



POLICY REPORT  
DEVELOPMENT AND BUILDING

Report Date: June 13, 2017  
Contact: Susan Haid  
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RTS No.: 12083  
VanRIMS No.: 08-2000-20  
Meeting Date: June 27, 2017

TO: Vancouver City Council  
FROM: General Manager of Planning, Urban Design and Sustainability  
SUBJECT: CD-1 Rezoning: 500-650 West 57th Avenue (Pearson Dogwood)

**RECOMMENDATION**

A. THAT the application by IBI Group Inc. on behalf of Onni Pearson Dogwood Holdings Corp., the registered owners, to rezone 500-650 West 57th Avenue [*Lots 1 to 5, all of Block 1004, District Lot 526, Plan 20607; PIDs: 002-395-355, 002-395-363, 002-395-380, 002-395-398 and 002-395-401 respectively*] from RT-2 (Two-Family Dwelling) District to CD-1 (Comprehensive Development) District, to increase the permitted floor space ratio (FSR) from 0.75 to 2.83 FSR and the height from 9.1 m (30 ft.) to 91.0 m (299 ft.) to permit a mixed-use development including:

- Approximately 2,700 residential units totalling 250,619 sq. m (2,697,732 sq. ft.), including 361 turnkey social housing units and land available to construct 179 social housing units;
- Approximately 114 Pearson supportive units totalling 8,430 sq. m (90,744 sq. ft.);
- 12,196 sq. m (131,281 sq. ft.) of commercial space;
- 19,835 sq. m (213,514 sq. ft.) of health related facilities including a community health centre and complex residential care facility;
- a 69-space childcare;
- a new adult day centre;
- a 2.5 acre public park; and
- a 1 acre urban farm

be referred to Public Hearing, together with:

- (i) plans prepared by IBI Group Architects, received February 10, 2017 along with a design addendum received on April 17, 2017;
- (ii) draft CD-1 By-law provisions, generally as presented in Appendix A;

- (iii) the recommendation of the General Manager of Planning, Urban Design and Sustainability to approve, subject to conditions contained in Appendix B; and
- (iv) draft Pearson Dogwood Design Guidelines, generally as presented in Appendix H;

FURTHER THAT the Director of Legal Services be instructed to prepare the necessary CD-1 By-law generally in accordance with Appendix A for consideration at Public Hearing.

- B. THAT, subject to enactment of the CD-1 By-law in Recommendation A, the Noise Control By-law be amended to include this CD-1 in Schedule B, generally as set out in Appendix C;

FURTHER THAT the Director of Legal Services be instructed to bring forward the amendment to the Noise Control By-law at the time of enactment of the CD-1 By-law.

- C. THAT, subject to enactment of the CD-1 By-law in Recommendation A, the Parking By-law be amended to include this and to provide parking regulations generally as set out in Appendix C;

FURTHER THAT the Director of Legal Services be instructed to bring forward the amendment to the Parking By-law at the time of enactment of the CD-1 By-law.

- D. THAT, if the application is referred to a Public Hearing, the application to amend Schedule E of the Sign By-law to establish regulations for this CD-1 in accordance with Schedule "B" to the Sign By-law [assigning Schedule "B" (C-2)], generally as set out in Appendix C, be referred to the same Public Hearing;

FURTHER THAT the Director of Legal Services be instructed to prepare the necessary by-law, generally as set out in Appendix C, for consideration at the Public Hearing.

- E. THAT, if after Public Hearing Council approves in principle the rezoning in Recommendation A and the Housing Agreement condition described in section (c) of Appendix B, the Director of Legal Services be instructed to prepare the necessary Housing Agreement By-law(s) for enactment prior to enactment of the CD-1 By-law in Recommendation A contemplated by this report, subject to such terms and conditions as may be required at the discretion of the Director of Legal Services and the Managing Director of Social Development.

- F. THAT, at the time of enactment of the CD-1 By-law, the General Manager of Planning, Urban Design and Sustainability be instructed to bring forward for approval the CD-1 Design Guidelines, generally as presented in Appendix H.

- G. THAT Recommendations A to F be adopted on the following conditions:

- (i) THAT the passage of the above resolutions creates no legal rights for the applicant or any other person, or obligation on the part of the City and any expenditure of funds or incurring of costs is at the sole risk of the person making the expenditures or incurring the costs;

- (ii) THAT any approval that may be granted following the Public Hearing shall not obligate the City to enact a by-law rezoning the property, and any costs incurred in fulfilling requirements imposed as a condition of rezoning are at the sole risk of the property owner; and
- (iii) THAT the City and all its officials, including the Approving Officer, shall not in any way be limited or directed in the exercise of their authority or discretion regardless of when they are called upon to exercise such authority or discretion.

### **REPORT SUMMARY**

This report evaluates an application to rezone 500-650 West 57th Avenue (referred to in this report as “Pearson” or the “Pearson Site”) from RT-2 (Two-Family Dwelling) to CD-1 (Comprehensive Development) District. The proposed rezoning would permit the construction of a mixed-use development consisting of approximately 3.2 million square feet of development consisting of:

- Approximately 2,700 residential units totalling 250,619 sq. m (2,697,732 sq. ft.), including 540 affordable housing units;
- Approximately 114 Pearson supportive units totalling 8,430 sq. m (90,744 sq. ft.);
- 12,196 sq. m (131,281 sq. ft.) of commercial space;
- 19,835 sq. m (213,514 sq. ft.) of health related facilities including a community health centre and complex residential care facility;
- a 69-space childcare;
- a new adult day centre ;
- a 2.5 acre public park; and
- a 1-acre urban farm

The application proposes development of a complete community at this strategic location along the Cambie Corridor with a diverse range of housing, health care facilities and supporting community amenities and infrastructure.

If approved, the application to rezone Pearson Dogwood would achieve a number of City objectives including developing a health focussed community which contributes to the City’s *Healthy City Strategy*, delivering new affordable housing units as per the *Housing and Homelessness Strategy*, and providing a range of sustainability initiatives such as green buildings and support for district energy systems in keeping with the *Greenest City Action Plan* (2011).

Staff support the application to rezone the Pearson Dogwood Site, subject to rezoning conditions outlined in Appendix B, and recommend that it be referred to a Public Hearing, with the recommendation of the General Manager of Planning, Urban Design & Sustainability to approve it, subject to the Public Hearing, along with the conditions of approval outlined in Appendix B and the draft Pearson Dogwood Design Guidelines in Appendix H (the “Design Guidelines”).

### *COUNCIL AUTHORITY/PREVIOUS DECISIONS*

- High Density Housing for Families with Children Guidelines (1992)
- Childcare Design Guidelines (1993)
- Community Amenity Contributions Through Rezoning (1999, last amended 2014)
- Green Buildings Policy for Rezoning (2010 last amended 2017)
- Greenest City 2020 Action Plan (2016)
- Housing and Homelessness Strategy 2012-2021(2011)
- Transportation 2040 (2012)
- Vancouver Neighbourhood Energy Strategy (2012)
- Rezoning Policy for Sustainable Large Developments (2013)
- Pearson Dogwood Policy Statement (2014)
- Healthy City Strategy (2015)
- Bird Friendly Design Guidelines (2015)
- Urban Forest Strategy (2015)
- Housing Mix Policy for Rezoning Projects (2016)
- Citywide Integrated Rainwater Management Plan (2016)
- Biodiversity Strategy (2016)
- Housing Vancouver Emerging Directions (2017)

### *REPORT*

#### *Background and Context*

##### **1. Site and Context**

The Pearson Dogwood Site is located in the Marpole area and within the traditional lands of the Musqueam, Squamish and Tsleil-Waututh First Nations. Located between Cambie and Heather Streets and 57th and 59th Avenues, the site is 10.3 hectares (25.4 acres) and currently zoned RT-2 (Two-Family Dwelling), which conditionally permits low density multiple dwellings and institutional uses (including hospitals and seniors supportive housing) at a density of 0.6 - 0.75 FSR and building heights up to 9.1 m (30 ft.).



## 2. Background

Since the 1950s the Pearson Dogwood site was owned and operated by Vancouver Coastal Health (VCH) for institutional health care uses through two facilities on the site.

### *George Pearson Centre*

- The Centre was constructed in 1952 as a tuberculosis sanatorium and subsequently used during the polio epidemic in the 1950s. The Centre is operated under the *Hospital Act* and contains 120 beds for adults living with a range of physical conditions such as multiple sclerosis, spinal cord injuries, traumatic brain injuries and cerebral palsy. Currently there are 114 residents in the Pearson Centre.

### *Dogwood Lodge*

- The Lodge was constructed in 1974 as an intermediate care facility. The Lodge is operated under the *Community Care and Assisted Living Act* and contains 113 beds (all of which are currently occupied) for seniors requiring complex care who can no longer remain safely in their homes and require 24-hour on-site nursing care.

The 233 beds currently on the site are classified under Institutional uses in the Zoning and Development By-law, and are under the jurisdiction of VCH and the provincial Ministry of Health.

Also on the site is the Stan Stronge Pool, a therapeutic pool for persons with disabilities (where access is limited to medical referral), and a BC Ambulance Services station. The site also contains an active, 1-acre urban farm which sits on land provided by VCH. The farm is a project of the BC Coalition for People with Disabilities and operates with the support of VCH and with funding from the United Way. There is a strong relationship with the Pearson residents and local schools, and the farm provides produce for the Pearson Centre kitchen and operates a community supported agriculture (CSA) program for 30 families.

The Pearson Dogwood lands were subdivided in 1985 into five parcels. As an obligation of the subdivision, the City holds an option to purchase on 2.5 acres at nominal cost for the purpose of developing park land.

The Pearson Dogwood Policy Statement was developed through a one-year planning program with VCH, a Community Advisory Group, the Marpole-Oakridge community and other key stakeholders. The Policy Statement guides the rezoning process by establishing direction on key elements such as land use, built form, density and height, public benefits, housing, transportation and sustainability.

At the Council Committee meeting on January 22, 2014, there were specific areas of concern reflected by public speakers in regard to the plan for housing and support options for persons with disabilities and seniors. In response, Council passed a motion (Appendix D) which referred the Policy report back to staff to give time for further consultations with the disability community and VCH.

Subsequently, staff worked with VCH, in consultation with the Provincial Ministry of Health, the City's Persons with Disabilities Advisory Committee, Pearson Residents Redevelopment Group and BC Coalition of People with Disabilities, to better articulate a vision for care with a revised proposal for replacement of both the George Pearson Centre and Dogwood Lodge.

As an outcome of this work, a consensus based document titled "A Proposal for Housing and Support for the Pearson Redevelopment" was jointly proposed by all groups to inform the amended Policy Statement and form the basis of implementing housing and supports for the Pearson redevelopment. Four models of housing and supports were outlined and are described further in section 3 below and Appendix G.

On February 5, 2014 Council approved an amended Pearson Dogwood Policy Statement that integrated the revised concepts and changes developed with VCH and the disability community in response to Council's Motion.

In 2015, Onni Group purchased the site from Vancouver Coastal Health. On December 24, 2015, in partnership with IBI Architects, Onni submitted a rezoning application for the entire Pearson Dogwood site to be developed in five phases of development.

In February 2016, a non-voting workshop was held with the Urban Design Panel to gain initial input on the application and inform the design. On November 2, 2016 the application was reviewed by the Urban Design Panel and was not supported in a voting session. On February 10, 2017, Onni and IBI Architects submitted a revised application which responded to the comments made by the Panel to the satisfaction of staff.

### 3. Policy Context

The Pearson Dogwood Policy Statement provides direction to redevelop the site under the vision of a healthy community that will provide for the renewal of the current health facilities on the site along with a new mixed use community including market, affordable and health care related residential units, commercial space and a new public park. The following are key principles of the Policy Statement which have informed the rezoning application and guided the staff review:

#### *Site Planning & Building Form*

- A density of up to 2.8 FSR will be considered with heights up to 28 storeys and limited to specific locations with the majority of buildings being low or mid-rise.
- Buildings heights should be organized with greater intensity towards the corner of 57th Avenue and Cambie Street and adjacent to Langara Gardens and its potential redevelopment. Moving westward, heights will step down to 3 and 4 storeys at Heather Street and 59th Avenue to transition to surrounding neighbourhoods.
- Solar access and key views will guide building placement, form and height.

#### *Housing*

- Provide a range of housing including affordable housing, housing for seniors and people with a disability, and market residential units integrated throughout the development.
- 20% of all housing to be affordable units including 50% suitable for families, and rented at a range of household income levels including shelter rates, BC Housing Income Limits (HILs), and affordable market rates for moderate-income households.
- Provide a portion of the affordable housing units for the Musqueam First Nation as per an agreement with Vancouver Coastal Health.
- A range of market housing unit types including 25-35% being two and three-bedroom units suitable for families.

### *Health Care: Replacement Supportive Units & Services*

- The funding and delivery of health-care related replacement units and services will remain an obligation of Vancouver Coastal Health through the rezoning stage and will not impact the anticipated Community Amenity Contributions. A summary of key policies include:
  - a) *Replacement Supportive Units & Care Facility*
    - VCH will use the “Proposal for Housing and Support for Pearson Redevelopment” (Appendix G) as the basis for implementing housing and supports for the Pearson redevelopment with the condition that overall costs are no higher than the current overall operational costs.
    - VCH will use a facilitated process with the disability community about housing and health care options while respecting the UN Convention on the Rights of Persons with Disabilities.
    - VCH will work with Pearson residents to develop individualized support plans using the tools developed by the Pearson Residents Committee and the Community and Residents Mentor Association (CARMA).
    - As part of a rezoning, VCH will provide a plan for all health care-related facilities, and supports to replace the Pearson and Dogwood facilities which demonstrates best practices, while also recognizing the overall context of Provincial health care funding.
  - b) *Community Health Centre*
    - A proposed Community Health Centre will be located close to transit and public plazas/open space, and be easily accessible for clients who use the facility.
  - c) *Therapeutic Pool*
    - The existing Stan Stronge Rehabilitation Pool should be replaced with a new facility built to current standard and co-located with any new aquatic facilities built on site.
  - d) *Adult Day Centre*
    - A new adult day centre will be built to current standards and capable of meeting existing needs to replace the existing facility located within or in close proximity to the Community Health Centre

### *Parks & Open Space*

- Provide a 2.5 acre open space for passive use along with a public plaza adjacent to health and commercial uses.

### *Community Amenities*

- A 69-space childcare facility built to City specifications and owned by the City.
- Transportation improvements in the immediate area including a financial contribution towards the future potential Canada Line station at 57th Avenue.
- Consider the potential relocation of the YMCA to the Pearson site and how their services and programs could be integrated with the City.

### *Adaptable/Universal Design*

- Housing designed to meet a range of standards for unit adaptability.



### *Retail and Commercial Uses*

- A combination of local-serving commercial uses (e.g., café, small grocery store, small pharmacy, medical offices) to serve the Pearson Dogwood site and the surrounding community.

### *Mobility, Accessibility and Connections (Transportation)*

- The street network and public realm will promote access for all ages and all physical abilities with an emphasis on green mobility.
- Traffic impacts are minimized on the surrounding street network, especially those within the adjacent residential neighbourhoods.

### *Sustainability and Green Infrastructure*

- As part of a rezoning proposal the Pearson Dogwood site will meet or exceed the *Green Building Policy for Rezoning* and the *Rezoning Policy for Sustainable Large Developments*.
- The site should also explore the possibility for a neighbourhood energy source (NES) through a contribution towards a corridor wide feasibility study while the site will be serviced through a central boiler plant with all buildings designed to be easily connectable and compatible with a Cambie Corridor NES system.

### *Proposal for Housing and Support for the Pearson Redevelopment*

The “Proposal for Housing and Support for the Pearson Redevelopment” (the consensus agreement) guided the amended Pearson Policy Statement and policies related to ‘Health Care: Housing & Services’. The Consensus Document was developed through a working group, representing a portion of the wider disability community, and involving the City of Vancouver Persons With Disabilities Advisory Committee (PWDAC), Community And Residents Mentors Association (CARMA), Disability Alliance BC (DABC) and residents of George Pearson Centre.

VCH has worked closely with this community and George Pearson residents to plan the application of a model of care whose philosophical underpinnings are in a social, not institutional, care. This social model of care supports independent community living by having individualized planning, significant community inclusion as well as support in activities of daily living. This aligns with the vision, mission and principles in the Consensus Document, is in keeping with the policy paper and reflects the desires of the residents of the George Pearson Centre. Though some members of the wider disability community are unsatisfied with the proposed 4 and 6 unit housing model, current George Pearson residents are strongly in favour of the group living opportunities that enable them to maintain their sense of community.

The Agreement includes four housing and support options including two independent community living options plus two group living models. A summary of each option is included below with the full document included in Appendix G.

- (i) *Independent Fully Accessible Apartments*  
With affordable subsidized rent located in any market or non-market building. The amount of support must be based on the person’s individual support plan.
- (ii) *Independent Fully Accessible Clustered Apartments*  
With affordable subsidized rent and shared or independent support during the day and shared support overnight with levels of support based on the individuals support plan.

- (iii) *Groups of 1-4 People Living in 2-5 Bedroom full accessible apartments or houses*  
With affordable subsidized rent and shared groups decision making on resident mix and how support will be delivered.
- (iv) *The Greenhouse Model*  
Which enables small group living with personal choice/control of 6-12 residents with their own bedroom and bathroom and common living area. Support will be provided by 'total care workers' and medical workers organized into self-managed teams.

## ***Strategic Analysis***

### **1. Proposal**

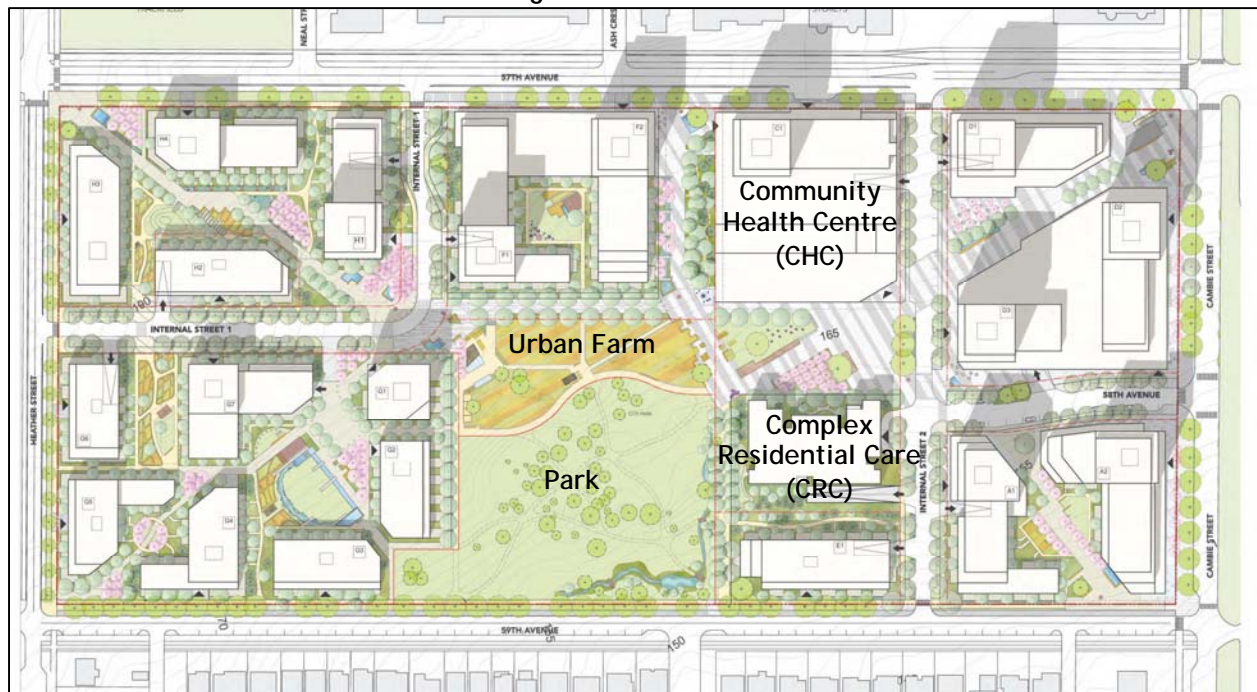
The application proposes to redevelop the 25 acre Pearson Dogwood site to a comprehensive health focussed, mixed-use community including 250,619 sq. m (2,697,732 sq. ft.) of residential floor area, 12,196 sq. m (131,281 sq. ft.) of commercial uses, 19,835 sq. m (213,514 sq. ft.) of health related facilities and 8,430 sq. m (90,744 sq. ft.) of replacement supportive units owned and operated by Vancouver Coastal Health. Proposed public benefits include a 69 space childcare, a new adult day centre, a 2.5 acre park and a 1-acre urban farm.

The proposed development is comprised of five phases containing 20 buildings ranging in height from three-storey townhouses to 28-storey buildings (see Figure 4). The site is centred on two new streets that will provide access to the site from Heather Street, 57th Avenue and Cambie Street.

Central to the site plan is a park and open space system which includes a centrally located 2.5 acre park, a 1-acre urban farm, and a public plaza, connected by a network of diagonal pathways through the site.

The central plaza will be activated by the surrounding health related buildings which include the complex residential care (CRC) centre to the south and the community health centre (CHC) to the north. The CHC will provide client-based care to the community within a three-storey podium level which also includes the 69-space child care. To the south, the CRC will provide 24-hour nursing care and supervision for clients with significant and complex health care needs. Further discussion of the health care facilities is included in section two below.

Figure 2: Site Plan



The original December 2015 application included a proposal to relocate the Langara Family YMCA (the “YMCA”) from their current location on 49th Avenue to the Pearson Dogwood site. Though the Policy Statement recognized this as a complementary use, the inclusion of the YMCA was not a requirement. In March 2016, the applicant informed the City that despite following a three year process to find a feasible approach to the development of a new facility, the YMCA had decided to respectfully withdraw as a partner in the Pearson Dogwood Project. Going forward, the YMCA will work with the City to pursue other development options in support of its ongoing commitment to South Vancouver and the Marpole community.

The proposed building on parcel C (see Figure 4) has been redesigned without the YMCA resulting in a reduced massing. As the Policy Statement allowed for the exclusion of the YMCA’s floor area, the overall floor area for the site has not changed significantly. However, in response to a request from VCH to accommodate additional primary health care space within parcel C, the overall proposed density has increased by 0.03 FSR (overall total 2.83 FSR). The proposal is consistent with the overall vision in the Pearson Dogwood Policy Statement which envisions a health-focussed, vibrant, high density, mixed use community at this transit oriented location along the Cambie Corridor.

## 2. Land Use & Density

The proposed land use and density are generally consistent with the direction of the Pearson Dogwood Policy Statement. The Policy recommends a gross density of 2.8 FSR. Staff’s urban design assessment concludes that the proposed 2.83 floor space ratio (FSR) meets the intent of the policy and can be accommodated on site subject to the design development conditions in Appendix B.

- a) Market Residential - The application proposes approximately 2,160 market residential units with a total floor area of 210,858 sq. m (2,269,732 sq. ft.).
- b) Affordable Housing - The application proposes 361 City-owned turnkey social housing units and land dedicated to construct an additional 179 affordable housing units comprising of approximately 42,549 sq. m (458,000 sq. ft.) of gross floor area. Further discussion of the proposed affordable housing component is included in section 5 below. The breakdown of market and affordable housing units is as follows:

**Table 1: Residential Unit Breakdown**

Unit Type	Number of Units
Market units	2,160
Affordable units (City-owned affordable units + Musqueam units)	361 'turnkey' units and land to construct 179 units
<b>Total</b>	<b>2,700</b>

- c) Pearson Supportive Units - 114 units to house Pearson residents with support care will be constructed in each phase of the development with a total floor area of 8,430 sq. m (90,744 sq. ft.). Further discussion of the delivery of the Pearson supportive units is included in section 5 below.
- d) Musqueam First Nation Housing- 12 units to be made available to the Musqueam First Nation. These units will count towards the 540 affordable housing units to be delivered and will be paid for by VCH in partnership with BC Housing. These units will be owned by the City and made available for use by the Musqueam First Nation.
- e) Commercial/retail - 12,196 sq. m (131,281 sq. ft.) of local-serving retail and commercial uses are proposed to be located on 57th Avenue and Cambie Street. The greatest intensity will be located at the northeast corner of the site as the focus of activity with a diagonal high street connection of shops leading into the central plaza space.
- f) Childcare - A 69-space childcare facility consisting of a net indoor floor area of 672 sq. m (7,239 sq. ft.) is proposed to be located on the second floor of the Community Health Centre with adjacent outdoor space. Staff have included a recommendation in Appendix B that requires an increase in the amount of indoor space to 765 sq. m (8,235 sq. ft.), plus a minimum of 745 sq. m (8,019 sq. ft.) of outdoor space to comply with the Child Care Design Guidelines.
- g) Health Facilities - Two health care focussed buildings with a total gross floor area of 20,273 sq. m (218,224 sq. ft.). The health care focussed services include a complex residential care facility with a floor area of 10,312 sq. m (110,998 sq. ft.), an adult day centre with a floor area of 438 sq. m (4,719 sq. ft.), a community health centre with a floor area of 6,179 sq. m (66,516 sq. ft.), and a primary care medical home of approximately 3,344 sq. m (36,000 sq. ft.).

#### *Complex Residential Care (Dogwood Lodge Facility)*

- The complex residential care building will replace the existing 113 beds at Dogwood Lodge with 150 residential care beds for older adults with complex care needs. This new six storey facility will provide 24-hour nursing care, supporting residents to live safely and with dignity in a home like setting. Each 'home' will be entered through its own front door with direct access to outdoor space. Private resident rooms will include en-suite showers and bathrooms while common shared facilities will include living, dining and support facilities. All 'houses' will be grouped together to share common amenities and support facilities. The facility was developed in collaboration with the Dogwood Family Council and the City of Vancouver Seniors Advisory Committee. Final design will be guided by the VCH Complex Residential Care Design Guidelines.

#### *Adult Day Centre*

- The main floor of the new Dogwood Lodge will house a new, purpose built 4,719 sq. ft. adult day centre. Being co-located within this building will create efficiencies and opportunities to share resources such as food services, clinic spaces and a hair salon.

#### *Community Health Centre (CHC)*

- The Community Health Centre will provide coordinated and personalized community health care through interdisciplinary teams and integrated with housing and non-profit care providers. The CHC will be designed to be accessible by all ages and abilities.

#### *Primary Care Medical Home (PCMH)*

- With the departure of the YMCA from the site, Vancouver Coastal Health has proposed to incorporate a primary care medical home, of approximately 3,344 sq. m (36,000 sq. ft.) into the development of Parcel C. The PCMH would provide an opportunity for VCH to achieve Provincial health objectives by partnering with organizations and physicians to create a large scale innovative primary care hub in a strategic location. As the health related floor area is not excluded from FSR, there is an overall increase in density to the site of 0.03 FSR. Staff has reviewed the proposed redesign and feel that the additional floor area can be accommodated with no significant change to the overall form and massing of parcel C while reinforcing with the overall site vision of a healthy community.

#### *Therapeutic Pool*

- Currently on site is the Stan Stronge Therapeutic Pool, a warm shallow water pool that is a valued asset serving both Pearson residents and the broader disability community throughout the lower mainland. The pool is unique in its capacity to offer an inclusive space for individuals with physical, cognitive and development challenges. Through the initial rezoning application the pool was proposed to be co-located with the YMCA. With the YMCA withdrawing from the project Vancouver Coastal Health has cited capital concerns related to the loss of synergies with the two facilities being co-located and has requested flexibility from the City in their policy obligation to replace the existing pool on site. Conditions have been included in Appendix B which maintains the obligation to deliver the pool on site but give consideration of proposals to co-locate with another off-site aquatic facility. Any off-site proposal must demonstrate that it exceeds the current specifications of the existing pool and

better meets the needs of the pool user community; subject to the approval of the General Manager of Planning, Urban Design and Sustainability and the General Manager of Community Services.

### 3. Form of Development (see Appendix E)

#### *Site Plan*

The master plan for the Pearson Dogwood site is organized around an interconnected network of open spaces with a new 2.5-acre City Park and a 1-acre Urban Farm at its centre. The Park has been located to protect an existing grove of mature trees and to provide a primary frontage along 59th Avenue which will facilitate public access and a sense of ownership by the broader community. The Urban Farm will function as a traditional farm with food production, but will also allow for public interaction and education on food systems.

The central open spaces of Park and Farm flow into a large multi-use public plaza running east-west (Pearson Plaza). Pearson Plaza provides an important neighbourhood hub with local serving retail uses along the north edge and a Residential Complex Care Facility at the south edge. A wide pedestrian-only walkway extends north to connect to commercial and clinical uses along 57th Avenue. The master plan further emphasizes pedestrian movement through the site with diagonal pathways extending from the four corners of the site through the development blocks and into the central open space. The primary gateway entry to the site is located at the corner of 57th Avenue and Cambie Street, noting this is the proposed location for a potential future transit station, with a retail thoroughfare (Cambie Walk) leading into Pearson Plaza. The centre of the site is car-free, with internal streets located at the northwest and north and south east quadrants to service the development blocks, but not extending through the site.

#### *Neighbourhood Precincts*

The site is divided into two main precincts distinguished by the public realm character and uses at the ground level, as well as the building scale, with the central open space facilitating the transition between the two precincts.

The western precinct consists of buildings with residential use at grade and a more fine-grained scale, lower building heights and limited building frontage widths. The ground plane treatment is more organic, consisting of residential courtyards with a greater extent of greenery, as well as the Urban Farm and the large natural space of the Park itself with groves of retained trees.

In the eastern precinct, the development blocks are more robust and the buildings are taller, consistent with the denser nature of the Cambie Corridor. Commercial uses are provided at-grade with podiums along 57th Avenue and Cambie Street and residential towers above. The precinct is more urban in character with a primarily hardscape treatment at the Cambie Retail Walk and Pearson Plaza noting that these are intended to be highly active public spaces.

#### *Built Form*

The proposed building forms enable views from the edges of the site into the central park and open spaces network. In particular, the spacing between buildings along the diagonal pathways allow for views deep into the site and direct connections through the site.

Upper levels of buildings are stepped back to create a transition and ensure compatibility with the surrounding single-family neighbourhood, particularly at the southern edge along 59th Avenue where the height steps down from 6 to 3 storeys, and at the western edge along Heather Street and along the western portion of 57th Avenue, across from Langara Gardens, where the height steps down from 7 to 5 storeys.

Typically, the ground levels of residential buildings will have unit entries and private patios in-keeping with the residential context.

For mixed-use buildings, the tower portion is also stepped back from a lower podium to reduce the overall mass of the buildings at street level. Commercial storefronts will be highly transparent to provide visual interest activating the streets and public spaces of the area.

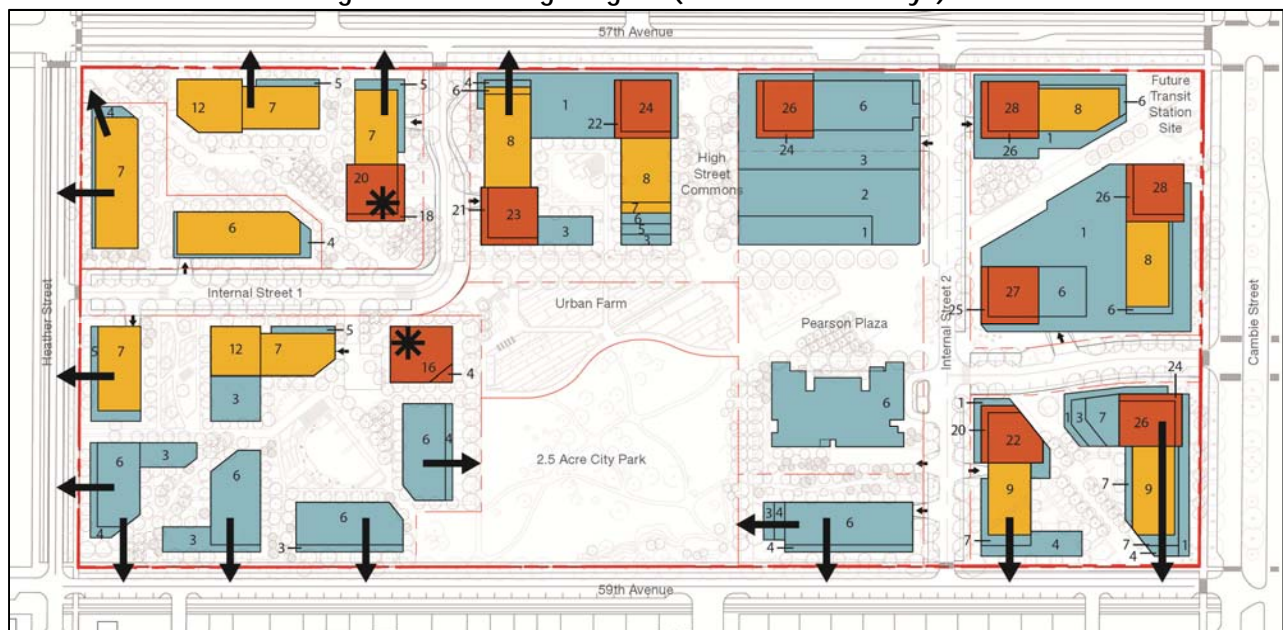
Where feasible, roof-tops are to be developed as green roofs or accessible roof decks that contribute to the outdoor amenity space and provide urban agriculture opportunities for residents.

**Building Height**

The master plan incorporates a variety of building heights, with the tallest, 26 to 28 storeys, located in the northeast precinct, in proximity to the potential future transit station. Tower buildings decrease in height to the west and south, creating an overall skyline of decreasing height transitioning to the single-family residential neighbourhoods to the west and south.

The southwest residential precinct consists of lower (3- to 6-storey) and mid-rise (7- to 12-storey) buildings. A 12-storey building is located to mark the western gateway entry to the site at 57th Avenue and Heather Street. A 16-storey building is located at the northwest corner of the Park to mark the entry to the Park from the western precinct. In general, tower placement is intended to ensure adequate separation for privacy of residents and to maximize solar access to the park and open spaces, inner courtyards, and retail streets and plaza.

