

1 PURPOSE OF OPEN HOUSE

PEARSON DOGWOOD LANDS POLICY PLANNING PROGRAM

OPEN HOUSE #1 (Jan 31st + Feb 2nd, 2013)

What is being considered?

Vancouver Coastal Health (VCH) would like to renew the existing facilities to meet the current and future health care needs of the community while also introducing a mix of new uses. The City of Vancouver will lead a collaborative planning process with the surrounding community and VCH to create a Policy Statement. (See Planning Process Board, #5 for time-line)

A Policy Statement addresses*:

- Land Use
- Density, Building Forms, Heights, and Character
- Public Benefits
- Transportation
- Sustainability
- Development Phasing

*What is a Policy Statement?

A Policy Statement establishes principles and objectives relating to land use, density, built forms, heights, character, open space, public benefits, transportation and sustainability. A Policy Statement requires City Council approval and becomes established Council policy. While a Policy Statement does not change zoning regulations, it does govern all future rezoning applications for that site.



HOW YOU CAN PROVIDE INPUT:

1. Talk to City staff or a representative from VCH today at the Open House
2. Fill out a comment sheet 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
4. You'll see us again at the next Open House scheduled for late spring 2013. (see Planning Process board, #5, for more detail)



2 BACKGROUND

PEARSON DOGWOOD LANDS POLICY PLANNING PROGRAM OPEN HOUSE #1 (Jan 31st + Feb 2nd, 2013)

History of the Site

The Pearson Dogwood Lands are located in the Marpole area between Cambie and Heather Street and 57th to 59th Avenue. The site is owned and operated by Vancouver Coastal Health.

The Pearson Dogwood lands were developed for institutional health care uses in the 1950s and have been used exclusively for adults with physical disabilities or those needing residential care. There are currently two facilities on the site:

- **GEORGE PEARSON CENTRE** was constructed in **1952** as a tuberculosis sanatorium, and subsequently used during the polio epidemic. The Centre is now **home to 120 residents** who live with a range of physical conditions such as multiple sclerosis, spinal cord injuries, traumatic brain injuries and cerebral palsy. Many of the residents have lived at the Centre their entire adult lives and most expect to remain in the facility.
- **DOGWOOD LODGE** was constructed in **1974** as an intermediate care facility. The lodge is home to **113 residents**. Residential care is provided to people who have complex care needs, can no longer remain safely in their homes and require 24-hour on-site nursing care.



Pearson Dogwood Lands and its residents throughout different eras

Current Status...

- 25.4 acres (10.3 ha) site containing single storey buildings, surface parking areas, and open green spaces with mature trees.
- Two long term care facilities housing **233 residents**
- Part of the traditional lands of the **Musqueam First Nation**
- Home to the **Stan Stronge Pool**, an aquatic facility for people with disabilities
- **BC Ambulance services** for the surrounding area
- 2.5 acres (1 ha) dedicated to **future City of Vancouver park**
- 1 acre (0.4ha) **community-based food production**
- Site contains **underground springs and streams**



3) CONTEXT MAP

PEARSON DOGWOOD LANDS POLICY PLANNING PROGRAM

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What is around the Pearson Dogwood Site?

The Pearson Dogwood Lands are located along the Cambie Corridor and are one of several major sites in the area anticipated to redevelop.

- **MARINE LANDING** at the corner of Cambie and Marine Drive has approval to construct high-density residential developments containing a large food store, movie theatres, retail and office space. The site is directly connected to the Marine Drive Canada Line station.
- **OAKRIDGE CENTRE** is proceeding through a rezoning process which proposes the shopping mall be retained and expanded, and the roof developed with residential buildings and open space. Additional retail/commercial and residential space is proposed along a new “high street” to the west. Community amenities may include a new community centre, childcare and library. The site is directly connected to the Oakridge Canada Line Station.
- **PHASES ONE + TWO OF THE CAMBIE CORRIDOR PLAN** have been approved and contain rezoning policies to achieve increased residential density and a diversity of uses along the corridor, particularly at key transit locations. (see the Cambie Corridor board, #8, for more detail)

MARPOLE COMMUNITY PLAN

In addition, the City is conducting a community planning process for the **Marpole Area** to identify community priorities now and in the future. The process is anticipated to provide direction on community amenities, housing, park areas and open spaces, services, transportation and retail/commercial areas (see the Marpole Planning board, #9, for more detail)



4 ZONING + LAND USE

PEARSON DOGWOOD LANDS POLICY PLANNING PROGRAM OPEN HOUSE #1 (Jan 31st + Feb 2nd, 2013)

What is the Current Zoning for the Site?

- **USE:** The Pearson site is currently zoned RT-2 (two-family dwelling) which conditionally permits institutional uses (including Hospital and Seniors Supportive Housing).
- **HEIGHT + DENSITY:** Zoning densities are typically defined by floor space ratio (FSR), the ratio of allowable built floor area to site area. RT-2 allows development up to 0.75 FSR and maximum building heights of 30' (9.2m).

