



HEATHER LANDS UPDATE

2024 was a busy and successful year for the Heather Lands project! The MST Partnership and Canada Lands Company (CLC) have been working hard with partners to advance this project for the benefit of Community Members of the Musqueam, Squamish and Tsleil-Waututh Nations. We are proud to share updates about recent and upcoming work happening on this exciting project, which you may see covered in the media over the coming months. While a lot of the information found in this document has been shared with MST Nations' Community Members previously, we wanted to provide it in one place for easy reference.

About the Heather Lands

The MST Nations, CLC, and other partners are working to redevelop the Heather Lands into a new neighbourhood with about 2,600 homes, shops, parks, daycare and an MST Cultural Centre.

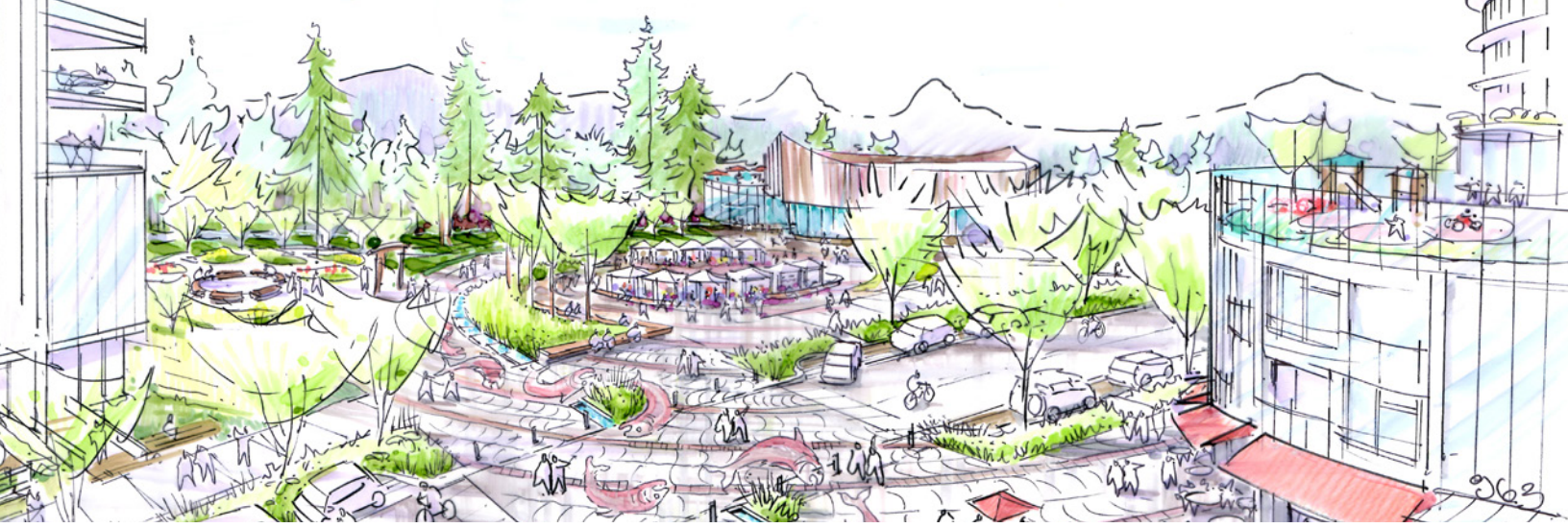
The redevelopment of the Heather Lands will bring many opportunities to MST Nations' Community Members, including affordable homes, jobs, skills training, career development, and revenue to support community services.

The Heather Lands will reflect MST culture through the buildings, plants, artwork, public realm and the use of hə́łqəmiḥəm and Skwxwú7mesh languages.

Once the development is finished, there will also be career opportunities, such as managing the property and running the MST Cultural Centre, which will be a key feature of the site. The income from rents and strata leasehold condo sales will help the MST Nations for generations.



The Heather Lands is an 8.5 hectare (21 acre) site between West 33rd Avenue and West 37th Avenue, at Heather Street, in the Cambie Corridor in Vancouver. This site used to be the RCMP E Division Headquarters.



An artist's rendering of the Heather Lands developed through working with Cultural Liaisons from each Nation.

Who is involved in the project?

There are a number of parties who have been involved in various aspects of the project.

