

HEATHER LANDS

REZONING SUBMISSION



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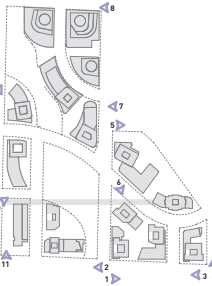


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HEATHER LANDS

REZONING SUBMISSION

EXISTING SITE
PHOTOS

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A0.01



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NOTES

PARKING											
PARCEL	RETAIL	CULTURAL	CHILDCARE	VISITOR	ACCESSIBLE	VAN ACCESS.	RESIDENTIAL	TOTAL	P1	TYPICAL PARKING LEVEL	PARKING LEVELS
A				17	12	2	99	116	14	64	3
B				30	22	8	566	596	52	898	4
Cl				11	8	1	170	181			
C2				2	2	1	39	41	71	100	3
E				14	10	2	84	98	0	85	3
F1				15	11	2	244	259			
F2	11			31	23	4	490	532	113	256	4
G1	19			24	19	3	383	426			
G2	26			14	12	3	223	263	0*	173	4
H				9	7	1	144	153	37	83	3
I1	21			11	10	2	174	206			
I2	56			18	18	4	290	370	59	173	4
J1	20	8	6	17	14	3	270	315	34	94	4
TOTAL	153	8	6	213	168	36	3,177	3,557			

*Childcare PUDDO to be provided through Class A passenger loading requirement

LOADING				
PARCEL	LAND USE	CLASS A LOADING REQUIREMENTS	CLASS B LOADING REQUIREMENTS	CLASS C LOADING REQUIREMENTS
		BYLAW REQ.	BYLAW REQ.	BYLAW REQ.
A	RESIDENTIAL	2	2	-
B	RESIDENTIAL	3	3	-
C	RESIDENTIAL	1	1	-
E	RESIDENTIAL	1	1	-
F	RESIDENTIAL	5	5	-
	RETAIL	-	1	-
	RESIDENTIAL	3	3	-
G	RETAIL	-	2	0
H	RESIDENTIAL	1	1	-
	RESIDENTIAL	3	3	-
	DAYCARE	-	-	-
	RETAIL	-	2	0
J	RESIDENTIAL	2	2	-
	CULTURAL CENTRE	-	0	-
	RETAIL	-	1	0
TOTAL		21	27	0

PASSENGER	
PARCEL	BYLAW REQ.
A	2
B	5
C	2
E	2
F	6
G	5
	-
H	1
	5
I	16
	-
	2
J	-
	-
TOTAL	46

BIKES			
PARCEL	LAND USE	CLASS A BICYCLE PARKING REQUIREMENTS	CLASS B BICYCLE PARKING REQUIREMENTS
		BYLAW REQ.	BYLAW REQ.
A	SOCIAL	660	18
B	AHI LEASEHOLD	1143	33
C	AHI LEASEHOLD	500	15
E	SOCIAL	564	15
F	AHI LEASEHOLD	1724	47
	RETAIL	1	-
	AHI LEASEHOLD	1446	40
	RETAIL	7	6
H	RETAIL	348	10
	AHI LEASEHOLD	395	11
	MARKET LEASEHOLD	651	19
	RETAIL	9	6
	DAYCARE	1	21
	MARKET LEASEHOLD	607	17
	CULTURAL CENTRE	2	6
	RETAIL	1	-
TOTAL		8059	264

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HEATHER LANDS

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PARKING BY-LAW

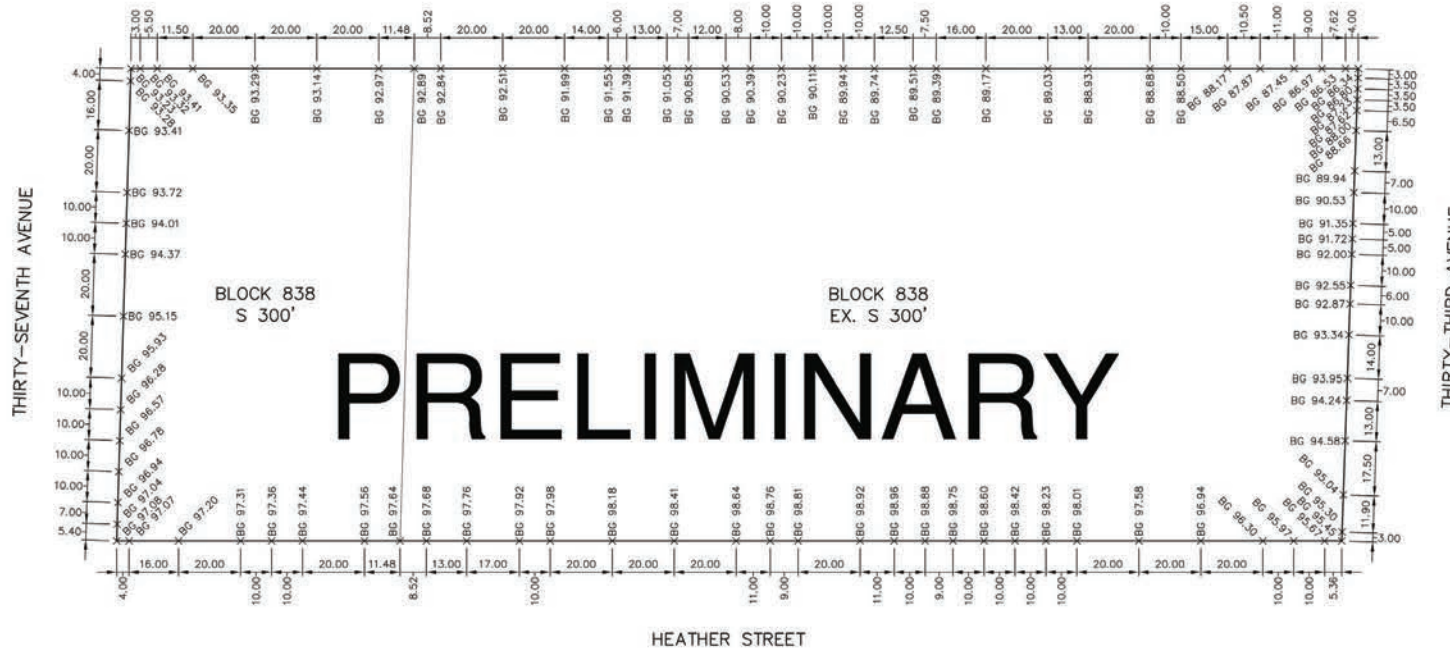
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LANE WEST OF HEATHER STREET



PRELIMINARY

BENCH MARK: ELEVATION: 92.529 DESCRIPTION: SURVEY MONUMENT MARKED V-2244 AT THE SOUTH WEST CORNER OF THIRTY-SEVENTH AVENUE AND WILLOW STREET. THE CITY OF VANCOUVER ASSUMES NO RESPONSIBILITY FOR PROPERTY DIMENSIONS ON THIS PLAN. BENCH MARK ELEVATIONS TO BE FIELD VERIFIED.

ATTENTION
ELEVATIONS SHOWN ON THIS PLAN ARE IN METRES BASED ON GVRD DATUM (ISSUED MARCH 31, 2005). DIMENSIONS ARE ALSO IN METRES.



NO.	DATE	REVISION	BY	CHK



CITY OF VANCOUVER
ENGINEERING SERVICES
BUILDING GRADE ELEVATIONS
FOR BLK. 838,
D.L. 526, PLAN VAP736.

DATE: 2020-07-02 DESIGN: F.G.
DWG: B.F.G. CHK: M.P.
REF: FILE 2020-00037.

SCALE: 1:1000
DWG. NO. **BG-2020-00037**
SHEET / OF REVISION:



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HEATHER LANDS

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COV BUILDING GRADES

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HEATHER LANDS

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CONTEXT PLAN

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LEGEND

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



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HEATHER LANDS

REZONING SUBMISSION

SITE COVERAGE

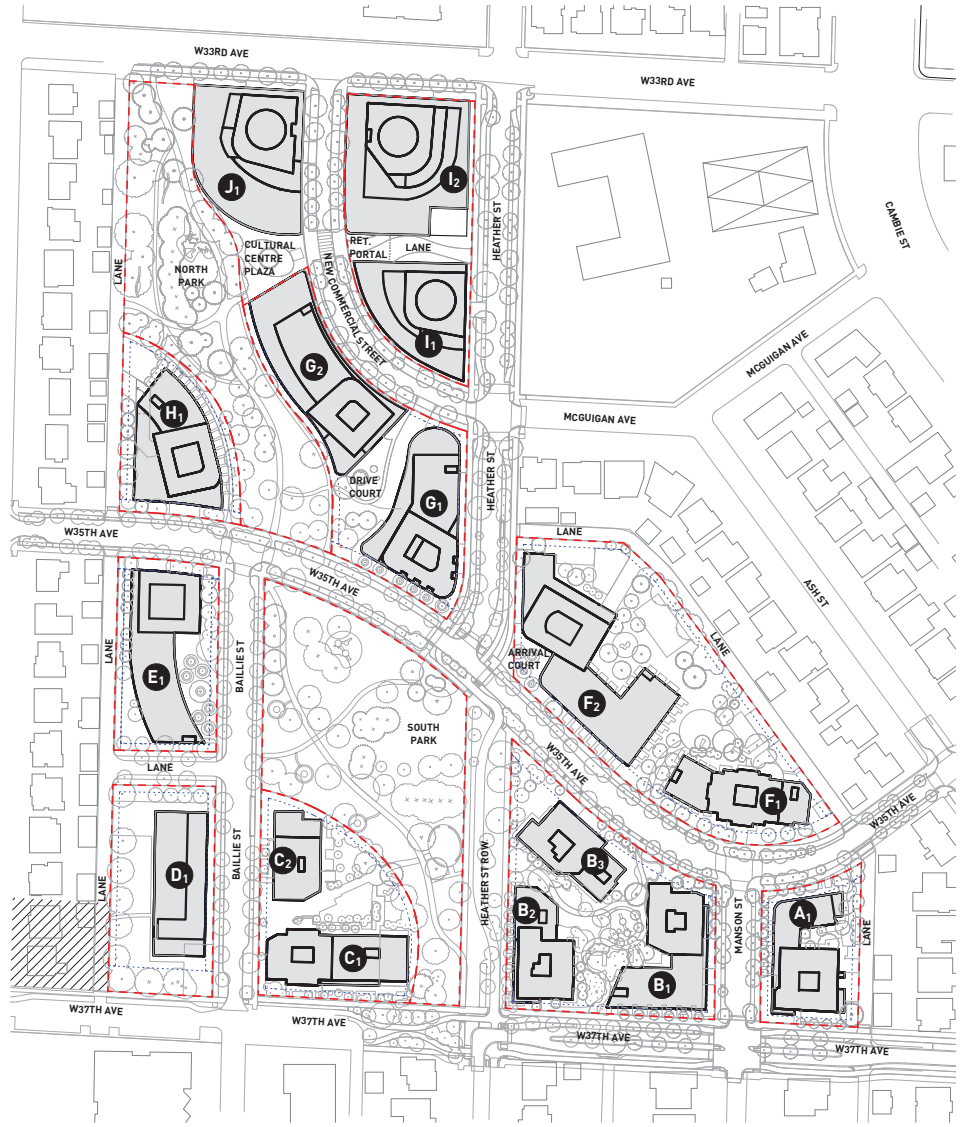
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SITE COVERAGE STATISTICS

BUILDING	AREA (SF)	AREA (M2)	TYPE	AREA (SF)	AREA (M2)
A1	11,608 SF	1,078 m ²	PRIVATE PARCEL	51,790 SF	557,442 m ²
B1	11,694 SF	1,086 m ²	BUILDING		
B2	11,339 SF	1,053 m ²	FOOTPRINTS	263,480 SF	24,497 m ²
B3	9,802 SF	911 m ²			
C1	10,897 SF	1,012 m ²			
C2	6,084 SF	565 m ²			
D1	14,378 SF	1,336 m ²			
E1	17,665 SF	1,641 m ²			
F1	12,915 SF	1,200 m ²			
F2	27,345 SF	2,540 m ²			
G1	17,354 SF	1,612 m ²			
G2	24,531 SF	2,279 m ²			
H1	16,153 SF	1,501 m ²			
I1	15,819 SF	1,470 m ²			
I2	31,943 SF	2,968 m ²			
J1	24,155 SF	2,244 m ²			
	263,680 SF	24,497 m ²			
			COVERAGE	47%	

LEGEND

- PARCEL IDENTIFICATION
- PROPERTY LINE
- SETBACK LINE
- CFS OWNED
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HEATHER LANDS

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DRAFT SUBDIVISION PLAN

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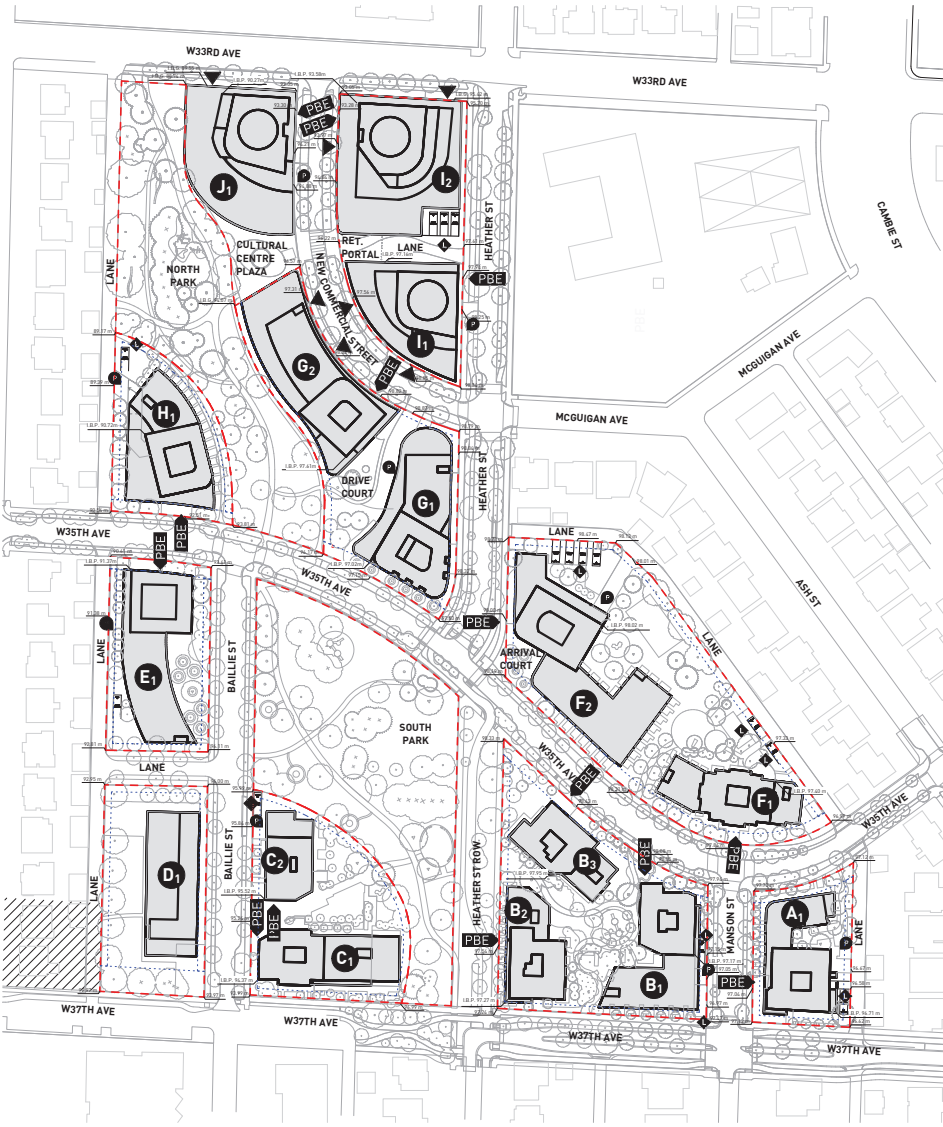
LEGEND

- ###m²
###SF PARCEL AREA AND IDENTIFICATION
- PROPERTY LINE
- CFS OWNED
NOT PART OF HEATHER LANDS REZONING



NOTES

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LEGEND

- PARCEL/BUILDING IDENTIFICATION
- PROPERTY LINE
- SETBACK LINE
- RETAIL, CULTURAL, DAYCARE ENTRY
- LOADING BAY
- CSF OWNED
NOT PART OF HEATHER LANDS REZONING
- PRINCIPAL BUILDING ENTRY
- PARKING ENTRY
- I.B.P. INTERPOLATED BASE POINT



HEATHER LANDS

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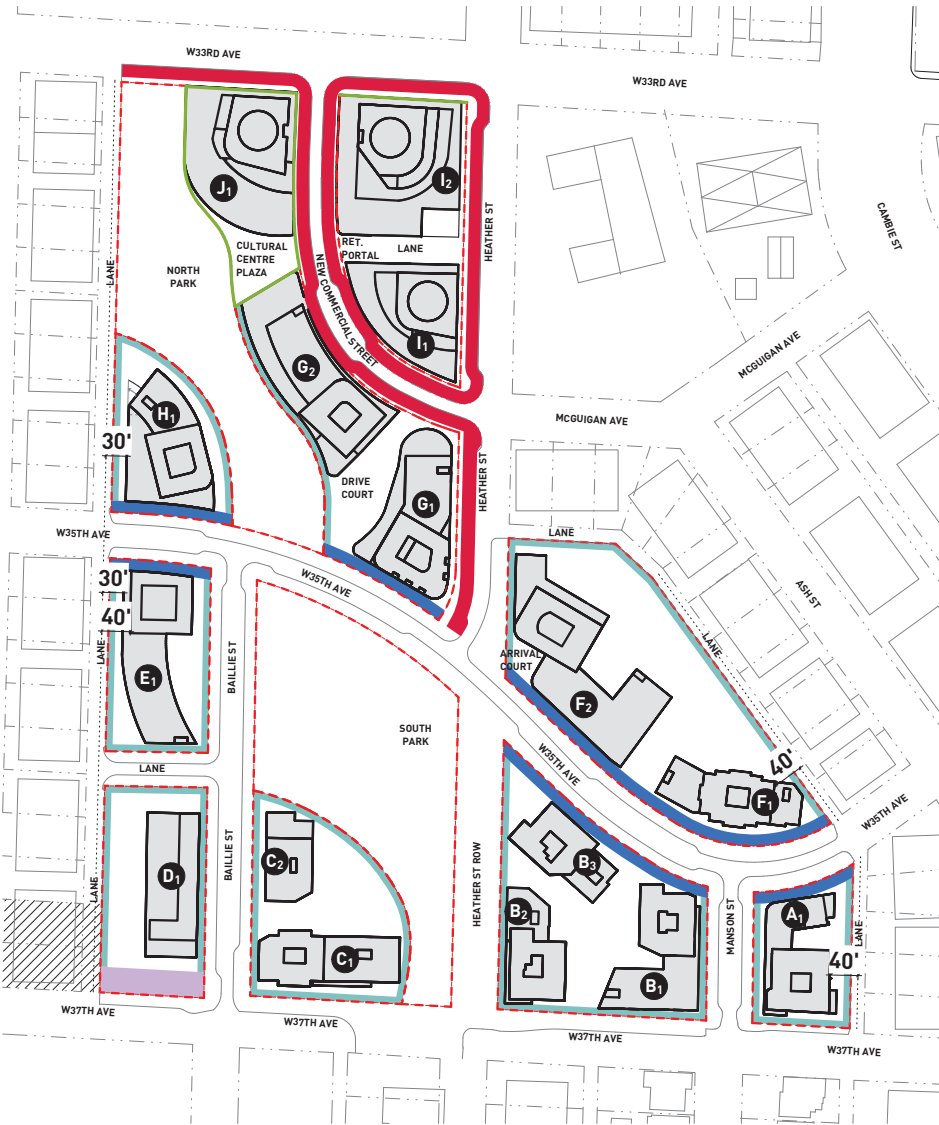
SITE PLAN

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LEGEND

- PARCEL/BUILDING IDENTIFICATION
- PROPERTY LINE
- CURB LINE
- 11.1M (36.4FT) SETBACK
- 5.5M (18FT) COMMERCIAL SETBACK
SETBACK FROM CURB
- 5M (16.4FT) SETBACK
- 3M (10FT) SETBACK
- 0M (0FT) CULTURAL SETBACK
- CSF OWNED
NOT PART OF HEATHER LANDS REZONING



HEATHER LANDS

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SETBACKS

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LEGEND

- PARCEL/BUILDING IDENTIFICATION
- PROPERTY LINE
- CURB LINE
- 2.5M (8.2FT) DEDICATION
- 1.75M (5.8FT) DEDICATION
- 1.7M (5.6FT) DEDICATION
- CSF OWNED
NOT PART OF HEATHER LANDS REZONING



HEATHER LANDS

REZONING SUBMISSION

DEDICATIONS

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HEATHER LANDS

REZONING SUBMISSION

LEVEL 1 LOADING AND WASTE

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A0.13

LOADING

PARCEL	LAND USE	GFA (sqm)	D.U.	CLASS A	CLASS B	CLASS C	CLASS A
				LOADING	LOADING	LOADING	PASSENGER
				BY PARCEL	BY PARCEL	BY PARCEL	BY BLDG
PARCEL A	SOCIAL	-	331	2	-	-	2
PARCEL B	AHI LEASEHOLD	-	402	3	3	-	4
PARCEL C	AHI LEASEHOLD	-	262	1	1	-	2
PARCEL E	SOCIAL	-	281	1	1	-	2
PARCEL F	AHI LEASEHOLD	-	918	5	5	-	6
PARCEL G	RETAIL	581	-	-	1	-	-
	AHI LEASEHOLD	-	758	3	3	-	8
	RETAIL	2,092	-	-	2	-	-
PARCEL H	AHI LEASEHOLD	-	180	1	1	-	1
PARCEL I	AHI/MARKET LEASEHOLD	-	580	3	3	-	5
	DAYCARE	1,412	-	-	2	-	16
	RETAIL	2,881	-	-	-	-	-
PARCEL J	MARKET LEASEHOLD	-	338	2	2	-	2
	CULTURAL CENTRE	929	-	-	-	-	-
	RETAIL	351	-	-	1	-	-
	TOTAL	8,165	4,250	21	27	-	45

LEGEND

- PARCEL/BUILDING IDENTIFICATION
- PROPERTY LINE
- LOADING
- RETAIL GARBAGE ROOMS
- STAGING AREAS





LEGEND

- PARCEL/BUILDING IDENTIFICATION
- PROPERTY LINE
- GARBAGE ROOMS



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HEATHER LANDS

REZONING SUBMISSION

LEVEL P1 WASTE

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A0.14



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LEGEND

- X_#** PARCEL/BUILDING IDENTIFICATION
- PROPERTY LINE
- U/G PARKADE WALL
- SETBACKS
- CSF OWNED
NOT PART OF HEATHER LANDS REZONING
- PHASE 1
PARCELS F, B, A & CIVIL WORKS
- PHASE 2
PARCELS C, SOUTH PARK & ASSOCIATED CIVIL WORKS
- PHASE 3
PARCEL E, H
- PHASE 4
PARCELS G, I & ASSOCIATED CIVIL WORKS
- PHASE 5
PARCELS J, NORTH PARK
- PHASE X
PARCELS A, D



HEATHER LANDS

REZONING SUBMISSION

PHASING

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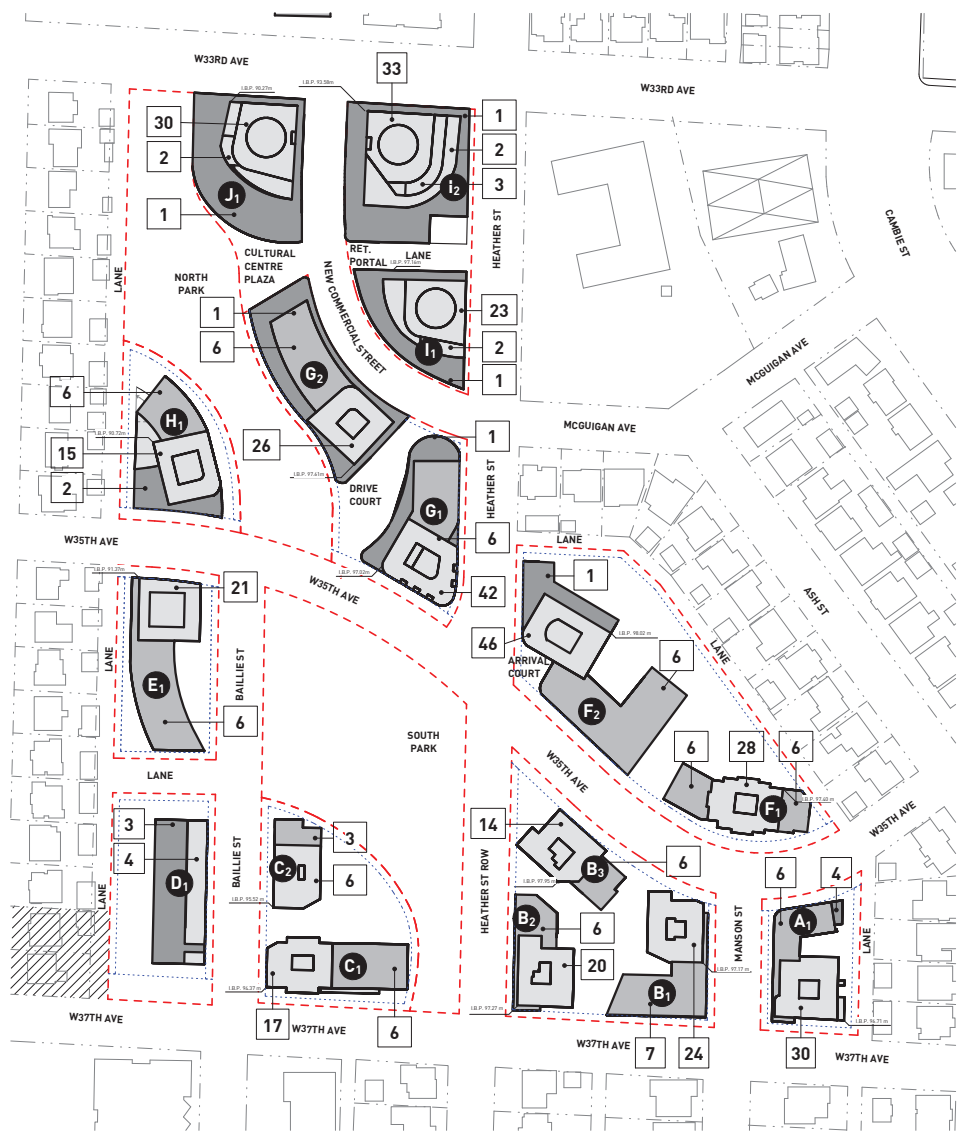
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BUILDING HEIGHTS

