

PURPOSE OF OPEN HOUSE

PEARSON DOGWOOD LANDS POLICY PLANNING PROGRAM OPEN HOUSE #3 (September 12th + September 14th, 2013)



WHAT IS BEING CONSIDERED?

Vancouver Coastal Health (VCH) is proposing to redevelop the Pearson-Dogwood Lands to meet the current and future health care needs of the community while also introducing a mix of new uses.

Council endorsed a planning program in 2009 to develop a Policy Statement to guide redevelopment of the site. The City of Vancouver is leading a collaborative and consultative planning process with VCH and the surrounding community to create the **POLICY STATEMENT***. A Policy Statement requires City Council approval and while it will not change zoning regulations, it will guide all future rezoning applications for the site.

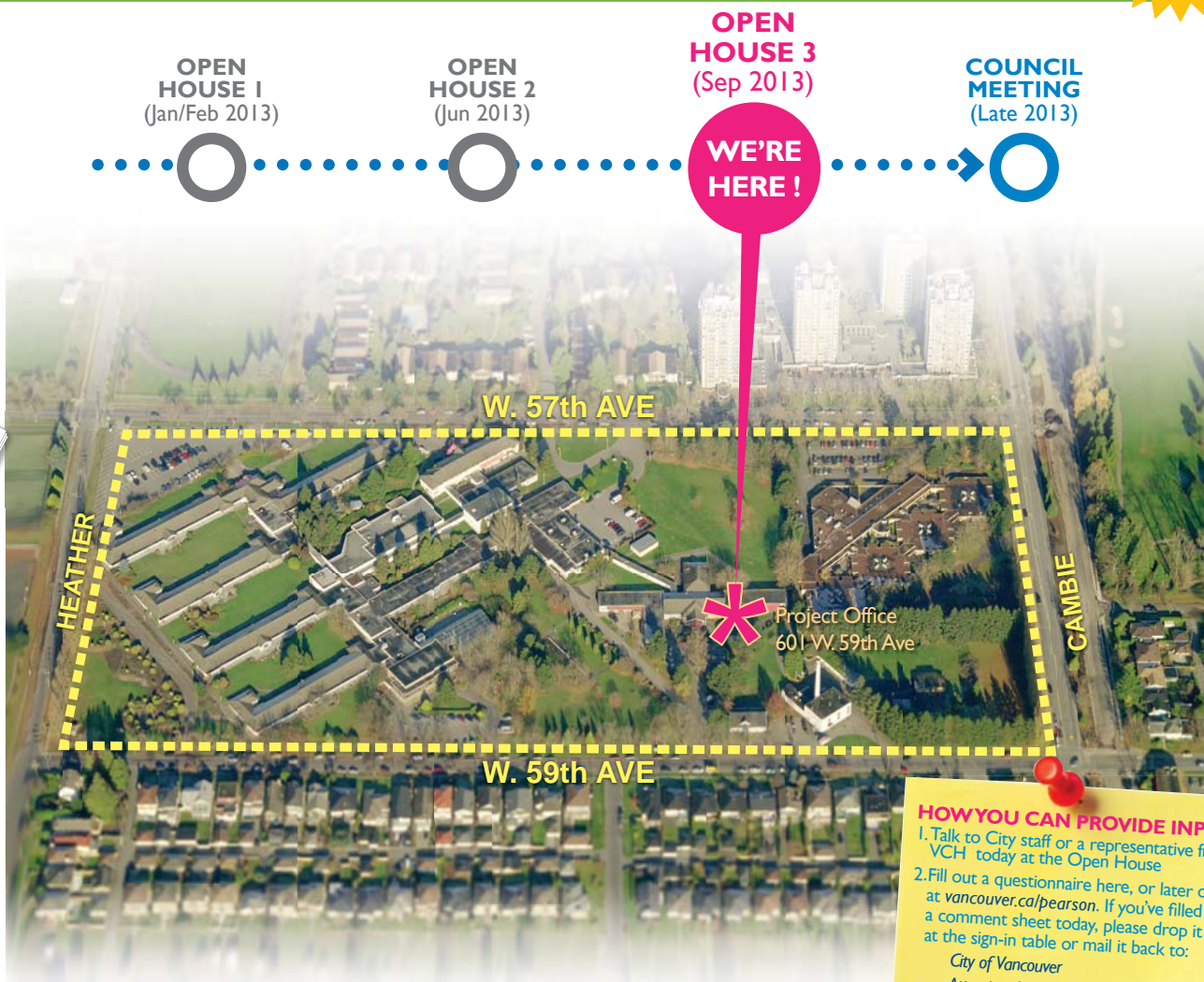
* WHAT IS A POLICY STATEMENT?

A Policy Statement establishes principles and objectives relating to:

- Land Use
- Density, Built Form, Height + Character
- Open Space
- Public Benefits
- Transportation
- Sustainability
- Development Phasing

This is the third round of open houses since the project began in January of this year. Over the last 8 months we have collected feedback from the public, considered the existing City policies that impact this site and developed a draft Policy Statement consisting of a set of Guiding Principles and a proposed planning concept. Both the Guiding Principles and proposed planning concept are presented here for your review in addition to the content of the draft Policy Statement presented on **Board # 17**. Please consider all the open house material and provide your feedback to City staff.

Following this open house, we will continue to refine the draft Policy Statement, with the intention of proceeding to City Council at a public meeting later in the year.



HOW YOU CAN PROVIDE INPUT:

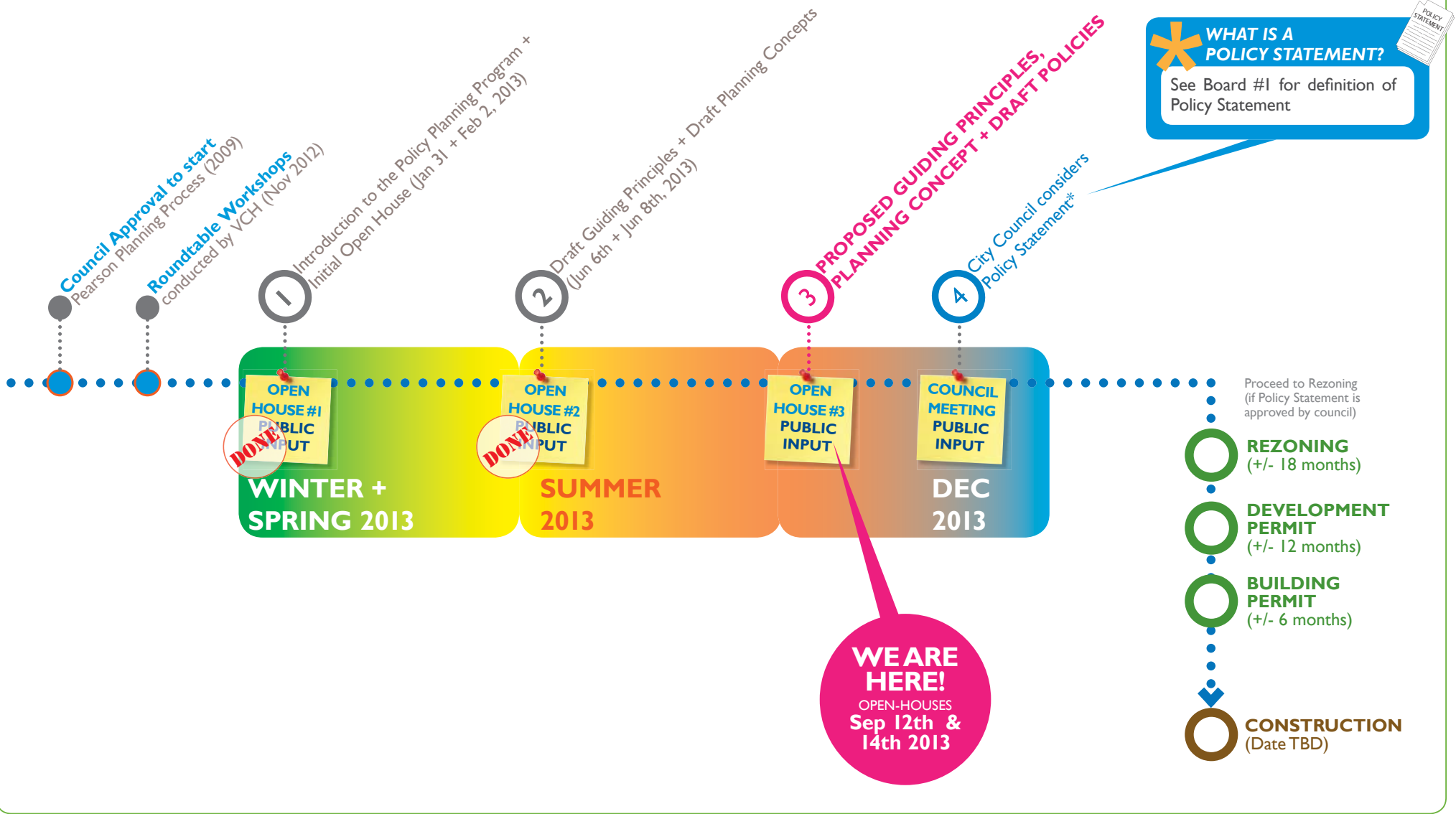
1. Talk to City staff or a representative from VCH today at the Open House
2. Fill out a questionnaire here, or later online at vancouver.ca/pearson. If you've filled out a comment sheet today, please drop it off at the sign-in table or mail it back to:
City of Vancouver
Attention: Major Projects Planning Group
453 West 12th Avenue
Vancouver V5Y 1V4
3. Write a letter to the address above or email City Staff at:
pearson.planning@vancouver.ca

2 POLICY PROGRAM TIMELINE

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MAJOR PROJECTS PROCESS



THE BIGGER PICTURE: ANTICIPATED GROWTH ALONG THE CAMBIE CORRIDOR



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WHAT IS AROUND THE PEARSON DOGWOOD SITE?

The 25 acre Pearson Dogwood site is located along the Cambie Corridor, where several planning and development processes are underway to direct future growth for the area. A future Canada Line Station is planned for the corner of 57th and Cambie. In addition, the site is within a 1 km radius of several schools, parks and community centres (see map).

Major developments in the area include the following:

CAMBIE CORRIDOR PLAN (PHASES ONE + TWO):

Council adopted policy which supports increased residential density and a diversity of uses along the corridor, particularly at key transit locations

CAMBIE CORRIDOR PLAN (PHASE THREE):

The next phase of the Plan will commence in 2014 and will consider the transit influenced areas to the east and west of Cambie Street

MARPOLE COMMUNITY PLAN

Community planning process to direct future growth and change in the community. The planning program will consider community amenities, housing, parks, open spaces, services, transportation and retail-commercial areas. City Council will consider the planning timeline on September 25th, 2013.

OAKRIDGE CENTRE

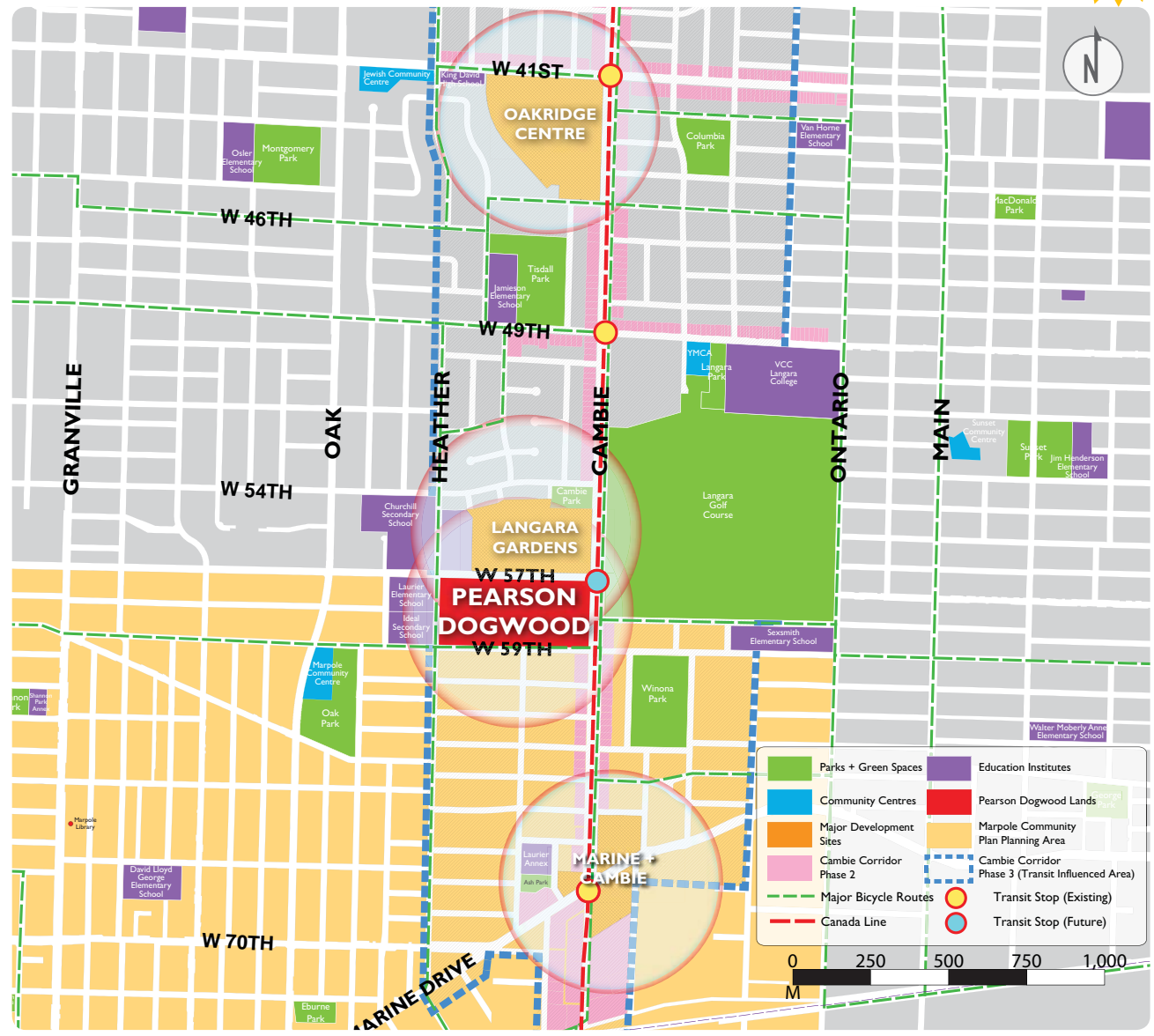
The City of Vancouver is currently reviewing a rezoning application to double the size of the mall, along with adding over 2,500 residential units, more offices, community amenities and public space.

