

PEARSON OPEN HOUSE #2
QUESTIONNAIRE FEEDBACK REPORT
(2013-07-10)

INTRODUCTION

SUMMARY

Approximately 200 people attended the June 6th and 8th open houses for Pearson Dogwood Lands. The City of Vancouver has received nearly 100 responses to the questionnaire (20 from the open houses itself, and nearly 80 online). Respondents were asked to gauge how each of the three planning concepts (“Core”, “Continuum” and “Cluster”) fare in accordance to a series of guiding principles drafted by City staff. There were four possible choices they can pick for each question:

- “does meet”
- “almost meet”
- “does not meet”
- “I don’t know”

(*The “does meet” and “almost meet” choices were grouped together in this report.)

For this questionnaire the guiding principles were grouped into four categories and listed as:

OPEN SPACES + PUBLIC PLACES	MOBILITY, ACCESSIBILITY + CONNECTIONS	COMPLETE COMMUNITY	SITE PLANNING + BUILDING DESIGN
<ul style="list-style-type: none"> • Parkland • Natural Features • Topography • Design of Public Spaces • Water 	<ul style="list-style-type: none"> • Rapid Transit • Priority of Pathways for Non-Motorised Transportation • Pathway Connections • Diagonal Connections • Integration • Streets for People • Protect Local Bikeways • Vehicle Access • Part of an Active Transport System 	<ul style="list-style-type: none"> • Community Amenities 	<ul style="list-style-type: none"> • Topography • Intensify Activity at the Canada Line Station • Transitions

Most questionnaire respondents lived and/or work around the Pearson area, speak English most often at home, and are around 30 to 49 years of age. There are slightly more females than males, and most do not have children under 19 living at home.

As one can read from this report, the **Continuum Concept was considered by most respondents to most successfully exemplify the listed guiding principles**; it received the most number of “does meet” and “almost meet” responses. The Core and Cluster Concepts closely followed behind. For the open-ended answer, many respondents noted concerns about institutional housing, needs for adult daycare, and the need to retain the therapeutic pool. Others voiced concerns about the future of the 57th Avenue Farm.

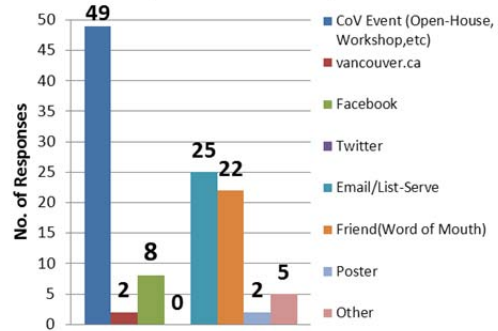
RESPONDENTS DEMOGRAPHICS

How did you hear about this questionnaire?

Total # of Respondents: 95

CoV Event (Open-House, Workshop,etc)	49	52%*
vancouver.ca	2	2%*
Facebook	8	8%*
Twitter	0	0%*
Email/List-Serve	25	26%*
Friend(Word of Mouth)	22	22%*
Poster	2	2%*
Other	5	5%*

How did you hear about this questionnaire

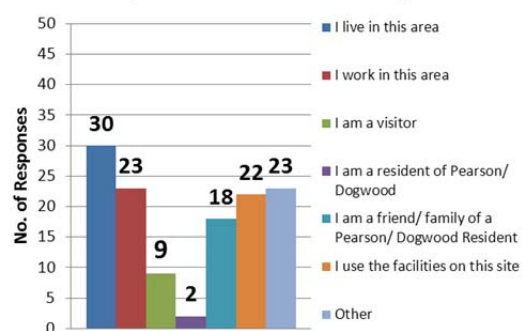


What is your connection to Pearson Dogwood?

Total # of Respondents: 97

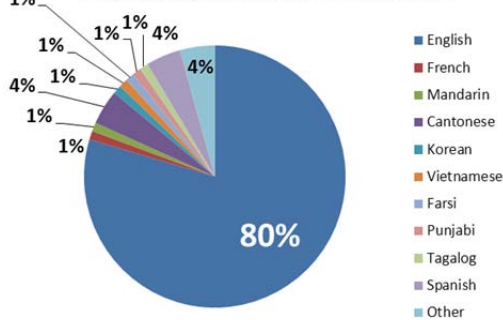
I live in this area	30	31%*
I work in this area	23	24%*
I am a visitor	9	9%*
I am a resident of Pearson/ Dogwood	2	2%*
I am a friend/ family of a Pearson/ Dogwood Resident	18	19%*
I use the facilities on this site	22	23%*
Other	23	24%*

