

PEARSON OPEN HOUSE #3
QUESTIONNAIRE FEEDBACK REPORT
(2013-10-10)

INTRODUCTION

SUMMARY

Approximately 200 people attended the September 12th and 14th open houses for the Pearson Dogwood Lands. The City of Vancouver has received nearly 140 responses to the questionnaire.

Respondents were asked to rank how the draft concept plan performs against each of the Guiding Principles drafted by City staff and shared at the June open houses. There were four possible choices they could pick for each question:

- “meets principle”
- “almost meets principle”
- “does not meet principle”
- “don’t know”

There were additional questions about community amenities, height and density as well as an open-ended question for additional comments. Some respondents to the open-ended questions chose to focus on healthcare issues whereas others commented on the scale and form of development as well as accompanying community amenities and services.

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

The guiding principles were grouped into four categories and listed as:

OPEN SPACES + PUBLIC PLACES	SITE PLANNING + BUILDING DESIGN	MOBILITY, ACCESSIBILITY + CONNECTIONS	COMPLETE COMMUNITY
<ul style="list-style-type: none"> • Park Lands • Water 	<ul style="list-style-type: none"> • Transitions • Variations in Architecture • Intensify Activity at the Future Canada Line Station 	<ul style="list-style-type: none"> • Integration • Diagonal Connections • Pathway Connections • Vehicle Access • Protect Local Bikeways • Streets for People 	<ul style="list-style-type: none"> • Community Amenities • Local Serving Shops & Services • Therapeutic Pool • Housing Mix

Most questionnaire respondents lived around the Pearson area, speak English most often at home, and are around 50 to 65 years of age. There are more females than males, and most do not have children under 19 living at home.

As one can read from this report, the majority of respondents found the proposal met or almost met each principle. A number of respondents would like to see more community benefits result from the project but there was a mix in opinions regarding the proposed density for the site. A desire for more

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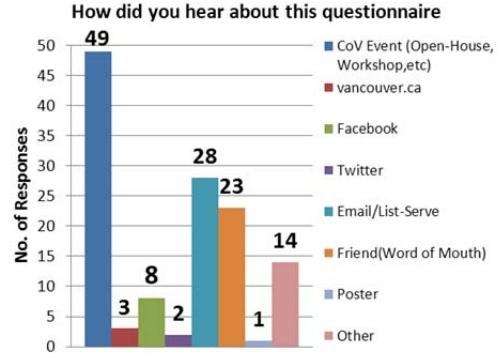
details regarding housing and support options for people with disabilities and seniors in order to ensure non-institutional, independent living was the most predominant comment.

RESPONDENTS DEMOGRAPHICS

How did you hear about this questionnaire?

Total # of Respondents: 109

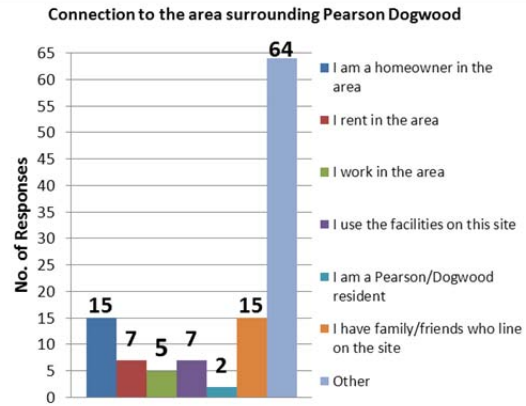
CoV Event (Open-House, Workshop,etc)	49	45%*
vancouver.ca	3	3%*
Facebook	8	7%*
Twitter	2	2%*
Email/List-Serve	28	26%*
Friend(Word of Mouth)	23	21%*
Poster	1	1%*
Other	14	13%*



What is your connection to Pearson Dogwood?

