 20 | 215 |
| Artist studio 2 | 20 | 215 |
| Artist studio 3 | 20 | 215 |
| Workshop 1 | 50 | 538 |

| SPACE | SM | SF |
|-----------------------|-------|--------|
| CREATING | | |
| Workshop 2 | 50 | 538 |
| Workshop 3 | 50 | 538 |
| Flex Space | 100 | 1076 |
| 6 Conference Rooms | 300 | 3229 |
| Offices L2 and L3 | 200 | 2152 |
| Meeting Rooms | 200 | 2152 |
| Conference Auditorium | 100 | 1076 |
| EATING | | |
| Café | 60 | 646 |
| Commercial Kitchen | 60 | 646 |
| SUPPORTING | | |
| Office | 20 | 215 |
| Service | 40 | 431 |
| Storage | 20 | 215 |
| WC | 120 | 1291 |
| Circulation | 25 | 269 |
| TOTAL | 2,095 | 22,549 |

PROGRAM TEST CASE

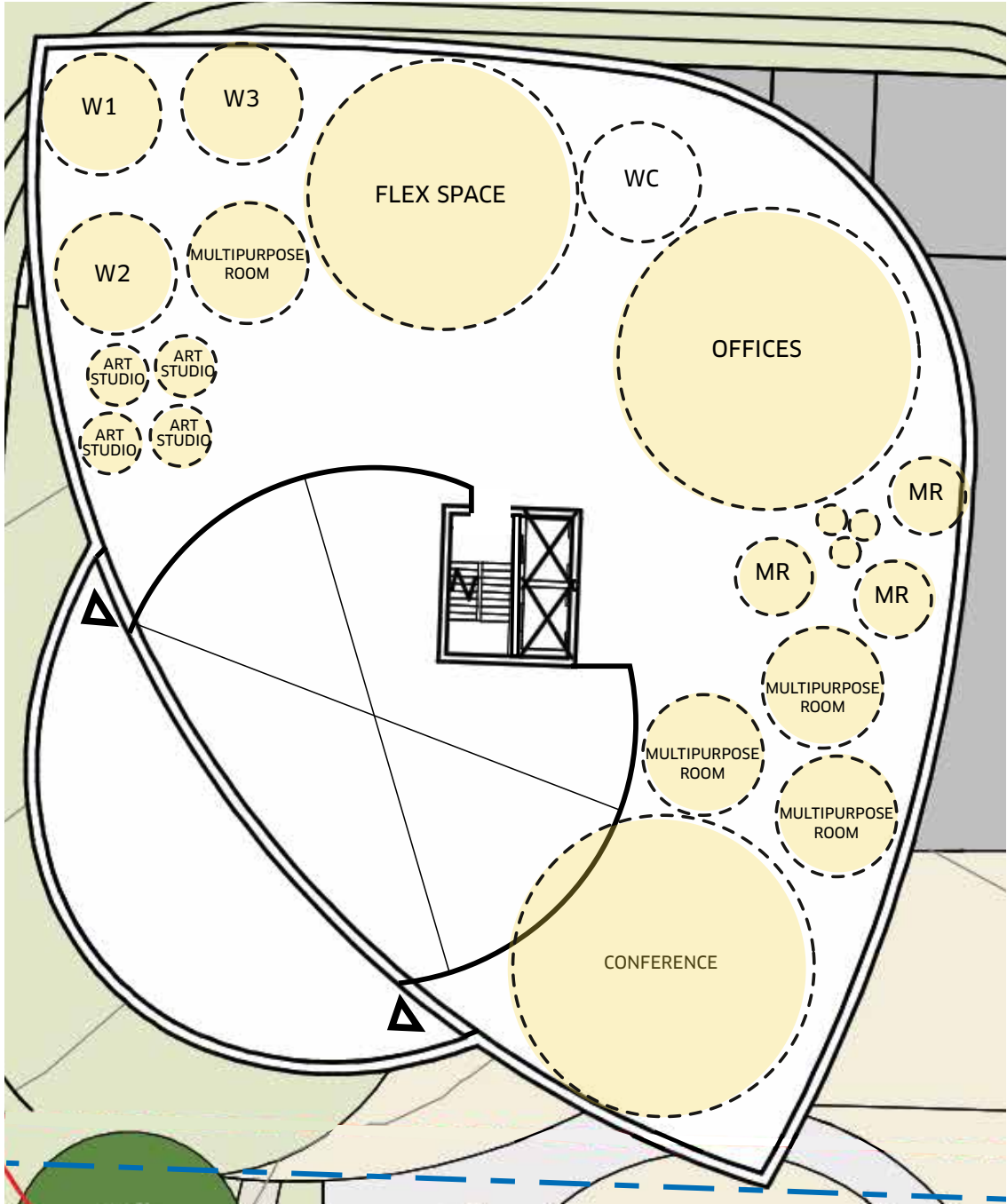


FIGURE 6-97. Programming Diagram Level 2

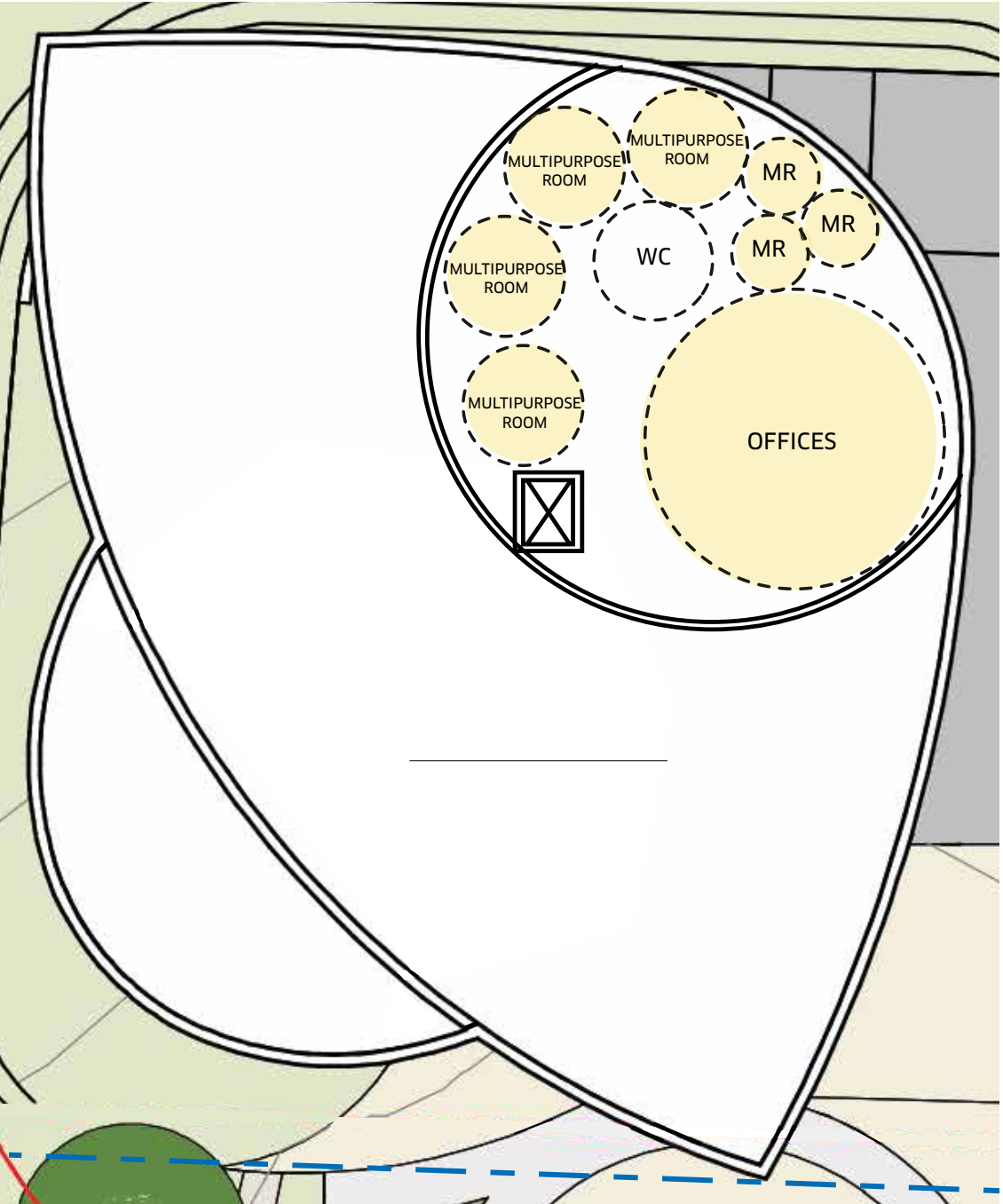


FIGURE 6-98. Programming Diagram Level 1



6.10 BUILT FORM GUIDELINES

6.10.1 BUILDING TYPOLOGIES

INTENT

Enable a variety of building forms to frame and activate a new park, open spaces, and streets and to transition to the neighbourhood. Ensure that buildings are livable and sociable and that they contribute to pedestrian comfort and mitigate shadow impacts. Tall buildings, in particular, should feature exemplary architectural design to enhance views and contribute to the City’s skylines.

