

II GUIDING PRINCIPLES: CATEGORIES

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

PREVIOUS
MATERIAL

FIVE GUIDING PRINCIPLE CATEGORIES

The Policy Statement will contain a set of Guiding Principles to inform the urban design and sustainability objectives for the site. The draft Guiding Principles were presented at the 2nd round of Open Houses in June 2013. There are five main categories and a series of detailed principles under each category.

(See Boards #12 to #16 for details)



OPEN SPACES + PUBLIC PLACES

Parks, natural features such as trees, site topography, history, public spaces and the incorporation of water in open and public spaces.

MOBILITY, ACCESSIBILITY + CONNECTIONS

Transit, pedestrian-oriented pathways within the site, the protection of bikeways and accessibility for all levels of physical abilities.

COMPLETE COMMUNITY

Housing types, community amenities, therapeutic pool, health services and local-serving shops.

SITE PLANNING + BUILDING DESIGN

Sun access to the site, integration with the surrounding neighbourhood, responding to the site's topography, public views and architectural variety.

SUSTAINABILITY + GREEN INFRASTRUCTURE

LEED standards, sustainable energy systems, green walls and roofs, sustainable food systems and generally a holistic approach to site development.

12 GUIDING PRINCIPLES: OPEN SPACES + PUBLIC PLACES

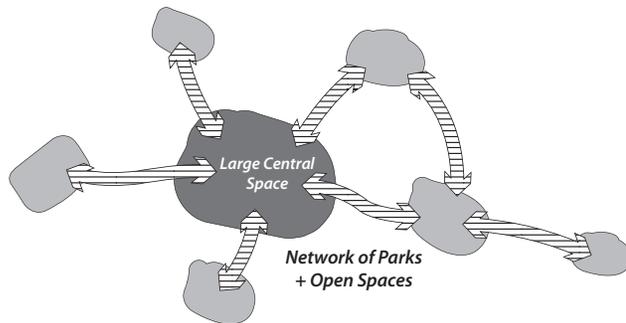
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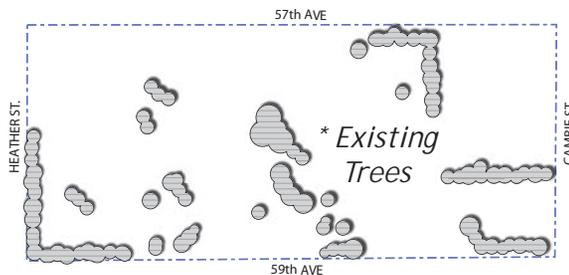
1 Park Land

Provide at least 2.5 acres of City-owned park space. Embrace health-centred approaches to open space design. In addition to larger park space(s), create a variety of open spaces including smaller, more intimate open areas, and linear connecting elements.



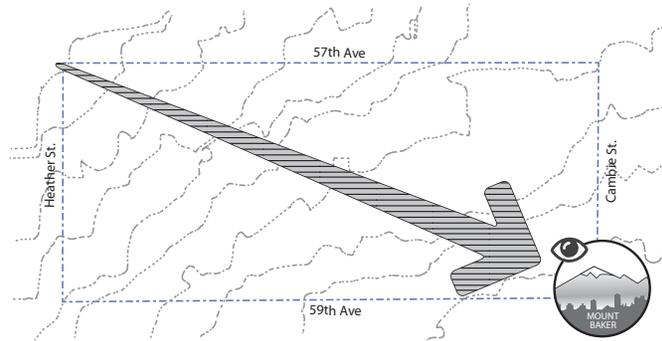
2 Natural Features

Trees, natural features and open green spaces define the Pearson-Dogwood site and should continue to do so in the future. Retain significant trees and preserve natural features wherever possible; organize buildings, open spaces, roads and public ways around these.



3 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.

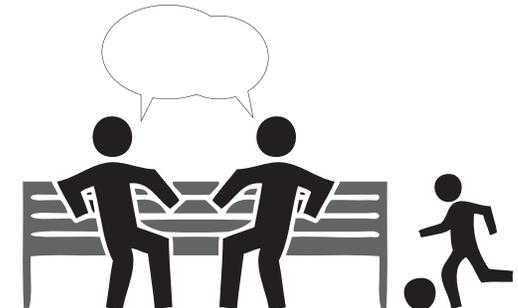


4 History

Reflect the history of the site (natural history, Musqueam First Nation, and the Marpole community) through building placement, public realm elements and public art.

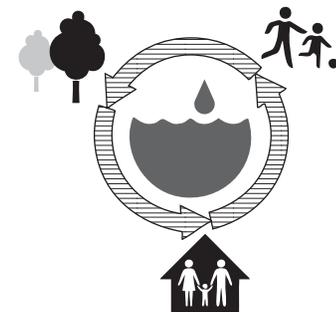
5 Design of Public Spaces

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. Coordinate with the design objectives of the Cambie Corridor Public Realm Plan.



