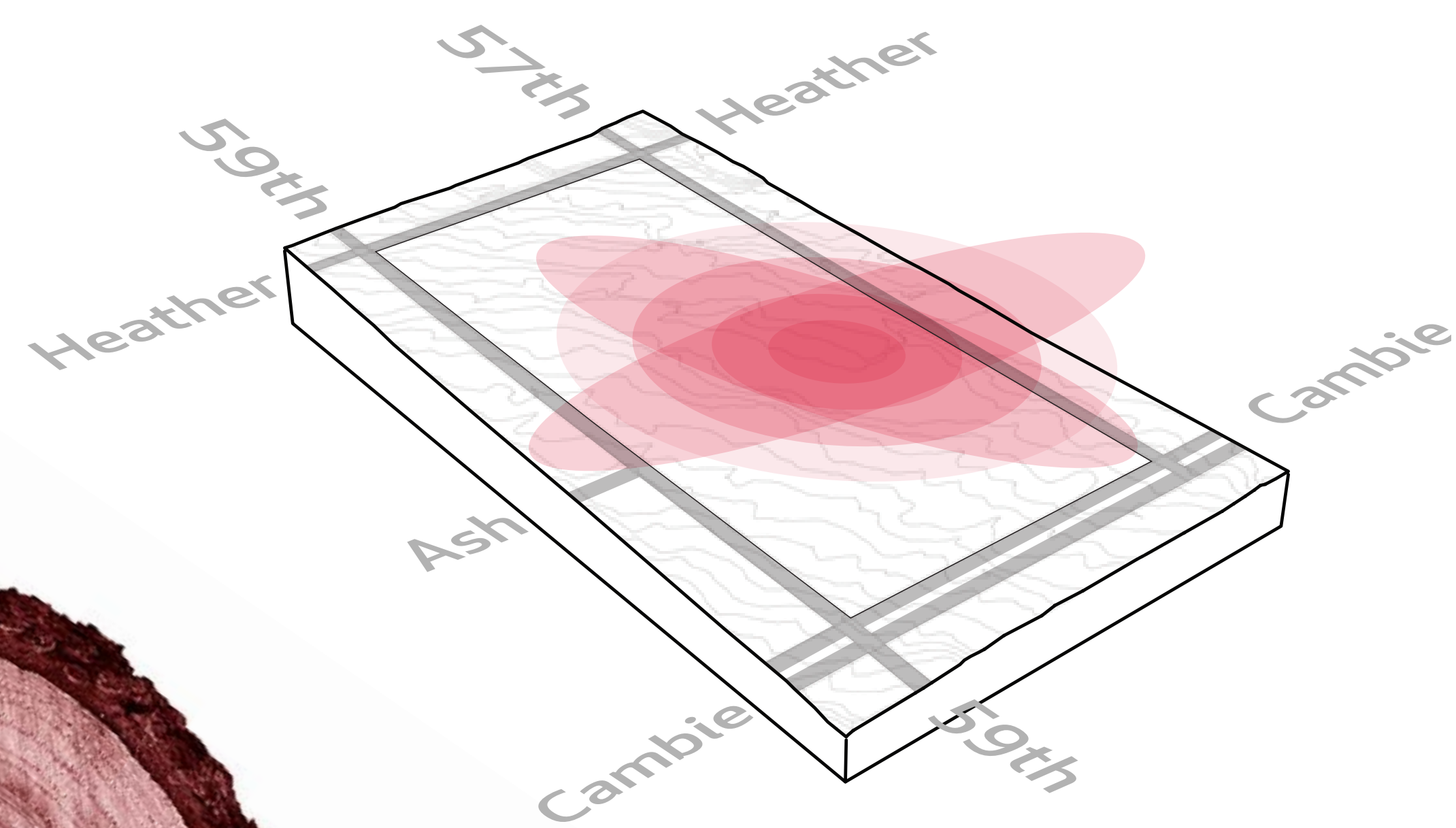


3 Distinct Concept Plans

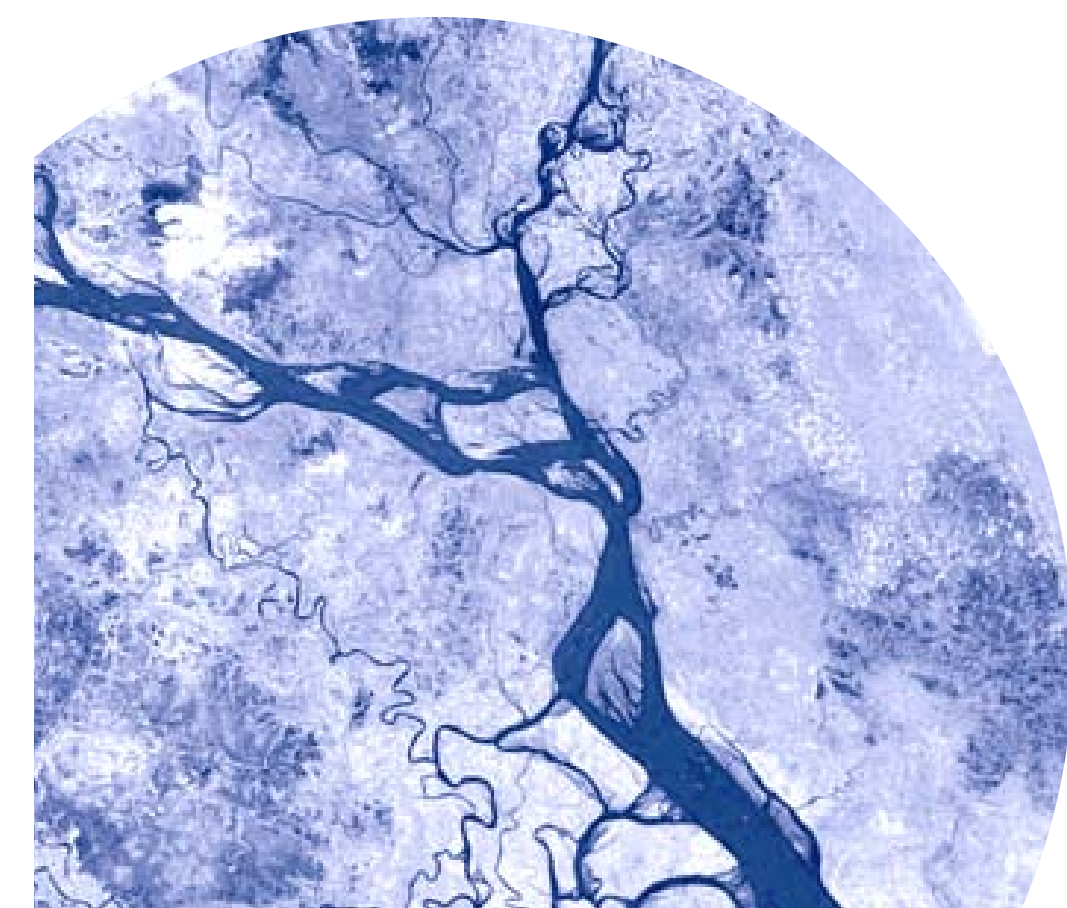
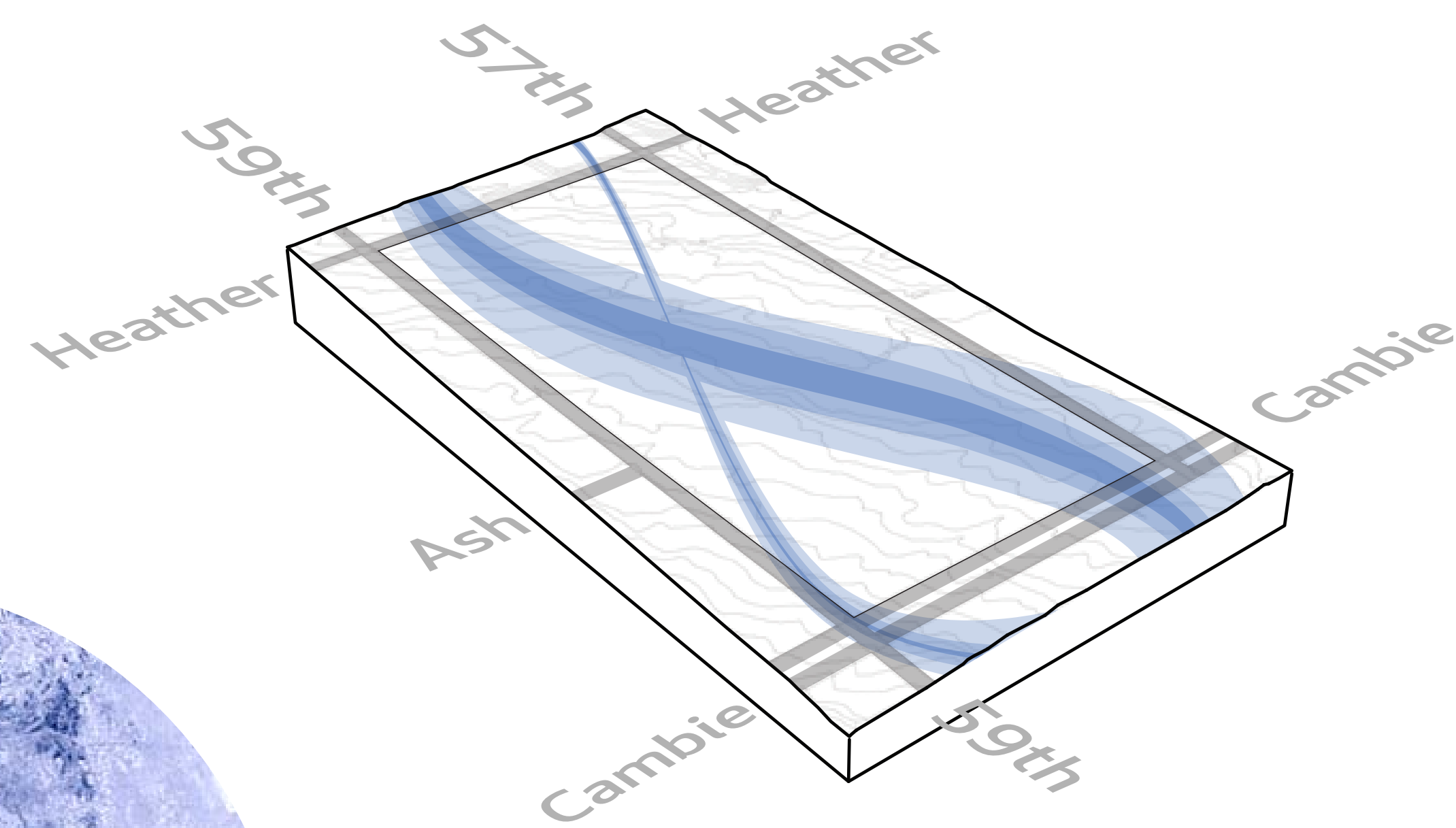
Three draft Concept Plans have been developed that tell the story of the five Elements in unique and very distinct ways. Each of the Concept Plans explores different ideas and approaches to land use, buildings, water, open space, transportation and connections, and more.

Based on what we hear from you today and from discussions with other stakeholders, a final Concept Plan will be developed that borrows the best aspects of all three.