DESIGN GUIDELINES

Townhouses

- » Townhouse form should reflect a fine-grained residential scale and distinguish individual unit expression. This can be achieved in a variety of ways including projecting bays, recesses, vertical elements, individual roofs, and entry canopies.
- » Provide individual private patios to access the outdoors while providing a landscaped buffer between the house and the public realm.
- » At upper levels, balconies, terraces, and roof decks are strongly encouraged to provide private outdoor space and increased articulation. Simple but legible roof shapes can provide further architectural interest.
- » Generally, a maximum building frontage of 24.4 m (80 ft.) is desired to reinforce the intimate scale, enhance site permeability, and create a better relationship with buildings across the lane. Substantial breaks should be incorporated to suggest the appearance of distinct and varied building forms when the building width is more than 80 ft.
- » Townhouse units’ depth should be greater than their width to create the appearance of individual units and increase interaction with the fronting public realm.

Mid-Rise and Terraced Podium Forms

- » Podiums are generally allowable up to 6 storeys (maximum 21.3 m / 70ft). Terraced podiums up to 8 storeys may be considered with moderate massing above 6 storeys to mitigate the shadow impact and prevent an overbearing presence over the public realm. Integrate terraces into the overall building design and present a more informal, flowing, and less rigid pattern.
- » The separation between buildings or portions of a building should support highly livable units in terms of privacy, outlook, and daylight access. The primary façades containing the majority of windows should be set apart from other primary façades by at least 18.3 m (60 ft.), from non-primary façades by 12.2 m (40 ft.), and a minimum separation of 4.9 m (16 ft.) is required between two non-primary façades.
- » Provide a minimum of 3 m (10ft.) stepback above the fourth or fifth storeys to create a consistent street wall expression to clearly define street enclosure, public realm, the park, and open spaces. This will also reduce the overall building massing and bulk, increase access to daylight, and create additional opportunities for views and outdoor space.
- » Residential buildings should be limited in length to allow for sunlight, views, site permeability, and a general feeling of “openness”. On developments with frontages of 45.7 m (150 ft.) or more, monotonous facades should be avoided



FIGURE 6-99. Grand, Welcoming Entrance



FIGURE 6-100 Use Cantilevers to Cover Outdoor Space

by incorporating variety, articulation, vertical elements, colours, and material changes to add interest.

- » Utilize rooftops to provide an opportunity for landscaped/green roofs, urban agriculture, amenity spaces, and play areas for children. Green roofs should be designed as a visual amenity as well as an attractive environment for outdoor activities.
- » Buildings designed with a row of dwelling units located on either side of a straight corridor (“double-loaded corridor”) should not exceed approximately 21.3 m (70 ft.) in depth (excluding balconies) to ensure adequate provision of natural light and ventilation into the dwelling units.
- » Special consideration should be given to corner sites or sites that flank public spaces, whether a park, plaza, mid-block connection, or mews, to ensure an engaging building face is established.

Tower Forms

- » Tower placement should reflect the informal nature of Heather Lands and avoid orthogonal alignments as well as create an expressive and varied skyline.
- » Tower placement must demonstrate a minimum 24.4m (80 ft) separation between towers. Greater tower separation should be provided for towers with exceptional height or bulk. For tower separation, towers are defined as those floors of a building above the sixth storey. Rooftop amenity rooms are excluded from the measurement.
- » Tower floorplates above the podium should not exceed an average of 604 sq. m (6,500 sq. ft.) (exception G1 & F2 to accommodate terracing form). Elements above the podium should be articulated as individual vertical elements with limited frontage length compared to the podium.
- » The tower floor plate should generally be within these maximum tower floor plate widths and depths to reduce the appearance from the street, present a slender and vertically expressed form, and ensure greater openness to the sky:
 - Depth: generally 26 m (85 ft.)
 - Width: generally 23-26 m (75-85 ft.)
- » Tower massing should be articulated and scaled to avoid a monolithic appearance as well as to increase opportunities for views and outdoor space. Upper levels should be sculpted to limit massing, create architectural interest, and contribute to the skyline.

Rooftop appurtenance should be appropriately screened and integrated into the overall building design.

- » Tower forms should generally be set back from the streetwall to reinforce the scale of the podium and streetwall. In some locations, a limited portion of towers such as at corner entry, may extend uninterrupted to grade as part of the street base.
- » Tower form, height, and placement should be designed to minimize shadowing on parks, public open spaces, and school grounds between the hours of 10:00 a.m. and 4:00 p.m. PDT at the equinoxes. Shadowing on semi-private open spaces and private open spaces should be minimized between the hours of 10:00 a.m. and 2:00 p.m. PDT at the equinoxes.



FIGURE 6-101. Balconies and Windows Facing the Street



FIGURE 6-102. Create Emphasis on W33rd Landscaping Elements Create Privacy for Ground Floor Units

6.10.2 ARCHITECTURAL EXPRESSION PRINCIPLES FOR ARCHITECTURAL DESIGN

Embrace the unique character and identity defined in each Character Area as informed by Indigenous values and aesthetics. Contribute to attractive views and animated edges for the public realms.

1. Communicate the unique cultural identity – past, present, and future – of the MST Nations.
2. Architectural expression to reflect a deep connection to the natural world and the four elements of life. Integrating nature into architecture in an authentic and functional way also helps achieve sustainability objectives. Draw inspiration from MST artworks and nature when designing building façades.
3. A legible sustainable architecture that addresses the social as well as environmental aspects of building design. Shading devices, deep overhangs, and window placement are encouraged as an integral part of façade expression/ articulation as well as social aspects of sustainability such as access to quality outdoor spaces and highly transparent interior common spaces.
4. Buildings are designed to frame and animate the edges of streets, parks, and open spaces as well as to enhance the pedestrian experience, supporting the walkability of the community.
5. Individual buildings should express a unified architectural concept that incorporates both variation and consistency in façade treatment. Authentic and high-quality design details are expected to be part of every project.
6. With a single, strong architectural concept, variety is encouraged between buildings to avoid repetition and to create an interesting streetscape environment.



FIGURE 6-103. Communicate the Cultural Identity of the MST Nations



FIGURE 6-104. Building Facades Inspired by MST Art Works And Nature



FIGURE 6-105. Reflect the Topography in Building Massing



FIGURE 6-106. Consider Sensory and Physical Connections with Nature



FIGURE 6-107. Make Visible and Convey The Importance of the Land



FIGURE 6-108. Optimize the Amount of Sunlight Reaching Parks and Open Spaces



FIGURE 6-109. Building Mass to Reflect Movement and Organic Forms Found in Nature



FIGURE 6-110. Create a Sense of Intimacy on the Street

6.10.3 MATERIALS

INTENT

Celebrate the MST Nations’ traditional and contemporary culture and design. Ensure quality, durability, and sustainability in material choices.

DESIGN GUIDELINES

- » Explore using materials that work to create sustainable buildings that will stand the test of time.
- » Explore using mass timber and cross-laminated timber (CLT) construction to celebrate the traditional building materials of the MST.
- » Use cedar, obsidian, argillite, copper, jade, and bone where possible to honour the historic use of these materials.
- » Utilize wood frame construction wherever possible.
- » Use durable and versatile materials for cladding. Some examples include wood, stone, brick, pre-cast concrete, metal panels, terra-cotta, and/or fiber cement. Avoid the use of stucco, vinyl siding, plastic, plywood, or metal with exposed fasteners as cladding materials.
- » Incorporate human-scale, tactile materials with fine-grained detailing for lower levels of buildings where appropriate.
- » Use cast-in-place construction methods as needed.
- » Use a textured finish for exposed concrete.

» Design bird-friendly buildings by increasing the visibility of glass, reducing the appearance of clear passage to the sky, and if the design allows, apply makers to the glass. These strategies are especially important to the fourth floor.



FIGURE 6-111. Stone Panels



FIGURE 6-112. Cross Laminated Timber



FIGURE 6-114. Perforated Metal Panel Cladding Indigenous Hub Credit: Stantec



FIGURE 6-115. Board Form Concrete



FIGURE 6-113. Aboriginal Land Trust Housing, Credit: Urban Arts Architecture



FIGURE 6-116. Squamish Lil'wat Cultural Centre, Credit: Formline Architecture

6.10.4 VIEWS & CONNECTIONS

INTENT

Enhance views to the North Shore mountains. Create attractive near views and prioritize views from public spaces.

DESIGN GUIDELINES

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



FIGURE 6-117. Looking North to Two Sisters (Lions)

6.10.5 PUBLIC REALM INTERFACE WITH COMMERCIAL

INTENT

Foster the presence of Indigenous retail and culture. Create a safe, inviting, and attractive pedestrian shopping and walking experience.

DESIGN GUIDELINES

- » Prioritize Indigenous retail and MST tenants to complement the MST cultural experience and design theme.
- » Storefronts should incorporate high-quality materials and detailing that contribute to pedestrian interest, as well as fine-grained design elements that reinforce the scale of a walking, shopping street.
- » Storefronts should maximize transparency to strengthen the visual connection between the public realm and shops. Solid signage, advertising, or blackout panels on the storefronts are highly discouraged.
- » Provide public amenities where appropriate, such as outdoor seating and landscaping.
- » Commercial frontage should be composed of narrow storefronts with a width between 4.6 and 12.2 m (15-40 ft.).
- » Commercial frontage should have generous, continuous, and architecturally integrated weather protections. Weather protection should be designed to ensure effective protection with a location 9 to 12 ft above the sidewalk and a horizontal depth approximately 2/3 of the heights.

- » Provide a minimum of 5.2 m (17 ft.) floor-to-floor height for the ground level of buildings where at-grade commercial use is proposed. A minimum of 10.7 m (35 ft.) interior depth for commercial spaces is desired in addition to commercial servicing and circulation.
- » Commercial entrances should be flush with adjacent sidewalks and delineated with architectural features and fenestration patterns that emphasize a scale appropriate for the neighbourhood-serving retail.