LANGARA GARDENS

A policy planning process is commencing and will consider redevelopment options including housing, parks/open space and retail/commercial areas. Public consultation events are planned for fall 2013 (See Board #4).

MARINE + CAMBIE

The permitting process is underway to construct high-density residential developments including a large food store, movie theatres, retail, and office space.



	Parks + Green Spaces		Education Institutes
	Community Centres		Pearson Dogwood Lands
	Major Development Sites		Marpole Community Plan Planning Area
	Cambie Corridor Phase 2		Cambie Corridor Phase 3 (Transit Influenced Area)
	Major Bicycle Routes		Transit Stop (Existing)
	Canada Line		Transit Stop (Future)

4 WHAT'S NEW IN THE NEIGHBOURHOOD?

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LANGARA GARDENS

At the request of the owners of Langara Gardens (Peterson Investment Group), the City is undertaking a one-year planning program that will result in a 'Policy Statement' to guide the future redevelopment of Langara Gardens.

The site is directly north of the Pearson-Dogwood Lands:

- 8.4 hectares (20.8 acres)
- Located between Cambie and Neal Streets, and 57th Avenue and the lane south of 54th Avenue
- Originally zoned in 1968 to address the need for rental housing in the City of Vancouver
- In 1987, a fourth tower was added along with some retail space
- Currently 605 units of market-rental housing.
- 335 of the units are located in four high rise towers and the remaining units are garden apartments and townhouses

If the site is redeveloped, the Policy Statement will establish:

- Land-use
- Transportation
- Density
- Building Types and Heights
- Site Sustainability
- Public Amenities

Like the planning for the Pearson-Dogwood Lands, the policy will consider the context of the Canada Line and the proposed new station on the northeast corner of the Pearson site. The Policy Statement will ensure that existing rental units are protected or replaced, and it is anticipated that the four concrete towers will be retained.

The planning program is anticipated to launch this fall and continue into 2014. An information session has been held with the existing tenants, and public Open Houses will be scheduled for later this fall.



HOW TO FIND OUT MORE:

1. Talk to City staff today at this Open House
2. Check out the project website: vancouver.ca/langaragardens.
3. Write a letter to us at:
City of Vancouver
Attention: Major Projects Planning Group
453 West 12th Avenue
Vancouver V5Y 1V4
4. Email us at:
langara.gardens@vancouver.ca

5 ACCOMMODATING GROWTH

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FUNDING COMMUNITY AMENITIES

The City's policies for growth require community liveability to be maintained as the city grows and for new development to contribute towards the cost of growth and its impact on the community.

The City relies on a variety of financing tools to fund new public facilities, chiefly the capital plan, supported by property taxes and revenues raised from new developments. New development helps deliver new public amenities through Development Cost Levies (DCLs) and Community Amenity Contributions (CACs).

DCLs are a charge collected from all new development and are used to help pay for the following growth-related capital projects:

- Park land acquisition and improvements
- Affordable housing
- Childcare facilities including land acquisition
- Engineering infrastructure
- Other City facilities

CACS are contributions provided by property owners through the rezoning process and help address the increased demands that may be placed on City facilities as a result of the rezoning. CAC contributions go towards recognized Civic Public Benefits such as:

- Social housing
- Child care facilities
- Not-for-profit space
- Park space
- Libraries
- Community centres
- Transportation improvements
- Cultural facilities.
- Police stations + Fire halls

(See board #10 for a description of the public amenities anticipated for the Pearson-Dogwood Site)

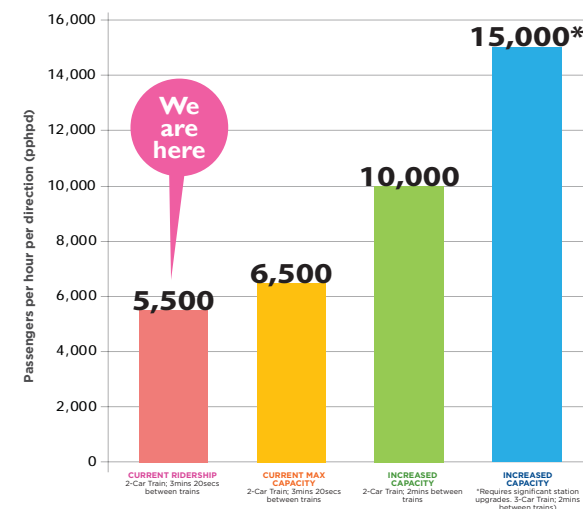
ANTICIPATED PUBLIC AMENITIES IN THE AREA

In conjunction with the growth projected along the Cambie Corridor (See Board #3), numerous public amenities are anticipated as development occurs. These include:



CANADA LINE

City staff are currently working with Translink to study the impacts of development along the entire Canada Line (Richmond to Vancouver) and address the issues of both train and station capacity



SCHOOLS

The City is working with the Vancouver School Board to monitor population growth along the Cambie Corridor and to address impacts to school capacity

6 PUBLIC CONSULTATION #1: WHO'S BEEN CONSULTED TO DATE

PEARSON DOGWOOD LANDS POLICY PLANNING PROGRAM
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WHAT WE HAVE DONE

The project began in January of this year and has involved the public through the following list of events, groups and Committees. All of the advice received to date has contributed towards the formation of the Guiding Principles and the proposed planning concept. (See Board # 8 for key messages received)