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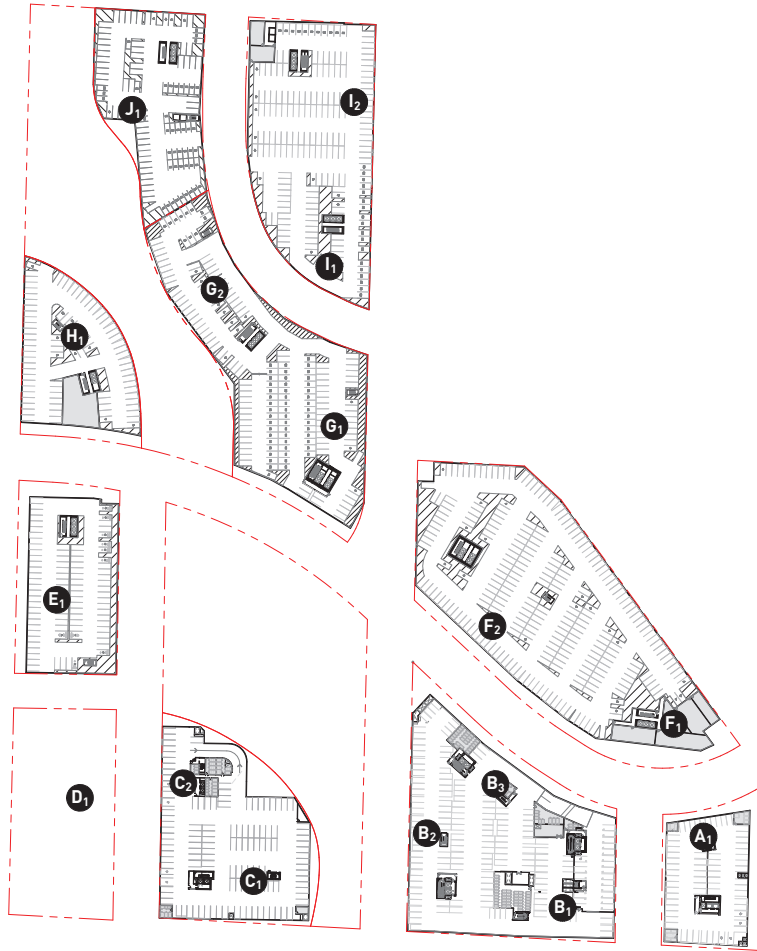


BUILDING HEIGHTS (BH)

	BH (M)	BH (FT)	STOREYS
A	92 M	301 FT	30
B	B1: 72 M	238 FT	24
	B2: 61 M	200 FT	20
	B3: 44 M	144 FT	14
C	C1: 52 M	170 FT	17
	C2: 20 M	65 FT	6
D	N/A	N/A	3
E	66 M	217 FT	21
F	F1: 86 M	284 FT	28
	F2: 141 M	463 FT	46
G	G1: 129 M	425 FT	42
	G2: 80 M	263 FT	26
H	50 M	163 FT	15
I	I1: 76 M	250 FT	23
	I2: 109 M	357 FT	33
J	101 M	331 FT	30

LEGEND

- PARCEL/BUILDING IDENTIFICATION
- STOREYS
- PROPERTY LINE
- CFS OWNED
NOT PART OF HEATHER LANDS REZONING
- 1-4 STOREYS TALL
- 5-20 STOREYS TALL
- 21-46 STOREYS TALL
- I.B.P. INTERPOLATED BASE POINT



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HEATHER LANDS

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PROPOSED PARKING
 TYPICAL LEVEL

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HEATHER LANDS

REZONING SUBMISSION

PROPOSED PARKING
 LEVEL P1

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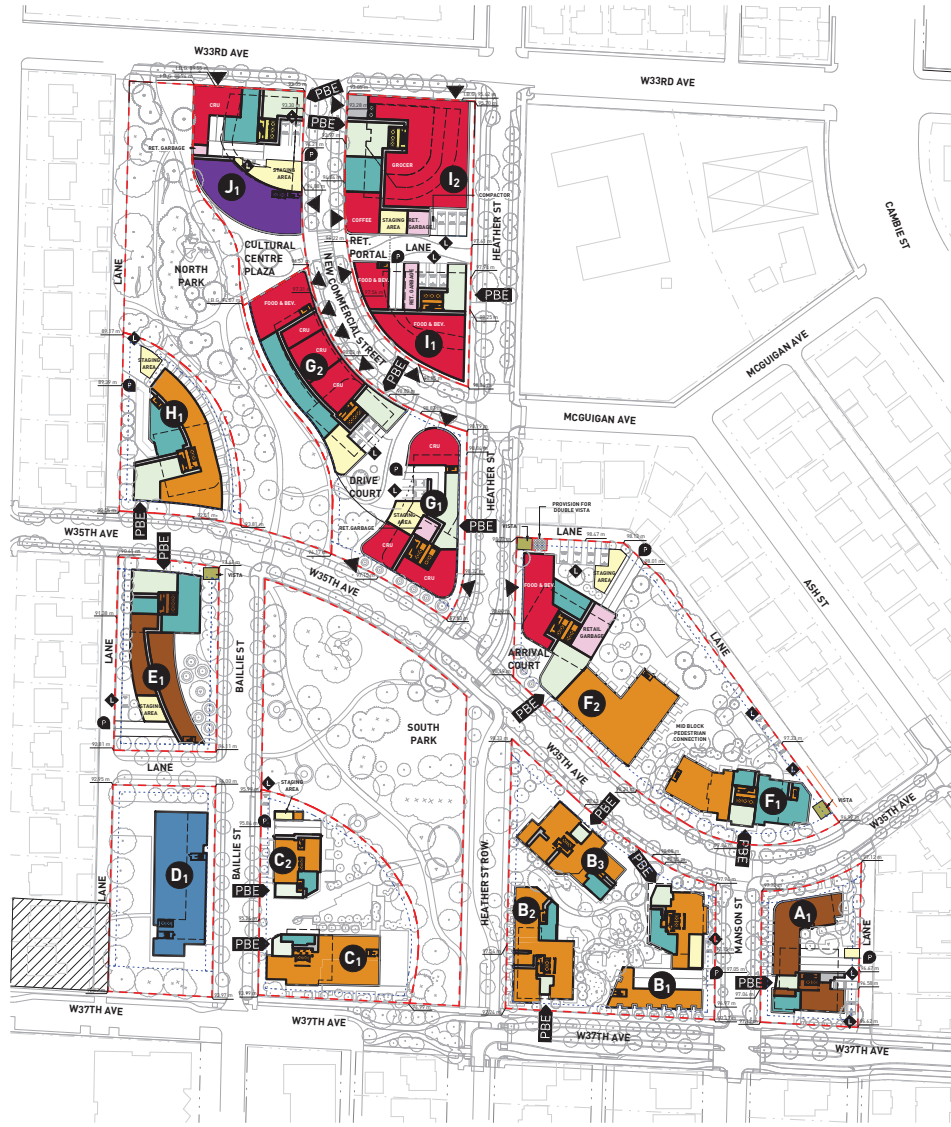
HEATHER LANDS

REZONING SUBMISSION

LEVEL 1 PLAN

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A1.03



STATISTICS

BUILDING	GFA	GFA
A1	11,608 SF	1,078.40 m ²
B1	11,694 SF	1,086.38 m ²
B2	11,339 SF	1,053.42 m ²
B3	9,802 SF	910.63 m ²
C1	10,897 SF	1,012.33 m ²
C2	6,084 SF	565.20 m ²
D1	14,378 SF	1,335.78 m ²
E1	17,665 SF	1,641.12 m ²
F1	12,915 SF	1,199.83 m ²
F2	27,345 SF	2,540.40 m ²
G1	17,354 SF	1,612.22 m ²
G2	24,531 SF	2,279.01 m ²
H1	16,153 SF	1,500.70 m ²
I1	15,819 SF	1,469.61 m ²
I2	31,943 SF	2,967.60 m ²
J1	24,155 SF	2,244.04 m ²
TOTAL	263,680 SF	24,496.68 m ²

LEGEND

- PARCEL/BUILDING IDENTIFICATION
- PROPERTY LINE
- SETBACK LINE
- RETAIL, CULTURAL, DAYCARE ENTRY
- LOADING BAY
- CSF OWNED
NOT PART OF HEATHER LANDS REZONING
- PRINCIPAL BUILDING ENTRY
- PARKING ENTRY
- I.B.P. INTERPOLATED BASE POINT

AREA LEGEND

- AHI LEASEHOLD
- MARKET LEASEHOLD
- SOCIAL
- SCHOOL
- RETAIL
- CULTURAL
- CHILDCARE
- AMENITY
- LOBBY
- SERVICE CORRIDOR
- VISTA
- STAGING AREA
- RETAIL GARBAGE ROOM
- PODIUM BELOW
- CIRCULATION EXCLUDED



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HEATHER LANDS

REZONING SUBMISSION

LEVEL 2 PLAN

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A1.04



STATISTICS

BUILDING	GFA	GFA
A1	13,316 SF	1237 m ²
B1	15,104 SF	1403 m ²
B2	11,389 SF	1058 m ²
B3	10,008 SF	930 m ²
C1	12,882 SF	1197 m ²
C2	7,862 SF	730 m ²
D1	15,032 SF	1397 m ²
E1	18,688 SF	1736 m ²
F1	6,487 SF	603 m ²
F2	19,109 SF	1775 m ²
H1	10,469 SF	973 m ²
I1	10,403 SF	966 m ²
I2	16,031 SF	1489 m ²
J1	8,938 SF	830 m ²
TOTAL	175,717 SF	16325 m ²

LEGEND

- PARCEL/BUILDING IDENTIFICATION
- PROPERTY LINE
- CSF OWNED
NOT PART OF HEATHER LANDS REZONING
- ELEV. OVERRUN / MECH. ENCLOSURE

AREA LEGEND

- AHI LEASEHOLD
- MARKET LEASEHOLD
- SOCIAL
- SCHOOL
- RETAIL
- CULTURAL
- CHILDCARE
- AMENITY
- LOBBY
- SERVICE CORRIDOR
- VISTA
- STAGING AREA
- RETAIL GARBAGE ROOM
- PODIUM BELOW
- CIRCULATION EXCLUDED



NOTES

REVISIONS	NO.	DATE	DESCRIPTION

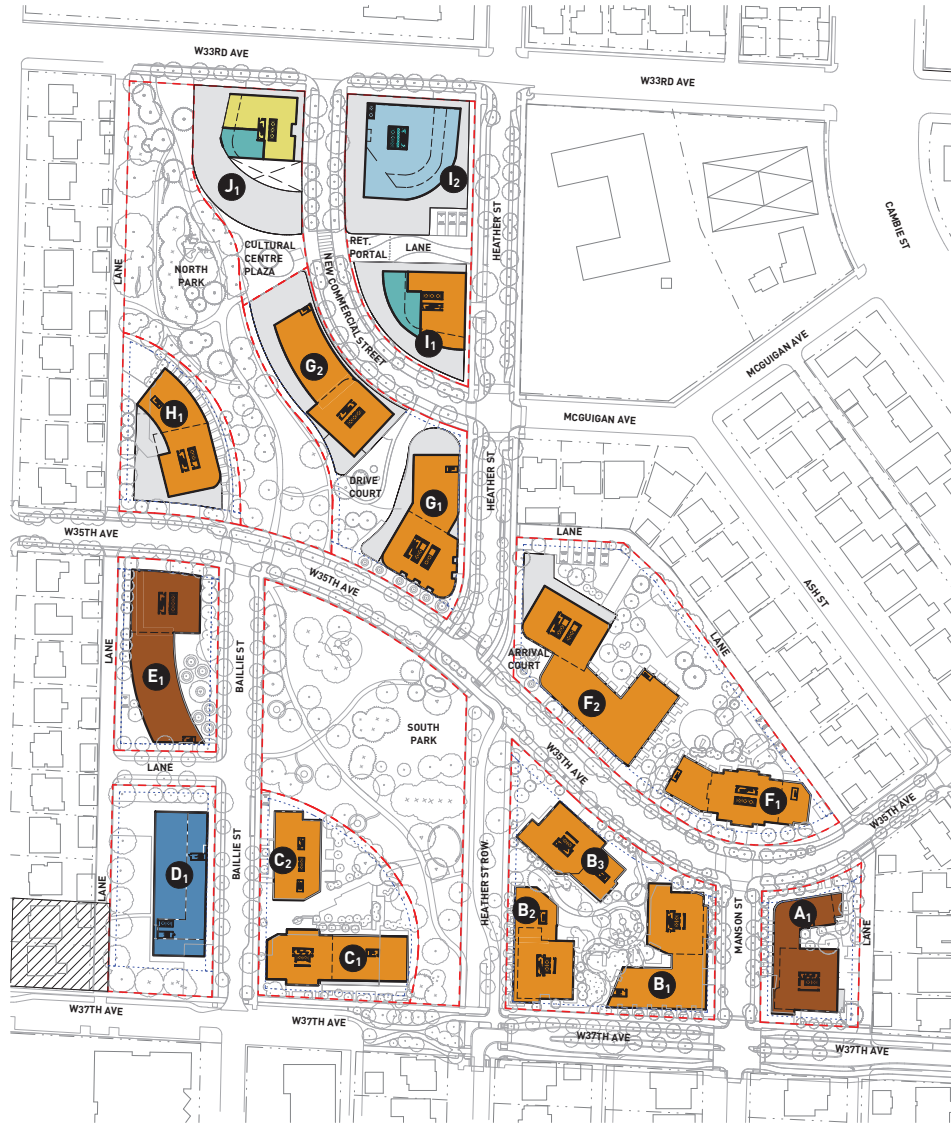
HEATHER LANDS

REZONING SUBMISSION

LEVEL 3 PLAN

DATE	10/21/2025 3:59:08 PM
DRAWN BY	Author
CHECKED BY	Checker
SCALE	As indicated
JOB NUMBER	25001

A1.05



STATISTICS

BUILDING	GFA	GFA
A1	13,316 SF	1237 m ²
B1	16,057 SF	1492 m ²
B2	11,389 SF	1058 m ²
B3	10,008 SF	930 m ²
C1	13,424 SF	1247 m ²
C2	7,862 SF	730 m ²
D1	15,032 SF	1397 m ²
E1	18,688 SF	1736 m ²
F1	12,770 SF	1186 m ²
F2	22,893 SF	2127 m ²
G1	14,642 SF	1360 m ²
G2	14,715 SF	1367 m ²
H1	11,653 SF	1083 m ²
I1	7,150 SF	664 m ²
I2	11,037 SF	1025 m ²
J1	8,250 SF	766 m ²
TOTAL	208,886 SF	19406 m ²

LEGEND

- PARCEL/BUILDING IDENTIFICATION
- PROPERTY LINE
- CSF OWNED
NOT PART OF HEATHER LANDS REZONING
- ELEV. OVERRUN / MECH. ENCLOSURE

AREA LEGEND

- AHI LEASEHOLD
- MARKET LEASEHOLD
- SOCIAL
- SCHOOL
- RETAIL
- CULTURAL
- CHILDCARE
- AMENITY
- LOBBY
- SERVICE CORRIDOR
- VISTA
- STAGING AREA
- RETAIL GARBAGE ROOM
- PODIUM BELOW
- CIRCULATION EXCLUDED



NOTES

REVISONS	NO.	DATE	DESCRIPTION

HEATHER LANDS

REZONING SUBMISSION

LEVEL 4 PLAN

DATE	10/21/2025 3:23:52 PM
DRAWN BY	Author
CHECKED BY	Checker
SCALE	As indicated
JOB NUMBER	25001



STATISTICS

BUILDING	GFA	GFA
A1	13,316 SF	1237 m ²
B1	16,057 SF	1492 m ²
B2	11,389 SF	1058 m ²
B3	10,008 SF	930 m ²
C1	13,424 SF	1247 m ²
C2	5,749 SF	534 m ²
D1	6,148 SF	571 m ²
E1	18,688 SF	1736 m ²
F1	12,770 SF	1186 m ²
F2	22,893 SF	2127 m ²
G1	14,642 SF	1360 m ²
G2	14,715 SF	1367 m ²
H1	11,653 SF	1083 m ²
I1	7,150 SF	664 m ²
I2	8,250 SF	766 m ²
J1	8,250 SF	766 m ²
TOTAL	195,102 SF	18126 m ²

LEGEND

- PARCEL/BUILDING IDENTIFICATION
- PROPERTY LINE
- CSF OWNED
NOT PART OF HEATHER LANDS REZONING
- ELEV. OVERRUN / MECH. ENCLOSURE

AREA LEGEND

- AHI LEASEHOLD
- MARKET LEASEHOLD
- SOCIAL
- SCHOOL
- RETAIL
- CULTURAL
- CHILDCARE
- AMENITY
- LOBBY
- SERVICE CORRIDOR
- VISTA
- STAGING AREA
- RETAIL GARBAGE ROOM
- PODIUM BELOW
- CIRCULATION EXCLUDED



NOTES

REVISIONS	NO.	DATE	DESCRIPTION



HEATHER LANDS

REZONING SUBMISSION

LEVEL 5 PLAN

DATE	10/21/2025 3:24:00 PM
DRAWN BY	Author
CHECKED BY	Checker
SCALE	As indicated
JOB NUMBER	25001

A1.07



STATISTICS

BUILDING	GFA	GFA
A1	12,862 SF	1,195 m ²
B1	16,057 SF	1,492 m ²
B2	11,389 SF	1,058 m ²
B3	10,008 SF	930 m ²
C1	13,424 SF	1,247 m ²
C2	5,749 SF	534 m ²
E1	18,688 SF	1,736 m ²
F1	12,770 SF	1,186 m ²
F2	22,893 SF	2,127 m ²
G1	14,642 SF	1,360 m ²
G2	14,715 SF	1,367 m ²
H1	11,653 SF	1,083 m ²
I1	7,150 SF	664 m ²
I2	8,250 SF	766 m ²
J1	8,250 SF	766 m ²
TOTAL	188,500 SF	17,512 m ²

LEGEND

- PARCEL/BUILDING IDENTIFICATION
- PROPERTY LINE
- CSF OWNED
NOT PART OF HEATHER LANDS REZONING
- ELEV. OVERRUN / MECH. ENCLOSURE

AREA LEGEND

- AHI LEASEHOLD
- MARKET LEASEHOLD
- SOCIAL
- SCHOOL
- RETAIL
- CULTURAL
- CHILDCARE
- AMENITY
- LOBBY
- SERVICE CORRIDOR
- VISTA
- STAGING AREA
- RETAIL GARBAGE ROOM
- PODIUM BELOW
- CIRCULATION EXCLUDED



NOTES

REVISONS	NO.	DATE	DESCRIPTION

HEATHER LANDS

REZONING SUBMISSION

LEVEL 6 PLAN

DATE	10/21/2025 3:24:08 PM
DRAWN BY	Author
CHECKED BY	Checker
SCALE	As indicated
JOB NUMBER	25001

A1.08



STATISTICS

BUILDING	GFA	GFA
A1	12,864 SF	1,195 m ²
B1	16,057 SF	1,492 m ²
B2	11,389 SF	1,058 m ²
B3	10,008 SF	930 m ²
C1	13,424 SF	1,247 m ²
C2	5,749 SF	534 m ²
E1	18,688 SF	1,736 m ²
F1	12,770 SF	1,186 m ²
F2	22,893 SF	2,127 m ²
G1	14,642 SF	1,360 m ²
G2	14,715 SF	1,367 m ²
H1	11,653 SF	1,083 m ²
I1	7,150 SF	664 m ²
I2	8,250 SF	766 m ²
J1	8,250 SF	766 m ²
TOTAL	188,502 SF	17,512 m ²

LEGEND

- PARCEL/BUILDING IDENTIFICATION
- PROPERTY LINE
- CSF OWNED
NOT PART OF HEATHER LANDS REZONING
- ELEV. OVERRUN / MECH. ENCLOSURE

AREA LEGEND

- AHI LEASEHOLD
- MARKET LEASEHOLD
- SOCIAL
- SCHOOL
- RETAIL
- CULTURAL
- CHILDCARE
- AMENITY
- LOBBY
- SERVICE CORRIDOR
- VISTA
- STAGING AREA
- RETAIL GARBAGE ROOM
- PODIUM BELOW
- CIRCULATION EXCLUDED



NOTES

REVISIONS NO.	DATE	DESCRIPTION

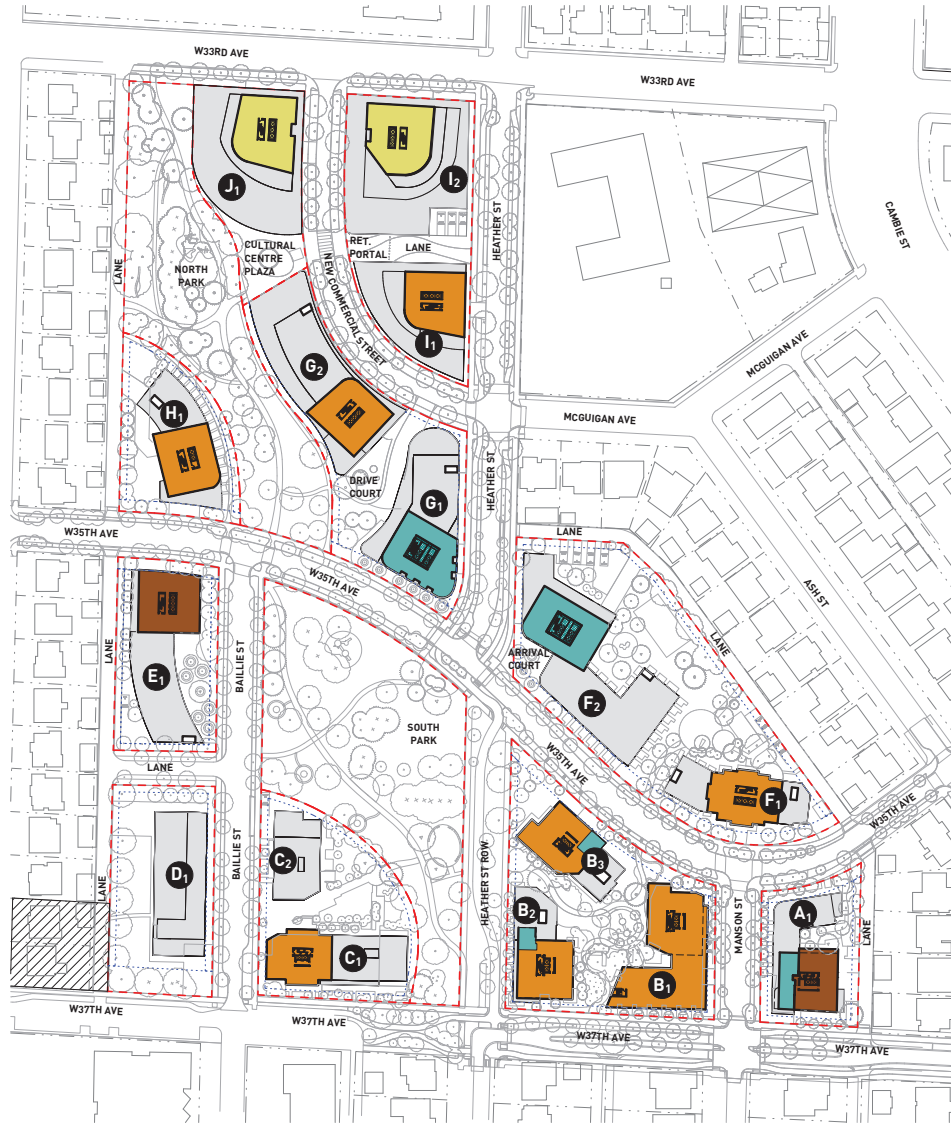
HEATHER LANDS

REZONING SUBMISSION

LEVEL 7 PLAN

DATE	10/21/2025 3:24:17 PM
DRAWN BY	Author
CHECKED BY	Checker
SCALE	As indicated
JOB NUMBER	25001

A1.09



STATISTICS

BUILDING	GFA	GFA
A1	7,123 SF	662 m ²
B1	16,057 SF	1,492 m ²
B2	6,980 SF	648 m ²
B3	7,460 SF	693 m ²
C1	13,424 SF	1,247 m ²
E1	7,500 SF	697 m ²
F1	7,174 SF	666 m ²
F2	8,249 SF	766 m ²
G1	8,250 SF	766 m ²
G2	7,150 SF	664 m ²
H1	7,150 SF	664 m ²
I1	7,150 SF	664 m ²
I2	8,250 SF	766 m ²
J1	8,250 SF	766 m ²
TOTAL	120,168 SF	11,164 m ²