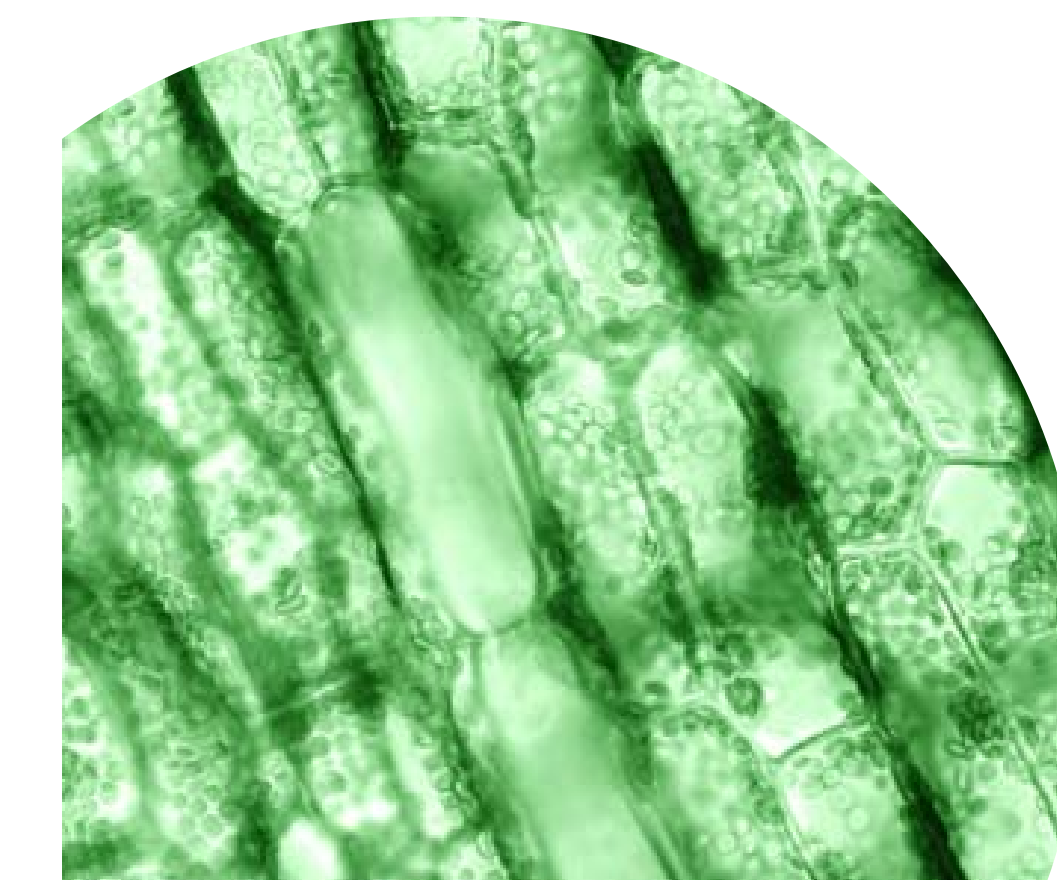
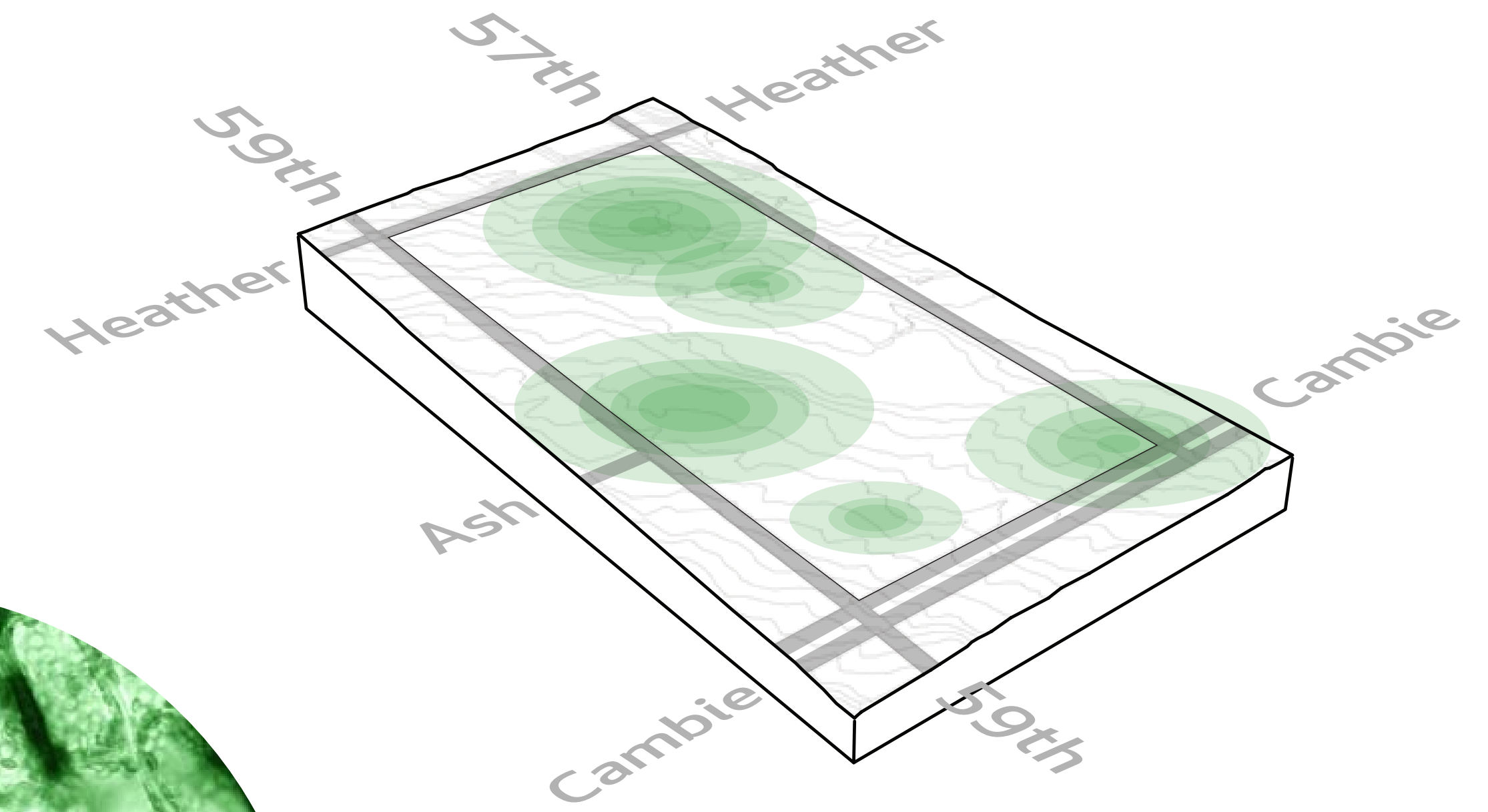
Community Heart

The Core Concept creates a definable, vibrant centre in the northern part of the site that acts as a community magnet for the Pearson Dogwood Neighbourhood, Langara Gardens, and the broader community.



Green Promenade

The Continuum Concept creates a strong east-west connection that is visible from Cambie Street, inviting vibrancy into and through the Pearson Dogwood Neighbourhood along a grand, green promenade.



Smaller Activity Centres

The Cluster Concept creates small, multiple activity centres that are dispersed throughout the Pearson Dogwood Neighbourhood, with special attention paid to celebrating the site's natural topography and water flows.



Community Heart: A Sense of Arrival

The heart of the Core Concept is a central public plaza, supported by a connected park and defined by a Community Health Centre, YMCA, therapeutic pool, and shops and services. It also provides connections and special synergies with the Langara Gardens community to the north.

The Core Concept offers itself as a wellness hub.