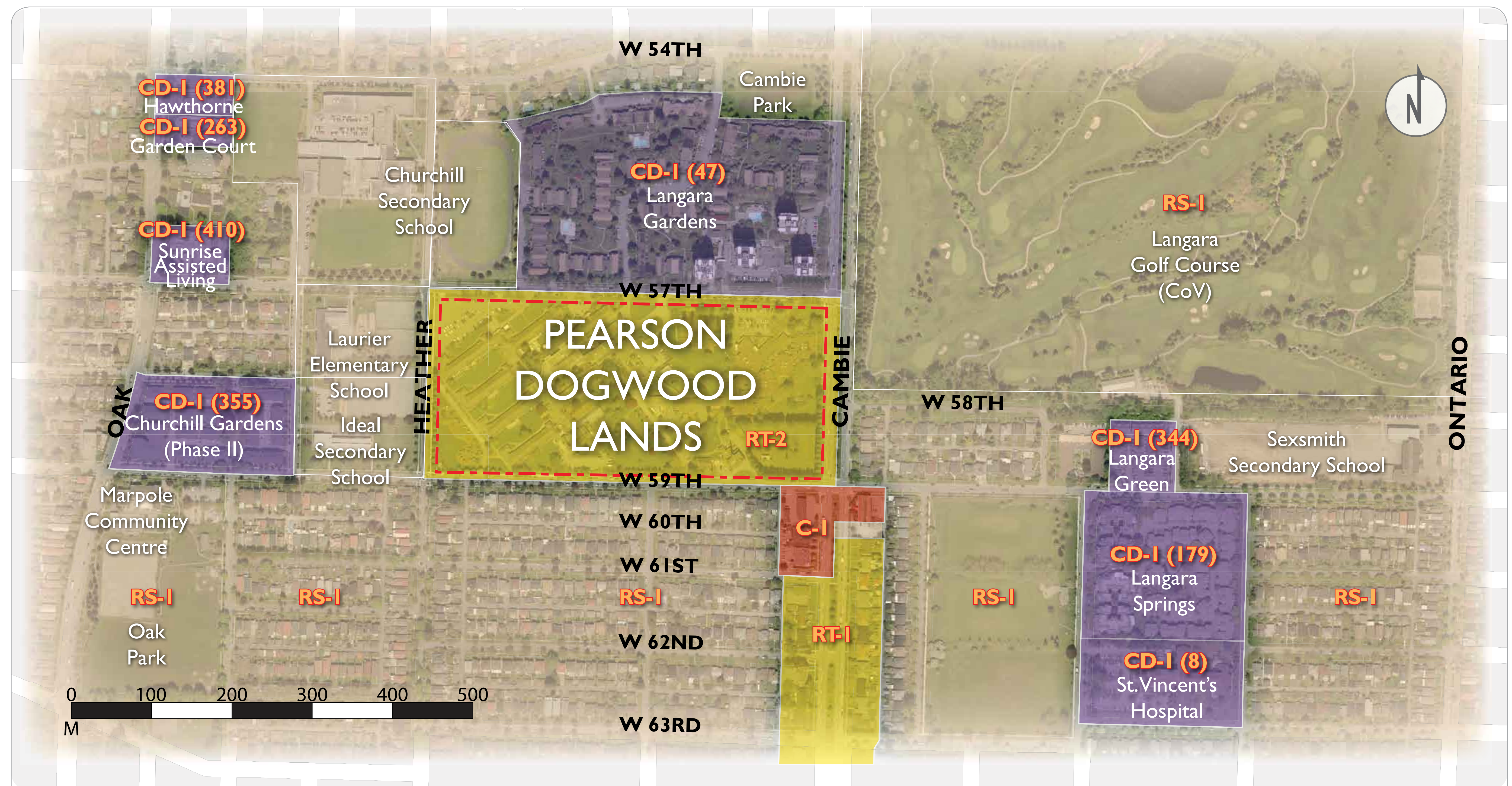
A redevelopment could proceed under the existing zoning. However, incorporating different uses or building beyond existing RT-2 density and height limits would require a rezoning.

Rezoning produces a Comprehensive Development District, known as a CD-I*.

*What is a CD-I?

A Comprehensive Development District is a site with customized zoning regulations approved by City Council through a Public Hearing.

What is the surrounding zoning?



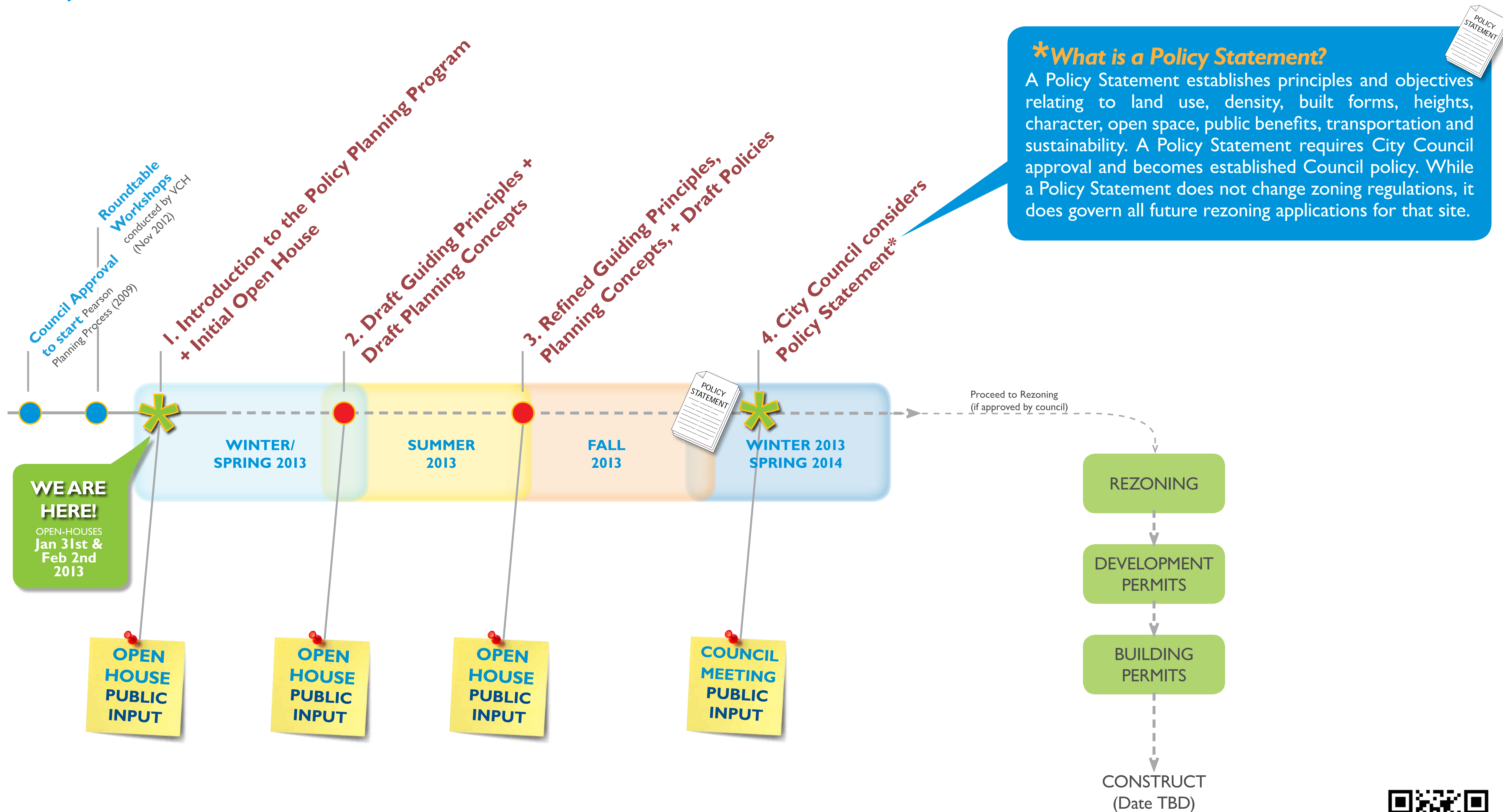
- | | |
|--|--|
| RS-I: One-family dwelling district, Parks, Schools, Community Centres | CD-I (263): Garden Court - Multiple dwellings |
| RT-I + RT-2: Two-family dwelling district | CD-I (344): Langara Green - Multiple dwellings |
| C-I: Commercial district (Small-scale convenience commercial) | CD-I (355): Churchill gardens - Multiple dwellings + multiple conversion dwellings |
| CD-I (8): St. Vincent's Hospital - Community Care Facility | CD-I (381): Hawthorn - Multiple dwellings |
| CD-I (47): Langara Gardens - Multiple dwellings + local commercial uses | CD-I (410): Sunrise Assisted Living - Seniors Supportive/Assisted Housing + Community Care Facility |
| CD-I (179): Langara Springs - Multiple dwellings | |