**Figure 3: Building heights (Number of Storeys)**



### *Design Guidelines*

As part of the rezoning submission, the applicant team has worked with staff to develop a comprehensive set of Design Guidelines. The Design Guidelines will provide a framework as Pearson moves through the development permit stage and construction processes. The draft Design Guidelines, contained in Appendix H, are included for Council's consideration as part of this application. Once finalized the Design Guidelines would be brought back to Council for approval prior to enactment of the CD-1 By-law.

### *Urban Design Panel*

A non-voting workshop was held with the Urban Design Panel on February 26, 2016; feedback from the Panel was considered in the revised application; a voting session was held on November 2, 2016 and the application was not supported by the Panel (see Appendix D). Key aspects noted by the Panel as needing improvement included:

- Increase the width of setbacks and pathways to provide improved streetscapes and connections through the site;
- Create greater variety and distribution of building heights to create focal points and "drama"; and
- Consider the location of the urban farm and the YMCA and their contribution towards the overall vision for the site.

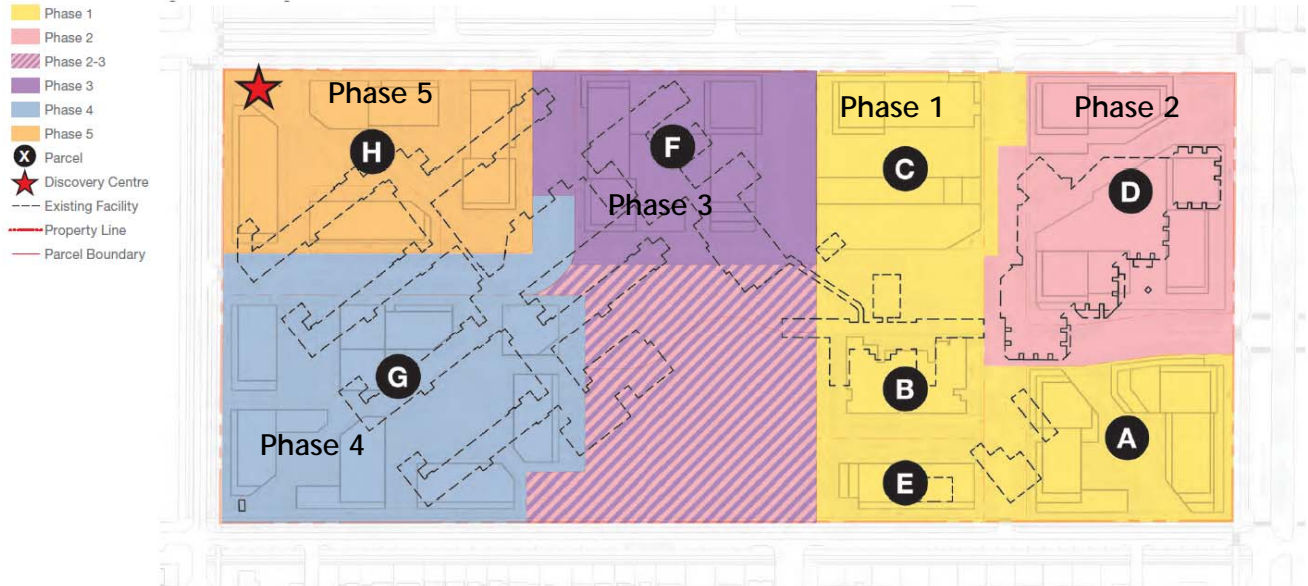
Between November 2016 and February 2017, City staff worked together with the applicant to respond to the comments of the Urban Design Panel and on February 10, 2017 a revised application was received. Staff concludes that the revised application responds to the comments from the Panel and reflects the built form, density and height principles of the 2014 Pearson Dogwood Policy Statement and embodies the aspirations of the policies for public places, open spaces, healthy community, and memory. Staff supports the application, subject to the conditions noted in Appendix B and the Design Guidelines in Appendix H.

## **4. Phasing**

The application proposes 5 phases (see Figure 4) to be developed over a timeline of approximately 5 to 10 years. The phasing will generally begin in the southeast corner of the site near Cambie Street and 59th Avenue and then move north and westward towards Heather Street.



Figure 4: Proposed Development Phasing



The first phase of development will include the construction of the Community Health Centre and the Complex Residential Care Centre as well 50 of the total 114 Pearson Housing Units with Support. The remaining 64 units will be distributed throughout the site in subsequent phases of development and staff have included conditions of development to secure this in Appendix B. Further details of the proposed housing models are contained within the housing section below.

Though exact dates of completion are dependent on a variety of factors including approvals, construction processes and market conditions, the delivery of housing types and public benefits are generally as outlined in Table 2 below.

Table 2: Development Phasing Floor Area

Phase	Development Details	Parcel	Total Approximate Floor Area
1	647 market housing units	A,C,E	562,823 sq. ft.
	138 CoV affordable housing units	A	109,523 sq. ft.
	46 VCH Pearson replacement supportive units	A	36,616 sq. ft.
	4 VCH Pearson replacement supportive units	C	3,184 sq. ft.
	150 bed VCH Complex Residential Care Facility	B	110,998 sq. ft.
	VCH Community Health Centre	C	66,516 sq. ft.
	VCH replacement therapeutic pool	C	9,290 sq. ft.
	VCH primary care space	C	36,000 sq. ft.
	Commercial space	A,C	48,187 sq. ft.
	Adult Day Centre space	B	4,719 sq. ft.
	Childcare space	C	9,043 sq. ft.
2	491 market housing units	D	427,400 sq. ft.
	223 CoV affordable housing units	D	176,444 sq. ft.
	Commercial space	D	64,143 sq. ft.
	40 VCH replacement supportive units	D	31,840 sq. ft.

Phase	Development Details	Parcel	Total Approximate Floor Area
3	490 market housing units	F	442,097 sq. ft.
	Commercial space	F	17,439 sq. ft.
	14 VCH Pearson replacement supportive units	F	11,144 sq. ft.
4	334 market housing units	G	504,932 sq. ft.
	5 replacement supportive units	G	3,980 sq. ft.
5	200 market housing units	H	300,988 sq. ft.
	179 affordable housing units	H	142,033 sq. ft.
	5 replacement supportive units	H	3,980 sq. ft.

## 5. Housing

### a) *Affordable Housing Units*

The application will secure 361 new social housing units in Phases 1 and 2 and secure two parcels of land in Phase 5 that would deliver an additional 179 social housing units (see Figure 4). As required in the Policy Statement, the 540 social housing units represents 20% of the total housing units being delivered on site.

The 540 social housing units will make a vital contribution towards the City's affordable housing targets as demonstrated in Table 3 below:

**Table 3: Progress towards Social & Supportive Unit Targets (as of March 31, 2017)**

	TARGETS	CURRENT PROJECTS	GAP
	Long Term (2012-2021)	Committed, Under Construction and Completed	(2021 Target)
Supportive Housing Units	2,900	1,702	1,198
All Other Non-Market Housing Units	5,000	2,119	2,881
<b>Total Non-Market Housing Units</b>	<b>7,900</b>	<b>3,821</b>	<b>4,079</b>

(1) Targets are established in the Housing and Homeless Strategy.

\*Unit numbers exclude the units in this proposal, pending Council's approval of this application.

Through conditions of enactment, the applicant is required to design, construct and deliver turnkey to the City a minimum of 361 social housing units, with 138 social housing units in Phase 1 and 223 social units in Phase 2 of the development. The social housing in Phases 1 and 2 will be constructed by the applicant and transferred as an airspace parcel into City ownership.

In addition to the 361 turnkey social housing units, the applicant is also required to transfer freehold ownership of two parcels of land in Phase 5 to the City. The two parcels in Phase 5 will be rezoned to allow delivery of a minimum of 179 social housing units across both sites.

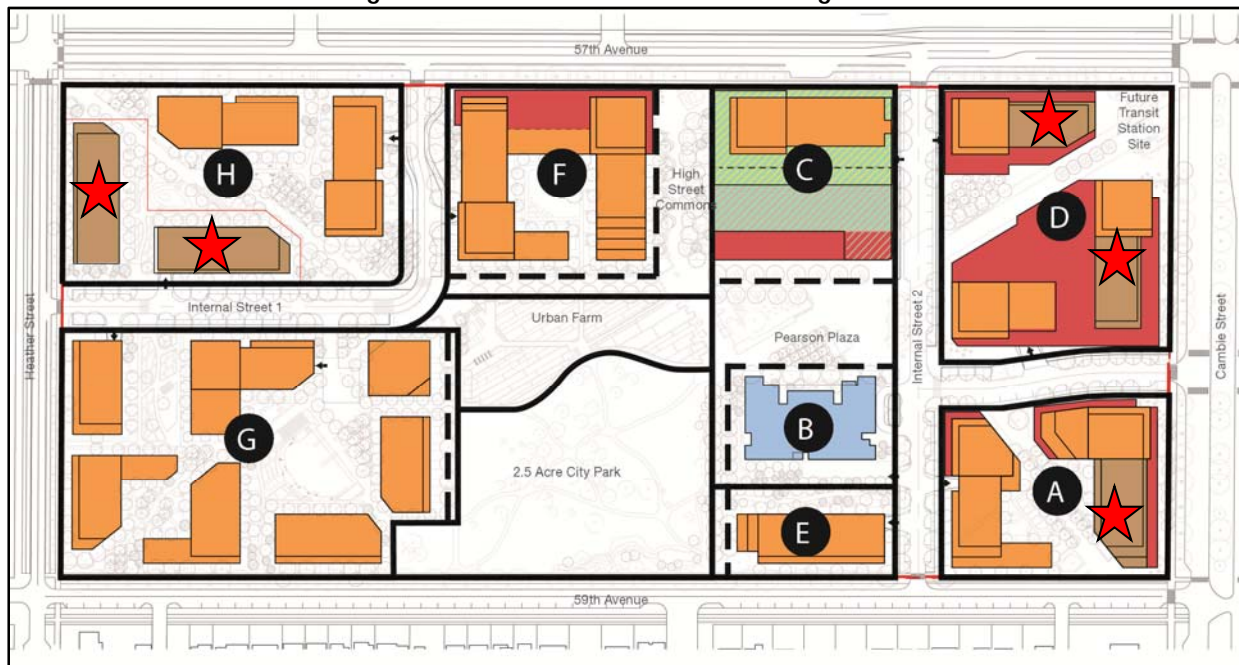
The City will seek to work with partners to identify and agree on delivery and funding strategy for the 179 social housing units in Phase 5. The details of the delivery and funding strategy for the social housing in Phase 5 will be the subject of a separate report to Council.

The proposed phasing of the 540 social housing units is summarised in Table 4 and Figure 5 below:

**Table 4: Applicant’s Proposed Phasing of Social Housing Units**

Phase	Parcels	Min Number of Social Housing Units	Min Gross Floor Area (sq. ft.)	Applicant Delivery Requirements
1	A	138	117,201	Turnkey delivery of constructed social housing units to City
2	D	223	188,811	
5	H	179	151,988	Ownership of two parcels of land transferred to City
<b>Total</b>		<b>540</b>	<b>458,000</b>	-

**Figure 5: Location of Social Housing Units**



★ Buildings with social housing units

In accordance with an agreement between VCH and the Musqueam First Nation, 12 of the 540 social housing units are to be available for use by the Musqueam First Nation. The location of the 12 units within the social housing buildings, along with the arrangements for the operation of the units, will be agreed through further discussions between the Musqueam First Nation, VCH and the City.

As described in the Policy Statement, the units are to be made available for use by the Musqueam First Nation are a Provincial responsibility and cannot be funded through the site Community Amenity Contribution (CAC). VCH are currently in discussions with BC Housing to explore options for funding the construction of the units. As such, a condition of enactment has been included to secure delivery of the 12 units.

The proposed social housing on site includes a range of unit types from studio through to three bedroom family units. A minimum of 50% of the social housing units will be two or more bedrooms and designed for families with children:

**Table 5: Proposed Social Housing Unit Mix**

Unit Type	No of Units	%
Studio	136	25
1-Bedroom	136	25
2-Bedroom	162	30
3-Bedroom	106	20
	<b>540</b>	<b>100</b>

All of the social housing on the site will be designed and constructed in line with the City's Housing Design & Technical Guidelines, including the requirement for a minimum of 5% (27 units) to be wheelchair accessible. In response to feedback from the City's Persons with Disability Advisory Committee (PwDAC), the applicant is also required to work with the City and PwDAC to explore the potential for 50% of the accessible units to be designed specifically to accommodate power-wheelchair users.

Given the location of the site and the proposed community amenities, the City recognises the opportunity to include housing for low-income seniors within the social housing. As a result, the City proposes to prioritise low-income seniors for occupation of a portion of the studio and 1 bedroom social housing units in the first two phases.

The City intends to select a non-profit partner(s) to manage and operate the social housing units on site. The Operator(s) will be selected through a competitive process. The City will seek to select an Operator(s) that will maximise affordability of the housing while ensuring long term financial sustainability of the building.

As a minimum, the Operator will be required to meet the affordability requirements of the Policy Statement for at least 50% of the social housing units to be rented from the Shelter Welfare Rate (currently \$375) up to the Housing Income Limit rates (as set by BC Housing) at rents geared to income. The remaining units are expected to rent at rents affordable to moderate-income households.

Through the selection process operator(s) will be asked to prioritise seniors (particularly in the first two phases as identified above), people living with disabilities and families. The Operator selection will require that the accessible social housing units must be rent geared to income to help ensure affordability for people living with disabilities.

Given the focus of accessible living at this development, the City will also work with VCH to explore opportunities to rent social housing units to VCH clients with disabilities, provided that VCH are able to ensure the necessary supports are available for those tenants.

b) *Market Housing Units*

The application proposes a total 2,160 market units across the five phases of the development. The unit types range from one-bedroom up to three-bedroom with a total of 1,466 (68%) of the market units being two or more bedrooms suitable for families with children (see Table 6 below). The proposed number of family units significantly exceeds the 25% minimum requirement described within the Policy Statement and will make a positive contribution towards the stock of family housing in the City.

**Table 6: Proposed Market Housing Unit Mix**

Unit Type	No of Units	%
1-Bedroom	700	32
2-Bedroom	1,158	54
3-Bedroom	302	14
<b>Total</b>	<b>2,160</b>	<b>100</b>

The applicant will be required to design the family units in line with the City's High Density Housing for Families with Children Guidelines. The Guidelines are currently under review in an aim to address current development patterns, housing affordability challenges and to improve the overall diversity, flexibility and livability of family units. The family housing in each phase of the Pearson development will be required to respond to the latest version of the Guidelines applicable at the time of the development permit application.

In recognition of the focus on creating accessible spaces within the development, the applicant will also be required to ensure that a minimum of 5% of all market units are accessible. As with the social housing, the applicant is also required to work with the City and PwDAC to explore the potential for 50% of the accessible units to be designed specifically to accommodate power-wheelchair users. These requirements go beyond the minimum standards in the Vancouver Building By-Law but are considered appropriate in the context of this development.

c) *Pearson Replacement Supportive Units*

The rezoning application includes proposals for VCH to replace the existing units in the George Pearson Centre with 114 replacement units with supports throughout the five phases of the development. The current tenants of the George Pearson Centre live with a range of disabilities and complex care needs with supports provided by VCH. VCH proposes to relocate the current tenants of the George Pearson Centre into the replacement units with individualised care plans and support packages to be developed and agreed with each of the residents or their representative (further information provided below).

Both the Policy Statement and the Consensus Agreement (prepared collaboratively by the Pearson Residents Redevelopment Group, the BC Coalition of People with Disability, PwDAC and VCH in December 2013) set out the objective for the Pearson replacement units to be dispersed throughout the development to help support inclusion and integration of people with disabilities within the community. VCH are proposing to provide 50 replacement units in the Phase 1 of the development with the remaining units to be delivered across Phases 2-5 as shown in Table 7.

**Table 7: Proposed Phasing of VCH Replacement Units**

Phase	# of Pearson Replacement Units	% of Units
1	50	44
2	40	35
3	14	12
4	5	4.5
5	5	4.5
<b>Total</b>	<b>114</b>	<b>100</b>

The proposed phasing of the replacement units as described in Table 7 is secured as a condition of the rezoning.

VCH has carried out consultation with a range of stakeholder groups (see Appendix D) and members of the disability community to inform their proposals. Through the Consensus Agreement approved in December 2013, VCH agreed to provide all Pearson residents with the choice of four different replacement unit models, each with appropriate levels of support to suit the needs of each of the residents. The four unit types identified in the Consensus Agreement are:

- (i) Independent fully accessible apartments;
- (ii) Independent fully accessible units clustered together;
- (iii) Groups of 1-4 people living together in 2-5 bedroom accessible apartments; and
- (iv) Greenhouse Model' of 6-12 people living together, each with their own bedroom but with accessible communal kitchens and living area.

VCH will develop resident transition plans with each of the Pearson residents to enable the resident to choose the type of unit model for their new home, their preferences and needs around care through an individualised support plan and their preferred location/phase in the new development. All existing residents will be provided the opportunity to move to one of the replacement units on site but VCH will also seek to support requests from a resident to move to a different location should this better suit the individual's needs.

The process for preparing the individualized support plans for the Pearson residents is currently being reviewed by VCH with the Disability Alliance of British Columbia and the Community Residents Mentors Association. The key objective for the process is to develop a 'person-centred' approach to the planning which focuses on resident choice and individual needs.

Each of the individualised care plans will require in-depth consultation and it is likely that the needs and preferences of the residents will change over the duration of the development. As a result, VCH are not able to provide the exact number of units proposed for each of the four unit models or the detailed arrangements for the support packages at this time. However, the City has included a condition within the rezoning to require VCH provide an updated resident relocation plan with each Development Permit application that demonstrates:

- The unit types proposed within the phase and the care packages offered have been agreed to by the Pearson residents relocating within that phase;
- The residents will be provided with the necessary support to facilitate moving at no cost to the resident; and
- That interim accommodation, if needed, has been identified and agreed to by the resident.

Further, a final relocation report is required to be submitted by the applicant prior to issuance of the occupancy permit for each phase which outlines the relocation package provided to each of the residents in that phase, including a summary of all key communication.

VCH intend to demolish the existing George Pearson Centre in stages in order to allow residents to remain in the current building until a replacement unit becomes available. It is VCH's objective to minimise disruption to residents and to avoid the need for residents to relocate multiple times. Prior to a demolition permit for all or part of the existing Pearson Centre, the City will require that the applicant provide evidence to confirm that residents located within the area to be demolished have been appropriately relocated.

## 6. Public Realm & Open Space

The proposed open space and public realm is a network of highly accessible spaces that follow natural site grades and provide connectivity throughout the site and areas of respite.

### a) *Central Park Space*

A 2.5 acre public park will be located at the centre of the site with active edges fronting onto 59th Avenue to the South, the urban farm to the north, the complex residential care centre to the east and residential to the west. The park space is organized around the retention of stands of significant mature trees with a gently natural slope of approximately 4%. The park will be dedicated to the Park Board as part of a previous obligation on the site and will follow a park board led design and construction process.

### b) *Urban Farm*

The applicant has proposed a 1-acre urban farm in recognition of the existing farm on-site and to contribute to health, social, economic and ecological objectives of the neighbourhood and city. The creation of an urban farm directly contributes to the goals and targets outlined in the Vancouver Food Strategy, Park Board Local Food Action Plan and the Greenest City Action Plan to increase neighbourhood food assets by 50%. Three complementary elements are proposed for the design and programming of the farm:

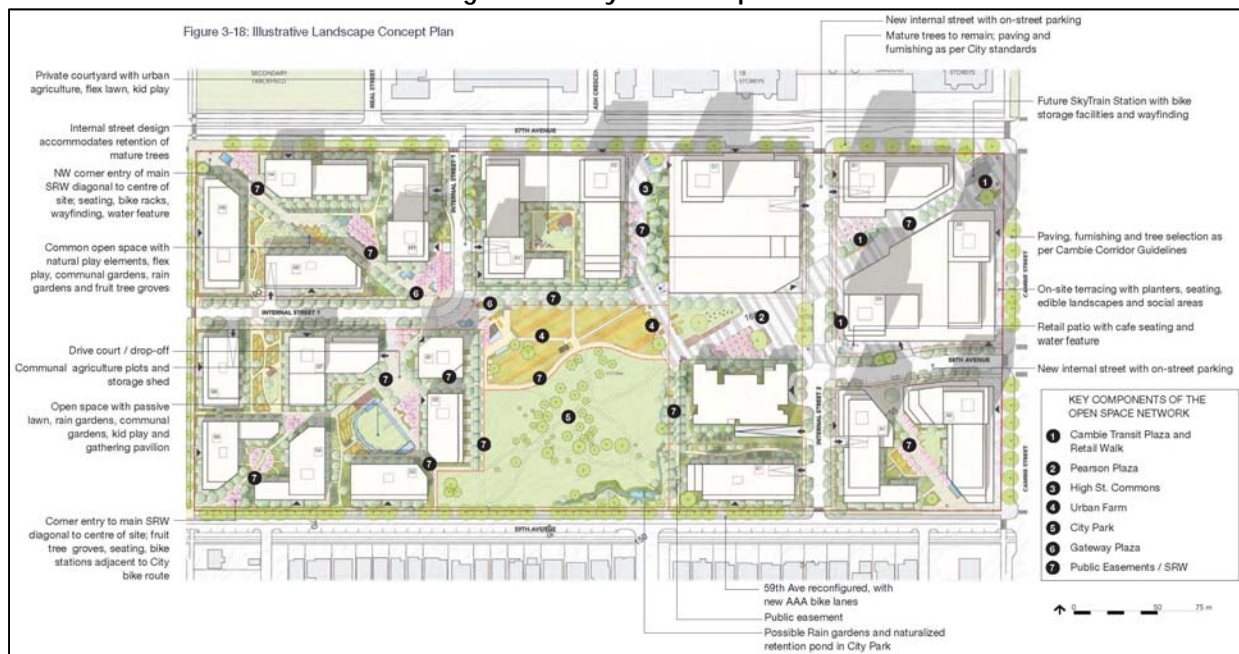
- **Productive Farm:** Deliver intensive year-round growing of fruits and vegetables for local consumption.
- **Active Education:** Provide strong educational activities, shared facilities and programming space that allows for interaction, shared knowledge, and capacity building for the community.
- **Public Gathering and Social Interaction:** Provide beautiful and welcoming places to sit and observe, interpretive signage, and awareness raising.

The farm is proposed as one of the three food assets required as part of the *Rezoning Policy for Sustainable Large Developments*. The other two assets are shared garden plots on private land and edible landscaping. The farm will be dedicated to the Park Board, as a Park Board asset. The applicant and the City will work with the current farm operators to find temporary spaces while the new farm is being constructed.

The design of the farm will be guided by the draft Pearson Dogwood Design Guidelines (see Appendix H) and the City of Vancouver Urban Farm Guidelines.

- c) **Public Plaza**  
 Also central to the site will be a hard surfaced public plaza designed to accommodate both passive use and events up to 300 people with seating, a kids play area and an elevated public stage. To the north and south, the Community Health Centre and the Complex Residential Care Centre border the plaza respectively. For patients and residents of these buildings the plaza will serve as a nearby area of leisure and respite.
  
- d) **Cambie Street Plaza and Retail Walk**  
 As the main entry point to the site, the corner of 57th Avenue and Cambie Street will include an arrival plaza surrounded by local serving shops and services including a grocery store. These uses will continue along a main retail walk to connect users of the site diagonally along a pathway and into the central plaza and open space. The plaza will also accommodate a station entrance at grade should a potential Canada Line Station be realized at this location.
  
- e) **Semi-Private Open Space**  
 Within each phase, development parcels will include smaller semi-private common open spaces with elements such as community gardens, informal play spaces and urban agriculture and edible landscaping.

Figure 6: Key Public Spaces

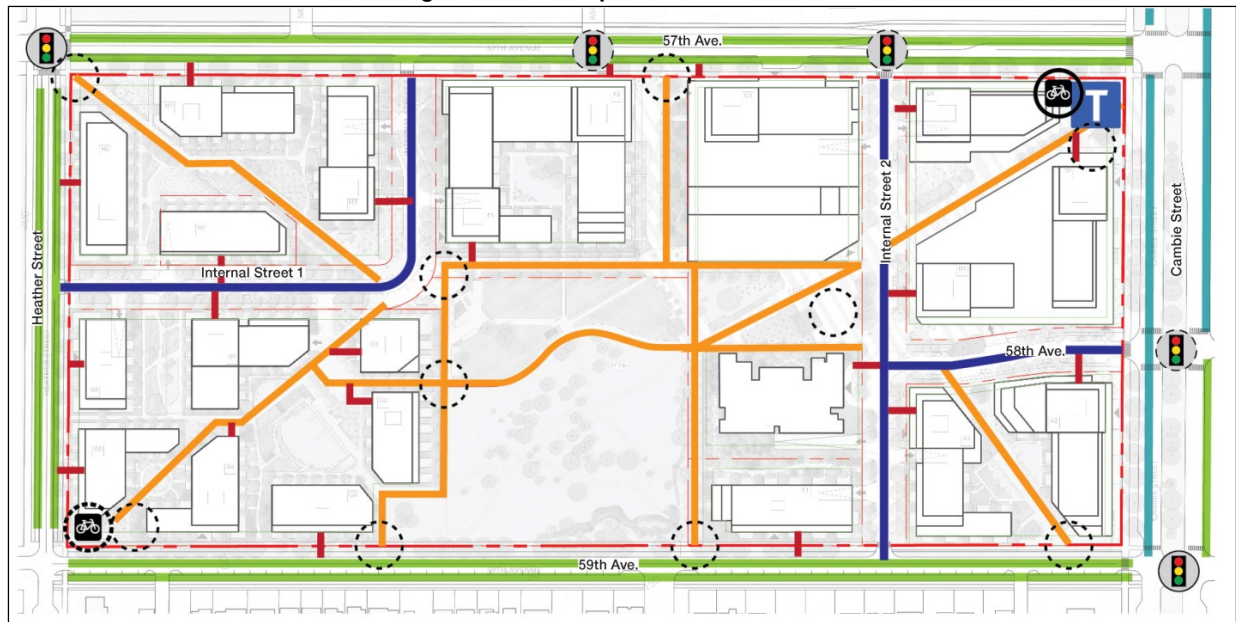


## 7. Transportation & Parking

A key principle of the Pearson Dogwood Policy Statement as a health focused community is to prioritize pedestrians, wheelchair users and cyclists while also minimizing traffic impacts on the surrounding community. A large car-free wellness zone is proposed in the middle of the site to promote alternative means of transportation. The rezoning application proposes to meet these objectives through the following means.



Figure 7: Transportation Network



- a) *Pedestrian Network & Universal Design*  
 Permeability across the site is achieved through a network of 3 m public pathways that run along diagonally through the development parcels towards a central car-free 'wellness zone'. Pathways will be designed to prioritize and facilitate walking and wheelchair use through minimizing site grades and using appropriate surface materials. Throughout the internal streets and the surrounding edges, generous sidewalk widths will provide a comfortable experience for all users.
- b) *Cyclists*  
 The site is bordered by two major greenways, the North-South Heather Street Greenway and the East-West 59th Avenue Greenway. Through this proposal upgrades will be contributed to these greenways along with the development of new facilities along 57th Avenue. Site access will be integrated with the greenways at various points of entry to cycling infrastructure on the internal roads. It is proposed that internal pathways be restricted to pedestrian and wheelchair users only. Staff recommend that cyclists be accommodated within the internal path network either through wider connections or separated facilities were appropriate.
- c) *New Internal Streets*  
 Access to the site by vehicles will be through two new internal streets accessed from each side of the site, 57th Avenue, 59th Avenue, Heather Street and Cambie Street. Streets are designed to provide access to the site but to discourage shortcutting or excessive speeds. The internal street at the western edge is designed for a residential focus with narrower travel lanes while the eastern edge will facilitate the commercial uses through on street parking and commercial drop off locations.
- d) *Future Canada Line Station at 57th Avenue*  
 The Pearson Dogwood Policy Statement gave direction to provide for a future Canada Line Station through site planning and a financial contribution by the developer. At the time the Policy Statement was adopted, staff were directed by Council to undertake further assessment on the potential of the station during the rezoning phase. Staff have liaised with TransLink and undertaken high level analyses.

Currently, the Pearson Dogwood site is transit-oriented as it is within 800-1000 metres of existing Canada Line stations at 49th Avenue and Marine Drive respectively, with frequent bus service along Cambie Street. Though it is desirable to achieve a future station at 57th Avenue there are a number of key challenges. Currently, the station is not considered in regional transportation plans and is not considered a regional priority such as the Broadway Corridor line. Existing transit access and the lack of east-west bus connectivity is also a challenge. While the existing design of the Canada Line considered future stations at 57th and 33rd Avenue, the design provided no access or tunnel connection to the line and construction is anticipated to be technically complex and highly costly. Given this, the future station is considered a longer term possibility.

Staff see the benefit of continuing to pursue this opportunity in future updates to transit plans and agreements. Securing the land through dedication for a station entrance and seeking a financial community amenity contribution from development is key to continuing to explore and advance the potential of a future station at this location in the long term. Policy planning for Pearson Dogwood occurred in 2013/2014, after the Canada Line was operational August, 2009. The need for a station is associated with community planning for this site as well as Langara Gardens, currently undergoing a policy planning process. The timing of local area planning relative to the construction and operation of the Canada Line has necessitated a unique, site-specific approach with a developer contribution to advance the potential of a future station at this location.

As part of this rezoning application an 8,000 sq. ft. parcel will be dedicated to the City at the northeast corner of the site at 57th Avenue and Cambie Street to accommodate a potential station entrance and sub-ground connections. As well, a \$20,000,000 cash contribution will be secured from the applicant in the first two phases of development as a contribution towards the construction of a future station. Staff will seek similar contributions from future major project rezoning proposals adjacent to the site while also pursuing opportunities and discussions with TransLink and other key stakeholders to pursue the potential to realize a future station.

Should the station not be attainable in the long-term future, the financial contribution towards a future station would be re-allocated to address the amenity priorities identified for Pearson Dogwood and those in and around the Cambie Corridor consistent with the respective public benefit strategies. This approach is consistent with the policy report approved by Council in 2014 for the Pearson Dogwood Policy Statement. Future allocations would be reported to Council through the Capital Planning Program.

e) *On-Site Parking Supply*

In order to support green transportation initiatives on the site an approach to parking that balances existing and future mode shares is being sought by staff. These interventions also respond to the motions put forward by the ATPC (Appendix D pp17-18). An increased bicycle parking provision is proposed for residential units, other than those designed for seniors. This requirement responds to varying unit sizes by requiring additional bicycle parking spaces for larger units which can accommodate more residents. Increased bicycle parking is also proposed for office, retail and service uses by about 65% compared to current bylaw requirements. Specific proposed requirements for various unit sizes are specified in Appendix C.

Staff are also seeking that parking for vehicles residential is reduced from the current proposal to more closely align with expected vehicle ownership rates. Additional information from a qualified transportation engineer will be required to be submitted at the development permit stage to guide this provision. While reduced parking supply aligns with green transportation objectives, it is important that this provision provides sufficient parking to avoid reliance on the limited street parking in the area.

A visitor parking requirement is included for all residential uses in order to reduce reliance on a limited quantity of street parking.

## 8. Environmental Sustainability

### a) *Green Building Policy for Rezonings*

The Zero Emissions Building Plan, adopted by City Council in July 2016, describes two pathways to achieving low carbon new construction: high performance buildings, and low carbon energy systems. Both pathways achieve the same limits on greenhouse gas emissions and have limits on energy use, heat loss, and greenhouse gases which have been prescribed in the *Green Buildings Policy for Rezoning (2017)*. The Pearson Dogwood development may use either pathway, or a combination of the two, to achieve the low carbon outcomes.

#### (i) *High Performance Buildings*

The first pathway, high performance buildings, uses passive design principles such as super-insulated envelopes and heat recovery ventilation to significantly reduce the amount of energy needed for heating, cooling, and other uses, thus limiting the amount of carbon pollution that can be created.

#### (ii) *Low Carbon Energy Systems*

The second pathway, low carbon energy systems, combines basic improvements in the building envelope and ventilation systems with a thermal energy generating, distribution, and delivery system that incorporates low carbon energy sources for space and domestic hot water heating, and in some cases cooling, for one or multiple buildings. When the long-term low carbon performance is secured to the satisfaction of the City, it becomes a City-recognized Low Carbon Energy System.

The Zero Emissions Building Plan, in addition to setting limits on energy and emissions, sets timelines to step these limits down over time in the Building By-law. For developments with a long phased build-out, it is important to take future by-law updates into consideration when planning and designing energy systems.

Staff have worked closely with the applicant in analysing both pathways and have included conditions of rezoning in appendix B outlining the requirements to achieve this including the submission of a *Low Carbon Energy Supply Feasibility Screening Study* which outlines the preferred approach to achieving energy and emissions performance metrics. As the application was submitted prior to May 1, 2017, earlier phases of development may choose to meet the requirements of the preceding *Green Buildings Policy for Rezoning (2016)*. A Sustainable Design Strategy must be submitted at the development permit stage to articulate how buildings will achieve these policy targets.

b) *Sustainable Large Sites Rezoning Policy*

Given the site size and proposed floor area, the rezoning application is required to meet the requirements of the *Rezoning Policy for Sustainable Large Developments* (2014); the Policy requires defined plans or studies on eight different areas to demonstrate how the proposal will achieve the City's sustainability goals. As part of the proposal the applicant has included details of how they plan to meet the eight requirements in the following ways:

(i) *Sustainable Site Design*

The site design aims to respond to the site's topography and to retain significant mature trees to preserve the existing canopy, offering shade and cooling. Buildings have also been sited to maximize solar access on public spaces while generous setbacks in certain locations will allow for more substantial sub-ground planting for trees and stormwater retention.