FIGURE 6-118. Provide Outdoor Seating



FIGURE 6-119. Maintain Visibility Into Small Scale Retail



FIGURE 6-120. Patterns and Texture Animate Commercial Space



FIGURE 6-121. Animated Public Realm



FIGURE 6-122. Active Commercial Frontages

6.10.6 PUBLIC REALM INTERFACE WITH RESIDENTIAL

INTENT

Establish active, sociable, and visually interesting edges to parks, open spaces, streets, and lanes. Highlight MST feature design and art at focal points while maintaining clarity between public and private space.

DESIGN GUIDELINES

Ground-Oriented Units

- » Ground floor units should have individual access directly from streets, lanes, or courtyards. Where buildings are adjacent to public parks or open spaces, additional setbacks may be needed to allow for pathways on private property for access to ground floor units.
- » Buildings should include separate units at grade with clear entry identity from the public realm including individual entry doors, porches, and patios.
- » Locate the first floor and patios approximately three steps above the sidewalks or public pathways, wherever possible, to provide residents with a sense of separation and privacy from the public realm (The bottom landing of steps should be entirely accommodated within private property). Steps also help to animate the public space and can be used for informal seating. Courtyard-facing units may be closer to the adjacent finished grade with a landscape buffer.
- » Care should be taken on sloped sites to avoid a large extent of concrete wall exposure through deliberate

treatments including natural grading, stepped planters, layered landscaping, etc.

Building Entrances

- » Celebrate MST feature design and art at building entrances, including providing welcoming figures and/or house posts, using and expressing wood wherever possible, especially cedar to articulate building entrances, and using MST languages and English to identify buildings.
- » Building entrances should be oriented to the street, and visible from the street and sidewalks. On corner sites, building entrances should be located facing both streets. When buildings do not have a street frontage, the entrances should be oriented to the internal courtyard with a generous and made passage from the street to the courtyard.
- » Building entrances should be recognizable and appropriately scaled to the street and the context. They provide a point of distinctiveness in the overall streetscape treatment.
- » Design building entrances to enhance a welcoming, accessible, and safe arrival experience. Design elements include but are not limited to well-integrated lighting and weather protections, well-lit and accessible entry paths that have clear sight lines to the entrances, grand main entry doors (approx. 2.75m (9ft) height clearances), and generous entrance lobbies with

seating lounge and clear vision glass visible from the public realm.

- » For mixed-use buildings, residential main entrances should be accessed off side streets whenever possible. Residential lobbies should be visible and differentiated from the commercial frontage, but should not create a large gap in the retail continuity. Lobbies should aid in the animation of the public realm.
- » Secondary building entrances are encouraged to provide direct access from the courtyard and public open spaces, whenever possible.
- » Building face setbacks should be provided along sloped street frontages (i.e. frontages with steep property line grades) to ensure a smooth transition between the sloped property line and a flat building entrances, including at driveways.

Outdoor Spaces

- » Provide livable and sociable private / semi-private outdoor spaces at grade that meaningfully extend the living space of units or indoor amenity space while enlivening the public realm and providing opportunities for social connection.
- » Design elements could include:
 - » Flexible patio spaces appropriate for seating, outdoor eating, and/or children's play.
 - » Low fencing, planted barriers, or partial screens that help delineate public and private space while also allowing for filtered views and social

interaction.

- » Landscape areas for gardening and/or biodiversity planting.
- » Mature trees to filter views from above and provide summer shade. Built-in planters should be large enough for a small tree (such as Serviceberry or Japanese maple), large shrubs (such as a Huckleberry or Witch-hazel), ferns, and flowers.
- » Use native plantings and/or MST-inspired designs, patterns, and/or materials for trellises, gates, and/or privacy screens.
- » To mitigate damages to City infrastructure from tree root heaving, root barriers should be installed for any trees on City of Vancouver street ROWs and for trees on private property that are near the property line.



FIGURE 6-123. TWN Administration Building Entrance

6.10.7 LANE INTERFACE

INTENT

Activate and animate the lane, reinforce the intimate scale and character, and contribute to a pedestrian-friendly and safe lane environment.

DESIGN GUIDELINES

- » Locate active uses at lanes whenever possible, including indoor amenity spaces, ground-oriented units, and bike storage.
- » Frame the lane with smaller-scale buildings in the form of townhouses or low-rise podiums (up to 4-storey) with a minimum of 10 ft setback for landscape treatments.
- » Orient building/unit entrances and windows to the lane. Large expanses of blank or opaque facades should be avoided.
- » Soften the lane edge with landscape and avoid large exposure of concrete wall and excessive hard surface.
- » Unsupervised accesses at lanes, such as open parkade ramps and external staircases/elevators, should be avoided.
- » On sites without lane buildings at the rear, landscape and site design should follow more natural grading.
 - » Outdoor space should provide visual interest from the lane while offering some privacy for residents.
 - » Full height, solid fencing, and other continuous visual barriers should be avoided allowing filtered views between spaces.
 - » Green screens are encouraged to create a distinction between private and public spaces.
 - » Outdoor space beyond ground-oriented unit patios should be used for common amenities and provide easy access to and from the lane.

6.10.8 COMMON OUTDOOR AMENITY SPACES

GENERAL GUIDELINES

INTENT

Facilitate residents’ access to the outdoors and nature, create areas for children to play, and provide opportunities for residents to socialize and relax.

DESIGN GUIDELINES

- » Provide adequate outdoor amenity space that is sized commensurate with served residents to support a variety of outdoor activities for a range of age groups. A minimum of 20 s.f. per dwelling unit is strongly encouraged.
- » Outdoor amenity spaces should be located throughout the development site, including at grade and on the rooftop of the podium and tower, and co-located with indoor amenity space is highly recommended.
- » The design of open space should take into consideration general site circulation patterns, sun access, privacy, and usability, and should include a mix of soft and hard surfaces, passive and active areas, and canopied and open spaces.
- » Outdoor amenity spaces should be located and designed to maximize their solar access and environmental comfort, including protection from wind.
- » Maximize usable outdoor amenity space while balancing the need for private outdoor spaces and accesses, pathways, and landscape areas. Organize outdoor space as an organizing element, not as a ‘leftover’ space.
- » Outdoor amenity space should be programmed with a variety of outdoor activities to suit a range of age groups. For example, gathering spaces, children’s play areas, outdoor kitchens and dining areas, community gardens, and quiet areas.

- » Outdoor amenity space design and layout should seek to mitigate privacy and noise impacts on both adjacent residential units and the neighbours.
- » Accommodations should be made for robust plantings that provide shade, acoustic buffering, and visual appeal at all outdoor amenity areas.

COURTYARDS

INTENT

Design livable, sociable, and well-connected courtyards to include common outdoor space for resident gathering and children’s play. Courtyards also function as entrances and private patios for ground-floor units and they contribute to the character of the areas in which the parcels are located.

DESIGN GUIDELINES

- » Consider the configuration, dimensions, and orientation of courtyards and surrounding buildings to maximize solar access and usability of these spaces. Courtyards should have a minimum dimension of 18.3m (60 ft.) when adjacent to low-rise buildings and greater dimensions for taller buildings.
- » Design permeable courtyard spaces and establish clear and coherent pathways between courtyards and the adjacent public realm. Pathways are semi-public as residents will be the primary users, while the public can access these paths as they are walking by.
- » Provide clear distinctions between common outdoor space and private patios through the use of defined access points and edges, circulation systems, grade changes, and the use of plant material, architectural elements, and fencing.
- » Provide sufficient distance, screening, landscape, and outlook considerations for the mutual comfort of dwellings overlooking or adjacent to the space.
- » Gathering spaces with hardscapes, seating elements, feature planting, and

- decorative lighting features should be positioned in central locations in courtyards where the spaces will be highly visible and welcoming to diverse people, generations, residents, and public passersby.
- » Design gathering spaces for flexible programming to be organized and managed by building management or strata so as not to create noise pollution at inopportune times and disturb residents.
 - » Use intensive green roofs or planters with adequate soil volumes. For planters, avoid off-the-shelf items that will make the landscape look generic and consider using custom-made, built-in planters using stacked stone or concrete with stone cladding to make planters read as extensions of the landscape whenever possible.
 - » Include community gardens where space permits equitable provision of access to gardens for all residents, and where community gardens align with the character area for the parcel. Overall provision of community garden plots will meet the minimum requirements of the Rezoning Policy for Sustainable Large Developments, or applicable City policy at the time of development.
 - » Use custom-built play features that are inspired by MST Nations’ culture and the natural world and designed in collaboration with the Nations.
 - » Incorporate quiet, reflective spaces with places to sit and relax.

- » Include expressive rainwater features at grade that are adequately treated to allow people to touch the water. Where space does not permit at-grade water features, including rainwater walls where waterfront rooftops can cascade down textured walls and find their way to the rainwater management system

- designed for the parcel. Combine water features with stormwater sustainable features.
- » Include public art that is designed by MST Nations artists. Consider commissioning murals when parkade access and ramp walls adjacent to the courtyard space.