5 PLANNING PROCESS

PEARSON DOGWOOD LANDS POLICY PLANNING PROGRAM
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Major Projects Process

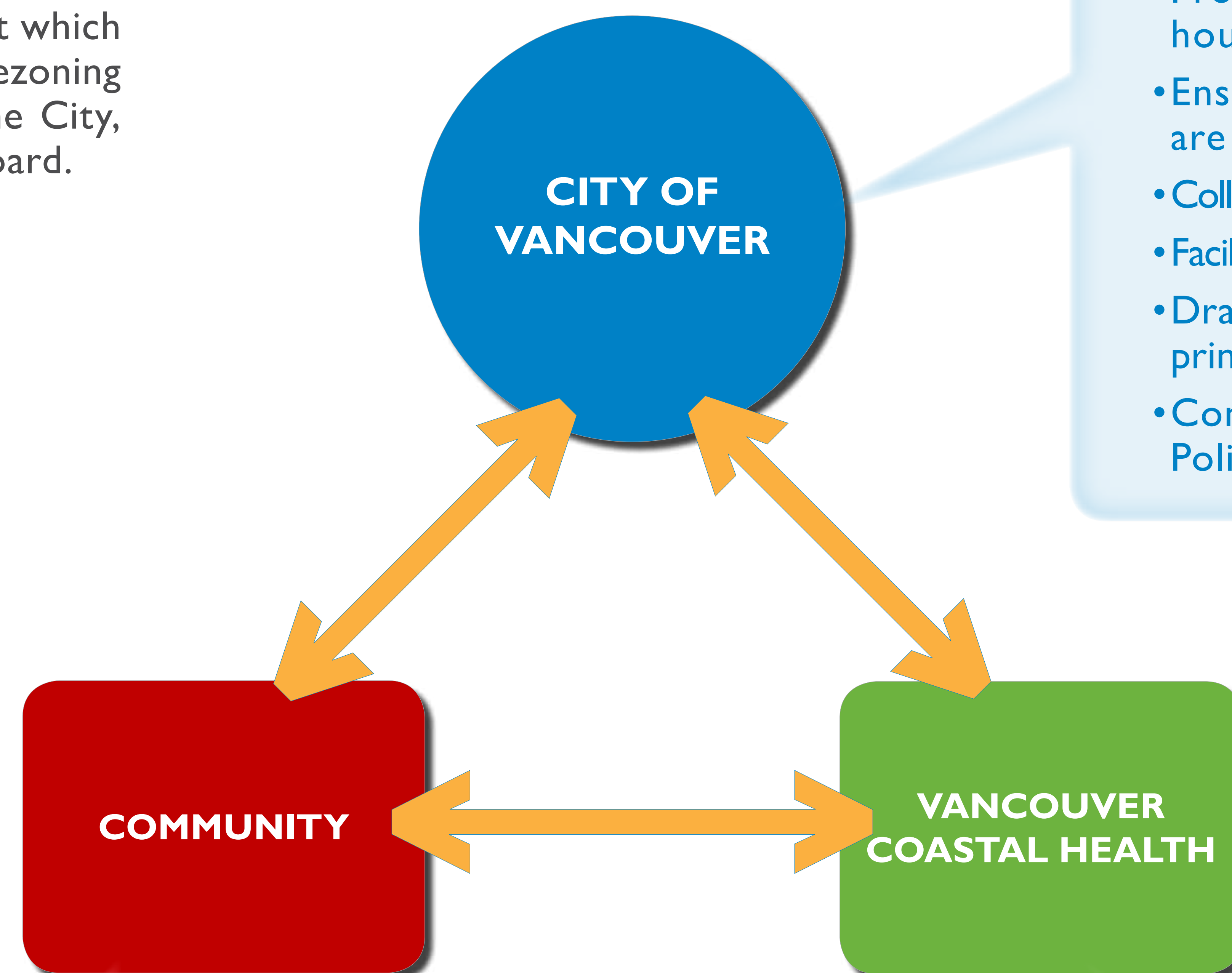


6 KEY PLAYERS + ROLES IN THE PROCESS

PEARSON DOGWOOD LANDS POLICY PLANNING PROGRAM
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What are the roles in the Policy Planning Program?

