



## KEY ELEMENTS IN THE POLICY STATEMENT

The Policy Statement will contain direction on the following categories:

- Land Use
- Density
- Built Form & Height
- Parks & Open Spaces
- Community Amenities
- Circulation & Transportation
- Sustainability

The draft Guiding Principles and the proposed planning concept have been created to illustrate various objectives relating to the categories above, and will be used to inform how the site will develop through the rezoning and development permit phases.

The policy statement will be comprised of three elements:



## KEY ELEMENTS OF THE POLICY STATEMENT

### LAND USE

**Residential:**  
 Approximately 2,800 housing units (approx. 2.8 million square-feet) are proposed in a variety of building types and sizes. Of these, approximately 500 units will be allocated towards affordable housing, in a variety of models such as seniors housing and non-market rental housing. 25% of all units will be designed for families.

**Health Care - Housing & Services:**  
 VCH intends to develop independent supportive housing units as replacement housing for the existing residents of Pearson and a residential care facility to replace the Dogwood facility. In addition, VCH will construct a new Community Health Centre which will contain an Adult Day Care facility and other services related to the delivery of health care for the site and the area.

**Retail & Commercial:**  
 Approximately 80,000 sf. of retail and office space will be incorporated into the development, with a focus on local serving businesses and services. These services will be placed predominantly along Cambie and West 57th Avenue.

**Recreation:**  
 The YMCA intends to relocate to the site from their west 49th avenue location and construct a 60,000 sq-ft facility with a pool. The existing Stan Stronge re-hab pool will be replaced and developed in conjunction with the YMCA. In addition, the site will contain a number of pedestrian and wheelchair routes to allow easy access through-out the site in conjunction with parks and landscaped areas.

**Child Care:**  
 The City is considering a 69 space child care facility in conjunction with the YMCA.

**Transit Station:**  
 A new 57th Avenue Canada Line station was envisioned in the Cambie Corridor Plan and is proposed in conjunction with the Pearson Dogwood development.

### DENSITY

A gross density of 2.8 FSR (Floor Space Ratio) over the full site is proposed. This amounts to approximately 3.1 million square feet (gross\*) of buildable area.

\*Gross density is based on the full site area including the 2.5 acre City park, and includes areas that would normally be excluded from floor area, such as external wall thickness, storage areas, enclosed balconies, etc.

### BUILT FORM & HEIGHT

A variety of building sizes and heights are proposed in a range from 3-6 storey low-rise, 8-12 storey mid-rise and 13-28 storey towers.

### PARKS & OPEN SPACES

The City owns 2.5 acres of the site and will be developing a dedicated park for the local area. In addition, the property will be required to deliver significant landscaped open space, public plazas and gathering areas to create a livable community.

The site contains significant trees, many of which will be retained as part of the proposed planning concept.

### COMMUNITY AMENITIES

Proposed community amenities include the following:

- Rehabilitation pool
- YMCA
- Adult Day Care
- Child Care Facility (under consideration)
- Not for Profit Space
- Affordable Housing
- 2.5 acre dedicated park
- Canada Line station at 57th Avenue & Cambie
- Road and bikeway improvements

### CIRCULATION AND TRANSPORTATION

A variety of roads will be constructed to allow north-south and east-west connections through the site and the surrounding area. The goal however is to limit traffic impacts onto the adjacent neighbourhood through traffic calming measures and to protect the existing bike routes around the site.

### SUSTAINABILITY:

The site will be required to connect to a low-carbon energy supply anticipated south of Marine Drive. In addition, various systems related to transportation, food, nature, rainwater and waste will be required with the goal of delivering a high level of sustainability.



## PEARSON DOGWOOD LANDS POLICY PLANNING PROGRAM OPEN HOUSE #3 (September 12th + September 14th, 2013)



### NEXT STEPS

This is our **LAST SCHEDULED OPEN HOUSE** for the Pearson-Dogwood Lands Policy Planning Program. Public comments and feedback will continue to be collected through-out the process and will be considered in the drafting of the Policy Statement over the next few months. Additionally, your comments today will assist us in further refinements to the proposed planning concept.

The Policy Statement is intended to be presented to City Council in late 2013 for its consideration of approval. Public input is welcomed and a notification of the Council meeting date will be circulated in advance. Please continue to visit the Pearson web site for updates on the project and all up-coming events.

### FILL OUT A QUESTIONNAIRE

Please fill out the questionnaire available at this open house or online. Your feedback is valuable to how the Policy Statement and the proposed planning concept are refined.

### TIME LINE



**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](http://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 12<sup>th</sup> Avenue  
 Vancouver V5Y 1V4
3. Write a letter to the address above or email to City Staff at:  
[pearson.planning@vancouver.ca](mailto:pearson.planning@vancouver.ca)

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

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

此通告刊載有可能影響閣下的重要資料。請找人為你翻譯。

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

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

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