Total # of Respondents: 102

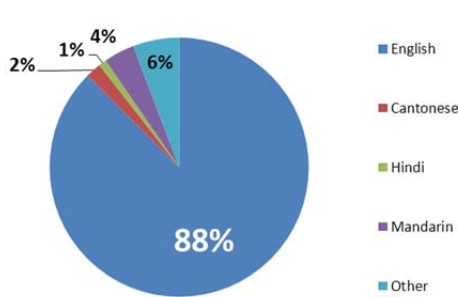
I am a homeowner in the area	15	15%*
I rent in the area	7	7%*
I work in the area	5	5%*
I use the facilities on this site	7	7%*
I am a Pearson/ Dogwood Resident	15	15%*
I am a friend/ family who live on the site	9	9%*
Other	64	63%**



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

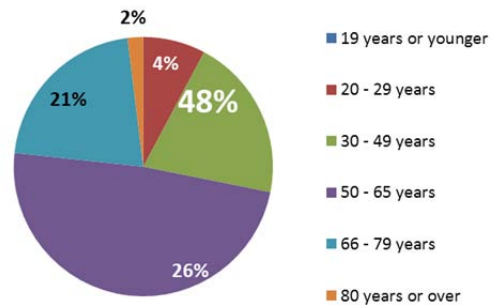
** Many of the respondents who chose 'other' went on to indicate they live in the area; additionally, several respondents indicated they are relatives of people with disabilities