FIGURE 6-124. Key Plan – Semi-Public Courtyards

PARCEL A – COMMUNAL TABLE

FEATURES

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



FIGURE 6-126. Community Space to Share Meals



FIGURE 6-125. Welcoming Entrance Plaza



FIGURE 6-127. Flexible Plaza Space at Loading Area

PARCEL B – GATHERING CIRCLE

FEATURES

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



FIGURE 6-128. Hoop Dance Gathering Place, Brook McIlroy



FIGURE 6-129. Play Spaces Inspired by Nature

PARCEL C – BOARDWALK THROUGH THE FOREST

FEATURES

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



FIGURE 6-130. Raised Boardwalk Pathways



FIGURE 6-131. Play Loop Inspired by Hiking in the Forest

PARCEL E – SITTING UNDER THE TREES

FEATURES

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



FIGURE 6-132. Places to Sit Under the Trees



FIGURE 6-134. Pathways Inspired by Stepping Stones

PARCEL F – GATHERING CIRCLE

FEATURES

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



FIGURE 6-135. Gathering Space with Integrated Seating and Feature Lighting



FIGURE 6-136. Blanketing the City, Debra Sparrow, Granville Island Mural, Vancouver, 2018

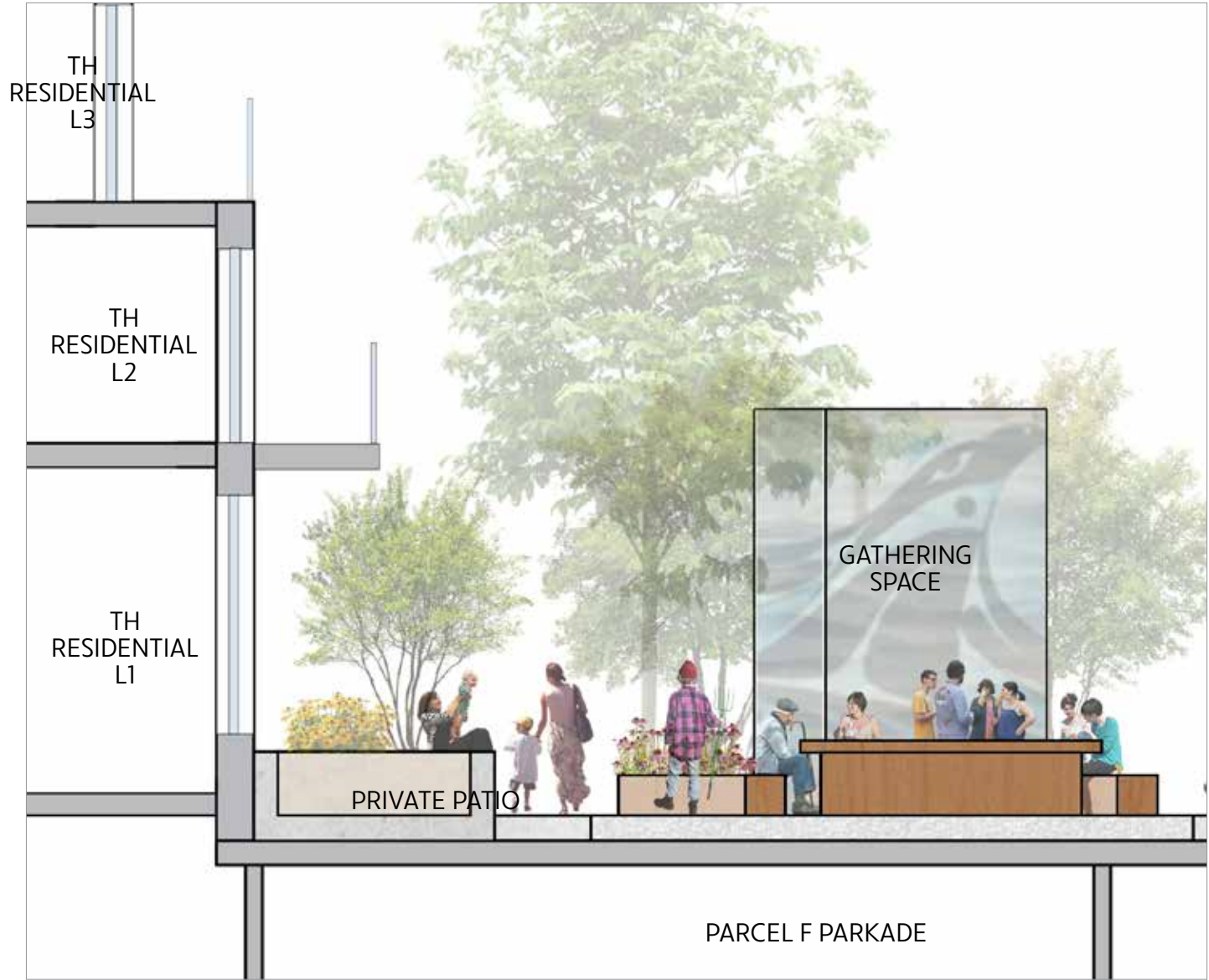


FIGURE 6-137. Section Parcel F Courtyard

DRUM BEAT / HEART PARCEL G – RAIN SHELTER

FEATURES

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



FIGURE 6-138. Sheltered Seating

PARCEL H – SITTING UNDER THE TREES

FEATURES

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



FIGURE 6-139. Native Understory Planting



FIGURE 6-140. Playful Seating

ROOFTOP AMENITY SPACE

INTENT

Create landscaped, accessible, and enjoyable rooftop spaces for all residents with great views of the Two Sisters to the north and Mt. Baker to the south. Align with the overall intention of each character area as well as the architectural design.

DESIGN GUIDELINES

- » Community gardens offer opportunities for relaxation and food production. Some of the site-wide requirement to provide community garden boxes as a food asset can be satisfied by locating these garden spaces on rooftops to take advantage of solar access.
- » Prioritize providing space for trees and planted areas. Green rooftops will blur the divide between forest and architecture, enhancing biodiversity, reducing the urban heat island effect, and demonstrating the MST peoples' connection to nature.
- » Provide a mix of intensive and extensive green roofs, with extensive green roofs providing adequate soil volumes for small trees.
- » Weather-protected gathering spaces should be considered.
- » Outdoor dining areas and BBQs can be located on rooftops, ideally co-located with indoor amenity spaces to maximize usability.
- » Views of the mountains should be celebrated and maximized by including viewpoint areas with seating spaces.
- » Quiet areas where people can relax and be in touch with the sunlight are a valuable rooftop amenity.
- » Play features, especially nature play and small, compact equipment that can maximize play value in relation to space, are encouraged.



FIGURE 6-137. Use of Indigenous Urban Adapted Plants on Rooftop Amenity Spaces

6.10.9 COMMON INDOOR AMENITY SPACES

INTENT

Create opportunities for social interaction and provide sufficient spaces to accommodate diverse activity needs for residents of all ages

DESIGN GUIDELINES

- » Common indoor amenity spaces, including rooftop pavilions, should be sized commensurate with served residents.
- » The required amenity space may be provided in each building, or combined for multiple buildings in the parcel only if made available to all residents of the development.
- » Common indoor amenity spaces should be co-located with outdoor common amenity spaces with physical and visual connection and facilitate parental supervision of the children’s play area.
- » Common indoor amenity spaces should be designed to give residents of all ages access to a variety of activities that may include cooking/eating, parties, relaxation and recreation, teenage social, indoor exercise, flexible workspaces, pet/bike wash, music rooms, workshops, and/or guest rooms. Each multi-purpose indoor amenity space is to include a wheelchair-accessible washroom and kitchenette.
- » Encourage innovative design methods to foster socialization within the building, such as a lounge area at the building entrance, an enlarged elevator lobby with natural light access, and a

- visual connection between corridors and outdoor amenity space.
- » Rooftop amenity pavilions are to step back from all building edges to minimize appearance from ground level as well as shadowing impacts. Additional height calculated for amenity spaces should be limited to 3.6m.

6.10.10 PRIVATE OPEN SPACE

INTENT

Enhance connection to the outdoors and the seasons for residents retreating or gathering. Provide sufficient private outdoor space to all dwelling units and contribute to the character of the areas and the desired architectural expression.

DESIGN GUIDELINES

- » Provide each resident unit with access to the outdoors through a patio, terrace, or balcony. Private outdoor space should be a minimum of 5.0 sq. m (54 sq. ft.) in area with a clear minimum dimension of 1.82 m (6 ft.).
- » Integrate balcony and terrace design into the architectural expression. Buildings, patios, and balconies should be oriented to face out onto the park, the green streets, or shared courtyards, whenever possible, to deepen the connection to nature.

- » Balconies should not contribute to building bulk, shadowing, and blocking of views. Balconies may project or be inset. Inset balconies should be used where the privacy of neighbouring properties may be a concern. For balconies above the 20th storey, special attention should be paid to prevent overexposure to the wind.
- » Balconies should not project into the public realm (e.g. mews) to ensure pedestrian comfort, maximum solar exposure, and create openness to the sky. Balconies projecting into pollinator corridors should be sensitively designed to minimize impacts on planted areas below.
- » Residential patios for ground-level units will provide outdoor spaces for residents to relax, be in touch with the weather, socialize with neighbours, and easily access the outdoors. For further guidelines, refer to the section titled Public Realm Interface with Residential.



FIGURE 6-142. Balconies Provide Access to Nature

6.10.11 LIVABILITY

INTENT

Ensure livability of dwelling units in high-density development through providing adequate access to natural light and ventilation, maintaining privacy among neighbours, and allocating sufficient and convenient storage to support apartment living.