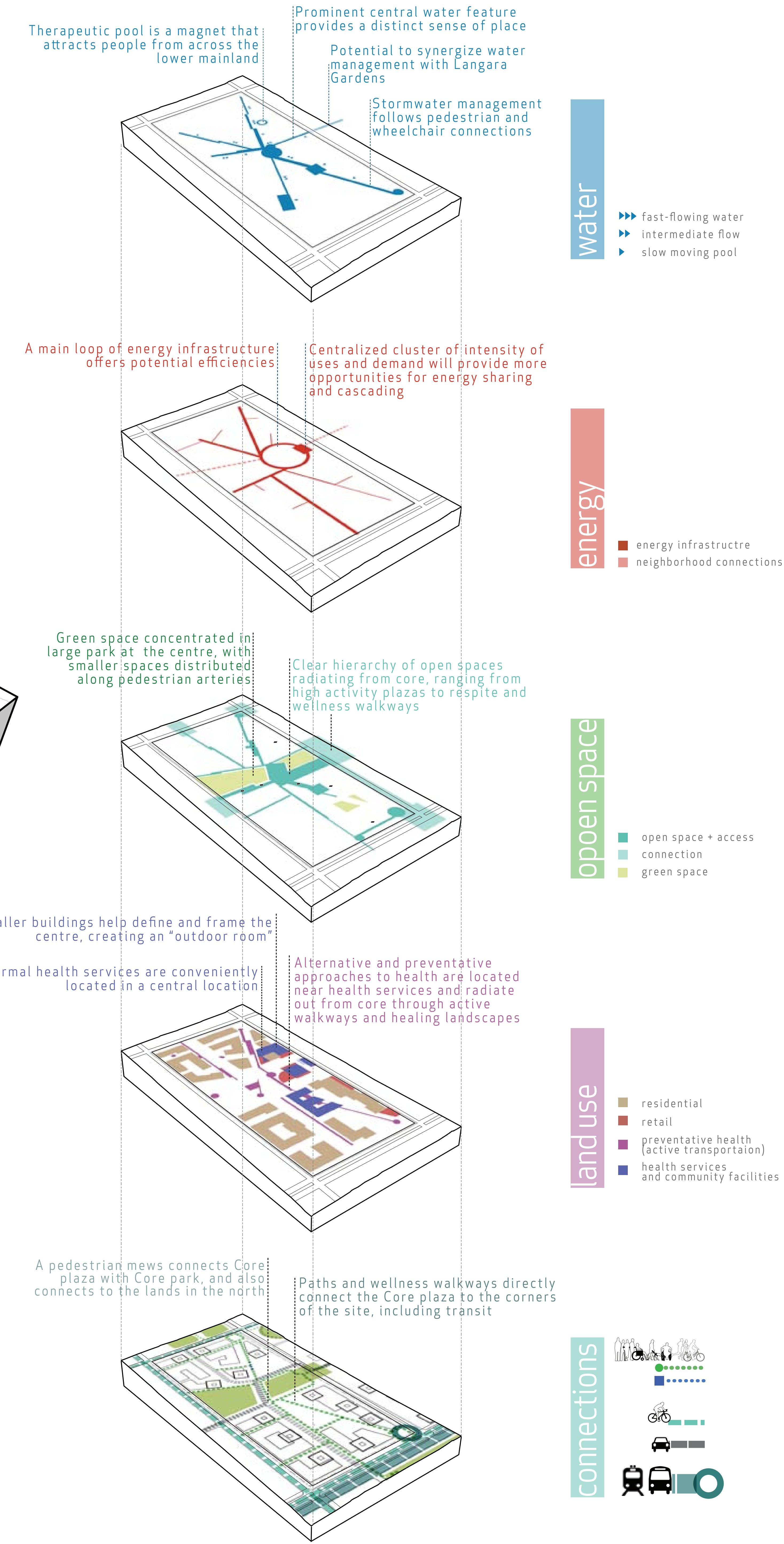
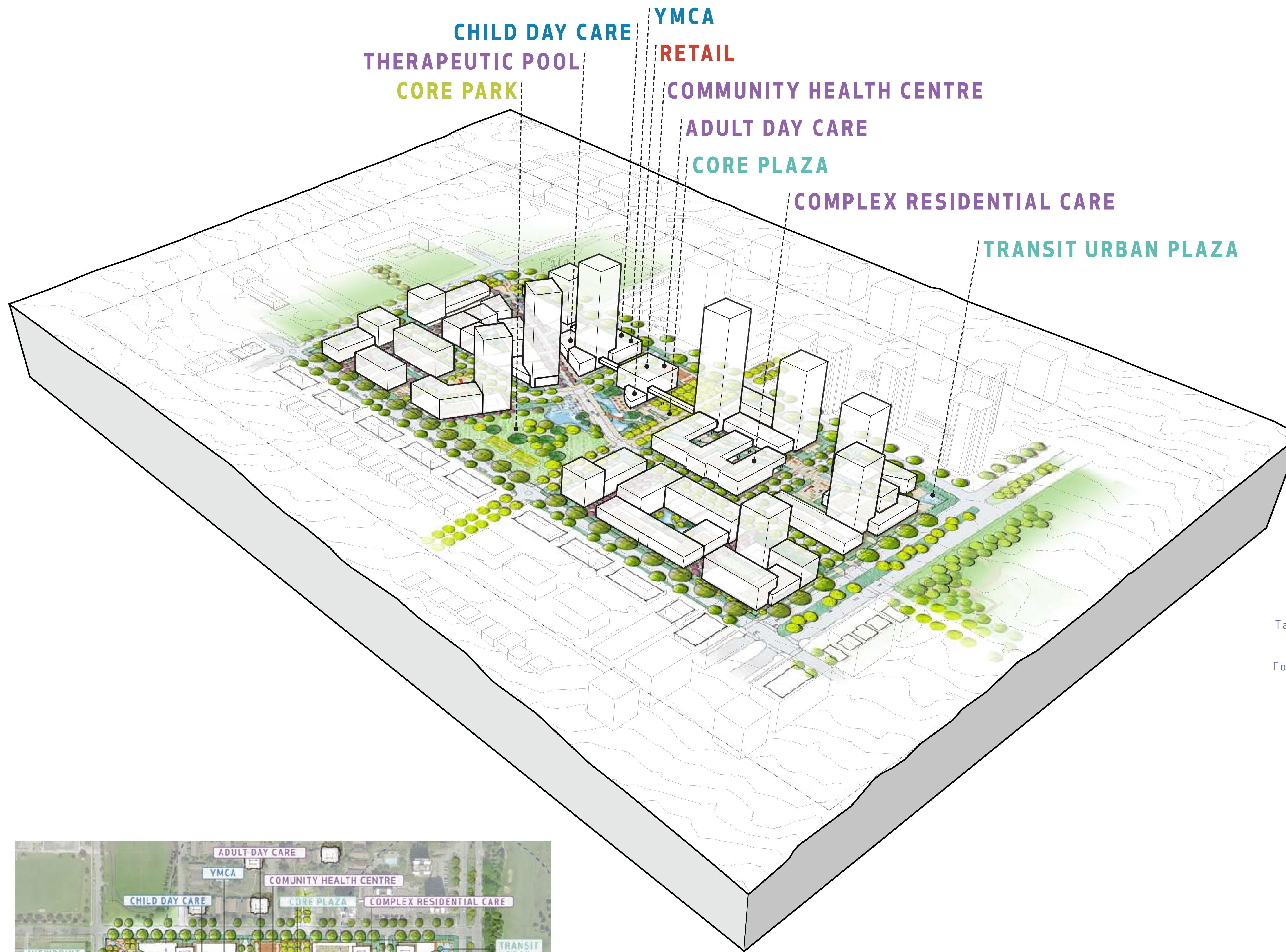
Powerful "moment" in the centre



Large green space connected to the public plaza



Vibrant connections and water elements radiating vitality outward and inward



Green Promenade: A Sense of Journey

The heart of the Continuum Concept is a long, linear promenade that is punctuated with open spaces, the Community Health Centre, the YMCA and therapeutic pool, and some shops and services.

The Continuum Concept offers itself as a wellness corridor.



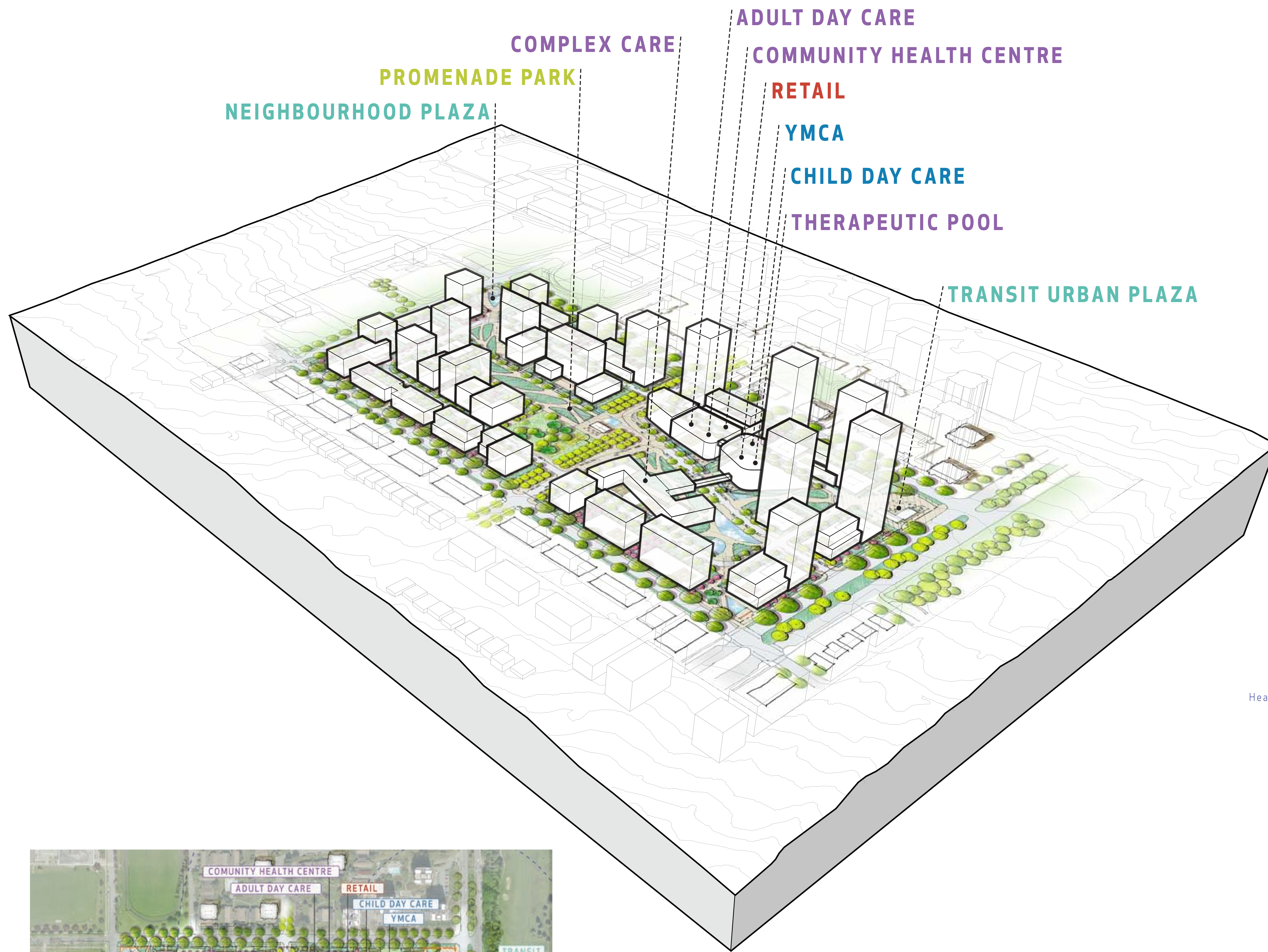
Long, linear connection that integrates with water elements



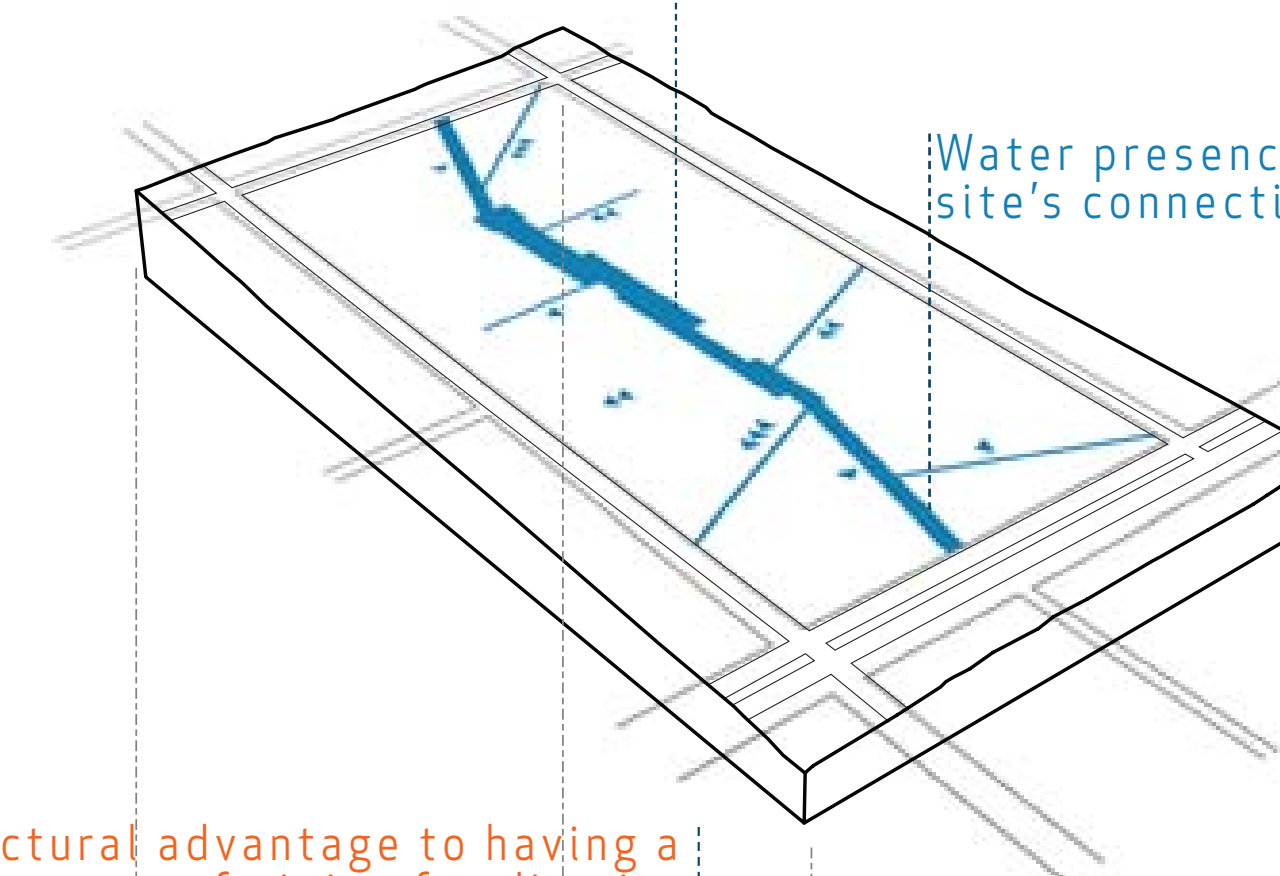
Green open space integrated into the promenade