The City of Vancouver is undertaking a collaborative planning program with the community and Vancouver Coastal Health (VCH) to create a Policy Statement which will establish principles and objectives for a future rezoning of the Pearson Dogwood Lands. The roles for the City, VCH and the Community are described on this board.



CITY ROLE

- Provide a staff team to coordinate the Pearson Dogwood Policy Planning Program
- Provide technical guidance on planning, urban design, engineering, housing, parks, amenities and social policy issues
- Ensure City policies and directions, as well as community priorities, are reflected in the guiding principles and planning concepts
- Collaborate with VCH to achieve planning concepts that reflect their needs
- Facilitate discussion and coordinate feedback at open houses and meetings
- Draft a Policy Statement for City Council approval, based on the guiding principles and planning concepts developed during the process.
- Consider all future rezonings based on the Council approved Policy Statement

COMMUNITY ROLE

- Identify issues, priorities and aspirations to help inform guiding principles and planning concepts and provide input
- Attend open houses and review and respond to the material presented. Review the City's web site for the Pearson Dogwood Project at vancouver.ca/pearson

VCH ROLE

- Act as proponents for the redevelopment of the site
- Identify Vancouver Coastal Health priorities and aspirations for the redevelopment and communicate these to the City and the Community
- Generate and refine planning concepts (with technical input from the City) based on the objectives of all parties
- Inform and engage previous and current residents in the planning process



CITY POLICIES + INITIATIVES

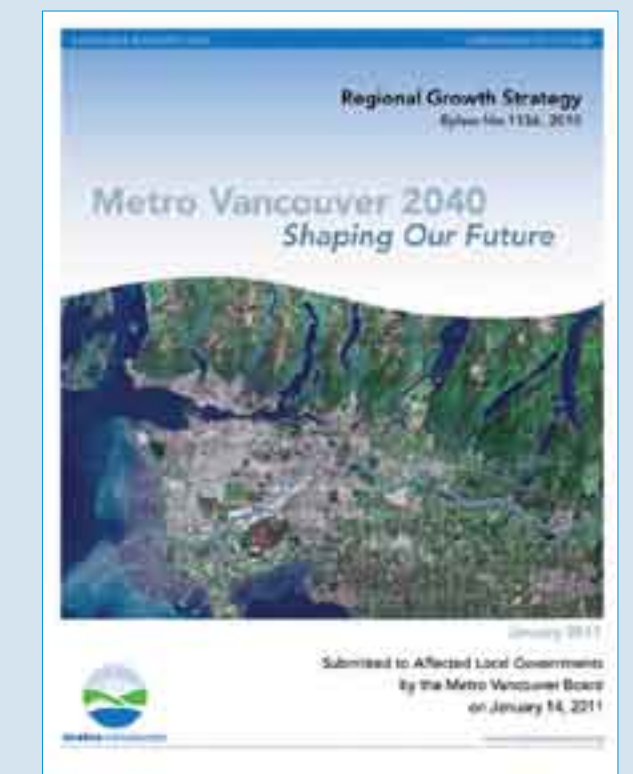


PEARSON DOGWOOD LANDS POLICY PLANNING PROGRAM OPEN HOUSE #1 (Jan 31st + Feb 2nd, 2013)

Policy Context

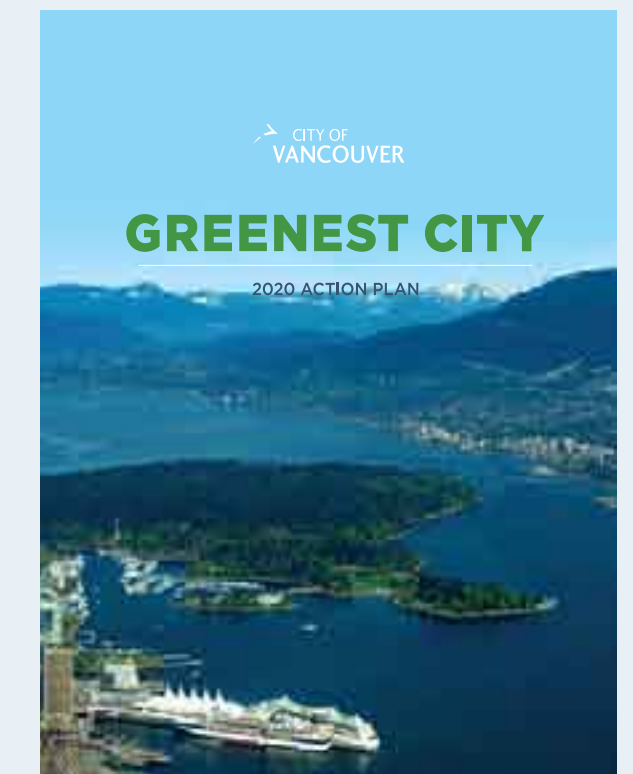
The following City Policies apply to the Pearson Dogwood Lands.