What is your connection to Pearson Dogwood



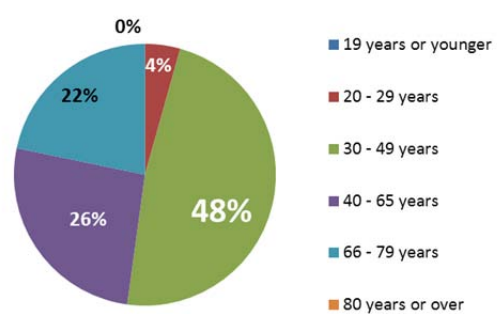
* Percentages add up to more than 100% because people could pick more than one choice.

What language do you speak most at home



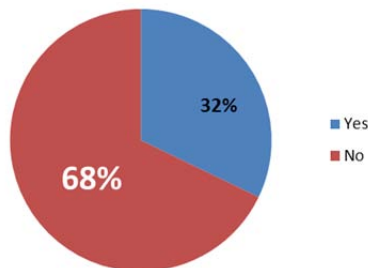
Total # of Respondents: 93

Age Category



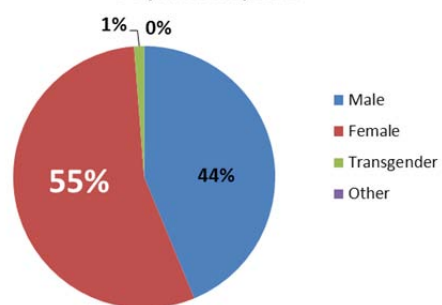
Total # of Respondents: 92

Do you have children under 19 at home



Total # of Respondents: 84

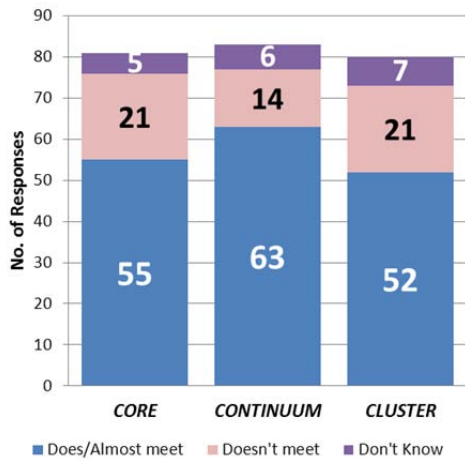
Do you identify as...?



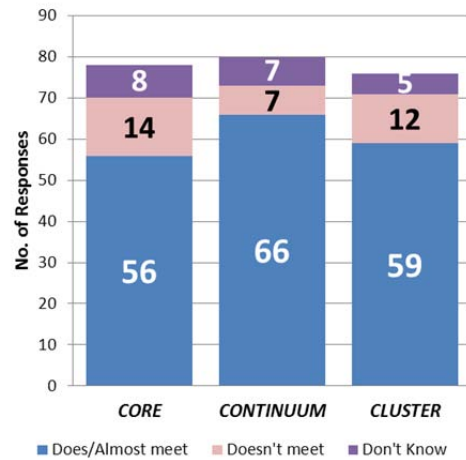
Total # of Respondents: 80

QUESTIONNAIRE FEEDBACK: OPEN SPACES + PUBLIC PLACES

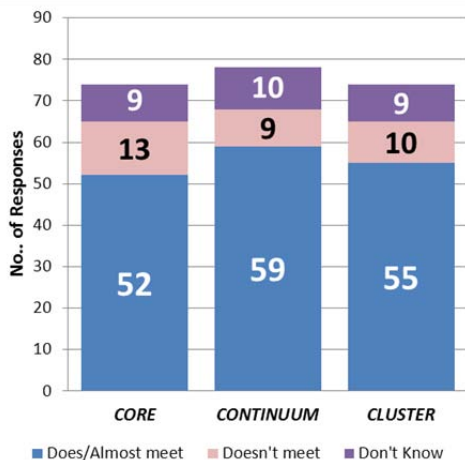
GUIDING PRINCIPLE: PARK LAND
 Provide at least of 2.5 acres of City-owned park space on the site. In addition to larger park space(s), create a variety of open spaces including smaller, more intimate open areas, and linear connecting landscape or pathways.



