

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.

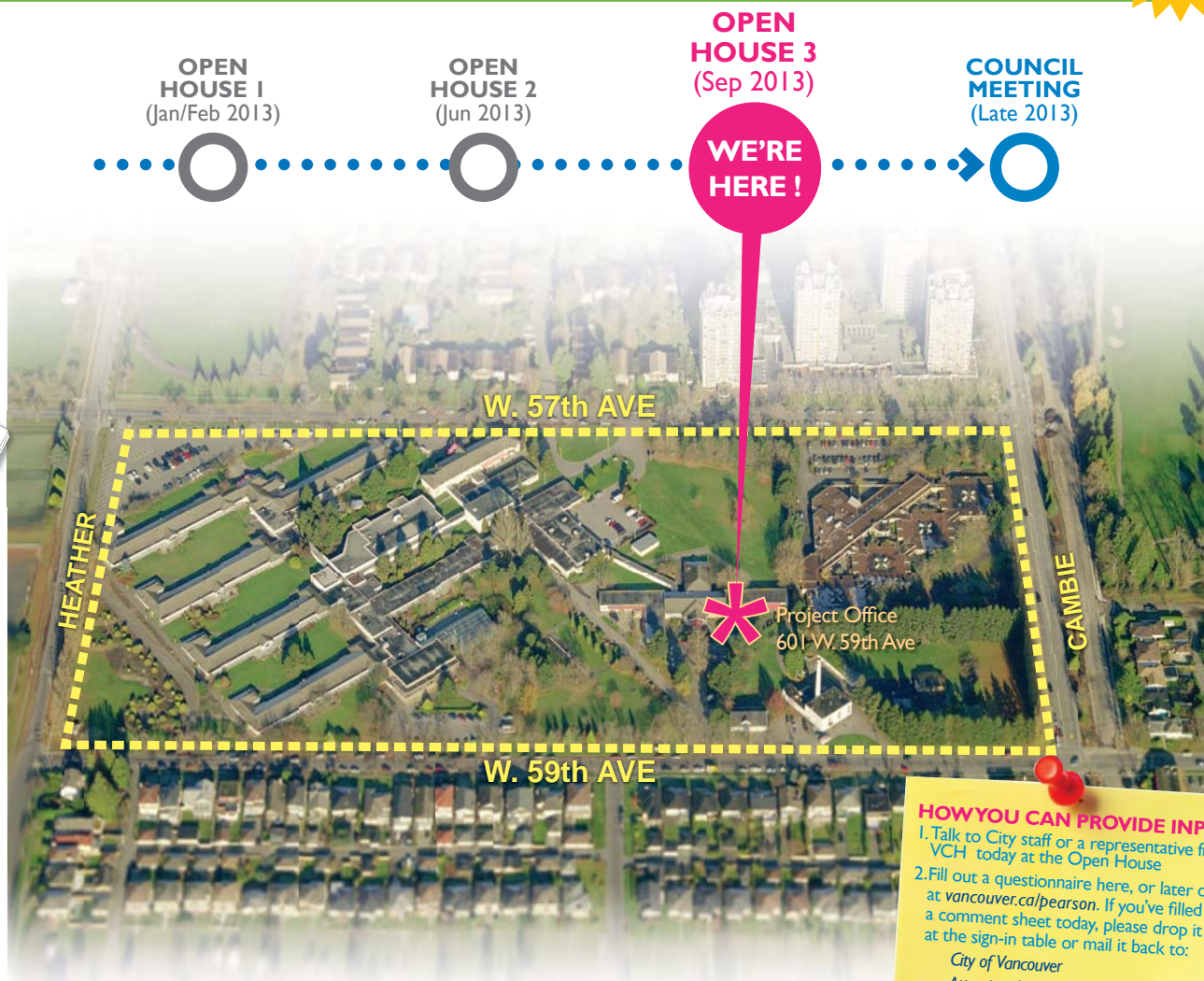
*WHAT IS A POLICY STATEMENT?

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:

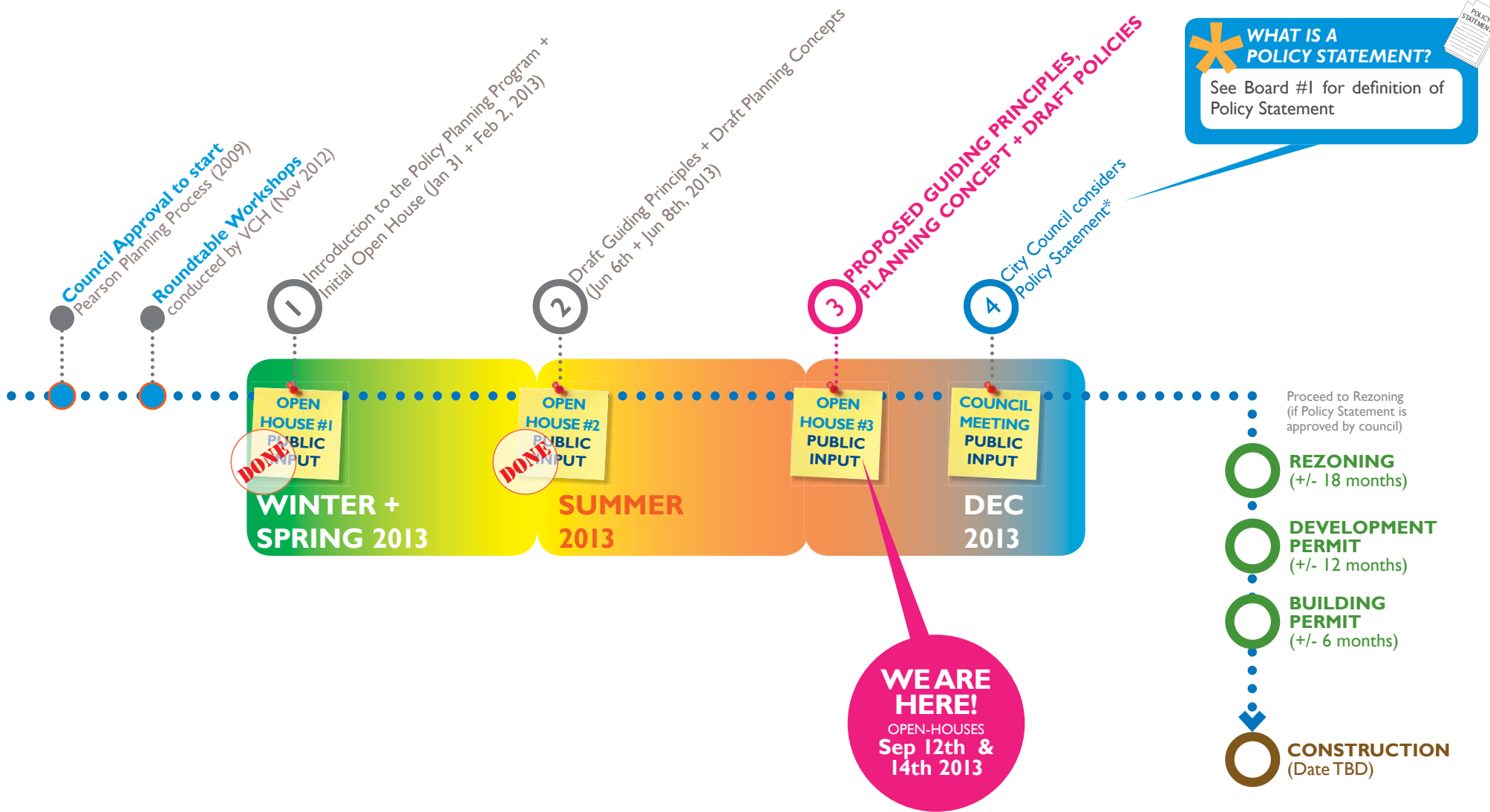
1. Talk to City staff or a representative from VCH today at the Open House
2. Fill out a questionnaire here, or later online at vancouver.ca/pearson. If you've filled out a comment sheet today, please drop it off at the sign-in table or mail it back to:
City of Vancouver
Attention: Major Projects Planning 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