(ii) *Access to Nature*

The retention of existing mature trees, a 2.5 acre central park space, a 1 acre functional urban farm and a network of private and semi-private open spaces will provide multiple opportunities for people to directly experience nature on the site.

(iii) *Sustainable Food Systems*

Three main food assets are proposed. A one acre urban farm in the centre of the site, community gardens in available green spaces and shared garden plots on rooftops and edible landscaping throughout the site.

(iv) *Green Mobility*

A Green Mobility Plan has been provided to detail the potential for walking, cycling and transit trips to and from the site. The site is highly accessible by bike, being bordered by two major greenways, and will provide internal access through a network of paths. A range of cycling amenities is proposed including a 'bike stop station' at 59th Avenue and Heather Street. Parking ratios in the draft parking by-law amendments (Appendix C) have been included to increase the amount of bike parking required and reduce the amount of single residential vehicle parking spots.

(v) *Rainwater Management*

A number of rainwater management elements are proposed including passive rain gardens, permeable surfaces and rainwater collection and retention area. Staff notes that the use of the City park for stormwater retention is not supported and have included conditions in Appendix B for a more detailed integrated rainwater management plan at the next phase of development permit.

(vi) *Zero Waste Planning*

A Zero Waste Plan has been submitted outlining anticipated waste generation rates and a range of approaches to encourage zero waste through building operations, education and infrastructure.

*(vii) Affordable Housing*

In addition to the Rezoning Policy for Sustainable Large Developments, housing requirements for the site are guided by the Pearson Dogwood Policy Statement. As outlined in Section 5, the rezoning application includes 540 units of affordable housing, representing 20% of all residential units. This total includes 361 units to be delivered to the City by the applicant, 12 units for the Musqueam First Nation to be funded by VCH and 179 units to be developed by the City on two parcels transferred to the City by the applicant.

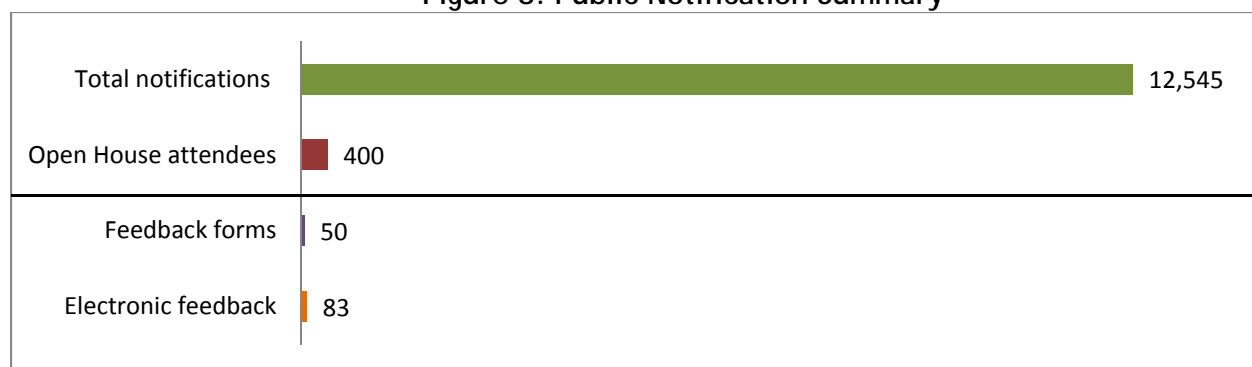
*(viii) Low Carbon Energy Supply*

As outlined in section 8, Staff have included conditions of rezoning in Appendix B to complete a low carbon energy feasibility screening study prior to the submission of any development permit application.

**Public Input****Public Notification**

A rezoning information sign was installed on the site on January 29th, 2016. Community open houses were held on February 23rd and 27th, 2016. Notification and application information, as well as an online comment form, was provided on the City of Vancouver Rezoning Centre webpage ([vancouver.ca/rezapps](http://vancouver.ca/rezapps)) and the Pearson Dogwood webpage ([vancouver.ca/pearson](http://vancouver.ca/pearson)). A community open house was held from 5:00-8:00 pm on February 23rd, 2016 and 11:00 am - 4:00 pm on February 27th, 2016 at the Pearson Dogwood Redevelopment Project Office, 601 West 59th Avenue. A total of 12,545 notifications were distributed within the neighbouring area on or about February 1, 2016. Staff, the applicant team, and a total of approximately 400 people attended the two open houses.

**Public Response and Comments** - The City received a total of 133 responses. Overall comments reflected a general level of support from feedback provided. Specific concerns and comments were noted regarding the following topics.

**Figure 8: Public Notification Summary****Built Form**

The most frequently raised concern was about building heights (51% of the comments received). Comments indicated a preference for a lower scale form of development including more mid-rise, low-rise and ground-oriented housing. Concerns include: shadow impact of towers, access challenges for persons with disabilities, social isolation and erosion of park-like character of the site as a result of the proposed heights.

Other comments focused on layout and design of the site. These included:

- preference to move towers away from 57th Avenue and into the centre of the development;
- a desire to see the site character, heritage and topography better reflected in the design;
- smaller courtyards as opposed to large open spaces; and
- better integration of the different uses on the site to avoid segregation between institutional, care facilities and housing.

### *Transportation*

The second most common concern was about transportation and access to and through the site. Many comments identified a need for a Canada Line station at the time of development (34% of comments received). Comments also indicated a lack of clear information from TransLink, Onni and the City on this matter. Other related concerns included congestion along Cambie Street, over-capacity of the existing Canada Line and modes of transportation for seniors and families.

Specific comments indicated a need for a transportation plan to address changes to the intersection at 59th and 57th Avenue. Suggestions included altering the intersection at 59th to accommodate turns in all directions to avoid traffic through the site from vehicles turning north via 57th Avenue, aligning internal streets with external streets and widening 57th Avenue.

### *Housing*

Many comments received related to issues around housing and the residential care facilities. Comments noted a need for more affordable housing and clarity around the definition of affordable housing that reflects the geography and demographics of this area.

Comments identified a need for housing for middle income earners, a housing priority for people who already live in the area and for persons with disabilities. Seniors housing was also identified as important and ensuring a range of unit types such as studios to meet population needs.

Some comments raised questions about the location of residential care facilities and how people will be cared for during the redevelopment. For example, length of elevator wait times and management standards across buildings were noted as concerns. There was also some concern about the integration of all types of units and levels of affordability.

### *Community Services and Amenities*

Within the theme of community services and amenities, the most commonly cited concern was school capacity. There were additional comments about the YMCA including the need for a separate entrance for the therapeutic pool with at-grade parking access, a women's change room near the pool and a view of greenery and landscaping from the pool. More space for the YMCA and free access to users were also raised. In general, there was concern that as the density increases there will not be enough amenities for the demand.

### *Parking*

A range of specific concerns about parking were identified. These include: requests for residential permit parking in the surrounding neighbourhood, ensuring sufficient parking at the Community Health Centre and YMCA, at grade parking for persons with disabilities and for visitors and parking quantity (especially along 57th Avenue). Other comments identified a need for HandyDART consultation to ensure convenient access.

### *Park & Green Space*

Comments expressed that the proposal provided an inadequate amount of green space. There were specific comments about ensuring there are pathways throughout the site that lead to the station, creatively using art and water along pathways and ensuring pedestrian priority. Concern was raised about sharing internal paths with bikes, rollerblades and skateboards. Other comments included spaces for pets and retaining trees, especially the Ginkgo Biloba tree in Ward 5.

### *Sustainability*

Several comments pertained to the theme of Sustainability. These included suggestions for incorporating food waste into farm compost and energy generation, using geothermal and solar energy on site with the potential for creative use of the YMCA exercise machines for energy production, and reducing parking requirements to encourage transit use. Other comments raised concern that green building design will increase the cost of housing and that increased amounts of traffic will decrease air quality.

### *Miscellaneous Comments*

- Support for the proposal and farm.
- Security concerns as a result of increased density around retail and transit station.
- Question about the potential for a community police station on site.
- Opposition to the proposal due to perceived overpopulation and construction impacts.
- Concern about rodents.
- Critique of the consultation process including concern that the survey was biased and interest in seeing 3D renderings of the site.

**Community Groups and Advisory Committees** - In addition to the public open house meetings, City staff and the applicant met with the following groups to present and seek input on the rezoning application. Motions from the various committees are included in Appendix D.

#### *Persons with Disability Advisory Committee (PwDAC) - March 31, 2016, April 6, 2017*

Members of PwDAC were involved throughout the review of the rezoning application and were in close consultation with both City staff, Vancouver Coastal Health (VCH) and Onni. The rezoning application was presented twice to the entire Committee along with multiple smaller meetings between the chairs of the Committee, City staff and VCH. Members of PwDAC also sat on the George Pearson Redevelopment Committee. PwDAC supported the application with recommendations that all VCH units be designed, developed and supported in accordance with the consensus agreement; that City staff continue to consult PwDAC to ensure the design of all buildings and public space follows principles of universal design and best practices, and that any consideration of alternative locations for the therapy pool meets the needs of the pool user community.

#### *Active Transportation Policy Council (ATPC) - March 22, 2017, June 15, 2016*

The ATPC reviewed the Pearson rezoning application on two occasions, both the initial application and the revised submission. The ATPC supported the proposal with direction to consider the needs of vulnerable populations accessing the site through the prioritization of pedestrians, including people in wheelchairs, the separation of bike lanes and pedestrian paths, and the use of engineering treatments such as traffic calming, extended crossing times, additional lighting and reduced speed limits. The ATPC also recommended an increase in the number of bike parking spots and decreasing the number of vehicle parking spots along with making the development of the 57th Avenue Cambie Station a top priority.

*Marpole Residents Committee (MRC) – February 28, 2017*

City staff along with applicant team held a roundtable discussion with the MRC in response to their request for a more productive method of dialogue. The format consisted of an opening presentation then five topic focussed tables staffed by subject matter experts from the City and the applicant team. Residents rotated for 20-30 mins at each table to ask questions and discuss issues in a direct one-to-one fashion. Response to the format was positive and it was stated that it was a more effective means than a traditional open house; comment forms were collected up to two weeks after the event.

Topics of concern related specifically to the application focussed mainly on issues related to transportation and parking. Many stated that the development will bring significant congestion to local streets and that there will be negative impacts to street parking. Comments stated that bus service should be increased to accommodate the growth and that the 57th Station should be built at the same time. Other comments noted the lack of public benefits for the community included in the development.

*Food Policy Council – May 18th, 2016*

City staff met with members of the Food Policy Council Development Working Group on one occasion to discuss the proposed food assets including the 1-acre urban farm. The urban farm was supported with recommendations for additional infrastructure as well as design elements to ensure the farm aligns with the recent definition updates to the City of Vancouver Zoning and Development By-Law.

**Vancouver Coastal Health Consultation**

In addition to the City led events, VCH and the applicant led a comprehensive engagement process involving the Pearson residents, their families and various other committees and stakeholders.

*George Pearson Redevelopment Committee (GPRC)*

The GPRC is a joint committee formed with VCH and members of: Pearson Residents Redevelopment Group, the City of Vancouver Persons with Disabilities Alliance of British Columbia (DABC) and Onni. The group has met monthly since spring 2014 adding special meetings as needed. A special meeting was held on May 3, 2017 to present the current model of care and unit designs.

*GPRC Housing Sub-Committee*

The GPRC Housing Sub-Committee includes members from the Pearson Residents Redevelopment Group, the City of Vancouver Persons with Disabilities Advisory Committee, Community and Resident Mentors Society (CARMA), Disability Alliance of BC (DABC), and VCH. The Housing Sub-Committee met 7 times between May 2015 and May 2017.

*Resident Engagement Group*

This group includes Pearson Residents, CARMA and VCH. The group met five times between November 2015 and February 2016 to ensure residents and their families were able to provide feedback on project aspects. Over a two-week period in February 2017, five one-hour information/focus groups were held in each of the five Pearson wards and one, one-hour long open house for those that could not attend ward meetings. Following this, VCH held informal one-to-one conversations and formal interviews with residents and their families. A full summary report of these engagement sessions is included in Appendix D.



**Revised Rezoning Application** – The initial December 24, 2015 rezoning application was not supported by the Urban Design Panel on November 2, 2016. Between November 2016 and February 2017 staff worked with the applicant team to revise the application to respond to the key comments made by the Panel. A revised application was received on February 10, 2017. A summary of the Panel’s comments and the design revisions are included in Appendix D.

The revised submission was posted to the city website and reviewed with the following groups:

- Pearson’s Redevelopment Steering Committee
- Persons with Disability Advisory Committee
- Active Transportation Policy Committee
- Marpole Residents Committee

**Response to Public Comments** – Public feedback has assisted staff with assessment of the application and revisions by the applicant. Response to key feedback is summarized below.

#### *Built Form*

In terms of the building heights the proposal is consistent with the Pearson Dogwood Policy Statement directions to allow a variety of heights with higher height (up to 28 storeys) and density intended to be focused at 57th Avenue and Cambie Street. In general, tower placement is intended to ensure adequate separation for privacy of residents and to maximize solar access to the park and open spaces, inner courtyards, and retail streets and plaza. The proposal includes lower and mid-rise buildings throughout the site with heights generally stepping down toward the west at Heather Street and 59th Avenue to transition to surrounding neighbourhoods. Some adjustments to building heights were made in the revised application arising from feedback from the Urban Design Panel and the public.

#### *Transportation*

The proposal includes a transportation network that provides access to and through the site and prioritizes pedestrians, wheelchair users and cyclists while also minimizing traffic impacts on the surrounding community. Specific improvements are proposed as part of the conditions in Appendix B to 57th Avenue and to key intersections including 57th Avenue and Cambie Street and 59th Avenue and Cambie Street.

As part of this rezoning application an 8,000 sq. ft. parcel will be dedicated to the City at the northeast corner of the site at 57th Avenue and Cambie Street to accommodate a potential station entrance and sub-ground connections. As well, a \$20,000,000 cash contribution will be secured from the applicant towards the construction of a future station. Staff will seek similar contributions from future major project rezoning proposals adjacent to the site while also pursuing opportunities and discussions with TransLink and other key stakeholders to pursue the potential to realize a future station.

#### *Housing*

The proposal includes a variety of housing including market residential units, affordable housing and supportive housing addressing the key housing directions in the Policy Statement.

#### *Community Services and Amenities*

In terms of school capacity, Planning Staff work with Vancouver School Board (VSB) staff to provide population projections and information regarding planned development to inform VSB facilities and capital planning. Staff work in a coordinated manner in developing long term strategies for schools, noting that decision making is the responsibility of the Vancouver

School Board and the Ministry of Education. A comprehensive Public Benefit Strategy for the Cambie Corridor study area is being developed through planning for Phase 3. As well, the proposal includes a package of public amenities including provision of a 69-space childcare, park space and affordable housing that will serve the surrounding community.

#### *Parking*

The proposed development will be required to provide parking for the range of uses including the health services and facilities according to the Parking By-law. In terms of parking impacts in adjacent neighbourhoods, a comprehensive Public Realm Plan is being developed for the Cambie Corridor study area that examines transportation and parking for the overall study area. As well, there are two HandyDART drop off and pick-up locations planned for the site. Staff have included conditions to increase visitor parking compared to the parking bylaw's base requirement to reduce the potential for impacts on the surrounding neighborhood.

#### *Park & Green Space*

The proposal includes a variety of green space for residents, workers and visitors including a 2.5 acre central park space, a 1 acre functional urban farm and a network of private and semi-private open spaces will provide multiple opportunities for people to directly experience nature on the site.

#### *Sustainability*

The proposal includes a comprehensive Sustainability Strategy that responds to the Rezoning Policy for Sustainable Large Developments including a zero waste strategy. The applicant will be required to submit a District Energy Feasibility Study at the Development Permit Stage and provide a study evaluating the potential for Passive House or Zero Emission Buildings.

### ***PUBLIC BENEFITS***

In response to City policies that address changes in land use and density, this rezoning application offers the following public benefits.

#### ***Public Benefits – Required by By-law or Policy***

**Development Cost Levies (DCLs)** - Development Cost Levies collected from development help pay for facilities made necessary by growth, including parks, childcare facilities, replacement housing (social/non-profit housing) and various engineering infrastructure. This site is subject to the City-wide DCL rate which is currently \$149.73/sq. m (\$13.91/sq. ft.) and is applied to the proposed eligible floor area of 251,327 sq. m (2,705,262 sq. ft.), a DCL of approximately \$37,631,191 is expected.

Under the DCL By-law and Section 523D(10)(d) of the Vancouver Charter, social housing is exempt from DCLs where a minimum of 30% of the dwelling units are occupied by households with incomes below BC Housing Income Limits, as set out in the current "Housing Income Limits" table published by the British Columbia Housing Management Commission, or equivalent publication, for which a Section 219 covenant, housing agreement or other security that restricts the use of such units is registered against title and where the housing is owned by the City or a non-profit organisation. The social housing component of the project meets these criteria and is exempt from paying DCLs. The value of this exemption is estimated to be approximately \$5,953,645, based on a floor area of 39,761 sq. m (428,000 sq. ft.).

DCLs are payable at building permit issuance and are subject to an annual inflationary adjustment which takes place on September 30th of each year. When a DCL By-law with higher rates is introduced, a number of rezoning, development permit and building permit applications may be at various stages of the approval process. An application may qualify as an in-stream application and therefore may be exempt from DCL rate increases for a period of 12 months from the date of DCL By-law rate adjustments provided that it has been submitted prior to the adoption of such DCL by-law rate adjustment. If a related building permit application is not issued within the 12-month period, the rate protection expires and the new DCL By-law rate will apply. See the City's DCL Bulletin for details on DCL rate protection.

**Public Art** - The Public Art Policy and Procedures for Rezoned Developments requires rezoning proposals having a floor area of 9,290.0 sq. m (100,000 sq. ft.) or greater to contribute public art or provide 80% cash in lieu as a condition of rezoning. Public art budgets are based on a formula (effective September 30, 2016) of \$21.31 per sq. m (\$1.98 per sq. ft.) for all areas contributing to the total FSR calculation.

With 251,327 sq. m (2,705,262 sq. ft.), of eligible floor area proposed in this rezoning, a public art budget of approximately \$5,355,778 is anticipated.

Developers may fulfill the public art commitment in one of two ways:

- *Option A* - Artwork is commissioned by the developer. An experienced public art consultant must be engaged to coordinate the public art process. Consultants are responsible for the preparation of art plans and the coordination of artist selection and artwork fabrication, installation, and documentation. The Public Art Committee reviews and approves the Public Art Plan which must be completed prior to issuance of the Development Permit.
- *Option B* - For developers not wanting to directly commission the artwork, 80% of the required art budget is paid to the City as a contribution to the Signature Projects Fund. These contributions are pooled with contributions from the City, philanthropists, and other agencies to commission artworks of major significance at key city sites.

Due to the scale and complexity of this development, it is anticipated that the developer will work closely with the Public Art Program to achieve civic goals for public art specific to the site and in the area of the Cambie Corridor.

#### ***Public Benefits - Offered by the Applicant***

**Community Amenity Contribution (CAC)** – Within the context of the City's Financing Growth Policy, an offer of a Community Amenity Contribution to address the impacts of rezoning can be anticipated from the owner of a rezoning site. CAC offers typically include either the provision of on-site amenities or a cash contribution towards other public benefits and they take into consideration community needs, area deficiencies and the impact of the proposed development on City services.

The applicant has offered a total CAC package valued at \$141,902,501 including in-kind and cash contributions as detailed below.

## In-kind CAC Contributions

### *City-owned Affordable Housing*

The City will receive in-kind delivery of 138 turnkey social housing units in Phase 1 and 233 units in Phase 2, along with ownership of two fee simple 'dirt' parcels in Phase 5 of the development in order to accommodate a further 179 social housing units.

Upon completion, the City will select a non-profit housing partner(s) to lease and operate the social housing units typically for 60 years, including ongoing capital maintenance and repair. The City will work with its non-profit housing partner(s) (to be selected through a competitive process) on an operating model and tenant mix that optimizes long-term viability of the project while achieving an affordability target that reflects the objectives of the Pearson Dogwood Policy Statement. Consistent with Council policy, the non-market housing project is expected to be self-sustaining and not require further operating subsidies, property tax exemptions, and/or financial guarantees from the City.

### *Central Park and Urban Farm*

A 2.5 acre public park located at the centre of the site will be dedicated to the Park Board as part of a previous obligation on the site and will follow a park board led design and construction process. As well, the applicant has proposed a 1-acre urban farm in recognition of the existing farm on-site and to contribute to health, social, economic and ecological objectives of the neighbourhood and city. The farm will be dedicated to the Park Board, as a Park Board asset.

### *Childcare*

The City will receive in-kind delivery of a 69-space childcare facility consisting of a net indoor floor area of 765 sq. m (8,235 sq. ft.) plus a minimum of 745 sq. m (8,019 sq. ft.) of outdoor space to comply with the Child Care Design Guidelines.

### *Land for Potential Canada Line Station at 57th Avenue and Cambie Street*

As part of this rezoning application an 8,000 sq. ft. parcel will be dedicated to the City at the northeast corner of the site at 57th Avenue and Cambie Street to accommodate a potential station entrance and sub-ground connections.

## Cash CAC Contribution

### *Potential Canada Line Station at 57th Avenue and Cambie Street*

The applicant has also offered to provide a \$20,000,000 cash contribution towards the construction of a future station at 57th Avenue and Cambie Street. These funds will be secured from the applicant in the first two phases of development. Should the station not be attainable in the long-term future, the financial contribution towards a future station would be re-allocated to address the amenity priorities identified for Pearson Dogwood and those in and around the Cambie Corridor consistent with the respective public benefit strategies.

**Non City-owned Public Benefits** – The following public benefits have also been offered by the applicant as part of the rezoning and will be secured through conditions of rezoning in Appendix B. These amenities are achieved in partnership with various parties and as such do not form part of the Community Amenity Contributions.

### *First Nations Affordable Housing*

As per the arrangements in place between the Provincial Government and the Musqueam First Nation, this rezoning will secure funding for the construction of 12 units of social housing for use by the Musqueam. The construction of these units will not be funded through the CAC.

### *Pearson Replacement Units*

The applicant will construct 114 units to house Pearson residents with support care. These units will be constructed in each phase of the development with a total floor area of 8,430 sq. m (90,744 sq. ft.). The 114 Pearson replacement units are to be funded by the applicant and are not covered by the CAC.

### *Adult Day Centre*

The main floor of the new Complex Residential Care (Dogwood Lodge) will contain a new, purpose built 4,719 sq. ft. adult day centre. This facility will be owned by Vancouver Coastal Health and operated by a non-profit organization specializing in supports to older adults, and is secured through a condition in Appendix B.

### *Stan Stronge Rehabilitation Pool Replacement*

The existing Stan Stronge Rehabilitation Pool will be replaced with a new facility built to current standard and co-located with any new aquatic facilities built on site.

Vancouver Coastal Health has cited capital concerns related to the loss of synergies with the withdrawal of the YMCA pool from the site and has requested flexibility from the City in their policy obligation to replace the existing pool on site. Conditions of development have been included in Appendix B which maintains the obligation to deliver the pool on site but give consideration of proposals co-located with another off-site aquatic facility. Any off-site proposal must demonstrate that it exceeds the current specifications of the existing pool and better meets the needs of the pool user community.

## **FINANCIAL IMPLICATIONS**

As noted in the Public Benefits section, the applicant has offered a total CAC package valued at \$141,902,501 comprised of the following:

### *In-kind CAC Contributions:*

- 361 turnkey social housing units: 138 units in Phase 1 (\$43,363,370) and 223 units in Phase 2 (\$69,860,070) each within a separate remainder parcel;
- Two fee simple 'dirt' parcels to accommodate a further 179 units of affordable housing;
- a turnkey 69-space childcare (\$8,678,061) within a remainder parcel;
- 3.5 acre fee simple parcel 'dirt' which includes a 2.5 acre park space and a 1-acre urban farm; and
- 8,000 sq. ft. fee simple 'dirt' parcel at 57th Avenue and Cambie Street to accommodate a potential station entrance and sub-ground connections.

### *Cash CAC Contributions:*

- \$20,000,000 contribution towards the construction of a potential Canada Line station at 57th Avenue and Cambie; should the station not be attainable in the long-term future, this will be re-allocated to address amenity priorities identified for Pearson Dogwood and those in and around the Cambie Corridor consistent with the respective public benefit strategies.

Note: Delivery of rapid transit stations is typically not the City's responsibility. In the case of the future potential Canada Line station at 57th Avenue and Cambie, policy planning for Pearson Dogwood occurred in 2013/2014, after the Canada Line was operational August, 2009. The need for a station is associated with community planning for this site as well as Langara Gardens, currently undergoing a policy planning process. The timing of local area planning relative to the construction and operation of the Canada Line has necessitated a unique, site-specific approach with a developer contribution to advance the potential of a future station at this location.

If the rezoning application is approved, the applicant will be required to provide new public art on site, or make a cash contribution to the City for off-site public art, at estimated value of \$5,355,778 (rate subject to periodic adjustment as noted above).

It is anticipated that the project will generate approximately \$37,631,191 in DCLs. Social housing is exempt from DCLs under the provisions of the Vancouver Charter and the DCL By-law, and the value of the exemption is estimated to be \$5,953,645.

Approval and timing of specific projects will be brought forward as part of the Capital Plan and Budget processes. The site is within the Citywide DCL District.

#### **Social Housing:**

*Turnkey Units* - The City intends to select one or more housing operators to manage and operate the social housing units on site through a competitive process. The objective is to optimize housing affordability while ensuring long term financial sustainability of the building. There may be an opportunity to monetize the long-term lease through a prepaid rent which will be reinvested to advance other affordable housing projects across the city.

*Dirt Site* - The typical funding model for social housing development on City land entails leasing City land to housing partners at below market or nominal rent for 60 years or longer, who will design, build, finance, operate and maintain the housing project at prescribed affordability over the lease term. Depending on the target affordability, the project will likely require additional equity contributions from senior governments, foundations and charities. The project will not be able to proceed without confirmation of all funding partners. This innovative approach leverages the City's land with investments from not-for-profit, charities and senior government to deliver a self-sustaining affordable housing legacy.

#### **Park and Urban Farm:**

Design, construction and operation of the park and urban farm will be the responsibility of Park Board. Project budget and funding sources will be determined as part of the capital planning and budget processes.

#### **Non City-owned Public Benefits:**

The applicant will also provide the following public benefits in partnership with various third parties which will own and operate the facilities and thus are not covered by CAC or DCL funding:

- 12 units of affordable housing for use by the Musqueam First Nation and will be paid for by VCH in partnership with BC Housing
- 114 units of Vancouver Coastal Health Housing to replace the George Pearson Centre

- 4,719 sq. ft. adult day centre owned by Vancouver Coastal Health;
- Replacement of the Stan Stronge Rehabilitation Pool

### *CONCLUSION*

This rezoning application represents a significant step in a multiple year process that will realize the rebuilding of health facilities within a new mixed use development focused around the concept of a healthy community. Staff's assessment of this rezoning application has concluded that the proposed form of development responds to the direction of the Pearson Dogwood Policy Statement with regards to social housing, health facilities, density, height and form, sustainability and public benefits. Through this application the replacement and enhancement of health care facilities and supportive residential units will be realized along with significant public benefits which will meet City objectives and targets for affordable housing and sustainability.

The General Manager of Planning, Urban Design and Sustainability recommends that the rezoning application be referred to a Public Hearing, together with a draft CD-1 By-law generally as set out in Appendix A. Further it is recommended that, subject to the public hearing, the application including the form of development, as shown in the plans in Appendix E, be approved in principle, subject to the applicant fulfilling the conditions of approval in Appendix B.

\* \* \* \* \*

500-650 West 57th Avenue (Pearson Dogwood)  
DRAFT CD-1 BY-LAW PROVISIONS

Note: A By-Law will be prepared generally in accordance with the provisions listed below, subject to change and refinement prior to posting.

1. This By-law amends the Zoning District Plan attached as Schedule D to By-law No. 3575, and amends or substitutes the boundaries and districts shown on it, according to the amendments, substitutions, explanatory legends, notations, and references shown on the plan marginally numbered Z- ( ) attached as Schedule A to this By-law, and incorporates Schedule A into Schedule D, to By-law No. 3575.

**Sub-areas**

- 2.1 The site is to consist of five sub-areas generally as illustrated in Figure 1, solely for the purpose of establishing maximum permitted floor area and establishing permitted uses.

Figure 1: Sub-Areas for Maximum Permitted Floor Area and Permitted Uses



- 2.2 The site is to consist of twenty sub-areas generally as illustrated in Figure 2, solely for the purpose of establishing maximum permitted building storeys and building height.



Figure 2: Sub Areas for Maximum Permitted Building Storeys and Building Height



### Uses

- 3.1 The description of the area shown within the heavy black outline on Schedule A is CD-1 ( ).
- 3.2 Subject to Council approval of the form of development, to all conditions, guidelines and policies adopted by Council, and to the conditions set out in this By-law or in a development permit, the only uses permitted within CD-1 ( ), and the only uses for which the Director of Planning or Development Permit Board will issue development permits are:
  - (i) Agricultural Uses, limited to Urban Farm;
  - (ii) Cultural and Recreational Uses, limited to Arcade, Artist Studio, Arts and Culture Indoor Event, Billiard Hall, Bowling Alley, Club, Community Centre or Neighbourhood House, Fitness Centre, Hall, Library, Park or Playground, Swimming Pool, or Theatre;
  - (iii) Dwelling Uses limited to Multiple Dwelling, Dwelling Uses in conjunction with any use listed in this section 3.2, Seniors Supportive and Assisted Housing and Lock-off Units;
  - (iv) Institutional Uses;
  - (v) Manufacturing Uses, limited to Bakery Products Manufacturing, Brewing or Distilling, Dairy Products Manufacturing, Food and Beverage Products Manufacturing, Jewelry Manufacturing and Printing or Publishing;
  - (vi) Office Uses;

- (vii) Retail Uses, limited to Farmers' Market, Furniture or Appliance Store, Grocery or Drug Store, Liquor Store, Public Bike Share, Retail Store, Secondhand Store, or Small-scale Pharmacy;
- (viii) Service Uses, limited to Animal Clinic, Barber Shop or Beauty Salon, Beauty and Wellness Centre, Cabaret, Catering Establishment, Hotel, Laboratory, Laundromat or Dry Cleaning Establishment, Motor Vehicle Wash, Neighbourhood Public House, Photofinishing or Photography Laboratory, Photofinishing or Photography Studio, Print Shop, Production or Rehearsal Studio, Repair Shop - Class B, Restaurant, School - Arts or Self-Improvement, School - Business, School - Vocational or Trade, or Wedding Chapel; and
- (ix) Accessory Uses customarily ancillary to the above uses.

### Conditions of Use

- 4.1 All commercial uses permitted by this By-law shall be carried on wholly within a completely enclosed building except for:
  - a) Farmer's Market,
  - b) Restaurant,
  - c) Neighbourhood Public House, and
  - d) Display of plants, flowers, fruit and vegetables in conjunction with a permitted use.
- 4.2 The design and lay-out of at least 35% of all dwelling units except for social housing units shall:
  - a) be suitable for family housing;
  - b) include two or more bedrooms; and
  - c) comply with Council's "High Density Housing for Families with Children Guidelines".
- 4.3 The design and lay-out of at least 50% of the social housing units shall:
  - a) be suitable for family housing;
  - b) include two or more bedrooms; and
  - c) comply with Council's "High Density Housing for Families with Children Guidelines".
- 4.4 No portion of the first storey of any building located on Cambie Street in Sub-area A and B, to a depth of 10.7 m from the east wall of the building and extending across its full width along Cambie Street shall be used for residential purposes except for entrances to the residential portion.
- 4.5 No portion of the first storey of any building located on 57th Avenue in Sub-Areas A, B and C, to a depth of 10.7 m from the north wall of the building and extending across its full width along 57th Avenue shall be used for residential purposes except for

entrances to the residential portion.

### Floor area and density

- 5.1 The floor area for all permitted uses in each sub-area of Figure 1 must not exceed the maximum permitted floor area set out in the following table:

**Table A: Maximum Permitted Floor Area**

Sub-Area of Figure 1	Maximum permitted floor area (sq. m)
A	93,540
B	65,020
C	43,730
D	47,280
E	41,530
F	100

- 5.2 The maximum floor area for all dwelling uses in all sub-areas combined is 250,490 sq. m.

- 5.3 The minimum floor area for all institutional uses in all sub-areas combined is 19,835 sq. m.

- 5.4 Computation of floor area must include:

- a) all floors having a minimum ceiling height of 1.2 m, including earthen floor, both above and below ground level, to be measured to the extreme outer limits of the building; and
- b) stairways, fire escapes, elevator shafts, and other features which the Director of Planning considers similar, measured by their gross cross-sectional areas and included in the measurements for each floor at which they are located.

- 5.5 Computation of floor area must exclude:

- a) open residential balconies or sun decks and any other appurtenances which, in the opinion of the Director of Planning, are similar to the foregoing, except that:
  - i. the total area of all such exclusions must not exceed 12% of the residential floor area in any sub-area; and
  - ii. no enclosure of balconies is permissible for the life of the building;
- b) patios and roof gardens, only if the Director of Planning first approves the design of sunroofs and walls;
- c) where floors are used for off-street parking and loading, the taking on or

discharging of passengers, bicycle storage, heating and mechanical equipment or uses which in the opinion of the Director of Planning are similar to the foregoing, those floors or portions thereof so used, which are at or below the base surface, except that the exclusion for a parking space must not exceed 7.3 m in length.

- d) Child Day Care Facility and Social Service Centre for senior citizens, only if the Director of Planning first approves the design; and
- e) Swimming Pool, only if it is used for medical therapy and if the Director of Planning first approves the design.

5.6 For social housing included in any sub-area, computation of floor area must exclude:

- (a) all residential storage area above or below base surface, except that if the residential storage area above base surface exceeds 3.7 m<sup>2</sup> per dwelling unit, there will be no exclusion for any of the residential storage area above base surface for that unit; and
- (b) amenity areas, except that the total exclusion for amenity areas in any sub-area must not exceed 753 sq. m.