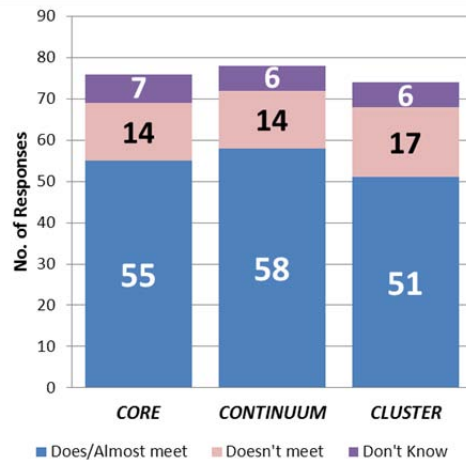
GUIDING PRINCIPLE: NATURAL FEATURES
 Retain significant trees and preserve natural features wherever possible. Organize buildings, open spaces, roads and public ways around retained trees.



GUIDING PRINCIPLE: 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.



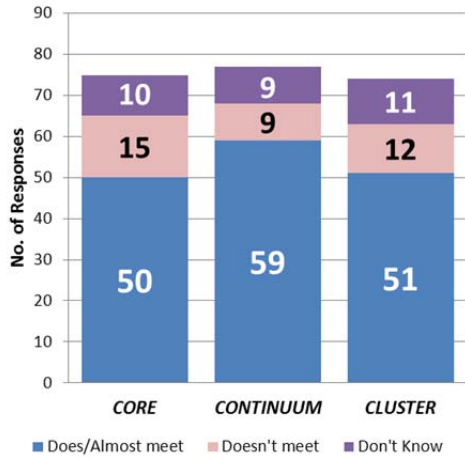
GUIDING PRINCIPLE: DESIGN OF PUBLIC SPACES
 Parks and open spaces should foster social interaction and become neighbourhood meeting places. Create flexible spaces and public places that can accommodate a range of activities.



QUESTIONNAIRE FEEDBACK: OPEN SPACES + PUBLIC PLACES (con't)

GUIDING PRINCIPLE: WATER

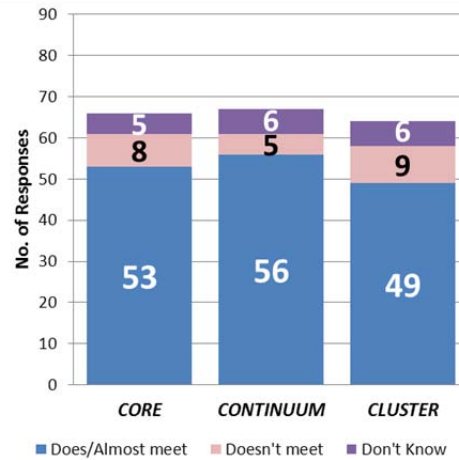
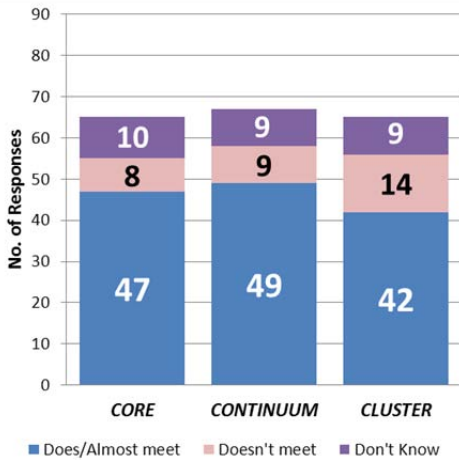
Incorporate water in the design of open spaces and public places. Take advantage of the natural slope of the site in the design of rainwater management elements. Reflect the natural history of streams on the site.