LEGEND

- PARCEL/BUILDING IDENTIFICATION
- PROPERTY LINE
- CSF OWNED
NOT PART OF HEATHER LANDS REZONING
- ELEV. OVERRUN / MECH. ENCLOSURE

AREA LEGEND

- AHI LEASEHOLD
- MARKET LEASEHOLD
- SOCIAL
- SCHOOL
- RETAIL
- CULTURAL
- CHILDCARE
- AMENITY
- LOBBY
- SERVICE CORRIDOR
- VISTA
- STAGING AREA
- RETAIL GARBAGE ROOM
- PODIUM BELOW
- CIRCULATION EXCLUDED



NOTES

REVISIONS NO.	DATE	DESCRIPTION

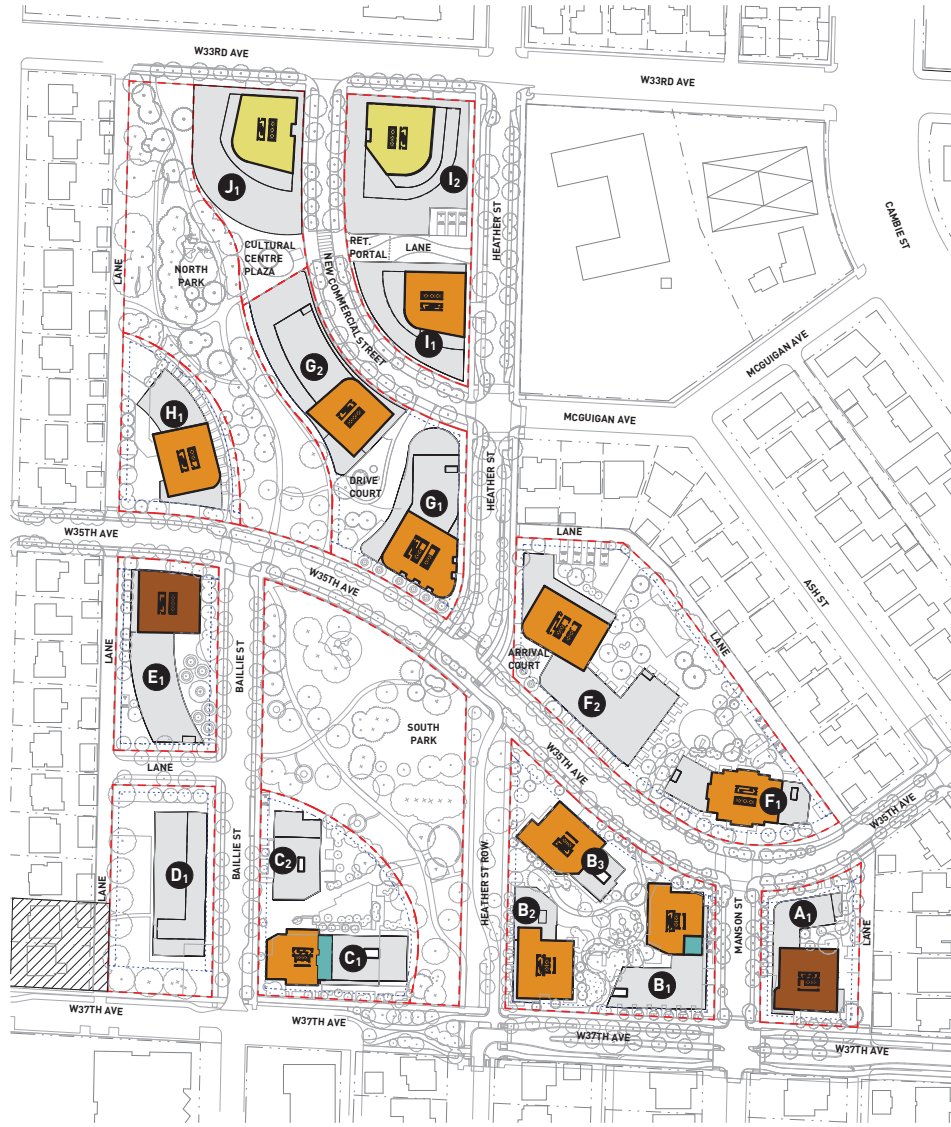
HEATHER LANDS

REZONING SUBMISSION

LEVEL 8 PLAN

DATE	10/21/2025 3:24:26 PM
DRAWN BY	Author
CHECKED BY	Checker
SCALE	As indicated
JOB NUMBER	25001

A1.10



STATISTICS

BUILDING	GFA	GFA
A1	7,470 SF	694 m ²
B1	7,138 SF	663 m ²
B2	7,123 SF	662 m ²
B3	7,185 SF	667 m ²
C1	6,557 SF	609 m ²
E1	7,500 SF	697 m ²
F1	7,174 SF	666 m ²
F2	8,250 SF	766 m ²
G1	8,250 SF	766 m ²
G2	7,150 SF	664 m ²
H1	7,150 SF	664 m ²
I1	7,150 SF	664 m ²
I2	8,250 SF	766 m ²
J1	8,250 SF	766 m ²
TOTAL	104,596 SF	9,717 m ²

LEGEND

- PARCEL/BUILDING IDENTIFICATION
- PROPERTY LINE
- CSF OWNED
NOT PART OF HEATHER LANDS REZONING
- ELEV. OVERRUN / MECH. ENCLOSURE

AREA LEGEND

- AHI LEASEHOLD
- MARKET LEASEHOLD
- SOCIAL
- SCHOOL
- RETAIL
- CULTURAL
- CHILDCARE
- AMENITY
- LOBBY
- SERVICE CORRIDOR
- VISTA
- STAGING AREA
- RETAIL GARBAGE ROOM
- PODIUM BELOW
- CIRCULATION EXCLUDED



NOTES

REVISIONS NO.	DATE	DESCRIPTION

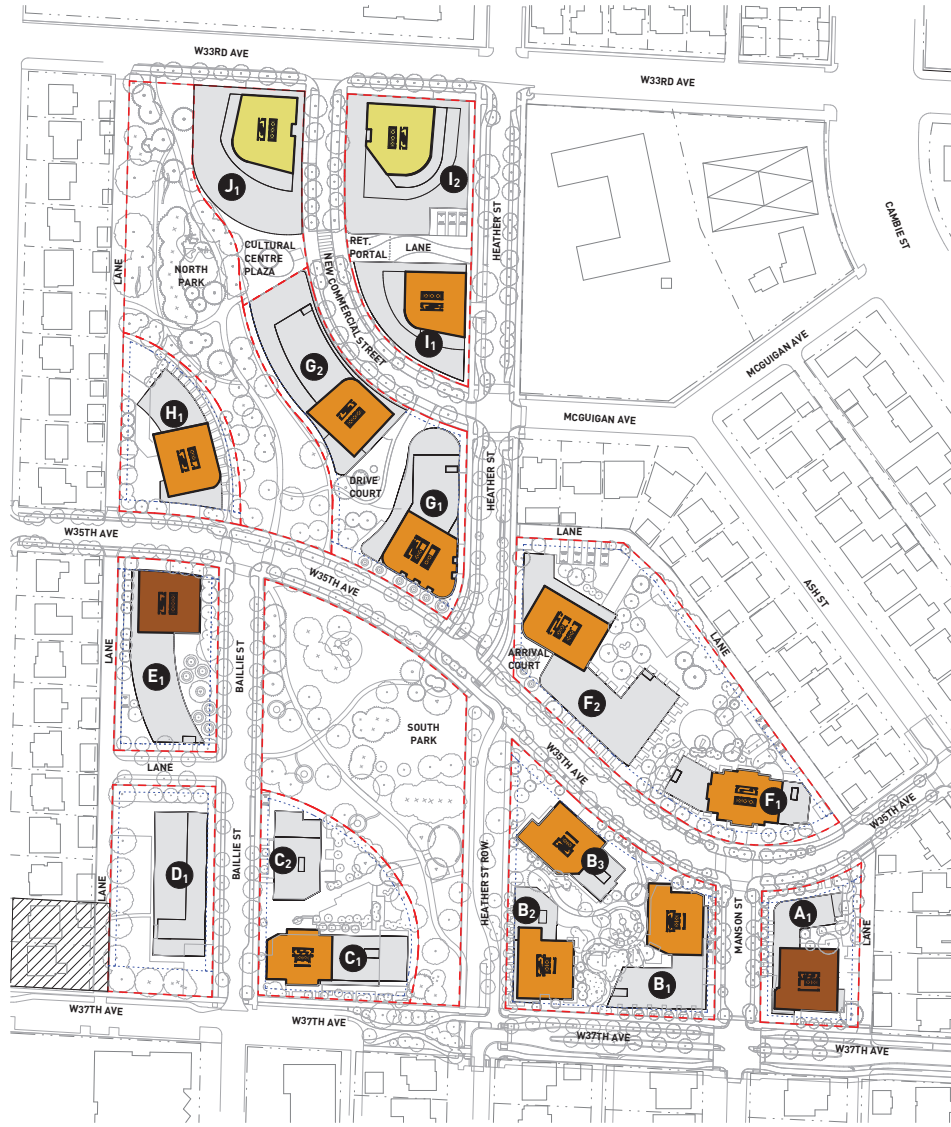
HEATHER LANDS

REZONING SUBMISSION

LEVEL 9 PLAN

DATE	10/21/2025 3:24:34 PM
DRAWN BY	Author
CHECKED BY	Checker
SCALE	As indicated
JOB NUMBER	25001

A1.11



STATISTICS

BUILDING	GFA	GFA
A1	7,470 SF	694 m ²
B1	7,141 SF	663 m ²
B2	7,123 SF	662 m ²
B3	7,184 SF	667 m ²
C1	6,557 SF	609 m ²
E1	7,500 SF	697 m ²
F1	7,174 SF	666 m ²
F2	8,250 SF	766 m ²
G1	8,250 SF	766 m ²
G2	7,150 SF	664 m ²
H1	7,150 SF	664 m ²
I1	7,150 SF	664 m ²
I2	8,250 SF	766 m ²
J1	8,250 SF	766 m ²
TOTAL	104,599 SF	9,718 m ²

LEGEND

- PARCEL/BUILDING IDENTIFICATION
- PROPERTY LINE
- CSF OWNED
NOT PART OF HEATHER LANDS REZONING
- ELEV. OVERRUN / MECH. ENCLOSURE

AREA LEGEND

- AHI LEASEHOLD
- MARKET LEASEHOLD
- SOCIAL
- SCHOOL
- RETAIL
- CULTURAL
- CHILDCARE
- AMENITY
- LOBBY
- SERVICE CORRIDOR
- VISTA
- STAGING AREA
- RETAIL GARBAGE ROOM
- PODIUM BELOW
- CIRCULATION EXCLUDED



NOTES

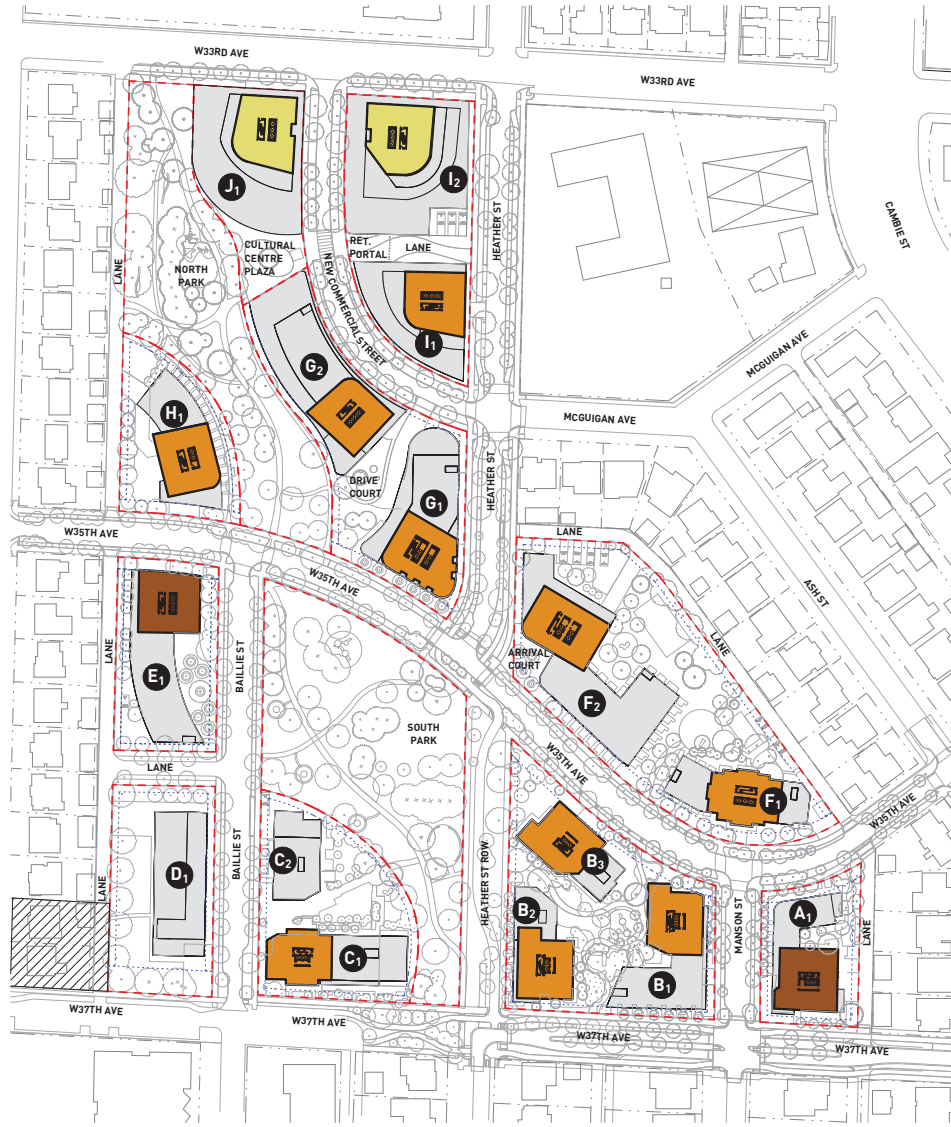
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HEATHER LANDS

REZONING SUBMISSION

LEVEL 10 PLAN

DATE	10/21/2025 3:24:43 PM
DRAWN BY	Author
CHECKED BY	Checker
SCALE	As indicated
JOB NUMBER	25001



STATISTICS

BUILDING	GFA	GFA
A1	7,470	694 m ²
B1	7,141	663 m ²
B2	7,123	662 m ²
B3	7,184	667 m ²
C1	6,557	609 m ²
E1	7,500	697 m ²
F1	7,174	666 m ²
F2	8,250	766 m ²
G1	8,250	766 m ²
G2	7,150	664 m ²
H1	7,150	664 m ²
I1	7,150	664 m ²
I2	8,250	766 m ²
J1	8,250	766 m ²
TOTAL	104,598	9,718 m ²

LEGEND

- PARCEL/BUILDING IDENTIFICATION
- PROPERTY LINE
- CSF OWNED
NOT PART OF HEATHER LANDS REZONING
- ELEV. OVERRUN / MECH. ENCLOSURE

AREA LEGEND

- AHI LEASEHOLD
- MARKET LEASEHOLD
- SOCIAL
- SCHOOL
- RETAIL
- CULTURAL
- CHILDCARE
- AMENITY
- LOBBY
- SERVICE CORRIDOR
- VISTA
- STAGING AREA
- RETAIL GARBAGE ROOM
- PODIUM BELOW
- CIRCULATION EXCLUDED



NOTES

REVISIONS NO.	DATE	DESCRIPTION

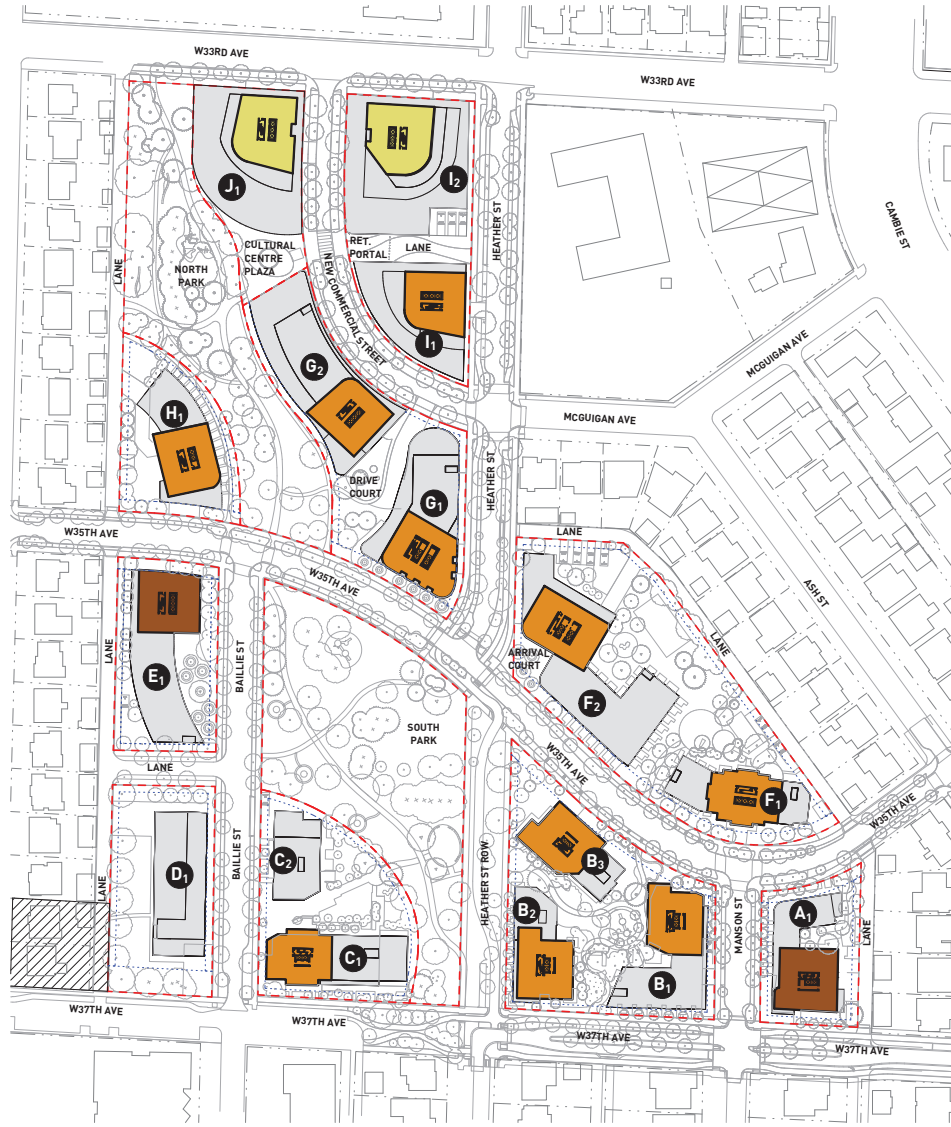
HEATHER LANDS

REZONING SUBMISSION

LEVEL 11 PLAN

DATE	10/21/2025 3:24:52 PM
DRAWN BY	Author
CHECKED BY	Checker
SCALE	As indicated
JOB NUMBER	25001

A1.13



STATISTICS

BUILDING	GFA	GFA
A1	7,470 SF	694 m ²
B1	7,141 SF	663 m ²
B2	7,123 SF	662 m ²
B3	7,183 SF	667 m ²
C1	6,557 SF	609 m ²
E1	7,500 SF	697 m ²
F1	7,174 SF	666 m ²
F2	8,250 SF	766 m ²
G1	8,250 SF	766 m ²
G2	7,150 SF	664 m ²
H1	7,150 SF	664 m ²
I1	7,150 SF	664 m ²
I2	8,250 SF	766 m ²
J1	8,250 SF	766 m ²
TOTAL	104,598 SF	9,717 m ²

LEGEND

- PARCEL/BUILDING IDENTIFICATION
- PROPERTY LINE
- CSF OWNED
NOT PART OF HEATHER LANDS REZONING
- ELEV. OVERRUN / MECH. ENCLOSURE

AREA LEGEND

- AHI LEASEHOLD
- MARKET LEASEHOLD
- SOCIAL
- SCHOOL
- RETAIL
- CULTURAL
- CHILDCARE
- AMENITY
- LOBBY
- SERVICE CORRIDOR
- VISTA
- STAGING AREA
- RETAIL GARBAGE ROOM
- PODIUM BELOW
- CIRCULATION EXCLUDED



NOTES

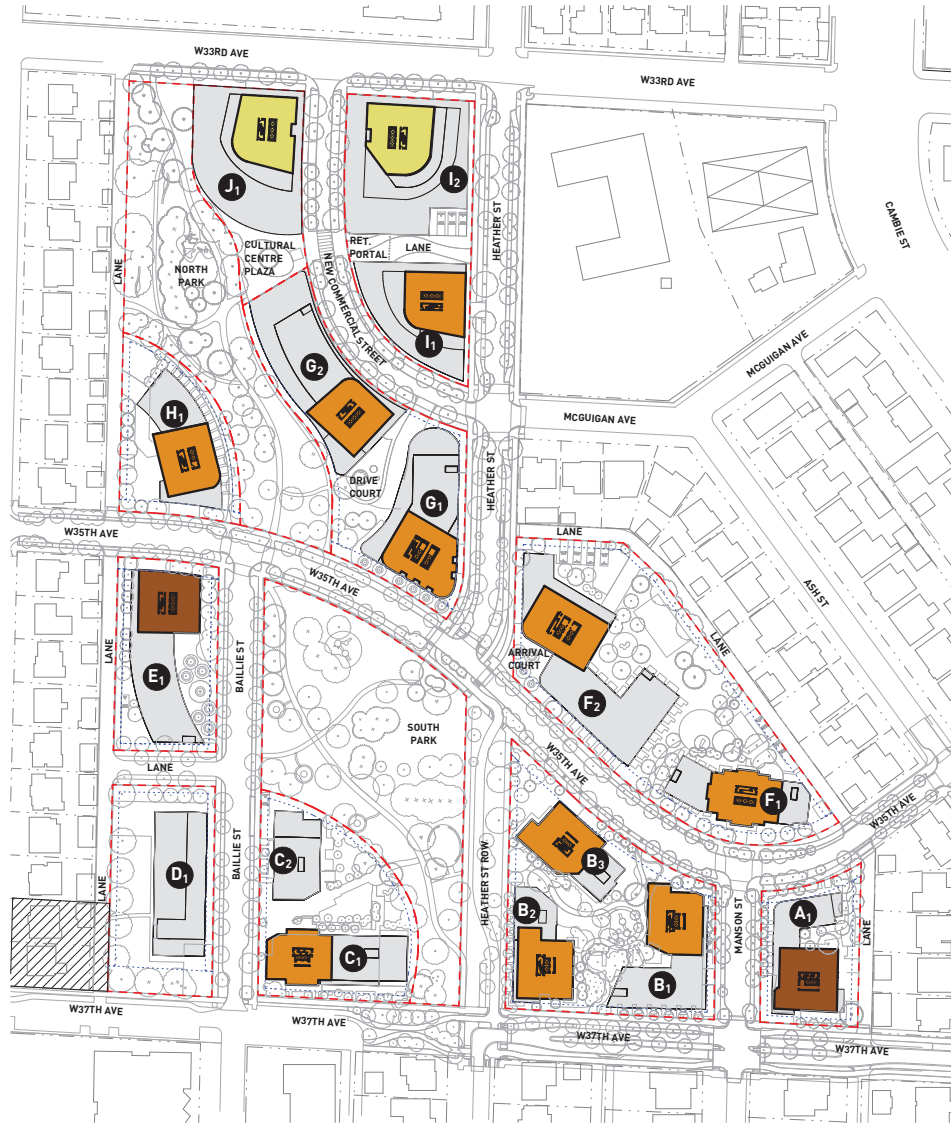
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HEATHER LANDS

REZONING SUBMISSION

LEVEL 12 PLAN

DATE	10/21/2025 3:25:01 PM
DRAWN BY	Author
CHECKED BY	Checker
SCALE	As indicated
JOB NUMBER	25001



STATISTICS

PARCEL	GFA	GFA
A1	7,470 SF	694 m ²
B1	7,141 SF	663 m ²
B2	7,123 SF	662 m ²
B3	7,183 SF	667 m ²
C1	6,557 SF	609 m ²
E1	7,500 SF	697 m ²
F1	7,174 SF	666 m ²
F2	8,250 SF	766 m ²
G1	8,250 SF	766 m ²
G2	7,150 SF	664 m ²
H1	7,150 SF	664 m ²
I1	7,150 SF	664 m ²
I2	8,250 SF	766 m ²
J1	8,250 SF	766 m ²
TOTAL	104,597 SF	9,717 m ²

LEGEND

- PARCEL/BUILDING IDENTIFICATION
- PROPERTY LINE
- CSF OWNED
NOT PART OF HEATHER LANDS REZONING
- ELEV. OVERRUN / MECH. ENCLOSURE

AREA LEGEND

- AHI LEASEHOLD
- MARKET LEASEHOLD
- SOCIAL
- SCHOOL
- RETAIL
- CULTURAL
- CHILDCARE
- AMENITY
- LOBBY
- SERVICE CORRIDOR
- VISTA
- STAGING AREA
- RETAIL GARBAGE ROOM
- PODIUM BELOW
- CIRCULATION EXCLUDED