DESIGN GUIDELINES

Light and Ventilation

- » Access to Natural Light.
 - a) Unit depth should be generally limited to 35 feet at most unless more than one exterior wall is available to effectively improve daylight access.
 - b) A 10 ft floor-to-floor height is desired for all dwelling units.
 - c) For all dwelling units, all living rooms and required bedrooms must have at least one window on an exterior wall.
- » Horizontal Angle of Daylight
 - a) The Horizontal Angle of Daylight regulation helps to ensure livability. Priority is placed on the major living spaces in which longer periods are spent, such as living rooms.
 - b) The main living space for each dwelling unit should face a street, rear yard, or courtyard. Relaxation of the horizontal angle of daylight for primary living spaces (i.e. living rooms) should not reduce the requirements for courtyards.
- » Natural Ventilation
 - a) Building design should

maximize units with two major exposures that face opposite directions or at right angles to each other where the building typology allows.

b) The provision of natural ventilation should work in conjunction with Horizontal Angle of Daylight regulations to ensure that living rooms and bedrooms are equipped with an openable window.

c) Where a dwelling unit is located directly beneath the roof of a building, the stack effect of internalized air may be exploited by placing openable skylights in the roof.

d) Employing window types that facilitate air exchange is encouraged. Windows with openers at both a high and low level can help create airflow. Casement windows, when oriented with prevailing winds, can facilitate airflow from outside into interior spaces (scoop effect).

- » Light and Ventilation for Courtyard Buildings:
 - a) Courtyards play a role in providing light and ventilation to adjacent units.
 - b) Courtyards between buildings should be sized to ensure adequate daylight access.
 - c) There are no restrictions on what rooms can face the courtyard, but privacy and light access should be considered.

d) Projections into the clear courtyard width should be minimized to ensure that natural light is not restricted. Regular balcony or bay projections should be outside of the minimum dimension.

Privacy

- » The location and orientation of windows, decks, and balconies in new development should be carefully considered to reduce looking into close by windows of existing adjacent development.
- » Visual privacy for units and private open spaces should be enhanced as much as possible through unit planning, landscape screening, window placement, and other measures such as solid or translucent railings.
- » Residential units located at ground level should ensure privacy through setbacks, level changes, and/or screening.

Internal Storage

- » Storages should be provided for all units and are preferred to be located within individual dwelling units. Other options may include storage rooms on the floors and/or within underground parking structures. A floor space exclusion is provided for bulk residential storage space. Refer to the administration bulletin Bulk Storage and In Suite Storage Multiple Dwelling Residential Developments.
- » Families often have multiple bicycles and equipment such as trailers or toys that may need to be stored. Supporting families and the utilitarian needs of a vertical community is important. Provide adequate storage for strollers and shared items near the lobby.
- » Where possible, provide communal storage or individual lockers exceeding the minimum requirements. To be eligible for exclusion, these should be located below grade.

6.10.12 ACCESSIBILITY

INTENT

Enhance equitable access to dwelling units and common amenities for residents who have varying levels of disability.

DESIGN GUIDELINES

- » Design with the 7 Principles of Universal Design as developed by the Centre for Excellence in Universal Design:
 - a) Equitable Use
 - b) Flexibility in Use
 - c) Simple and Intuitive Use
 - d) Perceptible Information
 - e) Tolerance for Error
 - f) Low Physical Effort
 - g) Size and Space for Approach and Use
- » Sidewalks should provide access to buildings and all common areas (except staircases). The longitudinal slopes of sidewalk should be maximum 5%, and cross slopes of sidewalks should be maximum 3%.
- » Design pathways and building entries with tactile surfaces to ensure pedestrian stability and to aid the visually impaired.
- » Special design considerations are highly encouraged to support residents with varying levels of disability to interact and share the amenity spaces. Accessible seating should be considered throughout amenity spaces with a level, slip-resistant surface.
- » Design accessible units that allow people with a range of abilities to live independently.

- » Situate accessible parking stalls closest to the elevator cores wherever possible.
- » Provide passenger loading stalls for convenient pick up and drop off.
- » For consistency across the City of Vancouver, design of pathways within street ROWs should meet the City of Vancouver Engineering Department’s standards for accessibility.



FIGURE 6-143. Equitable Access to Ground Units with Sloped Ramp



FIGURE 6-144. Equitable Use of All Public Outdoor Open Spaces

6.10.13 SAFETY AND SECURITY

INTENT

Improve safety and foster a sense of security while balancing the needs for privacy, socialization, and connection.

DESIGN GUIDELINES

- » Incorporate CPTED principles throughout the design. Strategies include:
 - a) Allow for clear sight lines
 - b) Provide adequate lighting
 - c) Minimize concealed and isolated routes
 - d) Avoid entrapment
 - e) Reduce isolation
 - f) Promote land use mix
 - g) Use of activity generators
- » Create a sense of ownership through maintenance and management.
- » Create safe spaces for children that are located away from traffic.
- » Design wayfinding to provide legible and intuitive information to help people navigate the site and buildings.
- » Public, private, and semi-private territories should be clearly defined. Public and semi-private spaces should be configured to maximize surveillance. Spaces which are not clearly public nor private tend to be unsupervised and unkempt; these spaces should be avoided.
- » Residential lobby and circulation (including elevators and routes to parking, bike storage, and garbage facilities) should be separated and secured from non-residential uses.

- Lobbies should be visible from the street and main entrances to buildings should front the street.
- » Both residential and non-residential uses should maximize opportunities for surveillance of sidewalks, entries, circulation routes, semi-private areas, children’s play areas, and parking entrances. Blind corners and recessed entries should be avoided. Visibility into stairwells and halls is desirable.
 - » Residential lighting should ensure good visibility of access routes and landscaped areas without excessive lighting levels, glare or overspill to neighbours.
 - » Landscaping and screening design should not provide opportunities for intruders to hide.



FIGURE 6-145. Illuminate Pathways

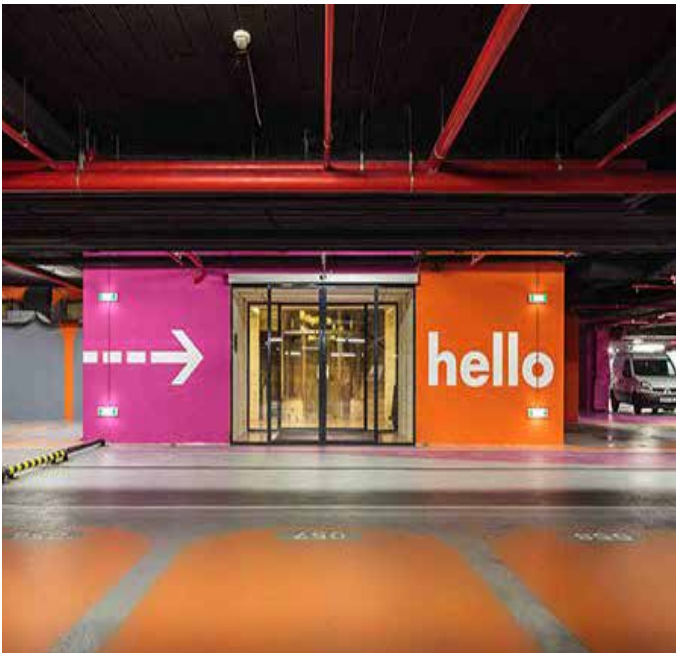


FIGURE 6-146. Clear Site Lines to Ensure Safety



FIGURE 6-147. Play Spaces Away from Traffic



FIGURE 6-148. Well-lit with Clear Wayfinding

6.10.14 BIKE STORAGE

INTENT

Prioritize and promote the use of bicycles for individuals of all ages and abilities.

DESIGN GUIDELINES

- » Locate bicycle storage on ground level or on the uppermost level of the parkade.
- » Provide bicycle access to underground bicycle storage that is separate from vehicular access.
- » Provide wider aisles and hallways for cargo bikes and trailers.
- » Locate electrical bicycle charging outlets adjacent lockers and/or storage spaces which support storing larger sized electrical bicycles.
- » Exceed the City of Vancouver standards for end-of-trip facilities wherever possible.
- » Exceed the City of Vancouver standards for bicycle maintenance facilities wherever possible.
- » When at-grade bicycle storage or storage access is provided, it should be designed to be attractive and integral to the overall building and site design and should not compromise the functionality of the courtyard and rear yards, nor compete with at-grade open



FIGURE 6-149. Well-lit with Space to Maneuver



FIGURE 6-150. Bike Repair Station

6.10.15 PARKING, LOADING, SERVICE SPACES & WASTE MANAGEMENT

INTENT

Minimize vehicular impacts on the public realm, open spaces, and people walking or cycling. Ensure the design integration of these service elements into the overall building design.



FIGURE 6-151. Playful Wayfinding

DESIGN GUIDELINES

Parking

- » Avoid excess parking and consider reductions in parking requirements as part of Transportation Demand Management (TDM) measures.
- » Situate parkade access off lanes, or from streets that do not have bicycle path, to minimally interrupt the public realm.
- » To avoid disruption of the pollinator corridor, do not locate parkade entrances along W 35th Avenue.
- » Parkade access and associated components should be architecturally integrated into 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 avoid being adjacent to open spaces. Open ramps are discouraged and proper screening should be considered where full integration into the building form is not achievable. 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.

Loading and Passenger Zones

- » Locate loading and passenger zones below grade wherever possible.
- » Provide sufficient space for stalls reserved for loading and unloading, locating them as near to the building core as possible. They must be well lit and graded to promote safety and ease of movement.
- » Provide clear signage in loading and passenger zones to promote wayfinding and to accommodate safe and easy navigation below and above grade.
- » In cases where loading and passenger zones are provided at grade, negative impacts to the adjacent public realm 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 that require reverse movements over the sidewalk/public realm are not supported.