COMMUNITY ADVISORY GROUP

VCH has organized a Community Advisory Group (CAG) in order to advise the City and VCH in the formulation of planning concepts for the site and the Policy Statement that will govern the Pearson Dogwood site's future development. The CAG membership contains a variety of stakeholders including:

- Pearson Residents Redevelopment Group
- Dogwood Lodge Family Council
- Disabilities Community Groups
- Adjacent Neighbourhood and Residents
- Housing and Sustainability Groups
- Users of the Stan Stronge Therapeutic Pool
- Aboriginal Groups
- Senior's and Schools groups
- Citizens at large

OPEN HOUSES (Jan + June 2013)

Two Open Houses occurred in January and June. The June open house presented three concept plans and a draft set of Guiding Principles



CITY OF VANCOUVER PEARSON WEB-SITE + EMAIL ADDRESS (Jan 2013)

In January of this year a web site and email address were created to provide information and updates on how the policy planning program is proceeding. At each Open House, the web site has been advertised and the public encouraged to access the site for materials related to the project. An on-line survey has been conducted for each Open House to gauge the public's views on the draft guiding principles and early planning concepts.



CHURCHILL SECONDARY SCHOOL DESIGN CHARRETTE (Apr 2013)

A workshop was held at Churchill Secondary to seek youth input on planning the Pearson Dogwood Lands. Students participated in mapping and writing exercises on the topics of transportation, uses & activities and a future vision for the site.



7 PUBLIC CONSULTATION #2: WHO'S BEEN CONSULTED TO DATE

PEARSON DOGWOOD LANDS POLICY PLANNING PROGRAM OPEN HOUSE #3 (September 12th + September 14th, 2013)

WHAT WE HAVE DONE

The following consists of a motion from City Council, and advice from two Council appointed committees with an interest in how the Pearson Dogwood Lands will redevelop,

COUNCIL MOTION (Passed April 23rd, 2013)

City Council passed the following motion regarding residential options for people living with a disability:

WHEREAS

1. The City of Vancouver seeks to be a leader in the provision of accessible services to people with disabilities;
2. Vancouver Coastal Health has decided to replace the health care facilities at George Pearson Centre as part of a major redevelopment of this site;
3. Council's **Persons with Disabilities Advisory Committee** has expressed concern about the nature of the new facilities and has heard submissions that the hospital should not be rebuilt but replaced with community based independent living arrangements;
4. The Province of BC has set early deadlines to achieve significant revenue from the development of the Pearson lands, although the planning process has just begun;
5. The Pearson planning process is separate from the Marpole Community Plan and the Cambie Corridor Plan, and the resulting development will be a major project in the Marpole area.

THEREFORE BE IT RESOLVED THAT Council direct staff to:

- advise Vancouver Coastal Health that the City will require assurances that the mix of health care services, facilities and residential options for people with disabilities resulting from the redevelopment reflects global best practices and full consultation;
- remind Vancouver Coastal Health that increases in land value resulting from rezoning may result in community amenity charges offered to the city, which are not, under current policy, available to subsidize capital investments in health facilities and residential options that are a provincial responsibility;
- seek opportunities to ensure that the planned George Pearson development maximizes the number of fully accessible and appropriately supported units available to current residents at the existing site.

CITY OF VANCOUVER ENGAGEMENT: Persons with Disability Advisory Committee (PWDAC)

The PDWAC met several times to discuss the emerging plans for the site, and conveyed the following key messages:

The Pearson redevelopment must be consistent with the United Nations Convention on the Rights of Persons with Disabilities, which Canada has signed. The UN Convention requires

- Persons with disabilities have the right to live in the community with the same range of choices as other people .
- Persons with disabilities have the right to choose where and with whom they live.
- Persons with disabilities have the right to access a range of services to support living and inclusion in the community and to prevent isolation or segregation.

The Pearson redevelopment should be based on the following principles:

- Choice and autonomy in housing and in supports for all persons with disabilities. People can make their own decisions about where and how they live, what support model they want, and their own daily life.
- Supports should be based on the social model of disability, not the limited medical model, and should include support for all of the activities of daily life: work, school, leisure, family.
- Supports for living should be separated from housing so that people receive appropriate support wherever they live and are not forced to move or live in specific places to receive adequate support.
- A range of housing and support options should be available to enable people to live full independent lives in the community. This should include options to live alone, with a partner or family, or in groups.
- All housing options should be integrated into the community, not segregated. Institutions or facilities are not homes, provide poor quality of life, remove people's right to decision making, autonomy and choice, are segregated from the community, and violate the UN Convention right to inclusion in the community.
- Planning for housing and support should be designed from the ground up and based on individualized planning for current Pearson residents and consultation with disability groups.

CITY OF VANCOUVER ENGAGEMENT: Seniors Advisory Committee

The mandate of the committee is to work with City staff, civic agencies, seniors and their families to identify barriers to, and solutions for, full participation in city life for seniors.

The committee reviewed the initial three site plan concepts and provided the following commentary:

- Residents should have a choice in how they would like to live.
- Seniors care should follow the Greenhouse Model of housing whereby each home is a self-contained home for 6 – 10 people located in clusters of 1 to 24 homes and designed to be similar to the homes and apartment buildings in the surrounding community.

* VCH Comment:

Current residents of Pearson are working with a VCH transition team to identify what type of housing and supports each individual would like to have as they move out of the George Pearson Centre. These choices align with the principles articulated by the PWDAC but may include other choices that require higher levels of support.

PUBLIC FEEDBACK #2: THREE PLANNING CONCEPTS INTO ONE

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WHAT WE HEARD

At the June open houses, the public was shown **three planning concepts** (Core, Continuum + Cluster) and asked to evaluate these based on the draft Guiding Principles. Comments were received at both the open houses and on-line.

All three concepts were seen as substantially meeting the goals of the Guiding Principles, with a slight preference for the Continuum concept.

City staff and the VCH team have analysed the feedback and VCH has produced a proposed concept plan as shown below.
(See Board # 10 for more details on the proposed concept plan)

CORE CONCEPT



+

CONTINUUM CONCEPT



+

CLUSTER CONCEPT



PROPOSED CONCEPT PLAN



10 VCH'S PROPOSED DEVELOPMENT FOR PEARSON-DOGWOOD SITE

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UPDATED MATERIAL

WHAT VCH PROPOSES

Based on the feedback received from the public, the draft guiding principles, established City policies and consultation with City staff; VCH has developed a proposed concept plan for the site which contains the following attributes.