Regional

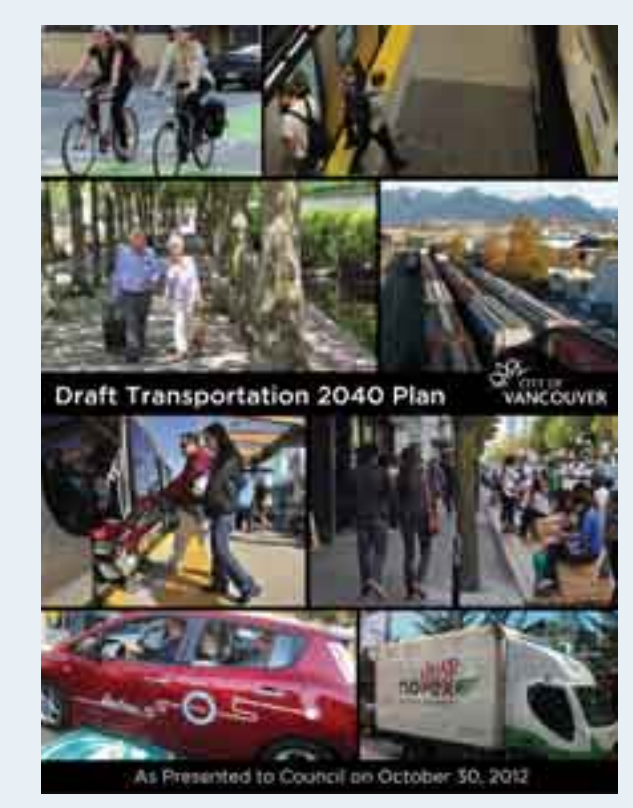


Metro Vancouver 2040: Shaping Our Future (2011):
The Regional Growth Strategy provides a framework for all municipalities in the Lower Mainland to accommodate projected growth – for over one million people and 600,000 new jobs – by 2040.

City-Wide



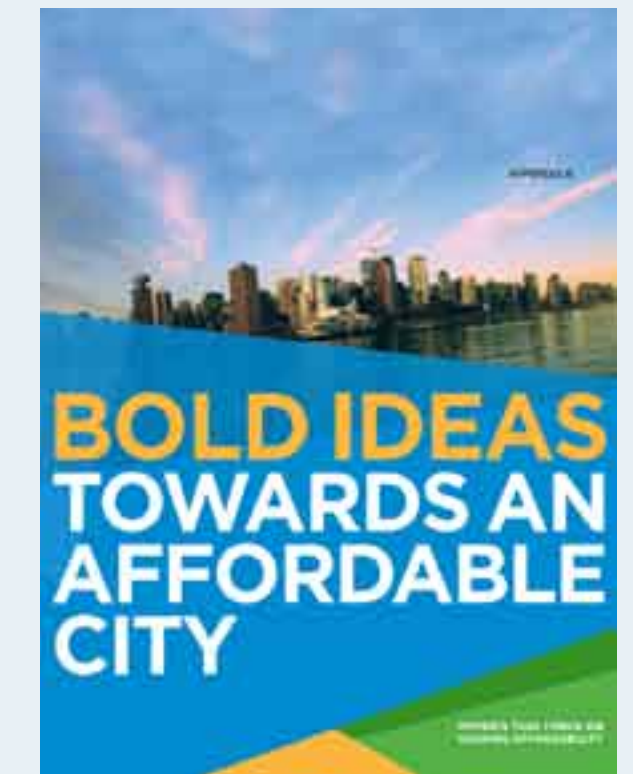
Greenest City 2020 Action Plan (2011):
The plan outlines actions required for Vancouver to be healthy, prosperous and resilient, with the goal of becoming the world's greenest city by 2020.



Transportation Plan (2012)
Transportation 2040 is a long-term strategic vision for the city that will help guide decisions on transportation, land use, and public investments.

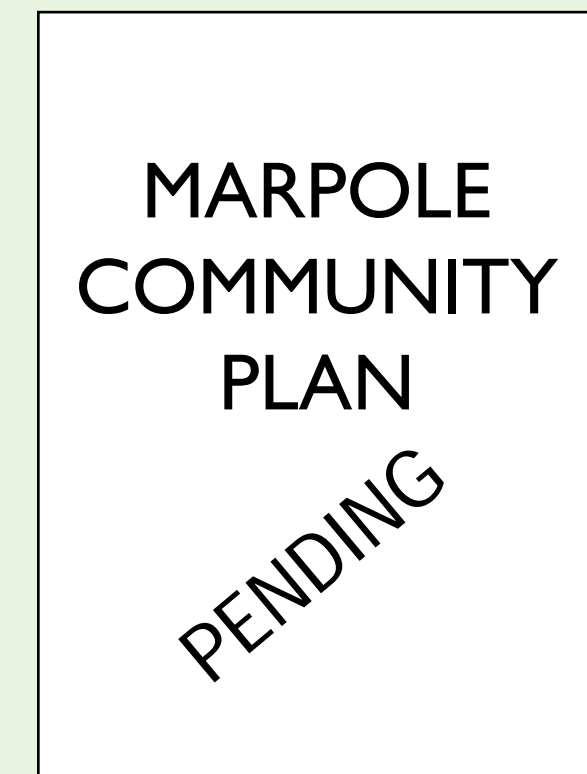


Housing and Homelessness Strategy 2012-2021 (2011)
This strategy addresses increasing the variety of affordable housing options across the entire housing continuum to improve choice and affordability for all residents.



Mayor's Taskforce on Housing Affordability (2011)
The Mayor's Task Force recommends a range of actions for the creation of affordable housing for middle and moderate income earners.