5.7 The floor area excluded under section 5.5 and 5.6 must not include any use other than that which justified the exclusion.

### Building heights and number of storeys

6.1 Buildings, measured above base surface, and to the top of the roof slab above the uppermost habitable floor excluding parapet wall, must not exceed the maximum permitted number of storeys or the maximum permitted height in each sub-area of Figure 2, as set out in Table B.

**Table B: Maximum Permitted Building Storeys and Building Height**

Sub-Area	Maximum Permitted Storeys	Maximum Permitted Height
1	26	87 m
2	22	74 m
3	6	22 m
4	6	31 m
5	26	90 m
6	28	91 m
7	28	91 m
8	24	81 m
9	7	25 m
10	12	40 m
11	16	53 m
12	6	22 m
13	6	22 m
14	6	22 m
15	6	22 m

Sub-Area	Maximum Permitted Storeys	Maximum Permitted Height
16	7	26 m
17	12	40 m
18	20	64 m
19	6	22 m
20	1	5 m

### Horizontal angle of daylight

- 7.1 Each habitable room must have at least one window on an exterior wall of a building.
- 7.2 The location of each such exterior window must allow a plane or planes extending from the window and formed by an angle of 50 degrees, or two angles with a sum of 70 degrees, to encounter no obstruction over a distance of 24.0 m.
- 7.3 Measurement of the plane or planes referred to in section 7.2 must be horizontally from the centre of the bottom of each window.
- 7.4 The Director of Planning or Development Permit Board may relax the horizontal angle of daylight requirements in section 7.2 and 7.3 if the Director of Planning or Development Permit Board first considers any applicable policies and guidelines.
- 7.5 An obstruction referred to in section 7.2 means:
- a) any part of the same building or an adjacent building including permitted projections; or
  - b) the largest building permitted under the zoning on any site adjoining CD-1 ( ).
- 7.6 A habitable room referred to in section 7.1 does not include:
- a) a bathroom; or
  - b) a kitchen whose floor area is the lesser of:
    - i. 10% or less of the total floor area of the dwelling unit; or
    - ii. 9.3 m<sup>2</sup>.

### Acoustics

8. For sites located on 57th Avenue or Cambie Street, development permit applications require evidence in the form of a report and recommendations prepared by a person trained in acoustics and current techniques of noise measurement, demonstrating that the noise levels in those portions of dwelling units listed below do not exceed the noise level set opposite such portions. For the purposes of this section, the noise level is the A-weighted 24-hour equivalent (Leq) sound level and is defined simply as noise level in decibels.

Portions of dwelling units	Noise levels (Decibels)
Bedrooms	35
Living, dining, recreation rooms	40
Kitchen, bathrooms, hallways	45

\* \* \* \*

500-650 West 57th Avenue (Pearson Dogwood)  
PROPOSED CONDITIONS OF APPROVAL

Note: Recommend approval conditions will be prepared generally in accordance with the draft conditions listed below, subject to change and refinement prior to finalization of the agenda for Public Hearing.

**CONDITIONS OF APPROVAL OF THE FORM OF DEVELOPMENT**

- (a) That the prepared form of development be approved by Council in principle, generally prepared by IBI Group Architects, received February 10, 2017 along with a design addendum received on April 17, 2017, provided that the Director of Planning may allow minor alterations to this form of development when approving the detailed scheme of development as outlined in (b) below.
- (b) That, prior to approval by Council of the form of development, the applicant shall obtain approval of a development application by the Director of Planning, who shall have particular regard for the following:

Note: With regard to Parcel or Phasing numbers refer to Figure 4: Proposed Development Phasing and with regard to Streets refer to Figure 7: Transportation Network in the policy report titled "CD-1 Rezoning: 500-650 West 57th Avenue (Pearson Dogwood)".

**Urban Design**

- 1. Design development to ensure an appropriate massing transition to the single-family neighborhoods at the site edges by providing minimum upper level step backs of 10 ft. for residential buildings.

Note to Applicant: This applies to buildings located along 59th Avenue and Heather Street, as well as along the west portion of 57th Avenue across from Langara Gardens.

- 2. Design development to provide further articulation of the form of residential buildings located at the site edges to ensure compatibility with surrounding single-family neighbourhoods.

Note to Applicant: Buildings should be designed to express a smaller incremental scale and avoid a long monolithic appearance. Particular attention should be paid to buildings exceeding 150 feet in frontage. Modulation of the form is anticipated, noting that shallow articulation of surface elements is generally ineffective in achieving adequate variation.

- 3. Design development to ensure views to the courtyards and central open spaces are maintained along the diagonal pedestrian passage ways;

Note to Applicant: The spacing between buildings should ensure visual porosity into the site at the pedestrian level, as well as maintaining visual interest through the compression and expansion of the path width. It is recommended to provide a clear dimension of approximately 30 feet at the 'compression points' at the residential quadrants (northwest and southwest) and 40 feet at the higher density, mixed-use quadrants (northeast and southeast).

4. Design development to the 16-storey building at the northwest corner of the Park to ensure the tower reads a 'focal point' within the overall design.

Note to Applicant: A high standard of architectural design is expected, and a distinct form and character relative to the overall context.

5. Design development to the ground floor elevations along 57th Avenue and Cambie Street to contribute to the street character and provide an engaging interface for pedestrians.

Note to Applicant: Architectural quality and variety is expected in the design of ground floor facades, including further articulation. Long, unrelieved storefronts should be avoided.

6. Design development to provide a minimum 6 ft. setback adjacent at-grade retail uses along 57th Avenue.

Note to Applicant: This is consistent with drawings and analysis of the setbacks at 57th Avenue provided in response to advice from the Urban Design Panel.

7. Provide common roof deck access and green roofs at low and mid-rise roof tops and podiums to meet the expectations of the Pearson Policy Statement with regards to 'Visible Greenery'.

Note to Applicant: Green roofs should meet the expectations of the Planning Administration Bulletin *Roof-mounted Energy Technologies and Green Roofs: Discretionary Height Increases*. An amenity room should be provided to support common roof decks. Amenity rooms should be modest in size and setback from the roof perimeter to reduce their visual prominence.

8. Design development to strengthen the commercial use at the northwest corner of Pearson Plaza to improve the pedestrian connection leading to 57th Avenue;

Note to Applicant: This can be accomplished by wrapping the storefront glazing and plaza paving treatment around the corner at the entry to the pedestrian link (High Street Commons) which leads to retail and clinical uses at 57th Avenue. This is in reference to the corner commercial unit, noting that a commercial use along the full length of the pedestrian connection is not anticipated.



9. Design development to ensure public pathways and sidewalks are designed to meet Universal Design Standards, and to embody the principles of a 'Wellness Walkway' comfortable for persons of all ages and abilities.

Note to Applicant: The network of pedestrian pathways and sidewalks located throughout the site and secured as public right-of-ways are to be designed to contribute to community health in general and, in particular, to respond to the special needs of those with challenges posed by illness, disability or age. There will be four primary user-groups in the Pearson Dogwood site: patients and residents in the health care facilities, residents, employees and volunteers in the health care facilities, and employees and patrons of the commercial units. The site design should promote equitable access for all user groups. Some of the elements of the Wellness Walkway may include shade trees for sun-sensitive patients, consistent curb letdowns, very smooth wide sidewalks for wheelchairs, regularly-spaced seating, way finding, and points of beauty.

### Landscape

10. Design development to improve the residential interface along Heather Street and at the corner of Cambie Street and 59th Avenue (the southeast corner of the site) by providing additional parkade-free growth zones, with more substantial tree buffers.

Note to Applicant: This will mitigate the neighbourhood loss of the Poplar rows, currently providing a green buffer edge.

11. Design development to the commercial street edges and pedestrian mews to activate and promote pedestrian movement, providing opportunities for smaller, finer grain retail, merchant displays, seating, etc. and ensuring interesting visual connections into internal outdoor public spaces.

12. Design development to ensure that all open spaces (including public/private courtyards, plazas, Park, walkways, mews) generally follow the natural grade, with minimum need for walls, ramps or stairs, with walls having a 2 ft. height maximum.

Note to Applicant: This will allow for visual and functional continuity of the open spaces.

13. Design development to extend Pearson Plaza design vocabulary and nodal functionality around the corner to High Street Commons.

Note to Applicant: The intent is to create a transition zone from the Plaza to the more passive pedestrian mews and 57th Avenue.

14. Design development to provide additional usable spaces (extensive green roofs) on additional rooftop terraces, planted with additional trees (see Urban Design condition 7).

Note to Applicant: The intent is to provide spaces for resident interaction, as well as increase the Urban Forest, by providing a minimum of one tree per four residents, as a general rule.

15. Design development to ensure the public plazas and courtyards have maximum functionality and enhanced community experience. Dedicated planter beds should be flush with grade. Raised beds may be considered if integrated with public realm elements such as seating and urban agriculture

Note to Applicant: This will require the parkades to be deeper to allow for head room. The effect can be achieved by sinking the planters deeper into the parkade, while still allowing adequate depth of soil.

16. Design development to ensure that existing relocated trees are coordinated with parkade-free-growth zones.
17. Design development to further detail, define and develop the Stormwater Management Strategies applicable to the landscape plans, determining specific strategies that will be met for each parcel.

Note to Applicant: This should be in compliance with Rezoning Policy for Sustainable Large Developments, with references to current Integrated Rainwater Management Plan and Green Infrastructure standards.

18. Provision of maximized tree growing medium and planting depths for tree and shrub planters over parkades, to exceed BCSLA standard and to ensure long term viability of the landscape.

Note to Applicant: Underground parking slabs and retaining walls may need to be altered to provide adequate depth and continuous soil volumes.

19. Provision of planting beds at the base of each retaining or terraced wall, allowing the walls to be grounded into the landscape.
20. Consideration to incorporate the principles of the City of Vancouver, Bird Friendly Design Guidelines for the protection, enhancement and creation of bird habitat and to reduce potential threats to birds in the City.

Note to Applicant: Refer to the following documents:

- a) Bird Friendly Design Guidelines - Explanatory Note
- b) Bird Friendly Landscape Operational Guidelines

21. Design development to locate, integrate and fully screen lane edge gas meters and parking garage vents in a manner which minimizes their impact on the architectural expression and the project's open space and public realm.
22. New proposed street trees should be coordinated and noted "Final species, quantity and spacing to the approval of City Engineer and Park Board". Contact Eileen Curran (604-871-6131) of Engineering Streets Division regarding street

tree spacing and quantity. Contact Cabot Lyford (604-257-8587) of Park Board regarding tree species.

23. At the time of development permit application, provide:
- a) A full Landscape Plan for proposed landscape to be submitted. The Landscape Plan should illustrate proposed plant materials (with common and botanical names, plant sizes and quantities), paving, walls, railings, light fixtures, site grading and other landscape features. Plant material should be listed in a Plant List that is clearly keyed to the Landscape Plan. The Landscape Plan should be a minimum 1:100 or 1/8" scale.
  - b) Section details at a minimum scale of 1/4"=1'-0" scale to illustrate typical proposed landscape elements including planters on structures, benches, fences, gates, arbours and trellises, and other features. Planter section details must confirm depth of proposed planting on structures is deep enough to accommodate rootballs of proposed trees well into the future.
  - c) Sections (1/4"=1' or 1:50) illustrating the buildings to public realm interface facing the street, confirming a delineated private to public transition of spaces.

Note to Applicant: The section should include the building façade, as well as any steps, retaining walls, guardrails, fences and planters. The location of the underground parking slab should be included in the section.

- d) Confirmation of a high-efficiency automatic irrigation system to be provided for all planters on parkade slab and minimum of hose bibs to be provided for landscape on grade.
- e) A Landscape Lighting Plan to be provided for security purposes.

Note to Applicant: Lighting details can be added to the landscape drawings; all existing light poles should be shown.

### Social Policy

24. Design development to ensure that the 69-space childcare is licensable by Community Care Facilities Licensing and meets the intent of the City's Childcare Design Guidelines and Childcare Technical Guidelines. A minimum gross indoor area of 765 sq. m (8235 sq. ft.) and not less than (745 sq. m) 8,020 sq. ft. of outdoor area, with adequate space for each program, is required.

## Housing

### *Social Housing*

25. Ensure no less than 50% of the social housing units are suitable for families with children as per the City's Guidelines for High Density Housing for Families with Children.

Note to Applicant: Applicant to work with City staff to agree the final unit mix as part of each development permit application and to determine if the inclusion of family childcare units within the development is feasible.

26. Design and construct the social housing in line with the City's Housing, Design and Technical Guidelines, including the requirement to deliver a minimum of 5% of units within each social housing building or parcel as wheelchair accessible.

Note to Applicant: Applicant to work with City staff to agree the location and unit type for the accessible units. Applicant to work with City staff and the Persons With Disabilities Advisory Committee (PwDAC) to explore potential and design requirements to achieve 50% of the social housing as accessible.

### *Market Housing*

27. Ensure that no less than 68% of the market housing units are suitable for families with children, as per the City's Guidelines for High Density Housing for Families with Children, with no less than 10% of all market units being three bedroom units, unless otherwise agreed to by the Director of Planning.

Note to Applicant: Any changes in the unit mix from the rezoning application may only be varied under the discretion of the Director of Planning or Development Permit Board provided that it does not go lower than 35% of the dwelling units designed to be suitable for families with children.

Note to Applicant: The City's Guidelines for High Density Housing for Families with Children is currently under review. Future development permit applications will be expected to respond to the latest version of the Guidelines at that time.

28. Ensure no less than 5% of the market housing units in each phase are designed to be wheelchair accessible.

Note to Applicant: Applicant to work with City staff and PwDAC to explore potential and design requirements for 50% of the accessible social housing

### *Pearson Replacement Units*

29. Provide an updated resident relocation, phasing and demolition plan prior to consideration of the Development Permit by Development Permit Board or

Director of Planning as applicable for each phase, which demonstrates and documents that:

- (i) The Pearson residents (or their representative) and the Pearson Redevelopment Committee have been actively engaged on the development proposals for the Pearson replacement units, including both the proposed replacement unit types within that phase and the models of care;
- (ii) The Pearson residents (or their representative) have indicated their preferred unit type and that the development application for each phase responds to those preferences;
- (iii) Relocated Pearson residents will be provided with the necessary support to facilitate moving at no cost to the residents;
- (iv) The current Pearson residents will be prioritised for relocation into the replacement units and where a unit is offered to a non-Pearson resident, evidence will be provided to demonstrate that the needs of existing Pearson tenants have been met; and
- (v) Where required, appropriate interim accommodation has been identified and agreed to by the resident (or their representative).

Note to Applicant: The above noted requirements which relate to engagement with the Pearson residents must be documented with a notarized declaration including copies of all communication to residents.

- 30. Prior to issuance of occupancy permit, provide a final resident relocation report that confirms the outcome of the resident relocation plan and includes confirmation that individualised support plans have been prepared and agreed to by each of the residents (or their representative) moving in to that phase of the development;
- 31. Prior to issuance of a Demolition Permit for all, or part of, the existing George Pearson Centre, provide confirmation that residents located within the area requiring demolition have been appropriately relocated into alternate accommodation that has been agreed to by the resident (or their representative) .

#### Parks

- 32. The design, construction and programming of the park is to be determined through a separate, Park Board led process.

Note to Applicant: The Park Board led process will confirm the amenities to be included in the park. Elements such as a public bike share (PBS) station and retention pond, shown in the rezoning package, are not supported. Refer to the engineering conditions for specific direction on the locations of PBS stations.

33. Park Board does not support the draining of private stormwater on to park land, *unless* it has no effect on service level, ecological and arboricultural objectives that the park needs to meet. In the case of this site, Park Board does not see stormwater retention as workable given the mature tree inventory and service levels that Park Board will need to provide. Temporary detention in peak events might be possible, contingent on final Park Board park design.
34. Design development of the site to ensure a public pathway on a 3 m statutory right-of-way (SRW) adjacent to the west edge of the park, and on a 6 m statutory right-of-way (SRW) on the east edge of the park site.

Note to Applicant: Existing mature trees will be considered in the alignment of the pathways.

35. Park Board arborist approval required for tree protection plan for all trees within the farm, park, and street trees. Plans to be submitted for Park Board approval at each phase of development.
36. Park Board arborist approval required for any impacts on, or planned removal of, existing street trees.
37. Park Board arborist review of tree health and retention within the park and farm sites will be required.

### Sustainability

38. The development shall meet the Greenhouse Gas Intensity (GHGI) performance limits by building type of the *Green Buildings Policy for Rezoning* (amended February 7, 2017), to the satisfaction of the General Manager of Engineering Services and Director of Sustainability.

Performance Limits (i.e. shall not exceed)	
Building Type	GHGI (kgCO <sub>2</sub> /sq. m)
Residential Low-Rise (< 7 Storeys)	5
Residential High-Rise ( 7+ Storeys)	6
Office	3
Retail	3
Hotel	8
All Other Buildings	EUI 35% below 90.1-2010

39. All buildings in the development shall meet the requirements of the *Green Buildings Policy for Rezoning* (amended February 7, 2017), including all requirements for Near Zero Emissions Buildings (i.e. Passive House certified or alternate near zero emissions standard approved by the Director of Sustainability), or Low Emissions Green Buildings. The requirements for Low Emissions Green Buildings are summarized at <http://guidelines.vancouver.ca/G015.pdf>.

Note to Applicant: The applicant will be required to demonstrate that the development is on track to achieve the above requirements at each stage of permit. Because this is a large phased development it is expected that the individual development permits will meet the intent of the current Green Buildings Policy. For more detail on the above requirements and what must be submitted at each stage, refer to the bulletin *Green Buildings Policy for Rezonings - Process and Requirements* (amended April 28, 2017 or later).

40. For buildings in development Phases 1 and 2, in lieu of the requirements in Condition (b) 39, the applicant may choose to meet the requirements of the preceding *Green Buildings Policy for Rezonings* (as amended up to January 14, 2016), including a minimum of 63 points (LEED® Gold rating), with 1 point for water efficiency and stormwater management and a 22% reduction in energy cost as compared to ASHRAE 90.1 2010, along with registration and application for certification of the project.

Note to Applicant: A Sustainable Design Strategy must be submitted as part of the Development Permit that articulates which credits the applicant will be pursuing and how their building application, as submitted, incorporates strategies, features or technologies that will help achieve these credits. The strategy, along with the LEED checklist, must be incorporated into the drawing submission. A letter from a LEED Accredited Professional or Administrator must confirm that the proposed strategy aligns with the applicable goals of the rezoning policy. Proof of registration of the CaGBC must be provided with the application and the project registration number incorporated into the drawings. Application for Certification will be required at a subsequent stage.

### Engineering

41. The owner or representative is advised to contact Engineering to acquire the project's permissible street use. Prepare a mitigation plan to minimize street use during excavation & construction (i.e. consideration to the building design or sourcing adjacent private property to construct from) and be aware that a minimum 60 days lead time for any major crane erection / removal or slab pour that requires additional street use beyond the already identified project street use permissions.
42. Provision of garbage storage and pick-up space in the parking level of buildings, no more than one storey below grade. Please show containers and totters on plans for recycling and garbage needs and refer to the Engineering garbage and recycling storage facility design supplement for recommended dimensions and quantities of bins.

Note to Applicant: Pick up operations should not rely on bins being stored on the street or lane for pick up bins are to be returned to storage areas immediately after emptying.

43. Provision of a detailed Solid Waste Diversion Strategy that addresses waste diversion in all solid waste generating activities within the complex.

Note to Applicant: The Strategy must include an implementation plan identifying the space, infrastructure and an operational approach to divert organics and recyclables from the waste stream, and minimize the vehicle trips required for collection, to the satisfaction of the General Manager of Engineering Services, and prior to Development Permit issuance the completion of any agreements required by this Strategy on terms and conditions acceptable to the General Manager of Engineering Services and the Director of Legal Services. The City encourages the Pearson Dogwood team to provide a report on the plan within 18 months of occupancy to track diversion at the site.

44. Provision of a Green Mobility and Clean Vehicles Strategy that includes the requisite infrastructure where appropriate to prioritize sustainable transportation modes including walking, cycling, public transit, and provisions for low carbon vehicles (e.g., electric vehicles), completed to the satisfaction of the General Manager of Engineering Services, and prior to Development Permit issuance the completion of any legal agreements required by this Strategy on terms and conditions acceptable to the City.

Note to Applicant: The Strategy must include details on how the development will prioritize walking, cycling, and public transit, and support low carbon vehicles.

45. Provision of an Integrated Rainwater Management Plan that utilizes sustainable strategies to allow for infiltration, retention, treatment and utilization of rainwater where applicable and appropriate on site, to the satisfaction of the Chief Building Official, the General Manager of Engineering Services and the Director of Planning.

Note to Applicant: The development's Integrated Rainwater Management Plan must address the City's Integrated Rainwater Management Plan. Post-development flows cannot exceed the site's pre-development flows. Updates to the Integrated Rainwater Management Plan (IRMP) shall be resubmitted at each project phase to confirm that rate and volume targets have been achieved.

46. All planting on street right-of-way are to be maintained by the adjacent property owner and note on landscape plan.
47. All plant material within the same continuous planting area which is located on street right-of-way within 10 m, measured from the corner, of an intersection, pedestrian crossing, entrance to a driveway or other conflict areas where sightlines need to be maintained for safety reasons, shall not exceed a mature height of 0.6 m, measured from the sidewalk.
48. All plant material within the street right-of-way which are located outside of the areas described in condition 47 shall not exceed 1 m in height, measured from the sidewalk. Exceptions will be approved on a case-by-case basis by the City of Vancouver's Street Activities Branch.



49. Provision of a CIP light broom finish concrete sidewalk with saw cut joints for all CoV SRW sidewalks and walking paths.
50. Compliance with the Parking and Loading Design Supplement to the satisfaction of the General Manager of Engineering Services.

Note to Applicant: The following items are required to meet the provisions of the parking by-law and the Parking and Loading and Design Guidelines. Please contact Dave Kim of the Neighbourhood Parking and Transportation Branch at 604-873-6279 for more information or refer to the following link:  
(<http://former.vancouver.ca/engsvcs/parking/admin/developers.htm>)

- (i) Provision of Class B loading spaces to the satisfaction of the General Manager of Engineering Services. Any loading relaxations to be dealt with on a site by site basis.
- (ii) Design development to achieve convenient on-site 'stairs free' loading access to all uses from the loading spaces.
- (iii) Design development to achieve convenient access from Class A bicycle parking to the provided end of trip facilities for all non-residential uses.
- (iv) All Class A bicycle spaces must be located on the P1 parking level or at grade.
- (v) All Class B bicycle spaces to be located on private property in close proximity to the lobby or building entrance with 'stairs free' access and weather protection.
- (vi) Provide automatic door openers on the doors providing access to the bicycle room(s) and note on plans.
- (vii) Dimension all stall widths, column encroachments, and maneuvering aisle widths.

Note to Applicant: Ensure column sizing and placements comply with the Parking and Loading Design Supplement. A column 2' in length must be set back 2' from either the opening to or the end of the parking space. A column 3' long may be set back 1'.

- (viii) The slope and crossfall within the parking and loading areas shall not exceed 5%.
- (ix) Provision of on-site maneuvering for all Class B and C loading spaces. Provide improved plans showing the loading spaces with the required loading throats and maneuvering in 3 movements or less.
- (x) Provision minimum vertical clearance for the main ramp, security gates, and loading bays.

Note to Applicant: A section drawing is required showing elevations, and vertical clearances. The minimum vertical clearance should be noted on plans. 2.3 m of vertical clearance is required for access and maneuvering to all disability spaces. A minimum of 3.8 m of vertical clearance is required for Class B loading spaces and maneuvering.

- (xi) Provision of an improved plan showing the access route from the Class A bicycle spaces to reach the outside.

Note to Applicant: The route must be 'stairs free' and confirm the use of the parking ramp, if required.

- (xii) Provision of design elevations on both sides of the parking ramp at all breakpoints, both sides of the loading bay, within the parking areas and at all entrances.

Note to Applicant: Ensure the various ramp designs meet the following requirements:

- a. The slope must not exceed 10% for the first 20' from the property line.
- b. The slope must not exceed 12.5% after the first 20' from the property line. 15% slopes may be acceptable if a 7.5% to 10% transition ramp is provided at the bottom for at least 4 m in length.
- c. Ramps which have a 15% slope and are exposed to the weather must be heated.
- d. Provision of two-way traffic flow in the main ramp (Section I.B) - 9'x9' corner cut through the inside radius at the bottom of the main parking ramp to enable two vehicles to pass each other unobstructed.
- e. Corner cuts are required at the top and bottom of ramps to provide adequate radii for continuous two-way traffic flow where 200 or more vehicles are being served.
- f. Parking ramps must be designed to position vehicles perpendicular to the street to facilitate ease of vehicle ingress and egress from either direction of travel in the lane.

#### *Low Carbon Energy*

51. All buildings in the development connected to a City-Recognized Low Carbon Energy System shall adhere to the following conditions:

- (i) The proposed approach to site heating and cooling, developed in collaboration with the City, shall be provided in detail prior to the issuance of any development permit, to the satisfaction of the General Manager of Engineering Services.
- (ii) Detailed design of the Low Carbon Energy System(s), including but not limited to building HVAC, mechanical heating system and domestic hot water system must be submitted and approved by the General Manager of Engineering Services prior to issuance of building permit.
- (iii) The energy system for the development shall be designed in such a way as to enable energy metering and the monitoring of performance metrics during system operation for the purpose of optimizing system performance and preparing system performance reports. The applicant shall refer to *the Performance Monitoring and Reporting Requirements for Low Carbon Energy Systems* (updated February 2014 or later) for a summary of minimum requirements. The applicant will be required to demonstrate compliance with these requirements prior to issuance of building permit.
- (iv) Final detailed design of the Low Carbon Energy System(s) must be to the satisfaction of the General Manager of Engineering Services.

#### CONDITIONS OF BY-LAW ENACTMENT

- c) That, prior to enactment of the CD-1 By-law, the registered owner shall on terms and conditions satisfactory to the Director of Legal Services and to the General Manager of Planning, Urban Design and Sustainability, the General Manager of Parks and Recreation, the General Manager of Community Services, the General Manager of Engineering Services, and the Approving Officer, as necessary, and at the sole cost and expense of the owner/developer, make arrangements for the following:

Note: With regard to Parcel or Phasing numbers refer to Figure 4: Proposed Development Phasing and with regard to Streets refer to Figure 7: Transportation Network in the policy report titled "CD-1 Rezoning: 500-650 West 57th Avenue (Pearson Dogwood)".

#### Engineering

- 1. Arrangements to the satisfaction of the General Manager of Engineering Services, the Approving Officer, and the Director of Legal Services for the following.
  - (i) Subdivision of Lots 2 to 5, Block 1004, DL 526, Plan 20607 to create Phase 1 parcels A, B, C and E and the dedication of those portions of Internal Street 2 and 58th Avenue not encumbered by Dogwood Facility buildings.

- (ii) Registration of a No Development Covenant over the remainder of the development site to secure the subsequent subdivisions for the development sites, transit parcel, park and farm parcels, housing parcels, childcare parcel and road dedications.
- (iii) Registration of Statutory Right-of-Way (SRW)/Option to Purchase agreements over the proposed public roads for the rest of the site. The 66 ft. wide roads are to be defined by a Reference Plan of Statutory Right-of-Way suitable for registration at the Land Title Office. The SRW for road purposes (66 ft. wide) is to be operable upon notice to exercise the option and the option is to be exercised and the portions of roads dedicated prior to occupancy of each of the applicable phased parcels.
- (iv) Registration of a Statutory Right-of-Way (SRW) over the "High Street Commons", "Pearson Plaza", "Transit Plaza", "Cambie Walk Retail Plaza" and the site-wide system of internal walkways, for 24-hour pedestrian and cyclist access and recreational use by the public. The SRW is to be a blanket charge (defined by sketch plan) and to be modified to volumetric plan based on the as-built conditions. The modifications are to be registered prior to occupancy of each of the applicable phased parcels. Maintenance of these areas is to be the responsibility of the adjacent property owners.

Note to Applicant: The spaces for walking, cycling and motor vehicle travel should be designed to encourage slow cycling without the need for dismount or be separated to provide safety and comfort for all active modes.

- 2. Arrangements to the satisfaction of the General Manager of Engineering Services, the Approving Officer, and the Director of Legal Services for the delivery to the City of a fee simple dirt site for entrance to potential future Canada Line station. To secure this condition the applicant will enter into agreements with the City which include, but may not be limited to the following requirements, all to be satisfied at no cost to the City:
  - (i) Subdivision to create a parcel of not less than 8,000 sq. ft. at the south west corner of Cambie Street and 57th Avenue;
  - (ii) Applicant will be responsible for servicing parcel;
  - (iii) Applicant will be responsible for ensuring that parcel meets *Environmental Management Act* requirements for applicable land use prior to transfer of parcel to City;
  - (iv) Parcel to be zoned for intended use;
  - (v) Parcel to be transferred to the City free and clear of any financial charges, liens and other encumbrances in Phase 1;

- (vi) Anticipated that parcel will be transferred to City by the end of the first quarter of 2025 and must be transferred to City no later than the end of the first quarter of 2027;
- (vii) If parcel is not transferred to the City by the end of the first quarter of 2027 then the City will be entitled to hold issuance of permits across any phase of the development at its sole discretion; and
- (viii) option to purchase in favour of the City to secure transfer of parcel to City.

Note to Applicant: The foregoing agreements will include holds to ensure that the parcel is delivered when anticipated/required. The foregoing agreements may also include rights for the City to trigger delivery of the parcel if applicant's development is not proceeding according to intended timelines.

3. Arrangements are to be made for release of any redundant City charges on title prior to building occupancy including, but not limited to, the following:
  - (i) Easement and Indemnity Agreement 550948M (commercial crossings),
  - (ii) Restrictive Covenant N82508 (No Development - Lots 1, 3 & 5),
  - (iii) Options to Purchase N82506 & N82504 (Park Requirements - Lots 1, 3 and 5), and
  - (iv) Associated Equitable Charges N82505 & N82507.

Note to Applicant: Arrangements are to be secured prior to zoning enactment, with release to occur prior to issuance of any occupancy permit for the site. Provision of a Letter of Commitment will satisfy this condition.

4. Make arrangements with Telus for the removal of their infrastructure located within Statutory Right of Way BW201354 on Lot 1. Provision of written confirmation from Telus and the subsequent release of the charge from title.

Note to Applicant: The release is to occur prior to occupancy and after the Telus works have been removed, relocated, and/or abandoned. Provision of a Letter of Commitment and written confirmation from Telus that arrangements are satisfactory will address this condition at the DP stage.

5. Make arrangements for the registration of a sewer Statutory Right-of-Way to the satisfaction of the General Manager of Engineering Services and the Director of Legal Services if required.
6. Make arrangements for the registration of a public access Statutory Right-of-Way for the bike stop station to the satisfaction of the General Manager of Engineering Services and the Director of Legal Services. SRW to be blanket charge and modified to a surface plan based on as-built conditions.

7. Make arrangements for the registration of a 33 m X 33m Statutory Right-of-Way (SRW) for the potential future Canada Line Station construction staging and access at the southwest corner of 57th Avenue and Cambie Street to the satisfaction of the General Manager of Engineering Services and the Director of Legal Services.
8. Make arrangements for the registration of the following surface Statutory Right-of-Ways (SRW) for sidewalk purposes on 57th Avenue, 59th Avenue, Heather Street and Cambie Street, to the satisfaction of the General Manager of Engineering Services and the Director of Legal Services:
  - (i) A 5 m x 5 m corner cut on the NW corner of the site, at the intersection of Heather Street and 57th Avenue.
  - (ii) A 1 m SRW on the south side of 57th Avenue, from Cambie Street to Internal Street 2.
  - (iii) A 3 m SRW on the north side of 59th Avenue, from Heather Street to Cambie Street.
  - (iv) A 3 m x 3 m corner cut on the SW corner of the site, at the intersection of Heather Street and 59th Avenue.

Note to Applicant: The corner cut is required in addition to the 3 m SRW on 59th Avenue.

- (v) Make arrangements for the registration of surface Statutory Right-of-Ways (SRW) for corner cuts on the SW and NW corners of Cambie Street and 58th Avenue to accommodate Class C truck maneuvering. Provide maneuvering diagrams for the largest truck required to access the site to determine the dimensions of the corner cut.

Note to Applicant: The SRWs are required to provide protected bike lanes, sidewalks and travel lanes as per the City geometric design. A legal survey of the existing dimension from the back of the City curb is required to determine the final setback/SRW dimension. The SRW areas will be free of any encumbrance such as structure, stairs, door swing, landscape and bicycle parking at grade but the encroaching building portions shown below grade and at the 3rd storey and above can be accommodated within the SRW agreement.

9. Provision of a natural watercourse agreement. Records indicate a natural watercourse passes through this site, a legal agreement ensuring that should the watercourse be discovered or impact the site during development and beyond that its flow will not be obstructed.
10. Provision of a Services Agreement to detail the on-site and off-site works and services necessary or incidental to the servicing of the site (collectively called the "services") such that they are designed, constructed and installed at no cost to the City and all necessary street dedications and rights of way for the services are provided. No development permit for the site will be issued until the security for the services is provided.

- (i) Provision for street improvements on the following streets:
  - a. The south side of 57th Avenue, from Heather Street to Cambie Street. Both sides of Heather Street, from 57th Avenue to 59th Avenue.
  - b. The west side of Cambie Street, from 57th Avenue to 59th Avenue.
  - c. The north side of 59th Avenue, from Heather Street to Cambie Street.

Street improvements generally include the following: new curb and gutter, raised protected bike lanes, protected intersections, broom finish concrete sidewalks with saw cut joints, improved street and pedestrian LED lighting, traffic signals, boulevard landscaping, pavement, crossings, curb ramps, street furniture, and all incidental Roadworks to accommodate the street improvements.