What language do you speak most at home



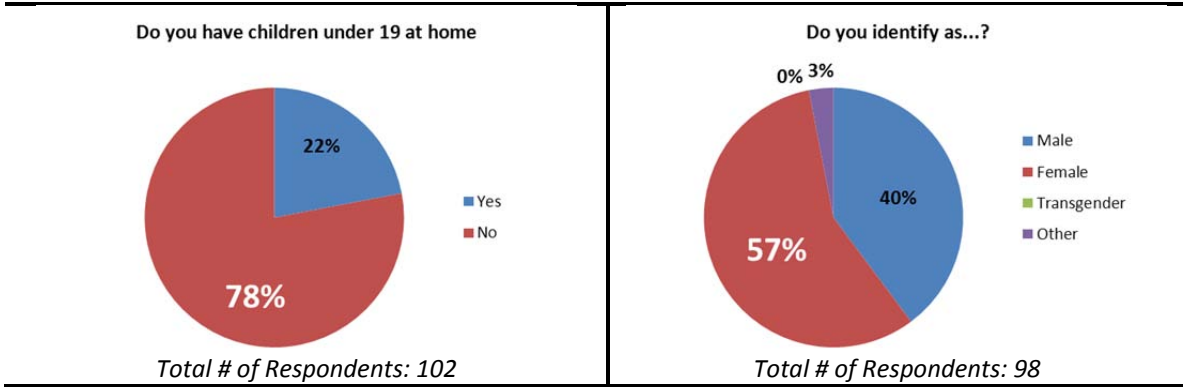
Total # of Respondents: 104

Age Category

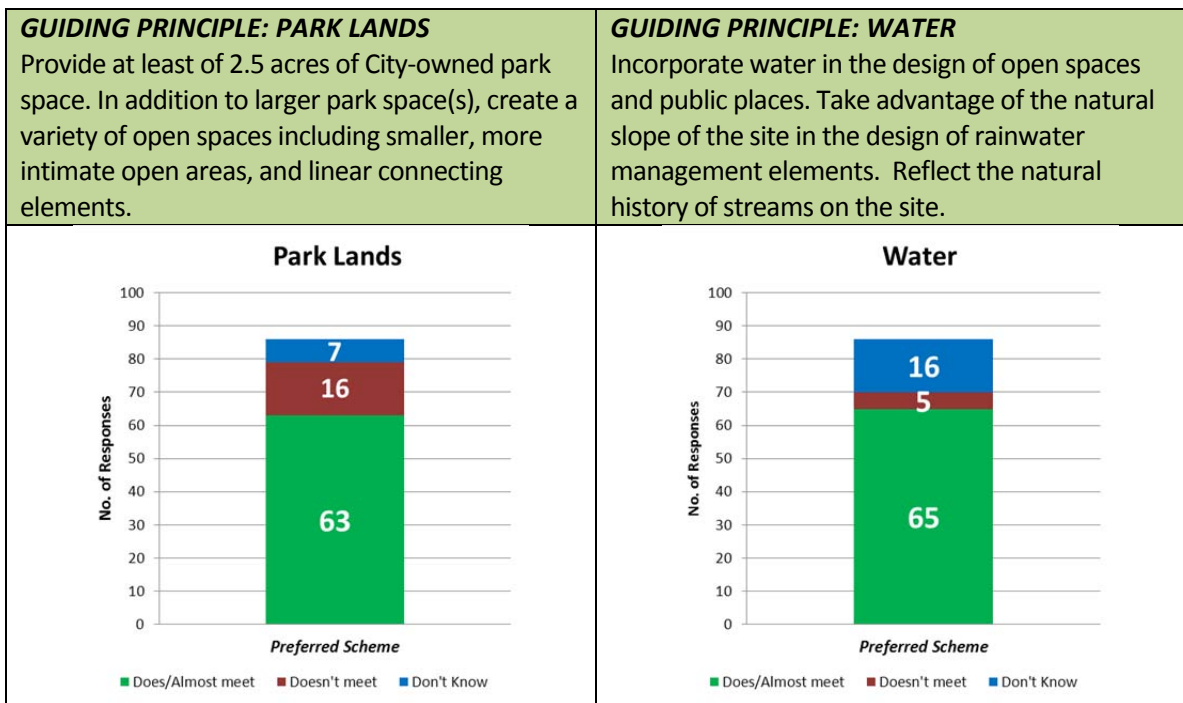


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QUESTIONNAIRE FEEDBACK: OPEN SPACES + PUBLIC PLACES



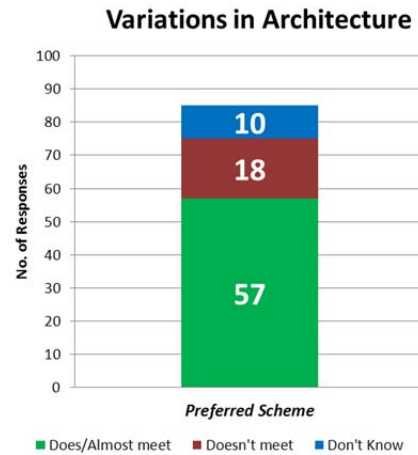
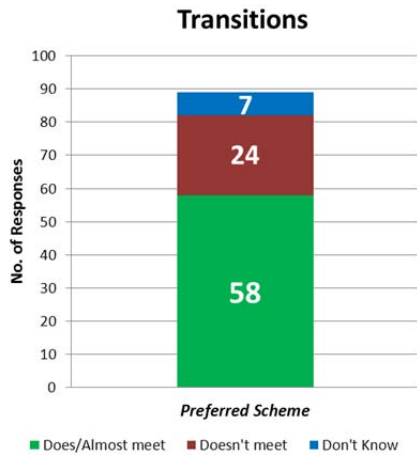
QUESTIONNAIRE FEEDBACK: SITE PLANNING + BUILDING DESIGN

GUIDING PRINCIPLE: TRANSITIONS

For all new buildings, 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 through the Cambie Corridor Plan and the Langara Gardens policy program.