QUESTIONNAIRE FEEDBACK: MOBILITY, ACCESSIBILITY + CONNECTIONS

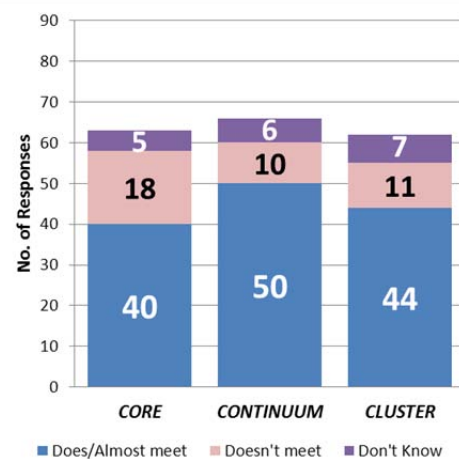
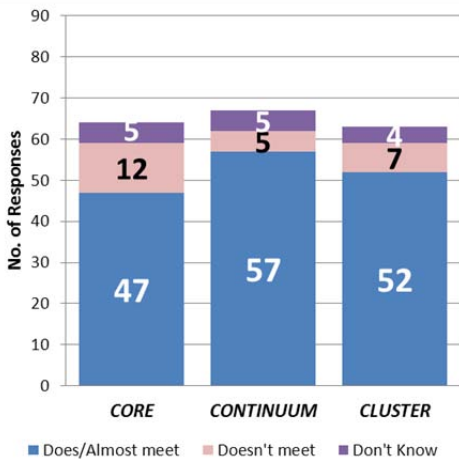
GUIDING PRINCIPLE: RAPID TRANSIT
 Provide for a new Canada line station at the corner of 57th Avenue and Cambie Street. Use the station as a key organizing element for the site design.

GUIDING PRINCIPLE: PRIORITY PATHWAYS FOR NON-MOTORIZED TRANSPORTATION
 Focus first on pedestrians and wheelchair users, and then on cyclists. Incorporate accessibility into all aspects of site design.



GUIDING PRINCIPLE: PATHWAY CONNECTIONS
 Pathways and 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 obvious and intuitive through a simple network of direct connections between transit, public spaces and focal points. Weather protection and areas to rest should be incorporated.

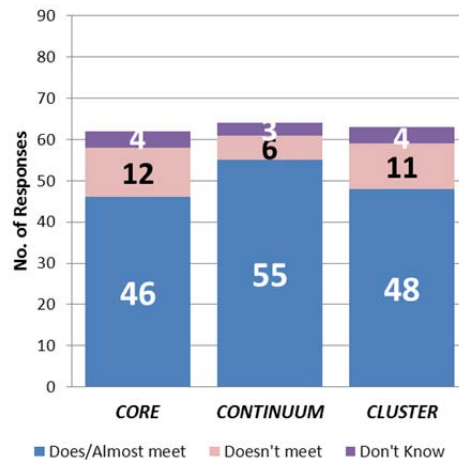
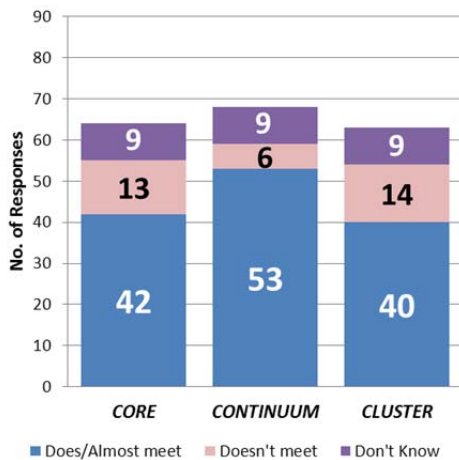
GUIDING PRINCIPLE: DIAGONAL CONNECTIONS
 Express and facilitate diagonal connections across the site to transit, shops, and schools.



QUESTIONNAIRE FEEDBACK: MOBILITY, ACCESSIBILITY + CONNECTIONS (con't)

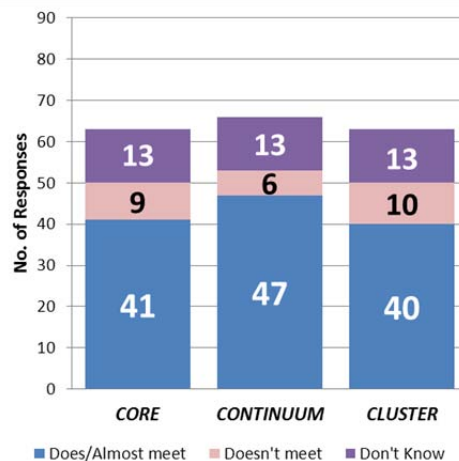
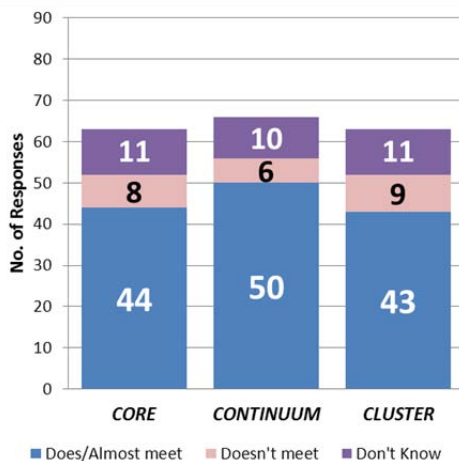
GUIDING PRINCIPLE: INTEGRATION
 Integrate the site with the surrounding community and the adjacent Langara Gardens. Create visual and physical links throughout the site and provide a strong visual link to the City park from one of the adjacent streets.