NOTES

REVISIONS NO.	DATE	DESCRIPTION

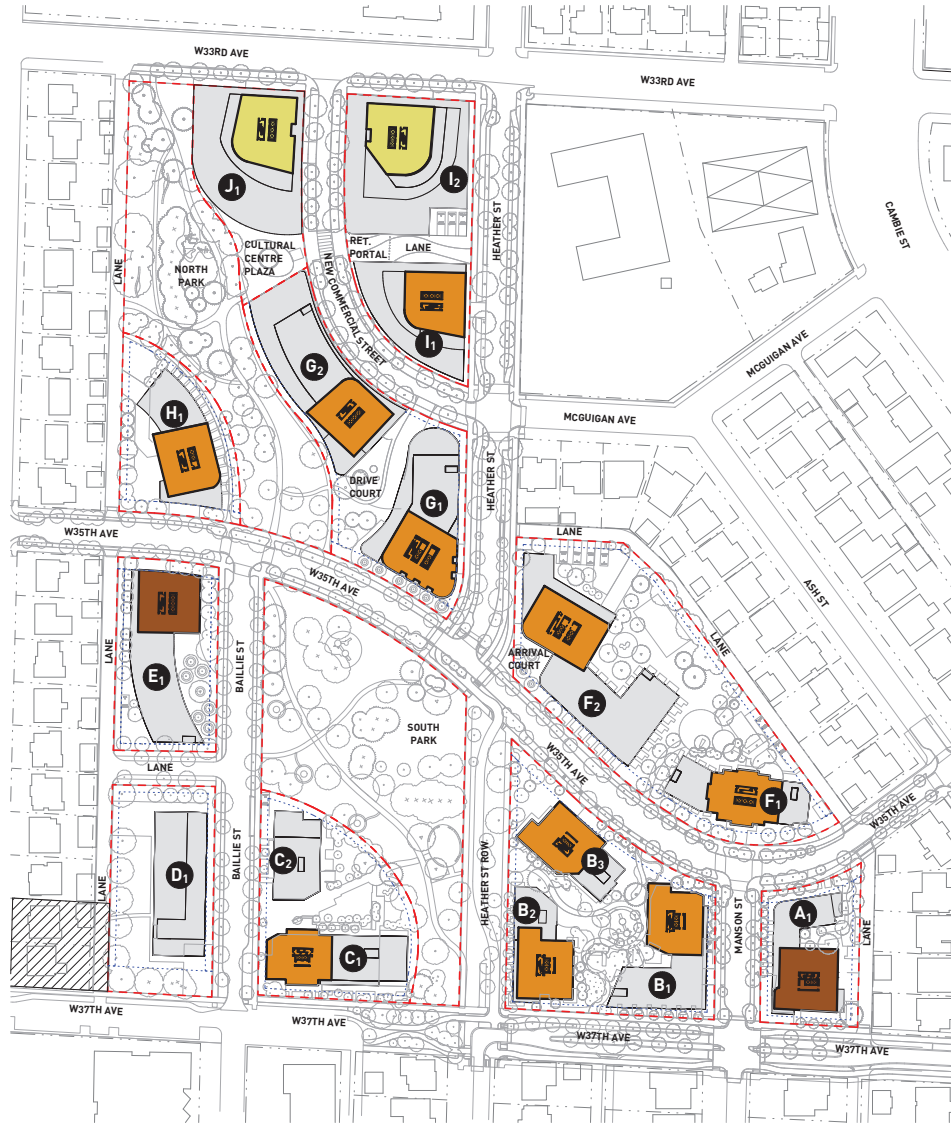
HEATHER LANDS

REZONING SUBMISSION

LEVEL 13 PLAN

DATE	10/21/2025 3:25:10 PM
DRAWN BY	Author
CHECKED BY	Checker
SCALE	As indicated
JOB NUMBER	25001

A1.15



STATISTICS

BUILDING	GFA	GFA
A1	7,470 SF	694 m ²
B1	7,141 SF	663 m ²
B2	7,123 SF	662 m ²
B3	7,182 SF	667 m ²
C1	6,557 SF	609 m ²
E1	7,500 SF	697 m ²
F1	7,174 SF	666 m ²
F2	8,250 SF	766 m ²
G1	8,250 SF	766 m ²
G2	7,150 SF	664 m ²
H1	7,150 SF	664 m ²
I1	7,150 SF	664 m ²
I2	8,250 SF	766 m ²
J1	8,250 SF	766 m ²
TOTAL	104,597 SF	9,717 m ²

LEGEND

- PARCEL/BUILDING IDENTIFICATION
- PROPERTY LINE
- CSF OWNED
NOT PART OF HEATHER LANDS REZONING
- ELEV. OVERRUN / MECH. ENCLOSURE

AREA LEGEND

- AHI LEASEHOLD
- MARKET LEASEHOLD
- SOCIAL
- SCHOOL
- RETAIL
- CULTURAL
- CHILDCARE
- AMENITY
- LOBBY
- SERVICE CORRIDOR
- VISTA
- STAGING AREA
- RETAIL GARBAGE ROOM
- PODIUM BELOW
- CIRCULATION EXCLUDED



NOTES

REVISIONS	NO.	DATE	DESCRIPTION



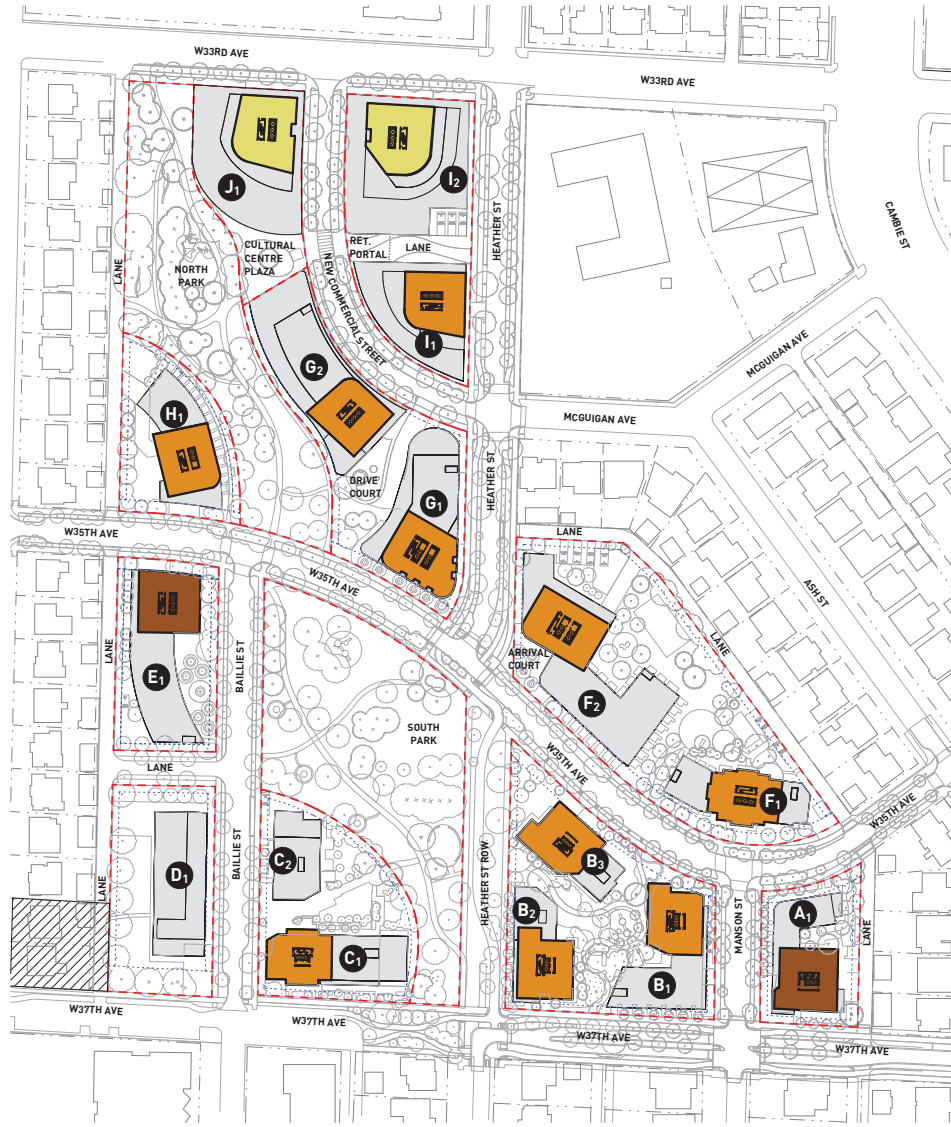
HEATHER LANDS

REZONING SUBMISSION

LEVEL 14 PLAN

DATE	10/21/2025 3:25:19 PM
DRAWN BY	Author
CHECKED BY	Checker
SCALE	As indicated
JOB NUMBER	25001

A1.16



STATISTICS

BUILDING	GFA	GFA
A1	7,470 SF	694 m ²
B1	7,141 SF	663 m ²
B2	7,123 SF	662 m ²
B3	7,182 SF	667 m ²
C1	6,557 SF	609 m ²
E1	7,500 SF	697 m ²
F1	7,174 SF	666 m ²
F2	8,250 SF	766 m ²
G1	8,250 SF	766 m ²
G2	7,150 SF	664 m ²
H1	7,150 SF	664 m ²
I1	7,150 SF	664 m ²
I2	8,250 SF	766 m ²
J1	8,250 SF	766 m ²
TOTAL	104,596 SF	9,717 m ²

LEGEND

- PARCEL/BUILDING IDENTIFICATION
- PROPERTY LINE
- CSF OWNED
NOT PART OF HEATHER LANDS REZONING
- ELEV. OVERRUN / MECH. ENCLOSURE

AREA LEGEND

- AHI LEASEHOLD
- MARKET LEASEHOLD
- SOCIAL
- SCHOOL
- RETAIL
- CULTURAL
- CHILDCARE
- AMENITY
- LOBBY
- SERVICE CORRIDOR
- VISTA
- STAGING AREA
- RETAIL GARBAGE ROOM
- PODIUM BELOW
- CIRCULATION EXCLUDED



NOTES

REVISIONS	NO.	DATE	DESCRIPTION

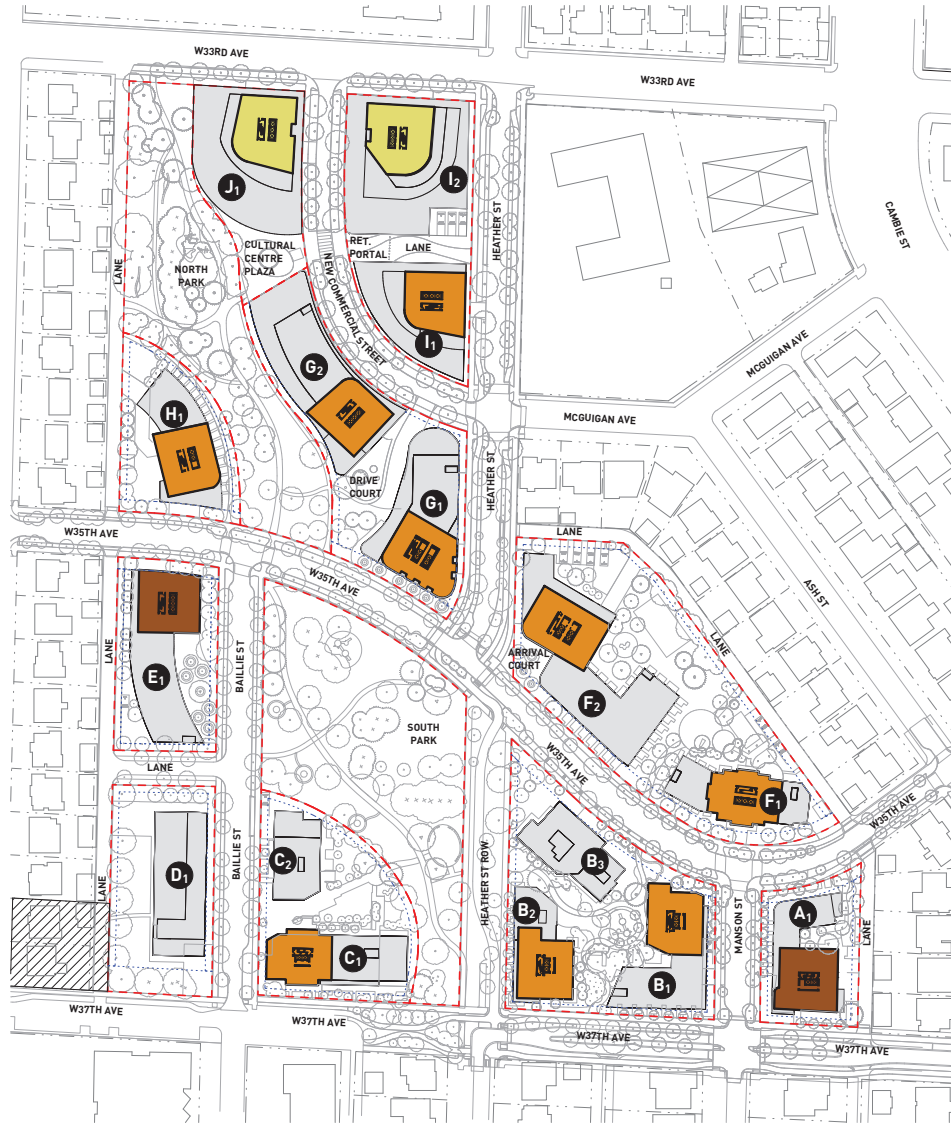


HEATHER LANDS

REZONING SUBMISSION

LEVEL 15 PLAN

DATE	10/21/2025 3:25:29 PM
DRAWN BY	Author
CHECKED BY	Checker
SCALE	As indicated
JOB NUMBER	25001



STATISTICS

BUILDING	GFA	GFA
A1	7,470 SF	694 m ²
B1	7,141 SF	663 m ²
B2	7,123 SF	662 m ²
C1	6,557 SF	609 m ²
E1	7,500 SF	697 m ²
F1	7,174 SF	666 m ²
F2	8,250 SF	766 m ²
G1	8,250 SF	766 m ²
G2	7,150 SF	664 m ²
H1	7,150 SF	664 m ²
I1	7,150 SF	664 m ²
I2	8,250 SF	766 m ²
J1	8,250 SF	766 m ²
TOTAL	97,414 SF	9,050 m ²

LEGEND

- PARCEL/BUILDING IDENTIFICATION
- PROPERTY LINE
- CSF OWNED
NOT PART OF HEATHER LANDS REZONING
- ELEV. OVERRUN / MECH. ENCLOSURE

AREA LEGEND

- AHI LEASEHOLD
- MARKET LEASEHOLD
- SOCIAL
- SCHOOL
- RETAIL
- CULTURAL
- CHILDCARE
- AMENITY
- LOBBY
- SERVICE CORRIDOR
- VISTA
- STAGING AREA
- RETAIL GARBAGE ROOM
- PODIUM BELOW
- CIRCULATION EXCLUDED



NOTES

REVISIONS	NO.	DATE	DESCRIPTION

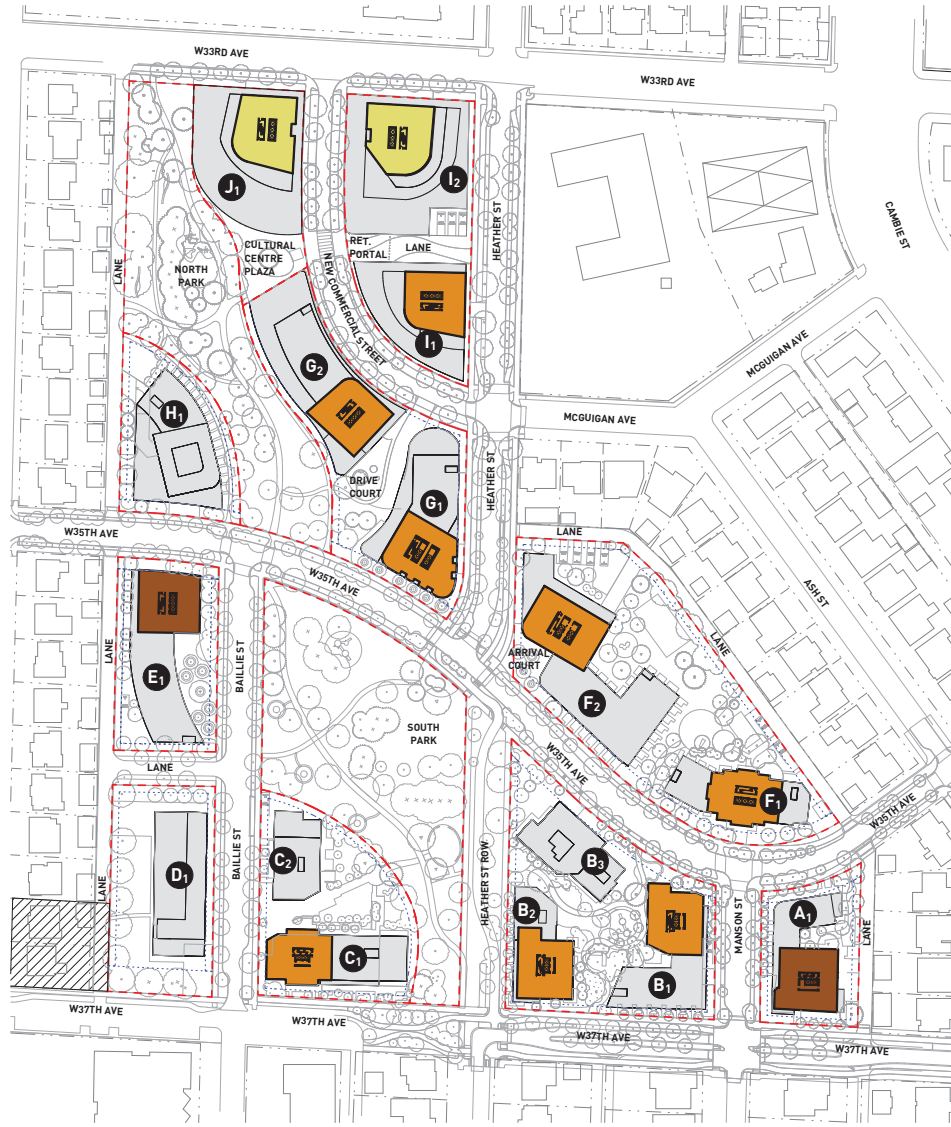
HEATHER LANDS

REZONING SUBMISSION

LEVEL 16 PLAN

DATE	10/21/2025 3:25:38 PM
DRAWN BY	Author
CHECKED BY	Checker
SCALE	As indicated
JOB NUMBER	25001

A1.18



STATISTICS

BUILDING	GFA	GFA
A1	7,470 SF	694 m ²
B1	7,141 SF	663 m ²
B2	7,123 SF	662 m ²
C1	6,557 SF	609 m ²
E1	7,500 SF	697 m ²
F1	7,174 SF	666 m ²
F2	8,250 SF	766 m ²
G1	8,250 SF	766 m ²
G2	7,150 SF	664 m ²
I1	7,150 SF	664 m ²
I2	8,250 SF	766 m ²
J1	8,250 SF	766 m ²
TOTAL	90,264 SF	8,386 m ²

LEGEND

- PARCEL/BUILDING IDENTIFICATION
- PROPERTY LINE
- CSF OWNED
NOT PART OF HEATHER LANDS REZONING
- ELEV. OVERRUN / MECH. ENCLOSURE

AREA LEGEND

- AHI LEASEHOLD
- MARKET LEASEHOLD
- SOCIAL
- SCHOOL
- RETAIL
- CULTURAL
- CHILDCARE
- AMENITY
- LOBBY
- SERVICE CORRIDOR
- VISTA
- STAGING AREA
- RETAIL GARBAGE ROOM
- PODIUM BELOW
- CIRCULATION EXCLUDED



NOTES

REVISIONS	NO.	DATE	DESCRIPTION

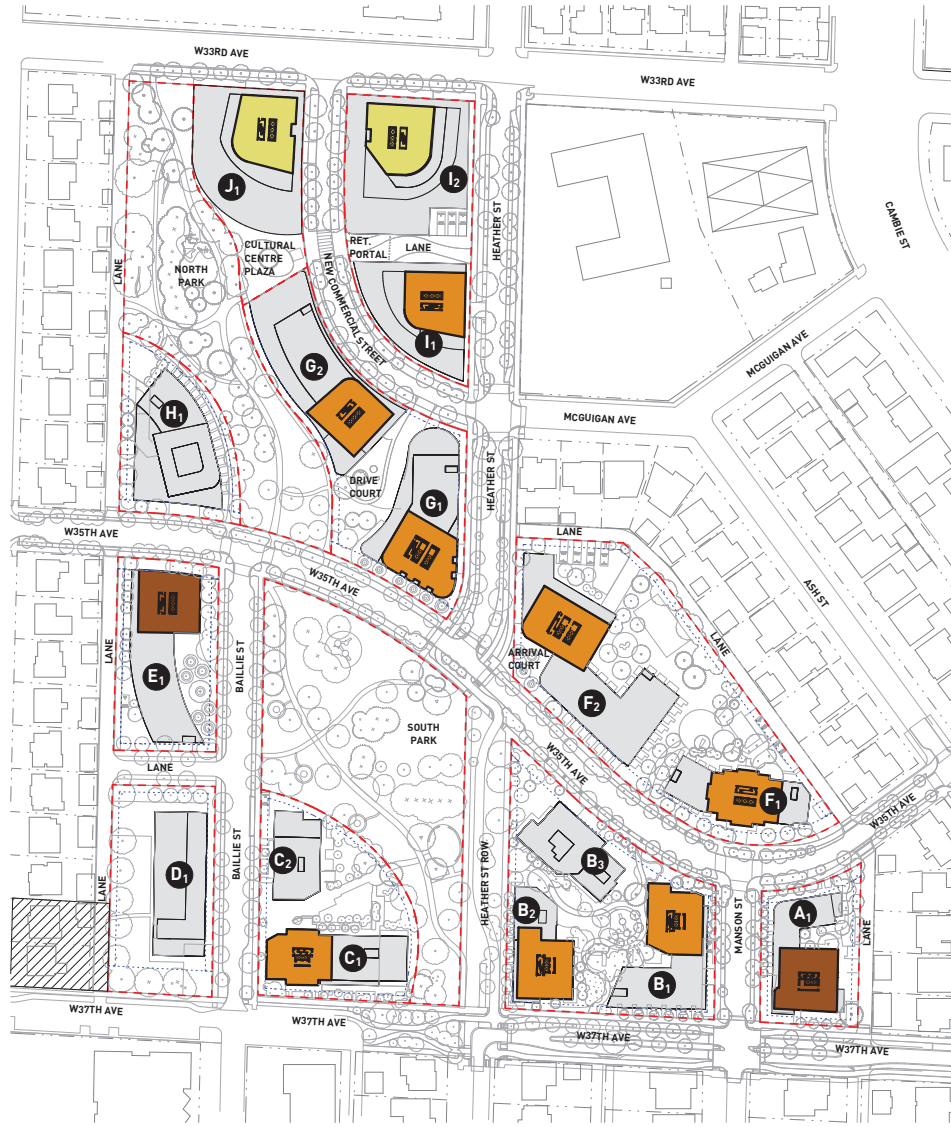
HEATHER LANDS

REZONING SUBMISSION

LEVEL 17 PLAN

DATE	10/21/2025 3:25:48 PM
DRAWN BY	Author
CHECKED BY	Checker
SCALE	As indicated
JOB NUMBER	25001

A1.19



STATISTICS

BUILDING	GFA	GFA
A1	7,470 SF	694 m ²
B1	7,141 SF	663 m ²
B2	7,123 SF	662 m ²
C1	6,557 SF	609 m ²
E1	7,500 SF	697 m ²
F1	7,174 SF	666 m ²
F2	8,250 SF	766 m ²
G1	8,250 SF	766 m ²
G2	7,150 SF	664 m ²
I1	7,150 SF	664 m ²
I2	8,250 SF	766 m ²
J1	8,250 SF	766 m ²
TOTAL	90,264 SF	8,386 m ²

LEGEND

- PARCEL/BUILDING IDENTIFICATION
- PROPERTY LINE
- CSF OWNED
NOT PART OF HEATHER LANDS REZONING
- ELEV. OVERRUN / MECH. ENCLOSURE

AREA LEGEND

- AHI LEASEHOLD
- MARKET LEASEHOLD
- SOCIAL
- SCHOOL
- RETAIL
- CULTURAL
- CHILDCARE
- AMENITY
- LOBBY
- SERVICE CORRIDOR
- VISTA
- STAGING AREA
- RETAIL GARBAGE ROOM
- PODIUM BELOW
- CIRCULATION EXCLUDED



