

10 VCH'S PROPOSED DEVELOPMENT FOR PEARSON-DOGWOOD SITE

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

UPDATED MATERIAL

WHAT VCH PROPOSES

Based on the feedback received from the public, the draft guiding principles, established City policies and consultation with City staff; VCH has developed a proposed concept plan for the site which contains the following attributes.

PROPOSED CONCEPT PLAN



- VCH'S PROPOSAL:**
A mix of building types and uses as follows:
- **Building forms from 3-28 storeys**
 - **Floor area of 2.8 FSR (gross)/ approx. 3.1 million square-feet**
 - **Land Use:**
 - Mix of residential (rental + market)
 - Retail + Commercial
 - Health care related services and housing
 - New YMCA
 - Community amenities
 - Public park & plazas

- PROPOSED PUBLIC AMENITIES:**
- **Affordable Housing (20 % of all units)**
 - **Adult Day Care and Child Care Facilities**
 - **Not-for-Profit space**
 - **2.5 acre City Park + additional public open space**
 - **New 60,000 sf. YMCA with aquatic facilities**
 - **New Therapeutic Pool**
 - **New Canada Line Station at 57th Avenue + Cambie Street**
 - **Road and Bike Lane improvements**

WHEN WILL IT BE BUILT?
The project will be phased over several years



PLEASE REFER TO THE QUESTIONNAIRE: QUESTIONS #16, 17 & 18