

City of Vancouver Directions | Guiding Principles (1)

the new neighbourhood addresses the City of Vancouver's guiding principles for urban design and sustainability

Refer to the City of Vancouver's boards - numbered 11-16 - for descriptions of the Guiding Principles. The following three boards outline how the Pearson Dogwood Neighbourhood will embrace each of the principles.

Park Land



A large, central, city-owned park is the primary open space in a network of complimentary open spaces, linkages, and courtyards.

Natural Features



As a defining characteristic of the Pearson Dogwood site, a cluster of healthy mature trees will be retained and celebrated.

Topography



The slope of the site provides opportunities for views to the south from a variety of vantage points. Notably, the site plan is responsive to existing topography through public realm design: incorporating a water feature to flow from NW to SE of the site.

History



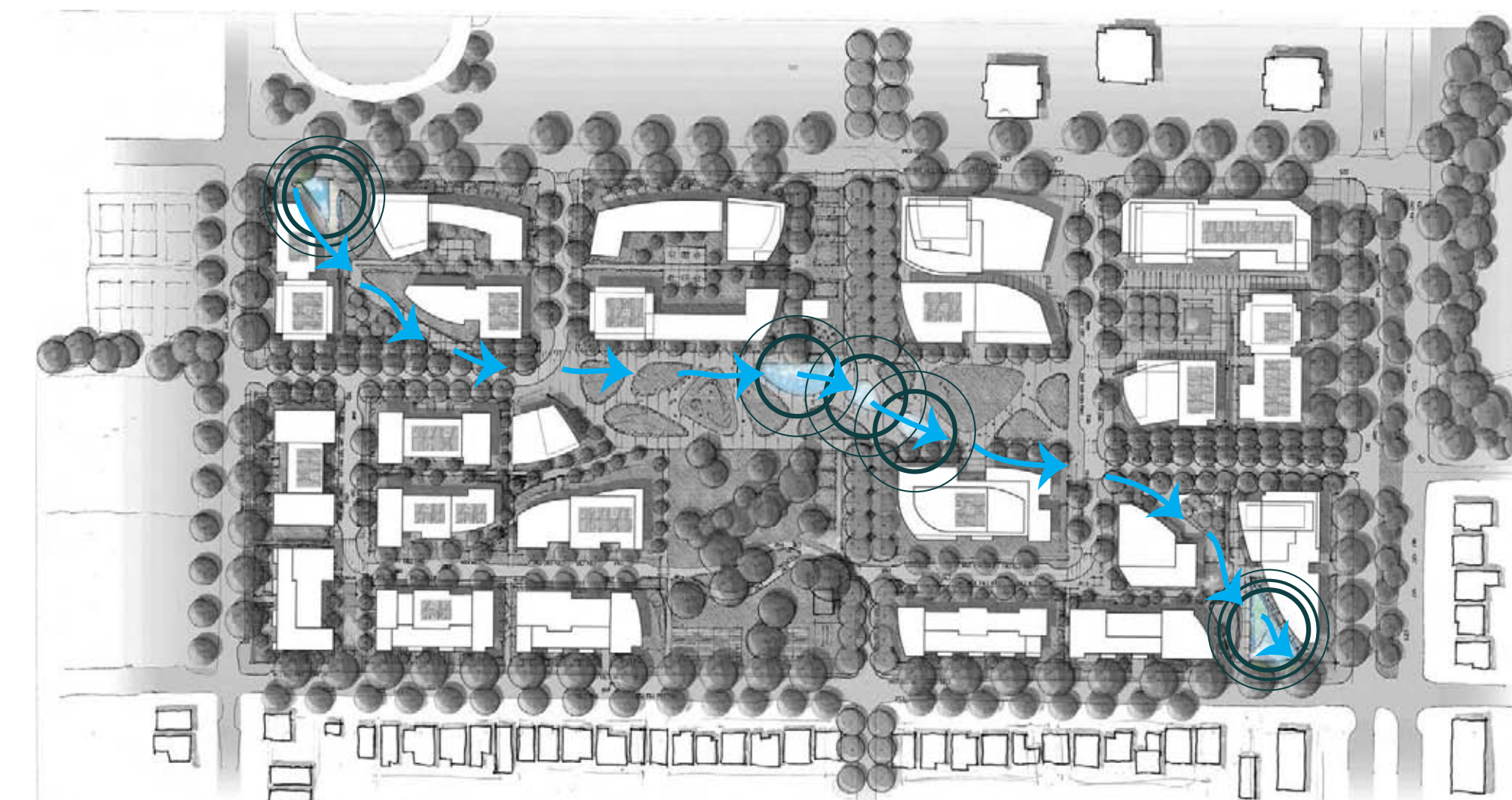
Number of key opportunities exist within the plan to locate public realm elements or public art that will reflect the natural history, Musqueam First Nation history, and the Marpole community history. An underground river is commemorated with a stormwater features in the NE corner of the site.

Design of Public Spaces



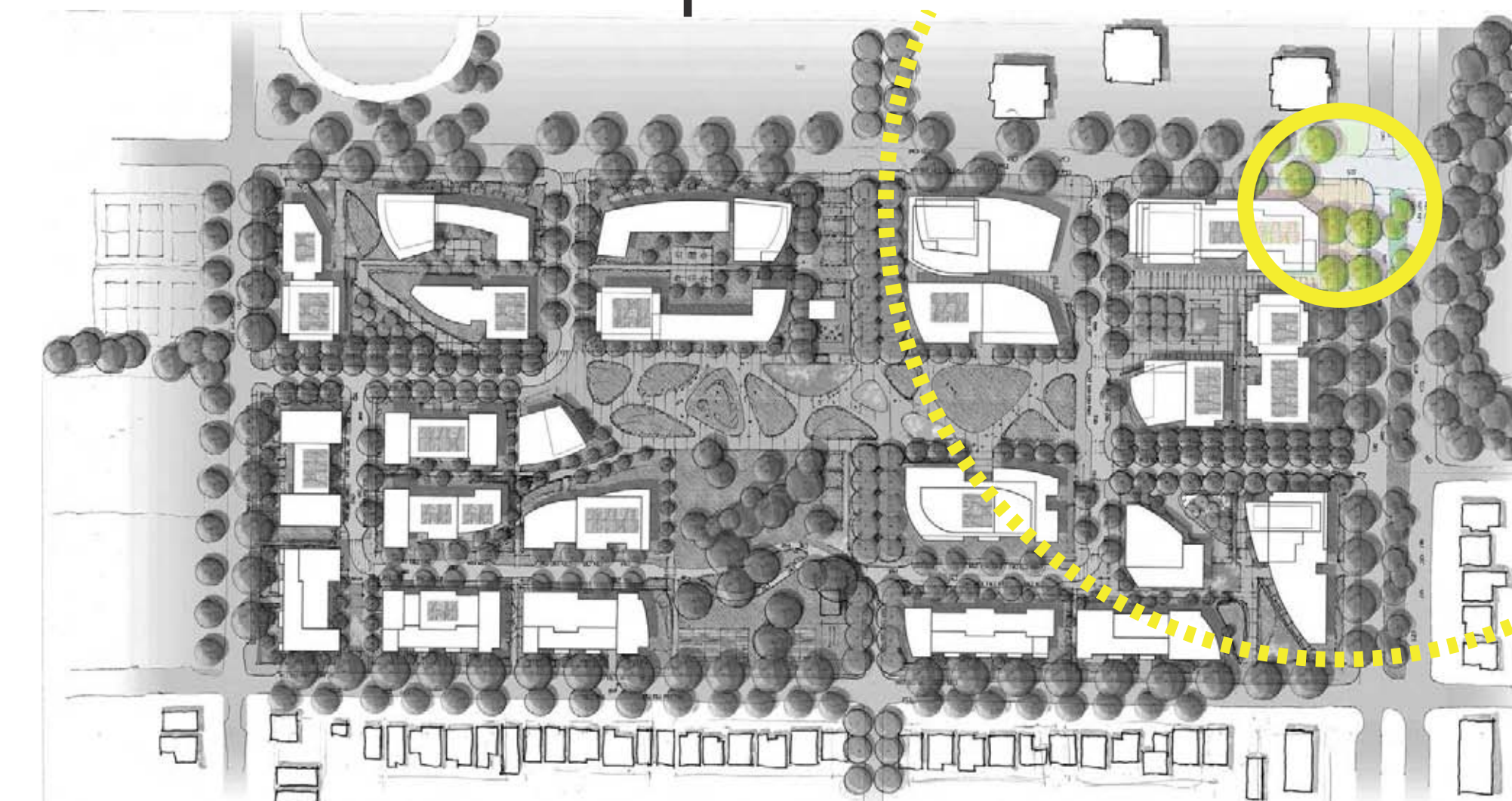
A range of public spaces are provided for a diversity of activities. The strategic location of diverse land-use designations around the central park space and key linkages will foster opportunities to socialize, engage, and interact with the neighbourhood. Fully meeting this principle will be contingent on careful follow through at the detailed rezoning stage.