6 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.



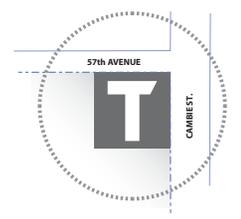
13 GUIDING PRINCIPLES: MOBILITY, ACCESSIBILITY + CONNECTIONS

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MOBILITY, ACCESSIBILITY + CONNECTIONS

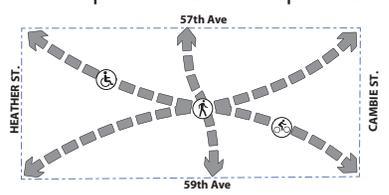
7 Rapid Transit
Explore means and strategies to fund a new Canada line station at the corner of 57th and Cambie, and use the station as a key organizing element of the site design.



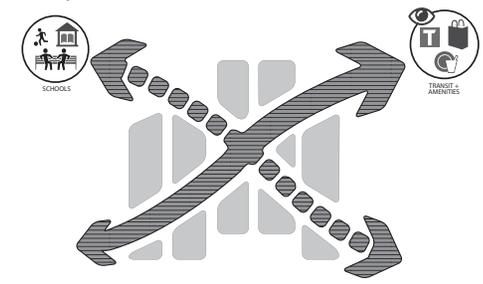
8 Prioritize Non-Automotive Transportation
Focus first on pedestrians and wheelchair users, and then on cyclists. Accessibility should be incorporated into all aspects of site design.



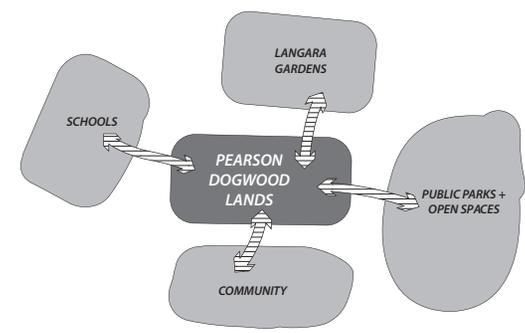
9 Pathway Connections
Pathways and 'wellness walkways' are important organizing and connecting elements of the site. Routes can be both direct and meandering - minimizing slope, and designed for wheelchair users, pedestrians, and cyclists of all ages and abilities. Direct pathways should be legible and intuitive through a simple network of direct connections between transit, public spaces and focal points. Weather protection and areas of respite should be incorporated.



10 Diagonal Connections
Express and facilitate diagonal connections across the site to transit, shops, and schools.

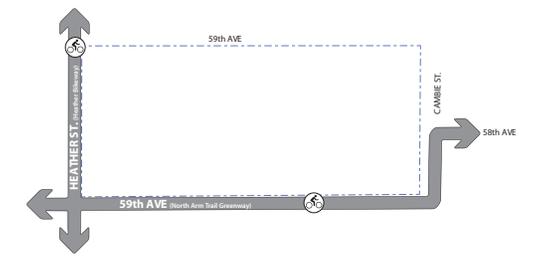


11 Integration
Integrate the site with the surrounding community and the adjacent Langara Gardens. Create permeability throughout the site and provide a strong visual link to the City park from one of the adjacent streets, to invite the community in.

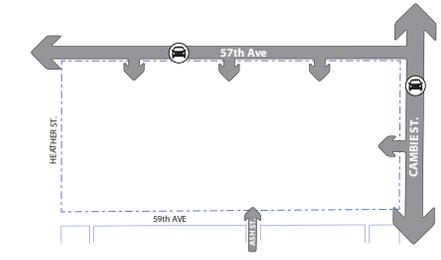


12 Streets for People
Design and configure streets as a focus for people and activity and to ensure that vehicular traffic does not divide or dominate. Local streets should be traffic calmed and direct vehicular movement across the site will be discouraged. Discourage short-cutting traffic in the neighbourhood to the south. Ensure that the design of streets and connections contribute to the realization of the Cambie Corridor Public Realm Plan.

13 Protect Local Bikeways
Minimize, reduce or eliminate vehicle impacts on the Heather Street bikeway and the 59th Avenue Greenway/bikeway (North Arm Trail). Where possible, conditions for pedestrians and cyclists should be improved through improved design and increased separation from vehicular traffic.



14 Vehicle Access
Provide primary vehicular access to the site from 57th Avenue and Cambie Street. Create regular intersections as opposed to off-set intersections at Ash and west 59th and the Ash connector and west 57th Avenue.