PROPOSED CONCEPT PLAN



- VCH'S PROPOSAL:**
A mix of building types and uses as follows:
- **Building forms from 3-28 storeys**
 - **Floor area of 2.8 FSR (gross)/ approx. 3.1 million square-feet**
 - **Land Use:**
 - Mix of residential (rental + market)
 - Retail + Commercial
 - Health care related services and housing
 - New YMCA
 - Community amenities
 - Public park & plazas

- PROPOSED PUBLIC AMENITIES:**
- **Affordable Housing (20 % of all units)**
 - **Adult Day Care and Child Care Facilities**
 - **Not-for-Profit space**
 - **2.5 acre City Park + additional public open space**
 - **New 60,000 sf. YMCA with aquatic facilities**
 - **New Therapeutic Pool**
 - **New Canada Line Station at 57th Avenue + Cambie Street**
 - **Road and Bike Lane improvements**

WHEN WILL IT BE BUILT?
The project will be phased over several years



PLEASE REFER TO THE QUESTIONNAIRE: QUESTIONS #16, 17 & 18

II GUIDING PRINCIPLES: CATEGORIES

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PREVIOUS
MATERIAL

FIVE GUIDING PRINCIPLE CATEGORIES

The Policy Statement will contain a set of Guiding Principles to inform the urban design and sustainability objectives for the site. The draft Guiding Principles were presented at the 2nd round of Open Houses in June 2013. There are five main categories and a series of detailed principles under each category.

(See Boards #12 to #16 for details)



OPEN SPACES + PUBLIC PLACES

Parks, natural features such as trees, site topography, history, public spaces and the incorporation of water in open and public spaces.

MOBILITY, ACCESSIBILITY + CONNECTIONS

Transit, pedestrian-oriented pathways within the site, the protection of bikeways and accessibility for all levels of physical abilities.

COMPLETE COMMUNITY

Housing types, community amenities, therapeutic pool, health services and local-serving shops.

SITE PLANNING + BUILDING DESIGN

Sun access to the site, integration with the surrounding neighbourhood, responding to the site's topography, public views and architectural variety.

SUSTAINABILITY + GREEN INFRASTRUCTURE

LEED standards, sustainable energy systems, green walls and roofs, sustainable food systems and generally a holistic approach to site development.

12 GUIDING PRINCIPLES: OPEN SPACES + PUBLIC PLACES

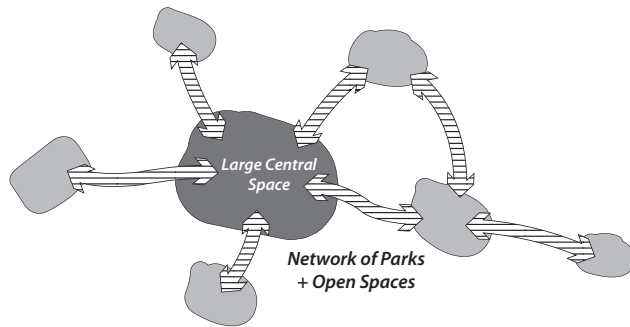
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PREVIOUS
MATERIAL

OPEN SPACES + PUBLIC PLACES

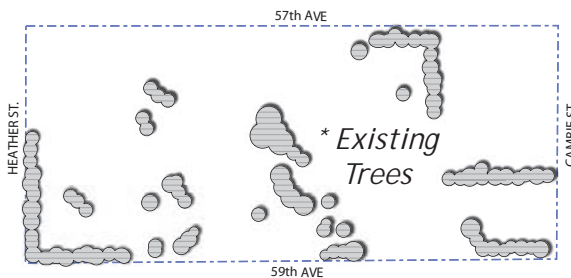
1 Park Land

Provide at least 2.5 acres of City-owned park space. Embrace health-centred approaches to open space design. In addition to larger park space(s), create a variety of open spaces including smaller, more intimate open areas, and linear connecting elements.



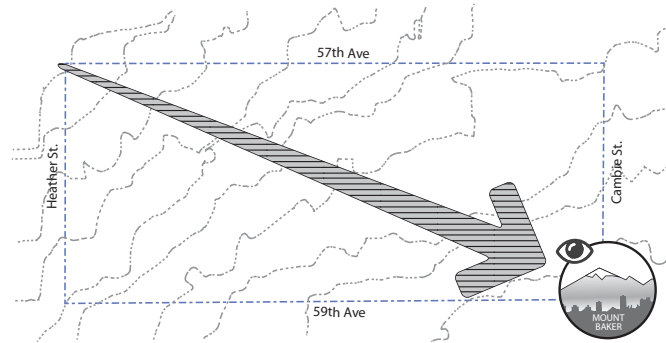
2 Natural Features

Trees, natural features and open green spaces define the Pearson-Dogwood site and should continue to do so in the future. Retain significant trees and preserve natural features wherever possible; organize buildings, open spaces, roads and public ways around these.



3 Topography

Integrate the slope of the site into the site design as an asset and a distinguishing feature. Take advantage of the slope to optimize views to the south and to Mount Baker.

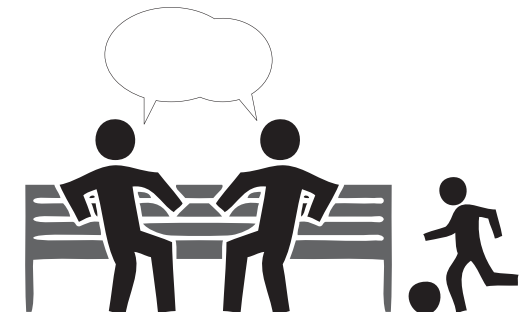


4 History

Reflect the history of the site (natural history, Musqueam First Nation, and the Marpole community) through building placement, public realm elements and public art.

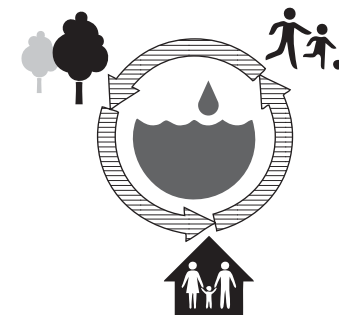
5 Design of Public Spaces

Parks and open spaces should foster social interaction and become neighbourhood meeting places. Create flexible spaces and public places that can accommodate a range of activities. Coordinate with the design objectives of the Cambie Corridor Public Realm Plan.



6 Water

Incorporate water in the design of open spaces and public places. Take advantage of the natural slope of the site in the design of rainwater management elements. Reflect the natural history of streams on the site.



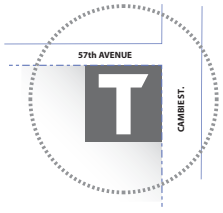
13 GUIDING PRINCIPLES: MOBILITY, ACCESSIBILITY + CONNECTIONS

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MOBILITY, ACCESSIBILITY + CONNECTIONS

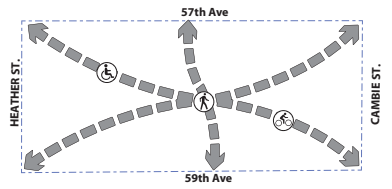
7 Rapid Transit
Explore means and strategies to fund a new Canada line station at the corner of 57th and Cambie, and use the station as a key organizing element of the site design.



