



MST Nations' Community Update

August 2025

HEATHER LANDS UPDATE

In the first half of 2025, the Heather Lands project reached several key milestones. This update provides important information for xʷməθkʷəy̓əm (Musqueam), Skwxwú7mesh (Squamish), and səliłwətał (Tsleil-Waututh) (MST) community members.

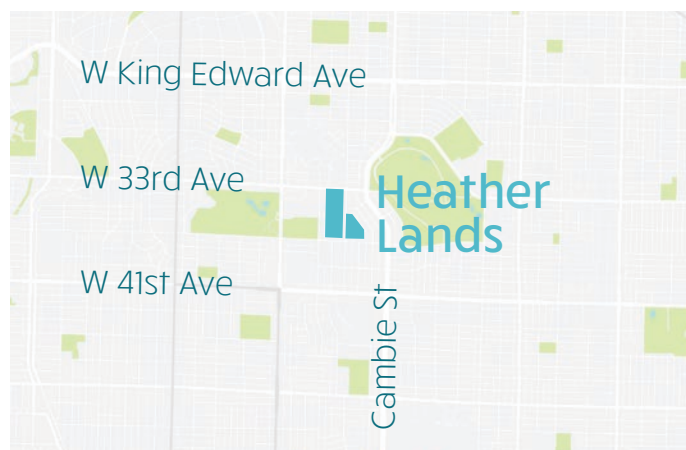
About the Heather Lands

The MST Nations and their other partners are working to redevelop the Heather Lands into a new neighbourhood.

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 hə́hąəmińəm 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.

Who is involved in the project?

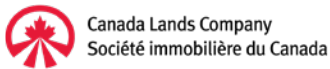
There are a number of parties who have been involved in various aspects of the project.

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.

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.

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.

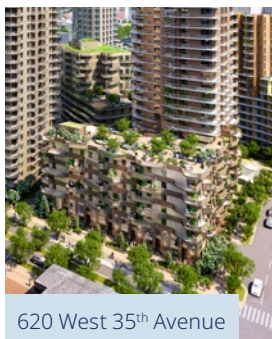
Aquilini Development

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.

Rezoning Enactment for Heather Lands South

The project achieved a major milestone in February when Vancouver City Council unanimously approved the rezoning of the southern portion of the Heather Lands through a process called bylaw enactment. This approval allowed the project to move into the construction phase, and was an important step towards the realization of the vision for an innovative new neighbourhood grounded in the MST Nations' traditions and values.

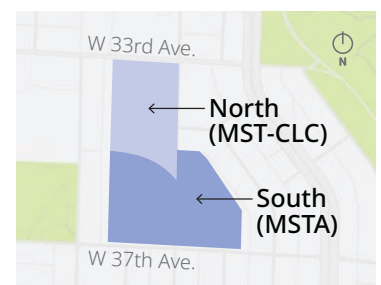


Artist renderings of the Heather Lands.

Acquisition of Heather Lands South

After the bylaw enactment took place, the MST Partnership acquired CLC's 50% interest in the southern portion of the Heather Lands. MST now holds full ownership of the southern portion of the Heather Lands (13.5 acres). MST and CLC continue to co-own the northern portion (7.5 acres).

MSTA is advancing the southern portion of the Heather Lands toward construction.





Attainable Housing Initiative and New Rezoning Application

The Attainable Housing Initiative (AHI) is an innovative below-market housing program being delivered by the MST Nations and the Province of British Columbia. At the Heather Lands, 2,925 below-market strata leasehold homes will initially be sold at 40 percent below market value, prioritizing middle-income, first-time homebuyers.

To implement the AHI, the project team is preparing a new rezoning application for the entire Heather Lands site. This updated plan will build on work to date. Proposed changes focus on housing tenure, building heights and overall densities, while maintaining all previously designed cultural aspects and themes.

Importantly, the updated plan will preserve all elements that were informed by the Heather Lands Cultural Interpretive Plan. When fully developed, approximately 85% of all housing units at the Heather Lands will be priced below market value.



Approved Rezoning – Site Plan



New AHI Rezoning – Site Plan

A comparison of the site plans from the approved rezoning and the new AHI rezoning application.



WE WANT TO HEAR FROM YOU

If you have any questions, please reach out to your MST Cultural Liaison:

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