Water



The flow of water through the site will characterize the public realm. The scale and design of the water elements will be determined by available stormwater and informed by the historic location of streams.

Rapid Transit



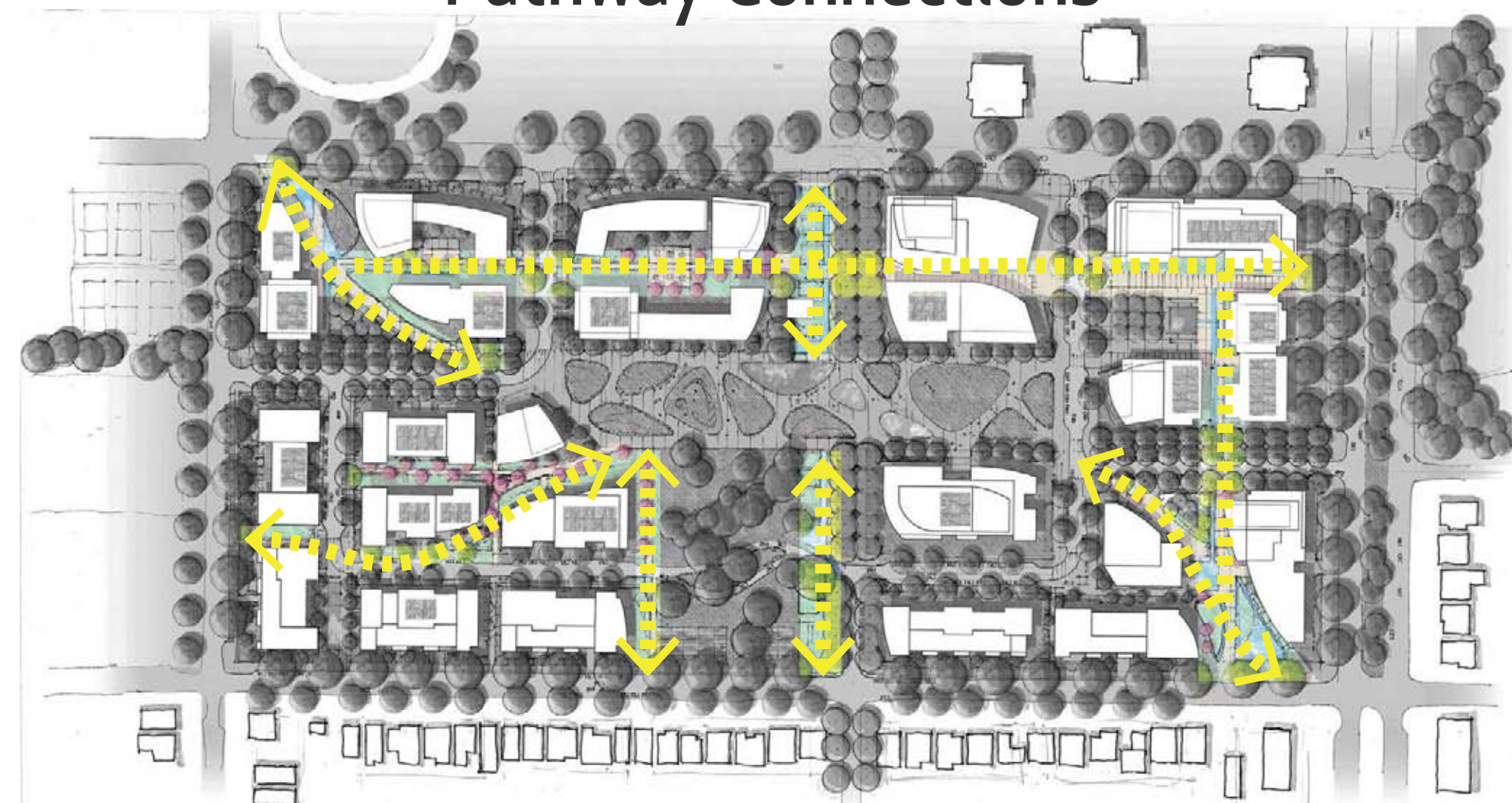
All of the major community health facilities, amenities, and commercial uses are located within a short walking/wheeling distance (generally 5 minutes or less) to Canada Line station at the corner of 57th and Cambie.

Priority for Non-Motorized Transportation



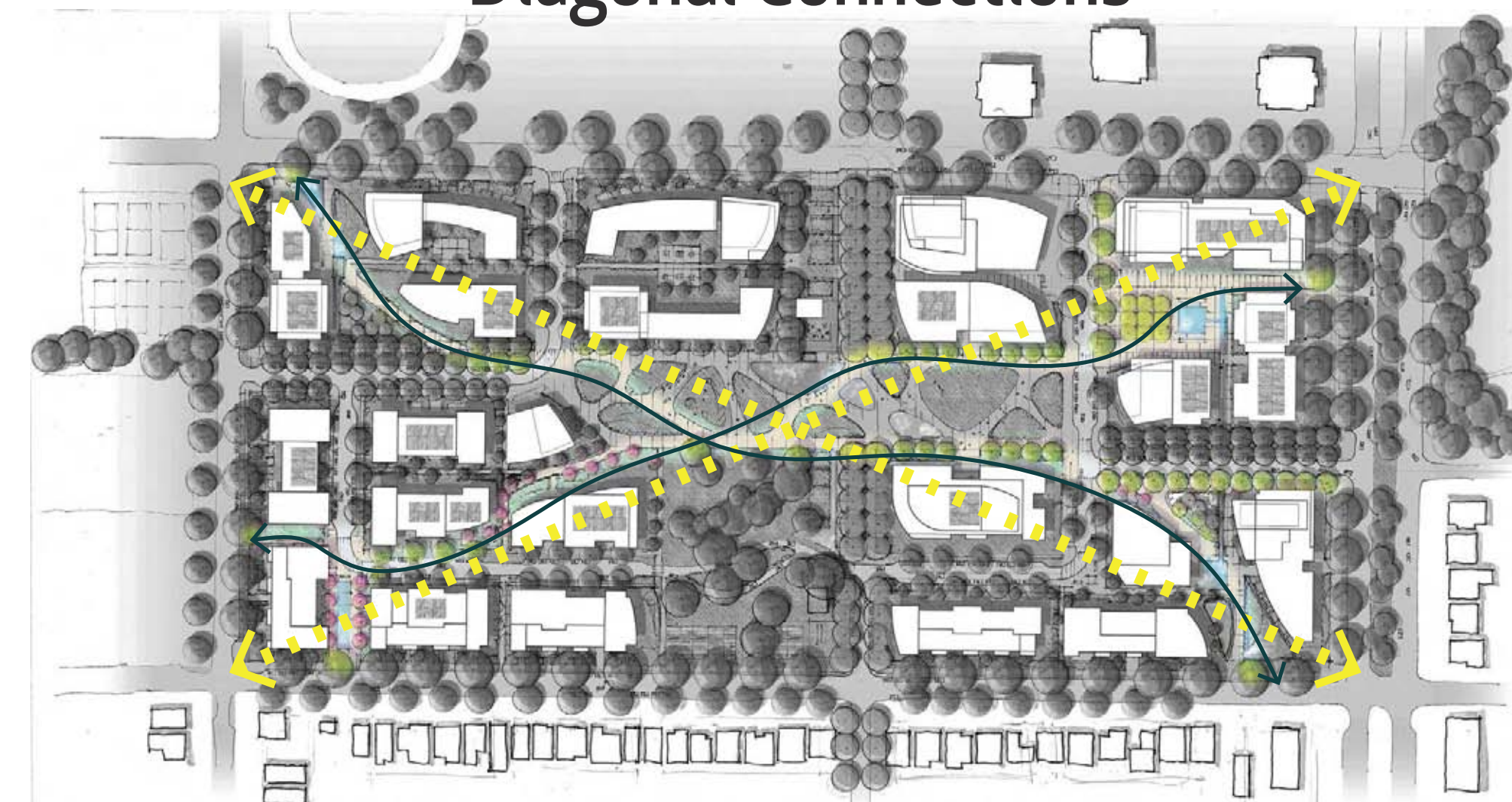
The central public space is accessible by a fine-grained network of sidewalks and pathways. Bicycle infrastructure on Heather and 59th is protected by minimizing vehicle crossings and turning points off of those streets.