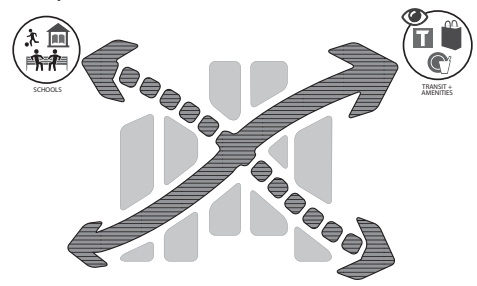
8 Prioritize Non-Automotive Transportation
Focus first on pedestrians and wheelchair users, and then on cyclists. Accessibility should be incorporated into all aspects of site design.



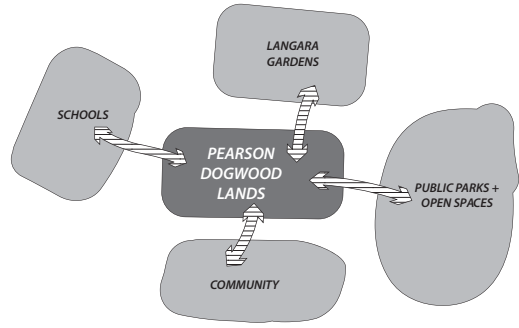
9 Pathway Connections
Pathways and 'wellness walkways' are important organizing and connecting elements of the site. Routes can be both direct and meandering - minimizing slope, and designed for wheelchair users, pedestrians, and cyclists of all ages and abilities. Direct pathways should be legible and intuitive through a simple network of direct connections between transit, public spaces and focal points. Weather protection and areas of respite should be incorporated.



10 Diagonal Connections
Express and facilitate diagonal connections across the site to transit, shops, and schools.

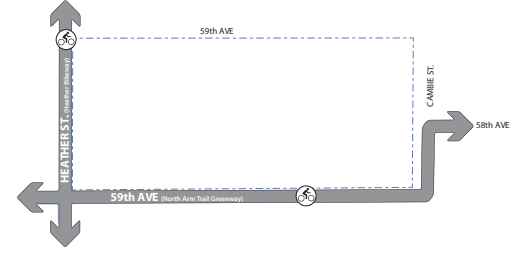


11 Integration
Integrate the site with the surrounding community and the adjacent Langara Gardens. Create permeability throughout the site and provide a strong visual link to the City park from one of the adjacent streets, to invite the community in.

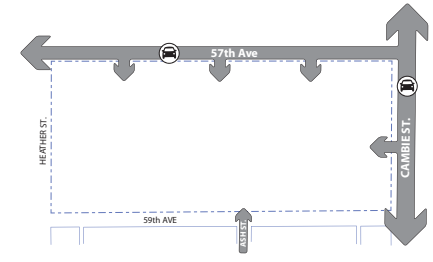


12 Streets for People
Design and configure streets as a focus for people and activity and to ensure that vehicular traffic does not divide or dominate. Local streets should be traffic calmed and direct vehicular movement across the site will be discouraged. Discourage short-cutting traffic in the neighbourhood to the south. Ensure that the design of streets and connections contribute to the realization of the Cambie Corridor Public Realm Plan.

13 Protect Local Bikeways
Minimize, reduce or eliminate vehicle impacts on the Heather Street bikeway and the 59th Avenue Greenway/bikeway (North Arm Trail). Where possible, conditions for pedestrians and cyclists should be improved through improved design and increased separation from vehicular traffic.



14 Vehicle Access
Provide primary vehicular access to the site from 57th Avenue and Cambie Street. Create regular intersections as opposed to off-set intersections at Ash and west 59th and the Ash connector and west 57th Avenue.



15 Part of an Active Transportation System
Consider the site as part of a larger cycling and walkway system connecting to Langara Gardens, Oakridge Centre, and the Canada Line pedestrian and cyclist bridge over the Fraser River.

14 GUIDING PRINCIPLES: COMPLETE COMMUNITY

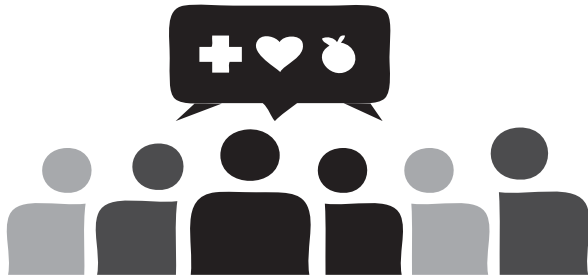
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PREVIOUS
MATERIAL

COMPLETE COMMUNITY

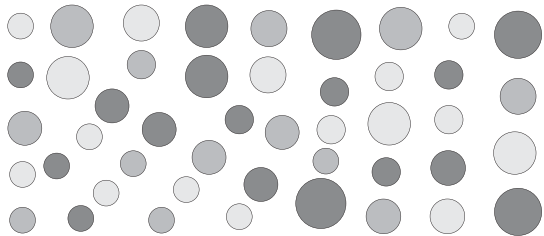
16 Health Care Services + Housing for People with Disabilities

Provide a range of housing options and health services to support the replacement of Pearson and Dogwood facilities. Housing models will maximize independence, engage current residents in planning and comply with 'best practice' standards. Community health services will serve residents in the broader community as well as existing residents on the site.



17 Housing Mix

Provide a mix of housing options for a diverse community at all income levels, ages and abilities. Integrate the mix of housing options physically and socially on the site and include 25% housing for families, rental housing and a minimum of 20% social housing.



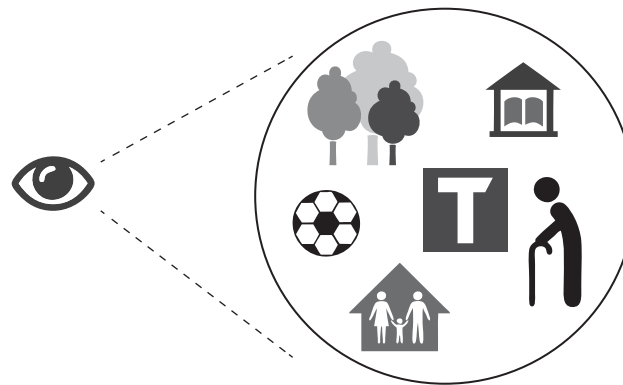
18 Accessible Design

Provide a leading edge approach to accessibility in the design of all buildings and throughout the site.



