

1.4.1 REZONING RATIONALE

The submission seeks to rezone the site from the existing CD-1 (80) & CD-1 (52A) zones to the requested CD-1 zone to accommodate a primarily residential neighbourhood with a mix of uses to support everyday life and activity.

The proposed new Heather Lands neighbourhood reflects the shared aspiration of CLC-MST to transform the Heather Lands into an inspiring, progressive and sustainable new neighbourhood that generates the best possible economic and social benefit for MST Nations' members, local communities, and the country. It also clearly reflects the vision laid out 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 to share the traditions, culture and values of the Musqueam, Squamish and Tsleil-Waututh Nations."

The land uses proposed for the 21-acre Heather Lands neighbourhood include a neighbourhood park; a variety of public, semi-public and private open spaces; a mix of housing types; retail and office commercial opportunities; a MST Cultural Centre; a childcare centre; and a new school on land leased to the Conseil Scolaire Francophone. Through this mix

of uses, the new community will provide a unique and animated urban neighbourhood where attention to a vibrant public realm, health and physical activity, and sustainability is evident throughout.

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

Through urban design, landscape, public art, architecture and the signature MST Cultural Centre, the Heather Lands will connect people to the traditions of the MST Nations. MST culture and stories are woven throughout the proposed design, and will lie at the heart of the new community.

1.4.2 REZONING PROCESS

The rezoning process for the Heather Lands site commenced with the procurement of a design team led by DIALOG, and was initiated by CLC-MST with the City of Vancouver in July 2019.

Since that time, detailed plans and design solutions have been developed for the purpose of developing a comprehensive rezoning package. CLC-MST Cultural Liaisons have worked closely with the project team throughout this time to ensure MST perspectives, knowledge, and culture are integrated into the planning and design of Heather Lands. Ongoing meetings have been held with the municipal Major Projects staff as well as with municipal technical staff to ensure support for the directions and solutions proposed.

The pre-application phase of the rezoning process has also included outreach with the MST Nations' communities as described in detail in Appendices I and J and in the Heather Lands Cultural Interpretive Plan.

1.4.3 PRE-APPLICATION ENGAGEMENT

Due to the unforeseen global events which have required people to maintain social distance, a formal open house that would typically be held during the rezoning pre-application phase was not held. In the interest of maintaining project momentum, the items outlined below have been considered as appropriate proxies until such time that an open house may be held:

- » Substantial community input provided in the creation of the Heather Lands Policy Statement.
- » Alignment of the rezoning design with the intent of the policies as articulated in the Heather Lands Policy Statement.

Following submission of the rezoning application, a presentation to the Riley Park South Community Visions Group will be made and engagement will proceed according to standard City of Vancouver practices.