15 Part of an Active Transportation 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.

14 GUIDING PRINCIPLES: COMPLETE COMMUNITY

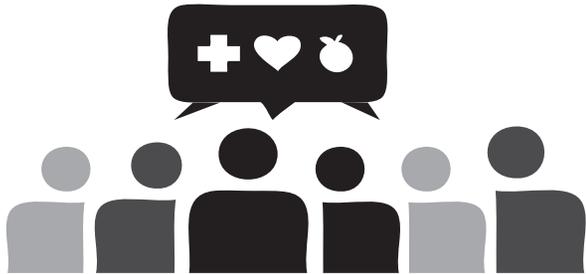
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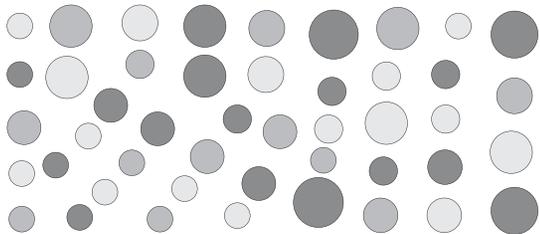
16 Health Care Services + Housing for People with Disabilities

Provide a range of housing options and health services to support the replacement of Pearson and Dogwood facilities. Housing models will maximize independence, engage current residents in planning and comply with 'best practice' standards. Community health services will serve residents in the broader community as well as existing residents on the site.



17 Housing Mix

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 25% housing for families, rental housing and a minimum of 20% social housing.



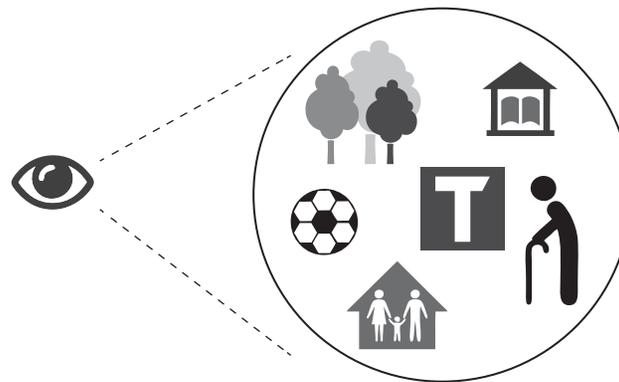
18 Accessible Design

Provide a leading edge approach to accessibility in the design of all buildings and throughout the site.



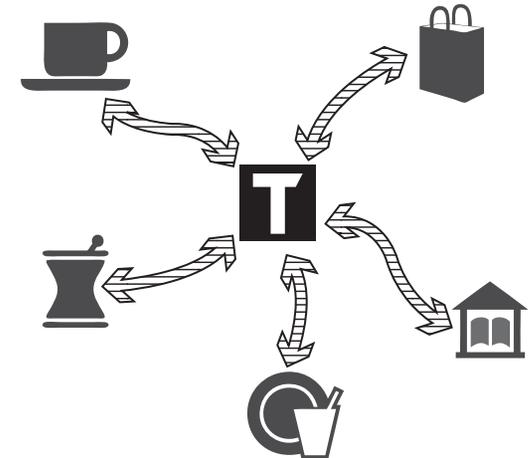
19 Community Amenities

Provide a range of community amenities such as adult daycare and childcare, 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.



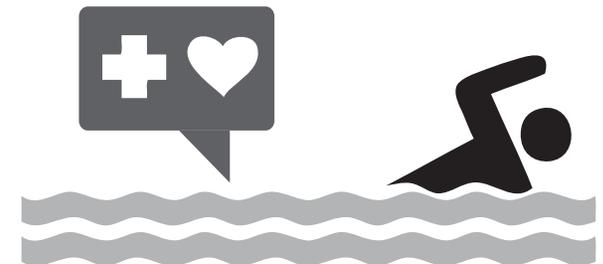
20 Local-Serving Shops + Services

Provide neighbourhood-serving shops and services such as cafés, pharmacies, and green grocers in close proximity to transit with a highly-visible presence.



21 Therapeutic Pool

Maintain or renew the Stan Stronge therapeutic pool.