MST Partnership



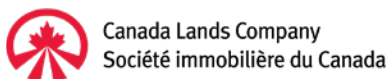
A historic partnership of the xʷməθkʷəy̓əm (Musqueam), Skwxwú7mesh (Squamish), and səliłwətał (Tsleil-Waututh) Nations, which will help future generations of MST people benefit from jobs and economic activity. Agreements are in place to allow the MST Partnership to fully own the Heather Lands forever.

MST Development Corporation (MSTDC)



A corporation owned by the MST Nations established to support the acquisition and management of land and assets owned by the MST Nations.

Canada Lands Company (CLC)



A federal Crown corporation specializing in real estate development and attractions management which, together with the MST Partnership, has undertaken the planning and rezoning of the Heather Lands as a 50% partner. The MST Partnership will purchase CLC's share of the Heather Lands prior to permitting and construction.

Aquilini Development

AQUILINI

A development company with a track-record of success and expertise partnering with First Nations on projects. Aquilini was selected through a third-party competitive process to be MST's partner for the permitting and construction phases of the Heather Lands. The partnership between MST and Aquilini Development is known as MSTA. The MSTA partnership will come into effect following the approval of rezoning for each parcel of land.

City of Vancouver

The municipal government with planning jurisdiction over the Heather Lands site. The City has worked collaboratively with the MST Partnership and CLC during the planning and rezoning process of the Heather Lands. Vancouver City Council unanimously approved the Policy Statement in 2018 and conditional rezoning of the lands in 2022.



Input from MST Nations' Community Members shaped the planning and design of the Heather Lands.

An award winning Indigenous-led planning process

MST-CLC worked closely with Cultural Liaisons from each of the Nations, MST Leadership, the City of Vancouver, neighbours and others to plan the new neighbourhood.

The work of the Cultural Liaisons included engaging and seeking input and wisdom from MST Elders, youth, and other Community Members to inform a Cultural Interpretive Plan, which drove the design of the project.

The planning process for the project has been recognized with several awards:

- Gold Award for Excellence in Planning Practice – City and Urban Areas (Planning Institute of British Columbia)
- Award for Planning Excellence – Planning for Reconciliation (Canadian Institute of Planners)
- Award for Engagement and Partnerships with Indigenous Peoples (Real Property Institute of Canada)

Creating opportunities for homeownership through the Attainable Housing Initiative

In September 2024, the MST Nations and Province of B.C. announced a partnership to help thousands of people own their first home at the Heather Lands for below market value.

This initiative was proposed by the MST Nations as a meaningful way for the Nations to harness economic, cultural and social benefits from their land holdings by strategically partnering with other levels of government. Under this partnership, the MST Nations will provide land, and the Government of B.C. will contribute funding to support the development and sale of housing at 40% below market value, ultimately aiming to help address the housing crisis for both Indigenous and non-Indigenous Peoples.

More information about this initiative, including quotes from Nations leadership and photos from the announcement, can be found [here](#).



Celebrating the announcement of the Attainable Housing Initiative at the Heather Lands, September 19, 2024.

Building excitement for ǰewś/Xawś/The New Village

As the project moves closer to construction, MST has been working with Aquilini Development to begin demolition of existing buildings, plan and construct a presentation centre, and design the first phases of buildings.

Part of the work to prepare for construction and sales has included naming the site. Working with the Cultural Liaisons, MSTA selected the name **ǰewś/Xawś/The New Village** and commissioned xʷməθkʷəy̓əm artist Chase Grey to develop a logo.

It is anticipated that the presentation centre will be opened on the site in 2025. This will allow people to learn more about the opportunity to live at ǰewś/Xawś/The New Village in the future.

More information is available at thenewvillage.ca.



Upcoming project milestones

In early 2025, Vancouver City Council is expected to approve the rezoning for the southern portion of the Heather Lands through a process called bylaw enactment.

This approval would move the project into development and building permit stages and is an important milestone as construction gets underway in 2025.

We look forward to sharing more good news about the progress on the Heather Lands in the coming months.



An artist's rendering of the Heather Lands.



WE WANT TO HEAR FROM YOU

Contact your Cultural Liaison:

xʷməθkʷəy̓əm (Musqueam)

Charleen Grant
cmgrantmusqueam@gmail.com

Sḵw̓xwú7mesh (Squamish)

Sxeláltenaat – Adrienne Charlie
adrienne.charlie@shaw.ca

Ts'kanchtn – Calvin Charlie-Dawson
calvinctdawson@gmail.com

səlilwətał (Tsleil-Waututh)

Hunas – William George Thomas
wgthomas@twnation.ca