A strong, direct connection for pedestrians, wheelchair users, and other active modes



A greenway is integrated with a long, linear water element



Water presence reinforces site's connection to Cambie

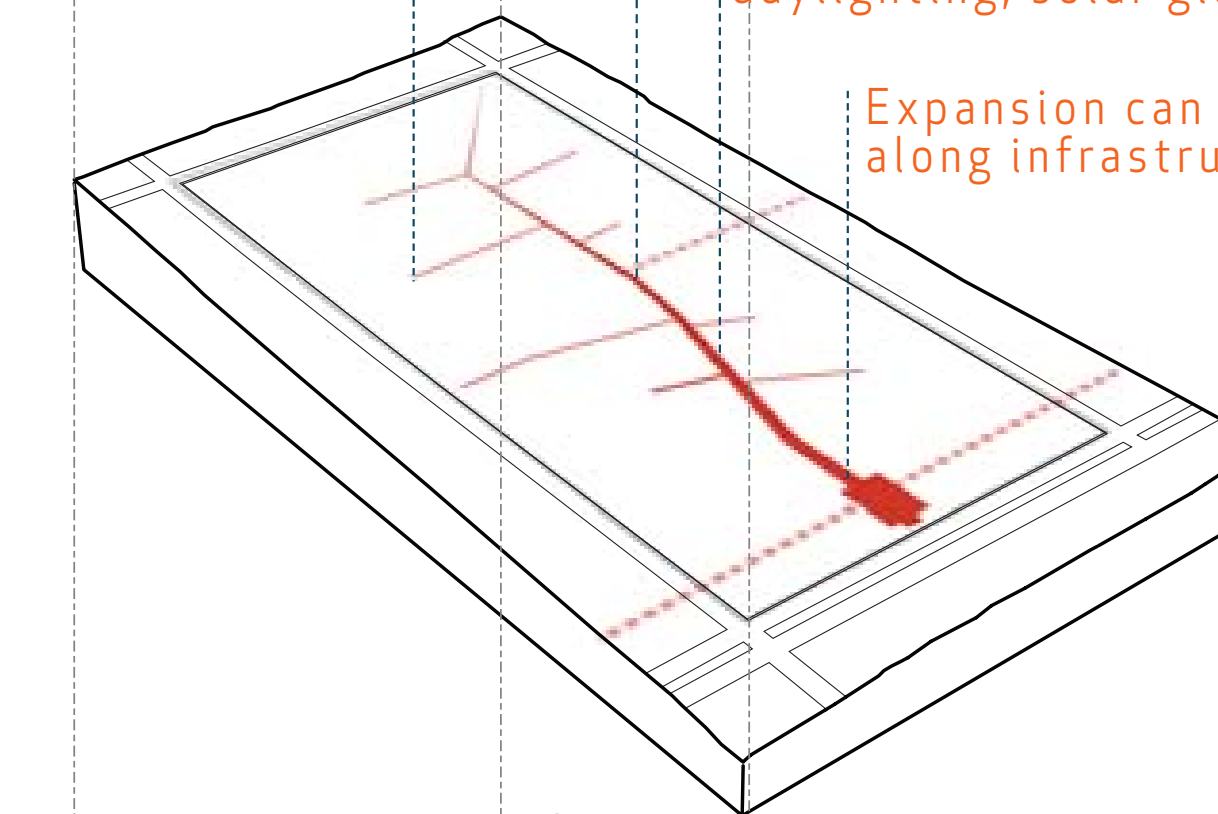
water

- fast-flowing water
- intermediate flow
- slow moving pool

Infrastructural advantage to having a single, large set of piping for district energy and other energy sharing systems

Southern area open and free of shadows

Building orientation takes advantage of east-west alignment for daylighting, solar gain and loss



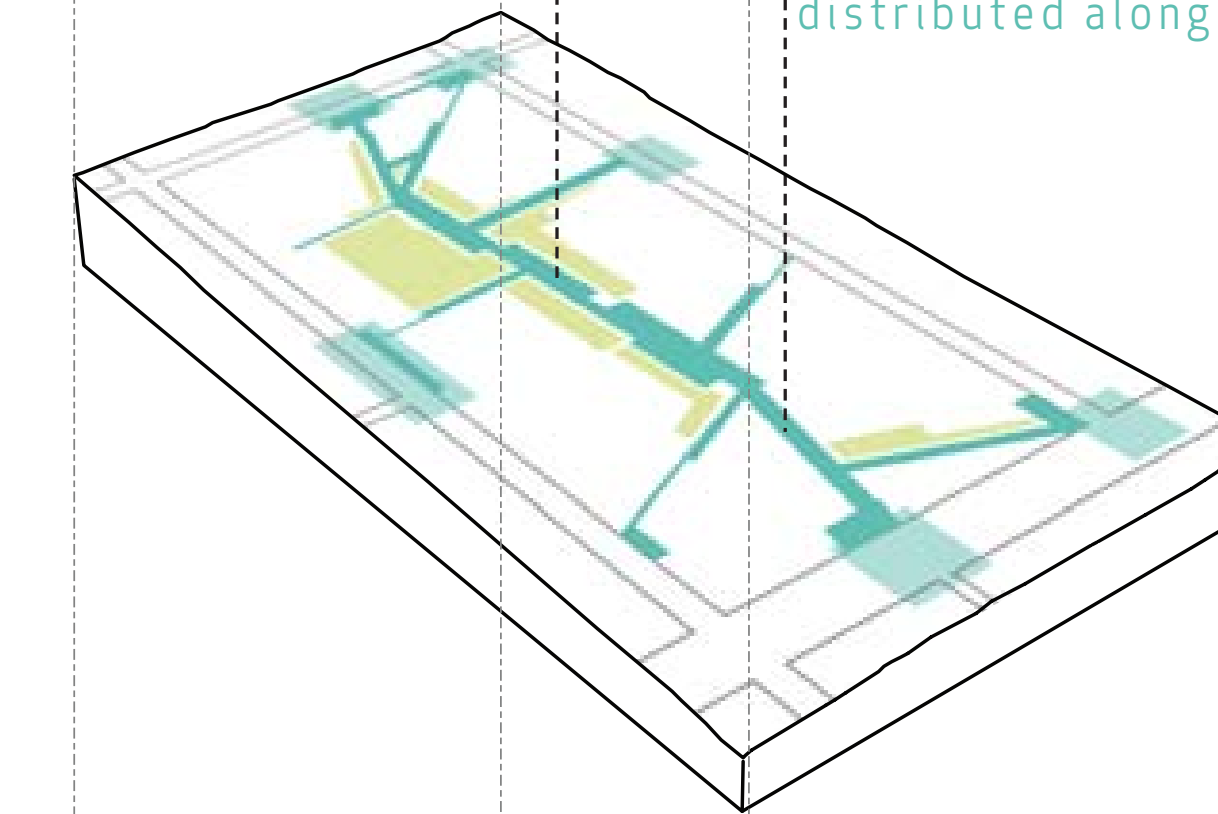
Expansion can happen easily along infrastructure spine

energy

- energy infrastructure
- neighborhood connections

The promenade opens up at its mid-point, creating a large green space ("Promenade Park") to the south that protects existing trees

Green and open space is linear, distributed along the promenade



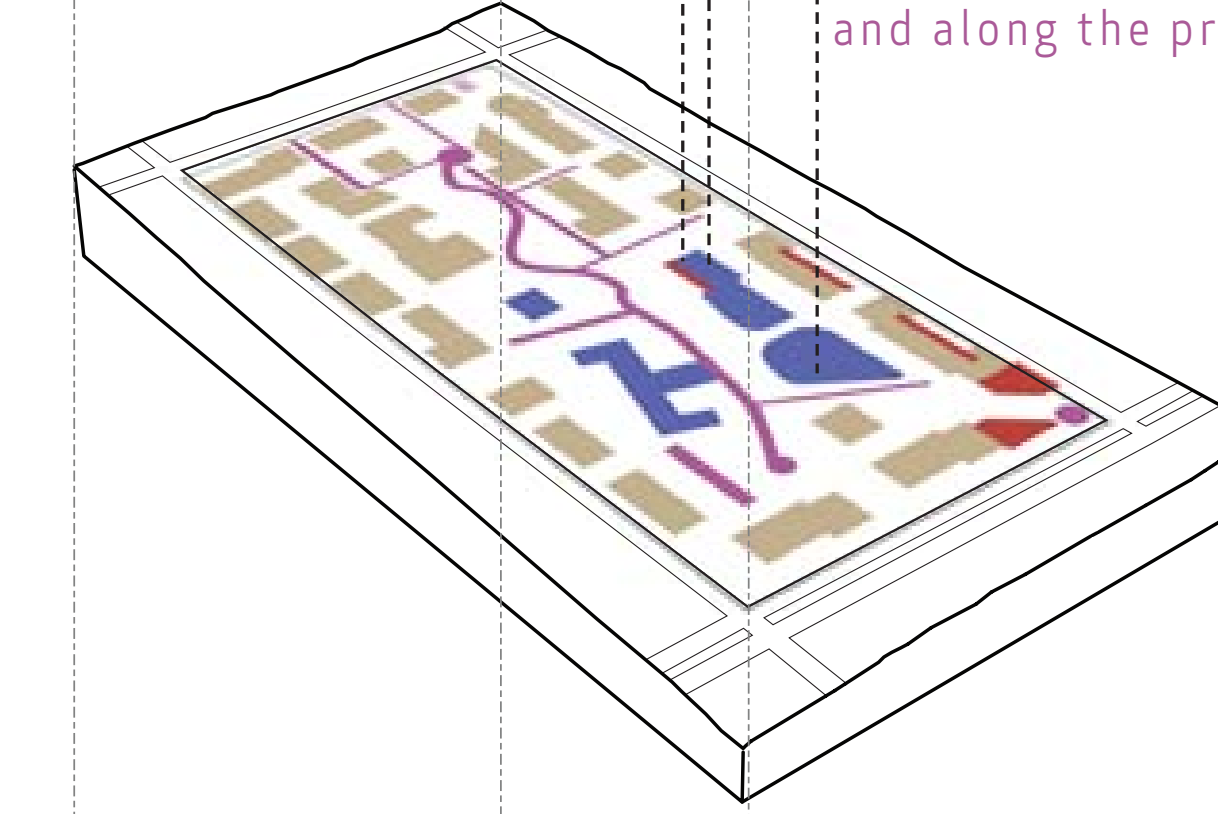
open space

- open space + access
- connection
- greenspace

Taller buildings are placed along the northern perimeter in order to maximize sunshine exposure on the site