GUIDING PRINCIPLE: STREETS FOR PEOPLE
 Design and configure streets as a focus for people and activities. Ensure that vehicle traffic does not divide or dominate the site. Local streets should be highly calmed and discourage direct vehicle movement across the site. Discourage short-cutting traffic in the neighbourhood to the south.



GUIDING PRINCIPLE: PROTECT LOCAL BIKEWAYS
 Minimize, reduce or eliminate vehicle impacts on the Heather Street bikeway and the 59th Avenue Greenway/bikeway (North Arm Trail). Wherever possible, conditions for pedestrians and cyclists should be improved in the area, through improved design and increased separation from vehicular traffic.

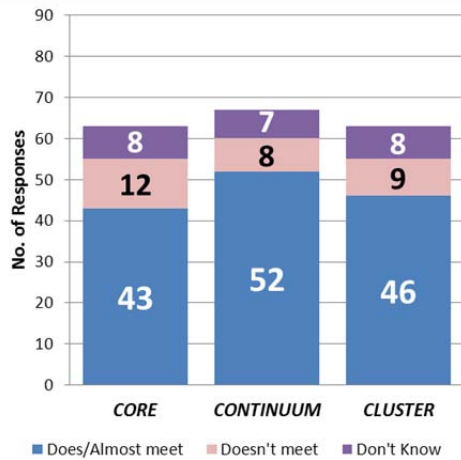
GUIDING PRINCIPLE: VEHICLE ACCESS
 The majority of vehicle access to the site should be from west 57th Avenue and Cambie Street. Create regular intersections as opposed to off-set intersections at Ash and west 59th and the new Ash connector and West 57th Avenue.



QUESTIONNAIRE FEEDBACK: MOBILITY, ACCESSIBILITY + CONNECTIONS (con't)

GUIDING PRINCIPLE: PART OF AN ACTIVE TRANSPORT SYSTEM

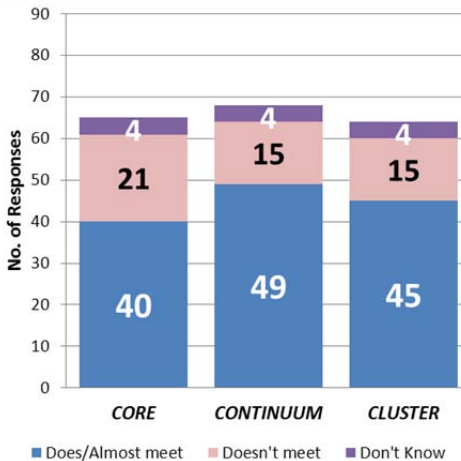
Consider the site as part of a larger cycling and walkway system connecting to Langara Gardens, Oakridge Centre, and the Canada Line pedestrian and cyclist bridge over the Fraser River.



QUESTIONNAIRE FEEDBACK: COMPLETE COMMUNITY

GUIDING PRINCIPLE: COMMUNITY AMENITIES

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

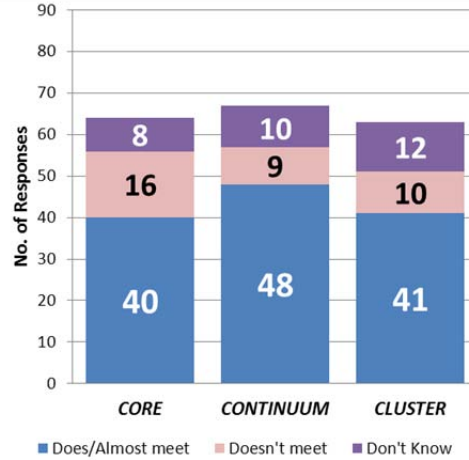
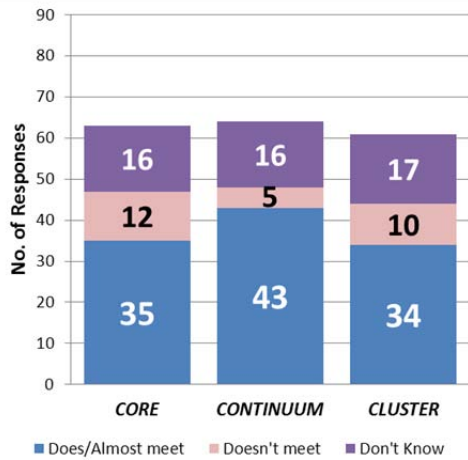