Note to Applicant: Specific public realm improvements on Cambie Street are subject to completion and adoption of the Cambie Corridor Public Realm Plan. The City will provide an approved geometric design for construction.

- (ii) Provision of Internal Street 1 including but not limited to a new concrete curb and gutter, sidewalk, pavement, tree boulevard, green infrastructure and lighting to the satisfaction of the General Manager of Engineering Services. Work to include adjustment or installation of related infrastructure to allow for the proposed road construction.
- (iii) Provision of Internal Street 2 including but not limited to a new concrete curb and gutter, sidewalk, pavement, tree boulevard, green infrastructure and lighting to the satisfaction of the General Manager of Engineering Services. Work to include adjustment or installation of related infrastructure to allow for the proposed road construction.
- (iv) Provision of the extension of 58th Avenue including but not limited to a new concrete curb and gutter, sidewalk, pavement, tree boulevard, green infrastructure and lighting to the satisfaction of the General Manager of Engineering Services. Work to include adjustment or installation of related infrastructure to allow for the proposed road construction.
- (v) Provision of a Temporary Transit Plaza including without limitation all structures, improvements, walkways, pavement, specialty pavement, surfacing, retaining walls, bollards, markings signage, Landscaping, lighting, railings, septs, seating, benches, furniture, bike racks, litter containers and all other works necessary for lighting, drainage and irrigation and all other facilities, improvements and works necessary or associated with or incidental to the aforementioned works as required in the opinion of the City Engineer and the Director of Planning to be

constructed or installed or improved in connection with the development of Parcel D.

Note to Applicant: Specific public realm improvements on Cambie Street are subject to completion and adoption of the Cambie Corridor Public Realm Plan.

- (v) Provision of new traffic signals and geometric changes at Ash Crescent and 57th Avenue to accommodate separated bicycle facilities and pedestrian crossings.

Note to Applicant: When and if a rezoning application is received for Langara Gardens (subject to the timing of the Langara Gardens rezoning) then City staff would support cost sharing for this item between the applicant and the applicant for the Langara Gardens rezoning.

- (vi) Provision of new traffic signals and geometric changes at Internal Street 2 and 57th Avenue to accommodate separated bicycle facilities and pedestrian crossings.

- (vii) Provision of new traffic signals and geometric changes at Cambie Street and 58th Avenue to accommodate separated bicycle facilities.

- (viii) Provision of traffic signal improvements and geometric changes at Oak Street and 57th Avenue and at Oak Street and 59th Avenue.

Note to Applicant: The improvements were proposed in the Transportation Assessment report and are subject to further analysis during the development permit stage. When and if a rezoning application is received for Langara Gardens (subject to the timing of the Langara Gardens rezoning) then City staff would support cost sharing for this item between the applicant and the applicant for the Langara Gardens rezoning.

- (ix) Provision of traffic signal improvements and geometric changes at Heather Street and 57th Avenue to accommodate semi-actuated traffic signals and separated bicycle facilities.

Note to Applicant: There are existing pedestrian signals. The improvements, subject to a detailed review of the intersection, may include full reconstruction of the signals. When and if a rezoning application is received for Langara Gardens (subject to the timing of the Langara Gardens rezoning) then City staff would support cost sharing for this item between the applicant and the applicant for the Langara Gardens rezoning.

- (x) Provision of traffic signal improvements and geometric changes at Cambie Street and 57th Avenue.



Note to Applicant: The improvements, subject to a detailed review of the intersection, may include full reconstruction of the signals. When and if a rezoning application is received for Langara Gardens (subject to the timing of the Langara Gardens rezoning) then City staff would support cost sharing for this item between the applicant and the applicant for the Langara Gardens rezoning.

- (xi) Provision of traffic signal improvements and geometric changes at Cambie Street and 59th Avenue.

Note to Applicant: The improvements, subject to a detailed review of the intersection, may include full reconstruction of the signals.

- (xii) Provision of improvements and geometric changes at the intersection of Heather Street and 59th Avenue including removal of the existing traffic circle and installation of a crosswalk with paint markings and signage.
- (xiii) Provision of a crosswalk with paint markings and signage on the south leg of the intersection of Heather Street and Internal Street 1 and a corner bulge on the south side of Internal Street 1.
- (xiv) Provision of \$200,000, at the discretion of General Manager of Engineering Services, for traffic monitoring and calming measures to reduce vehicle traffic in adjacent neighbourhoods.

Note to Applicant: A letter of credit or cash deposit in the value of up to \$200,000 is required to be delivered prior to By-law enactment. Any balance or unused funds may be returned after 5 years of the occupancy of the last building.

- (xv) Provision of upgraded street lighting on 59th Avenue, 57th Avenue, Cambie Street and Heather Street, and new pedestrian lighting on 59th Avenue (North Arm Trail) to current standards.

Note to Applicant: A review of the existing lighting is required to determine its adequacy. When and if a rezoning application is received for Langara Gardens (subject to the timing of the Langara Gardens rezoning) then City staff would support cost sharing for items on 57th Avenue between the applicant and the applicant for the Langara Gardens rezoning.

- (xvi) Provision of adequate water service to meet the fire flow demands of the project. The current application lacks the details to determine if water main upgrading is required. Please supply project details including projected fire flow demands, sprinkler demand, hydrant load, and domestic water demands to determine if water main upgrading is required. Should upgrading be necessary then arrangements to the satisfaction of the General Manager of Engineering Services and the Director of Legal Services will be required to secure payment for the

upgrading. The developer is responsible for 100% of any water system upgrading that may be required.

- (xvii) Provision of a new water main along Cambie Street from 57th to 59th Avenue, to the satisfaction of the General Manager of Engineering Services. The developer is responsible for 100% of the costs.

Note to Applicant: The Site cannot be serviced off 59th Avenue unless the developer provides a new water main along 59th Avenue between Cambie Street and Heather Street. The site is located along a zone boundary and is serviced by 2 different pressure zones. The pressure zone boundary will need to be adjusted so the entire site is within a single pressure zone. Additional onsite water mains may be required as determined by the developer if the parcels cannot be serviced from existing water mains. The developer is responsible for 100% of the costs.

- (xviii) Provision of a minimum of 4 new hydrants to provide adequate fire coverage. The developer is responsible for 100% of the costs.

Note to Applicant: The existing fire hydrant spacing is insufficient to support the proposed development.

- (xix) Provision of adequate sewer (storm and sanitary) service to meet the demands of the project. The current application lacks the details to determine if sewer main upgrading is required. Please supply project details including floor area, projected fixture counts and other details as required by the City Engineer to determine if sewer system upgrading is required. Should upgrading be necessary then arrangements to the satisfaction of the General Manager of Engineering Services and the Director of Legal Services will be required to secure payment for the upgrading. The developer is responsible for 100% of any sewer system upgrading costs that may be required.

- (xx) Provision of a condition assessment of the existing combined sewers along 59th Avenue between Heather and Cambie Street.

- (xxi) Provision of sewer separation of the existing combined sewers along 59th Avenue between Heather Street and Cambie Street, to the satisfaction of the General Manager of Engineering Services. The developer is responsible for 100% of the cost to separate the existing combined sewers.

- (xxii) Provision of a condition assessment and sewer separation of the existing combined sewers along Heather Street between 57th Avenue and 59th Avenue, and upgrades to the existing separated sewer system south of 59th Avenue to the satisfaction of the General Manager of Engineering Services. The developer is responsible for 100% of any sewer system upgrading and separation costs that may be required.

Note to Applicant: The existing separated sewer system south of 59th Avenue may need to be upgraded to meet the demands of this project. Please supply project details including floor area, projected fixture counts and other details as required by the City Engineer.

- (xxiii) Upgrades to the sewers along Heather Street will not be required if the storm and sanitary sewers are routed through the development. Registration of a sewer Statutory-Right-of-Way is required, to the satisfaction of the General Manager of Engineering Services and the Director of Legal Services.
- (xxiv) Provision of all new and existing utility services to be underground from the closest existing suitable service point. All electrical services to the site must be primary with all electrical plant, which include but not limited to System Vista, Vista switchgear, pad mounted transformers, LPT and kiosks (including non-BC Hydro kiosks) are to be located on private property with no reliance on public property for placement of these features. In addition, there will be no reliance on secondary voltage from the existing overhead electrical network on the street right-of-way. Any alterations to the existing overhead/underground utility network to accommodate this development will require approval by the Utilities Management Branch. If this development opts for a gas service, the gas riser must be installed on private property.

Note to Applicant: Ensure that in your consultation with B.C. Hydro that an area has been defined within the development footprint to accommodate such electrical plant. Please confirm that this space has been allocated and agreement between both parties has been met.

- 11. Arrangements shall be made, to the satisfaction of the General Manager of Engineering Services and Director of Legal Services, for a Right-of-Way (SRW) for the provision of space to accommodate three Public Bike Share (PBS) Stations.
  - (i) **Size:** At minimum, 3 PBS stations, of the following size shall be accommodated;
    - a. One large-sized station 43 m x 4 m (linear configuration) or 22 m x 8 m (back-to-back configuration) at the future transit plaza at Cambie Street and 57th Avenue.
    - b. One small-sized station 16 m x 4 m (linear configuration) at Heather Street and 59th Avenue.
    - c. One small-sized station 16 m x 4 m (linear configuration) at Heather Street and 57th Avenue.

Note to Applicant: The full length of the space is to be continuous. The physical station with docked bicycles is 2 m wide and has a required bicycle maneuvering zone of 2 m for a total width of 4 m.

- (ii) **Location:** The 3 stations must be fully located on private property while still clearly visible to the public with 24-hour public access. Preferred locations are near the intersection of Cambie Street and 57th Avenue (transit plaza), Heather Street and 59th Avenue (bike stop), and Heather Street and 57th Avenue to allow easy access to the street. Alternate locations for the small-sized PBS stations are at Cambie Street and 59th Avenue (minor plaza).
  - (iii) **Access:** Consideration for placement of building elements (e.g. fire department connections, HVAC vents, etc.) and landscaping that require frequent access and maintenance directly adjacent to the PBS space. These elements shall not be in conflict or cause frequent disruption to the PBS station.
  - (iv) **Surface treatment:** A hard surface is required with no utility access points within the PBS station footprint (except as noted below). Any utility access point within 1 m of the PBS space is to be identified and shown in a detailed drawing submitted. Acceptable surfaces include CIP concrete (saw cut or broom finished), asphalt and pavers. Other firm, paved materials are subject to approval.
  - (v) **Grades:** The surface must be leveled with a maximum cross slope of 3% and have a consistent grade (i.e. no grade transitions) along the length with a maximum slope of 5%. At minimum, spot elevations at the four corners of the station must be provided.
  - (vi) **Sun exposure:** There must be a minimum of 5 m vertical clearance above the PBS space in order to maximize sun exposure as station operates on solar power. Ideally the station should receive 5 hours of direct sunlight a day.
  - (vii) **Power:** Provision of an electrical service and electrical power is to be available in close proximity to the PBS station.
12. Enter into a Shared Vehicle Agreement with the City to secure the provision, operation and maintenance of Shared Vehicle(s) and the provision and maintenance of Shared Vehicle Parking Space(s) for use exclusively by such Shared Vehicle(s), on terms and conditions satisfactory to the General Manager of Engineering Services and the Director of Legal Services, including the following:
- (i) provide the following number of Shared Vehicle(s) to the development for a minimum period of 3 years:
    - a. minimum 3 Shared Vehicles for parcels with more than 299 dwelling units,
    - b. minimum 2 Shared Vehicles for parcels with more than 149 dwelling units, and

- c. minimum 1 Shared Vehicle for all other parcels with dwelling units.
- (ii) enter into an agreement with a Shared Vehicle Organization satisfactory to the General Manager of Engineering Services to secure the operation and maintenance of the Shared Vehicle(s);
- (iii) provide and maintain the Shared Vehicle Parking Space(s) for use exclusively by such shared vehicles;
- (iv) make arrangements to allow members of the Shared Vehicle Organization access to the Shared Vehicle Parking Space(s);
- (v) provide security in the form of a Letter of Credit for \$50,000 per Shared Vehicle;
- (vi) registration of the Shared Vehicle Agreement against the title to the development, with such priority as the Director of Legal Services may require and including a covenant under section 219 of the Land Title Act of British Columbia, a statutory right of way, or other instrument satisfactory to the Director of Legal Services, securing these condition; and
- (vii) provision of a letter of commitment from a car share company indicating their willingness to supply car share vehicles on the site at building occupancy.

Note to Applicant: These shared vehicles and spaces are above and beyond the base parking requirement. Shared vehicle spaces are required to be a minimum width of 2.9 m.

### Low Carbon Energy Supply

13. As part of the *Low Carbon Energy Supply Feasibility Screening Study* required in the Conditions (c) 21 and 22, a feasibility study on the use of Passive House design (or alternate near zero emissions standard), should be included if chosen as the method for achieving low carbon in non-residential, mid-rise residential, and low-rise residential buildings in the development. The feasibility study must be completed prior to issuance of the first development permit in Phase 1, and to the satisfaction of the General Manager of Engineering Services and Director of Sustainability.

Note to Applicant: The feasibility study should include estimates of incremental costs and savings and operational cost savings (depending on building ownership type) of building to Passive House, and the effect on the low carbon business case.

14. The applicant will enter into such agreements as the General Manager of Engineering Services and the Director of Legal Services determine are necessary for a Low Carbon Energy System that may include, but are not limited to, agreements which:

- (i) Require that any development and operation of a building connected to a City-recognized Low Carbon Energy System meet or outperform applicable performance requirements provided in the Form of Development Condition under Sustainability.
  - (ii) Require the delivery to the City of scheduled performance reporting on any Low Carbon Energy System(s), containing detailed information as required and to the satisfaction of the General Manager of Engineering Services.
- 15. As part of the *Low Carbon Energy Supply Feasibility Screening Study* required in the Conditions c) 13 and 14, include a feasibility study on the use of Passive House design (or alternate near zero emissions standard, as approved by the Director of Sustainability) for achieving low carbon in non-residential, mid-rise residential, and low-rise residential buildings in the development. The feasibility study must be completed prior to issuance of the first development permit in Phase 1, and to the satisfaction of the General Manager of Engineering Services and Director of Sustainability.  
  
Note to Applicant: The feasibility study should include estimates of incremental costs and savings and operational cost savings (depending on building ownership type) of building to Passive House, and the effect on the low carbon business case.
- 16. The applicant will enter into such agreements as the Director of Sustainability and the Director of Legal Services determine are necessary that may include, but are not limited to, agreements which:
  - (i) Require that any development of a building meet or outperform the GHGI performance limits by building type provided in Condition (b) 38.
  - (ii) For buildings meeting the requirements of the *Green Buildings Policy for Rezonings* (amended February 7, 2017), the applicant will enter into an agreement with the City, on terms and conditions acceptable to the Director of Sustainability and the Director of Legal Services, that requires the future owner of the building to report energy use data, on an aggregated basis, for the building as a whole and certain common areas and building systems. Such an agreement will further provide for the hiring of a qualified service provider to assist the building owner for a minimum of three years in collecting and submitting energy use data to the City.

### Social Policy

- 17. Make arrangements to the satisfaction of the Director of Legal Services, in consultation with the General Manager of Real Estate and Facilities Management and the General Manager of Community Services, for the provision of a 69-space childcare facility in phase 1. To secure this condition the applicant will enter into agreements with the City which include, but may not

be limited to, the following requirements, all to be satisfied at no cost to the City:

- (i) construction and delivery of a turnkey and fully fit, finished, equipped and supplied 69 space childcare facility on Parcel C in Phase 1 which meets the City's Childcare Design Guidelines and Childcare Technical Guidelines;
- (ii) fully fit, finished, equipped and supplied childcare facility to be transferred to the City;
- (iii) the childcare facility will have an indoor area of at least 765 sq. m (8,235 sq. ft.) on one level, a dedicated adjacent outdoor space of not less than 745 sq. m (8,020 sq. ft.), dedicated parking stalls and amenity and storage spaces;
- (iv) requirement to air space subdivide the parcel within which the childcare facility is situate and transfer the remainder parcel (housing the childcare facility) to the City free and clear of any financial charges, liens and other encumbrances prior to the issuance of an occupancy permit for any other development on Parcel C;
- (v) Anticipated that parcel will be transferred to City by the end of the first quarter of 2022 and must be transferred to City no later than the end of the first quarter of 2025;
- (vi) If parcel is not transferred to the City by the end of the first quarter of 2025 then the City will be entitled to hold issuance of permits across any phase of the development at its sole discretion; and
- (vii) option to purchase in favour of the City to secure transfer of the childcare facility and the remainder parcel; and
- (viii) air space easement agreement will provide that shared systems to be maintained by owner(s) of one of the air space parcels and that costs of maintaining shared systems will be shared in fair and equitable manner between owners of all parcels, including the City as owner of the remainder parcel. Agreement to include other standard provisions including reciprocal indemnities between the owners.

Note to Applicant: The foregoing agreements will include holds to ensure that the parcel is delivered when anticipated/required.

## Housing

### *Social Housing (turnkey)*

18. Make arrangements to the satisfaction of the General Manager of Community Services, the General Manager of Real Estate and Facilities Management and

the Director of Legal Services for the delivery to the City of turnkey social housing units in phase 1 and phase 2. To secure this condition the applicant will enter into agreements with the City which include, but may not be limited to the following requirements, all to be satisfied at no cost to the City:

- (i) construction and delivery of a minimum of 138 social housing units in no less than 117,201 sq. ft. of buildable area to be designed, constructed and equipped in accordance with the City's Housing Design and Technical Guidelines in Parcel A of Phase 1 along with required parking, storage and amenity spaces;
- (ii) construction and delivery of a minimum of 223 social housing units in no less than 188,811 sq. ft. of buildable area to be designed, constructed and equipped in accordance with the City's Housing Design and Technical Guidelines in Parcel D of Phase 2 along with required parking, storage and amenity spaces;
- (iii) in each of phase 1 and phase 2, air space subdivide the parcel within which the social housing units are situate and transfer the remainder parcel (housing the social housing units) to the City free and clear of any financial charges, liens and other encumbrances prior to the issuance of an occupancy permit for any other development on Parcel A and Parcel D respectively;
- (iv) anticipated that social housing remainder parcel in Phase 1 will be transferred to City by the end of the first quarter of 2022 and must be transferred to City no later than the end of the first quarter of 2024;
- (v) if the social housing remainder parcel in Phase 1 is not transferred to the City by the end of the first quarter of 2024 then the City will be entitled to hold issuance of permits across any phase of the development at it sole discretion;
- (vi) anticipated that social housing remainder parcel in Phase 2 will be transferred to City by the end of the first quarter of 2025 and must be transferred to City no later than the end of the first quarter of 2027;
- (vii) if the social housing remainder parcel in Phase 2 is not transferred to the City by the end of the first quarter of 2027 then the City will be entitled to hold issuance of permits across any phase of the development at it sole discretion;
- (viii) option to purchase in favour of the City to secure transfer of the social housing units and the remainder parcel in each of Phase 1 and Phase 2; and
- (ix) air space easement agreement will provide that shared systems to be maintained by owner(s) of one of the air space parcels and that costs of maintaining shared systems will be shared in fair and equitable manner



between owners of all parcels, including the City as owner of the remainder parcel. Agreement to include other standard provisions including reciprocal indemnities between the owners.

Note to Applicant: The foregoing agreements will include holds to ensure that the parcel is delivered when anticipated/required.

*Social Housing (dirt sites)*

19. Make arrangements to the satisfaction of the General Manager of Community Services, the General Manager of Real Estate and Facilities Management and the Director of Legal Services for the delivery of two fee simple dirt sites (Parcels H2 and H3) in Phase 5 comprising at least one acre of land. To secure this condition the applicant will enter into agreements with the City which include, but may not be limited to the following requirements, all to be satisfied at no cost to the City:
  - (i) Subdivision to create Parcels H2 and H3;
  - (ii) Applicant will be responsible for servicing parcels;
  - (iii) Applicant will be responsible for ensuring that parcels meet *Environmental Management Act* requirements for residential land use prior to transfer of parcels to City;
  - (iv) Parcels H2 and H3 to be zoned to build at least 74 and 105 social housing units respectively and with a minimum buildable area of at least 65,520 sq. ft. and 89,468 sq. ft., respectively;
  - (v) Parcels H2 and H3 will be transferred to the City free and clear of any financial charges, liens and other encumbrances;
  - (vi) Anticipated that parcels will be transferred to City by the end of the first quarter of 2022 and must be transferred to City no later than the earlier of the end of the first quarter of 2027 and the date that the first occupancy permit is issued for Phase 4;
  - (vii) If parcels are not transferred to the City by the end of the first quarter of 2027 then the City will be entitled to hold issuance of permits across any phase of the development at its sole discretion;
  - (viii) Applicant will deliver a subdivision plan to create Parcel H2 and H3 which has been approved by the Approving Officer and the General Manager of Community Services, the General Manager of Real Estate and Facilities Management and the Director of Legal Services prior to issuance of the first development permit application for Phase 4;

- (ix) Applicant will complete the transfer of the parcels to the City no later than the earlier of the end of the first quarter of 2027 and the date that the first occupancy permit is issued for Phase 4; and
- (x) options to purchase in favour of the City to secure transfer of parcels to City.

Note to Applicant: The foregoing agreements will include holds to ensure that the parcel is delivered when anticipated/required. The foregoing agreements may also include rights for the City to trigger delivery of the dirt sites if applicant's development is not proceeding according to intended timelines.

#### *Pearson Supportive Units*

- 20. Make arrangements to the satisfaction of the General Manager of Community Services and the Director of Legal Services for the delivery of a minimum of 114 replacement Pearson supportive housing units. To secure this condition the City may require the applicant to enter into agreements with the City which include, but may not be limited to the following requirements, all to be satisfied at no cost to the City:
  - (i) delivery of a minimum of 50 units within Phase 1; and delivery of a minimum of 64 units across phases 2-5 as follows:
    - a. 40 units to be delivered in phase 2;
    - b. 14 units to be delivered in phase 3;
    - c. 5 units to be delivered in Phase 4; and
    - d. 5 units to be delivered in Phase 5.
  - (ii) Requirements regarding resident relocation, phasing and demolition as set out in part (b) of this Appendix B.

Note to Applicant: The General Manager of Community Services may agree to vary the proposed phasing plan for phases 2-5 as part of a Development Permit application, provided that there is evidence satisfactory to the General Management of Community Services to demonstrate that the proposed variations better reflect the requirements of the Pearson residents. The foregoing agreements will include holds to ensure that the Pearson replacement units are delivered when anticipated and may include holds on permits for subsequent phases as required.

- 21. Applicant to provide a preliminary resident relocation, construction phasing and demolition plan for the replacement of the existing Pearson units prior to enactment of the rezoning.

#### **Adult Day Centre**

- 22. Make arrangements to the satisfaction of the General Manager of Planning, Urban Design and Sustainability, the General Manager of Community Services

and the Director of Legal Services for the delivery of a minimum of 4,719 sq. ft. adult day centre. To secure this condition the City may require the applicant to enter into agreements with the City which require the applicant to design, construct and transfer the adult daycare facility to Vancouver Coastal Health Authority in Phase 1 all to be satisfied at no cost to the City.

Note to Applicant: The foregoing agreements will include holds to ensure that the adult day centre is delivered when anticipated and may include holds on permits for subsequent phases as required.

### **Musqueam First Nation Housing**

23. Make arrangements to the satisfaction of the General Manager of Community Services and General Manager of Real Estate and Facilities Management to secure the delivery of 12 turnkey social housing units which will be made available for use by the Musqueam First Nation ("MFN"). To secure this condition the City may require the applicant to enter into agreements with the City which include, but may not be limited to the following requirements, all to be satisfied at no cost to the City:
- (i) construction of 12 turnkey social housing units or payment of the cost of constructing 12 turnkey social housing units prior to issuance of the first occupancy permit for any development in Phase 4;
  - (ii) applicant to work with VCH and MFN to agree on the preferred location of the 12 social housing units;
  - (iii) applicant to work with VCH and MFN to agree on the ownership arrangements for the 12 social housing units; and
  - (iv) for the purposes of determining the construction cost of the social housing units the parties may use the construction costs for the turn key social housing units delivered to the City in Phase 1 and Phase 2 adjusted for inflation as appropriate.

Note to Applicant: The foregoing agreements will include holds to ensure that the Musqueam housing units are delivered when anticipated and may include holds on permits for subsequent phases as required.

### **Therapeutic Pool**

24. Make arrangements to the satisfaction of the General Manager of Planning, Urban Design and Sustainability and the General Manager of Community Services to design and construct a warm water therapeutic pool built to current standards. To secure this condition the City may require the applicant to enter into agreements with the City which include, but may not be limited to the following requirements, all to be satisfied at no cost to the City:
- (i) Pool to be completed during phase 1.

Note to Applicant: The General Manager of Planning, Urban Design and Sustainability may consider a proposal for an alternative off-site location, co-located with another aquatic facility, prior to the submission of a development permit for Parcel C, provided that the off-site location has been secured through legal agreement and that there is evidence satisfactory to the General Manager of Planning, Urban Design and Sustainability and the General Management of Community Services to demonstrate that the alternative location meets current standards and the needs of the pool user community. The foregoing agreements will include holds to ensure that the Therapeutic Pool is delivered when anticipated and may include holds on permits for subsequent phases as required.

## Parks

25. Make arrangements to the satisfaction of the General Manager of Parks and Recreation in consultation with the General Manager of Planning, Urban Design and Sustainability, General Manager of Community Services and the Director of Legal Services for the delivery of a 2.5 acre park and 1 acre urban farm. To secure this condition the applicant will enter into agreements with the City which include, but may not be limited to the following requirements, all to be satisfied at no cost to the City:
  - (i) Subdivision to create 2.5 acre park parcel and 1 acre farm parcel;
  - (ii) Applicant will be responsible for servicing parcels;
  - (iii) Applicant will be responsible for ensuring that parcels meet *Environmental Management Act* requirements for intended use prior to transfer of parcels to City;
  - (iv) Parcels to be zoned for park and farm use, respectively;
  - (v) Park Board to design and construct the park and the urban farm through a Park Board led design and consultation process;
  - (vi) cost of park construction will be paid for through Park DCLs;
  - (vii) Park parcel will be transferred to the City free and clear of any financial charges, liens and other encumbrances during Phase 1;
  - (viii) Urban farm parcel will be transferred to the City free and clear of any financial charges, liens and other encumbrances during Phase 1;
  - (ix) Anticipated that park parcel and farm parcel will be transferred to City by the end of the first quarter of 2022 and must be transferred to City no later than the end of the first quarter of 2024;

- (x) If parcels are not transferred to the City by the end of the first quarter of 2024 then the City will be entitled to hold issuance of permits across any phase of the development in its sole discretion;
- (xi) options to purchase in favour of the City to secure transfer of parcels to City;

Note to Applicant: The foregoing agreements will include holds to ensure that the park and farm parcels are delivered when anticipated/required. The foregoing agreements may also include rights for the City to trigger delivery of the park and farm parcels if applicant's development is not proceeding according to intended timelines.

#### Public Art

- 26. Execute an agreement satisfactory to the Directors of Legal Services and Cultural Services for the provision of public art in accordance with the City's Public Art Policy, such agreement to provide for security in a form and amount satisfactory to the aforesaid officials; and provide development details to the satisfaction of the Public Art Program Manager.

Note to Applicant: Please call Karen Henry, Public Art Planner, 604 673 8282, to discuss your application.

#### Environmental Contamination

- 27. If applicable:
  - (i) Submit a site profile to Environmental Services (Environmental Protection);
  - (ii) As required by the Manager of Environmental Services and the Director of Legal Services in their discretion, do all things and/or enter into such agreements deemed necessary to fulfill the requirements of Section 571(B) of the Vancouver Charter; and
  - (iii) If required by the Manager of Environmental Services and the Director of Legal Services in their discretion, enter into a remediation agreement for the remediation of the site and any contaminants which have migrated from the site on terms and conditions satisfactory to the Manager of Environmental Services, the General Manager of Engineering Services and Director of Legal Services, including a Section 219 Covenant that there will be no occupancy of any buildings or improvements on the site constructed pursuant to this rezoning until separate Certificates of Compliance satisfactory to the City for the on-site and off-site contamination, issued by the Ministry of Environment, have been provided to the City.

### Potential 57th Avenue Canada Line Station Contribution

28. Pay to the City a Community Amenity Contribution of \$20,000,000 which the applicant has offered to the City to be allocated towards the construction of a future station at 57th Avenue and Cambie Street.

Note to Applicant: Should the station not be attainable in the long-term future, the financial contribution towards a future station would be re-allocated to address the amenity priorities identified for Pearson Dogwood and those in and around the Cambie Corridor consistent with the respective public benefit strategies.

29. Payment of the cash portion of the CAC is to be made as outlined below, at no cost to the City, and on terms and conditions satisfactory to the Director of Legal Services:
- (i) \$10,000,000 must be paid in cash prior to issuance of the first occupancy permit in Phase 1 and \$10,000,000 must be paid in cash prior to issuance of the first occupancy permit in Phase 2; and
  - (ii) interest will accrue at prime plus 3% (per Bank of Montreal daily prime rates) from the date when such payment is due until the date that such amount is fully paid;
  - (iii) The deferral of the \$20,000,000 cash CAC will be secured by a corporate guarantee (the "City Security") provided by RPMG Holdings Ltd., all to the satisfaction of the City's Director of Legal Services (subject to due diligence on such corporation), or other security satisfactory to the Director of Legal Services. The City will be entitled to realize on the City Security if the required payments are not made to the City in the amounts and at the times set out above.

Note to Applicant: In addition to the City Security, payment will be secured with agreements (including Section 219 covenants) which include permit holds to ensure that the cash CAC is delivered when required and may include holds on permits for subsequent phases as required.

Note to Applicant: Where the Director of Legal Services deems appropriate, the preceding agreements are to be drawn, not only as personal covenants of the property owners, but also as registerable charges pursuant to the Land Title Act.

The preceding agreements are to be registered in the appropriate Land Title Office, with priority over such other liens, charges and encumbrances affecting the subject site as is considered advisable by the Director of Legal Services, and otherwise to the satisfaction of the Director of Legal Services prior to enactment of the By-law and at no cost to the City.

The preceding agreements shall provide security to the City including indemnities, warranties, equitable charges, letters of credit and withholding of permits, as deemed

necessary by and in a form satisfactory to the Director of Legal Services. The timing of all required payments, if any, shall be determined by the appropriate City official having responsibility for each particular agreement, who may consult other City officials and City Council.

\* \* \* \*

500-650 West 57th Avenue (Pearson Dogwood)  
DRAFT CONSEQUENTIAL AMENDMENTS

PARKING BY-LAW NO. 5059

Schedule C  
CD-1 District Parking Requirements

Address	By-law No.	CD-1 No.	Parking Requirements
500-650 West 57th Avenue (Pearson Dogwood)	( )	( )	<p>Parking, loading and bicycle spaces to be in accordance with by-law requirements, except that:</p> <p>(a) A minimum of 1 drop-off space for every 8 full time equivalent childcare spaces and 2 staff parking spaces.</p> <p>(b) Visitor parking for all dwelling uses between 0.075 and 0.15 spaces per unit.</p> <p>(c) Minimum vertical clearance for Class B loading shall be 3.8 m for residential uses and 4.1 m for non-residential uses.</p> <p>(d) Class A bicycle parking for all dwelling uses other than seniors, Seniors supportive housing or Assisted Living. A minimum of:</p> <p style="padding-left: 20px;">a. 1 space per unit less than 50 sq. m</p> <p style="padding-left: 20px;">b. 2 spaces per unit greater than 50 sq. m and less than 95 sq. m</p> <p style="padding-left: 20px;">c. 3 spaces per unit greater than 95 sq. m</p> <p>(e) Class A bicycle parking for Office, Retail and Service Uses: A minimum of 1 space per 300 sq. m</p>

SIGN BY-LAW NO. 6510

Amend Schedule E (Comprehensive Development Areas) by adding the following:

“500-650 West 57th Avenue (Pearson Dogwood) [CD-1#] [By-law #] B (C-2)”

NOISE BY-LAW NO. 6555

Amend Schedule B (Intermediate Zone) by adding the following:

“[CD-1#] [By-law #] 500-650 West 57th Avenue (Pearson Dogwood)”

\* \* \* \* \*



500-650 West 57th Avenue (Pearson Dogwood)  
ADDITIONAL INFORMATION

Urban Design Panel (November 2, 2016)

**EVALUATION: NON-SUPPORT (3-5)**

**Introduction:** Yardley McNeill, Rezoning Planner, and Sailen Black, Development Planner, introduced the project as a 10.28 hectare site bounded by Cambie Street, Heather Street, 57th Avenue and 59th Avenue. Langara Gardens is to the north, there is single-family housing to the south, Churchill Secondary School and Laurier Elementary are to the north and west, and Langara golf course is to the east. The site is in the traditional territory of the Musqueam First Nation.

The site currently contains more than 319 trees. It also includes various low-rise buildings such as the Stan Stronge pool for persons with disabilities, The George Pearson Centre which supports people with physical disabilities, and the Dogwood Lodge which supports seniors with complex care needs.

The Rezoning Policy for Sustainable Large Developments goals include: Sustainable site design, Green mobility, Rainwater Management, and Low Carbon Energy Supply. A policy statement also articulates the nature, scale and obligations of redevelopment. Policy covers a wide range of parameters including land uses heights, parks and open spaces, and site circulation.

This application looks to establish the overall form of development, including location of building heights, setbacks, character and distribution of different open spaces. There is a proposed FSR of 2.8 FSR (3,097,262 sq. ft.) for the whole site, and heights range from three storeys along 59th Avenue to 28 storeys on 57th Avenue.

Also proposed are the removal of 258 trees and the planting of 550 new trees on-site. The proposed setbacks aim to provide balance between pedestrian interface at the edges, trees and the on-site program. New development includes about 3 million sq. ft. of built area.