Health services are distributed along the promenade:

Alternative and preventative approaches to health are located near health services and along the promenade

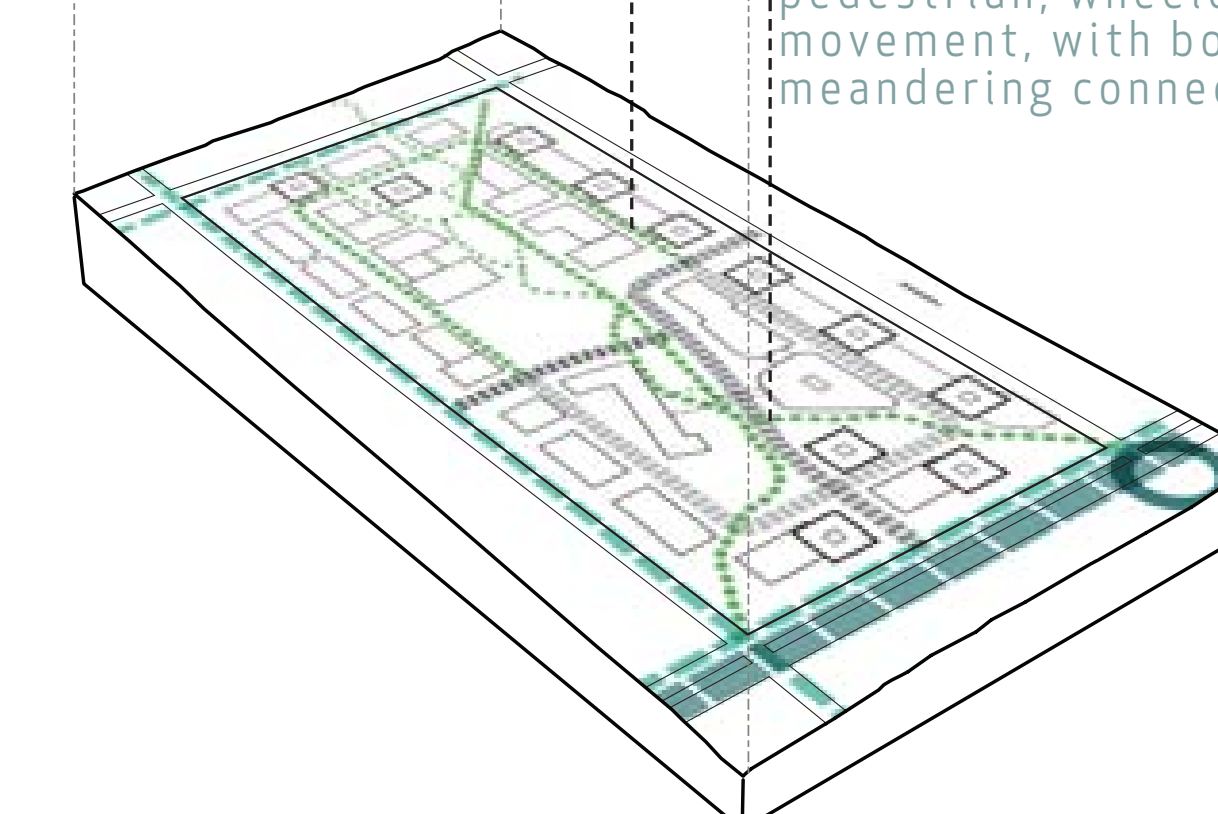


land use

- residential
- retail
- preventative health (active transportation)
- health services and community facilities

A circuitous pedestrian-friendly mews provides extensive access:

A promenade is the focus of pedestrian, wheelchair, and cycling movement, with both direct and meandering connections



connections

- pedestrian
- wheelchair
- cycling
- public transit

CLUSTER

Smaller Activity Centres: A Sense of Discovery

The Cluster Concept distributes the heart across distinct centres: a large central green space and smaller green spaces; and an urban transit plaza that is defined by the Community Health Centre, YMCA, and shops and services. The Cluster Concept is also shaped by natural patterns of water movement that cascade down the slope of the site.

The Cluster Concept offers itself as a network of wellness nodes.