Waste Management

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

Service Spaces

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

6.10.16 LANDSCAPING

INTENT

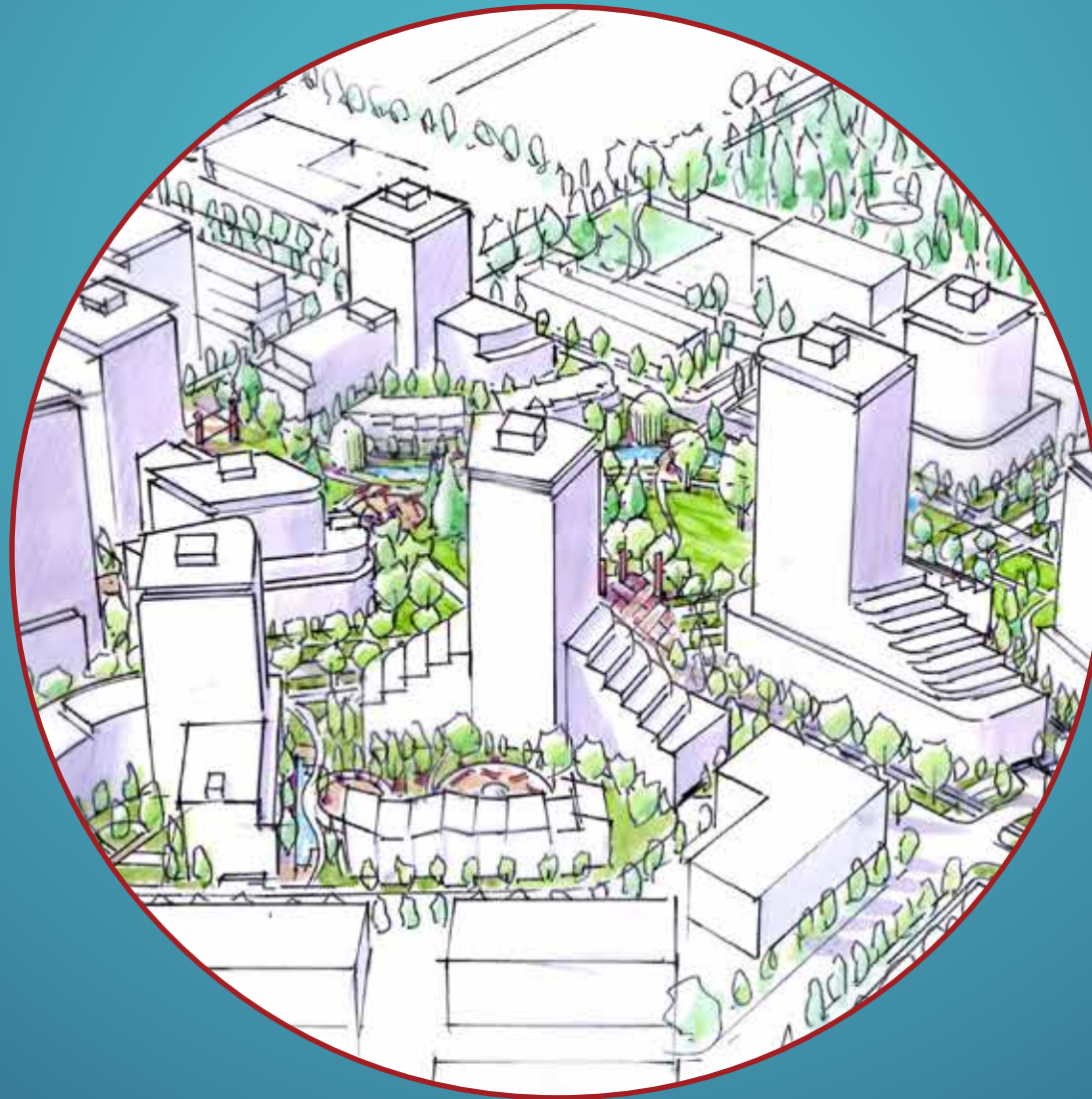
Create a cohesive, attractive, and green environment that enhances both private and semi-private outdoor spaces. Use trees and soft landscaping to improve visual appeal, provide screening, and demarcate spaces. Integrate greenery in residential developments, screen undesirable building features, and 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 for any trees on City of Vancouver street ROWs and for trees on private property that are near the property line.

07

SUSTAINABILITY



7.1 URBAN FOREST 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 ecozones 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. The directives outlined on the following section will help to achieve this vision.

LEGEND

X#

PARCEL + BUILDING IDENTIFICATION

RETAINED CONIFER TREES

RETAINED DECIDUOUS TREES

PROPOSED CONIFER TREES

PROPOSED DECIDUOUS TREES

CSF OWNED NOT PART OF HEATHER LANDS REZONING

FIGURE 7-1. Retained and Proposed Tree Plan

NOTE: Figures are conceptual. Proposed trees within the southern park are to be determined at the time of detailed park design.

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7.1.1 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.
- » The City's intent is to retain the existing street trees and widen the existing front boulevards to better accommodate the trees on W 37th Avenue.

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

LEGEND

TREES FOR RETENTION

TREES FOR REMOVAL

EXISTING BUILDINGS ON SITE

CSF OWNED
NOT PART OF HEATHER
LANDS REZONING



FIGURE 7-2. Tree Retention Plan

7.1.2 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. In 2018, the City of Vancouver’s Urban Forest Strategy set an ambitious target to increase the tree canopy from 18% (in 2018) to 22% by 2050. Vancouver’s urban forest includes all trees within the City: native forests, 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. See the recommendations in the park and open space section on recommendations for forest on public land.

DESIGN GUIDELINES

- » Establish an urban forest with a tree canopy cover on the Heather Lands site which aligns with City of Vancouver policy.

7.1.3 TREE REPLACING / PLANTING

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/>

7.1.4 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.

7.2 RAINWATER MANAGEMENT

INTENT

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

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

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



FIGURE 7-3. Rainwater Management Diagram

NOTE: Figures are conceptual. The design of the southern park will be further explored with the Vancouver Board of Parks and Recreation through a future park design process. All of the southern park’s pathways will be determined at the time of park design.

RAINWATER MANAGEMENT

DESIGN GUIDELINES

- » Use low-impact green infrastructure to manage rainwater on site and in the public realm. Examples include raingardens, bioswales, stormwater tree trenches, rainwater ponds, and greenroofs which can retain rainwater on public and private property and slow the movement of water through the site.
- » Make rainwater visible on public and private property by using it to feed rainwater features and designing rainwater ponds to collect water during the wet season.
- » Make rainwater moving from building rooftops to the landscape visible through the creative design of water walls and rainwater leaders.
- » 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.).
- » Meet the City's requirements for on-site rainwater management as outlined in the City's Integrated Rainwater Management Plan and address the following:
 - » Volume Reduction - Capture 24 mm of rainfall in 24-hours (or 70% of the average annual rainfall volume) from all areas including rooftops, paved areas, and landscape and infiltrate, evaporate or reuse it.
 - » Release Rate - The rainwater

- management system for the building(s) and site shall be designed such that the peak flow rate discharged to the sewer under post-development conditions is not greater than the peak pre-development flow rate for the return period specified in the City of Vancouver's Intensity-Duration-Frequency curve.
- » The City of Vancouver's Rain City Strategy identifies a goal for off-site rainwater management of capturing and cleaning 48mm (90% of average annual) rainfall in streets, public spaces, civic facilities and parks.



FIGURE 7-4. Raingarden with Large Boulders



FIGURE 7-5. Make Water Visible, Rainwater Ponds

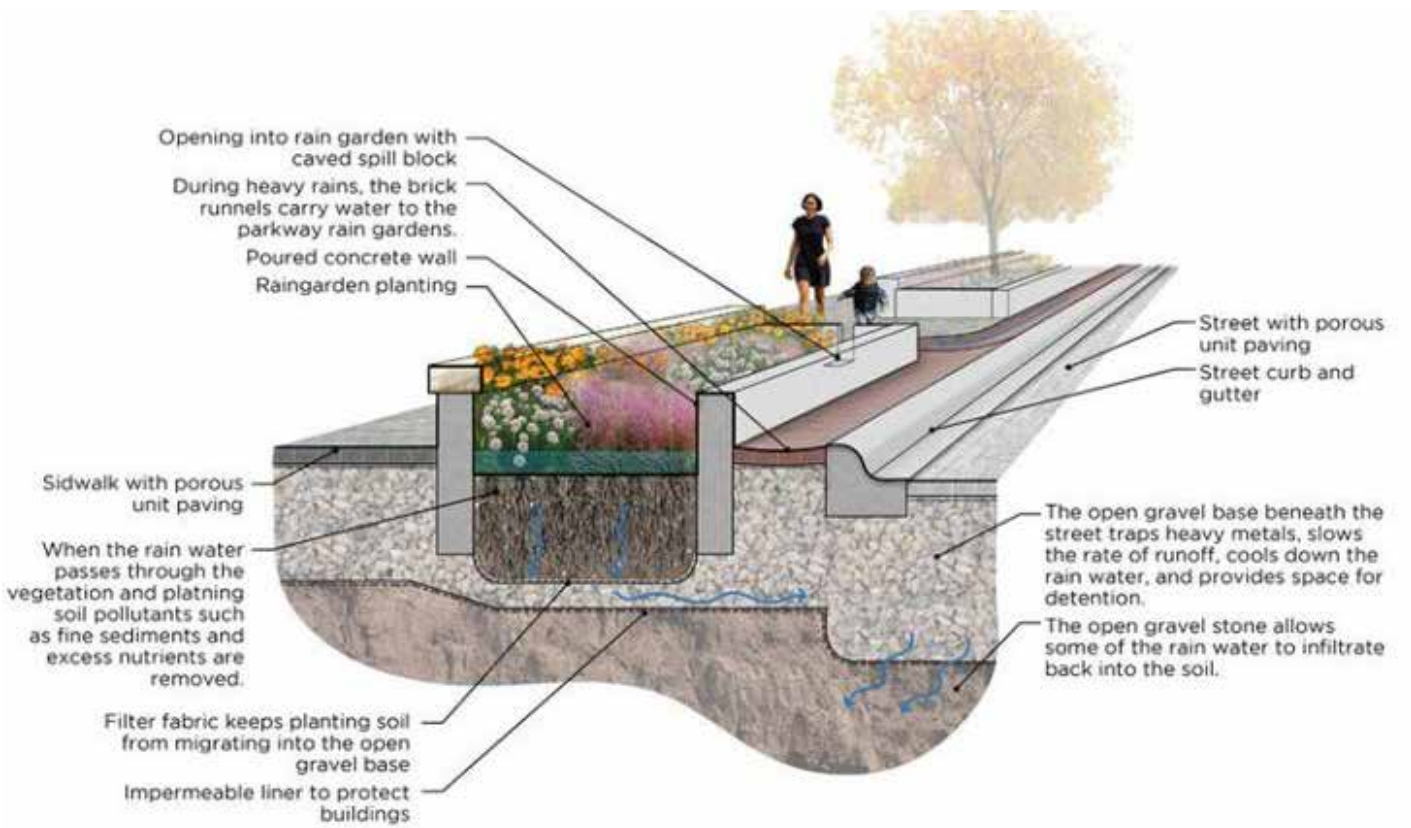


FIGURE 7-6. Raingarden Section, Credit: City of West Union

NOTE: Raingarden illustration is only conceptual. A detailed design will be reviewed and approved by the Engineering Department through a future design process.