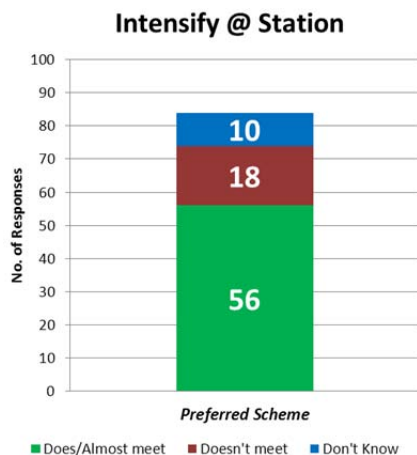
GUIDING PRINCIPLE: VARIATIONS IN ARCHITECTURE

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



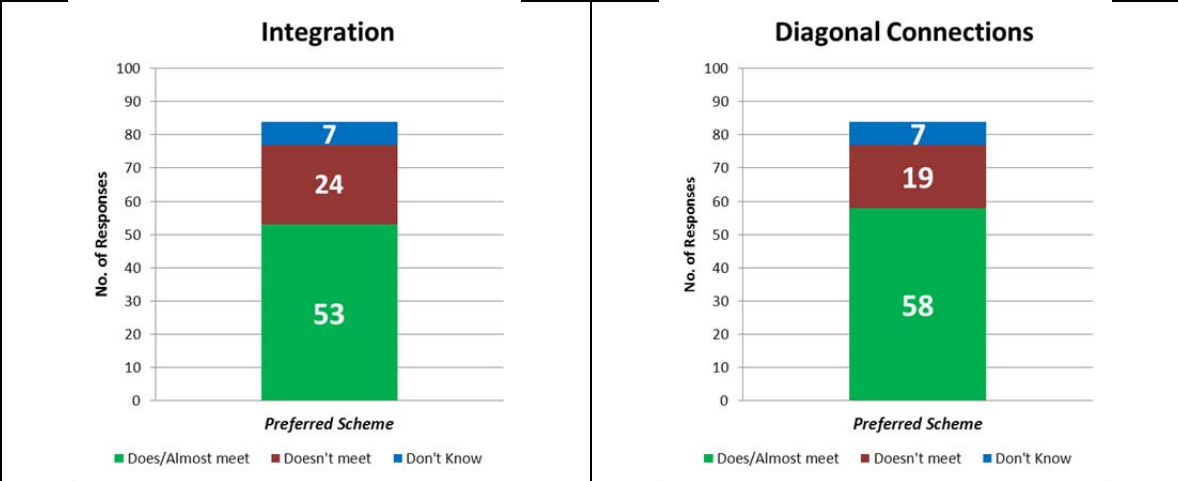
GUIDING PRINCIPLE: INTENSIFY ACTIVITY AT THE CANADA LINE STATION

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



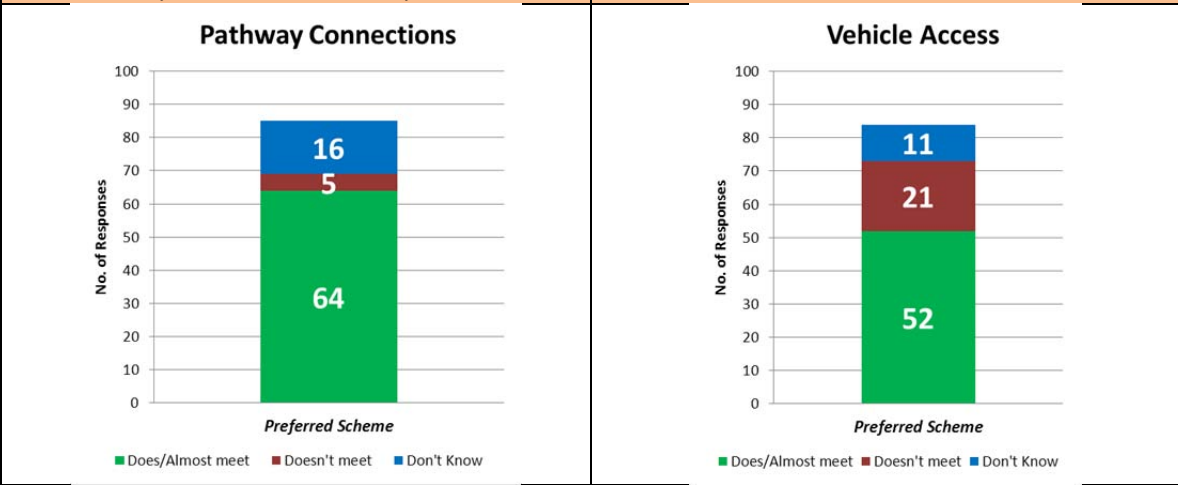
QUESTIONNAIRE FEEDBACK: MOBILITY, ACCESSIBILITY + CONNECTIONS

<p><i>GUIDING PRINCIPLE: INTEGRATION</i> Integrate the site with the surrounding community and the adjacent Langara Gardens. Create visual and pedestrian access throughout the site and provide a strong visual/physical link to the City park from one of the adjacent streets.</p>	<p><i>GUIDING PRINCIPLE: DIAGONAL CONNECTIONS</i> Express and facilitate visual and pedestrian diagonal connections across the site to transit, shops, and schools.</p>
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QUESTIONNAIRE FEEDBACK: MOBILITY, ACCESSIBILITY + CONNECTIONS (con't)

<p><i>GUIDING PRINCIPLE: PATHWAY CONNECTIONS</i> Pathways are important organizing elements for the site. Routes should be both direct and meandering, with a minimum 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.</p>	<p><i>GUIDING PRINCIPLE: VEHICLE ACCESS</i> Provide primary vehicular access to the site from 57th Avenue and Cambie Street. Create regular intersections as opposed to off-set intersections at Ash Street and west 59th and 57th Avenues.</p>
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QUESTIONNAIRE FEEDBACK: MOBILITY, ACCESSIBILITY + CONNECTIONS (con't)

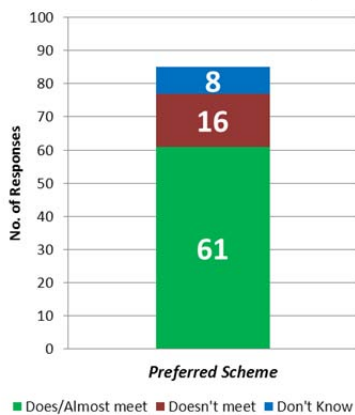
GUIDING PRINCIPLE: PROTECT LOCAL BIKEWAYS

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 through an altered design and increased separation from vehicular traffic.