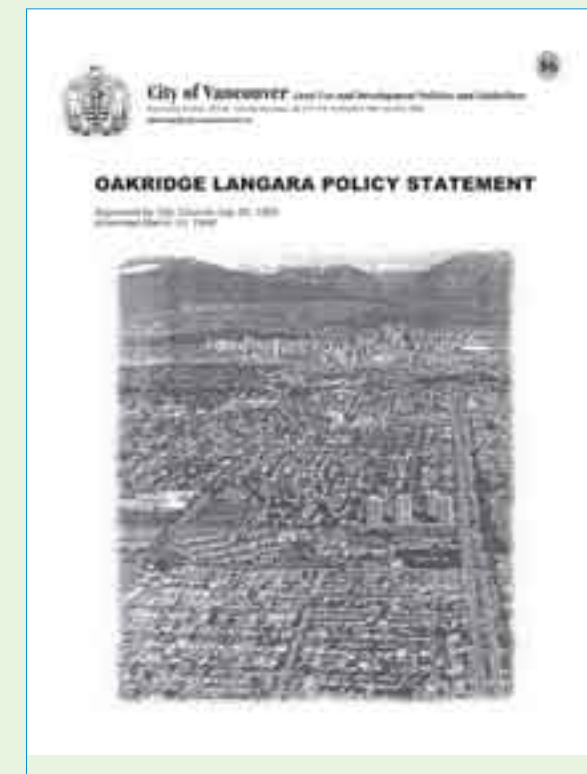
Area Plans



Marpole Community Plan (Ongoing)
Currently underway, the Marpole Plan is being developed with the community and will consider long-range and short-term goals to help address challenges and guide future development throughout the neighbourhood.



Cambie Corridor Plan (2011)*
This plan considers land use, built form, transportation, sustainability and a mix of housing types and tenures, to create compact communities adjacent to Cambie Street.



Oakridge Langara Policy Statement (1995)*
The Policy Statement identifies the Pearson Dogwood site as a potential large scale redevelopment with a mix of uses.

Site Specific Policies



EcoCity Policies for Rezoning of Sustainable Large Sites (2010)*
This policy requires plans and studies to achieve a higher level of sustainability in the areas of District Energy, Transportation, Rainwater and Solid Waste Management and Housing.



Green Building Rezoning Policy (2010)
The policy requires all rezoning proposals to achieve a minimum LEED Gold rating.

*** City of Vancouver Council Decision (April 21st, 2009):**
Council endorsed a planning program for the Pearson Hospital/Dogwood Lodge site to develop policies to guide site planning which will provide a basis for assessing future rezoning proposals.

While the 1995 Oakridge Langara Policy Statement draws conclusions about heights and densities for the Pearson Dogwood Lands, it is recommended that these be revisited in the context of the new Canada Line rapid transit route on Cambie Street, the potential for a future station at the northeast corner of the site, and CityPlan and EcoCity policies. A public consultation process to identify and review principles, parameters and options for the site will be central to this policy review.



8 CAMBIE CORRIDOR PLAN

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CAMBIE CORRIDOR PLAN

The Plan builds on the success of the Canada Line by directing land use, built form, transportation, district energy, affordable housing and other sustainable elements into compact communities along Cambie Street. While planning programs for large sites proceed independently through site specific policy programs, the Pearson Dogwood lands will include objectives identified within the Cambie Corridor Plan, as part of the emerging policy directions for the site. The Plan directs projects to achieve an integration of multiple uses where appropriate, including affordable housing units. For a large site such as the Pearson Dogwood lands, the Plan would require a minimum of 20% of all residential units to be allocated towards social housing.*

***What is Social Housing?**
Social Housing is rental housing generally designed and built for people with incomes below the level required to rent an average market rental unit in the region. Social Housing rents are generally below market rates, and the units are owned by either a government or a not for profit agency. Social housing may be developed in conjunction with market rental housing, as a way of subsidizing the social housing units with income generated from market units.

3 PHASES

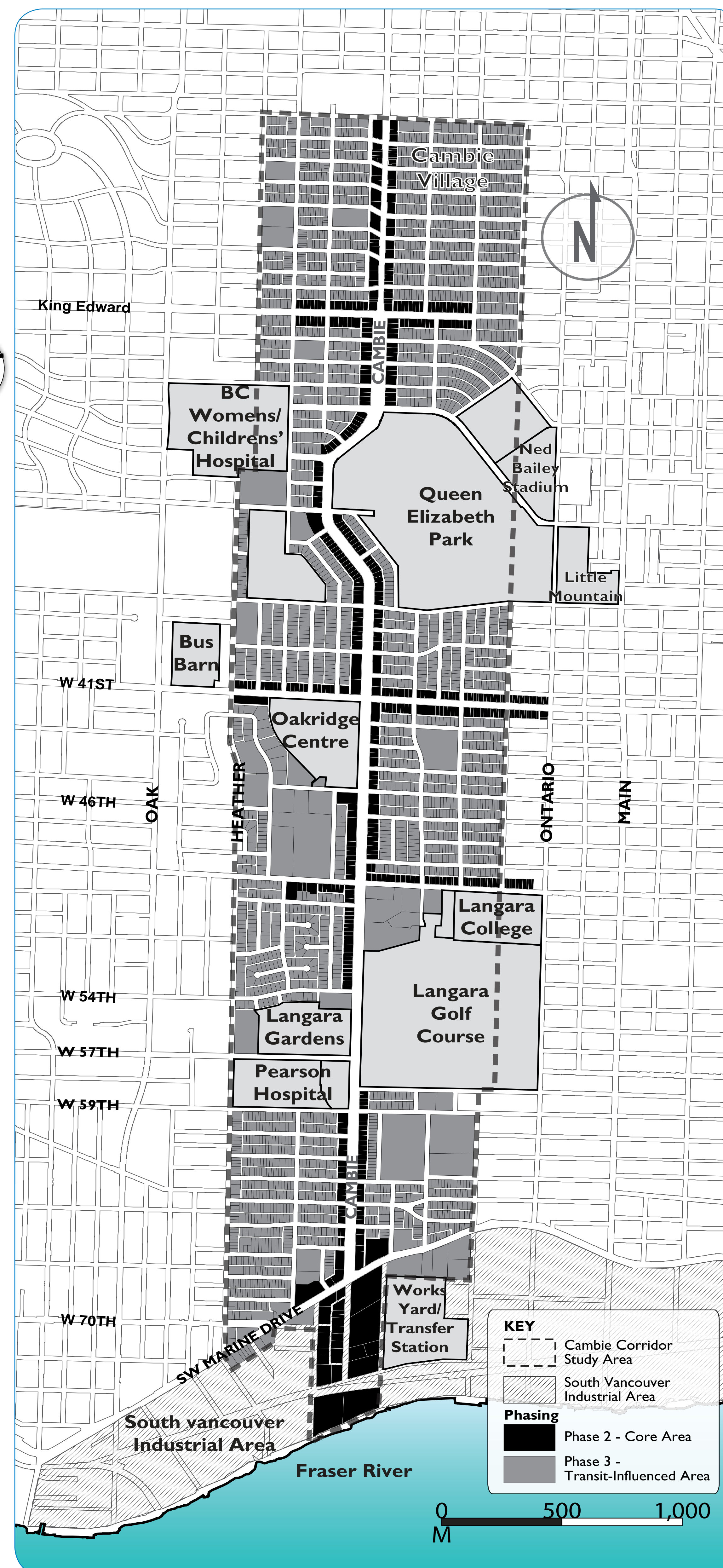
PHASE 1 of the Cambie Corridor Program developed, in consultation with the community, a set of planning principles to guide the overall direction for the future of the Cambie Corridor.