Vibrant transit plaza

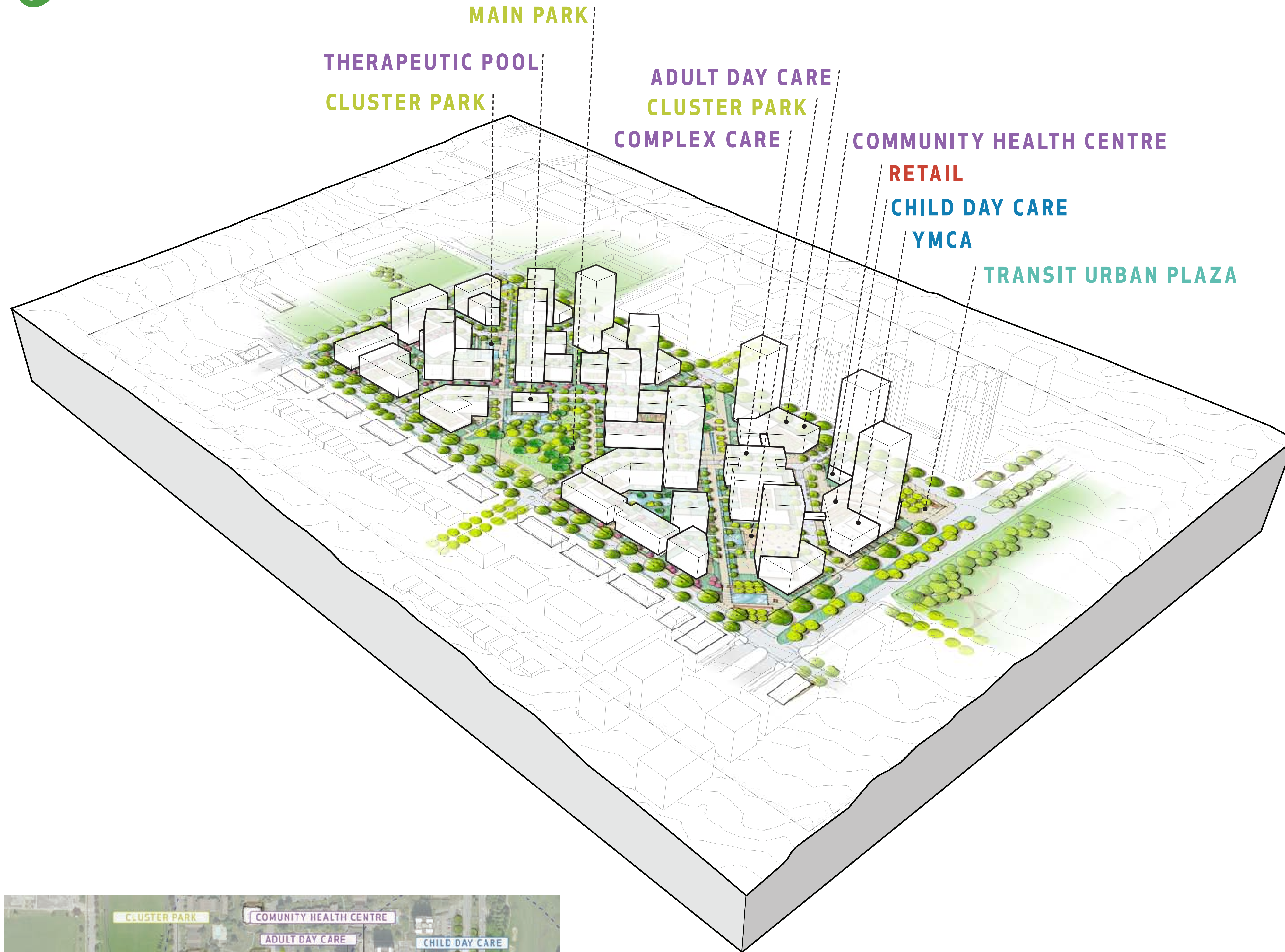


Natural water patterns shape open space, connections, and building placement

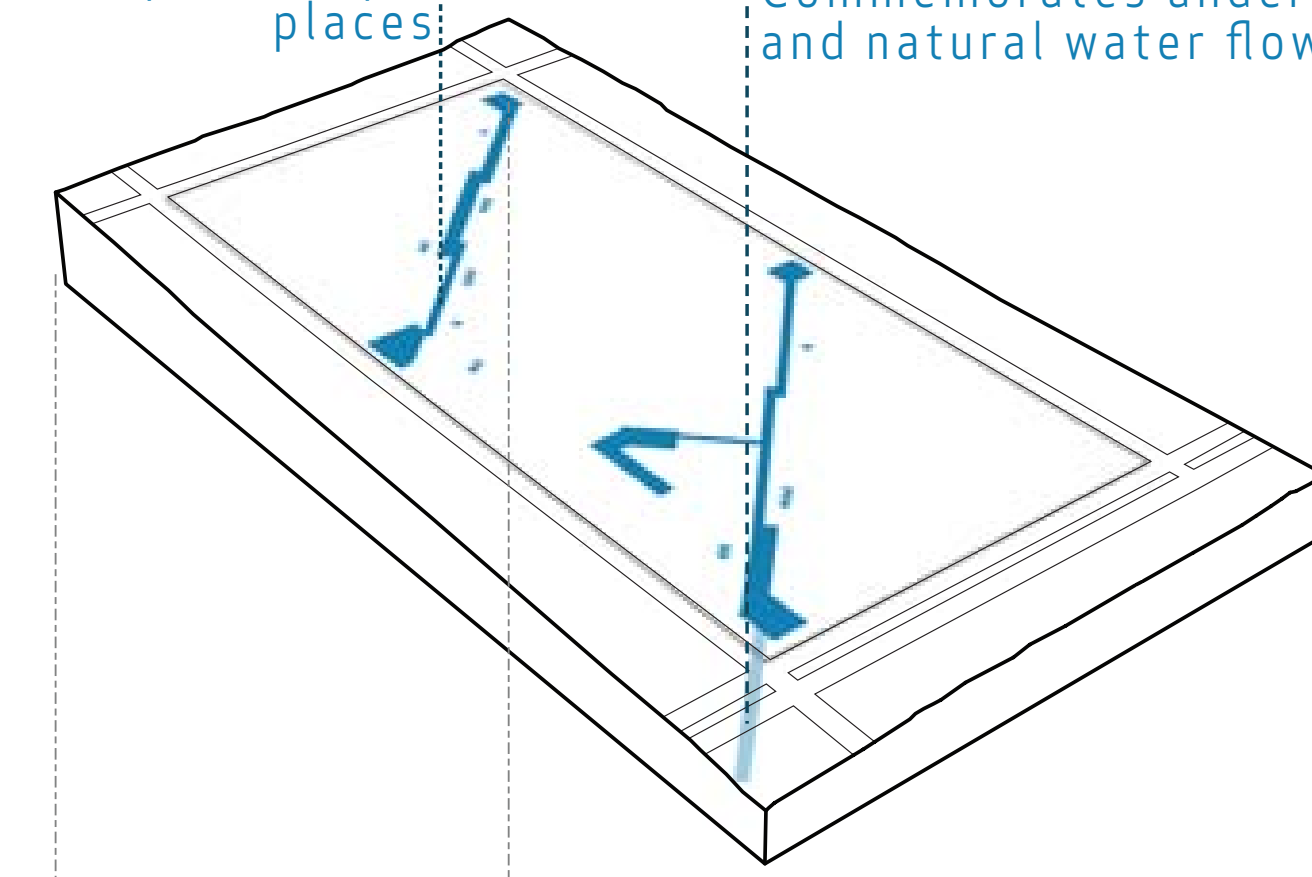


Multiple smaller open green spaces

CLUSTER



A variety of water conditions and functions create multiple, unique places

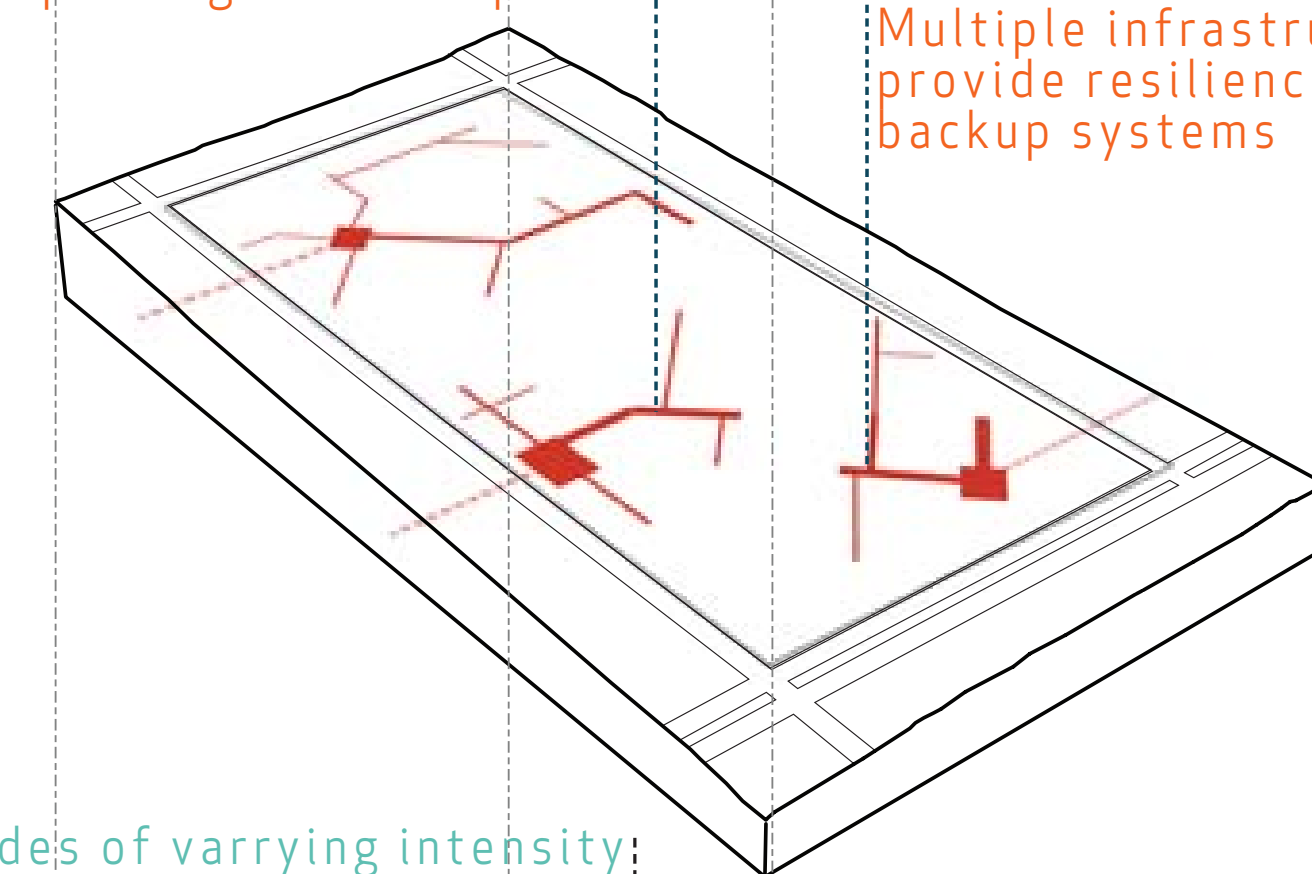


Commemorates underground stream and natural water flow

water

- fast-flowing water
- intermediate flow
- slow moving pool

Smaller, independent energy systems allow for easier phasing of development



Multiple infrastructural nodes provide resilience through backup systems

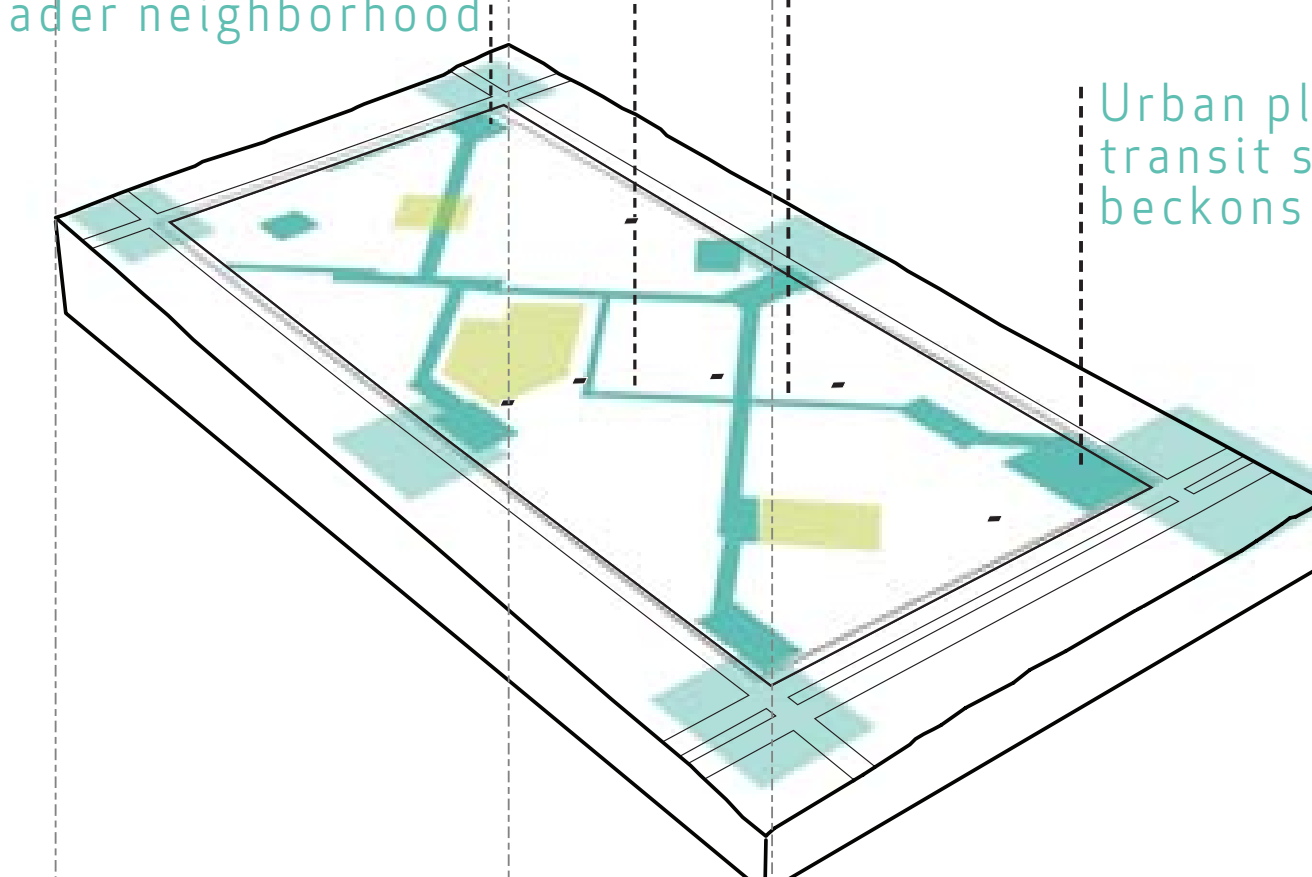
energy

- energy infrastructure
- neighborhood connections

Multiple nodes of varying intensity create unexpected moments that encourage exploration

Small plaza reinforces connections with students and broader neighborhood

Wide range of accessibility paths, from gentle, meditative meandering to brisk, active slopes

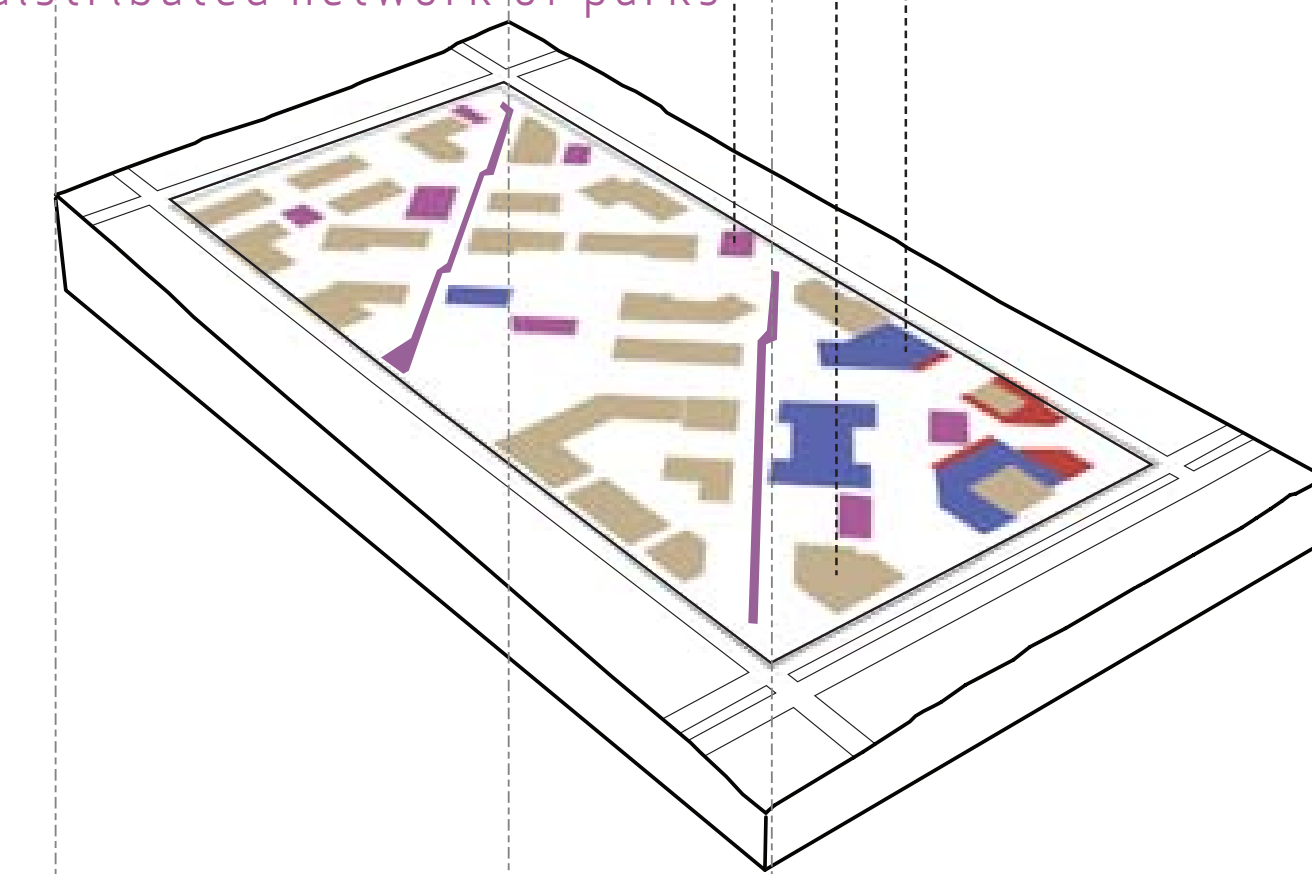


Urban plaza near transit station beckons people inward

open space

- open space + access
- connection
- green space

Taller buildings are dispersed to help define special moments throughout the site
 Alternative and preventative approaches to health are grouped in multiple clusters around a distributed network of parks