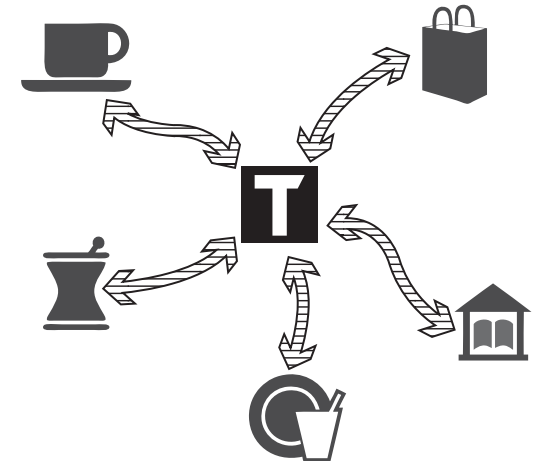
19 Community Amenities

Provide a range of community amenities such as adult daycare and childcare, recreational facilities, park space and community meeting space to meet existing and future needs in the area. Organize and cluster these amenities in close proximity to transit with a highly visible presence.



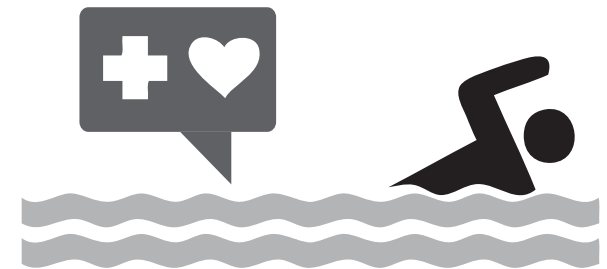
20 Local-Serving Shops + Services

Provide neighbourhood-serving shops and services such as cafés, pharmacies, and green grocers in close proximity to transit with a highly-visible presence.



21 Therapeutic Pool

Maintain or renew the Stan Stronge therapeutic pool.



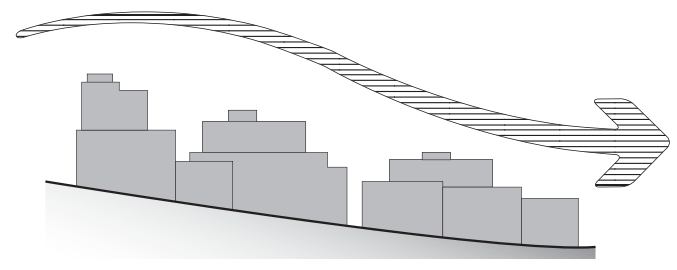
15 GUIDING PRINCIPLES: SITE PLANNING + BUILDING DESIGN

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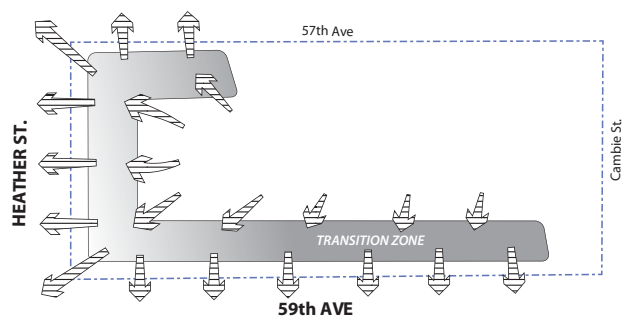


SITE PLANNING + BUILDING DESIGN

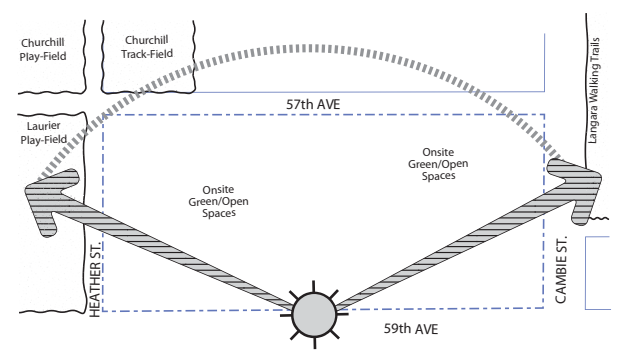
22 Topography + Views
Organize buildings and open spaces to work with the site topography and optimize public views across the site to Mount Baker.



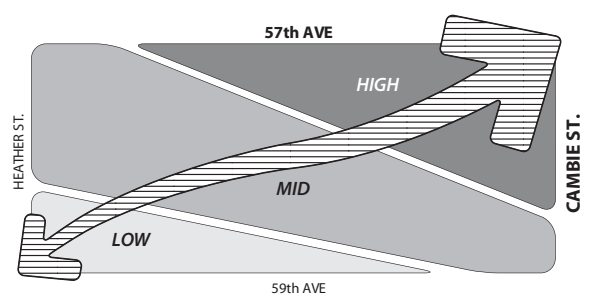
24 Transitions
Create a transitional edge along 57th and 59th Avenues and Heather Street that respects the scale of the surrounding community, noting the opportunities for this area to redevelop in conjunction with the Cambie Corridor Plan.



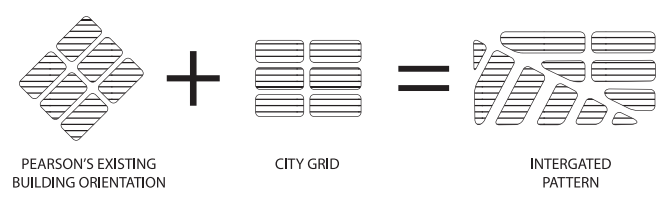
26 Sun Access
Ensure there is direct sun on public spaces, parks, playing fields, school yards, community facilities and amenities through the design and placement of buildings.



23 Intensify Activity at the Future Canada Line Station
Focus a higher level of activity, energy, density and height along West 57th Avenue towards Cambie and the future Canada Line Station, decreasing intensity moving west and south across the site.



25 Integration with the Surroundings
Integrate the site with the surrounding community and the adjacent Langara Gardens. Create permeability through the site and along its edges to invite the community in. Consider the city grid, the adjacent uses and pedestrian pathways through the area.



27 Variations in Architecture
Incorporate a range of building types, forms and heights that are visually interesting, support housing choices, create scale transitions, and provide opportunities for rooftop amenity and greening at various levels.

Consider a pattern of building forms that includes an organic response to the natural slope of the land, the clustering of trees and desire lines across the site.

16 GUIDING PRINCIPLES: SUSTAINABILITY + GREEN INFRASTRUCTURE

PEARSON DOGWOOD LANDS POLICY PLANNING PROGRAM
OPEN HOUSE #3 (September 12th + September 14th, 2013)



SUSTAINABILITY + GREEN INFRASTRUCTURE

28 **Rezoning Policy for Sustainable Large Developments**
The redevelopment of the site will meet or exceed the City's Rezoning Policy For Sustainable Large Developments, including sustainable site design, access to nature, sustainable food systems, green mobility, rainwater management, zero waste planning, affordable housing, and low carbon energy supply. All buildings will be built to LEED Gold at a minimum.