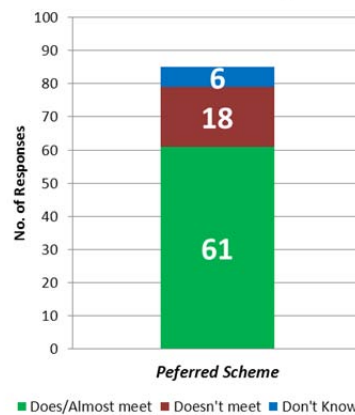
GUIDING PRINCIPLE: STREETS FOR PEOPLE

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 highly 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.

Protect Local Bikeways



Streets for People



QUESTIONNAIRE FEEDBACK: COMPLETE COMMUNITY

<p><i>GUIDING PRINCIPLE: COMMUNITY AMENITIES</i> Provide a range of community amenities such as adult and child daycare, 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.</p>	<p><i>GUIDING PRINCIPLE: LOCAL SERVING SHOPS & SERVICES</i> Provide neighbourhood serving shops and services such as restaurants, pharmacies, and green grocers in close proximity to transit with a highly-visible presence.</p>																
<p style="text-align: center;">Community Amenities</p> <table border="1"> <caption>Community Amenities Response Data</caption> <thead> <tr> <th>Response Category</th> <th>No. of Responses</th> </tr> </thead> <tbody> <tr> <td>Does/Almost meet</td> <td>60</td> </tr> <tr> <td>Doesn't meet</td> <td>22</td> </tr> <tr> <td>Don't Know</td> <td>6</td> </tr> </tbody> </table> <p style="text-align: center;"><i>Preferred Scheme</i></p> <p>■ Does/Almost meet ■ Doesn't meet ■ Don't Know</p>	Response Category	No. of Responses	Does/Almost meet	60	Doesn't meet	22	Don't Know	6	<p style="text-align: center;">Local Serving Shops</p> <table border="1"> <caption>Local Serving Shops Response Data</caption> <thead> <tr> <th>Response Category</th> <th>No. of Responses</th> </tr> </thead> <tbody> <tr> <td>Does/Almost meet</td> <td>61</td> </tr> <tr> <td>Doesn't meet</td> <td>16</td> </tr> <tr> <td>Don't Know</td> <td>10</td> </tr> </tbody> </table> <p style="text-align: center;"><i>Preferred Scheme</i></p> <p>■ Does/Almost meet ■ Doesn't meet ■ Don't Know</p>	Response Category	No. of Responses	Does/Almost meet	61	Doesn't meet	16	Don't Know	10
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<p><i>GUIDING PRINCIPLE: THERAPEUTIC POOL</i> Maintain or renew the Stan Stonge therapeutic pool.</p>	<p><i>GUIDING PRINCIPLE: HOUSING MIX</i> 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 housing for families, rental housing and a minimum of 20% social/affordable housing.</p>																
<p style="text-align: center;">Therapeutic Pool</p> <table border="1"> <caption>Therapeutic Pool Response Data</caption> <thead> <tr> <th>Response Category</th> <th>No. of Responses</th> </tr> </thead> <tbody> <tr> <td>Does/Almost meet</td> <td>62</td> </tr> <tr> <td>Doesn't meet</td> <td>12</td> </tr> <tr> <td>Don't Know</td> <td>12</td> </tr> </tbody> </table> <p style="text-align: center;"><i>Preferred Scheme</i></p> <p>■ Does/Almost meet ■ Doesn't meet ■ Don't Know</p>	Response Category	No. of Responses	Does/Almost meet	62	Doesn't meet	12	Don't Know	12	<p style="text-align: center;">Housing Mix</p> <table border="1"> <caption>Housing Mix Response Data</caption> <thead> <tr> <th>Response Category</th> <th>No. of Responses</th> </tr> </thead> <tbody> <tr> <td>Does/Almost meet</td> <td>48</td> </tr> <tr> <td>Doesn't meet</td> <td>35</td> </tr> <tr> <td>Don't Know</td> <td>7</td> </tr> </tbody> </table> <p style="text-align: center;"><i>Preferred Scheme</i></p> <p>■ Does/Almost meet ■ Doesn't meet ■ Don't Know</p>	Response Category	No. of Responses	Does/Almost meet	48	Doesn't meet	35	Don't Know	7
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ADDITIONAL COMMENTS ON GUIDING PRINCIPLES