QUESTIONNAIRE FEEDBACK: SITE PLANNING + BUILDING DESIGN

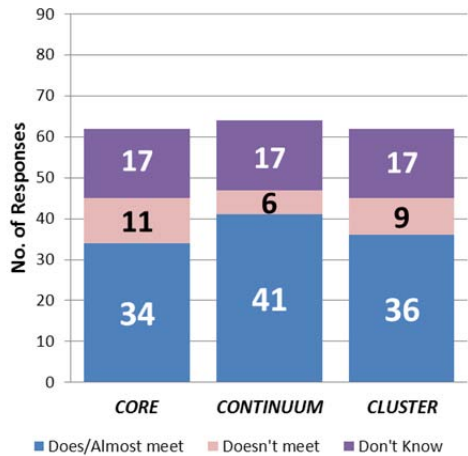
GUIDING PRINCIPLE: TOPOGRAPHY + VIEWS
 Organize buildings and open spaces to work with the slope of the site while optimizing public views across the site to Mount Baker.

GUIDING PRINCIPLE: INTENSIFY ACTIVITY AT THE CANADA LINE STATION

Focus a higher level of activity, energy, density and height along west 57th Avenue and Cambie Street with the future Canada Line Station, decreasing intensity moving west and south across the site.



GUIDING PRINCIPLE: TRANSITIONS
 Create a transition in building heights along west 57th and 59th Avenues that respect the scale of the surrounding community, noting the opportunity for these areas to redevelop in conjunction with the Cambie Corridor Plan.



FEEDBACK ON OPEN-ENDED QUESTIONS

HEALTH CARE MODELS

A sizeable number of respondents voiced their **objections to possible continuation of institutional living** at Pearson's future redevelopment. They were largely opposed to Housing Types #3 (Enhanced Apartments), #4 (Transitional Housing and Shared Supported Living), and #5 (Complex Care) as presented by VCH/Dialog on the Housing Continuum Board which they saw as institution housing. They maintained **independent living** and **global best practices**, according to many opinions, is what should be sought after. Many also noted that it is within the UN Charter that persons with disabilities do have the rights to live independently, and make their own living choices.

There were, however, **a few respondents noted they do support some amount of shared supported living models**, especially for young adults with disabilities and seniors. For example, they stated shared living could "offer young adults the benefit of living together and supporting each other, as a community within a community." Others mentioned that their support for the Pearson Dogwood Plan is due to the fact "many of our weak and vulnerable people with disabilities are living in horrendous conditions on the street and there is a desperate need for this type of housing as well as others such as group homes."

Additionally, many of them also noted the **open-house questionnaire should have included a survey about the housing continuum presented by VCH.**

FARMERS ON 57th

Many respondents **stressed the need to retain the 57th Avenue Farm**. They considered this farm as both a **therapeutic gathering space** and a **"teaching facility"** for the neighbourhood. For some, the farm plays a role in the healing process for not just persons with disabilities and seniors, but also the urban poor. Others pointed out the three planning concepts should more clearly establish food systems within them.

THERAPEUTIC POOL

Many respondents also noted the importance of the Stan Strong Pool to the site, and that the details in how the pool will be sited and designed should be considered even at the earlier stages of planning. Others had more specific ideas for the future therapeutic pool; for example, the therapeutic pool could retain some degree of privacy by having large shrubbery screening larger windows; and, **the therapeutic pool could be within one building with the YMCA but it is important to be separate from the public pool** given the therapeutic pool users may need more time and space (and privacy due to their disabilities) for changing.

SENIORS CARE

A notable number of respondents opined that an **adult daycare is crucial** for future developments at Pearson-Dogwood, given the neighbourhood's ageing population. Additionally, some pointed out **housing and community facilities dedicated for seniors should be sited away from places where younger adults and children may frequent** (i.e. the proposed YMCA), as "children often don't look when playing and do not understand it's hard for wheelchairs/ scooters to move out of their way."

OTHER ISSUES

Other issues raised (but not prominently mentioned) in the feedback were:

- Congestion along Cambie Corridor + Canada Line
- Concerns for over-densification and the Tower-form
- Need for facilities to be close to transit
- Capture History of the Site in future designs

Total Qualitative Responses: 73

WORD-CLOUD BASED ON OPEN-ENDED QUESTIONS