NOTES

REVISIONS	NO.	DATE	DESCRIPTION

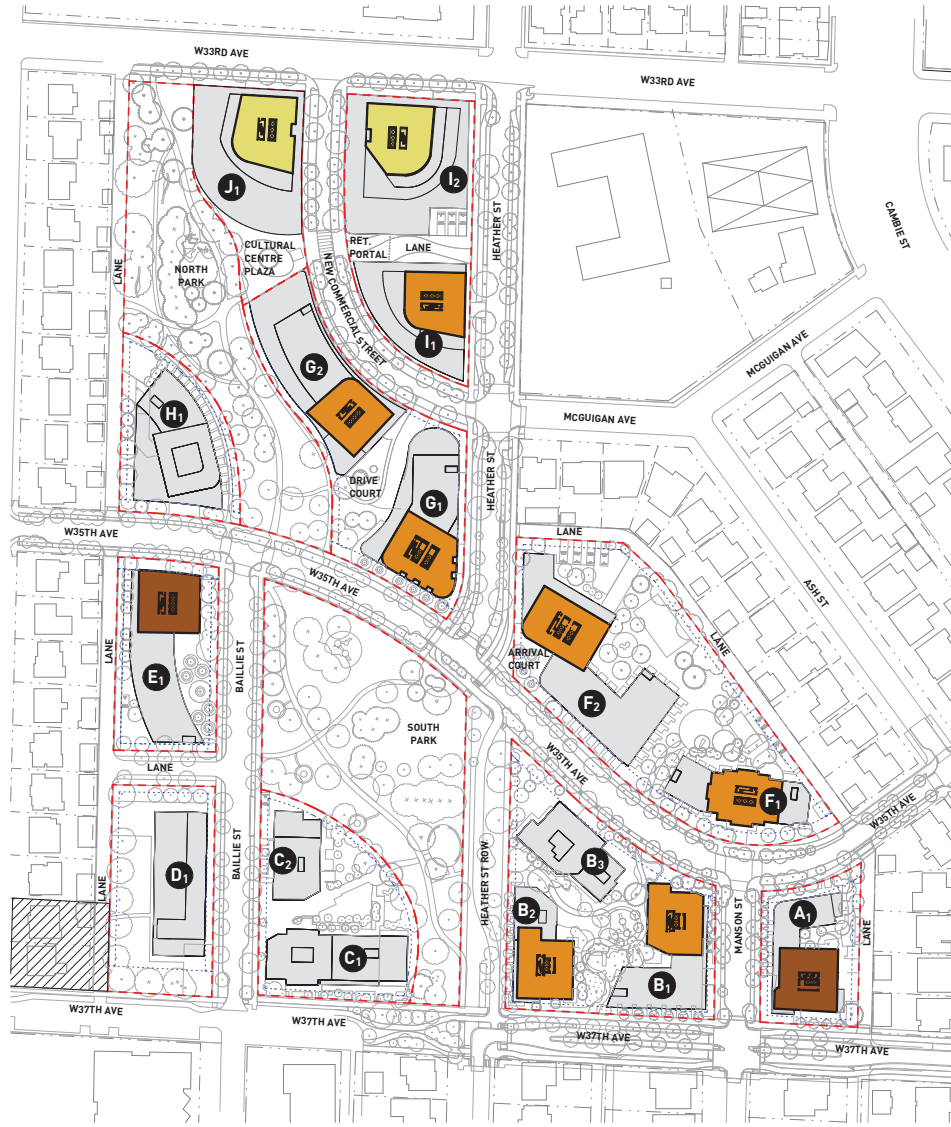


HEATHER LANDS

REZONING SUBMISSION

LEVEL 18 PLAN

DATE	10/21/2025 3:25:59 PM
DRAWN BY	Author
CHECKED BY	Checker
SCALE	As indicated
JOB NUMBER	25001



STATISTICS

BUILDING	GFA	GFA
A1	7,470 SF	694 m ²
B1	7,141 SF	663 m ²
B2	7,123 SF	662 m ²
E1	7,500 SF	697 m ²
F1	7,174 SF	666 m ²
F2	8,250 SF	766 m ²
G1	8,250 SF	766 m ²
G2	7,150 SF	664 m ²
I1	7,150 SF	664 m ²
I2	8,250 SF	766 m ²
J1	8,250 SF	766 m ²
TOTAL	83,707 SF	7,777 m ²

LEGEND

- PARCEL/BUILDING IDENTIFICATION
- PROPERTY LINE
- CSF OWNED
NOT PART OF HEATHER LANDS REZONING
- ELEV. OVERRUN / MECH. ENCLOSURE

AREA LEGEND

- AHI LEASEHOLD
- MARKET LEASEHOLD
- SOCIAL
- SCHOOL
- RETAIL
- CULTURAL
- CHILDCARE
- AMENITY
- LOBBY
- SERVICE CORRIDOR
- VISTA
- STAGING AREA
- RETAIL GARBAGE ROOM
- PODIUM BELOW
- CIRCULATION EXCLUDED



NOTES

REVISIONS	NO.	DATE	DESCRIPTION



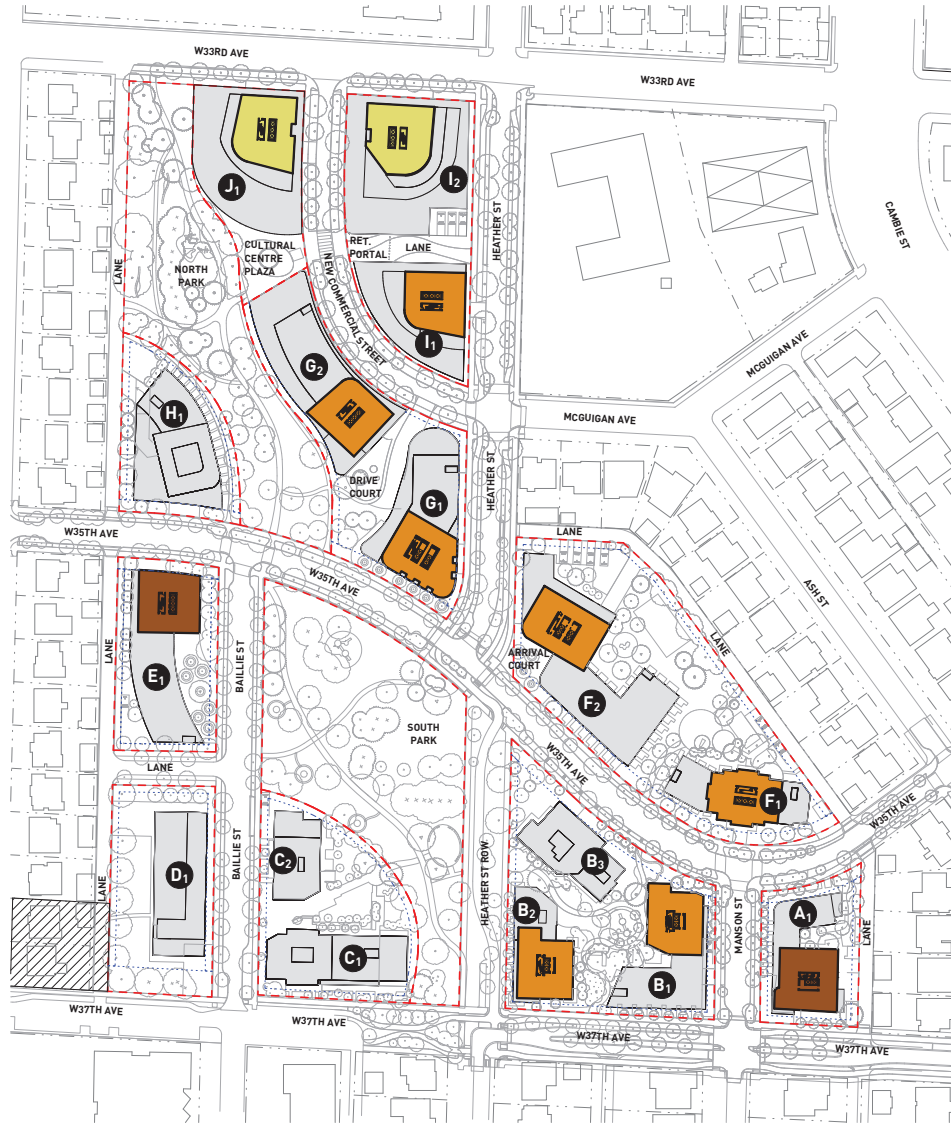
HEATHER LANDS

REZONING SUBMISSION

LEVEL 19 PLAN

DATE	10/21/2025 3:26:09 PM
DRAWN BY	Author
CHECKED BY	Checker
SCALE	As indicated
JOB NUMBER	25001

A1.21



STATISTICS

BUILDING	GFA	GFA
A1	7,470 SF	694 m ²
B1	7,141 SF	663 m ²
B2	7,123 SF	662 m ²
E1	7,500 SF	697 m ²
F1	7,174 SF	666 m ²
F2	8,250 SF	766 m ²
G1	8,250 SF	766 m ²
G2	7,150 SF	664 m ²
I1	7,150 SF	664 m ²
I2	8,250 SF	766 m ²
J1	8,250 SF	766 m ²
TOTAL	83,707 SF	7,777 m ²

LEGEND

- PARCEL/BUILDING IDENTIFICATION
- PROPERTY LINE
- CSF OWNED
NOT PART OF HEATHER LANDS REZONING
- ELEV. OVERRUN / MECH. ENCLOSURE

AREA LEGEND

- AHI LEASEHOLD
- MARKET LEASEHOLD
- SOCIAL
- SCHOOL
- RETAIL
- CULTURAL
- CHILDCARE
- AMENITY
- LOBBY
- SERVICE CORRIDOR
- VISTA
- STAGING AREA
- RETAIL GARBAGE ROOM
- PODIUM BELOW
- CIRCULATION EXCLUDED



NOTES

REVISIONS	NO.	DATE	DESCRIPTION



HEATHER LANDS

REZONING SUBMISSION

LEVEL 20 PLAN

DATE	10/21/2025 3:26:19 PM
DRAWN BY	Author
CHECKED BY	Checker
SCALE	As indicated
JOB NUMBER	25001

STATISTICS

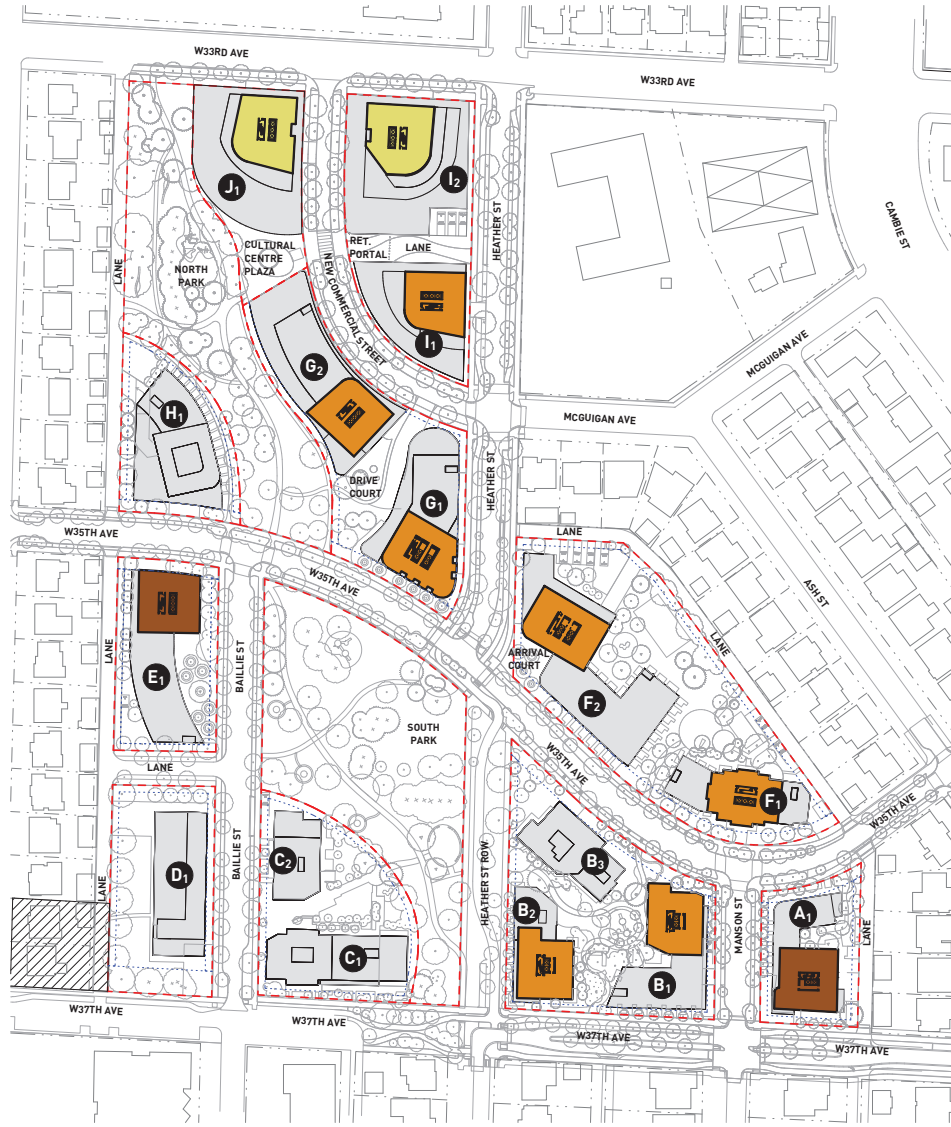
BUILDING	GFA	GFA
A1	7,470 SF	694 m ²
B1	7,141 SF	663 m ²
B2	7,123 SF	662 m ²
E1	7,500 SF	697 m ²
F1	7,174 SF	666 m ²
F2	8,250 SF	766 m ²
G1	8,250 SF	766 m ²
G2	7,150 SF	664 m ²
I1	7,150 SF	664 m ²
I2	8,250 SF	766 m ²
J1	8,250 SF	766 m ²
TOTAL	83,707 SF	7,777 m ²

LEGEND

- PARCEL/BUILDING IDENTIFICATION
- PROPERTY LINE
- CSF OWNED
NOT PART OF HEATHER LANDS REZONING
- ELEV. OVERRUN / MECH. ENCLOSURE

AREA LEGEND

- AHI LEASEHOLD
- MARKET LEASEHOLD
- SOCIAL
- SCHOOL
- RETAIL
- CULTURAL
- CHILDCARE
- AMENITY
- LOBBY
- SERVICE CORRIDOR
- VISTA
- STAGING AREA
- RETAIL GARBAGE ROOM
- PODIUM BELOW
- CIRCULATION EXCLUDED





NOTES

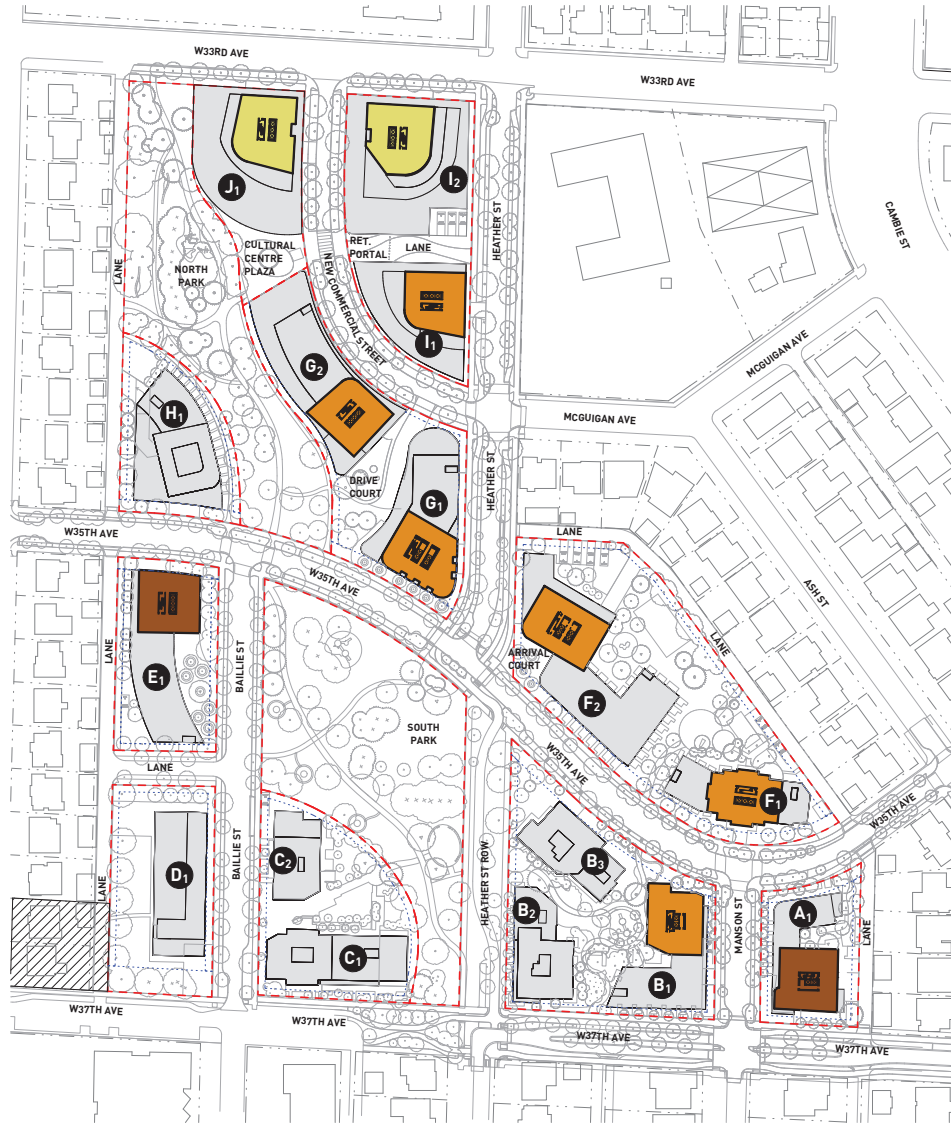
REVISIONS	NO.	DATE	DESCRIPTION

HEATHER LANDS

REZONING SUBMISSION

LEVEL 21 PLAN

DATE	10/21/2025 3:26:29 PM
DRAWN BY	Author
CHECKED BY	Checker
SCALE	As indicated
JOB NUMBER	25001



STATISTICS

BUILDING	GFA	GFA
A1	7,470 SF	694 m ²
B1	7,141 SF	663 m ²
E1	7,500 SF	697 m ²
F1	7,174 SF	666 m ²
F2	8,250 SF	766 m ²
G1	8,250 SF	766 m ²
G2	7,150 SF	664 m ²
I1	7,150 SF	664 m ²
I2	8,250 SF	766 m ²
J1	8,250 SF	766 m ²
TOTAL	76,584 SF	7,115 m ²

LEGEND

- PARCEL/BUILDING IDENTIFICATION
- PROPERTY LINE
- CSF OWNED
NOT PART OF HEATHER LANDS REZONING
- ELEV. OVERRUN / MECH. ENCLOSURE

AREA LEGEND

- AHI LEASEHOLD
- MARKET LEASEHOLD
- SOCIAL
- SCHOOL
- RETAIL
- CULTURAL
- CHILDCARE
- AMENITY
- LOBBY
- SERVICE CORRIDOR
- VISTA
- STAGING AREA
- RETAIL GARBAGE ROOM
- PODIUM BELOW
- CIRCULATION EXCLUDED



NOTES

REVISIONS	NO.	DATE	DESCRIPTION



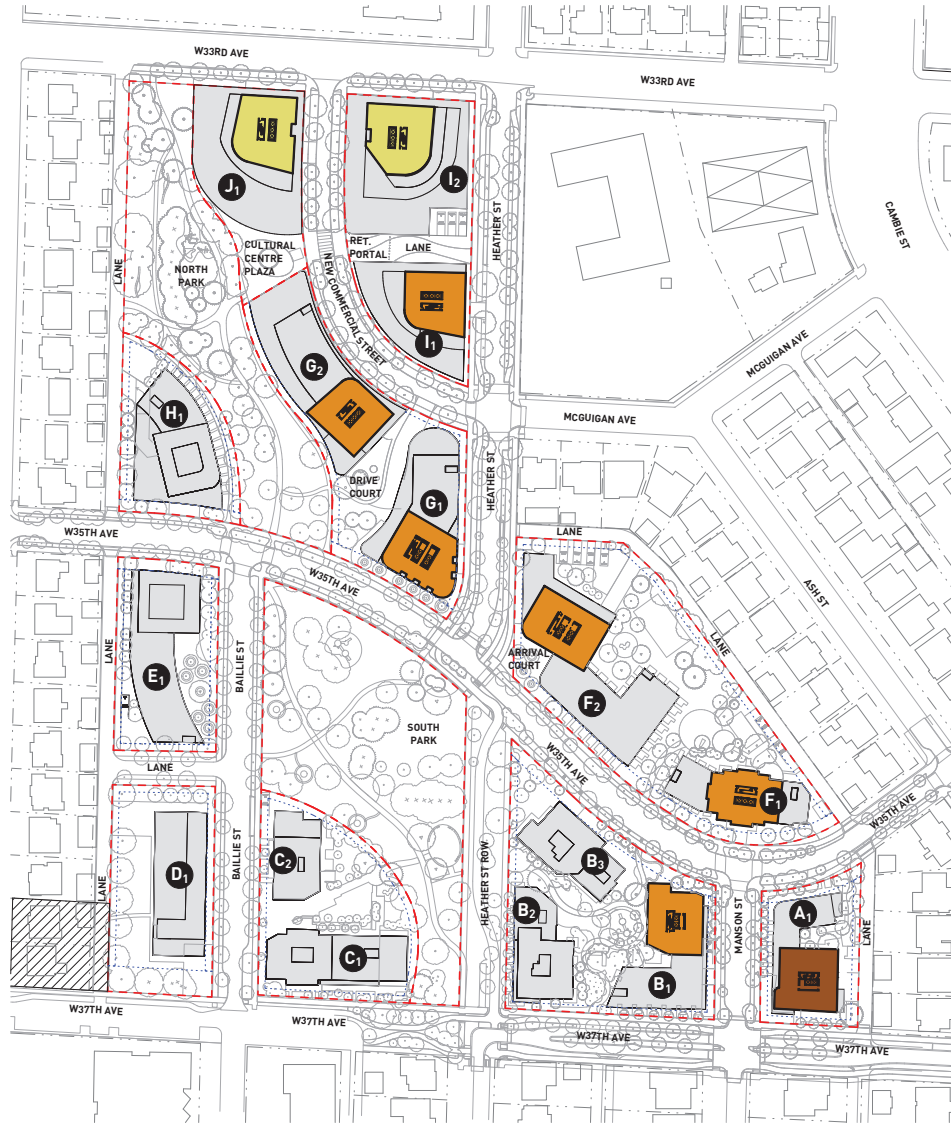
HEATHER LANDS

REZONING SUBMISSION

LEVEL 22 PLAN

DATE	10/21/2025 3:26:40 PM
DRAWN BY	Author
CHECKED BY	Checker
SCALE	As indicated
JOB NUMBER	25001

A1.24



STATISTICS

BUILDING	GFA	GFA
A1	7,470 SF	694 m ²
B1	7,141 SF	663 m ²
F1	7,174 SF	666 m ²
F2	8,250 SF	766 m ²
G1	8,250 SF	766 m ²
G2	7,150 SF	664 m ²
I1	7,150 SF	664 m ²
I2	8,250 SF	766 m ²
J1	8,250 SF	766 m ²
TOTAL	69,084 SF	6,418 m ²

LEGEND

- PARCEL/BUILDING IDENTIFICATION
- PROPERTY LINE
- CSF OWNED
NOT PART OF HEATHER LANDS REZONING
- ELEV. OVERRUN / MECH. ENCLOSURE

AREA LEGEND

- AHI LEASEHOLD
- MARKET LEASEHOLD
- SOCIAL
- SCHOOL
- RETAIL
- CULTURAL
- CHILDCARE
- AMENITY
- LOBBY
- SERVICE CORRIDOR
- VISTA
- STAGING AREA
- RETAIL GARBAGE ROOM
- PODIUM BELOW
- CIRCULATION EXCLUDED



NOTES

REVISIONS	NO.	DATE	DESCRIPTION



HEATHER LANDS

REZONING SUBMISSION

LEVEL 23 PLAN

DATE	10/21/2025 3:26:50 PM
DRAWN BY	Author
CHECKED BY	Checker
SCALE	As indicated
JOB NUMBER	25001

A1.25

STATISTICS

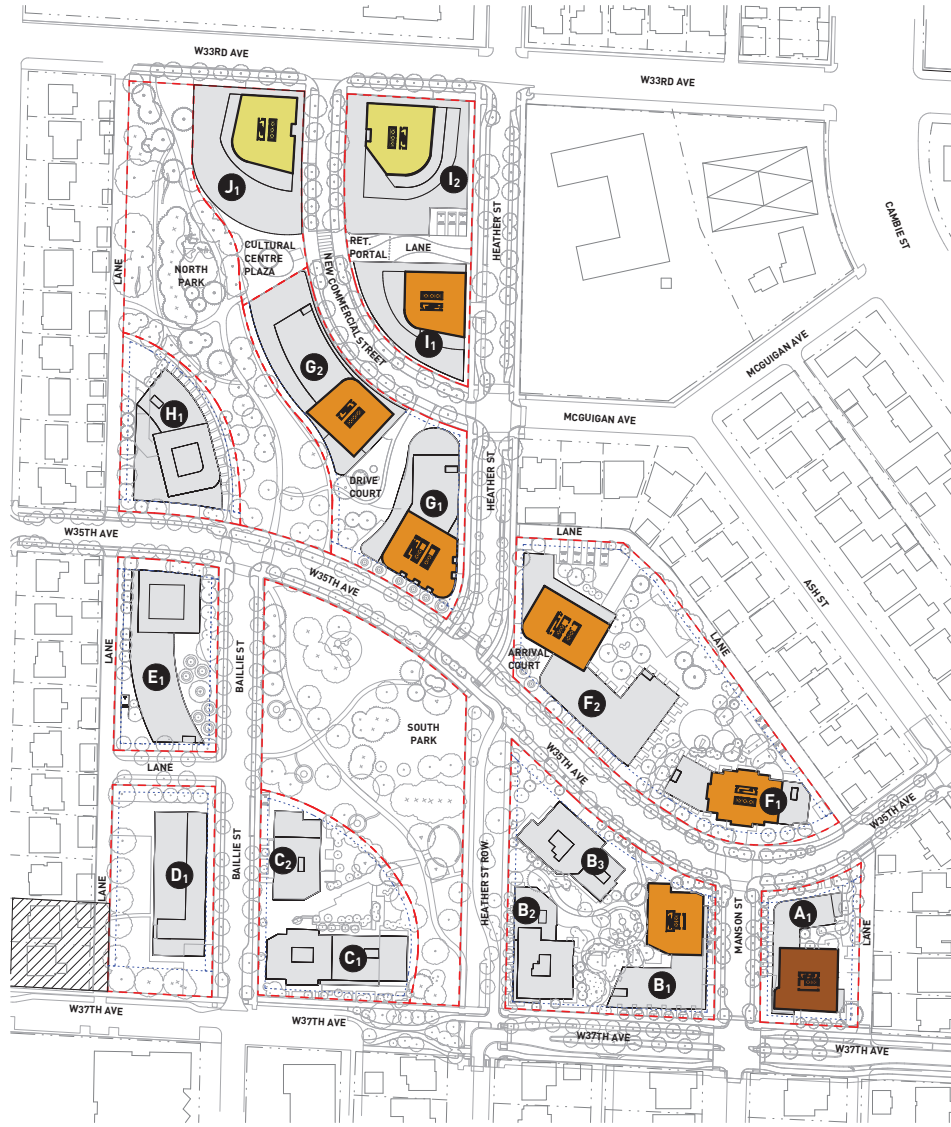
BUILDING	BSF AREA	GFA
A1	7,470 SF	694 m ²
B1	7,141 SF	663 m ²
F1	7,174 SF	666 m ²
F2	8,250 SF	766 m ²
G1	8,250 SF	766 m ²
G2	7,150 SF	664 m ²
I1	7,150 SF	664 m ²
I2	8,250 SF	766 m ²
J1	8,250 SF	766 m ²
TOTAL	69,084 SF	6,418 m ²