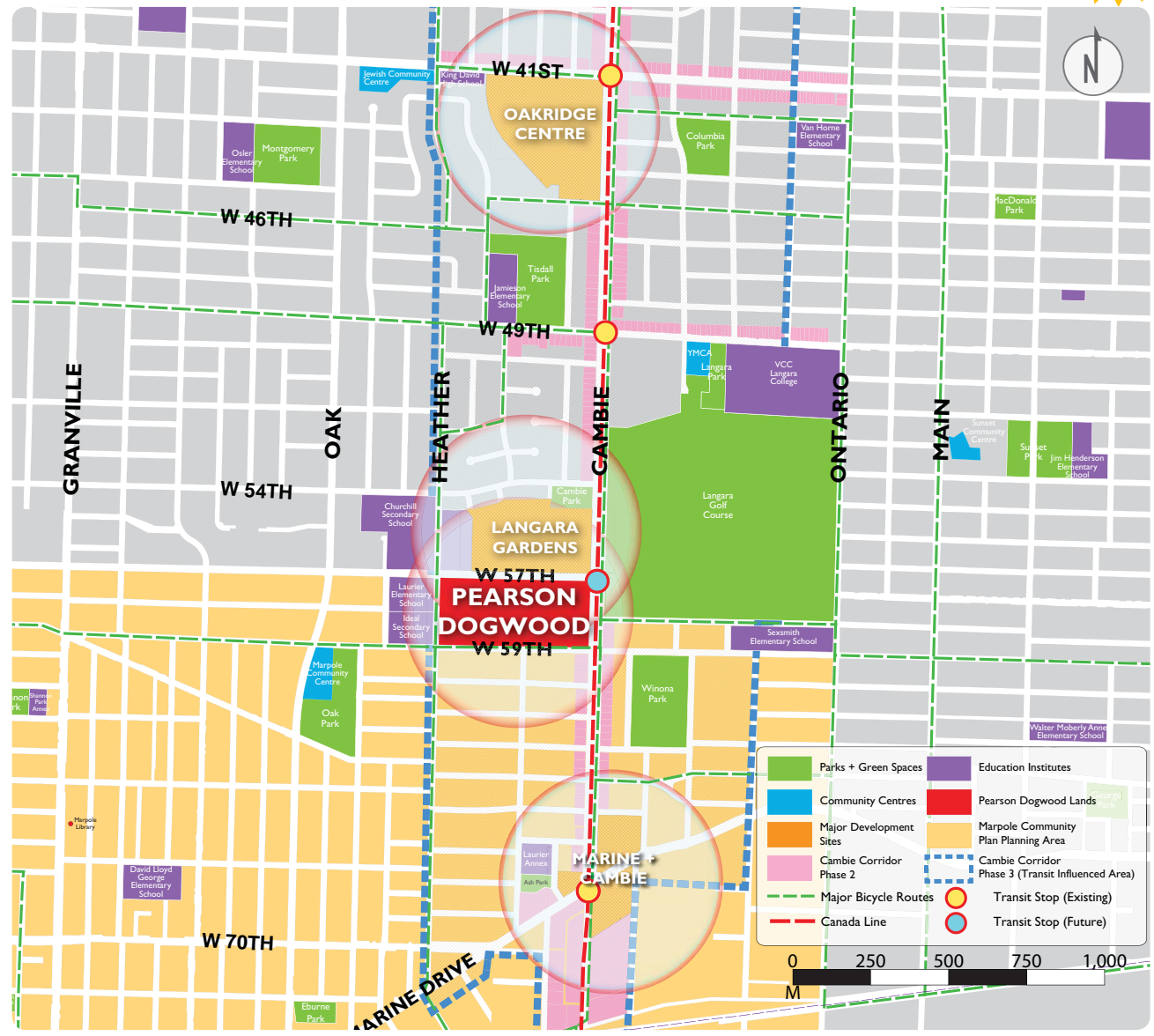
The City of Vancouver is currently reviewing a rezoning application to double the size of the mall, along with adding over 2,500 residential units, more offices, community amenities and public space.

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)

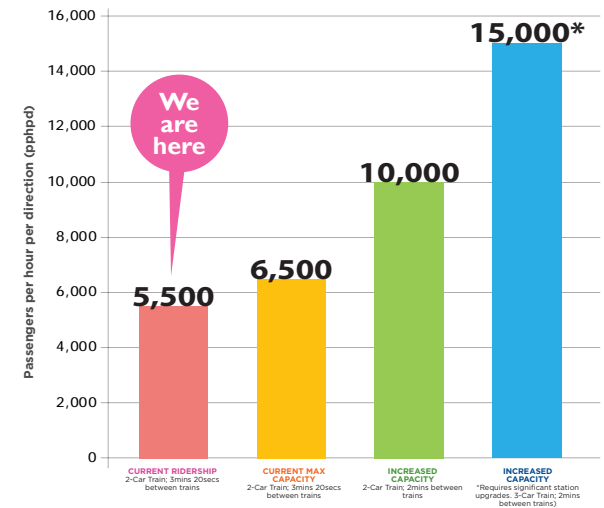
ANTICIPATED PUBLIC AMENITIES IN THE AREA

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.



WHAT WE HEARD

The following feedback was received through the previous open houses, the Community Advisory Group meetings and the City's web site and Pearson email box. They represent a range of issues, which have informed the guiding principles and proposed planning concept for the site.

HEALTH CARE MODELS

No institutional living, provide independent living options for people with disabilities.

HEALTH SERVICES

Locate health care services and housing on site with integration to the services and activities of the site.

HOUSING

Provide a mix of Housing options for a diverse community at all income levels, ages and abilities.

COMMUNITY FACILITIES

Provide child and adult daycare, seniors services, community rec centre, library, community health centre, community kitchens, open spaces and youth centre. Maintain the Stan Stronge Rehab Pool.

OPEN SPACE + PUBLIC PLACES

Incorporate nature, open spaces, trees, edible landscaping, community gardens and pathways.

TRANSPORTATION

Support for a potential Canada Line station at 57th and Cambie. Ensure accessibility for wheelchair users.

BUILDING FORM + HEIGHT

Locate high-rises towards Cambie with townhouses to mid-rise buildings on the rest of the site.



MIX OF USES

Consider health care, parks, green spaces, recreation facilities, grocery stores, and local serving retail.

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