Pathway Connections



Pathway connections throughout the site are legible and intuitive. These connections will link transit, public space, focal points, and neighbouring uses, in addition to providing circulation throughout the site.

Diagonal Connections



A fine-grained network of pathways provides an opportunity to traverse the site in various ways, including along a diagonal route.

Integration



Direct connections between adjacent park spaces to the central greenspace are provided. The central green space has strong visual connections to surrounding streets helping to encourage visitors to enter the site.

Streets for People

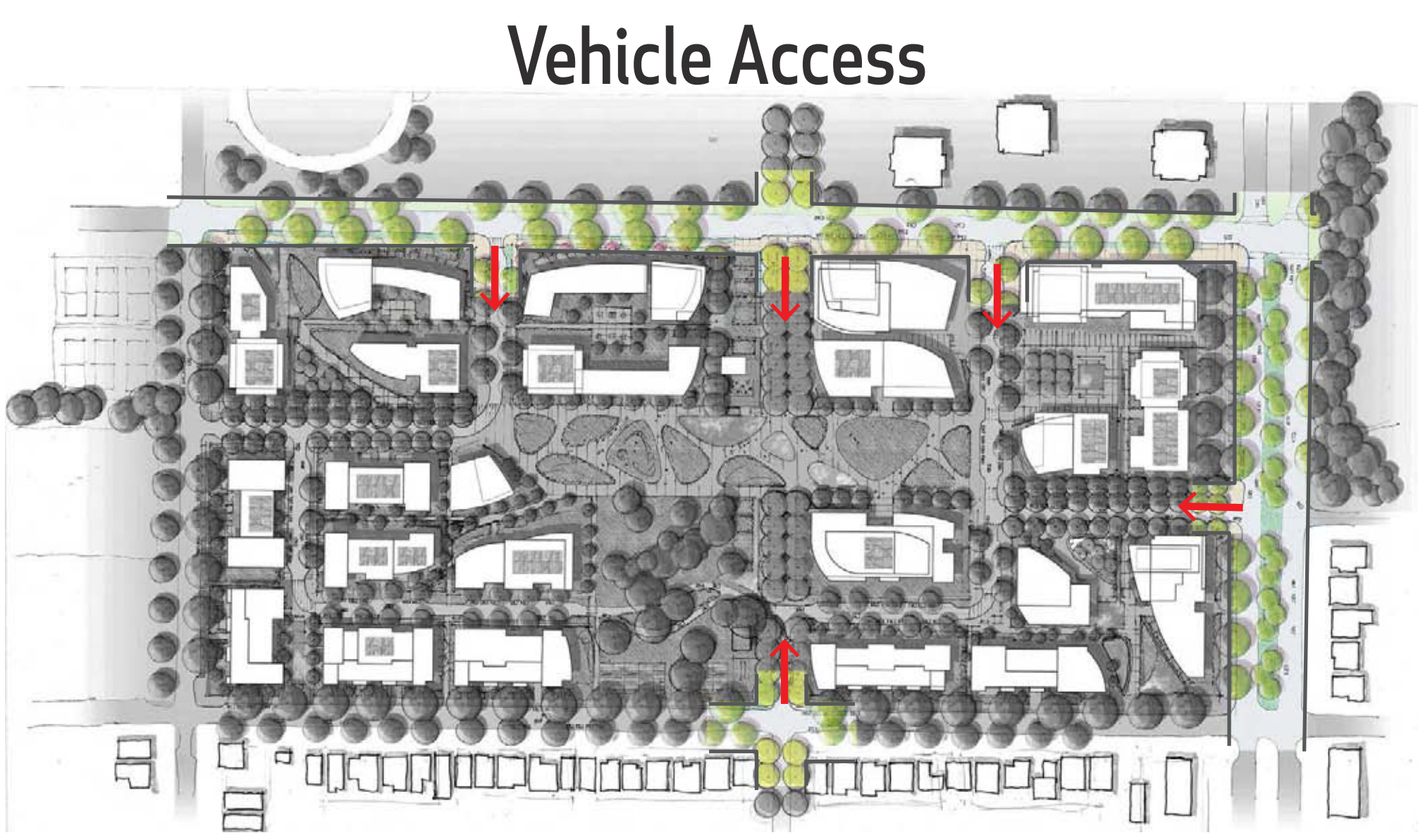


The street network is designed to service the site and accommodate local traffic. The links across the site are not direct, helping to minimize short-cutting traffic on neighbourhood streets.

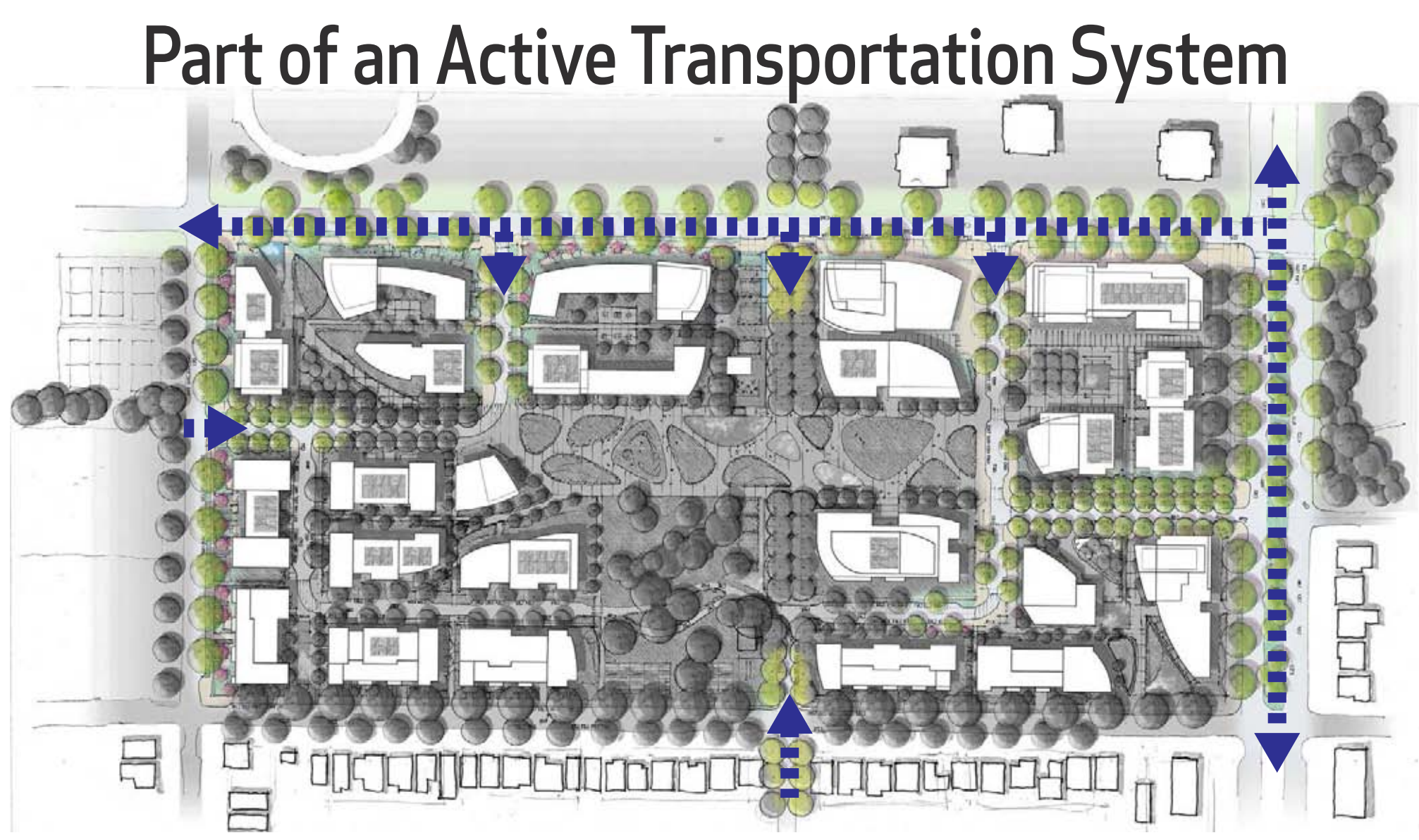
City of Vancouver Directions | Guiding Principles (2)