29 **Regenerative Approach**
A regenerative approach to health in a holistic sense will underlie all aspects of the site and its development: people, community facilities, food, transportation, energy, water, and ecology.



30 **Sustainable Energy**
Explore opportunities for sustainable green energy strategies that may be site-specific and/or integrated into a Cambie Corridor-wide district energy system.



31 **Visible Green**
Buildings will express green elements as well as embody green building and passive design: green roofs and terraces, roof-top gardens, trees and plantings on upper levels and balconies, green walls, and supports for vertical plant growth.



32 **Sustainable Food Systems**
Sustainable food system – the means by which food production, access, distribution, consumption and waste management are integrated to enhance the environmental, economic, social and nutritional well-being of the city and residents. Site specific strategies could include community gardens and orchards, edible landscaping, community kitchens, community food markets, composting, and other facilities to support local food system activities.





KEY ELEMENTS IN THE POLICY STATEMENT

The Policy Statement will contain direction on the following categories:

- Land Use
- Density
- Built Form & Height
- Parks & Open Spaces
- Community Amenities
- Circulation & Transportation
- Sustainability

The draft Guiding Principles and the proposed planning concept have been created to illustrate various objectives relating to the categories above, and will be used to inform how the site will develop through the rezoning and development permit phases.

The policy statement will be comprised of three elements:



KEY ELEMENTS OF THE POLICY STATEMENT

LAND USE

Residential:
 Approximately 2,800 housing units (approx. 2.8 million square-feet) are proposed in a variety of building types and sizes. Of these, approximately 500 units will be allocated towards affordable housing, in a variety of models such as seniors housing and non-market rental housing. 25% of all units will be designed for families.

Health Care - Housing & Services:
 VCH intends to develop independent supportive housing units as replacement housing for the existing residents of Pearson and a residential care facility to replace the Dogwood facility. In addition, VCH will construct a new Community Health Centre which will contain an Adult Day Care facility and other services related to the delivery of health care for the site and the area.

Retail & Commercial:
 Approximately 80,000 sf. of retail and office space will be incorporated into the development, with a focus on local serving businesses and services. These services will be placed predominantly along Cambie and West 57th Avenue.

Recreation:
 The YMCA intends to relocate to the site from their west 49th avenue location and construct a 60,000 sq-ft facility with a pool. The existing Stan Stronge re-hab pool will be replaced and developed in conjunction with the YMCA. In addition, the site will contain a number of pedestrian and wheelchair routes to allow easy access through-out the site in conjunction with parks and landscaped areas.

Child Care:
 The City is considering a 69 space child care facility in conjunction with the YMCA.

Transit Station:
 A new 57th Avenue Canada Line station was envisioned in the Cambie Corridor Plan and is proposed in conjunction with the Pearson Dogwood development.

DENSITY

A gross density of 2.8 FSR (Floor Space Ratio) over the full site is proposed. This amounts to approximately 3.1 million square feet (gross*) of buildable area.

*Gross density is based on the full site area including the 2.5 acre City park, and includes areas that would normally be excluded from floor area, such as external wall thickness, storage areas, enclosed balconies, etc.

BUILT FORM & HEIGHT

A variety of building sizes and heights are proposed in a range from 3-6 storey low-rise, 8-12 storey mid-rise and 13-28 storey towers.

PARKS & OPEN SPACES

The City owns 2.5 acres of the site and will be developing a dedicated park for the local area. In addition, the property will be required to deliver significant landscaped open space, public plazas and gathering areas to create a livable community.

The site contains significant trees, many of which will be retained as part of the proposed planning concept.

COMMUNITY AMENITIES

- Proposed community amenities include the following:
- Rehabilitation pool
 - YMCA
 - Adult Day Care
 - Child Care Facility (under consideration)
 - Not for Profit Space
 - Affordable Housing
 - 2.5 acre dedicated park
 - Canada Line station at 57th Avenue & Cambie
 - Road and bikeway improvements

CIRCULATION AND TRANSPORTATION

A variety of roads will be constructed to allow north-south and east-west connections through the site and the surrounding area. The goal however is to limit traffic impacts onto the adjacent neighbourhood through traffic calming measures and to protect the existing bike routes around the site.

SUSTAINABILITY:

The site will be required to connect to a low-carbon energy supply anticipated south of Marine Drive. In addition, various systems related to transportation, food, nature, rainwater and waste will be required with the goal of delivering a high level of sustainability.



PEARSON DOGWOOD LANDS POLICY PLANNING PROGRAM OPEN HOUSE #3 (September 12th + September 14th, 2013)



NEXT STEPS

This is our **LAST SCHEDULED OPEN HOUSE** for the Pearson-Dogwood Lands Policy Planning Program. Public comments and feedback will continue to be collected through-out the process and will be considered in the drafting of the Policy Statement over the next few months. Additionally, your comments today will assist us in further refinements to the proposed planning concept.

The Policy Statement is intended to be presented to City Council in late 2013 for its consideration of approval. Public input is welcomed and a notification of the Council meeting date will be circulated in advance. Please continue to visit the Pearson web site for updates on the project and all up-coming events.

FILL OUT A QUESTIONNAIRE

Please fill out the questionnaire available at this open house or online. Your feedback is valuable to how the Policy Statement and the proposed planning concept are refined.

TIME LINE



HOW YOU CAN PROVIDE INPUT:

1. Talk to City staff or a representative from VCH today at the Open House
2. Fill out a **QUESTIONNAIRE** here or later online at vancouver.ca/pearson. If you've filled out a comment sheet today, please drop it off at the sign-in table or mail it back to
City of Vancouver
Attention: Major Projects Planning Group
453 West 12th Avenue
Vancouver V5Y 1V4
3. Write a letter to the address above or email to City Staff at:
pearson.planning@vancouver.ca

This notice contains important information that may affect you. Please ask someone to translate it for you.

Thông báo này có tin tức quan trọng có thể ảnh hưởng đến quý vị. Xin nhờ người phiên dịch hộ.

此通告刊載有可能影響閣下的重要資料。請找人為你翻譯。

Este aviso contiene información importante que puede afectarle personalmente. Pídale a alguien que se lo traduzca.

ਇਸ ਨੋਟਿਸ ਵਿਚ ਮਹੱਤਵਪੂਰਨ ਜਾਣਕਾਰੀ ਹੈ ਜੋ ਕਿ ਤੁਹਾਡੇ ਲਈ ਜ਼ਰੂਰੀ ਹੋ ਸਕਦੀ ਹੈ। ਕਿਰਪਾ ਕਰਕੇ ਕਿਸੇ ਨੂੰ ਇਸ ਦਾ ਉਲੱਥਾ ਕਰਨ ਲਈ ਆਖੋ।

Ce document contient des renseignements importants qui pourraient vous concerner. Veuillez demander à quelqu'un de vous le traduire.