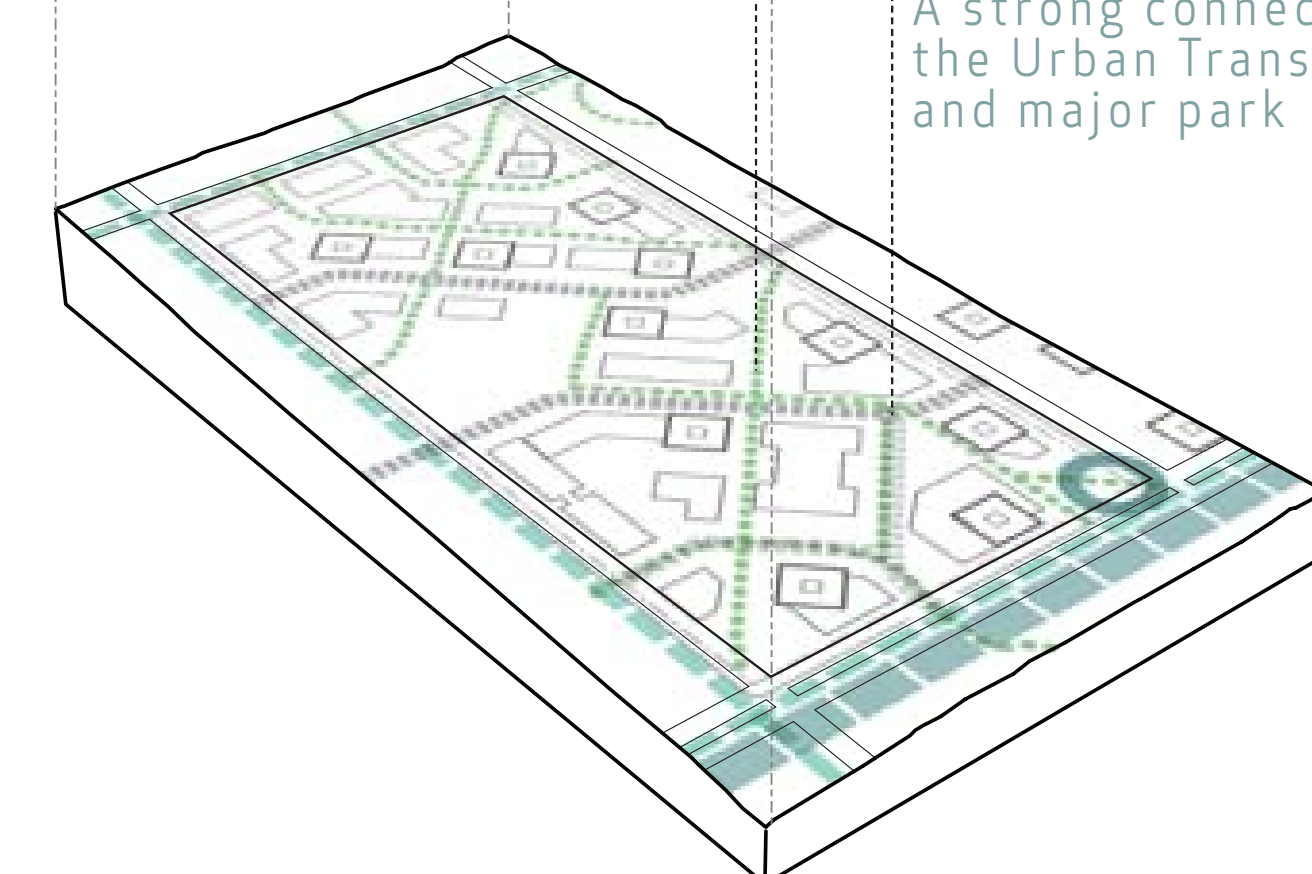


Health services are clustered near transit

land use

- residential
- retail
- preventative health (active transportation)
- health services and community facilities

Paths and wellness walkways follow natural water routes and connect amenities and services