Panel's Previous Consensus on Key Aspects Needing Improvement:

- The Panel recommended the applicant go back and identify a core philosophy and vision. It will enable the applicant to develop architecture that is very identifiable and create a unique sense of place;
- The Panel recommended the project stand out and set an example of design excellence in the city;
- Social sustainability, if developed more, is something that could form the basis of a strong philosophy of design. It would result in a shift in topologies and create a new model of architecture;
- Without a stronger core concept, there might be the danger of the design being 'nicked away at';
- The Panel mostly agrees that the western third and southeastern side of the design do not fit together;

- There were concerns about the urban farm, at the central heart of the community, being fallow much of the year.

Advice from the Panel on this application was sought on the following:

1. Does the Panel support the proposed form of development, including:
  - a. Setbacks
  - b. Distribution of heights
  - c. Site density
2. Have the previous Panel comments from the workshop been addressed?
3. Does the Panel support the proposed design for the:
  - a. Main open spaces in terms of pedestrian activation and engagement
  - b. Quality and quantity of the urban tree canopy
  - c. Different modes of movement across the site, including walking, bicycling, and driving
  - d. Fulfillment of large-site sustainability goals
  - e. Responsiveness of each site edge to their different contexts
4. Can the Panel offer preliminary advice for future guidelines and public realm plan?

**Applicant's Introductory Comments:** The applicant team started by noting that the application includes a centrally located 2 ½ acre park with full access for the neighbourhood. There is also a transit stop proposed at 57th Avenue and Cambie Street, and the bulk of the density is clustered close to the transit stop. The Dogwood Lodge units will be clustered, but the Pearson units are spread throughout the site. All the buildings are meant to frame the open spaces, and consultation is being done with the Musqueam to provide a first nations heritage presence on the site.

A lot of Pearson residents are older or have mobility challenges, so there is a wellness zone which is meant to be completely car-free. Diagonal desire lines are used to locate the routes to bring people into and through the space. The design objective has been to facilitate social interaction by creating a series of open spaces where people can bump into each other and build social networks.

An existing urban farm is being relocated in the centre of the site, and there are opportunities for edible landscaping, urban plots and orchards. The farm is meant to be an all-season showcase to allow people to make connections between people and their food. Due to the location of the farm it needs to be activated and used year round to be a centrepiece, which means that it needs to be well integrated into the site.

A three-pronged approach based on education, production and social interaction has been proposed for this area. Special attention has been paid to making it usable during the winter months. The location is meant to maximize the solar exposure all year round without moving any trees.

Through building sculpting there are a number of pocket park-like locations in a variety of sizes, along with children's play spaces and additional area for urban agriculture. Site-wide

storm water management systems and additional sustainable systems are also being considered.

The applicant team then took questions from the panel.

**Panel's Consensus on Key Aspects Needing Improvement:**

- The 57th Avenue setback could be increased to save trees and create a great streetscape;
- Consideration should be given to the scale and flexibility of the Cambie Street setback;
- More variety in building height is needed - consider creating a higher tower that is a focal point ;
- Height should be redistributed throughout the site from the southwest corner;
- The diagonal connections into the centre would work better if that centre was a 'heart' for gathering rather than a farm;
- The diagonal connection running from the northeast corner should be widened;
- More drama, contrasting urban form, needs to happen on this site;
- A wider east-to-west corridor would improve the bike route;
- More canopy could be added, but with concern for the root structure;
- The bike path has conflicts with how it runs into the farm;
- The Cambie edge is currently of concern - moving the YMCA onto Cambie would make it better;
- Consideration should be given to treating this as a series of neighbourhoods which are tied together;
- More public art is needed;
- Use more robust materials adjacent to the farm;
- The form of development does not yet reflect the proposed core vision.;

**Related Commentary:** A good job has been done addressing the previous comments, but this project does not appear to have a gathering place or focal point. There are blocks laid out but nothing which tie them together. More needs to be done with the tower strategy other than just placement based on even separation.

There is a strong commercial corner near the transit station, the block south of this is a mix but the YMCA looks like a big black box and does not do much to animate the area. Consider flipping the YMCA to the corner and having more residences in that location in order to improve the organization of the scheme. Look at the site as a series of neighbourhoods fronting onto a park in order to create a community knitted together by an open space. Improve the north-to-south connection points as there is currently not enough flow in these areas. Consider more activation on the northeast side.

There needs to be a clear vision on retail strategy and the site edges need further development. More consideration needs to be given on how this contributes positively to the evolution of urban form in Vancouver. Overall this project just needs something more.

Consider moving the farm more to the side to make it less of a focal piece as there is potential for it to become segregated off in the future. The farm location should be used as a

place of arrival and gathering with hard surfaces. The farm should be a genuine urban farm, maybe with greenhouses to create a buffer with the residential. The urban farm would also be better at the south side, to use the water with the farm.

As one moves from northwest to southwest there are conflicts with the urban farm as bikes will be mixing with wheelbarrows, etc. Consider darker and more robust materials adjacent to the urban farm to give the site a more urban-forest rugged look. As well, consider adding Dogwood trees to the site.

Consider adding in some good rooftop spaces, but be careful with the 57th Avenue tree canopy. The 'health' aspect needs to consider all ages and types of activity. The plaza is currently not well-animated and needs something to liven it up. Consider adding a second children's play area to add more play space and provide animation.

Consider varying the height of the buildings as the southeast area along Cambie Street is quite monotonous and needs something to add interest. The interfaces, details and grain of the buildings are the key; more needs to be done with them along 57th Avenue. A 20-storey form is too high for the northwest corner; consider moving some of this height to the northeast. More height variation is needed overall in the structures throughout the site.

The tower at the southwest of the farm shadows the centre and needs to come down or be redistributed to the north. New models of architecture will be created as the project gets more serious about sustainability.

**Applicant's Response:** The applicants noted that the urban agriculture has been given a lot of thought already, and moving the farm to another location would not allow it to promote itself effectively. The purpose of it is to provoke thought about food systems, and the central location has been chosen to highlight this. The farm cannot be buried in the southwest corner and still promote food systems as the major vision focal point for the site. The big idea is to force people to bump into the farm and be educated, and urban farmers have been consulted on how to make it work in that manner.

Urban Design Panel (February 24, 2016)

#### NON-VOTING WORKSHOP

**Introduction:** Yardley McNeill, Project Manager for the Pearson Rezoning, introduced the policy history and background for the application process for Pearson Dogwood, with Kieran McConnell from Neighbourhood Energy Utilities, Andrew Ling from Rainwater Management and Maria Stanborough from Parks available for questions.

Ms. McNeill introduced the rezoning application in terms of proposed uses and programs and future steps including a return visit to the Urban Design Panel. The site is 25 acres and bounded by Cambie, Heather, 57th and 59th. The Langara Gardens site is directly to the north and the policy planning phase is still in process. The Panel recently reviewed the work to date. The Policy Statement notes that the site is in the traditional lands of the Musqueam First Nations.

The site contains 319 trees plus various low-rise buildings including:

- Stan Stronge Therapeutic Pool
- BC Ambulance Station
- George Pearson Centre (1952) supports 120 adults with physical disabilities
- Dogwood Lodge (1974) supports 113 seniors with 24 hour complex care needs
- A 1 acre farm operated by the non-profit group 'Farmers on 57th '

The Pearson rezoning application will be required to comply with the Pearson Policy Statement & Guiding Principles, the Rezoning Policy for Sustainable Large Developments, and the Green Buildings Policy for Rezoning.

The Policy Statement was approved by Council in 2014 and contains development objectives including a maximum density of 2.8 FSR (gross) and a maximum of 28-storeys, along with a set of 32 Guiding Principles centered along five themes. These themes were filtered through a lens described as "Whole Health", comprised of whole ecologies (nature, food, rain water, and energy); whole communities (providing for a diverse population in age, income level and physical abilities); and whole people (physical, emotional, mental and spiritual well-being).

The Statement envisioned a development which would be predominately residential in nature, with VCH health care related facilities including replacement housing for the George Pearson Centre, a replacement facility for the Dogwood Lodge, new therapeutic pool, Community health Centre and an Adult Day Centre. In addition the site is to include a new YMCA, 69-space child care, 2.5 acre public-park with an equal amount of publically accessible open space, retail and commercial spaces, new one acre farm and a potential future Canada Line station.

Notable urban design goals in the Policy Statement and Guiding Principles include site planning and built form sun access to the site, integration with the surroundings, responding to the site's topography, public views and architectural variety will be keys to a successful site design. Higher building forms are to be located along Cambie Street and the eastern portion of West 57th Avenue, gradually declining in scale to the southwest corner, which is to have a small-scaled residential character. Open spaces and public places - a legible, welcoming and sustainable open space system will be the foundation of Pearson Dogwood's design. A central park, natural features such as retained trees, site topography, history, public spaces and the incorporation of water in open and public spaces will be central to the site plan.

The site should be organized around a permeable plan that invites people into and through the site

Fundamental to site planning is the retention of existing significant trees and the notion of using water for visual relief and to guide pedestrian pathways and address rainwater management. The uniqueness of the site and its foundation in health and wellness should be expressed in the site development and exemplary architecture. Diagonal desire lines through the site should be expressed in the form and footprint of the buildings. Water should be incorporated into the design of the open spaces to take advantage of and celebrate the natural slope of the site, possibly reflecting the natural history of streams on the site.

The rezoning application looks to establish the overall form of development, including the location of building heights, various setbacks, and the character and distribution of different open spaces. The proposal includes the removal of 242 existing trees on the site, and planting of 550 new trees. In all, the development would be about 3 million sq. ft. of built area, and include:

- About 150,000 sq. ft. of retail space, including a grocery store at the NE corner
- 114 residential units to replace existing residents in the George Pearson, integrated throughout the site
- A new complex care facility replacing Dogwood Lodge, on the south side of the site
- A new YMCA facility including a pool
- A new therapeutic pool to replace the existing one on site
- A community Health Centre proposed on the north edge of the site
- A daycare for 69 children, proposed over the YMCA
- An urban Farm at the centre of site; and
- 2.3 million sq. ft. of market housing throughout the site

Advice from the Panel on this application was sought on the following:

1. Does the Panel support the current tree retention and replacement on and off site?
2. Does the Panel support the design for movement and travel of different modes across the site?
3. Does the Panel support the quality and nature of open spaces?
4. Are there any comments on the fulfillment of large-site sustainability goals?
5. Does the Panel have a response to each of the four site edges with their different contexts?
6. Are there any comments to inform future guidelines and public realm plan?

**Applicant's Introductory Comments:** Gavin Blackstock of IBI presented the application, noting how the proposal addresses the Policy Statement.

### **Site Design**

The 2.5 acre city park has been moved to 59th Ave to provide a clear boundary to the south and better public accessibility. The urban farm has been moved to the center of the site and will be designed to provide opportunities for urban agriculture, education and community building. The site design has an emphasis on hardscape and urban character in the east and curved building forms and softscape in the west. All building corners are held back creating mini plaza areas to invite people into the site. A large contiguous car free zone is planned, with fewer roads than shown at the policy stage. The whole central area will require cyclists to either slow down or dismount. The key public spaces are the Cambie Street Walk - a diagonal route south from the northeast corner, the High Street Commons - a north-south route connecting Pearson to Langara Gardens, Pearson Plaza - the heart of the social gathering spaces, the east-west promenade above the farm, the urban farm and the city park.

### **Built Form**

Heights were in line with the council approved policy statement. The tallest heights are clustered around the transit station tapering off to the south and to the east. They were offset from the towers at Langara to preserve the views and try to minimize the impact of the

new towers on existing towers. There are transitioning buildings to the south to align with the existing single family homes, as well as stepping buildings in some areas to try to provide sun on open spaces on retail streets. The priorities as far as massing and building heights preserve as much sun as possible in the city park as well as on the north side of the streets that are east west. The mid-rise and low rise buildings are placed at a height that would ensure solar access.

Pearson plaza has a sun corridor up and down, both at 10am and at 4pm and at all times in between. The Pearson Plaza and the retail plaza orientation capitalized on the afternoon sun. The urban farm receives a little bit of morning sun while programming some educational elements not so dependent on sunlight and also of the northwest where there is a loading zone that is also not so dependent on this sunlight.

YMCA has a therapy pool and a child daycare in a prominent visible location. The applicant has been working with VCH and YMCA to create a program for this whole block. Currently the YMCA pool and the therapy pool are at grade fronting onto Pearson Plaza animating that space. There is a community health centre planned which has a much broader scope than just the site and is located off 57th with good drop off access. There is also a complex residential care facility that is a replacement facility for Dogwood Lodge. There is also Pearson units that are units dispersed throughout the site and several of the buildings. A plan for affordable units was staggered throughout the site, with the bulk of the affordable units and the Pearson units to be delivered at the earlier phases of the project.

### **Landscape**

The landscape architect noted that elements of whole health with complete community were combined to create a healthy community. There is a park along the side that was placed along 59th Avenue giving it a clear boundary to the south, providing a publicly accessible park framed on both sides by public walkways. Over 2.5 acres are central open spaces, counting other open spaces there is upwards to about 3 acres, with a desire to connect to Cambie Street through an open space, there is a connection to the north with Langara Gardens, with an urban farm with opportunities for urban agriculture including an education and community building.

The legibility and wayfinding strategy relies on the buildings and landscape to assist with mobility through the site. Starting on the east, where the applicant is chamfering buildings, there is more of an emphasis on hardscape and urban character. In the west there are more curved buildings and an emphasis on softscape to pull people into the site. At all of the corners of the site, buildings are held back creating mini plaza areas in order to invite people into the site. Also there are some key buildings that will help with wayfinding such as the transit station which is a prominent building, as well as the YMCA. There is also a tower on the west side of the farm and the park which acts as a beacon. These are linked by the pathways that go both on the north and the south side of the urban farm.

### **Sustainability**

The stormwater management is achieved with over 3 acres of pervious surface in the city park and on urban farm and in the landscape where the road is jogged to save existing trees. The trees are saved on both private parcel development as well as legacy trees. Semi pervious soft scape will have more plants, and more soil assisting with some of the volumes of stormwater that would be running off. Up in the north and in the east where there are plaza

areas, the public realm in that part of the site would incorporate and celebrate storm events. The building rooftops will be planted.

All the buildings will be LEED Gold in accordance with the Green Buildings policy. In accordance with design guidelines the project will focus on the passive strategies at the building scale to reduce energy demand. At the large site scale there will be the zero waste policy and district energy. For the zero waste they will be working on city goals to achieve a 90% diversion rate. They are looking to target behavior when it comes to raising the diversion rate. Appropriate infrastructure at the suite and building scale will have collection spaces, signage, and wayfinding. Greenhouse gas reduction is intended to be achieved by the reduction of vehicle trips, for this pedestrian orientated site. For loading the strategy is to have at grade and below grade access for vehicles. District energy is going to service the site. Each building will have an energy transfer station that will accommodate the infrastructure. There will be a district loop that will connect to the site and so district energy buildings will be serviced. A mix of different uses on the site will contribute to load sharing which will flatten the peak demand at the site.

### **Mobility**

The applicant has created open spaces through a series of pedestrian oriented networks, with pedestrian only access. A large and contiguous car free zone is planned, as well as a completely contiguous open space network with car free linkages. A connection up to Langara has yet to be determined.

A pedestrian mobility priority is planned with the Pearson residence. It will be either bike slow down or bike dismount, and this would be marked with signage throughout the community. They are providing all ages and abilities facilities on 59th, Heather and 57th and a bike share location by the transit station.

The key public spaces are the Cambie street walk, in the northeast corner of the site, the high street commons, the gateway into the north edge of the site, the heart of the social aspect of the site Pearson Plaza, the urban farm, the city park, and the main east west promenades.

The potential future transit station and bike share facility anchor the entry plaza and offer opportunities for future wayfinding, signage and public art and start to introduce some of the site narratives such as stormwater management. The east west promenade forms the north boundary at the urban farm. The active pedestrian promenade is set slightly higher with a view of the urban farm with a city park with residential units to the north of the promenade and some opportunities for stormwater management and refined rain gardens. The different uses would be defined by the different materials creating variation depending on bikes and walkways and seating.

### **Trees**

The plan structure has been informed by the existing trees mainly in the park area, and by locating the park where it is they were able to maintain a lot of the trees. The city park will be designed through a city led project. The applicant has jogged some of the roads. The trees are retained on private development parcels by pulling back the parkades and pulling back the buildings. Five specimen trees that are highly visible are proposed for transplant throughout the project for wayfinding and celebrating those trees right now. In addition there



will be 550 new trees, some of which include legacy trees, are areas where the applicant has held back the parking structure to get native soil underground so these trees flourish and grow into large specimen trees.

The canopy coverage is about 20% in and around the area as a whole at about 12-15 % and targeting about 42% in a 25 year post development stage that includes all of the existing trees and all those that will be planted new. They are also incorporating plant rescue, by inviting residents and owners to come and collect some of the trees that might be taken down. There is also a possibility of re using some of the plant materials that might be taken down either in public art or potentially in architectural features.

### **Urban Farm**

The concept of urban agriculture with food trucks in the farmers market was suggested. A possible senior's activity centre adjacent to the VCH building is proposed. West of Pearson Plaza there is a one acre urban farm which is the site centre for urban agriculture. It is an opportunity for local communities to harvest their own food and also as a tool for education through a tool for onsite learning centre as well as outdoor classrooms around the urban farm. Therapeutic gardening, accessibility, and exercise are themes that make their way into the design of the urban farm. The aim was to activate the edges because they want to transition as it links to the other parts of the public realm and the fabric of the site.

South of the urban farm there is a 2.5 acre prominent city park in the semi portion of the site, and this will be designed through a separate city led process. All the existing mature trees on site are to be retained. There are indicative pathways that are desire lines, such as the line from the top to the bottom of the park. It follows a strong diagonal and a contour that runs through most of the site. There is also additional retention, absorption and habitat creation and programming for large and small gatherings in the park. The trees along 57th Avenue are the existing trees on the site. The east west promenade has no parking underneath it. The urban farm is going to be maintained through a non-profit partnership.

The applicant team then took questions from the panel.

### **Panel's Consensus on Key Aspects Needing Improvement:**

- The Panel recommended the applicant go back and identify a core philosophy and vision. It will enable the applicant to develop architecture that is very identifiable and create a unique sense of place;
- The Panel recommended the project stand out and set an example of design excellence in the city;
- Social sustainability, if developed more, is something that could form the basis of a strong philosophy of design. It would result in a shift in topologies and create a new model of architecture;
- Without a stronger core concept, there might be the danger of the design being 'nicked away at';
- The Panel mostly agrees that western third and southeastern side of the design do not fit together;
- There were concerns about the urban farm, at the central heart of the community, being fallow much of the year.

**Related Commentary:** The Panel noted the aspects of healthy community are commendable. The healthy community could be evolved throughout the entire site; there is urbanity in the northeast corner of the site not achieved in the western portion. This may be due to the curves on the building corners. A Panelist wonders if the site is part of the rest of the city or too unconnected although there are moves that are respectful to the neighboring context. The wellness walkways and accessibility and the public realm elements are strong. The Panel encouraged the applicant to have brainstorming session to decide on the main three drivers for the site because it has the potential to become a new benchmark, and build the project on those three ideas. For example healthy living and how that is reflected in the open spaces is one concept. It would steer the development into a precise direction. The Panel encourages the city planners to brief the applicants about health and wellness competing against developer requirements that may be imposed in the future.

The program should allow more gathering in spaces, and less focus on the park and farm. Maybe the farm could be moved so there is more space for gathering in the park. There might be a larger scale space for public gathering. Currently it seems finite and intricate. One Panel member does not agree the farm should be the heart of the community. The Panelist challenges the applicant to imagine the experience of the farm during the fall and winter. A second Panelist recommended considering that the YMCA be the heart of the site instead, despite transit accessibility. A Panelist notes competing geometries at the planning stage. The urban farm could avoid the 'farming boxes' used throughout the city, and use plants that don't have to be grown in a one by one square. There could be educational opportunities offered on the farm, for example, take the opportunity to use recycled materials on site. The urban garden could teach people how agriculture works. The spaces should be less of a patchwork.

The terracing area could be more rational and controlled as a plaza. At the west of the site, at the street, the project needs more presence and more connection to the centre of the site. A Panel member suggested the western side is not connected or as varied as it could be. The building types are quite similar and there is no variability to the forms. They encouraged more variety and porousness to the central park. Making the connections between the east west sites stronger is important because the facilities would be heavily used. A few Panel members agreed the project has a very strong master plan and is well organized. Some of the organizing principles could be very successful, such as the Cambie Street connection and high street. One Panel member commended the applicant on having pedestrian oriented areas throughout the site, not just at the centre.

The Panel mostly agrees that western third and southeastern side of the site plan does not fit together. With vision statements it would be easier to fit the site together. The park is in the right place and the zoning of the buildings are right, but at the middle of the site needs development. There is more of a public zone to the east and a more private residential zone to the west. The Panel appreciates the community integration aspect, and there are good recreation opportunities, which make it more inviting and accessible and open. It is very walkway orientated, and it could be more gathering area orientated. The public realm of the site plan is a strong aspect of the scheme.

The built form should inform some of the innovative aspects that are being addressed in the site plan. The scale might be a bit off currently, and the built form also seems repetitive and needs to be strengthened. There is concern about the day care, located on the roof, getting

shadows. The morning sun shadows the daycare, and if the building was moved over, it would be out of the shade. From a developer point of view, there is a reason the private part of the site there should be a finer grain. The building on the F site, in the middle facing out onto the park, is an important part, and it is in the correct location. Underneath the site, there should be a reduction of underground off street parking when the transit station is close by. It would enable more substantial landscaping in more areas of the site.

As far as sustainability goes, net zero should be the goal, and the zero goal should go into the re-zoning framework, and policy. The pool will be heated by district energy. Thought should be put into how district energy will be phased in.

One Panel member thought the tree strategy is well done. One Panel member thought tree retention could be stronger on the northwest side of the site. A Panel member thought memory should be more than saving and re-using trees. It should be more about topography, drama and terracing. The Panel commended the applicant on the goal to be creative. The Panel would like to see that public art is interspersed throughout site. A Panel member encouraged collaboration with the community.

**Applicant's Response:** The applicant thanked the Panel for their input.

#### **Urban Design Comments and Response**

The rezoning application was reviewed by the Urban Design Panel on November 2, 2016 and was not supported. The applicant team and staff have worked together to address the concerns of the Panel. The key aspects noted by the Panel as needing improvement are listed below, as well as the design response.

Staff conclude that the revised application reflects the principles of the 2014 Pearson Dogwood Policy Statement with regards to the built form, density and height, and embodies the aspirations of the policies for public places, open spaces, healthy community, and memory. Staff support the application, subject to the conditions noted in Appendix B and the Design Guidelines in Appendix H.

- 1) The 57th Avenue setback could be increased to save trees and create a great streetscape.
  - The building setbacks have been scaled to ensure existing trees are retained and not compromised and to provide a sidewalk width suitable to the proposed uses at-grade and pedestrian volumes. There will be further refinement and articulation of building facades at the development permit stage to contribute to the street character.
  
- 2) Consideration should be given to the scale and flexibility of the Cambie Street setback.
  - A setback of 12 - 15 feet is proposed along Cambie Street. This will allow for variety of setback and articulation of the building façade. The space will be programmed to compliment the adjacent at-grade uses and provide pedestrian interest.

- 3) More variety in building height is needed - consider creating a higher tower that is a focal point; Height should be redistributed throughout the site from the southwest corner.
  - Variety in building height is provided from the low and mid-rise forms at the southwest corner to the higher towers at the northeast corner.
  - A 16-storey tower is provided as a focal point at the western entry to the Park.
  - The tower at the southwest corner has been reduced in height to 16 storeys (from 20 storeys) to mitigate shadow and massing impact on the adjacent Park and Farm. There will be further development of the tower design at the development permit stage to ensure it reads as distinctive form within the overall context.
  
- 4) The diagonal connections into the centre would work better if that centre was a 'heart' for gathering rather than a farm.
  - The Urban Farm is an important element of the site design as it reflects a current community use (Farmers on 57th), and more broadly, the commitment to the 'Healthy Communities' vision to provide food production on site, as well as public interaction and education on food systems. The Farm has been designed to integrate with adjacent public spaces and to engage the public with more active, multi-purpose edges and visual access to the food production areas.
  
- 5) The diagonal connection running from the northeast corner should be widened.
  - The dimensions for the Cambie Walk diagonal connection are 40 feet wide at the entry, increasing to 57 feet midway, and 124 feet to open onto Pearson Plaza. The intention is to provide a variety of spatial experiences to draw people along the pathway to the central open space. A number of urban design precedents of successful pedestrian thoroughfares were studied and the proposed dimensions are comparable.
  
- 6) More drama, contrasting urban form, needs to happen on this site.
  - The urban form is intended to create moments of drama to enhance the experience of the site and its' public spaces. The diagonal passageways lead from smaller, semi-private spaces to larger public spaces to enhance site drama, and create a sense of compression and expansion. As well, overlook points open onto expansive views.
  
- 7) A wider east-to-west corridor would improve the bike route; the bike path has conflicts with how it runs into the farm.
  - The intent is to provide a pedestrian/wheelchair priority zone at the heart of the community. The proposed east-to-west promenade width of 9 m is suitable to accommodate pedestrian movement and a broad range of ages and abilities. Bicyclists will be encouraged to dismount on the east-to-west promenade through design cues.
  
- 8) More canopy could be added, but with concern for the root structure.
  - Substantial additional free tree growth and storm water infiltration zones have been provided.

- 9) The Cambie edge is currently of concern - moving the YMCA onto Cambie would make it better.
- The YMCA had decided to respectfully withdraw as a partner in the Pearson Dogwood Project. As the floor area for the YMCA was excluded, there is no change in the overall site density. A small amount of retail floor area has been relocated along the northern edge of Pearson Plaza. This use provides improved activation and animation of the Plaza. The building setback has also been increased at the north edge, which allows the east-west promenade to extend across Pearson Plaza for improved east-west connectivity.
- 10) Consideration should be given to treating this as a series of neighbourhoods which are tied together.
- The site is divided into two main precincts or neighbourhoods. The south west precinct, termed the 'Park Precinct', is characterized by residential uses, finer grained, lower buildings, and a softer public realm character with substantial greenery, including the large natural space of the Park. The north east precinct, termed the 'Great Streets' precinct, is characterized by the busier location adjacent the Cambie Corridor, with commercial and institutional uses at grade, larger grained development blocks, taller buildings and hardscape plazas and public realm.
- 11) More public art is needed.
- The intent is to provide public art in key locations throughout the site to reinforce the site vision, explore the history of the site, add visual interest and assist with way finding.
- 12) Use more robust materials adjacent to the farm.
- The intent is to choose durable and long-lasting materials in the design of the farm structures to define the Farm, and reflect the type of use and demand.
- 13) The form of development does not yet reflect the proposed core vision.
- The site vision 'Healthy Community' includes four elements seen throughout the plan: Memory, Social Interaction and Engagement, Connectivity and Accessibility, and Food Systems.

Persons with Disabilities Advisory Committee (June 1, 2017)

*Varun Banthia declared Conflict of Interest on Item No. 2 as he is a Vancouver Coastal Health employee.*

MOVED by Paul Gauthier  
SECONDED by Peter Brown

WHEREAS:

1. An application has been submitted to the City of Vancouver (the "City") for rezoning of the Pearson Dogwood lands;
2. A public consultation process is underway;
3. The George Pearson Centre ("GPC") is being closed and the building demolished;
4. The residents of GPC will be re-housed by Vancouver Coastal Health ("VCH") on the same site ("VCH Units");
5. The Persons with Disabilities Advisory Committee, Disability Alliance BC and Pearson Residents Redevelopment Group have agreed to the housing options for Pearson residents (the "Consensus Agreement");
6. The Persons with Disabilities Advisory Committee adopted a motion on March 31, 2016, which stated that its support of the rezoning application would be contingent on several conditions being met;
7. The City, VCH and the Developer have subsequently taken steps to address the concerns expressed in those conditions:
  - i. The City will ask their non-profit operating partners to make available up to 10 accessible units to Pearson residents who qualify for social housing. VCH will ensure that necessary supports are funded for that tenant. These units will be in addition to the 114 VCH Units that are part of the rezoning application;
  - ii. At least 5% of all social housing will be "accessible" units in accordance with the City's Housing Design and Technical Guidelines. City staff will support PDAC's request that 50% of that accessible housing be designed for persons using power wheelchairs. The Housing Design and Technical Guidelines do not apply to market housing on the site; however, the adaptable housing provisions of the City's Building Bylaw do apply;
  - iii. The rezoning proposal will provide 50 of the VCH Units be developed in Phase 1, 40 in Phase 2, and the remainder in Phases 3-5. The proposal will include language that will permit some variation from the numbers

in Phases 2-4, with approval of the City and based on the interests of the residents;

- iv. VCH has identified alternate purposes for the four- and six-person units in the future event that they are not a desired housing option for people with disabilities. These include low threshold/low intensity rehabilitation for people who can rehabilitate in a homelike environment and then transition to more independent living (slow-stream rehabilitation), conversion to supportive housing for seniors or respite. Alternatively, the housing could be sold as a co-housing, cooperative living model;
  - v. VCH has developed a care model for Pearson residents, which is described in its Project Overview, that is consistent with the principles of the Consensus Agreement; and,
  - vi. Design Guidelines for the development are in progress. City staff will provide some opportunity to PDAC to review them and provide input related to accessibility issues.
8. Plans for a therapeutic pool on the site to replace the Stan Stronge pool have not been finalized.

THEREFORE BE IT RESOLVED THAT the Persons with Disabilities Advisory Committee recommends approval of the application to rezone the Pearson Dogwood lands subject to the conditions that:

- A. The VCH Units be developed consistently with the consensus agreement;
- B. The Developer and VCH continue to work with the parties to the consensus agreement to ensure that the VCH Units are designed and supported in accordance with that agreement;
- C. City Staff continue to consult with PDAC to ensure that all public spaces, amenities and facilities on the site, including parks and walkways, the farm, the pool, the community health clinic, public transit and any retail space be designed to maximize inclusion of persons with disabilities and in accordance with principles of universal design and best practices.
- D. The Developer and VCH confirm plans for a therapeutic pool on the site unless they provide plans for a therapeutic pool at another site that demonstrably meets the needs of the Stan Stronge pool user community.

AND BE IT FURTHER RESOLVED THAT the Committee authorizes the Committee co-chairs and/or the chair of the Housing Subcommittee to present the Committee's recommendations to Council.

CARRIED  
(Mary-Joe Fetterly opposed)

## Active Transportation Policy Council (April 5, 2017)

The following are motions passed by the Active Transportation Policy Council at its meeting on April 5, 2017 related to the Pearson Dogwood redevelopment.

### Pearson Lands Motion

MOVED by Ben Bollinger  
SECONDED by Lisa Corriveau

#### WHEREAS

1. The redevelopment of the George Pearson Lands is an opportunity to advance green design principles, promote active transportation and community health which will enable a healthy, vibrant community in the heart of the city;
2. The City of Vancouver's Healthy City Strategy contains 13 principles which link urban planning and public health to improvements to the health and well-being for all citizens;
3. The City of Vancouver's Greenest City Action Plan makes the development of green transportation facilities a priority for achieving its objectives;
4. The Pearson Lands development includes the redevelopment of the Pearson assisted living hospital currently housing 125 residents, the relocation of the YMCA and daycare from West 49<sup>th</sup> Avenue, and a community healthcare facility, thereby potentially increasing the demand of All Ages and Abilities (AAA) pedestrian and bicycling infrastructure;
5. The current development application of the Pearson Lands will be largely residential, include a 2.5 acre park, an urban farm, mixed use pedestrian priority pathways, and bike routes shared with vehicle traffic;
6. The applicant's proposal is for bicyclists to dismount, with signs posted to that effect, as bicyclists, especially those moving at a fast speed, are seen as being incompatible with the vulnerable populations who live on the site or for whom the site is proposed for use on a daily basis.

#### THEREFORE BE IT RESOLVED THAT

1. The Active Transportation Policy Council recommends the City be guided by the recommendations in the Pedestrian Safety Study and Cycling Safety Study which favour AAA facilities, that is, protected bike lanes over shared bike lanes when there is also vehicle traffic.
2. The City have no multi-use paths and instead have separate paths for pedestrian and bicycling.



3. The Active Transportation Policy Council recommends an increase in the number of bike parking spots to 1 per bedroom (in lieu of 1 per unit) and decreasing the number of vehicle parking spots on the Pearson Lands to the minimum required by the City.
4. The Active Transportation Policy Council recommends that given the populations accessing the community health clinic, YMCA day care, and assisted living care facilities, the City provide special consideration for the needs of vulnerable pedestrians and bicyclists.
5. There is an understanding that the first transportation priority is for pedestrians including people in wheelchairs, and that the Active Transportation Policy Council recommends including engineered treatments such as extending crosswalk times, additional lighting to improve visibility, protected bicycle lanes, traffic calming measures such as reducing the travel lane width to 2.4m from 2.7m, raised cross walks, extending cross walk times, maximum 30 mph speed limits throughout the site, improved way finding, and Hospital Zone or Health Zone signage compatible with changes to Medical Precinct on West 10<sup>th</sup> Avenue.
6. The City make the development of the Canada Line Station at West 57<sup>th</sup> Avenue a top priority when evaluating the development application.