7.3 FOOD SYSTEMS

Food brings people together, and Indigenous foods and traditional cooking methods are an important part of MST culture. Food assets have been selected that foster community and facilitate transferring knowledge about Indigenous cuisine. For example, inside the MST Cultural Centre, a commercial teaching kitchen can provide a space where people can learn about Indigenous food preparation, healthy eating, and food preservation skills. The commercial teaching kitchen can also be used for special events and as a community gathering space.

Outside in the adjacent plaza, a fire pit can offer a place for traditional cooking practices. The MST Cultural Centre Plaza can also be transformed into a community food market featuring Indigenous food by setting up temporary tents for local vendors. The community food market can be co-located with the MST Cultural Centre where access to the commercial kitchen, water, and public washrooms is facilitated.

The Indigenous plant garden, food forest and wild orchard can create opportunities for foraging in the Cultural Plaza and along the Forest Trail, as well as opportunities for food-based community programming. Community gardens throughout the residential parcels offer residents opportunities to grow food at home and add to the character of the place for visitors passing through the site. These, and the other food assets on the site, contribute toward requirements of the Rezoning Policy for Sustainable Large Developments.



7.4 GREEN BUILDING STRATEGY

INTENT

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

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

DESIGN GUIDELINES

- » Prioritize a high-performance envelope with minimal thermal bridges, including exterior walls and roof.
- » Limit high-performance windows to a 40% window to wall ratio for social housing and rental units, and 50% for market units and retail, combined with fixed/operable external shading devices to reduce solar gains in the summer.
- » Maximize passive daylighting with thoughtful placement of glazing and interior layout configuration.
- » Carefully detail and construct air- and moisture-tight barriers.
- » Careful design consideration will be given to balancing window to wall ratio

- and window performance for both heating and cooling scenarios for all elevations. Consideration will be given both to meeting daylighting goals, and designing to minimize overheating.
- » Orient buildings along east-west axis for greater passive cooling opportunities.
- » Strategically plan spaces in which cooling-dominant spaces should be located on the north side of the building and heating-dominant spaces should be oriented towards the south side.
- » Explore energy sharing and storage opportunities among different occupancies, spaces, and buildings to increase the site’s resilience by minimizing dependence on external energy grids where possible.
- » Design a building form that balances articulation for visual interest with efficient envelope to volume ratios.
- » Design green roofs that manage stormwater, reduce energy for heating in the winter and cooling in the summer, and reduce the site’s contribution to heat island effect.
- » Incorporate on-site habitat opportunities that strengthen connections to surrounding urban forest and vegetation, including “micro-site” habitat features such as coarse wood, rocks and wildlife features such as bat and bird nesting boxes.
- » Design building facades to limit bird collisions. See the [City of Vancouver’s Bird-Friendly Design Guidelines](#) for more information.

- » Ensure that any outdoor lighting minimizes glare, reduces light trespass, and limits light pollution. Explore other opportunities to reduce light pollution from the interior of buildings, including using motion-sensitive lighting in lobbies, walkways, and corridors.
- » Strive for zero-carbon building energy systems, prioritizing electrification where possible, and limiting or eliminating new gas connections. Eliminating gas connections will improve indoor air quality and associated health outcomes
- » In balance with the selected low carbon neighbourhood energy system, ensure that all buildings are ‘district energy-ready’ and able to connect to future neighbourhood energy utilities.
- » Building material choices to be guided by embodied energy considerations, with each phase achieving lower embodied energy totals. This may involve wood frame, mass timber, low-carbon concrete, recycled-content or other building material choices.



FIGURE 7-8. Green Roof



FIGURE 7-9. Solar Shading



FIGURE 7-10. 40% Window to Wall Ratio

7.4.1 WATER CONSERVATION AND QUALITY

INTENT

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

DESIGN GUIDELINES

- » Capture as much rainwater as possible for secondary re-use as both irrigation and toilet flushing.
- » Explore other opportunities for non-potable water re-use in buildings.
- » Specify only high-efficiency water fixtures, appliances, and systems.
- » Do not require long term irrigation and use only high-efficiency drip irrigation when required for initial establishment of select planting species (planting species selected will be generous, diverse, drought-resistant and tolerant to climate variability to ensure the vegetation scheme is adaptable to climate change and suitable for the project's water conservation goals).
- » Include water sub-meters throughout the development to ensure that reduced water demand fixtures and water reuse systems are functioning appropriately, and the development is reaching its water conservation targets.
- » Explore opportunities for real-time displays of building water use.
- » Consider setting targets for residents and businesses for per-capita reduction

of potable water.

- » To ensure a high level of water quality throughout the life of a building, adopt the multi-barrier approach to maintaining water quality in distribution systems per B.C. Maintaining Water Quality in Distribution Systems which recommends the following best management practices:
 - » Employing knowledgeable certified (where applicable) operator(s), and ensuring their training is adequate and remains current;
 - » Operating system components as per good engineering and operational practices that include routine maintenance;
 - » Employing a cross-connection control program;
 - » Maintaining hydraulic integrity;
 - » Using secondary disinfection;
 - » Using an extensive distribution-system monitoring program;
 - » Maintaining comprehensive service-and-monitoring records to demonstrate due diligence;
 - » Implementing an asset management plan that includes a replacement and rehabilitation schedule; and
 - » Creating and maintaining a comprehensive emergency response and contingency plan that includes a communication and risk assessment strategy to resolve issues with the distribution.