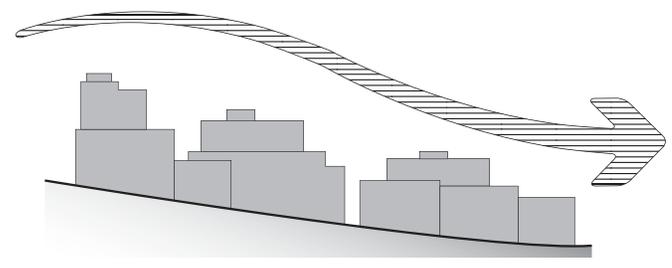
15 GUIDING PRINCIPLES: SITE PLANNING + BUILDING DESIGN

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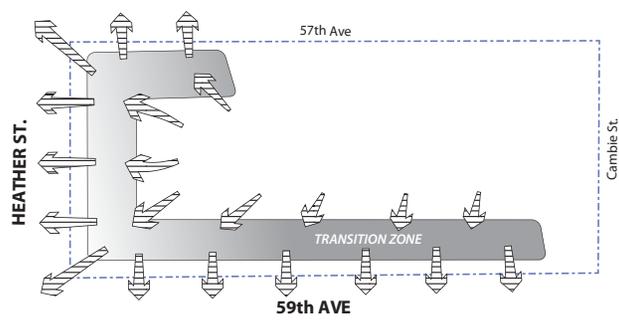


SITE PLANNING + BUILDING DESIGN

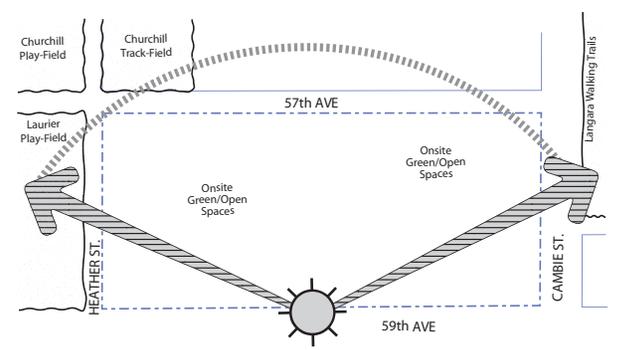
22 Topography + Views
Organize buildings and open spaces to work with the site topography and optimize public views across the site to Mount Baker.



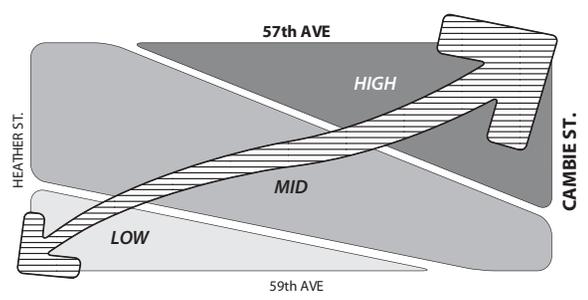
24 Transitions
Create a transitional edge along 57th and 59th Avenues and Heather Street that respects the scale of the surrounding community, noting the opportunities for this area to redevelop in conjunction with the Cambie Corridor Plan.



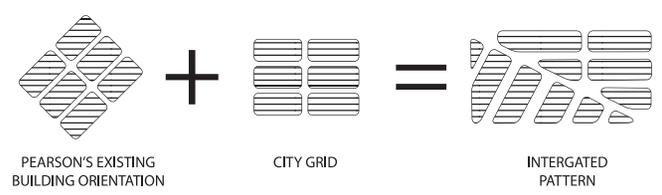
26 Sun Access
Ensure there is direct sun on public spaces, parks, playing fields, school yards, community facilities and amenities through the design and placement of buildings.



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



25 Integration with the Surroundings
Integrate the site with the surrounding community and the adjacent Langara Gardens. Create permeability through the site and along its edges to invite the community in. Consider the city grid, the adjacent uses and pedestrian pathways through the area.



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

Consider a pattern of building forms that includes an organic response to the natural slope of the land, the clustering of trees and desire lines across the site.

16 GUIDING PRINCIPLES: SUSTAINABILITY + GREEN INFRASTRUCTURE

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SUSTAINABILITY + GREEN INFRASTRUCTURE

28 **Rezoning Policy for Sustainable Large Developments**
The redevelopment of the site will meet or exceed the City's Rezoning Policy For Sustainable Large Developments, including sustainable site design, access to nature, sustainable food systems, green mobility, rainwater management, zero waste planning, affordable housing, and low carbon energy supply. All buildings will be built to LEED Gold at a minimum.



29 **Regenerative Approach**
A regenerative approach to health in a holistic sense will underlie all aspects of the site and its development: people, community facilities, food, transportation, energy, water, and ecology.



30 **Sustainable Energy**
Explore opportunities for sustainable green energy strategies that may be site-specific and/or integrated into a Cambie Corridor-wide district energy system.



31 **Visible Green**
Buildings will express green elements as well as embody green building and passive design: green roofs and terraces, roof-top gardens, trees and plantings on upper levels and balconies, green walls, and supports for vertical plant growth.



32 **Sustainable Food Systems**
Sustainable food system – the means by which food production, access, distribution, consumption and waste management are integrated to enhance the environmental, economic, social and nutritional well-being of the city and residents. Site specific strategies could include community gardens and orchards, edible landscaping, community kitchens, community food markets, composting, and other facilities to support local food system activities.