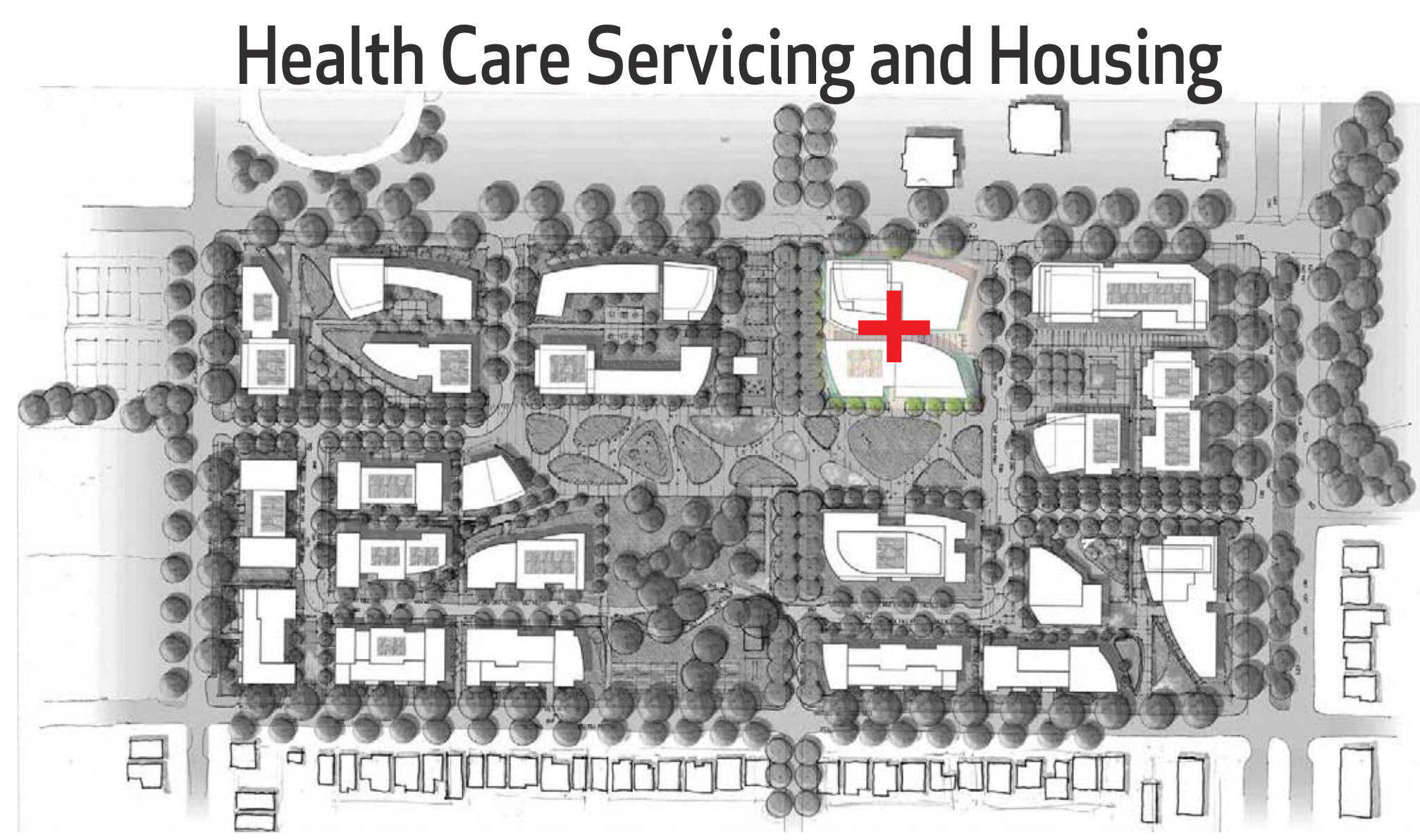
Local Bikeway Protection
Bikeways are protected through minimizing intersections along 59th Avenue and along Heather Street.



Vehicle Access
Vehicle access is provided primarily off of 57th Avenue and Cambie Street.



Part of an Active Transportation System
The masterplan includes consideration of the broader local and regional network of cycling routes. This includes multiple points of interface – including the most prominent ones indicated above by the blue arrows – to integrate with the broader mobility network.



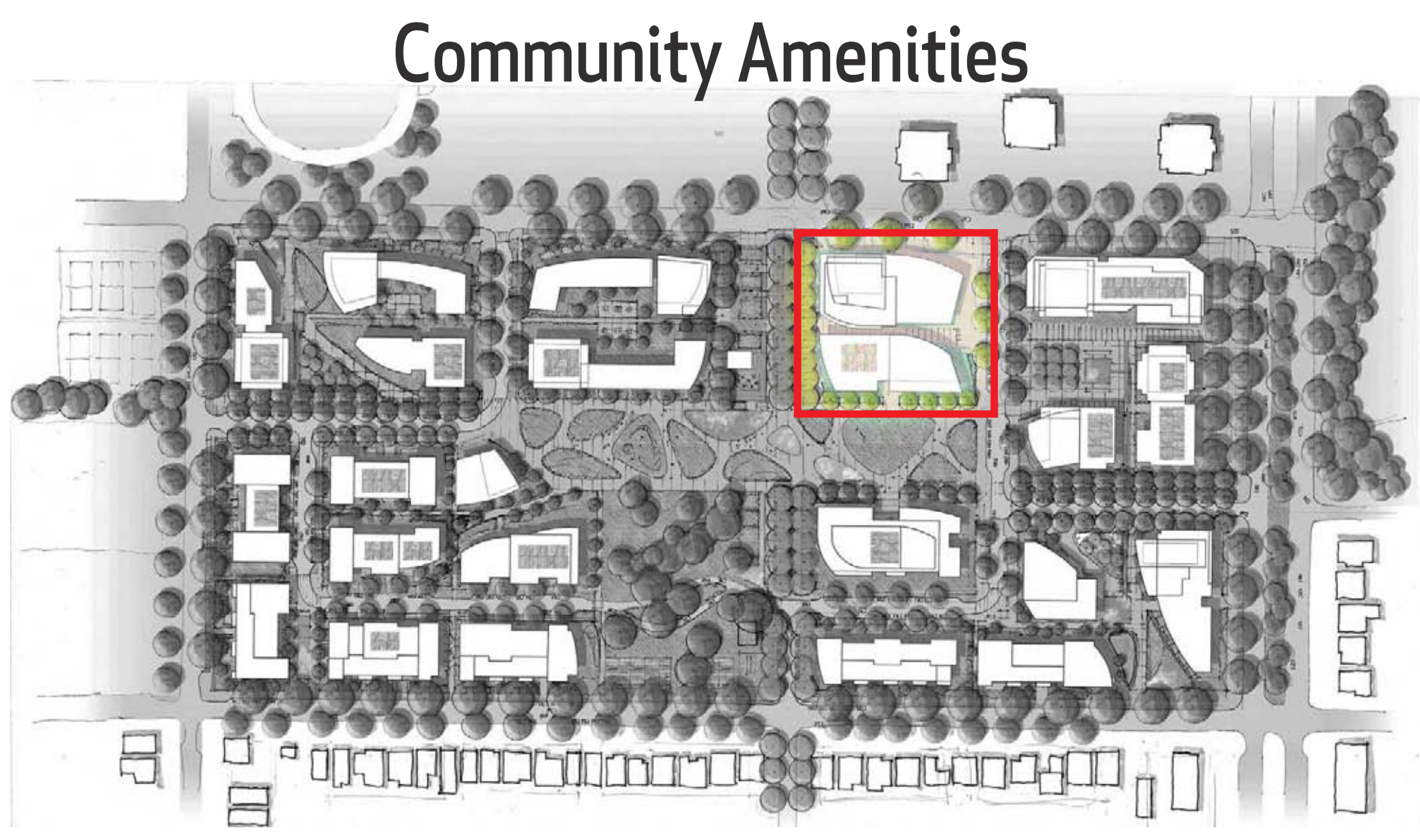
Health Care Servicing and Housing
Community health services that serve the broader community are focused in an area close to transit. Notably, the remainder of the site includes housing for individuals with complex care needs with options that maximize independence and are not necessarily identifiable as a health services unit or building.