PHASE 2 of the Plan was adopted by Council in 2011 and provides policy for the core sites fronting along Cambie (indicated in black) Current Work involves the implementation of the Plan through the development of:

- Public Realm Plan
- District Energy Strategy
- Utility Servicing Strategy
- Public Benefits Strategy

PHASE 3 of the plan will commence at a future date and involve the transit influenced areas indicated in grey. For sites contained within the Marpole area, the Marpole Planning Program will also direct planning objectives and development options for these sites. The Pearson Dogwood lands are within the Marpole area and staff will coordinate directions emerging from this program into the Guiding Principles developed for the lands.

More information is available on the City of Vancouver's planning web page: vancouver.ca/cambie



MORE ABOUT CAMBIE CORRIDOR [HERE >>>](#)



9 MARPOLE COMMUNITY PLAN

PEARSON DOGWOOD LANDS POLICY PLANNING PROGRAM OPEN HOUSE #1 (Jan 31st + Feb 2nd, 2013)

MARPOLE COMMUNITY PLAN

Initiated in Spring 2012, the Marpole Plan is underway and being developed with residents, business owners, community, advocates and other stakeholders. The plan will consider long-range and short-term goals and will help address challenges and guide future development throughout the neighbourhood.

Based on City-Wide policies and input from the community, the following 7 principles were developed to inform the Marpole planning process.

MARPOLE PLANNING PRINCIPLES

- 1 Achieve a green, environmentally sustainable urban pattern
- 2 Support a range of affordable housing options to meet the diverse needs of the community
- 3 Foster a robust, resilient economy
- 4 Enhance culture, heritage and creativity within the city
- 5 Provide and support a range of sustainable transportation options
- 6 Protect and enhance public open spaces, parks and green linkages
- 7 Foster resilient, sustainable, safe and healthy communities

The Plan will be presented to Council for consideration in the fall of 2013.

For more information, or to get involved, please visit the Marpole Community Plan website at: vancouver.ca/marpole



Public Engagement and Public Areas in Marpole

MORE ABOUT MARPOLE [HERE >>>](#)



PEARSON DOGWOOD LANDS POLICY PLANNING PROGRAM OPEN HOUSE #1 (Jan 31st + Feb 2nd, 2013)

What are Public Benefits?

Public benefits and amenities are key components in livable, complete communities, and improve the social and physical well-being of city residents. Public benefits include childcares, parks, community centres, libraries, cultural facilities, affordable housing and transportation improvements.

Public benefits are funded in **THREE WAYS**:

How are CAC decisions made?

The following diagram shows how public comments, current and future policy directions and applicant ideas, along with City staff recommendations, lead to decisions on Public Benefits:



Three Ways to Fund Public Benefits

- 1 COMMUNITY AMENITY CONTRIBUTION (CAC)**
 CACs are negotiated through rezonings, and are used to pay for a range of amenities and public benefits. It is anticipated that the Policy Planning program for Pearson Dogwood will identify a variety of public benefits to serve this site and the surrounding community that would not otherwise be funded through the City's Capital Plan.
- 2 DEVELOPMENT COST LEVIES (DCL)**
 DCLs are charged on any new development in the city and are determined by the size of a development. These augment the capital budget. DCLs can be used to pay for parks, childcare centres, non-market housing and engineering infrastructure.
- 3 CAPITAL PLAN**
 Council prioritizes the amenities and infrastructure needed in the city and makes this a part of the City's Capital Plan, which budgets for long-term investments.



PEARSON DOGWOOD LANDS POLICY PLANNING PROGRAM OPEN HOUSE #1 (Jan 31st + Feb 2nd, 2013)

City Objectives for Site Development

The City has a range of general and site specific objectives that they wish to achieve through the redevelopment of the Pearson Dogwood Lands. These objectives are informed by other City policies noted on boards 7-10, and relate primarily to physical site planning and land use.

City Wide General Objectives

- **HOUSING**
Provide a range of housing types and tenures to enhance affordability. This is achieved by addressing housing needs across the housing continuum to improve choice and affordability for all residents.
- **TRANSPORTATION**
Integrate development with transit along and around the Canada Line. Prioritize walking and cycling over driving, through design. Protect local bikeways from traffic impacts.
- **SUSTAINABILITY**
The City requires that any new development must be both environmentally and socially sustainable. All buildings and spaces must meet or exceed the City's 'Green' standards.
- **CONNECTIONS, COMMUNITY PLACES, PARKS + MIX OF USES**
Connect and integrate the site with the surrounding community through a network of diverse public spaces including streets, bikeways/greenways, mews and open spaces. Design the public realm to enhance the community's enjoyment and well-being. Retain significant trees and organize buildings and public routes around them. Provide for a mix of commercial and retail uses which address the needs of the local community.
- **SITE PLANNING + URBAN DESIGN**
Develop respectful transitions in building scale with the existing surrounding community. Create a variety of building scales to accommodate a range of building types. Create community and pedestrian oriented streetscapes and public spaces that integrate well with the existing neighbourhood, Cambie Corridor and Marpole planning objectives.