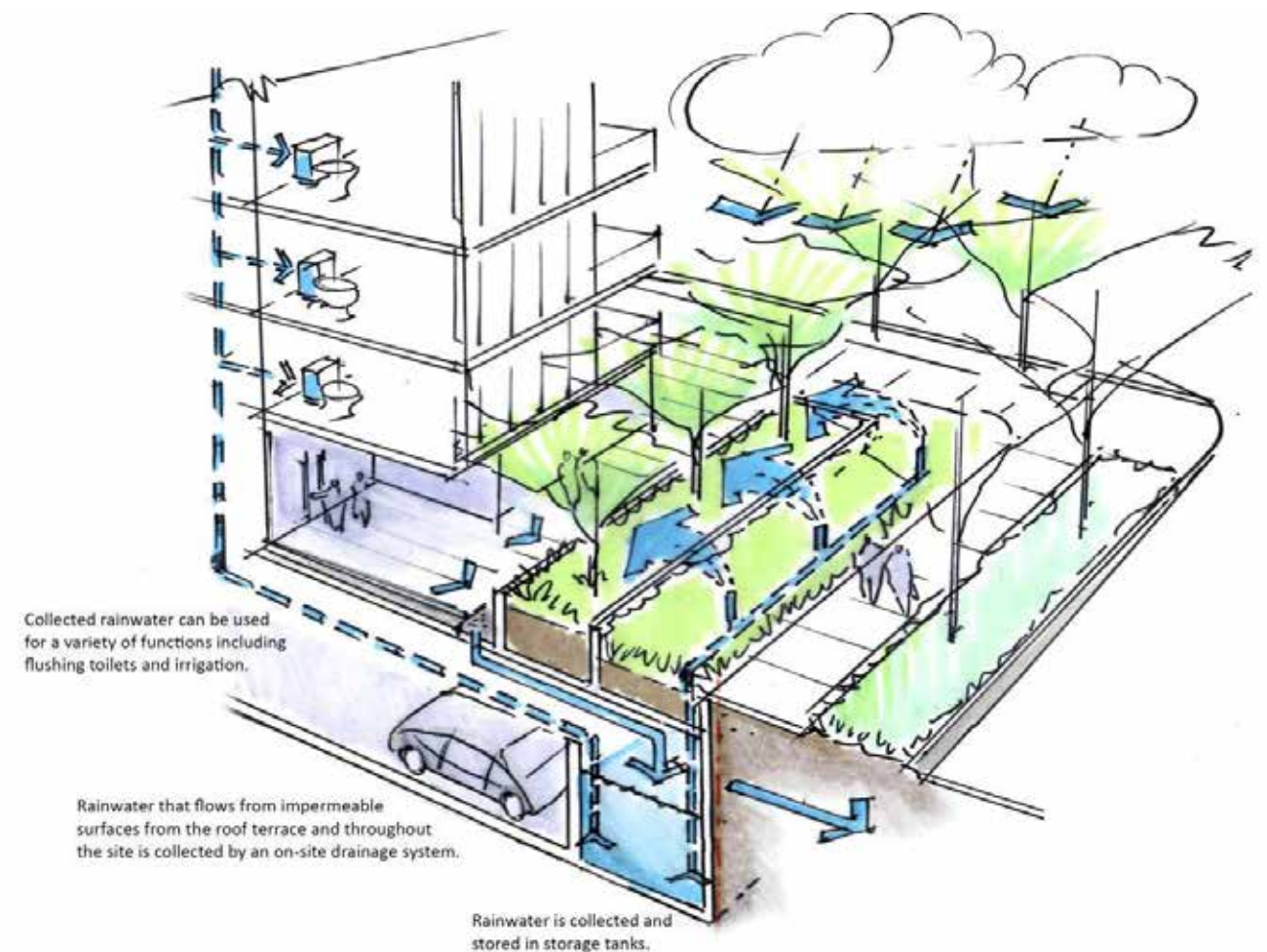


FIGURE 7-11. Rainwater Harvest and Re-use

Credit: City of Vancouver Rain City Strategy

7.4.2 GREEN ROOFS

INTENT

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

DESIGN GUIDELINES

- » Use green roofs to manage rainwater, target 25% of podium rooftops to be covered by a minimum of 6".
- » Incorporate community gardens into green roof designs, with access to water and storage space for tools.
- » Incorporate pollinator plantings on green roofs, especially along 35th Ave to increase the amount of pollinator habitat available. Include a water source for pollinators on rooftops where it can often be dry.
- » Include flexible amenity spaces for residents where they can spend time on rooftops socializing, relaxing and enjoying views of the forest below and the mountains in the distance.
- » The CSLA standard for maintenance and soil depths should be exceeded. Ensure maintenance access is provided from interior of the building, preferably from a common interior space.



FIGURE 7-12. Green Roofs for Rainwater Management



FIGURE 7-13. Green Roof, Community Gardens on Roofs and Amenity Space

LEGEND

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

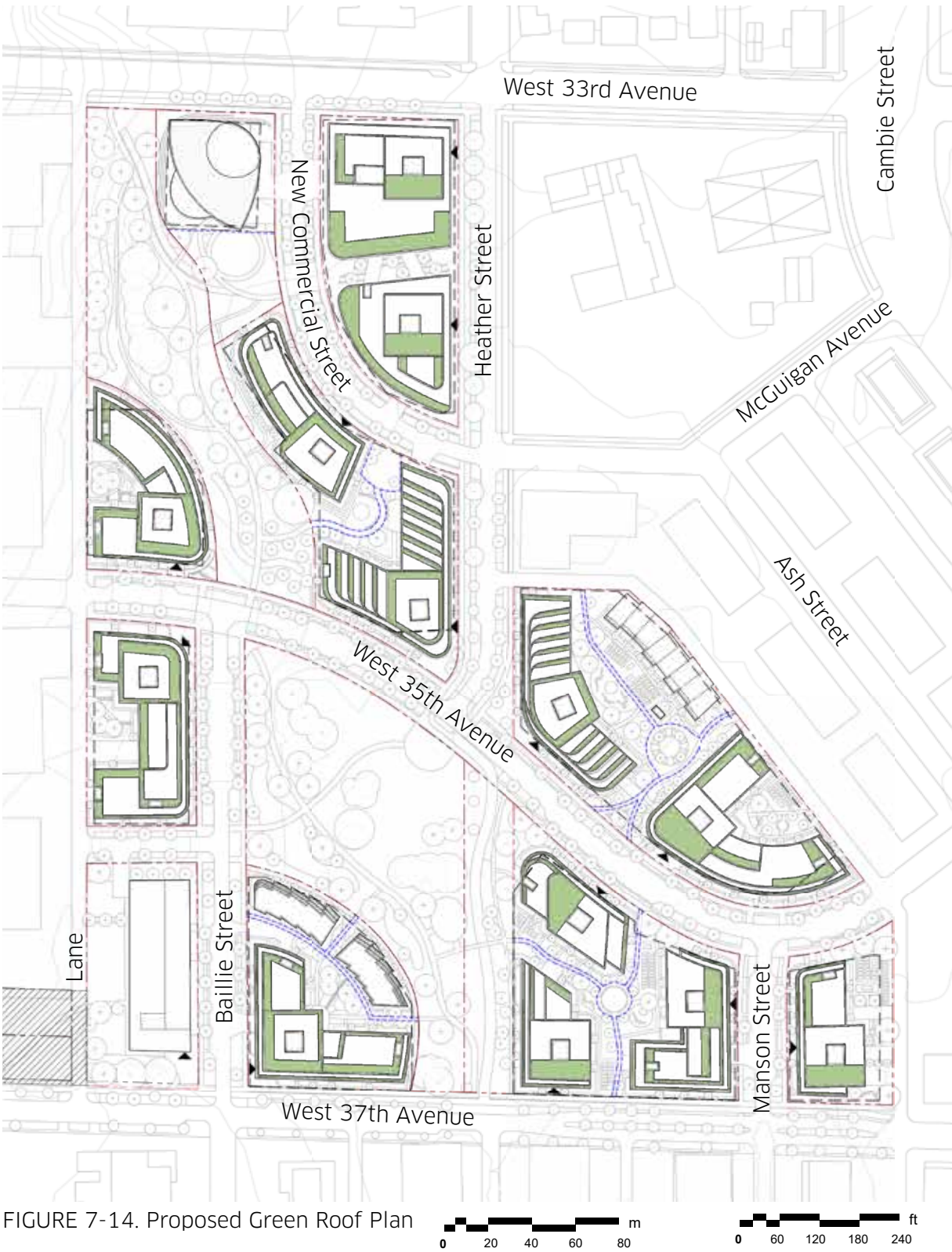


FIGURE 7-14. Proposed Green Roof Plan

7.4.3 ZERO WASTE

INTENT

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

DESIGN GUIDELINES ON-SITE WASTE DIVERSION

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

CONSTRUCTION WASTE MANAGEMENT

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



FIGURE 7-15. Recycling Lounge, Credit: Concert Properties



FIGURE 7-16. Free Box, Credit: We Hate to Waste



FIGURE 7-17. Toronto Library of Things Credit: Timeout

7.4.4 HEALTHY INDOOR ENVIRONMENTS

- » Prioritize the use of healthy materials, limiting any interior products with ingredients listed on the Living Building Challenge Red List.
- » Limit the quantities of harmful materials such as those containing volatile organic compound (VOCs) content, those with VOC emissions, and those with added urea-formaldehyde. Refer to LEED v4.1 for 2023 best practice on low-emitting material exposure.
- » Conduct testing for formaldehyde, particulates, ozone, total volatile organic compounds and carbon monoxide, and share results with the City of Vancouver.
- » Provide outdoor air ventilation to all occupied indoor spaces.
- » Design ventilation to reduce occupant exposure to indoor pollutants and to provide clean air spaces during wildfire or other poor outdoor air quality events.
- » Prioritize the use of local, natural materials, such as wood, stone, and earth.
- » Design interior spaces to maximize daylighting and views to nature without creating overheating risk.
- » Design building circulation that prioritizes active ways of moving, including visible, appealing, and comfortable stairs that are conveniently located.
- » Ensure that able-bodied building circulation is complementary to universally accessible design.



FIGURE 7-18. Maximize Daylight and Prioritize Views to Nature



FIGURE 7-19. Prioritize Local Materials: Wood

7.4.5 CERTIFICATION / COMPLIANCE

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

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

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

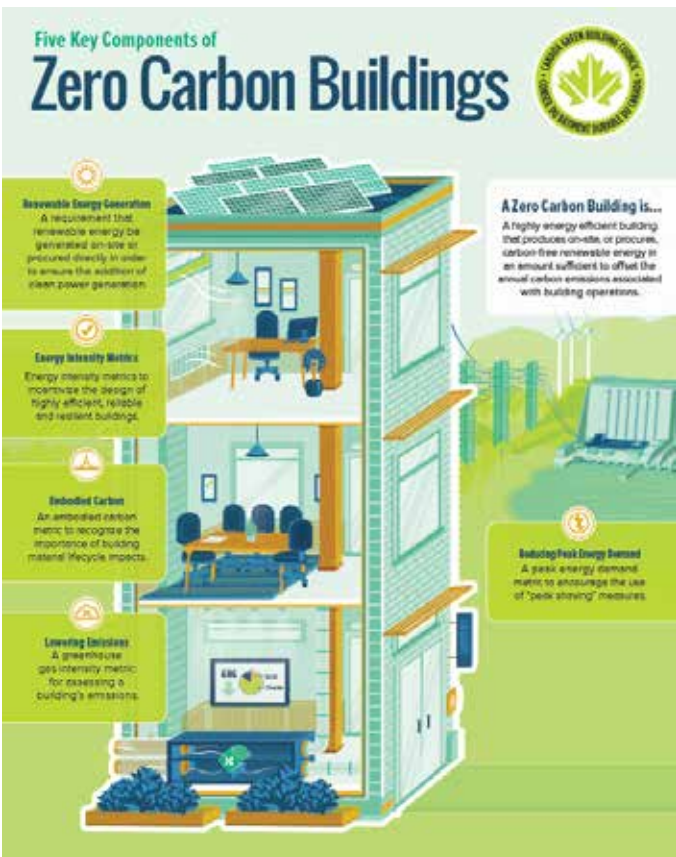


FIGURE 7-20. WELL - 7 Concepts for Healthier Buildings

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