Housing Mix
The entire site includes a range of housing types that will encourage the integration of all income levels, ages, and abilities.



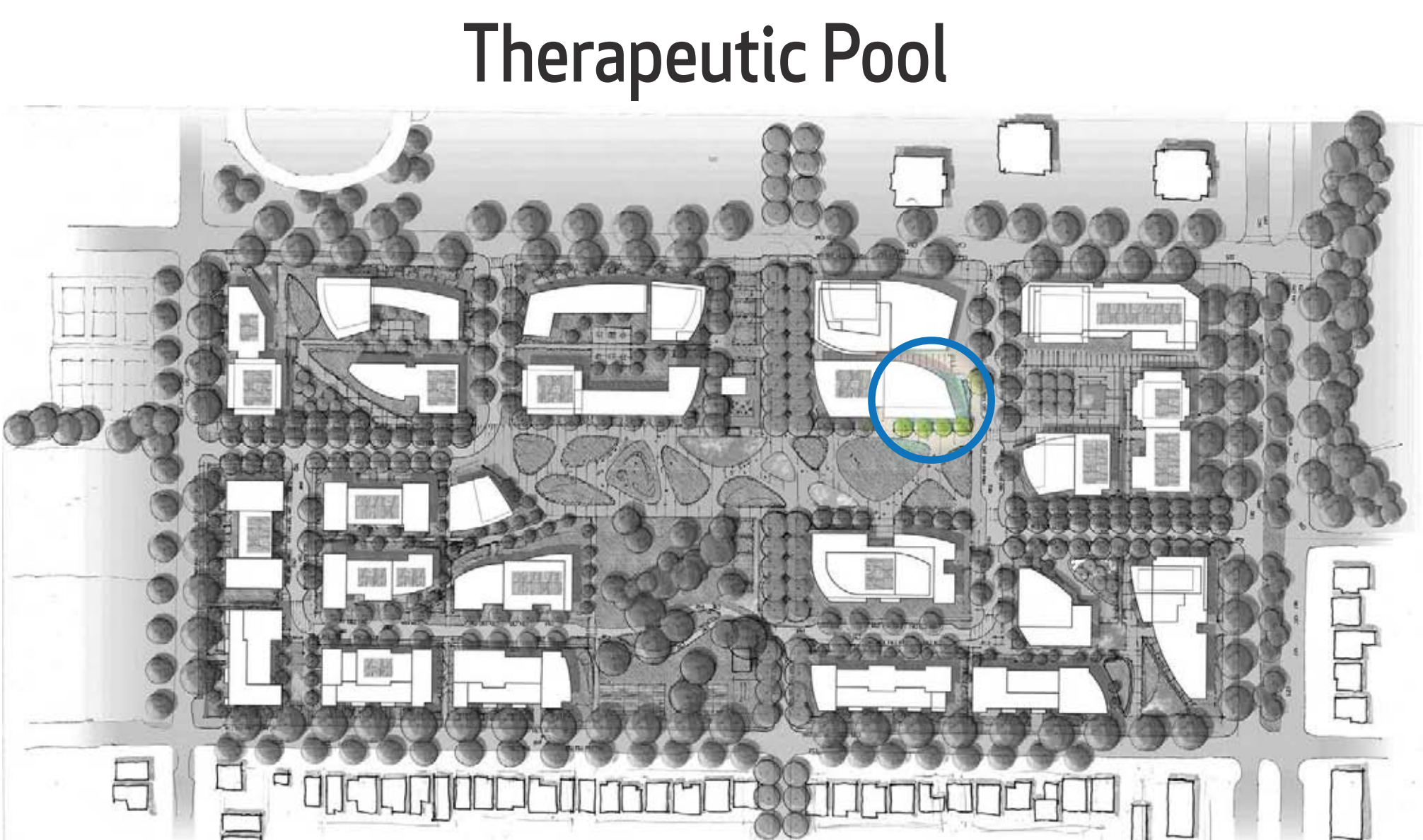
Accessible Design
Detailed design throughout the site (buildings, linkages, and public spaces) will carefully consider accessibility and utilize a leading edge approach to accessibility design. Currently all connections are below the maximum 5% slope threshold for universal design.



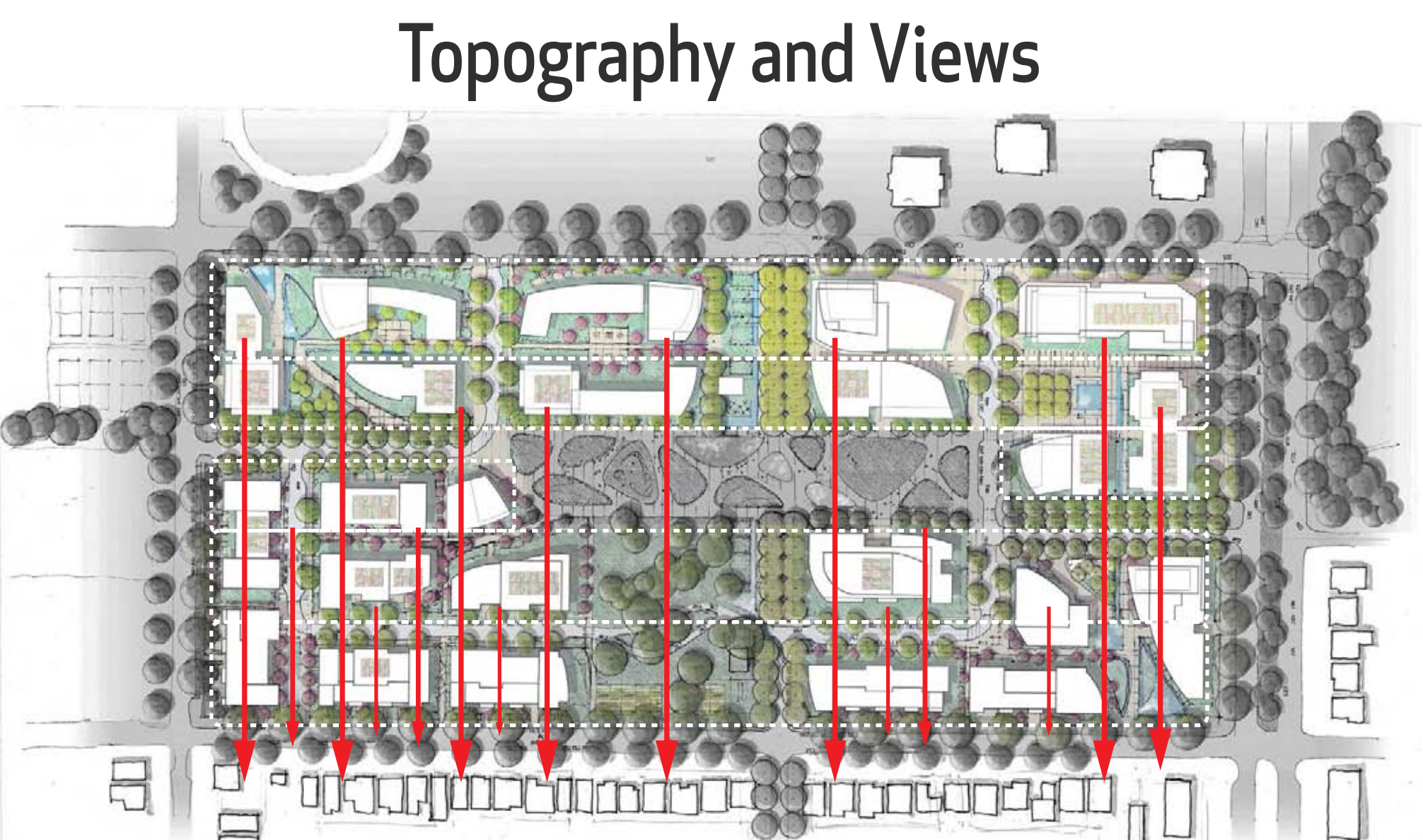
Community Amenities
Amenities are generally clustered close to the proposed Canada Line station with an opportunity to include many in a highly visible centre just off of Cambie Street on 57th Avenue.