CARRIED UNANIMOUSLY

#### Council Motion January 22, 2014

THAT the Committee recommend to Council

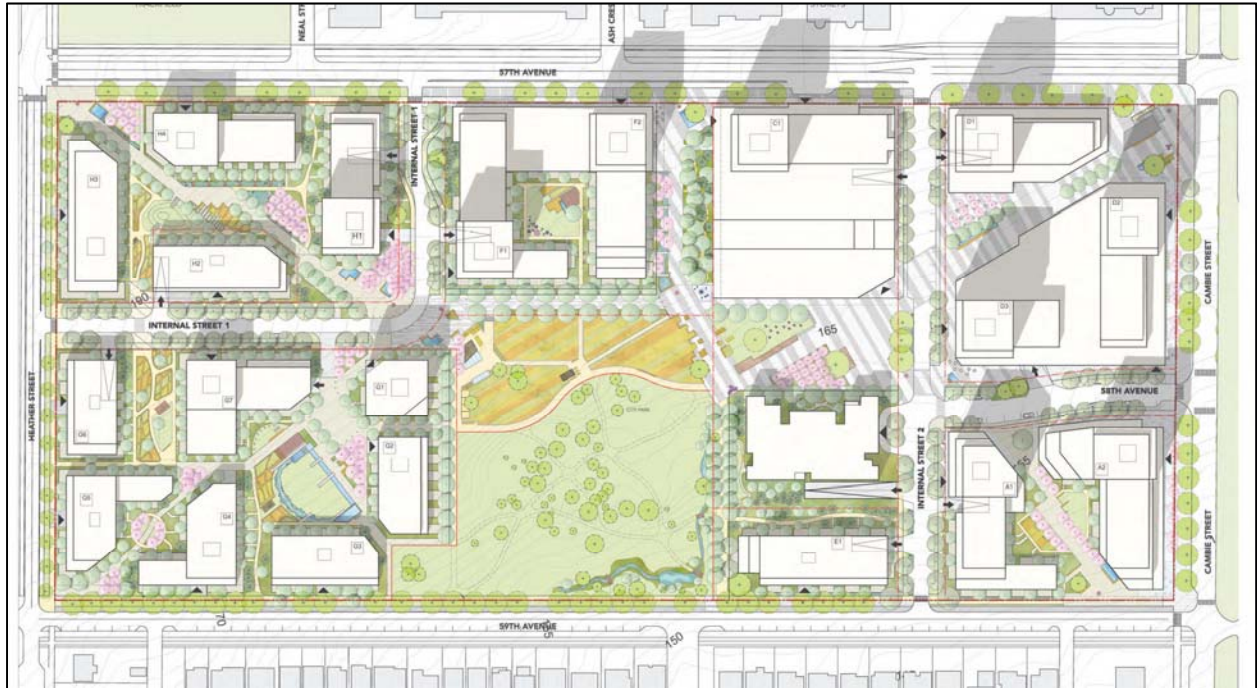
THAT Council refer the Pearson Dogwood Policy Statement, attached as Appendix A to the Policy Report dated January 15, 2014, entitled "Pearson Dogwood Policy Statement", back to staff to give time for consultations referenced by the City Manager in discussion on this item at the Standing Committee on Planning, Transportation and Environment meeting on January 22, 2014, including the Provincial Government and Vancouver Coastal Health.

CARRIED UNANIMOUSLY

\* \* \* \* \*

500-650 West 57th Avenue (Pearson Dogwood)  
FORM OF DEVELOPMENT

Site Plan/Landscape Plan



View from Southwest



View from Northeast



View from North West



View from South East



## 500-650 West 57th Avenue (Pearson Dogwood) VANCOUVER COASTAL HEALTH (VCH) MODEL OF CARE

Pearson Dogwood Redevelopment



Vancouver  
Coastal Health

Living well.

Project Summary

May 29, 2017

*The Pearson Dogwood Redevelopment Project replaces two older residential care facilities, George Pearson Centre (GPC) and Dogwood Lodge as well as the Stan Stronge Therapy Pool. It also includes a new Community Health Centre that will accommodate the relocation and integration of a number of community programs and services serving south Vancouver. This document provides an overview and update of these projects as the Project Team moves forward with the rezoning process.*

### George Pearson Centre Replacement

114 new housing units with supports, integrated with other housing across the entire site, will enable residents to live as independently as they choose. These units exceed standards for design in terms of size and accessibility, with space to accommodate a six foot turning circle for wheelchairs. Each has a living room, dining area, kitchen and in suite laundry, as well as private bedrooms and bathrooms with lifts for each resident, and storage for personal items.

Planning has involved ongoing consultation with a wide range of community partners and advisors, including the George Pearson Centre Redevelopment Committee with representatives from residents, the advocacy community (including the Disability Alliance of BC, Community And Residents Mentors Association, and the City of Vancouver Persons With Disability Advisory Committee), VCH, Lower Mainland Facilities Planning and Onni.

Planning has focused on the high level design and configuration of the housing with supports for the first 50 units, and on the development of a high level Model of Care, including 24/7 nursing support for residents moving into these units. Construction is expected to start in 2018, with these first housing units ready for residents to move in by 2022. GPC will continue to provide full services to residents, until all new 114 housing units are complete by 2028.

#### First Fifty Housing Units with Supports

Agreement was reached in February 2017 for the high level designs and configuration for the 50 units that will open in the first construction phase. These include a combination of group housing and single units located in three buildings on the south/east corner of the site.

Housing options offer flexibility for residents. Those in single units, can choose support from onsite shared resources or choose community-based supports such as Choice in Supports for Independent Living (CSIL) or Home Support. Residents in 4 unit homes similarly might choose to use home support, the CSIL program and hire their own staff or seek support from onsite shared resources. Individuals living in the 6 unit homes will have dedicated onsite resources. The intent is for residents to have control and autonomy over their lives.

The majority of these units are located on the first four floors of each building and are integrated with market housing, with ground floor units accessed from the main lobby. This includes:

- 10 single units, each approximately 700 square feet
- 4 shared units, each supporting six residents, each approximately 4,250 square feet
- 4 shared units, each supporting four residents, each approximately 2,850 square feet

Housing designs are based on a commitment to create a community that will meet the lifestyle and complex health care requirements of current and future residents. This includes the following priorities:

- Welcoming and accessible housing for all, supporting goals for community inclusion
- Services and supports for people with complex physical and other health challenges, including an onsite wheelchair technician
- Housing options to maximize independent living and personal choice

## Pearson Dogwood Redevelopment



Living well.

## Project Summary

May 29, 2017

### Flexible Housing Could Meet Many Needs

In the event that the four bedroom and/or six bedroom housing units are not a desired model for this population in the future, options could include continued Health Authority ownership for alternative clients, such as low threshold/low intensity rehabilitation for people who can rehabilitate in a homelike environment then transition to more independent living (slow stream rehabilitation). It could also be converted into supportive housing for seniors or for respite. Alternatively, the units could be sold as a co-housing, cooperative living model and suit families who choose to live together or for a large nuclear and extended families. Another potential use is student housing.

### Meeting Residents' Needs – Now and in the future

It will be several years before the first 50 residents move into the new housing units with supports, and the GPC Redevelopment Committee wanted to ensure the focus and planning processes remained consistent, and on track to meet current needs with flexibility for the future. To support this goal, the GPC Redevelopment Committee developed the following Vision, Mission and Principles to guide planning and decision making:

**Vision:** A person centred model of care that supports individuals to lead full and empowered lives.

#### **Mission:**

Individuals will have access to care and supports that centre on their needs and fulfill their life choices; Individuals will have a home that is comfortable, feels secure and allows for flexibility of care; Individuals will be part of a community that engenders companionship, flexibility and freedom of choice.

#### **Principles:**

##### **About Me**

- I will direct my life, have my decisions respected and my dignity honoured
- I will have choice in my housing, the services I require and the activities of my daily life
- I will have opportunities to create a life which honours my goals and recognizes my ability to make decisions that positively impact my daily life
- I will have supports that fulfill my physical, social, spiritual and cognitive needs

##### **About My Home**

- I will have options that allow my home to reflect my needs
- I will have a home that fulfills my needs for comfort and safety

##### **About My Community**

- I will have opportunity to choose to participate in activities within my community that provide enjoyment and meaning for my life
- I will define my community and enjoy engagement in that community
- I will have options to develop growth of self and foster choice in companionship

Residents who choose to transition to the new housing units with supports will have detailed individual care plans to ensure their health care needs and goals for community inclusion are met. Lessons learned from the experiences of the first 50 residents will inform future planning for the next phases of the project.

## Pearson Dogwood Redevelopment



Living well.

## Project Summary

May 29, 2017

### Model of Care Framework

A high level Model of Care Framework has been developed to ensure the clinical, physical and social needs of residents moving into the new housing units are fully supported. The Model of Care Framework, developed with input from the George Pearson Centre (GPC) Redevelopment Committee, is aligned with the Pearson Dogwood Consensus Paper and City of Vancouver Policy Statement. It reflects evidence-based best practice, extensive literature review, data analysis and an in-depth review of current resident needs.

The Model of Care supporting residents in the new housing units is designed to enable everyone to live full and meaningful lives, with confidence in the level of care and support provided. Supporting resident choice is the overarching philosophy for GPC transition planning and individual care plans will be prepared for every resident moving into the new housing units. This will ensure specific requirements, as well as resident preferences and priorities, are understood, addressed, and adjusted as resident needs change.

A detailed review of current resident needs helped the Project Team develop general resident profiles encompassing different levels of support requirements. This information was used to plan for staffing and support for residents in the new housing units.

### Staffing Mix

With a goal to ensure a consistent and flexible workforce that meets resident needs, the Model of Care Framework is based on a ratio of 1 staff for every 2 residents during the day. In the evenings this drops to 1-3 and overnight there will be one staff for every four residents when the service requirements are lower. There will always be nursing and support staff on site and immediately available, 24/7.

When costing out the Model of Care Framework for the first 50 residents who transition, the Project Team assumed a mix of residents with varying cognitive and physical care needs. The staffing model includes total support workers, with professional oversight for complex support needs including Registered Nurse (RN), License Practice Nurse (LPN), Mental Health Worker, Social Worker, Occupational Therapist, Physiotherapist, Recreational Therapist, Speech Language Pathologist, Dietitian, Respiratory therapist. There will also be House Coordinators available to assist residents.

While each house will have dedicated staff, the care team will work together across the housing units to ensure flexibility and familiarity to meet resident needs at all hours of the day and night. This means total support workers and nurses will work together, along with other specialized services and community supports to address the comprehensive needs of all residents. The level of support required will vary by individual and by time of day. If needed, staffing resources can be pulled from other housing units. Residents also have access to other on site supports such as the Community Health Centre and primary care services.

### Total Support Workers

Total Support Workers will play a key role in supporting resident choice and social needs. These attendants provide care, assist with activities of daily living and home management tasks. They also support residents to participate in community activities. Total support workers are members of the interdisciplinary care team, they are responsible for ensuring daily activities set out in the care plan are completed as required, this includes community outings and social activities requested by the resident.

## Pearson Dogwood Redevelopment



Living well.

## Project Summary

May 29, 2017

### **Dogwood Lodge Replacement and Adult Day Care**

The new Dogwood Lodge facility will consist of 150 residential care beds for older adults with complex care needs. It will replace the existing 113 Dogwood Lodge beds. The design includes five bariatric rooms, approximately 28 Special Care Unit (SCU) rooms for people with ventilator/tracheotomy needs and has flexibility to provide respite, care and support for palliative and/or end-of-life care. This new, six floor facility will provide 24-hour nursing care, supporting residents to live safely, with dignity in a home-like setting.

Construction for the new Dogwood Lodge is part of Phase 1 of the Pearson Dogwood Redevelopment Project, which is expected to begin in 2018 and complete by 2022. Residents will move from the current Dogwood facility directly into the new facility.

#### ***Neighbourhoods of care***

The design includes six neighbourhoods. Each has two homes, where approximately 10 – 15 residents share a common dining room and living room and have private bedrooms and bathrooms. Every home has access to outdoor space. The facility includes two homes supporting people with special needs, such as dementia care.

The design provides a more homelike setting with flexibility for the future. This will enable residents to receive the supports they require as their needs change. Residents will enjoy meals created on-site, with a choice of traditional Canadian and authentic Asian cuisine.

The facility design was developed in collaboration with the Dogwood Family Council and the City of Vancouver Seniors Advisory Committee. It reflects best practices for neighbourhood models, and priorities for access to outdoor spaces, private rooms, small homes and in-home dining.

As stated in the VCH Complex Residential Care Developments Design Guidelines, the vision is to provide “caring environments that nurture the holistic well-being of clients, support relationships and community, and encourage the growth and development of both residents and staff.” Planning for the new Dogwood Lodge is focused on:

- Respect for the individual
- Autonomy for decision-making
- Privacy and dignity
- Quality of life
- Choice in a caring environment
- Partnership with families & caregivers

#### **New Adult Day Care**

The main floor of the new Dogwood Lodge Residential Facility will house the new, purpose-built Adult Day Care Program. This co-location of services creates efficiencies and opportunities to share resources such as food services, clinic spaces and a hair salon. Additionally, as care needs change, future uses may include respite beds in the residential facility, providing an easy transition for Adult Day Program clients if required.





## Pearson Dogwood Redevelopment



Living well.

## Project Summary

May 29, 2017

### Community Health Centre

This new facility on the Pearson Dogwood site brings together a wide range of health services and supports in one location. This 60,000 square foot Community Health Centre, will have three floors in the podium of one of the towers planned for the mixed-use campus. It will be designed to meet the health needs of South Vancouver residents, including those with complex health needs currently living on the Pearson Dogwood site.

Integrated Care Teams based at the Community Health Centre will include physicians, nurse practitioners, social workers, concurrent disorders counsellors, occupational therapists, nurses and other professional and support staff who will work together to coordinate services for clients. This includes:

- Primary Health Care Services
- Mental Health & Substance Use Programs for Children & Youth, Adults and Older Adults
- Public Health Services
- Home Health and Home Oxygen Program
- Clinics, including: Dental, Eye, Urology, Gynecology, Podiatry
- Community Rehab and Resource Team

### *Client-Centred Services Close to Home*

Bringing services together onto one site and functioning in an integrated model that supports clients at home and in the clinic improves the care experience. This is further enhanced by locating this Community Health Centre within an integrated community where residents can easily access the services and supports they require.

### Therapy Pool

The current Stan Stronge Therapy Pool serves clients from both GPC and the broader community. VCH is committed to replacing this pool with a facility that is accessible, inclusive and provides amenities and services identified as priorities by the many stakeholders who have participated in the planning process. Ideally, this would happen in a partnership arrangement to reduce costs and increase opportunities to meet the needs of pool users. The YMCA, once considered as a potential partner in the Therapy Pool Project, recently decided to pursue other options and will not be part of the facility on the Pearson Dogwood Lands.

The Project Team is working with the Pool Users Working Group to revisit plans and understand the implications of the YMCA's withdrawal from the Therapy Pool Project. The goal is to find another organization interested in partnering in a new therapy pool facility on the Pearson Dogwood site.

See attached Frequently Asked Questions and/or visit <http://pearsondogwood.vchnews.ca/>



500-650 West 57th Avenue (Pearson Dogwood)  
CONSENSUS AGREEMENT:  
PROPOSAL FOR HOUSING AND SUPPORT FOR THE PEARSON REDEVELOPMENT



Pearson Residents  
Redevelopment Group



BC Coalition of People with Disabilities

**A Proposal for Housing and Support  
for the Pearson Redevelopment**

*This proposal has been collaboratively prepared by the  
Pearson Residents Redevelopment Group  
Persons with Disabilities Advisory Committee  
BC Coalition of People with Disabilities  
December 9, 2013*

This proposal includes four housing and support options, all with people having control and autonomy over their lives. We have included the first two independent community living options from the original VCH Housing Continuum, plus two group living models, which are what many current Pearson residents want. The group living models include small groups of 2 - 4 persons living in apartments or houses, or the Greenhouse model of 6 - 12 people, with changes to ensure people have control over their home and a real choice whether to live by themselves or in a group.

**Housing Options**

Each person must have a choice of four housing and support options all with viable levels of support

- 1. Independent fully accessible apartments with affordable subsidized rent located in any market or non-market building.** The amount of support must be based on the person's individual support plan. Individual support plans must be developed by the individual with the assistance of CARMA or other independent advocates. (Details are not included here because they have been described in previous documents).



**Pearson Residents**  
Redevelopment Group



**BC Coalition of People with Disabilities**

- 2. Independent fully accessible apartments with affordable subsidized rent clustered in any market or non-market building with shared overnight support.** Assistance during the day can be shared or individual, based on the person's preferences. The amount of support must be based on the person's individual support plan. Individual support plans must be developed by the individual with the assistance of CARMA or other independent advocates. (Details are not included here because they have been described in previous documents).
  
- 3. Groups of 1 - 4 people with disabilities living in 2 - 5 bedroom fully accessible apartments or houses with affordable subsidized rent.**
  - a. Each person with a disability can choose who to live with including:
    - i. Other persons with disabilities
    - ii. Partner of person with disability
    - iii. Family member(s) of person(s) with disabilities
    - iv. Live-in Attendant
    - v. Friends or roommates of persons with disabilities
  - b. Total amount of support is the combined amount of authorized support for all persons living in the house or apartment, based on each person's individualized support plan.
  - c. Decisions about new residents are democratically made by the persons already living in the house or apartment.
  - d. Individuals living together decide democratically on how the support will be delivered: whether it will be delivered individually, shared, or a combination of individual or shared.
  - e. People can live in the small group living option only if they freely choose to do so when given choices that must include:
    - i. at least one individual independent community living choice (Option 1 and/or Option 2) with the same or greater amount of support, and
    - ii. the Greenhouse model (Option 4) with the same or greater amount of support
  
- 4. The Greenhouse model, which enables small group living with personal choice/control**



**Pearson Residents**  
Redevelopment Group



**BC Coalition of People with Disabilities**

### **Greenhouse: general description**

- Each Greenhouse has 6 - 12 people, each with their own bedroom & bathroom.
- The bedrooms surround a large common living room with hearth & fireplace.
- The large kitchen is open and accessible for use by residents.
- The kitchen table(s) are used by residents, family, friends and staff.
- Meaningful relationships with staff and residents are encouraged.
- Workers are Shabazz, or total care workers, organized into self-managed teams.
- There is no set schedule; activities and timing of support depend on residents' wishes.

### **Greenhouses in an Integrated Building: Specific details**

#### **Crucial conditions which must be included**

- Each Greenhouse is limited to a maximum of twelve residents, each with their own bedroom and bathroom.
- The size of the bedrooms and common open concept kitchen, dining/living room, as recently presented to Pearson residents in the functional plan, must be increased.
- Staff ratios, currently stated in the functional plan, must be increased and must be the larger of the following two options:
  - Staff ratio currently in ward two of Pearson.
  - Staff ratio reported for Greenhouses by the Greenhouse organization.
- Each Greenhouse must use total care workers or Shabazz, who are expected to do any task, including outings, bathing, cooking, helping with work or volunteer work etc.
- In houses with high acuity residents, a hybrid can be designed with a few medical staff shared between two Greenhouses in the same neighbourhood.
- All of the staff, including total care workers and medical workers, must be organized into self-managed teams.
- Green houses must be subject to a yearly independent audit using standards established by the International Green House Project. The results of the audit must be made public.



**Pearson Residents**  
Redevelopment Group



**BC Coalition of People with Disabilities**

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**Greenhouse: Crucial conditions which must be included, continued**

- People who live in each Greenhouse have choice of workers – ie residents can choose who will work in their house, they can participate in hiring decisions, and they can say yes or no to any possible worker. Residents of each Greenhouse will also be involved in regular evaluations of staff.
- People can live in a Greenhouse only if they freely choose to do so when given choices that must include:
  - at least one individual independent community living choice (Option 1 and/or Option 2) with the same or greater amount of support, and
  - the small group living option (Option 3) with the same or greater amount of support.
- There is no set schedule; activities and timing of support depend on resident's wishes in collaboration with the other residents in the house; each person can choose when to get in or out of bed, when to take a bath or shower, when and what to eat, the activities of their daily life.
- All meals are cooked in the Greenhouse kitchen – they are not cooked off-site.
- Persons living in the Greenhouse can perform or assist with any household duties if they choose to do so, including cooking, shopping etc.
- Building meaningful relationships with staff and residents are encouraged to create a strong and vibrant community.
- Residents, family, friends and workers eat at the common eating table(s). There should be several smaller tables that can be joined into one large table when desired.
- Pets are allowed.
- People can bring their own furniture.
- Each person's medications are in their own room or bedroom.
- Several Greenhouses can be built on one floor of a larger building and may share some broad services, but each individual Greenhouse must be self-sufficient for daily living activities and have designated staff to ensure continuity of care.



**Pearson Residents**  
Redevelopment Group



**BC Coalition of People with Disabilities**

## **Principles for the Pearson Redevelopment**

- Separation of housing and support.
- Each person has a choice of all four housing options with viable levels of support.
- Every person has the right to choose their support worker(s), and every person has the right to delegate this responsibility to a designated person or group.
- Each person can choose to use the CISL program in any of the housing options except the Greenhouse option.
- Each person has an individualized support plan.
  - The individualized support plan is developed with the person; at least one advocate of the person's choice is involved in drawing up the plan. The advocate must be chosen by the person, and can be a CARMA representative or any individual chosen by the person.
  - The individual support plan must include support for all activities of a full life including personal care, housework, outings and recreation, support for volunteer and/or paid work.
  - The individualized support plans for current Pearson residents and projections provided by the BC Coalition of People with Disabilities for other persons with disabilities should be the basis for determining how many units are needed of each housing and support option. In other words, the number of Greenhouses that are built for persons with disabilities should depend on the personalized individual support plans of current Pearson residents. If many people want the Greenhouse model, then the number of these available should reflect that choice. If more people want other options, then the number of the other options should reflect that choice.
- Person-centered support must be included in all support models: support must include personal care, housework, outings & recreation, support for volunteer and paid work, support for all the activities of a full life.
- People must be given all four housing and support models to choose from, all with viable levels of support for that individual.



**Pearson Residents**  
Redevelopment Group



**BC Coalition of People with Disabilities**

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### **Principles for the Pearson Redevelopment, continued**

- Choice:
  - Each person can choose which housing model to live in.
  - Each person can choose their own worker(s), or if they prefer, they can choose an agency to provide service.
  - Each person can set their own schedule and can choose the activities of their daily life.
- People who are not verbal or persons with cognitive disabilities have the same rights as other persons. Supportive decision making must be available with trusted assistants and provision for this should be included in the individual's support plan.
- Security of housing tenure.
- Security of support.  
Support cannot be reduced unless a significant reduction in need can be demonstrated based on a significant improvement in the person's functional ability.
- Flexibility
- Integration:
  - All buildings on the site cannot have more than 30% of units specifically designed for persons with disabilities.
  - With the exception of the Greenhouses, no other building on the site should have more than 30% of units on any floor specifically designated for persons with disabilities.
- Honesty and transparency: all communications must be honest and transparent. The same information must be provided to different groups.

### **Preferred recommendations:**

- Money for support attached to individuals.
- The number of transitional units in the community, similar to ones already available, should be increased.

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# Pearson Dogwood Design Guidelines



**Prepared by:**

IBI Group Architects – Master Planning / Urban Design

Enns Gauthier – Landscape Architecture



# Table of Contents

<b>1. Application Intent .....</b>	<b>X</b>
1.1 Application	x
1.2 Intent	x
1.3 Vision	x
1.4 Guiding Principles	x
<b>2. Site Planning.....</b>	
2.1 History	x
2.2 Natural Features	x
2.3 Topography	x
2.4 Views	x
2.5 Quadrant and Neighbourhoods	x
2.6 Connections and Pathways	x
<b>3. Building Form .....</b>	<b>X</b>
3.1 Height	x
3.2 Setbacks	x
3.3 Phase and Parcels	x
Parcel A	x
Parcel B	x
Parcel C	x
Parcel D	x
Parcel E	x
Parcel F	x
Parcel g	x

# Table of Contents

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3.4	Architectural Characteristics	x
3.5	Accessible Design	x
4.	Open Spaces and Public Streets.....	x
4.1	Park and Open Space	x

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# 1. Application Intent

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# 1.1 Application

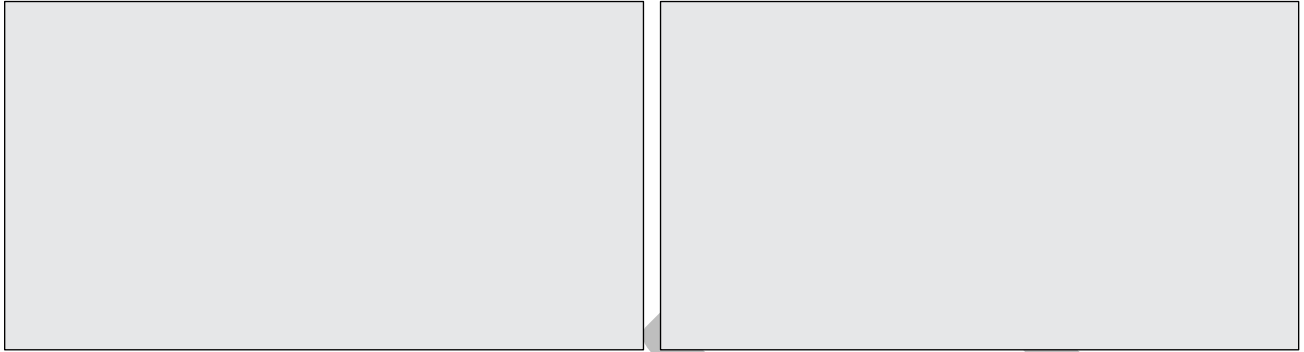
These guidelines should be used in conjunction with the Pearson Dogwood CD-1 by-law for 500 - 650 West 57th Avenue to guide development of the area.

Figure 1-1: Pearson Dogwood Site Plan



## 1.2 Intent

The intent of these guidelines is to assist the applicant in fulfilling the vision and guiding principles of the Pearson Dogwoods site. These guidelines will also be used by City staff in evaluating proposed developments.



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## 1.3 Vision

Figure 1-2: Central Open Space and Urban Farm



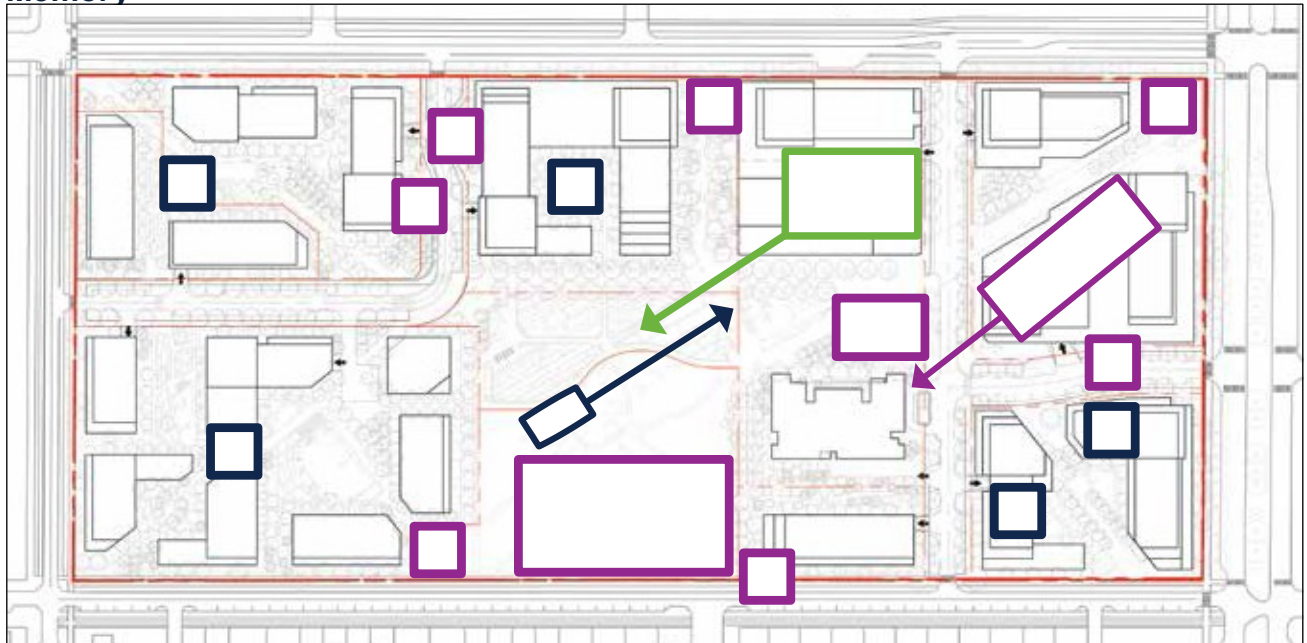
### Vision

With a history of long-term health care on the property, the planning process has strived to envision a new healthy community. Through the Policy Statement work, the community was envisioned through a lens of 'whole health,' which is defined as 'whole people, whole communities and whole ecologies,' as well as becoming a complete community that meets the City of Vancouver's objectives around environmental, economic and social sustainability.

Through the rezoning process, the Pearson Dogwood vision was refined to ensure the development will be a 'Healthy Community,' which will emphasize four fundamental aspects to be integrated and visible throughout the entire project:

- .1 **Memory** – Preserve the legacy of the site through in-situ retention and transplantation of existing trees, replacing existing facilities, responding to grades, and incorporating existing materials and Musqueam heritage into site design.
- .2 **Social Support and Engagement** – Provide a range of open spaces, uses and housing types where residents of all ages, backgrounds and abilities will be able to come together, meet one another, and build long-lasting support networks.
- .3 **Connectivity and Accessibility** – Emphasize the site as a sanctuary for pedestrian safety and comfort though providing a contiguous central car-free area, with accessible pathways from the four corners of the site into the heart of the community.
- .4 **Food Systems** – Grow, prepare and eat food together, building community resilience through ensuring food security, healthy ecosystems and nutrition, and bringing neighbours together.

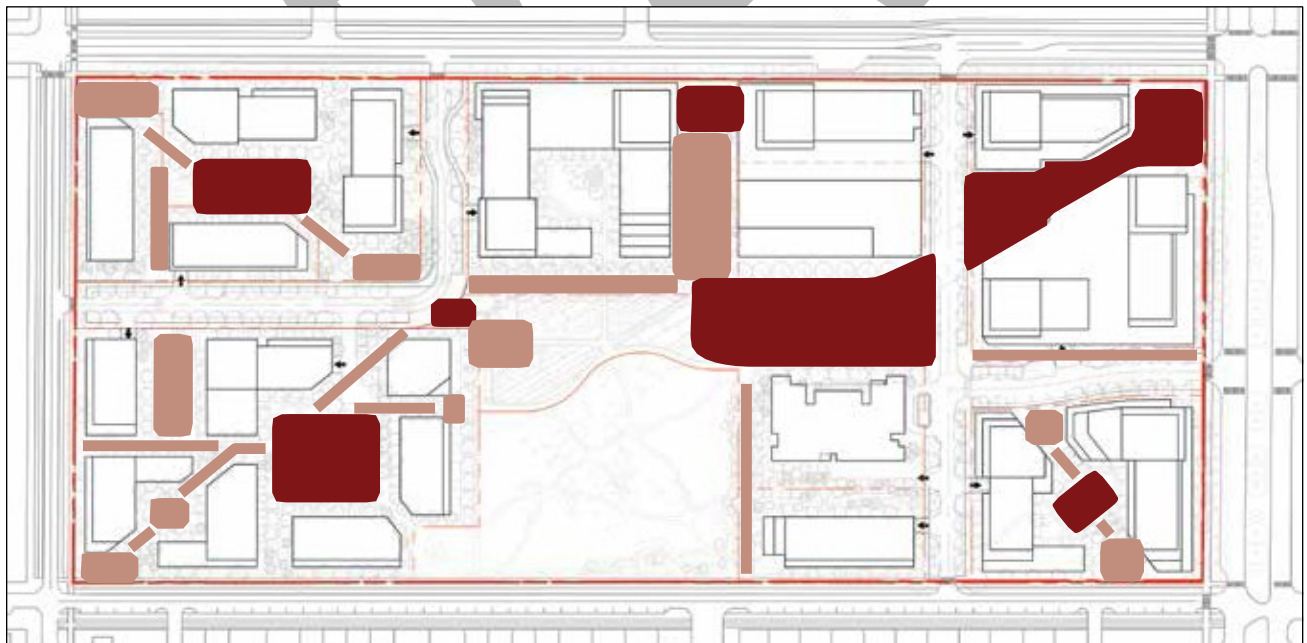
## Memory



The memory of the site is reflected in five strategies:

1. Dogwood Lodge Replacement
2. Pearson Residents Replacement
3. Stan Stronge Pool Replacement
4. Urban Farm Replacement
5. Existing Trees Retention & Relocation

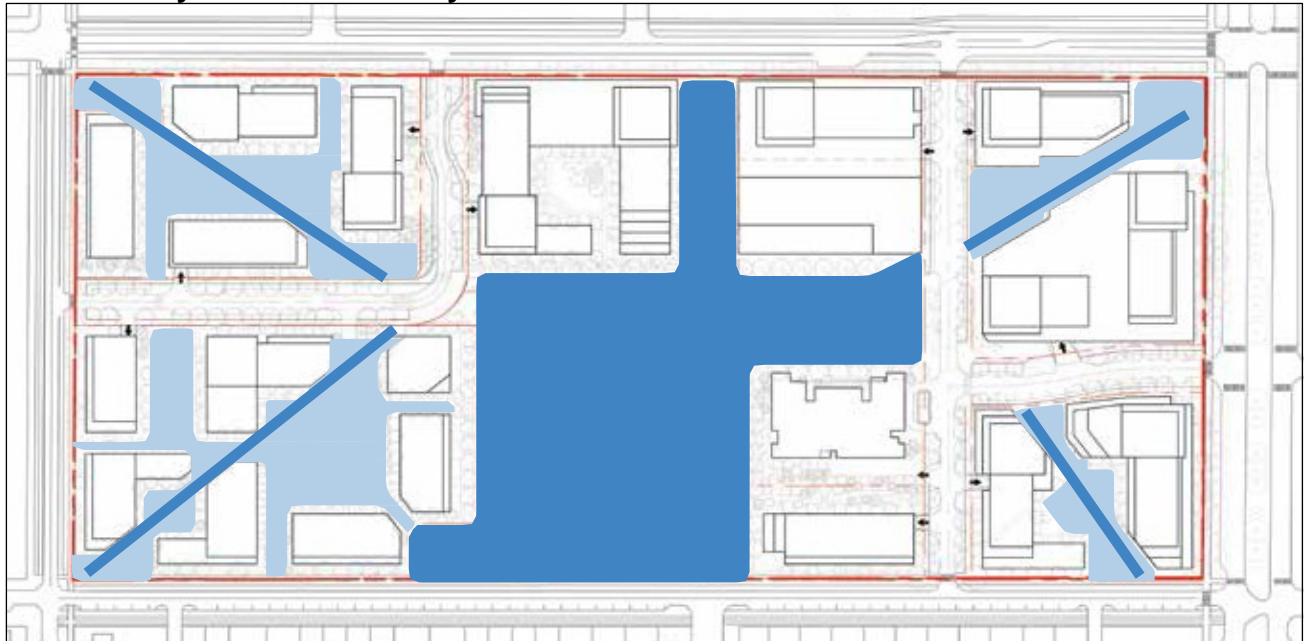
## Social Support and Engagement



- Primary areas:
  - Major open spaces & activity nodes
  - Central open space gateways
  - Large, parcel-level gathering spaces

- Secondary areas:
  - Gateway Plazas
  - Gardening plots
  - Smaller, more intimate parcel-level gathering spaces
  - Wellness Paths

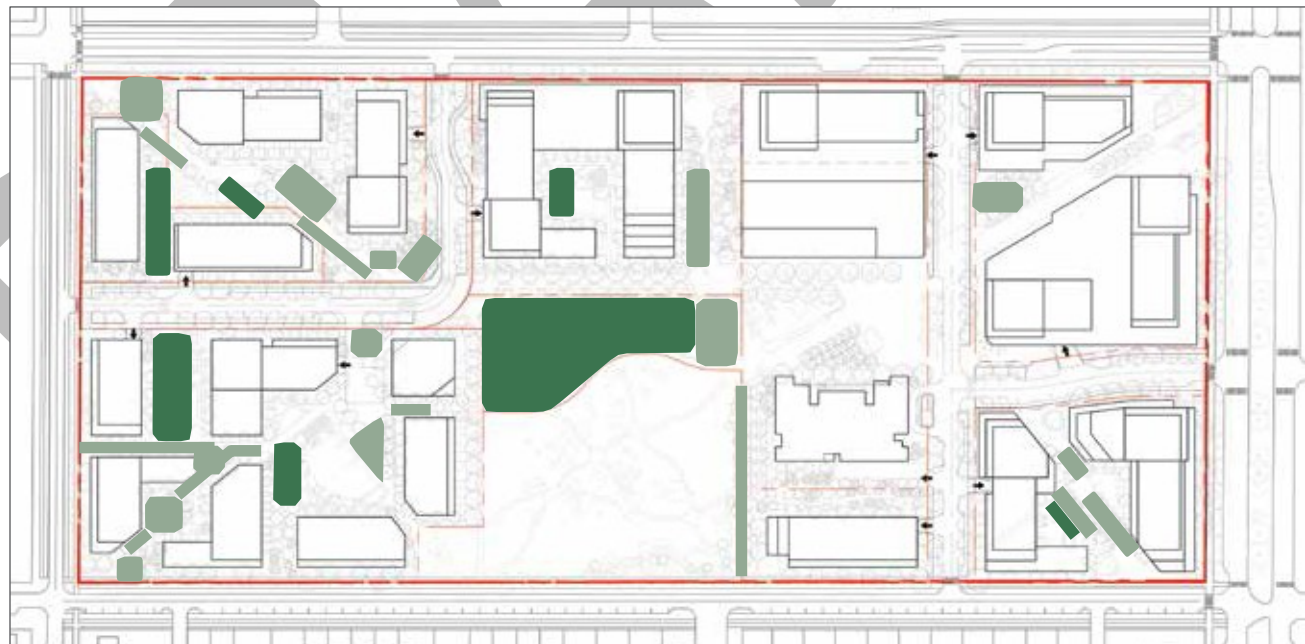
## Connectivity and Accessibility



**Pedestrian and Wheelchair Priority is achieved through:**

- Wellness Zone: Creating a large, contiguous car-free zone in the middle of the site with a diversity of uses
- Car-free courtyards
- Connectivity is achieved through Pedestrian & Wheelchair Accessible Pathways

## Food Systems



The relocation of the Urban Farm to a central location creates a hub for food production, education and capacity building. Food will be further reinforced with community garden plots, edible landscaping and interactive / learning elements.