Site Specific City Objectives

- **SOCIAL HOUSING***
Develop a minimum of 20% social housing units, as per the Cambie Corridor Plan and City Council Direction.
- **PARK LAND**
Develop 2.5 acres (1 ha) as City of Vancouver dedicated park land, as per a 1985 legal agreement with the Province.
- **PUBLIC BENEFITS**
Secure Public Benefits which meet the needs of the local community (e.g. childcare, parks, community programs, etc).
- **NEW CANADA LINE STATION**
Consider a new Canada Line station at the corner of west 57th Avenue and Cambie.



*What is Social Housing?

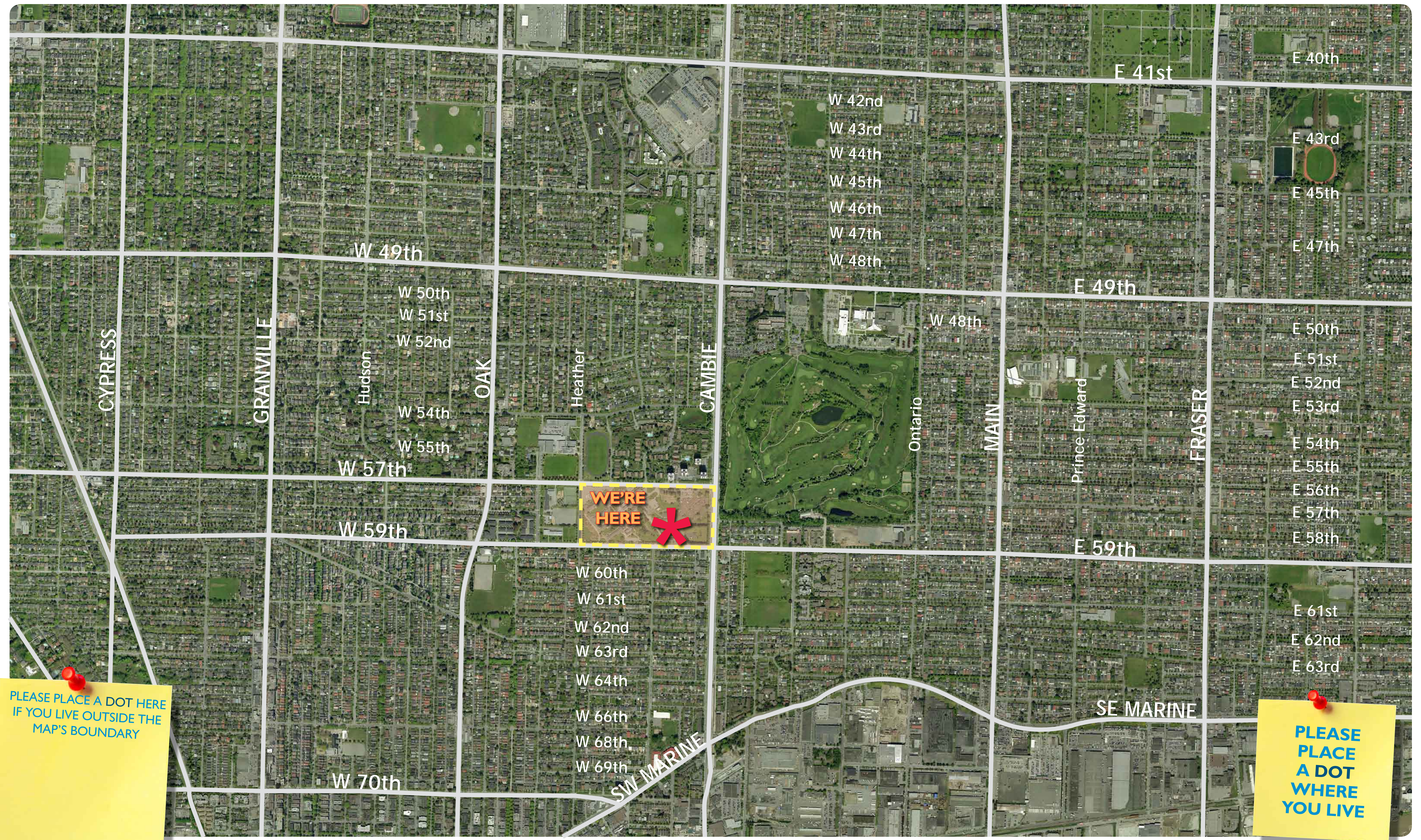
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12 WHERE DO YOU LIVE?



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PLEASE PLACE A DOT HERE
IF YOU LIVE OUTSIDE THE
MAP'S BOUNDARY

PLEASE
PLACE
A DOT
WHERE
YOU LIVE

13 NEXT STEPS

PEARSON DOGWOOD LANDS POLICY PLANNING PROGRAM

OPEN HOUSE #1 (Jan 31st + Feb 2nd, 2013)

Next Steps

Throughout the process there will be more opportunities to provide your input through additional Open Houses.

WINTER / SPRING 2013

The next step in the process will be for the City to draft a set of 'guiding principles' for site development. These principles will be used to inform the creation of draft planning concepts for the site.

This work will be based on the feedback received today and additional technical work by the City and VCH, along with further work with the community and stakeholders.

SPRING / SUMMER 2013

The next open house will be held in late spring / early summer 2013 where the draft concepts will be presented for public feedback.

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

此通告刊載有可能影響閣下的重要資料。請找人為你翻譯。

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

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

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

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

HOW YOU CAN PROVIDE INPUT:

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2. Fill out a comment sheet, 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
4. Attend the next Open House and workshops, scheduled for Spring 2013.