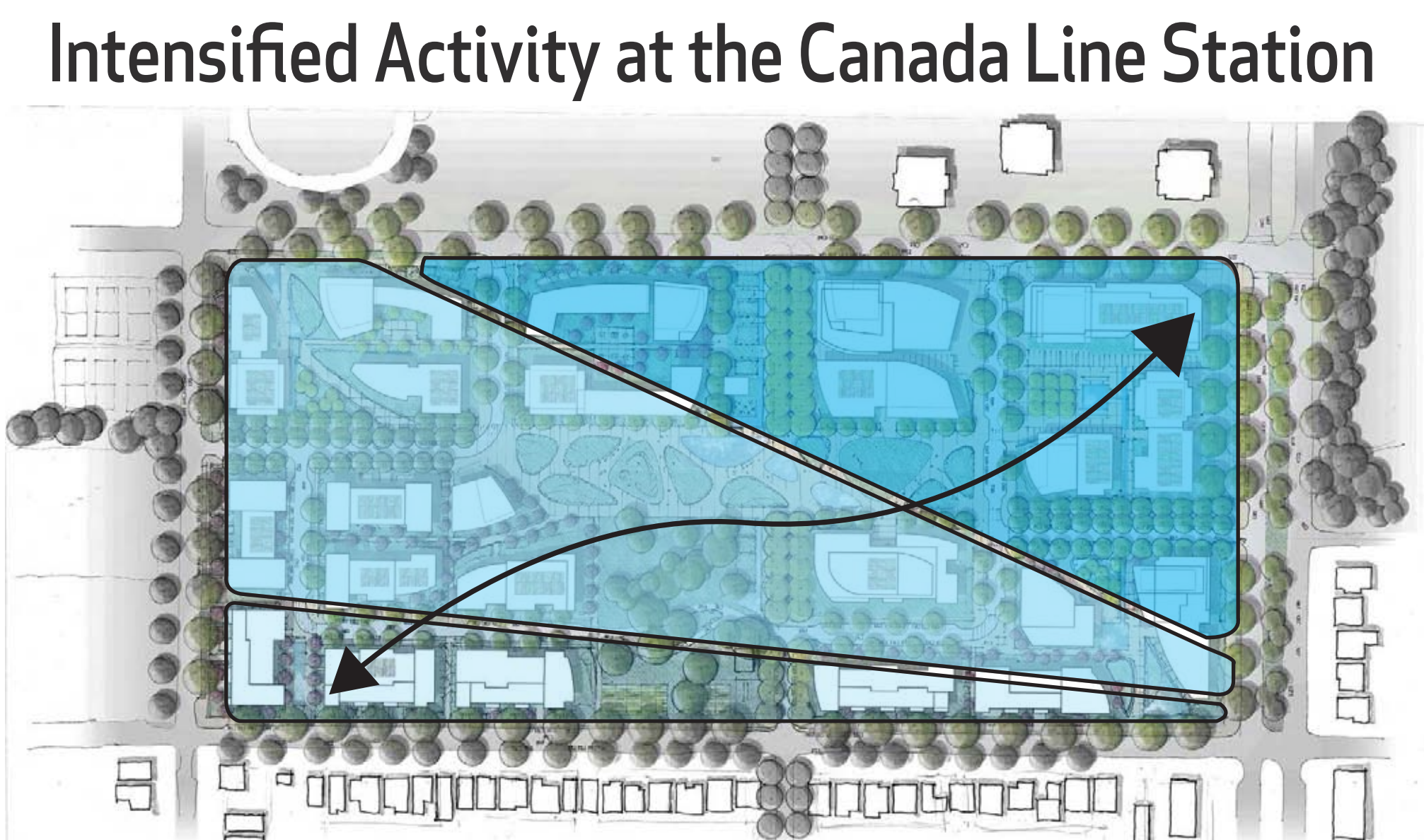
Local-Serving Shops and Services
Locating services and shops along 57th Avenue ensures they are easily accessible from transit, highly visible, and complementary to the existing retail on the other side of the street at Langara Gardens. Additional retail may be provided adjacent to the central plaza to animate the public space.



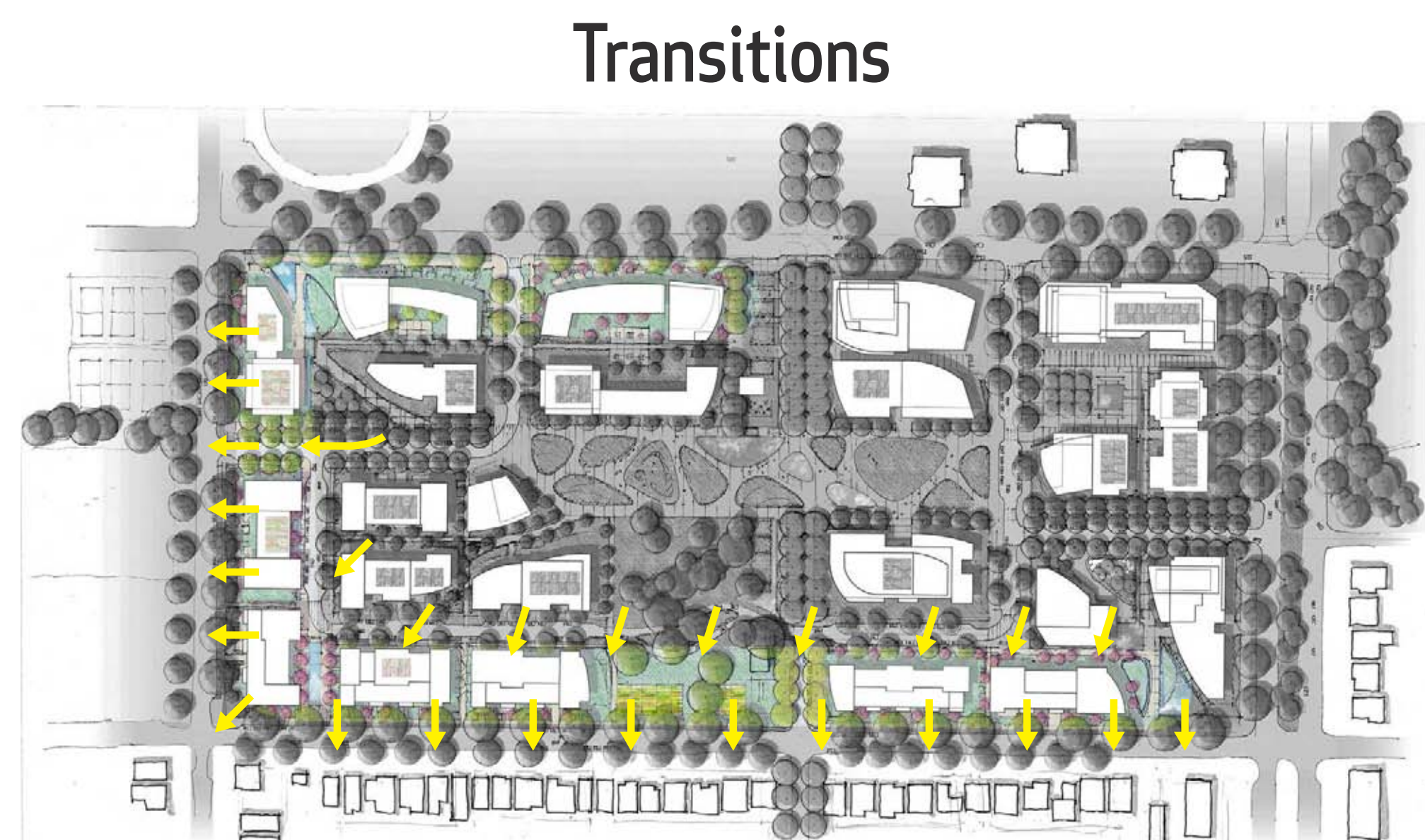
Therapeutic Pool
The Stan Stronge therapeutic pool is renewed. A possible location includes an independent facility located within a larger building within the northeast portion of the site.



