



# Canada Lands Company

October 2014

## Frequently Asked Questions

### 1. What exactly do you own?

On September 30th, 2014 Canada Lands Company, along with the Musqueam Indian Band, Squamish Nation and Tsleil-Waututh Nation completed the acquisition of three former Government of Canada properties located in Metro Vancouver. These properties are:

#### **Jericho Lands**

The Jericho property formerly owned by the Department of National Defence is approximately 52 acres (21 hectares) and located in the West Point Grey neighbourhood of Vancouver. The property is bounded on the north by 4th Avenue, Highbury Street to the east, 8th Avenue to the south.

#### **Heather Street Lands**

This is a former Public Works and Government Services Canada property and is 21 acres (8.5 hectares) in size located on Heather Street between West 33rd Avenue and West 37th Avenue.

#### **4160 Marine Drive**

This is a former Department of Fisheries and Oceans property and is approximately 5 acres (2 hectares) located on Marine Drive near Burkehill Road in West Vancouver.

### 2. Who is Canada Lands?

Canada Lands Company is a self-financing, commercial federal Crown corporation, and our mandate is to reintegrate former Government of Canada properties into the local community. We are not new to British Columbia; we have worked in Burnaby and Chilliwack for many years developing award-winning residential and commercial projects.

In each case our success can be attributed to our open and transparent consultation process, our innovative approach to development and our attention to detail.

Examples of our work can be found at Garrison Crossing in Chilliwack, Currie Barracks in Calgary, the Village at Griesbach in Edmonton and more recently in Ottawa at the former Canadian Forces Base Rockcliffe.

### 3. Why Canada Lands and not the private sector?

The Government of Canada followed its real property disposal policy [<http://www.tbs-sct.gc.ca/pol/doc-eng.aspx?id=12042>] which requires that these types of properties be sold to Canada Lands. We have been in operation since 1995, and since then have created multi-award winning developments right across Canada. We are specialists in our field.



**4. What deal do you have in place with the First Nations? How is it different then what the government did?**

We concluded a joint venture agreement with the following three First Nations:  
Musqueam Indian Band;  
Squamish First Nation; and  
Tsleil-Waututh First Nation.

The agreement stipulates that Canada Lands and the three First Nations will redevelop the sites as joint venture partners. Canada Lands and the three First Nations combined hold an equal interest in the sites.

Canada Lands will act as project manager and oversee the redevelopment of the sites as well as property management. Major decisions will require the approval of both partners. We are very excited to be working together on these important developments in Vancouver and West Vancouver. We look forward to working collaboratively with the local community, other stakeholders and the City of Vancouver/District of West Vancouver.

**5. What will happen to the military personnel who live at Jericho?**

We have engaged the necessary property management expertise who will manage the military housing on our behalf. Residents will not notice any significant changes; their lease conditions remain as is.

**6. What are your plans for the sites?**

We do not have any redevelopment plans for these sites at this time; we are at the starting point, working with a blank slate. Our analysis, our consultations with the community and stakeholders, and our collaboration with the City of Vancouver and District of West Vancouver, through the municipal planning process, will enable us to develop a vision for these sites that will incorporate community aspirations as well as meet the needs of the City of Vancouver and West Vancouver.

However in the interim and in parallel with our due diligence and consultation process we will establish interim uses for some of the existing infrastructure by providing leasing opportunities to the business community. We want to ensure that the sites remain productive and active while we engage in the redevelopment process.

**7. How do you develop your sites?**

We engage the services of local experts in the fields of urban planning, engineering, urban design and other disciplines who work with us throughout the development process, assisting us in developing a land use plan. Canada Lands also works closely with city officials and the community to ensure we are creating a vision that is in line with municipal requirements.

Most importantly our consultation process is the cornerstone of our planning exercise; we want to ensure community aspirations are included in the final plan.

It is also important to note that Canada Lands is subject to all municipal approvals pertaining to land use, zoning and other municipal legislation. We cannot implement anything without the full support of the city.



**8. How will you consult with the community?**

There is no question that the local community plays a key role in shaping Canada Lands' development plans and we understand the importance of building strong relationships from the very beginning.

The community will have multiple opportunities to provide input into the planning process including our consultation process, and then during the city's own consultation program once our plan has been submitted for review and approval.

**9. What are your initial plans for these properties?**

We will first complete our initial due diligence process; as new owners we need to familiarize ourselves with the properties, engage our local experts and establish ourselves locally. Once we've completed the first few steps, we will introduce ourselves to the community, begin our outreach program and outline how we envision the planning process unfolding. We are very much looking forward to getting started. This initial introduction will likely occur sometime in the new year.

**10. You do not have staff in Vancouver, how will you manage these projects?**

We will soon open a project office here in Vancouver, and have a complement of staff managing these properties.

**11. When will development begin? When will we see shovels in the ground?**

It is much too soon to speculate on this aspect. These sites will be planned, and then developed over many years. These are important properties and we will take the time necessary to develop a well thought out plan.

**12. Will you have affordable housing on these sites?**

This will be part of our conversations with the city, local organizations and the community. Canada Lands has been successful in integrating affordable housing initiatives in many of its other past projects. There are many variables that we must consider prior to going forward with a proposal of this nature.

**13. What about schools, community centres?**

These matters will be addressed through our discussions with the city to determine what public amenities may be incorporated.

**14. What about heritage considerations?**

Heritage considerations will be the subject of discussions with the city and other officials in due course. It is worth noting however that Canada Lands' commitment to heritage and heritage commemoration is extensive.