LEGEND

- PARCEL/BUILDING IDENTIFICATION
- PROPERTY LINE
- CSF OWNED
NOT PART OF HEATHER LANDS REZONING
- ELEV. OVERRUN / MECH. ENCLOSURE

AREA LEGEND

- AHI LEASEHOLD
- MARKET LEASEHOLD
- SOCIAL
- SCHOOL
- RETAIL
- CULTURAL
- CHILDCARE
- AMENITY
- LOBBY
- SERVICE CORRIDOR
- VISTA
- STAGING AREA
- RETAIL GARBAGE ROOM
- PODIUM BELOW
- CIRCULATION EXCLUDED





NOTES

REVISIONS	NO.	DATE	DESCRIPTION



HEATHER LANDS

REZONING SUBMISSION

LEVEL 24 PLAN

DATE	10/21/2025 3:26:59 PM
DRAWN BY	Author
CHECKED BY	Checker
SCALE	As indicated
JOB NUMBER	25001

A1.26

STATISTICS

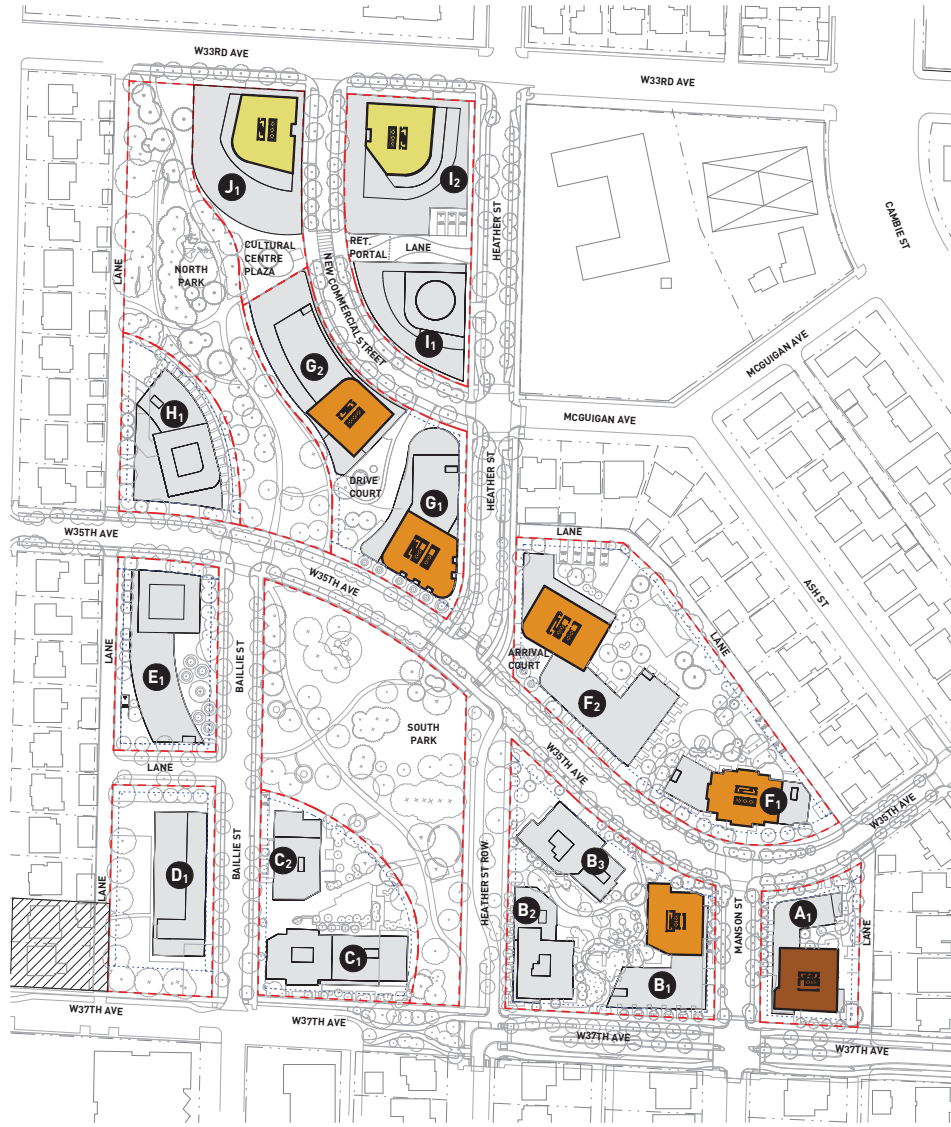
BUILDING	GFA	GFA
A1	7,470 SF	694 m ²
B1	7,141 SF	663 m ²
F1	7,174 SF	666 m ²
F2	8,250 SF	766 m ²
G1	8,250 SF	766 m ²
G2	7,150 SF	664 m ²
I2	8,250 SF	766 m ²
J1	8,250 SF	766 m ²
TOTAL	61,934 SF	5,754 m ²

LEGEND

- PARCEL/BUILDING IDENTIFICATION
- PROPERTY LINE
- CSF OWNED
NOT PART OF HEATHER LANDS REZONING
- ELEV. OVERRUN / MECH. ENCLOSURE

AREA LEGEND

- AHI LEASEHOLD
- MARKET LEASEHOLD
- SOCIAL
- SCHOOL
- RETAIL
- CULTURAL
- CHILDCARE
- AMENITY
- LOBBY
- SERVICE CORRIDOR
- VISTA
- STAGING AREA
- RETAIL GARBAGE ROOM
- PODIUM BELOW
- CIRCULATION EXCLUDED





NOTES

REVISIONS	NO.	DATE	DESCRIPTION



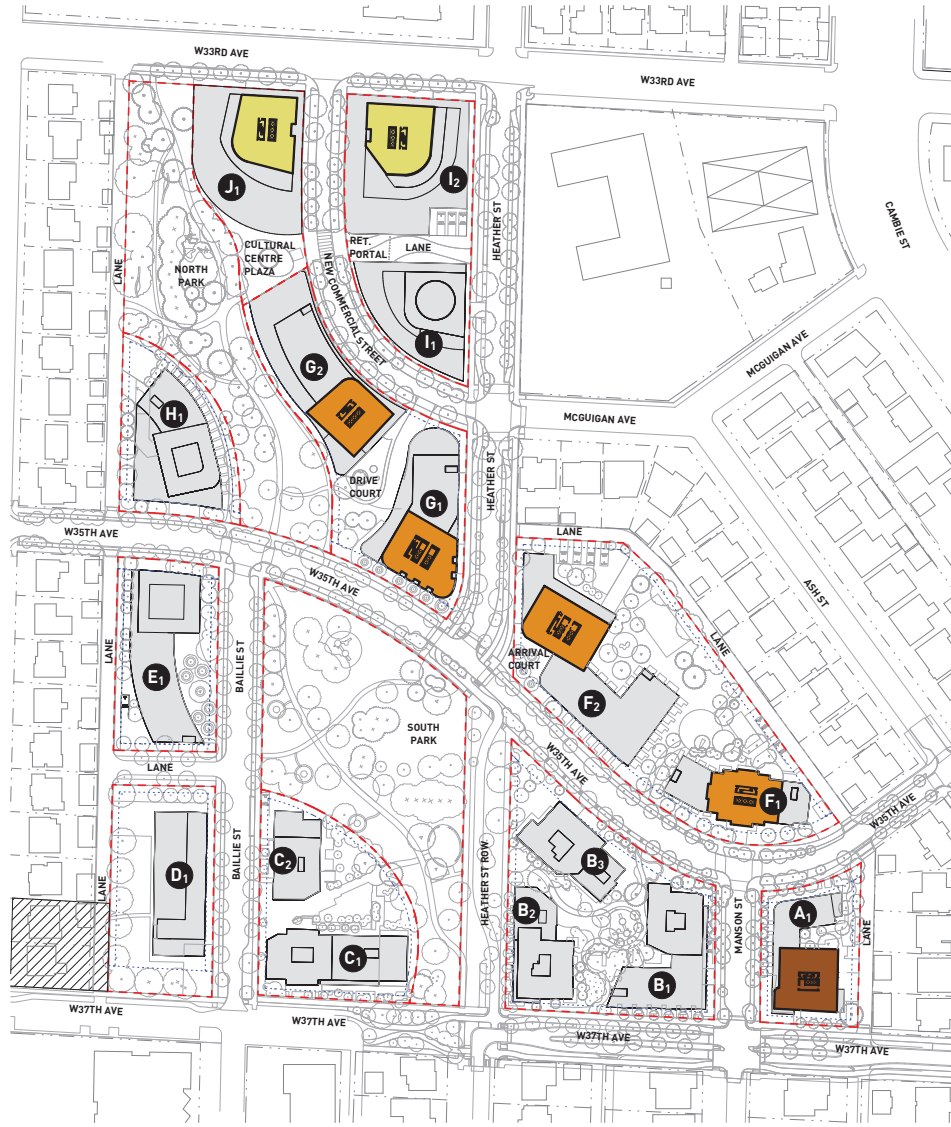
HEATHER LANDS

REZONING SUBMISSION

LEVEL 25 PLAN

DATE	10/21/2025 3:27:09 PM
DRAWN BY	Author
CHECKED BY	Checker
SCALE	As indicated
JOB NUMBER	25001

A1.27



STATISTICS

BUILDING	GFA	GFA
A1	7,470 SF	694 m ²
B1	7,141 SF	663 m ²
B2	7,123 SF	662 m ²
E1	7,500 SF	697 m ²
F1	7,174 SF	666 m ²
F2	8,250 SF	766 m ²
G1	8,250 SF	766 m ²
G2	7,150 SF	664 m ²
I1	7,150 SF	664 m ²
I2	8,250 SF	766 m ²
J1	8,250 SF	766 m ²
TOTAL	83,707 SF	7,777 m ²

LEGEND

- PARCEL/BUILDING IDENTIFICATION
- PROPERTY LINE
- CSF OWNED
NOT PART OF HEATHER LANDS REZONING
- ELEV. OVERRUN / MECH. ENCLOSURE

AREA LEGEND

- AHI LEASEHOLD
- MARKET LEASEHOLD
- SOCIAL
- SCHOOL
- RETAIL
- CULTURAL
- CHILDCARE
- AMENITY
- LOBBY
- SERVICE CORRIDOR
- VISTA
- STAGING AREA
- RETAIL GARBAGE ROOM
- PODIUM BELOW
- CIRCULATION EXCLUDED



NOTES

REVISIONS	NO.	DATE	DESCRIPTION

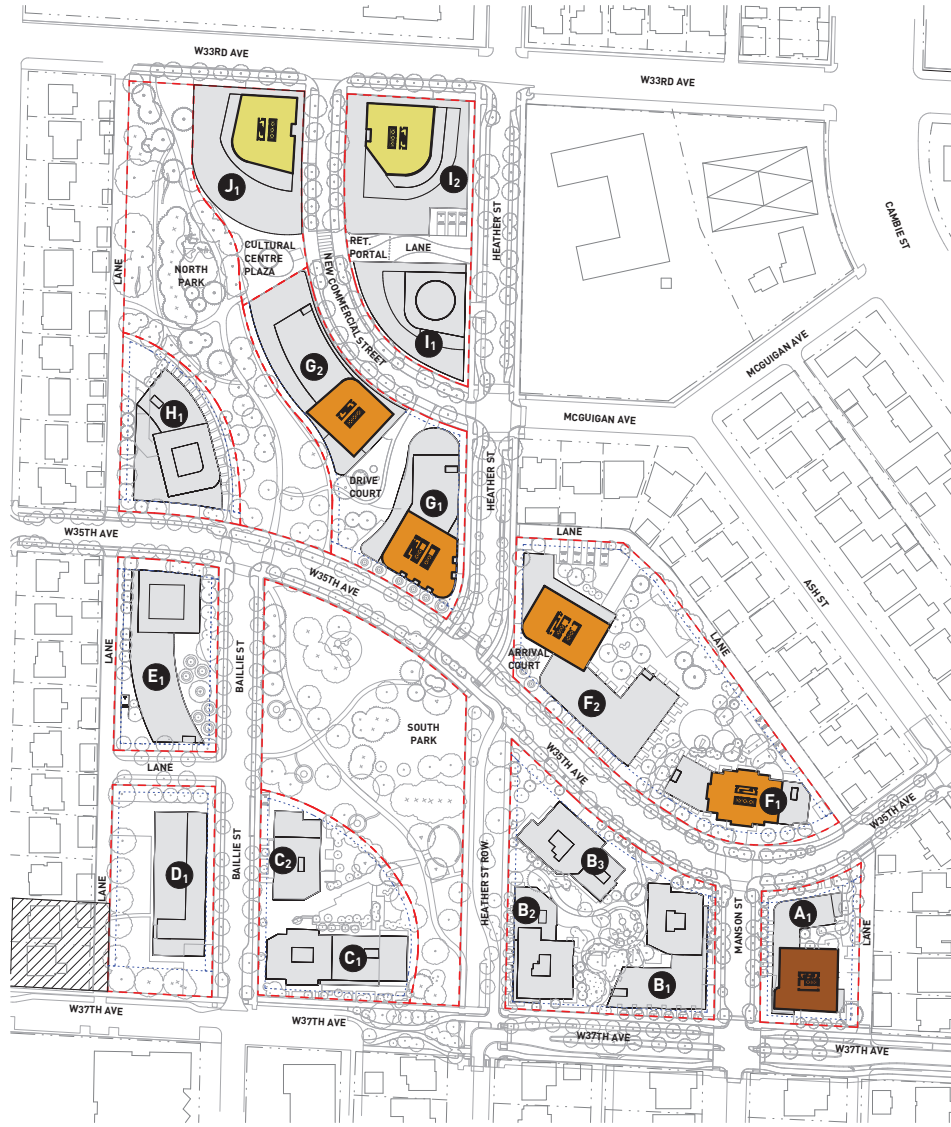


HEATHER LANDS

REZONING SUBMISSION

LEVEL 26 PLAN

DATE	10/21/2025 3:27:19 PM
DRAWN BY	Author
CHECKED BY	Checker
SCALE	As indicated
JOB NUMBER	25001



STATISTICS

BUILDING	GFA	GFA
A1	7,470 SF	694 m ²
F1	7,174 SF	666 m ²
F2	8,250 SF	766 m ²
G1	8,250 SF	766 m ²
G2	7,150 SF	664 m ²
I2	8,250 SF	766 m ²
J1	8,250 SF	766 m ²
TOTAL	54,793 SF	5,090 m ²

LEGEND

- PARCEL/BUILDING IDENTIFICATION
- PROPERTY LINE
- CSF OWNED
NOT PART OF HEATHER LANDS REZONING
- ELEV. OVERRUN / MECH. ENCLOSURE

AREA LEGEND

- AHI LEASEHOLD
- MARKET LEASEHOLD
- SOCIAL
- SCHOOL
- RETAIL
- CULTURAL
- CHILDCARE
- AMENITY
- LOBBY
- SERVICE CORRIDOR
- VISTA
- STAGING AREA
- RETAIL GARBAGE ROOM
- PODIUM BELOW
- CIRCULATION EXCLUDED



NOTES

REVISIONS	NO.	DATE	DESCRIPTION



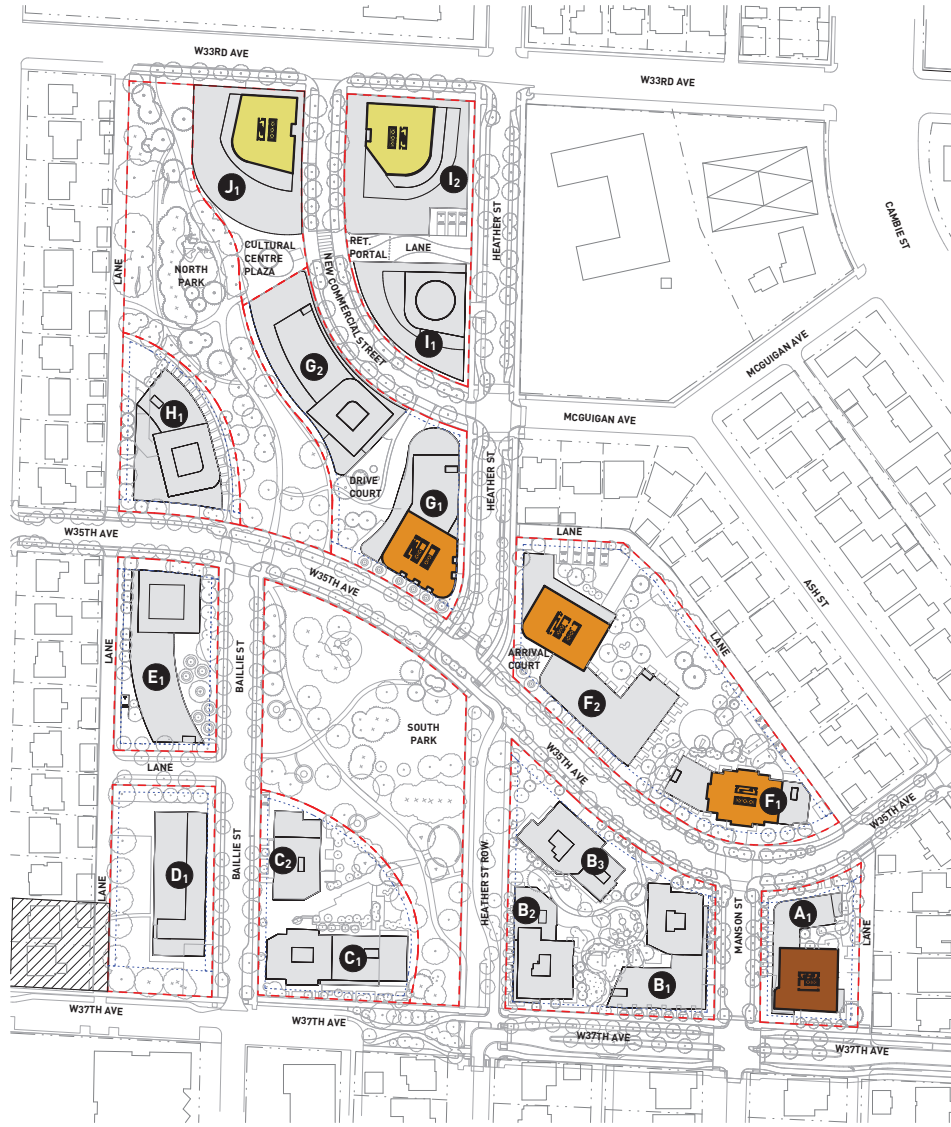
HEATHER LANDS

REZONING SUBMISSION

LEVEL 27 PLAN

DATE	10/21/2025 3:27:28 PM
DRAWN BY	Author
CHECKED BY	Checker
SCALE	As indicated
JOB NUMBER	25001

A1.29



STATISTICS

BUILDING	GFA	GFA
A1	7,470 SF	694 m ²
F1	7,174 SF	666 m ²
F2	8,250 SF	766 m ²
G1	8,250 SF	766 m ²
I2	8,250 SF	766 m ²
J1	8,250 SF	766 m ²
TOTAL	47,644 SF	4,426 m ²

LEGEND

- PARCEL/BUILDING IDENTIFICATION
- PROPERTY LINE
- CSF OWNED
NOT PART OF HEATHER LANDS REZONING
- ELEV. OVERRUN / MECH. ENCLOSURE

AREA LEGEND

- AHI LEASEHOLD
- MARKET LEASEHOLD
- SOCIAL
- SCHOOL
- RETAIL
- CULTURAL
- CHILDCARE
- AMENITY
- LOBBY
- SERVICE CORRIDOR
- VISTA
- STAGING AREA
- RETAIL GARBAGE ROOM
- PODIUM BELOW
- CIRCULATION EXCLUDED



NOTES

REVISIONS	NO.	DATE	DESCRIPTION



HEATHER LANDS

REZONING SUBMISSION

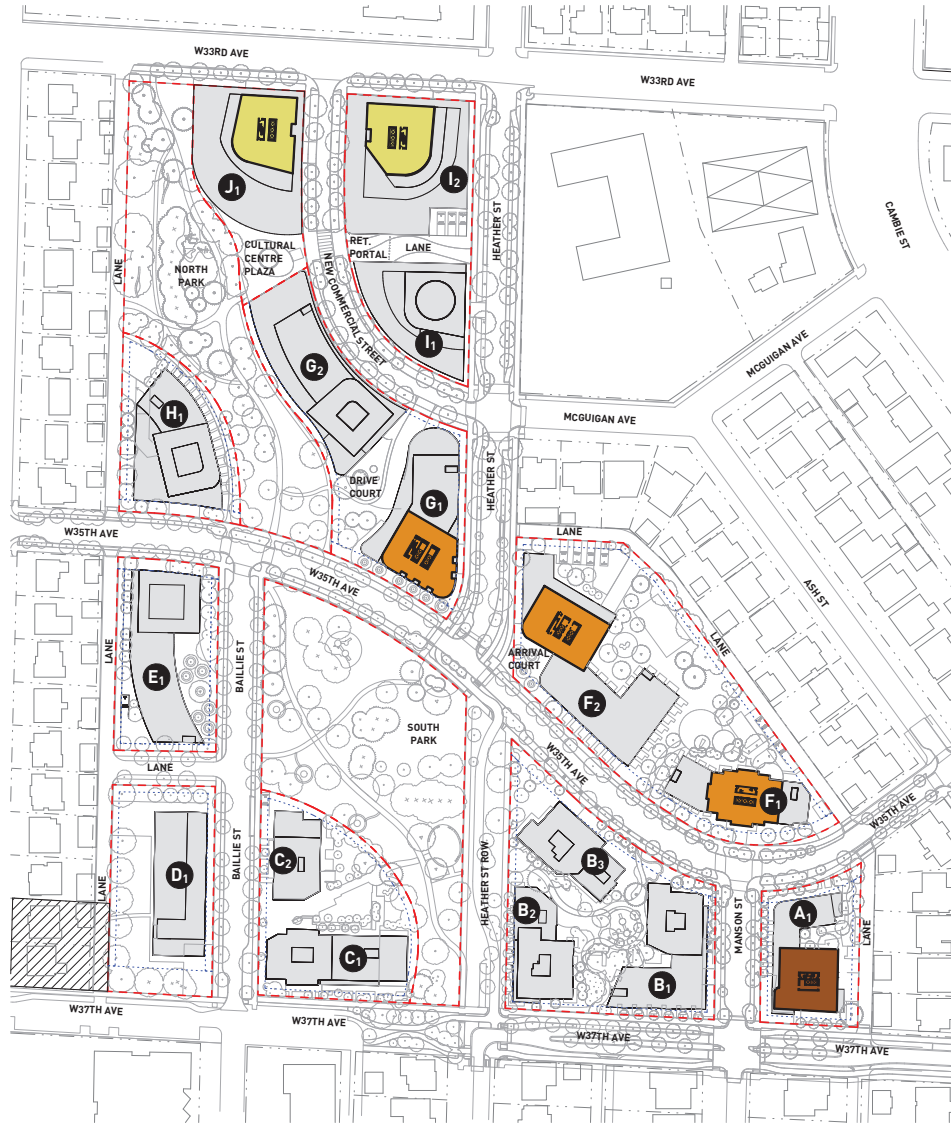
LEVEL 28 PLAN

DATE	10/21/2025 3:27:38 PM
DRAWN BY	Author
CHECKED BY	Checker
SCALE	As indicated
JOB NUMBER	25001

A1.30

STATISTICS

BUILDING	GFA	GFA
A1	7,470 SF	694 m ²
F1	7,174 SF	666 m ²
F2	8,250 SF	766 m ²
G1	8,250 SF	766 m ²
I2	8,250 SF	766 m ²
J1	8,250 SF	766 m ²
TOTAL	47,644 SF	4,426 m ²



LEGEND

- PARCEL/BUILDING IDENTIFICATION
- PROPERTY LINE
- CSF OWNED
NOT PART OF HEATHER LANDS REZONING
- ELEV. OVERRUN / MECH. ENCLOSURE

AREA LEGEND

- AHI LEASEHOLD
- MARKET LEASEHOLD
- SOCIAL
- SCHOOL
- RETAIL
- CULTURAL
- CHILDCARE
- AMENITY
- LOBBY
- SERVICE CORRIDOR
- VISTA
- STAGING AREA
- RETAIL GARBAGE ROOM
- PODIUM BELOW
- CIRCULATION EXCLUDED



NOTES

REVISIONS	NO.	DATE	DESCRIPTION



HEATHER LANDS

REZONING SUBMISSION

LEVEL 29 PLAN

DATE	10/21/2025 3:27:47 PM
DRAWN BY	Author
CHECKED BY	Checker
SCALE	As indicated
JOB NUMBER	25001