Topography and Views
The tallest buildings are proposed for the tallest portion of the site and tower separation helps to maintain visual access to the south from public vantage points. In particular, the extension of the central public open space south to 59th Avenue provides views out of the site.



Intensified Activity at the Canada Line Station
Highest areas of activity (indicated in darker blue) are envisioned closest to 57th Avenue and the Canada Line station.



Transitions
Building heights along Heather Street and 59th Avenue are lower than elsewhere on the site and create a gentle transition to the surrounding community.

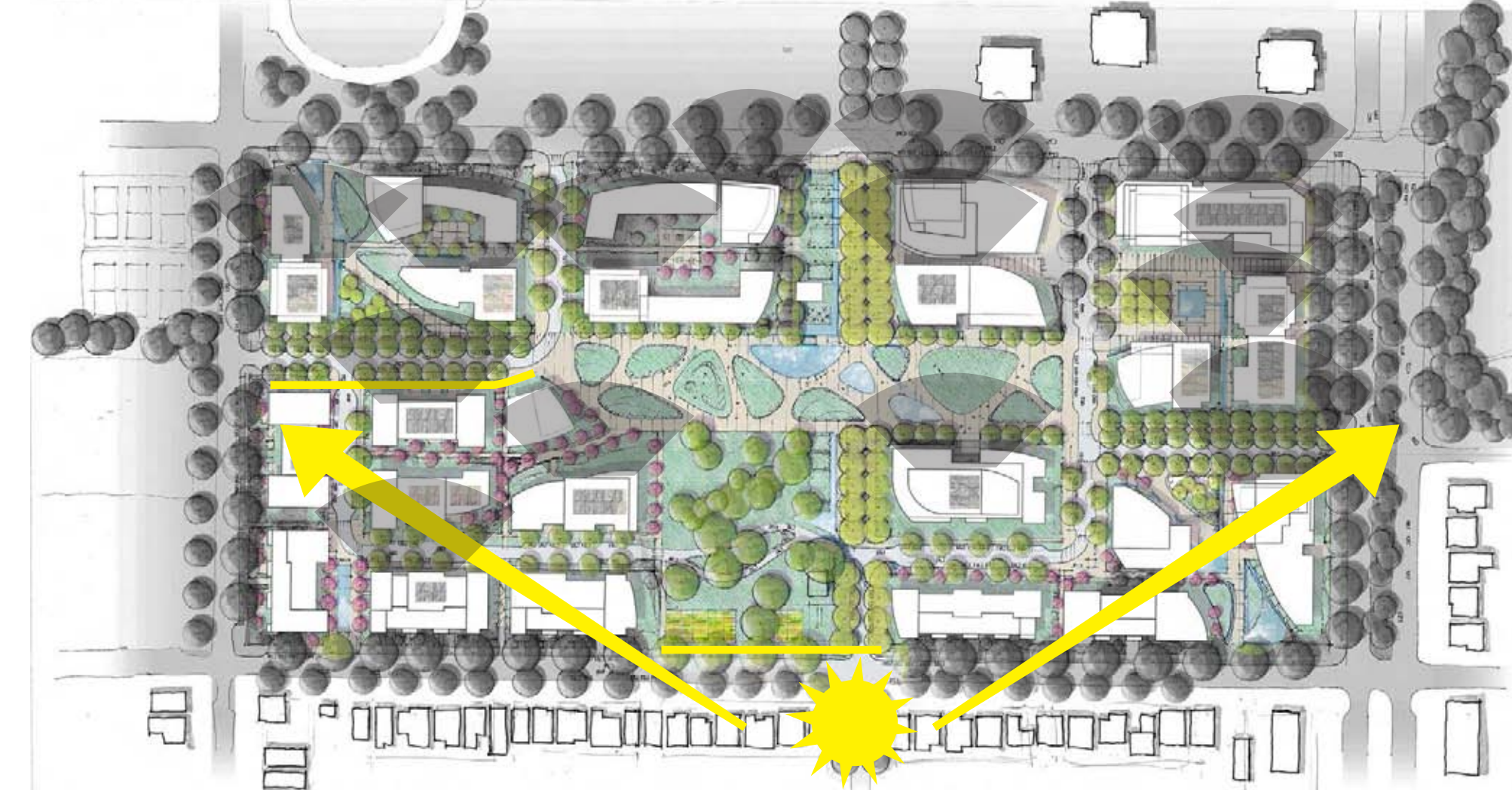
City of Vancouver Directions | Guiding Principles (3) & Policies

Integration with Surroundings



Numerous pathways and linkages are proposed that create access to the site from the surrounding community. Notably, high visual and physical permeability is proposed along the Ash Street alignment to encourage the community to enter into the central public space.

Sun Access



The arrangement of buildings around the primary open space network will contribute to the provision of direct sun access to public spaces and parks. The detailed design of buildings will incorporate more nuanced consideration of maximizing solar access to amenities through careful placement of towers and possible upper level stepbacks on podium elements.

Variation in Architecture



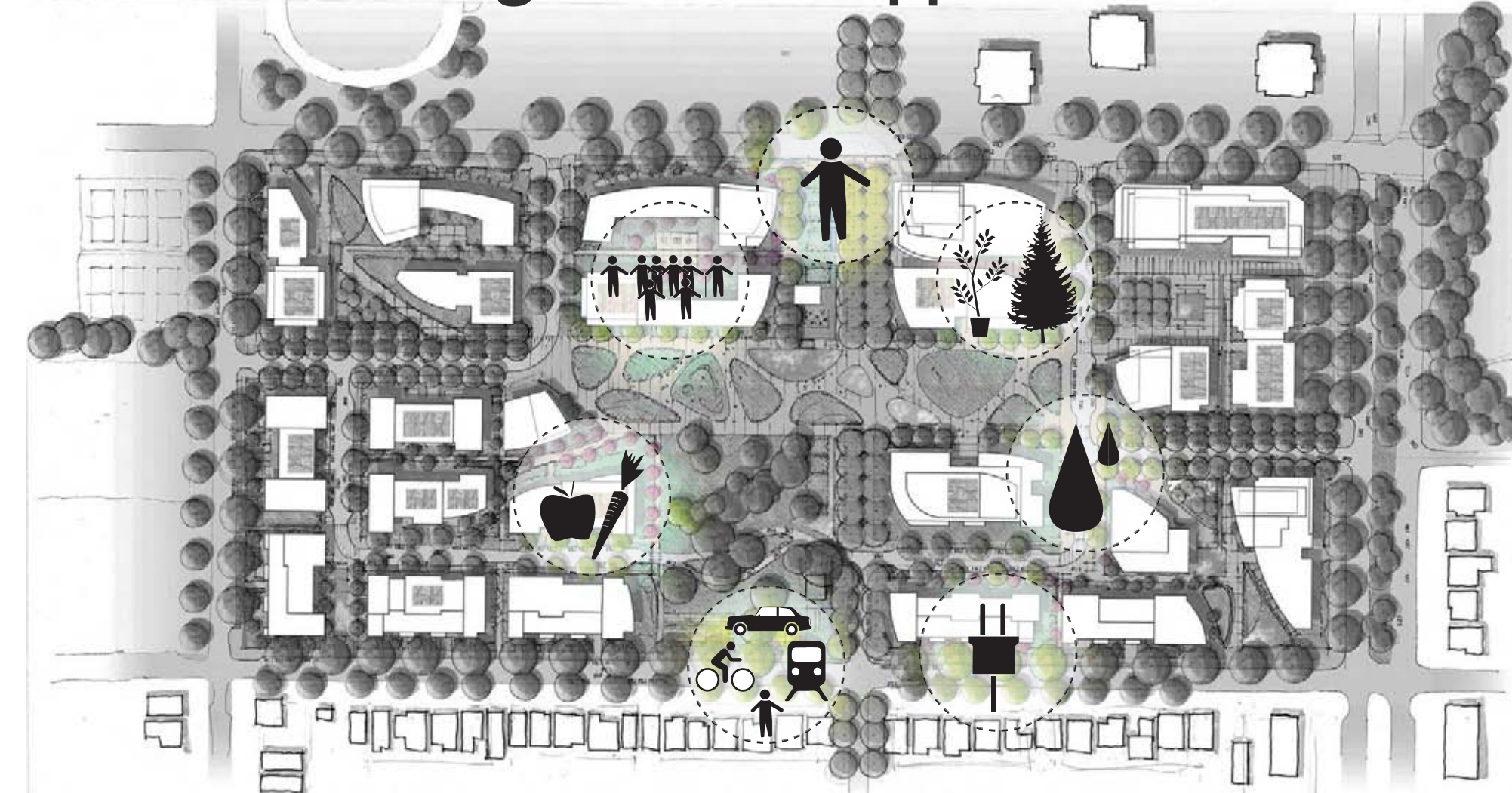
The masterplan does not suggest a prescriptive code of architecture for each building. However, the masterplan does indicate the inclusion of rooftop amenities and greening throughout the site (green circles) and a recommendation to incorporate distinctive architectural treatments (red lines) at key areas of the site such as along pedestrian linkages or on prominent community and health service buildings.