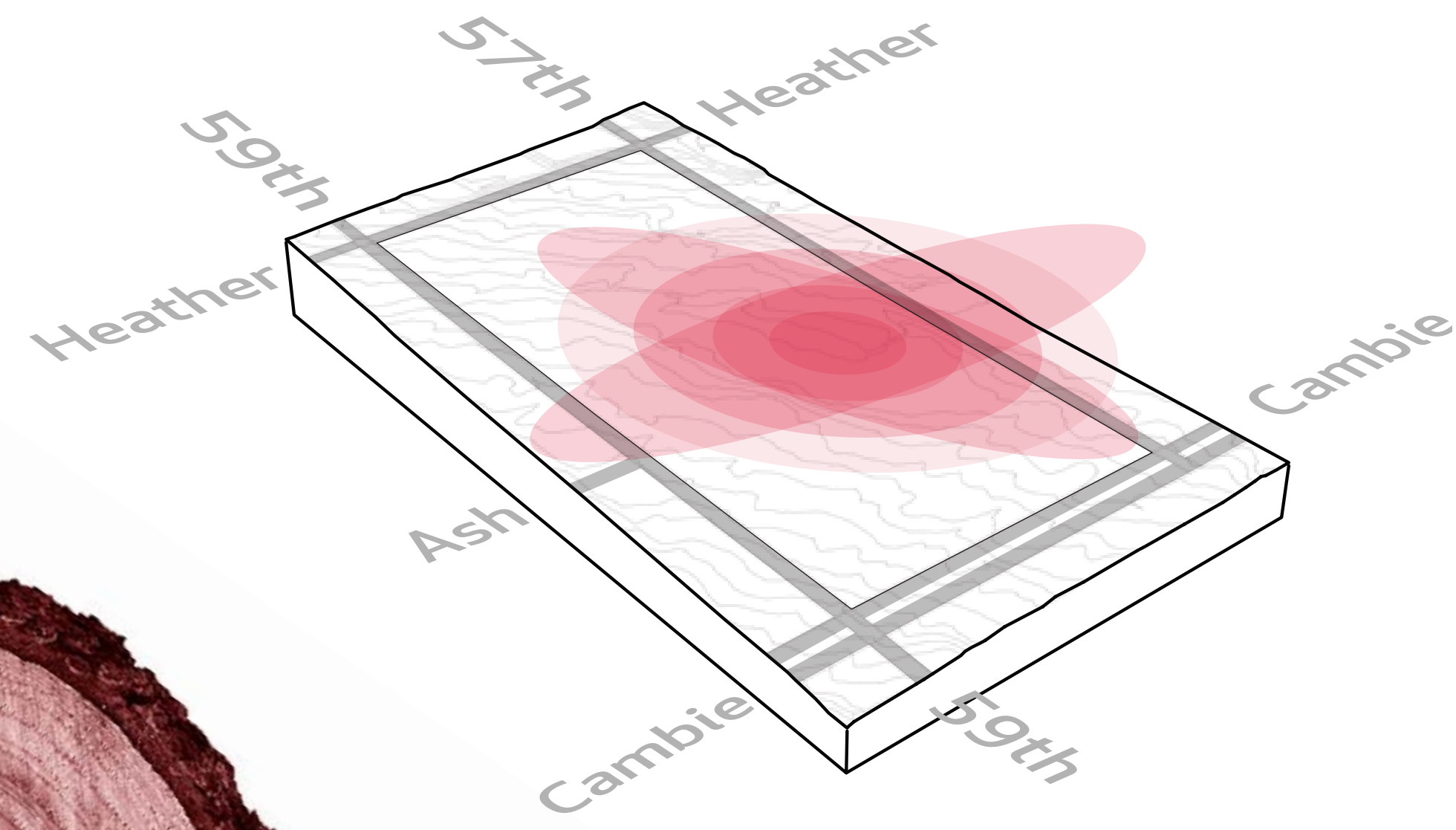


A strong connection links the Urban Transit Plaza and major park

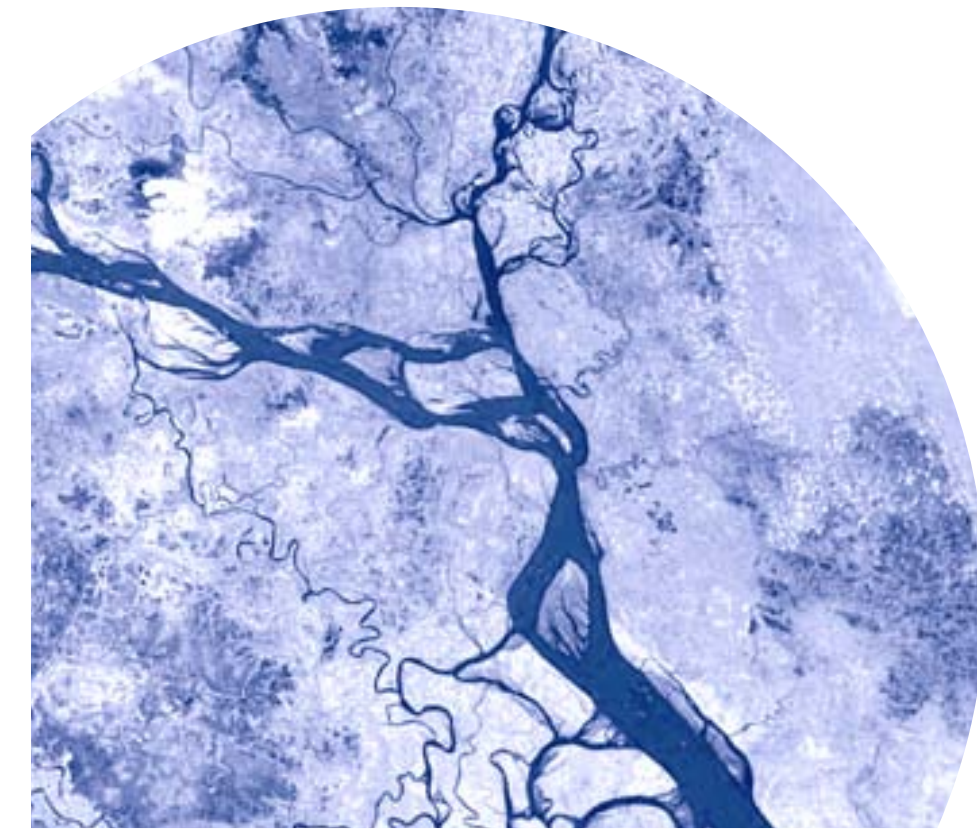
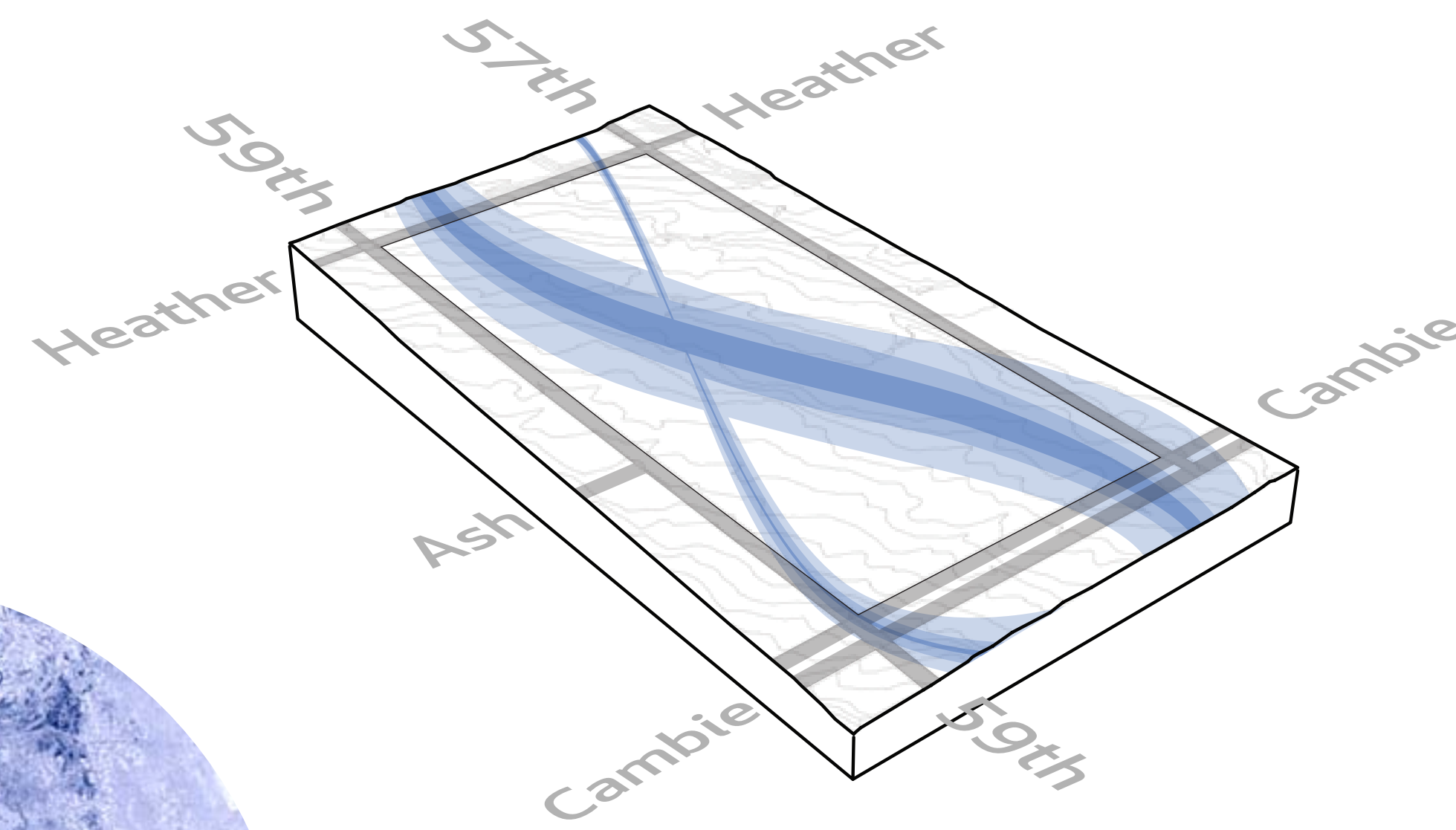
connections

- pedestrian
- bicycle
- transit
- car

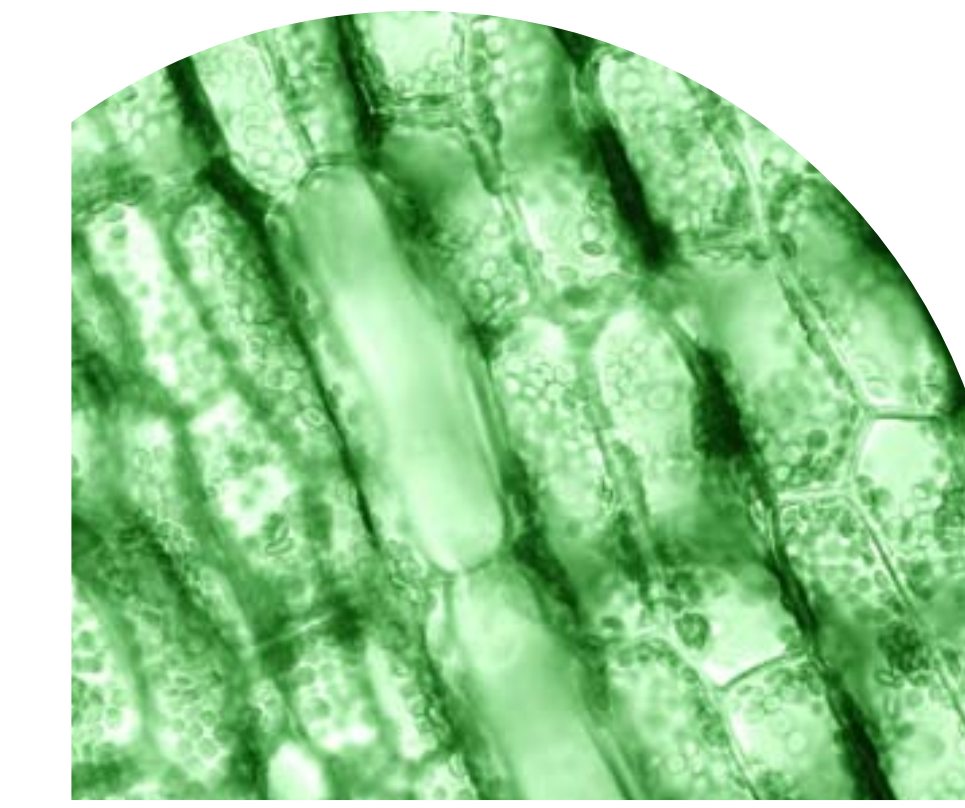
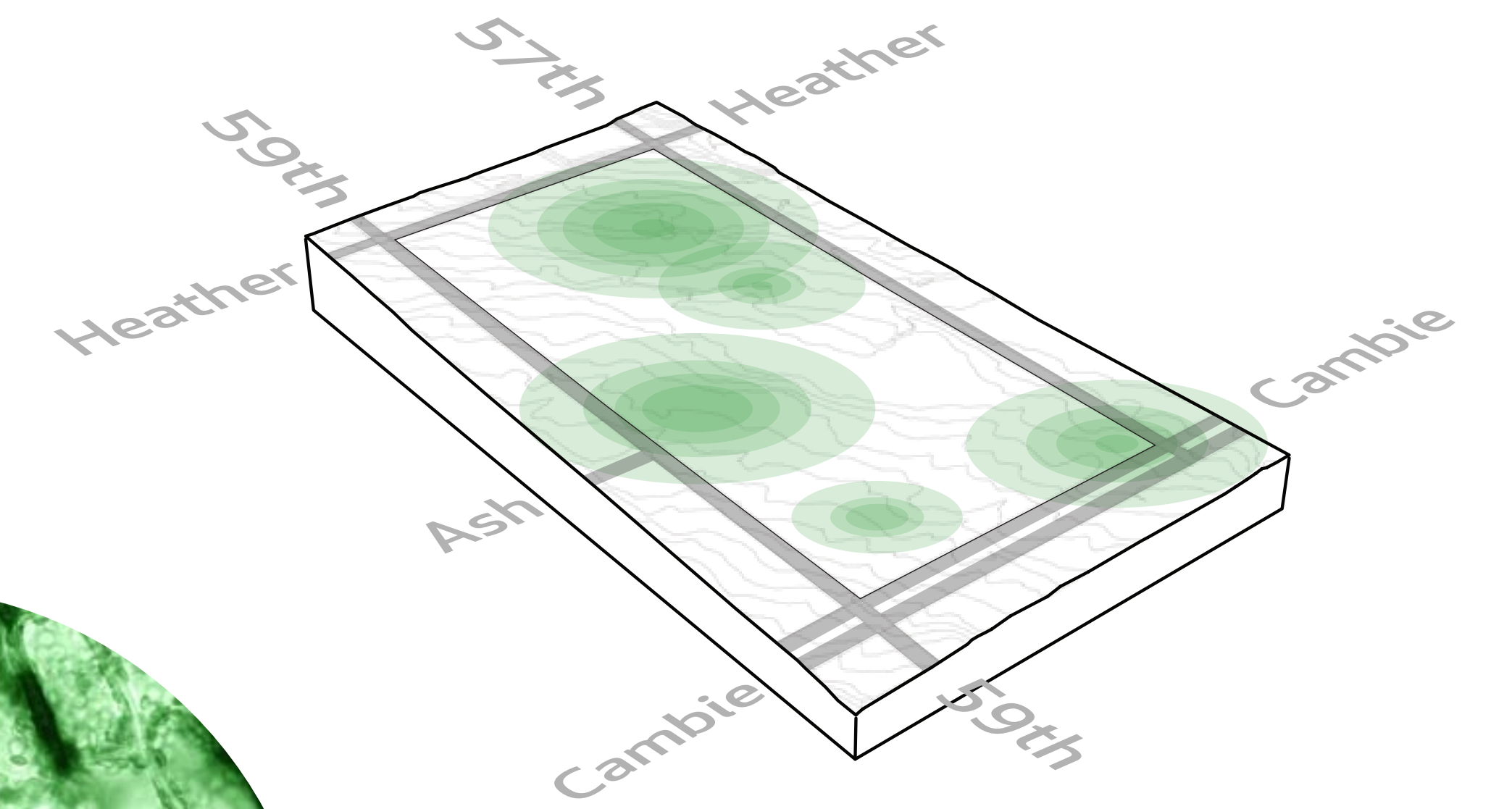
What do you think about the Concept Plans?



ADD YOUR
COMMENTS
HERE!



ADD YOUR
COMMENTS
HERE!



ADD YOUR
COMMENTS
HERE!