78 total responses to this question (around 56% of total questionnaire respondents)

HEALTH CARE AND HOUSING MODELS

The majority of respondents voiced their **serious concern that Pearson's future redevelopment will lead to institutional living** for people with disabilities and, to a lesser degree, seniors. Many explained that more details were needed to ensure that the new long-term care facility and supportive housing models will not be institutional and will instead guarantee the ability for residents to live with autonomy, choice and a full independent life in the community. There was a similar desire for more details about how the adult daycare would function.

Included among these comments was opposition to grouping people with disabilities in Shared Supportive Housing. Those who supported this proposal underlined the importance of limiting the number of people residing in the same group of units to better allow for independent living. Emphasis on integrating the accessible living units and providing large enough units for families, both accessible and general, was prevalent.

Many respondents noted that the questionnaire should have addressed how the health care and housing models impact people with disabilities more directly.

Additionally there was an articulated desire to see a multi-use health care facility on the site to provide community health care services which were found lacking in the area.

THERAPEUTIC POOL

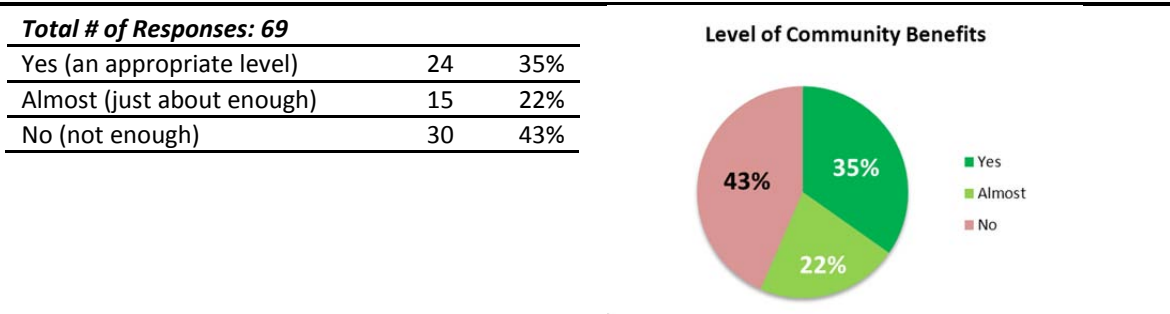
Several respondents highlighted the significance of the existing therapeutic pool and the imperativeness that it be replicated in the new development with the appropriate design and accompanying equipment. There were complaints that it was not clear from the open house materials where the new pool would be located and whether it would be adequately separated from the public facility.

PRESENTATION

There were complaints from respondents that it was difficult to understand the locations of particular buildings and amenities and thus the flow and usability of the site from the open house materials.

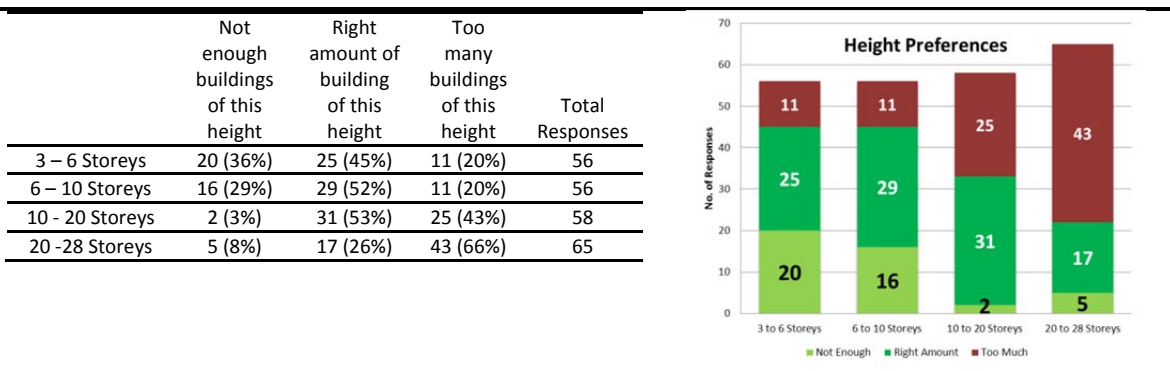
QUESTIONNAIRE FEEDBACK: *COMMUNITY BENEFITS*

Do you feel this is an appropriate level of community benefits for the proposed redevelopment of the Pearson Dogwood Lands?