Rezoning of Large Sites Policy



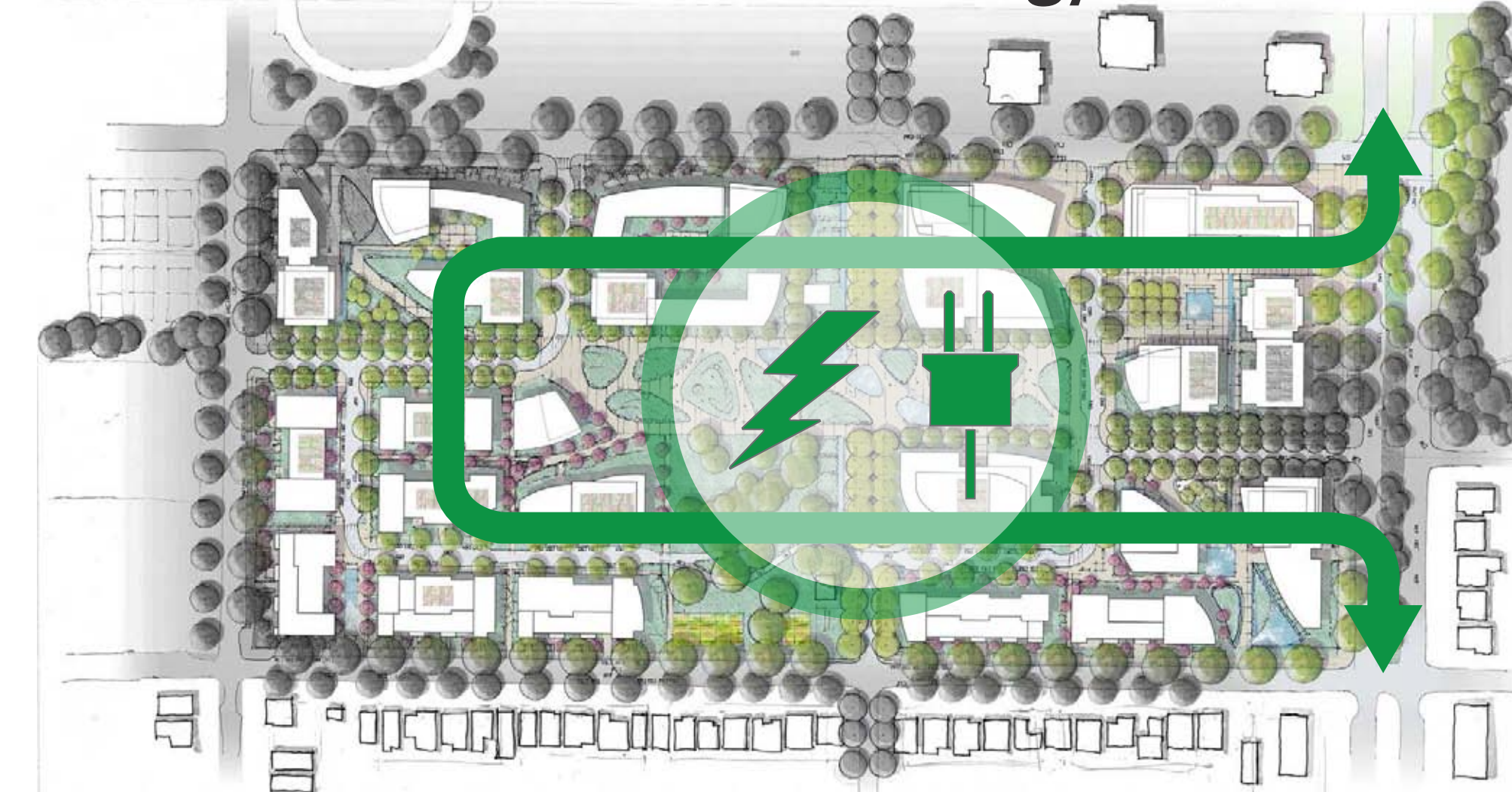
Rainwater management, urban agriculture, green mobility, and access to nature are incorporated into the site planning of Pearson Dogwood.

Regenerative Approach



People, community facilities, food, transportation, energy, water, and ecology underlie all aspects of the site and its development.

Sustainable Energy



Sustainable green energy strategies such as district energy systems are integrated into the neighborhood (complementary to or part of the Cambie Corridor district energy systems).

Visible Green



Every building is an opportunity for green walls, planted roofs, balcony gardens, and other design elements that create a more "visibly green" neighbourhood.

Sustainable Food Systems



Sustainable food systems are incorporated into the site design by including opportunities for urban agriculture, rooftop vegetable gardens, and local food retail/markets.

REZONING OF SUSTAINABLE LARGE SITES POLICY

Once the policy planning process is completed and the rezoning process commences, the Pearson Dogwood redevelopment will be subject to the City of Vancouver's "Rezoning of Sustainable Large Sites Policy". This policy covers the following areas, and the Pearson Dogwood Neighbourhood Concept embraces each of them:

- **Sustainable Site Design** - Refer to VCH Boards #6 and #12.
- **Access to Nature** - Refer to VCH Boards #7, #11 and #12.
- **Sustainable Food System** - Refer to VCH Board #11.
- **Green Mobility** - Refer to VCH Boards #8-10.
- **Rainwater Management** - Refer to VCH Board #11.
- **Zero-Waste Planning** - This detailed requirement will be addressed during the rezoning stage.
- **Affordable Housing** - Refer to VCH Board #14.
- **Low Carbon Energy Supply** - Refer to VCH Boards #4 and #5.

GREEN BUILDINGS POLICY

- The City of Vancouver's Green Buildings Policy for Rezonings states that any new buildings that require rezoning must meet LEED Gold requirements, specifically 6 energy efficiency points, 1 water efficiency point, and 1 storm water point. As such, any new buildings on the Pearson Dogwood redevelopment will meet LEED Gold standards.
- In addition, the Pearson Dogwood redevelopment is planning to incorporate several strategies to reduce any negative impact on its surroundings. These include strategies for district energy, stormwater management, urban agriculture, public transit access, walking and cycling connections, and more.