A1.31

STATISTICS

BUILDING	GFA	GFA
A1	7,470 SF	694 m ²
F2	8,250 SF	766 m ²
G1	8,250 SF	766 m ²
I2	8,250 SF	766 m ²
J1	8,250 SF	766 m ²
TOTAL	40,470 SF	3,760 m ²



LEGEND

- PARCEL/BUILDING IDENTIFICATION
- PROPERTY LINE
- CSF OWNED
NOT PART OF HEATHER LANDS REZONING
- ELEV. OVERRUN / MECH. ENCLOSURE

AREA LEGEND

- AHI LEASEHOLD
- MARKET LEASEHOLD
- SOCIAL
- SCHOOL
- RETAIL
- CULTURAL
- CHILDCARE
- AMENITY
- LOBBY
- SERVICE CORRIDOR
- VISTA
- STAGING AREA
- RETAIL GARBAGE ROOM
- PODIUM BELOW
- CIRCULATION EXCLUDED



NOTES

REVISIONS	NO.	DATE	DESCRIPTION



HEATHER LANDS

REZONING SUBMISSION

LEVEL 30 PLAN

DATE	10/21/2025 3:27:57 PM
DRAWN BY	Author
CHECKED BY	Checker
SCALE	As indicated
JOB NUMBER	25001

A1.32



STATISTICS

BUILDING	GFA	GFA
A1	7,470 SF	694 m ²
F2	8,250 SF	766 m ²
G1	8,250 SF	766 m ²
I2	8,250 SF	766 m ²
J1	8,250 SF	766 m ²
TOTAL	40,470 SF	3,760 m ²

LEGEND

- PARCEL/BUILDING IDENTIFICATION
- PROPERTY LINE
- CSF OWNED
NOT PART OF HEATHER LANDS REZONING
- ELEV. OVERRUN / MECH. ENCLOSURE

AREA LEGEND

- AHI LEASEHOLD
- MARKET LEASEHOLD
- SOCIAL
- SCHOOL
- RETAIL
- CULTURAL
- CHILDCARE
- AMENITY
- LOBBY
- SERVICE CORRIDOR
- VISTA
- STAGING AREA
- RETAIL GARBAGE ROOM
- PODIUM BELOW
- CIRCULATION EXCLUDED



NOTES

REVISIONS	NO.	DATE	DESCRIPTION



HEATHER LANDS

REZONING SUBMISSION

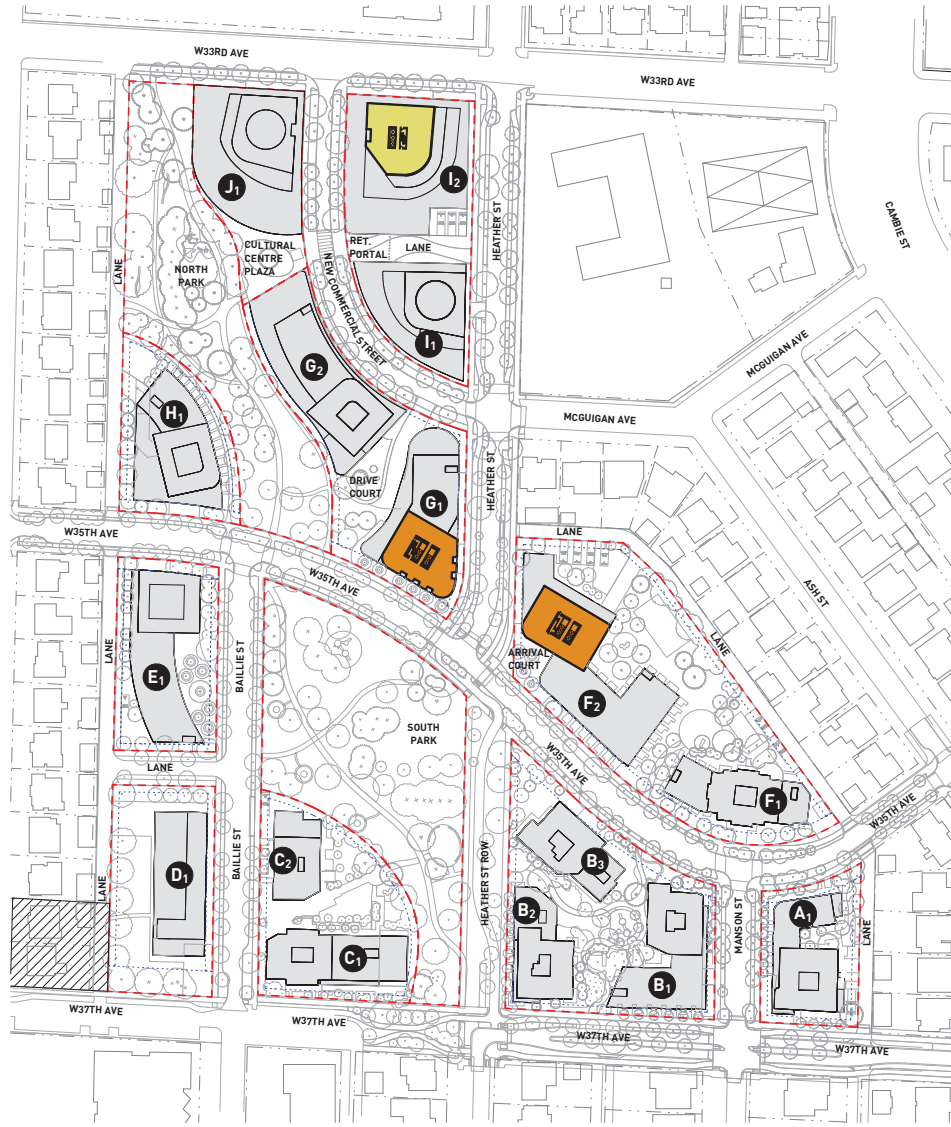
LEVEL 31-33 PLAN

DATE	10/21/2025 3:28:07 PM
DRAWN BY	Author
CHECKED BY	Checker
SCALE	As indicated
JOB NUMBER	25001

A1.33

STATISTICS

BUILDING	GFA	GFA
F2	8,250 SF	766 m ²
G1	8,250 SF	766 m ²
I2	8,250 SF	766 m ²
TOTAL	24,750 SF	2,299 m ²



LEGEND

- PARCEL/BUILDING IDENTIFICATION
- PROPERTY LINE
- CSF OWNED
NOT PART OF HEATHER LANDS REZONING
- ELEV. OVERRUN / MECH. ENCLOSURE

AREA LEGEND

- AHI LEASEHOLD
- MARKET LEASEHOLD
- SOCIAL
- SCHOOL
- RETAIL
- CULTURAL
- CHILDCARE
- AMENITY
- LOBBY
- SERVICE CORRIDOR
- VISTA
- STAGING AREA
- RETAIL GARBAGE ROOM
- PODIUM BELOW
- CIRCULATION EXCLUDED



NOTES

REVISIONS	NO.	DATE	DESCRIPTION



HEATHER LANDS

REZONING SUBMISSION

LEVEL 34-42 PLAN

DATE	10/21/2025 3:28:16 PM
DRAWN BY	Author
CHECKED BY	Checker
SCALE	As indicated
JOB NUMBER	25001

STATISTICS

BUILDING	GFA	GFA
F2	8,250 SF	766 m ²
G1	8,250 SF	766 m ²
TOTAL	16,500 SF	1,533 m ²



LEGEND

- PARCEL/BUILDING IDENTIFICATION
- PROPERTY LINE
- CSF OWNED
NOT PART OF HEATHER LANDS REZONING
- ELEV. OVERRUN / MECH. ENCLOSURE

AREA LEGEND

- AHI LEASEHOLD
- MARKET LEASEHOLD
- SOCIAL
- SCHOOL
- RETAIL
- CULTURAL
- CHILDCARE
- AMENITY
- LOBBY
- SERVICE CORRIDOR
- VISTA
- STAGING AREA
- RETAIL GARBAGE ROOM
- PODIUM BELOW
- CIRCULATION EXCLUDED



NOTES

REVISIONS	NO.	DATE	DESCRIPTION



HEATHER LANDS

REZONING SUBMISSION

LEVEL 43-46 PLAN

DATE	10/21/2025 3:28:28 PM
DRAWN BY	Author
CHECKED BY	Checker
SCALE	As indicated
JOB NUMBER	25001

A1.35

STATISTICS

BUILDING	GFA	GFA
F2	8,250 SF	766 m ²
TOTAL	8,250 SF	766 m ²



LEGEND

- PARCEL/BUILDING IDENTIFICATION
- PROPERTY LINE
- CSF OWNED
NOT PART OF HEATHER LANDS REZONING
- ELEV. OVERRUN / MECH. ENCLOSURE

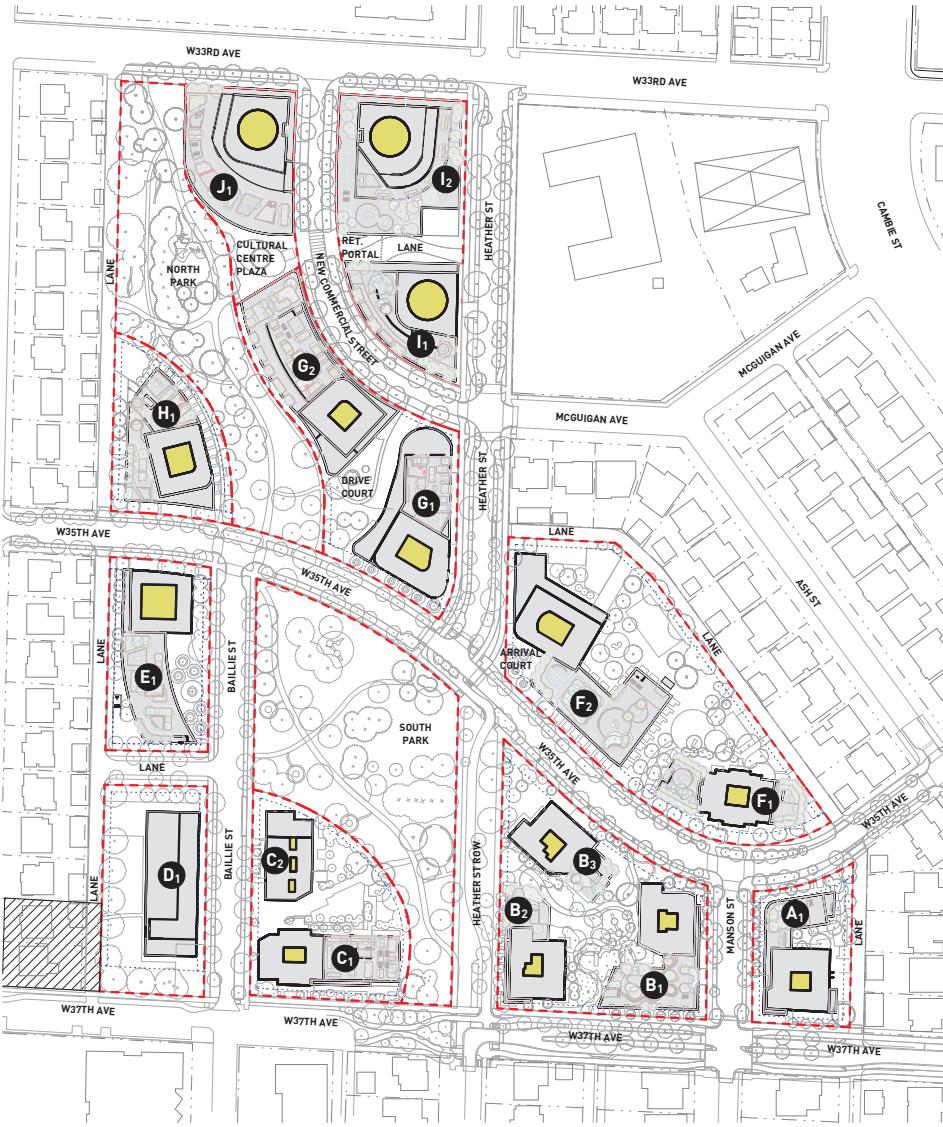
AREA LEGEND

- AHI LEASEHOLD
- MARKET LEASEHOLD
- SOCIAL
- SCHOOL
- RETAIL
- CULTURAL
- CHILDCARE
- AMENITY
- LOBBY
- SERVICE CORRIDOR
- VISTA
- STAGING AREA
- RETAIL GARBAGE ROOM
- PODIUM BELOW
- CIRCULATION EXCLUDED



NOTES

REVISIONS	NO.	DATE	DESCRIPTION



- LEGEND**
- PARCEL/BUILDING IDENTIFICATION
 - PROPERTY LINE
 - CSF OWNED
NOT PART OF HEATHER LANDS REZONING
 - ELEV. OVERRUN / MECH. ENCLOSURE

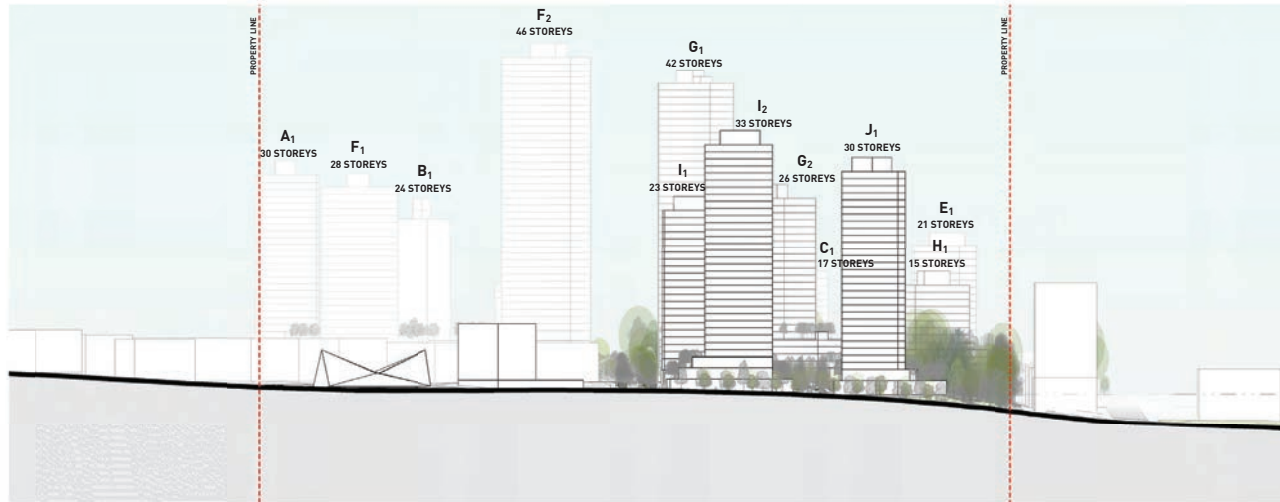


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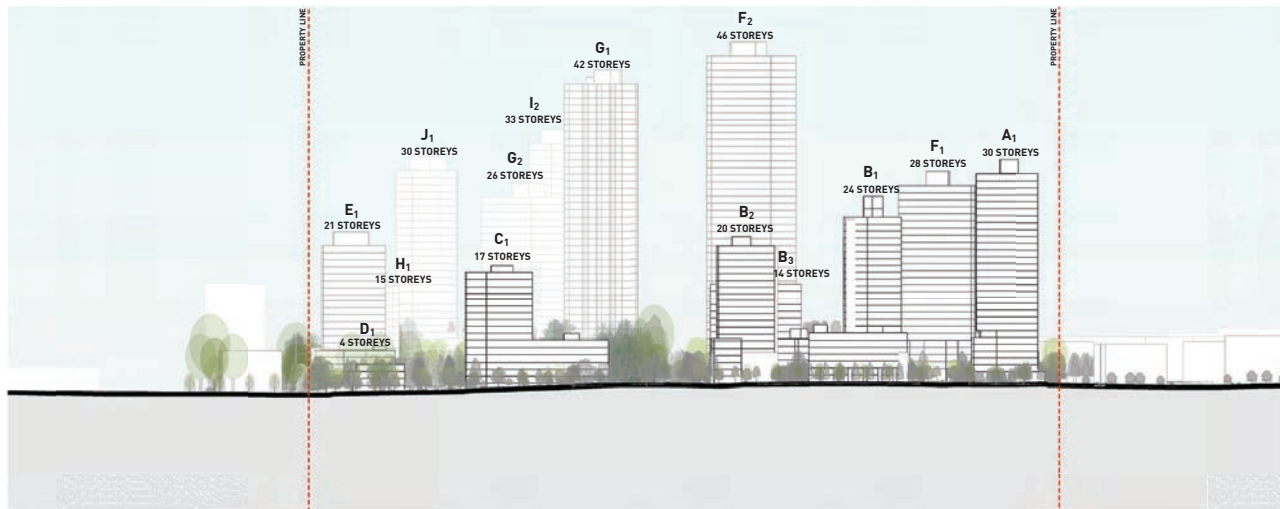
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ROOF PLAN

DATE	10/22/2025 10:10:26 AM
DRAWN BY	Author
CHECKED BY	Checker
SCALE	As indicated
JOB NUMBER	25001



1 | W33RD, LOOKING SOUTH



2 | W37TH, LOOKING NORTH

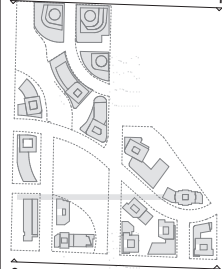


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NOTES



1
2

REVISIONS

NO.	DATE	DESCRIPTION



HEATHER LANDS

REZONING SUBMISSION

STREET ELEVATIONS

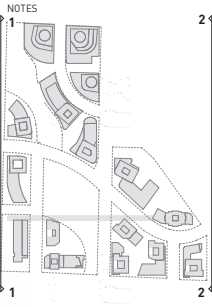
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A2.01



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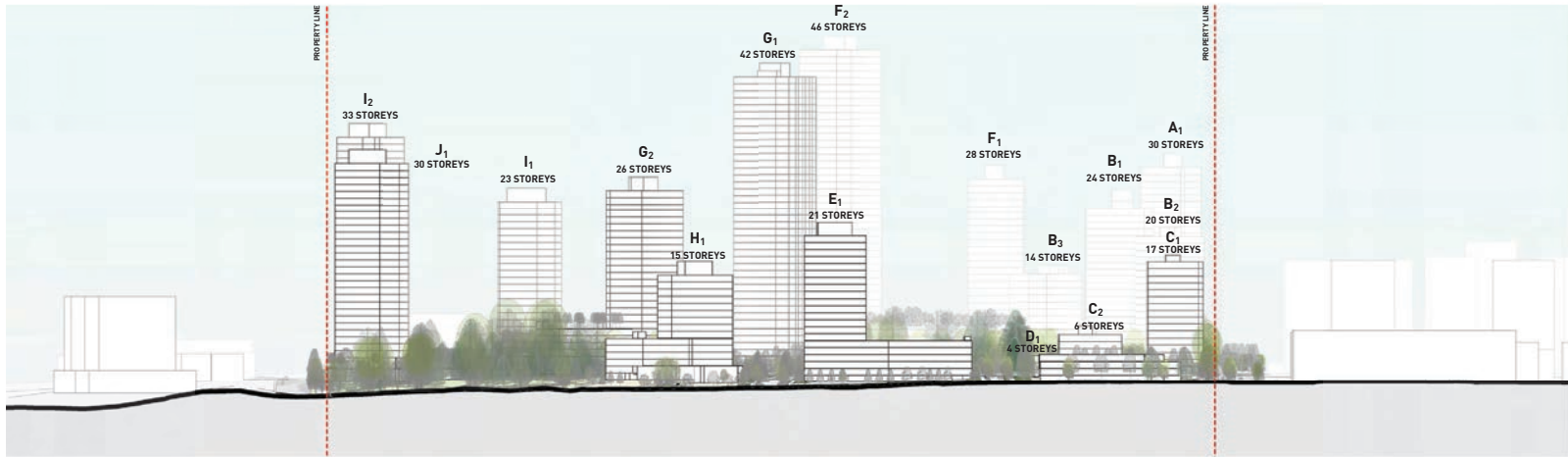
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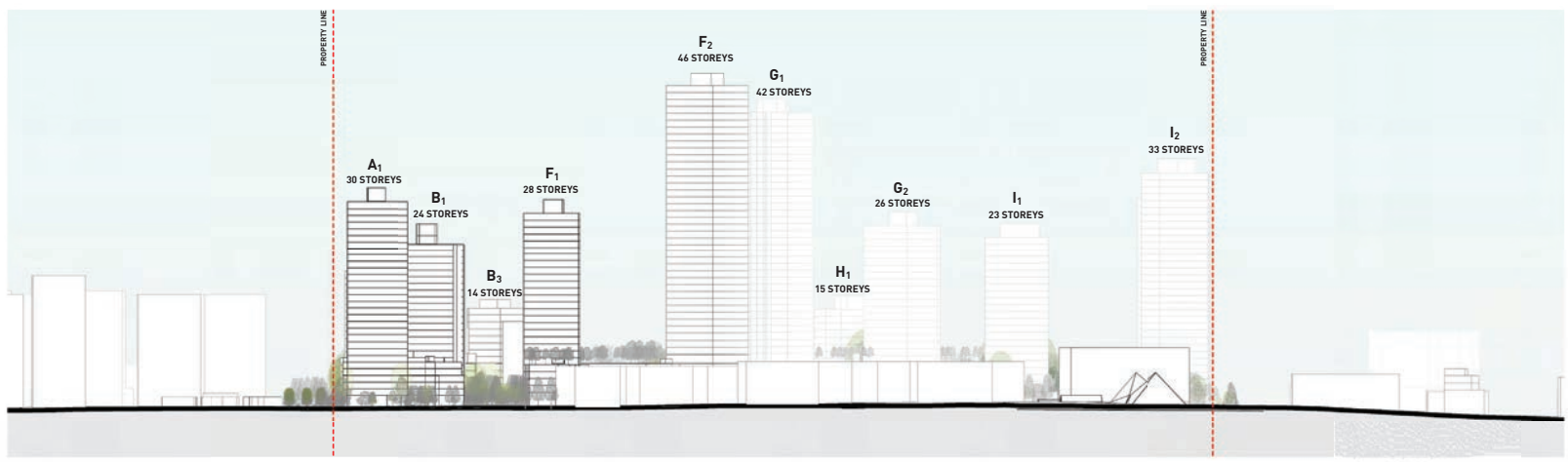
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SCALE	As Indicated
JOB NUMBER	25001

A2.02



1 | LANE EAST OF WILLOW STREET, LOOKING EAST

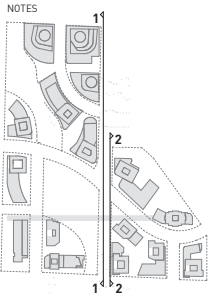


2 | LANE WEST OF ASH STREET, LOOKING WEST



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 STREET ELEVATIONS



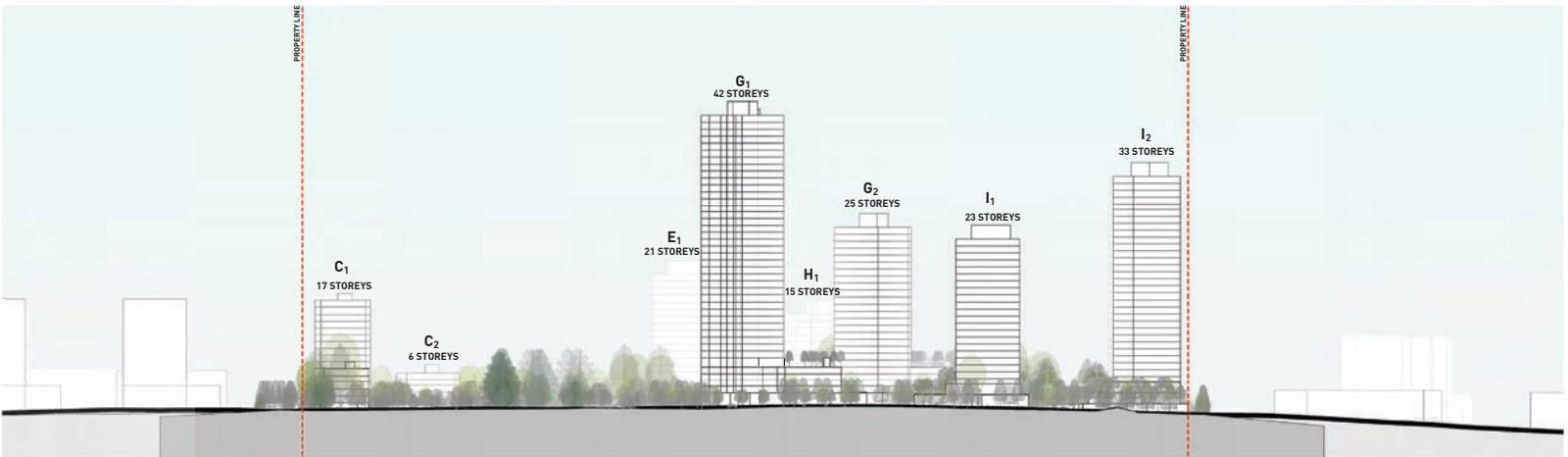
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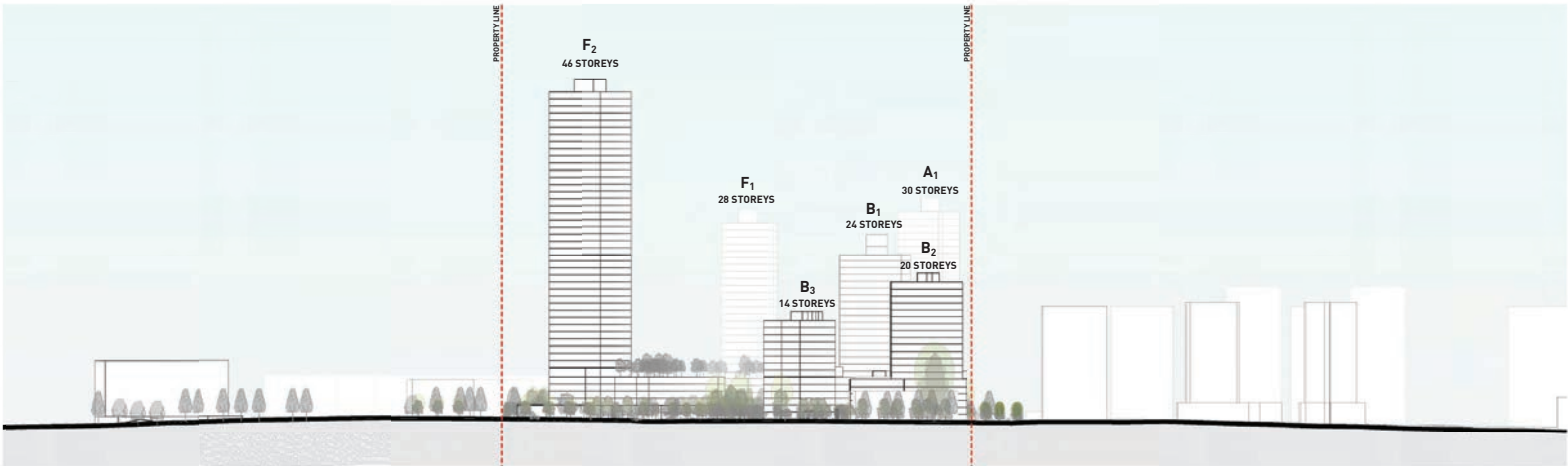
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 SCALE As indicated
 JOB NUMBER 25001