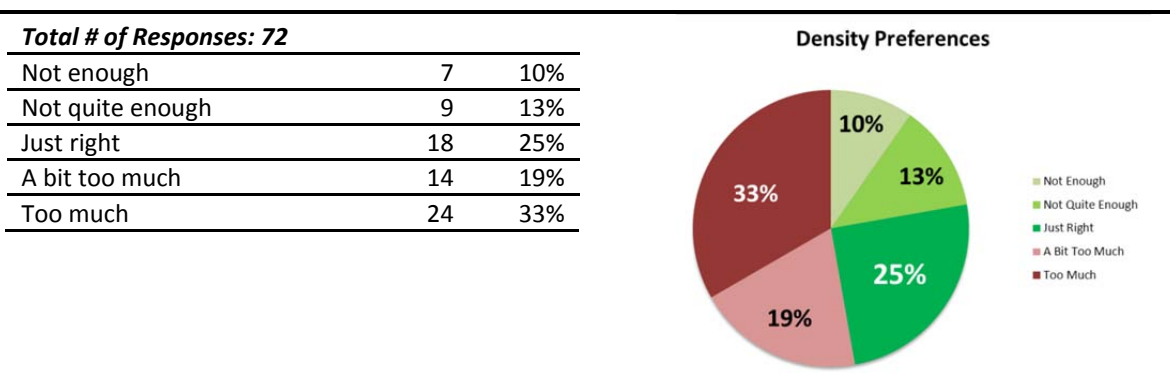


QUESTIONNAIRE FEEDBACK: *HEIGHT + DENSITY*

The concept includes a range of different building heights from 3 to 28 storeys. Please provide your thoughts on the proposed heights.



The development density proposed by Vancouver Coastal Health is 2.8 FSR (gross) which represents approximately 3 million square feet of development on a 25 acre site. Do you feel this level of density is:



ADDITIONAL COMMENTS ON HEIGHTS + DENSITY

40 total responses to this question (around 29% of total questionnaire respondents)

A sizable portion of respondents were concerned that the **heights and densities in the draft proposal are too high for the area**. Some of these respondents were concerned over the scale and intensity of development in Marpole and along the Cambie Corridor. There was a fear that too much pressure would be placed on the services and amenities of the surrounding community. In addition, a few respondents worried the scale is out of character with the surrounding neighbourhoods. In these responses, 18-20 storeys was offered as a preferred maximum. Less towers were preferred in favour for more mid-rise buildings.

Some of the respondents were **highly supportive of the density and heights** of the proposal, underlining the need to allow more people to age in place. A few respondents complained that it was difficult for them to compare FSR densities as it is an abstract concept to them.

Several respondents expressed worry about how the added density would add to traffic in the area, especially on 57th Avenue. Whereas some respondents were excited about the greenery and water features in the proposal, others wanted to see more parks and greenspace to balance the added density. A few respondents emphasized the importance of facilitating solar access to the site when considering massing options, and there was confusion as to why the tallest towers were placed towards the middle of the site.

GENERAL ADDITIONAL COMMENTS

71 total responses to this question (around 51% of total questionnaire respondents)

AGAINST INSTITUTIONAL LIVING

The majority of comments reflected responses to earlier open-ended questions in regards to preventing institutional living for people with disabilities. Many would like to see definitive statements in the policy statement against institutional living. There were questions about what the transition plans are for existing Pearson Dogwood residents. Finally, many underlined that moving people with disabilities into an institutional setting for seniors was unacceptable.

CAPACITY AND SERVICE CONCERNS

There were also repeated comments about concern for the scale and intensity of development in the area. A few respondents were concerned about the cost of the YMCA and sceptical that it could adequately serve the same function as a community centre. There was also concern about the capacity of schools in the area to handle the proposed increase in density. Additionally, many question whether the Canada Line is prepared to take on sharp increases in ridership resulting from new development. Some respondents want to be assured that funding for the new Canada Line station will come from Provincial or Federal sources and not take away from municipal or development related funding that could go towards other community benefits.

OTHER ISSUES

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

- Need to solve traffic issues caused by the traffic calming treatments at 59th and Cambie

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- Desire to see more greenery on the site
- Support for the inclusion of a Green Grocer at this location