A2.03



1 HEATHER STREET, LOOKING WEST



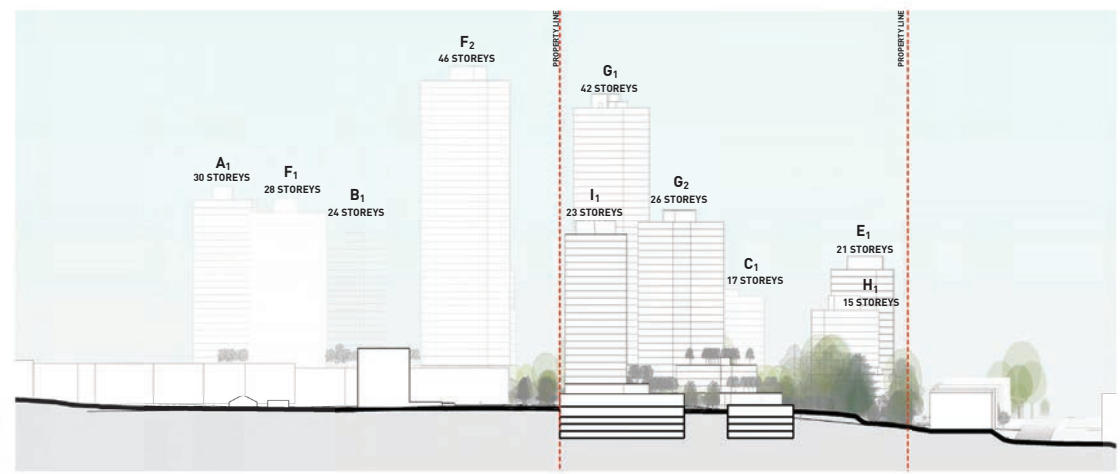
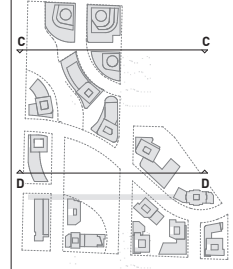
2 HEATHER STREET, LOOKING EAST



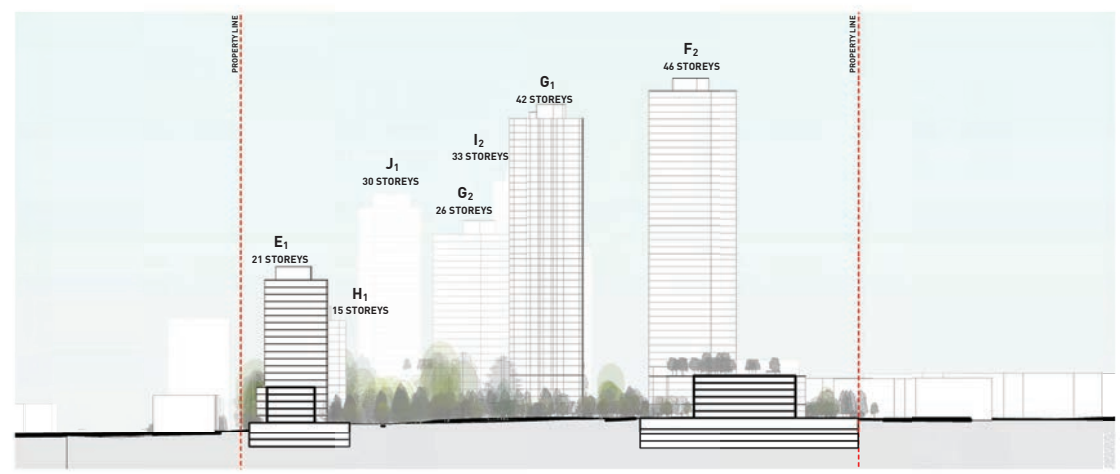
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NOTES



SECTION C - C



SECTION D - D

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HEATHER LANDS

REZONING SUBMISSION

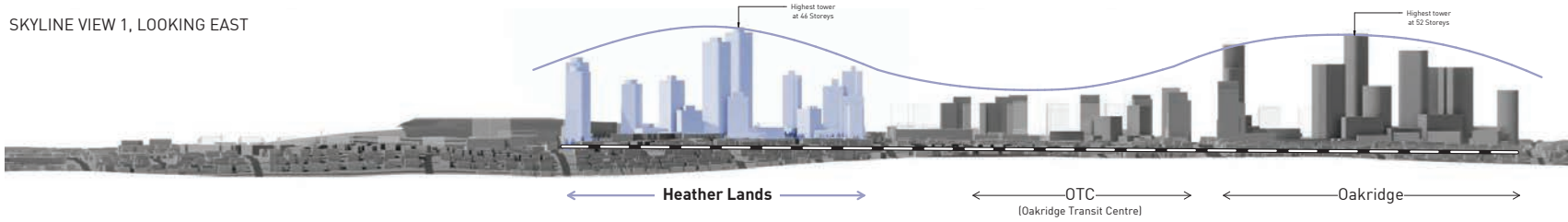
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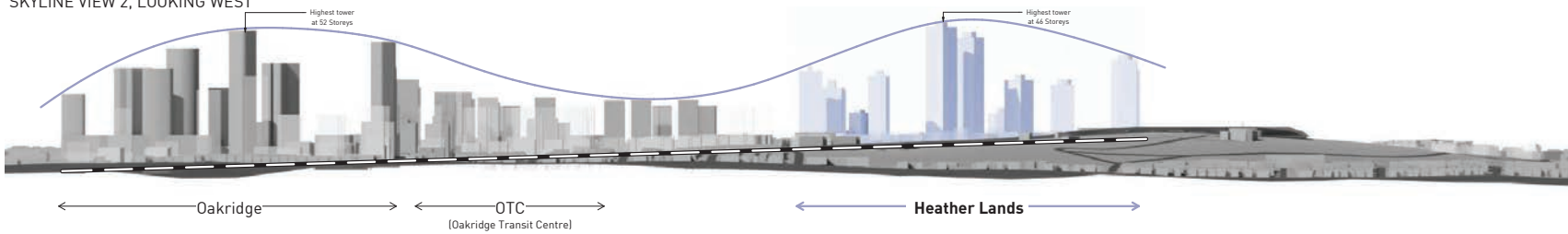
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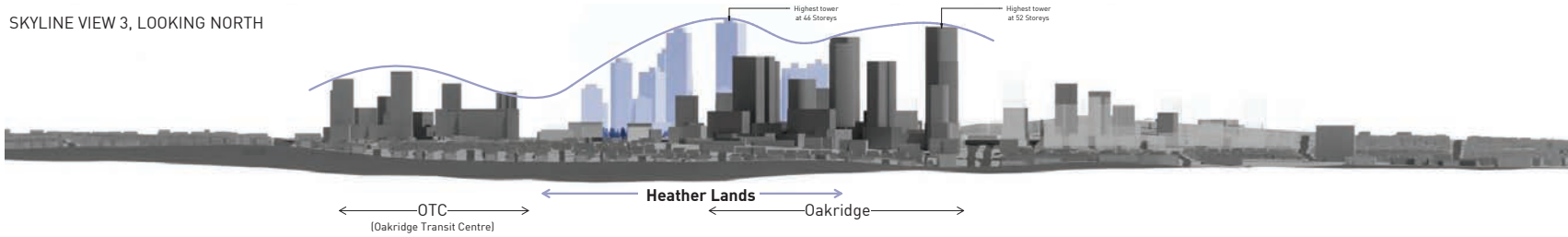
SKYLINE VIEW 1, LOOKING EAST



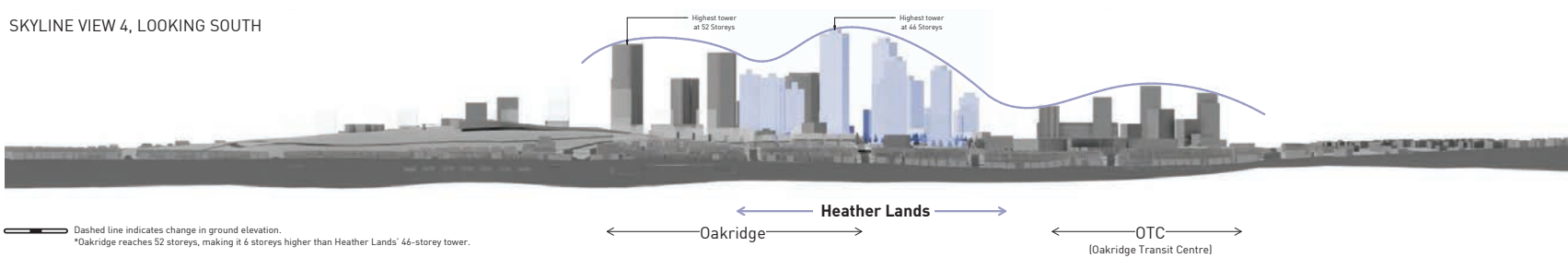
SKYLINE VIEW 2, LOOKING WEST



SKYLINE VIEW 3, LOOKING NORTH



SKYLINE VIEW 4, LOOKING SOUTH

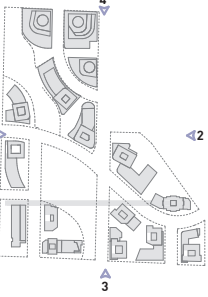


— Dashed line indicates change in ground elevation.
 *Oakridge reaches 52 storeys, making it 6 storeys higher than Heather Lands' 46-storey tower.

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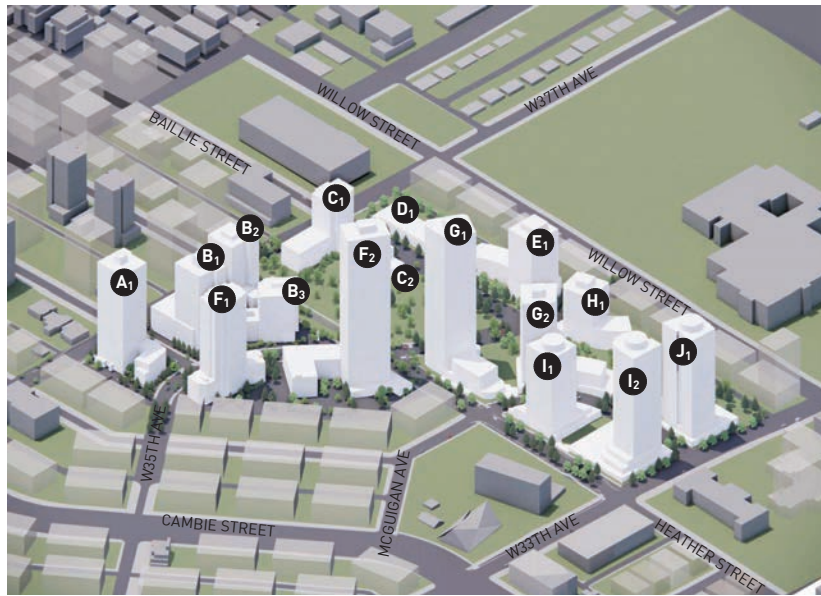
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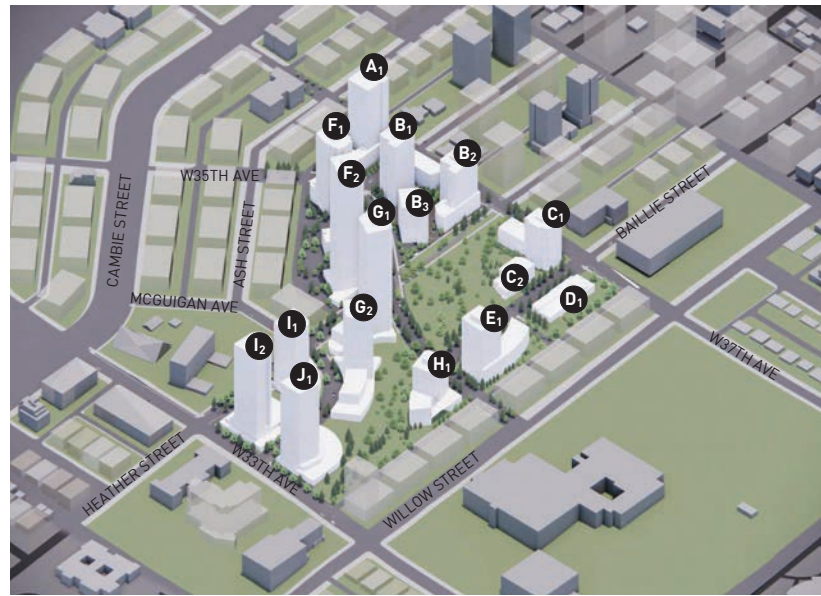
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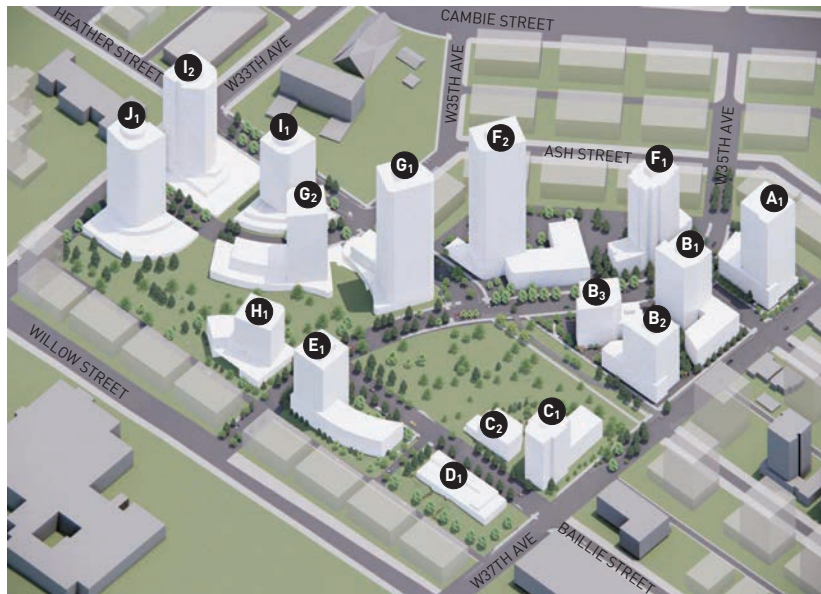
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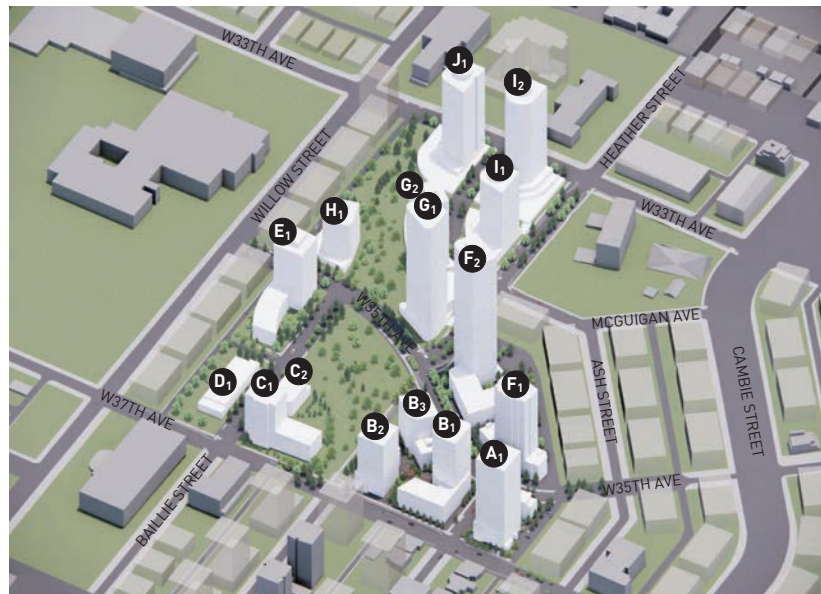
1 - AERIAL VIEW, LOOKING SW



2 - AERIAL VIEW, LOOKING SE



3 - AERIAL VIEW, LOOKING NE



4 - AERIAL VIEW, LOOKING NW



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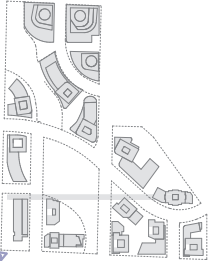
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AERIAL VIEW, LOOKING NE

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NO.	DATE	DESCRIPTION



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A5.03



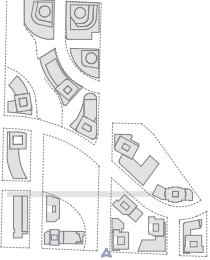
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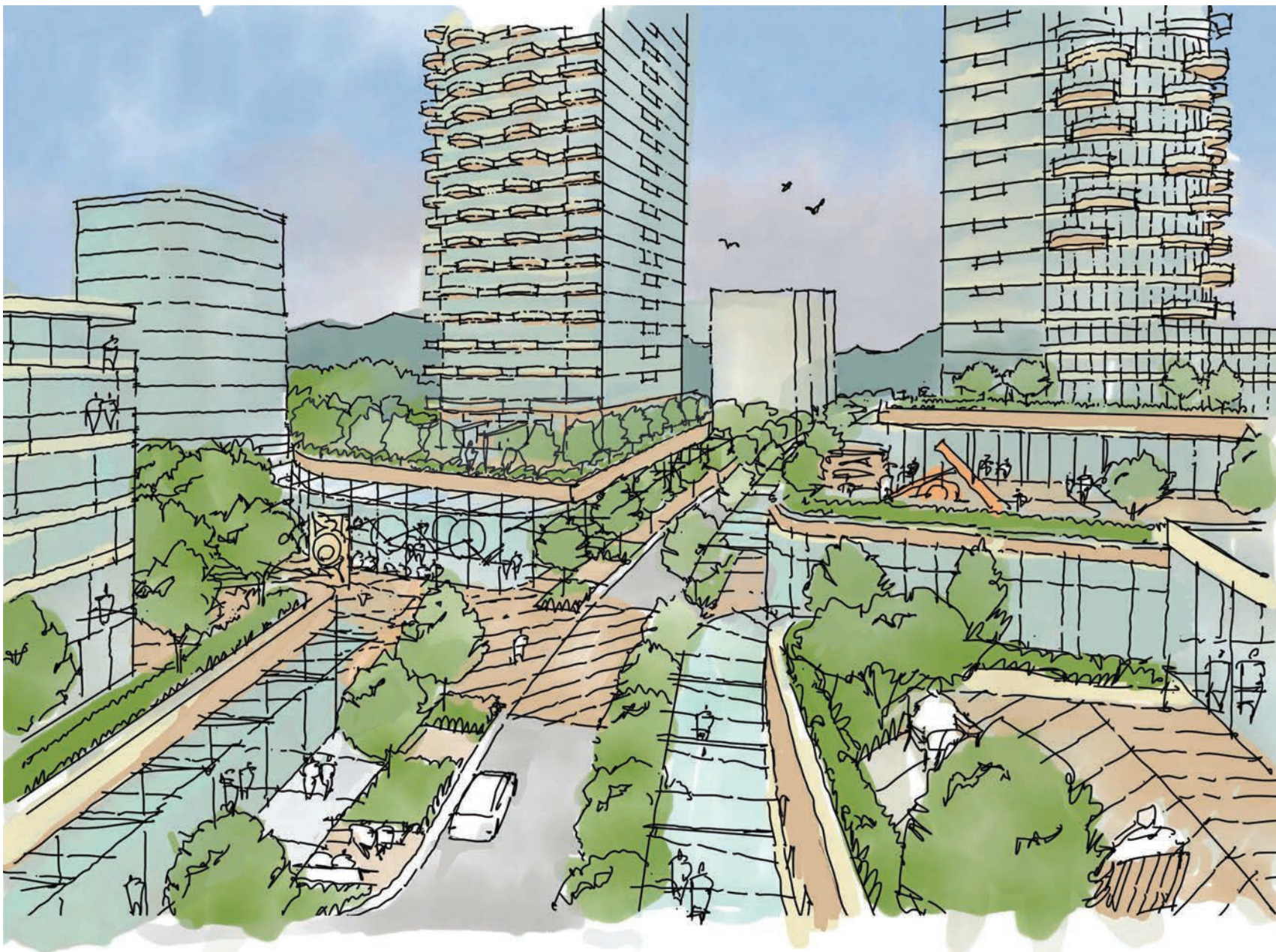
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A5.04



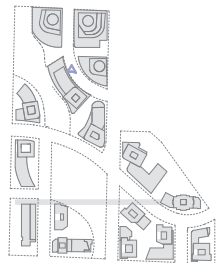
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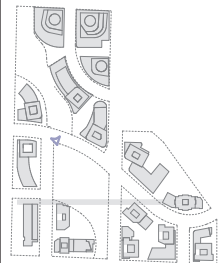
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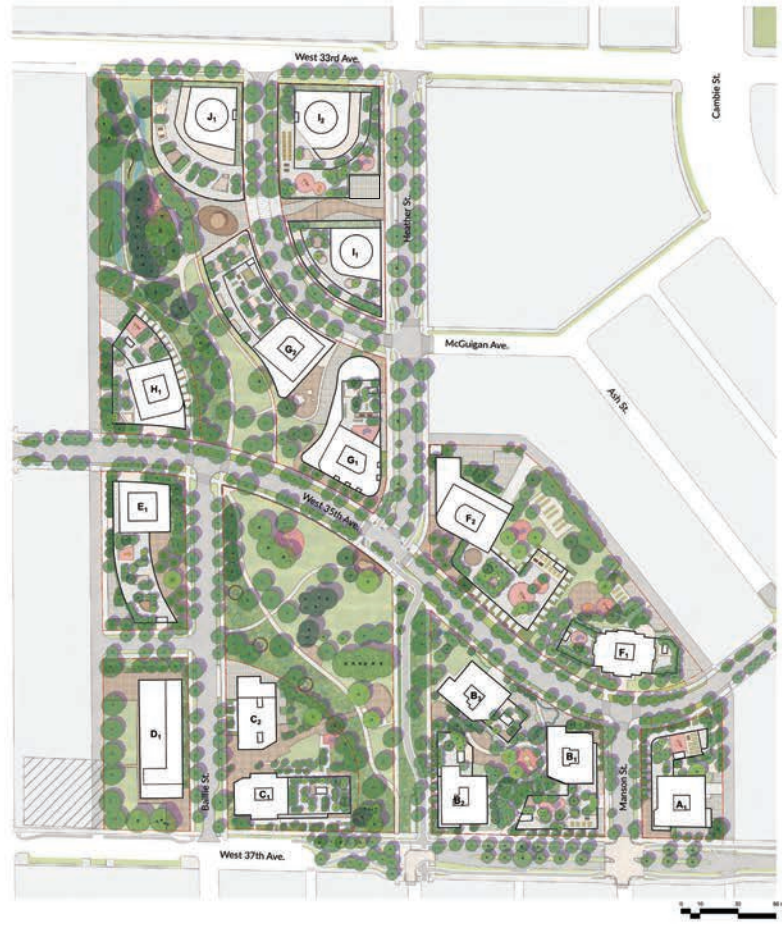
HEATHER LANDS

REZONING SUBMISSION

VIEWS

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HEATHER LANDS

REZONING SUBMISSION

LANDSCAPE - SITE PLAN

DATE	10/22/2025 10:31:33 AM
DRAWN BY	Author
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SCALE	
JOB NUMBER	25001

HEATHERLANDS | OVERALL SITE PLAN
 AQUILINI | Vancouver, British Columbia | August 2025 | 1:1000



LA1.01



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HEATHER LANDS

REZONING SUBMISSION

LANDSCAPE - GROUND LEVEL

DATE	10/22/2025 10:31:48 AM
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SCALE	
JOB NUMBER	25001

HEATHERLANDS | SITE PLAN - GROUND LEVEL
 AQUILINI | Vancouver, British Columbia | August 2025 | 1:1000



LA1.02



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LANDSCAPE - ROOF PLAN

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HEATHERLANDS | SITE PLAN - ROOF LEVEL
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