- Active Food Production Zones:
  - Urban Farm
  - Community Gardens
- Passive Food Production/Awareness Zones:
  - Edible landscaping
  - Orchards
  - Art and/or other awareness elements



## 1.4 Guiding Principles

The proposed plan has been developed in order to adhere to the development pattern and land use program envisioned during the development of the Pearson Dogwood Policy Statement, which was prepared with extensive staff and public input, and was ultimately endorsed by Council.

The Policy Statement includes a Vision and Objectives for the site, supplemented by a range of Policies covering the following topics:

- Complete Community
- Open Spaces and Public Places
- Site Planning and Building Form
- Transportation and Circulation
- Sustainability and Green Infrastructure

In addition to adhering to the policies outlined in the Policy Statement, the current plan has been developed to meet the following design objectives:

1. **Pedestrian Priority** – The design concept emphasizes the safety and comfort of the pedestrian realm and experience, especially within the central park and open spaces. The new City Park and Urban Farm is a contiguous, seamless open space, framed exclusively by pedestrian-only paths. This pedestrian network extends to the north along the High Street Commons, east along the Pearson Plaza and west along a car-free pedestrian linkage through the southwestern development parcel.

Figure 1-8: Pedestrian Priority



- 2. Visual Porosity** – The design emphasizes visual porosity from the edges of the site into the central parks and open spaces network. This has been accomplished through the sculpting of buildings in the northwest and southeast, ensuring visual access from along the new 58th Avenue access and the western access road from 57th Avenue, and by creating a strong linear connection into the site from the proposed transit station.

Figure 1-9: Visual Porosity



- 3. City Park Accessibility** – The new city park has been located with its primary frontage along 59th Avenue. In so doing, the park will have a highly public address, facilitating access and ensuring a strong sense of ownership by the broader community.

Figure 1-10: City Park Accessibility



- 4. Plan Legibility & Wayfinding** – The proposed concept incorporates chamfered buildings, as well as a diversity in ground plane treatments within private development blocks in order to reinforce the diagonal connections through the site, create distinct precincts, and promote wayfinding along those areas intended for public access (statutory right of ways). In the western portion of the site, the buildings are a more fine-grained and shorter scale and the ground plane treatment is more organic, in line with the surrounding uses, while in the eastern development blocks the buildings are more robust and are taller, and the ground plane is more urban in character consistent with the denser nature of the Cambie Corridor. Taken together, the plan elements create two identifiable precincts, with the central open spaces facilitating the transition.

Figure 1-11: Plan Legibility & Wayfinding



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## 2. Site Planning

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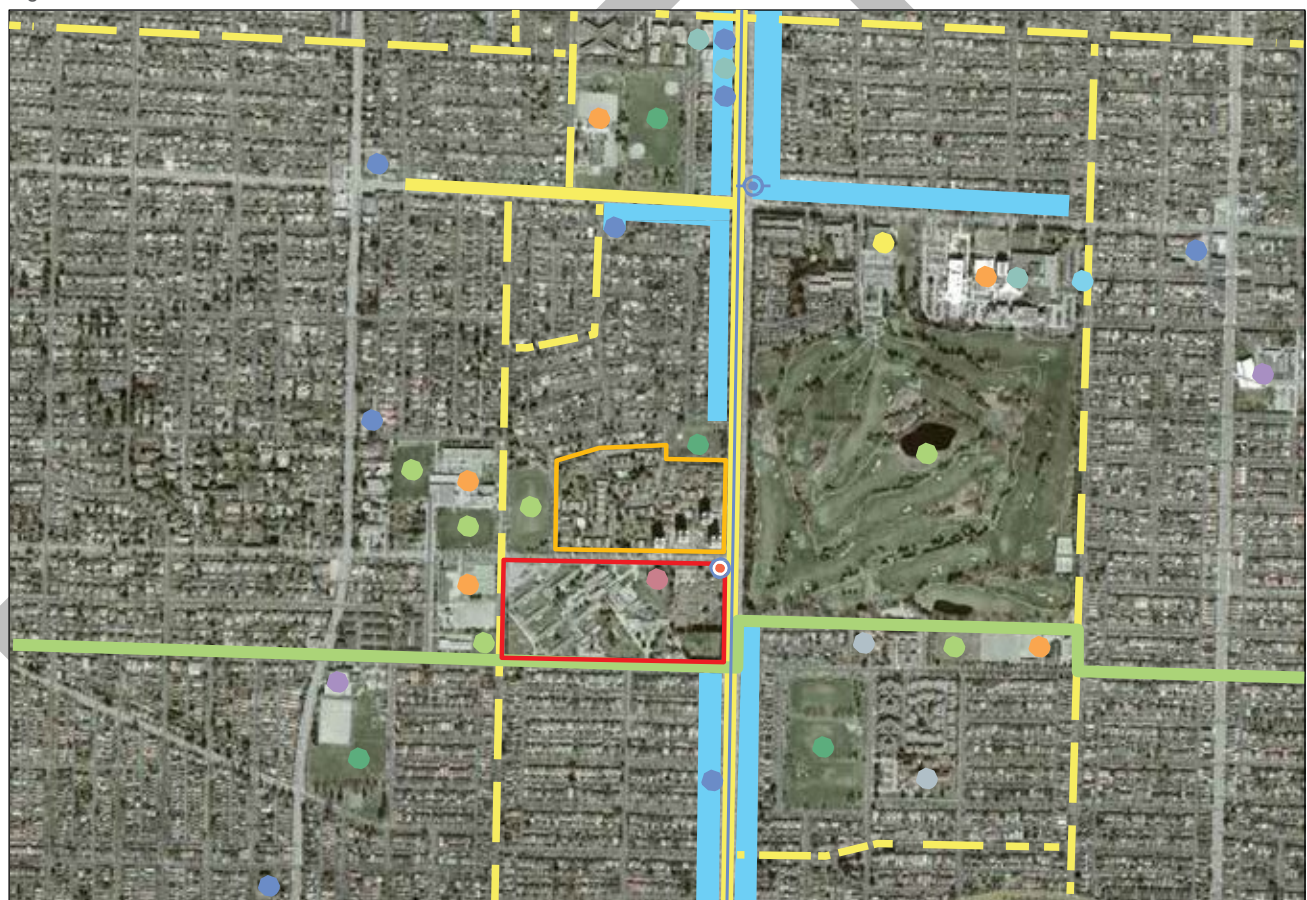
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## 2.1 History

Pearson Dogwood is located between Cambie and Heather Streets and W 57th and W 59th Avenues. The site is 10.3 hectares (25.4 acres) in size and is currently zoned RT-2 (two-family residential) which conditionally permits institutional uses including Hospital and Seniors Supportive Housing. The site is landscaped with mature trees and slopes down from the NW corner to the SE corner at approximately 5% (60 feet). The site has a strong southern exposure and largely unobstructed views toward the Fraser River Delta and Mount Baker.

The Pearson Dogwood site is located in Marpole and is part of the traditional lands of the Musqueam First Nation. Previously owned and operated by Vancouver Coastal Health, the property was developed for institutional health care uses in the 1950s and has been used for adults with physical disabilities and seniors needing long-term residential care.

Figure 1-13: Site Context



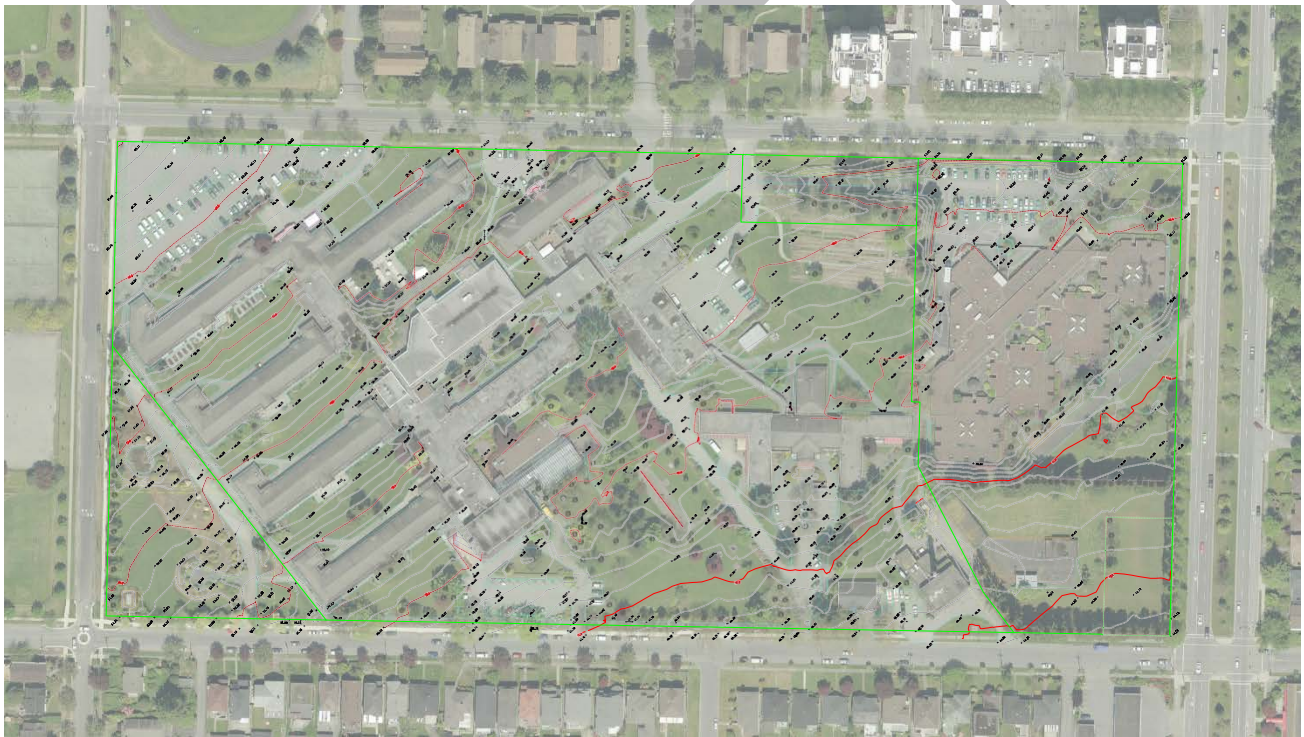
- |  |                         |
|--|-------------------------|
| — Pearson Dogwood site                         | ● Parks                 |
| ⊙ Canada Line                                  | ● Open Spaces           |
| ⊙ Proposed Station at W 57th Ave & Cambie St.  | ● Community Gardens     |
| — Bike Routes – Protected/Painted Bikeway      | ● Urban Farm            |
| — Bike Routes – Local Street Bikeway           | ● Schools               |
| — North Arm Trail Greenway                     | ● Libraries             |
| — Langara Gardens                              | ● Hospitals             |
| ■ Parcels affected by the Cambie Corridor Plan | ● Community Centres     |
|  | ● Recreational Programs |
|  | ● Cultural Spaces       |
|  | ● Places of Worship     |

## 2.2 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 pathways around these features

The Pearson Dogwood site generally slopes from the northwest corner at Heather and 57th down to the southeast (Cambie St. and 59th) with a fall of 19 metres. Integrate the slope of the site into the site design as an asset and a distinguishing force. Public spaces and site features are to align to the natural contours wherever possible, incorporating walls, stairs and other means to mitigate grade changes into the overall design and programming, particularly along edge conditions and transitional spaces. Similarly, the natural grade of the site provides an opportunity to celebrate and showcase rainwater collection and management via rain gardens, bioswales and possible retention ponds.

Figure 1-14: Site Topography



## 2.3 Topography

*Organize buildings and open spaces to work with the site topography and optimize public views across the site to Mount Baker.*

- Position buildings to allow for diagonal views into the site from the four surrounding intersections:
  - Cambie & 57th – provide a direct view to the Pearson Plaza.
  - Cambie & 59th – provide a direct view to the Pearson Plaza.
  - Heather & 57th – provide a direct view to the central open space.
  - Heather & 59th – provide a view that draws pedestrians into the site.
- Terrace buildings to step with the topography along Heather Street.
- Maximize the topography within the central open space, providing overlooks and views across the various open space components.
- Provide outlooks to the south and Mount Baker where possible.

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## 2.4 Views

Figure 1-15: View into the site from Cambie St. and West 57th Ave.



Figure 1-16: View into the site from Cambie St. and West 57th Ave.



Figure 1-17: View looking West along West 59th Ave.



Figure 1-18: View along West 59th Ave. near Cambie St.

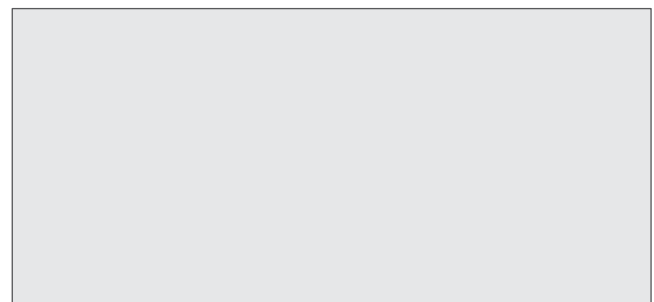
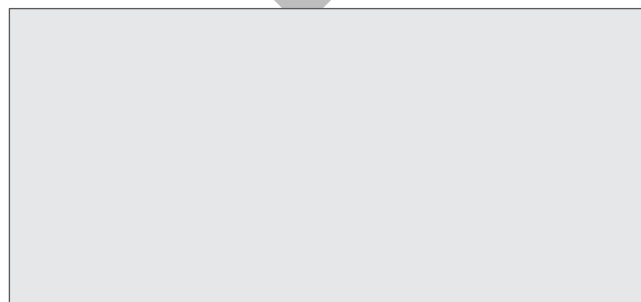
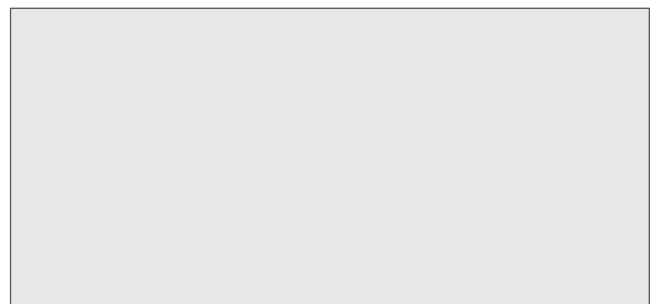
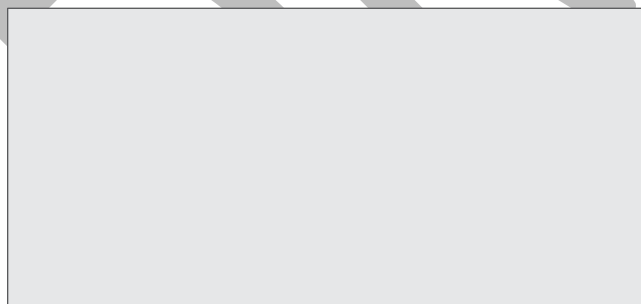


## 2.5 Quadrant and Neighbourhoods

The site is essentially divided into two main precincts: the “Great Streets Precinct” and the “Park Precinct”. The Great Streets Precinct identifies with a more urban experience, surrounded by at-grade commercial / retail spaces, plazas, bustling streets, pedestrian corridors and plazas. The Park Precinct identifies with a more residential and recreational experience, comprised of at-grade residential town homes, the Urban Farm, the City Park, fruit tree groves and common social areas.

Within these precincts, the intent is to create identifiable neighbourhoods that have different expressions in both the public realm and ground plane treatment, as well as building uses and form.

Figure 1-19: Precincts and Neighbourhoods Defined

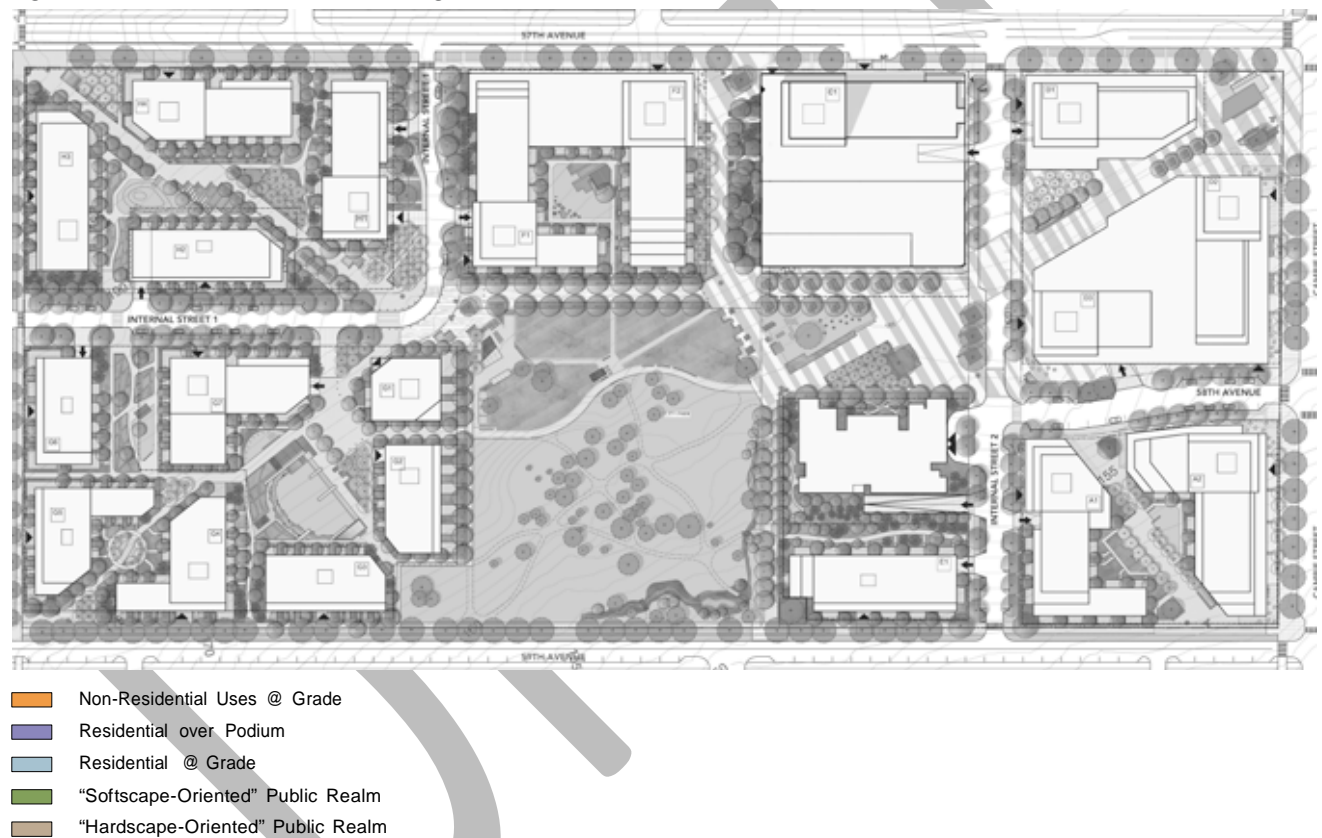


## 2.5 Quadrant and Neighbourhoods

This is achieved through four defining characteristics:

1. **Public Realm Orientation** – The primary public realm components should create a clearly identifiable heart to each neighbourhood
2. **Public Realm Character & Uses** – The nature of the public realm components should reflect the adjacent building uses
3. **Building At-Grade Uses** – The building uses that meet the ground will create distinct experiences at-grade, helping to reinforce and define neighbourhood boundaries
4. **Building Scale** – The length and height of buildings reinforce the density and level of ‘urbanity’

Figure 1-20: General Public Realm & Building Uses



## 2.6 Connections and Pathways

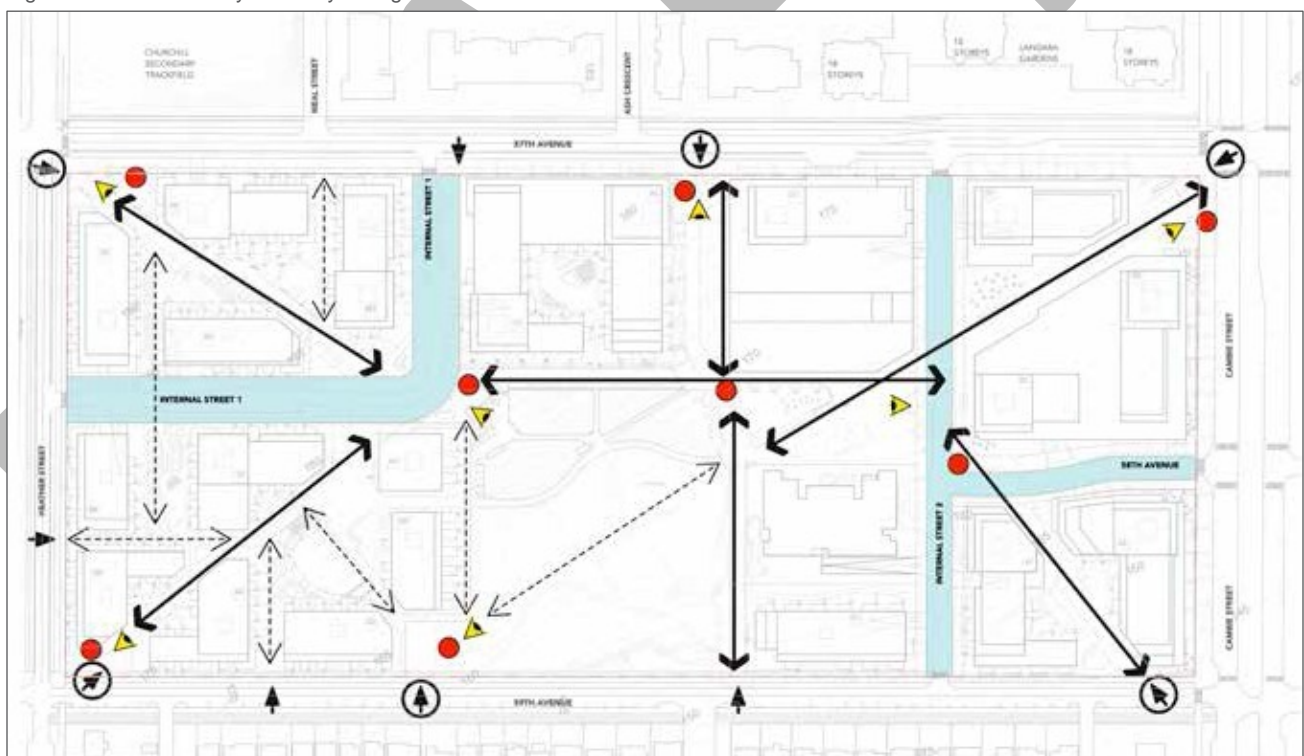
The pathway system at Pearson Dogwood will ensure a highly permeable, well-connected web of movement that will enable all levels of abilities to easily access the entire site. The site is designed to encourage pedestrian, cycling and transit mobility, with key physical and visual corridors established for the exterior edges of the site to the core open spaces.

The site's natural topography will help shape the circulation routes to minimize slope and ensure accessibility to all areas of the open space system. Moreover, the key internal connectors will support the formal layout of the site, creating strong pedestrian spines of movement, and enhance visual corridors to take advantage of internal and external site views.

A signage programme unique to Pearson Dogwood, comprised of visual markers, interpretive signage and information kiosks, will be situated at main entry points along the exterior of the site, as well as at key nodes and junction within the site, to ensure an intuitive wayfinding system that enhances the user experience.

The “diagonals”, or visual and physical corridors into the site from the site's four corners, will support a heightened sense of connectivity at Pearson Dogwood with unique materials and furnishings that support the over riding thematics and site ‘narratives’.

Figure 1-21: Connectivity and Wayfinding



- Project Boundary
- ⊙ Primary Site Access Points
- ➔ Secondary Site Access Points
- ▲ Key Visual Corridors
- Wayfinding Signage
- ↔ Primary Circulation
- ⋯ Secondary Circulation
- Internal Roads

### 3. Building Form

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# 3.1 Height

The master plan incorporates a variety of building heights, with the tallest – up to 28 storeys – located in the northeast of the site, in close proximity to the proposed transit station. Tower buildings decrease in height to the west and south, creating an overall skyline of decreasing height transition across the site. Tower placement ensures adequate separation for privacy of residents and solar access at-grade.

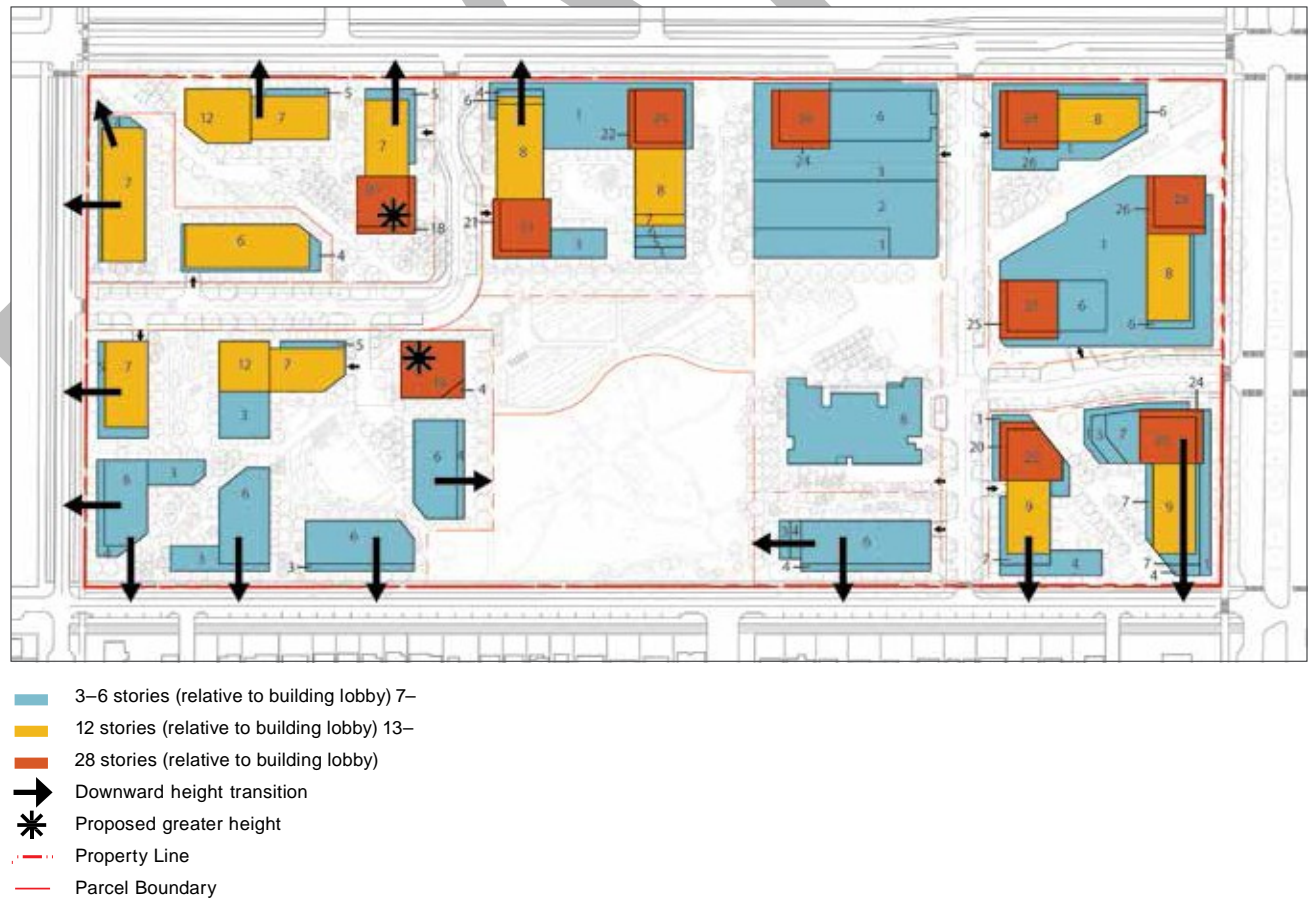
Mid-rise buildings range in height from 12 stories at the western end of the development along 57th Avenue, which serves as a signature building at the western gateway to the site, to 6 stories, which terrace to lower heights.

Taller buildings are transitioned to adjacent neighbourhoods through the use of upper floor stepbacks and terracing. Such transitions will ensure compatibility with surrounding single family uses, especially to the south along 59th Avenue, but also along the western portion of 57th Avenue, for those buildings that will be across from Langara Gardens.

In addition, in several locations, such as residential uses over retail and office uses, and at the northwest corner of the City Park, taller buildings are stepped back from a lower building portion, creating a lower podium that reduces the overall mass of the buildings at street level.

Finally, building heights are strategically set to maximize solar access onto the City Park and open spaces, inner courtyards, and retail streets and plazas.

Figure 1-23: Building Heights



## 3.2 Setbacks

There are a variety of setbacks proposed to accommodate the various uses and edge conditions envisioned in the plan. The setback zone provides the transition between the public and private realm, offering an opportunity to create spaces that improve livability for residents, outdoor seating for retailers, and security through ensuring eyes on the street.

The typical residential setback is between 10-15 ft., which is sufficient to provide an outdoor patio or stoop that can accommodate outdoor living and/or seating.

The setback along Cambie is also between 12-15 ft., in order to accommodate a large outdoor seating area with significant landscaping or other landscape features, consistent with the Cambie Corridor Plan. Other commercial or retail areas have a typical setback of 5 ft., which will increase the overall width of the sidewalk zone, while allowing for outdoor seating, signage or other requirements, while not impacting the path of travel on public sidewalks.

Several setbacks are increased in order to accommodate existing trees, such as along 59th Avenue, and to accommodate stormwater management features, such as the areas surrounding the City Park and central open space, and/or to provide relocation areas for existing trees or to allow larger trees to grow in the years to come.

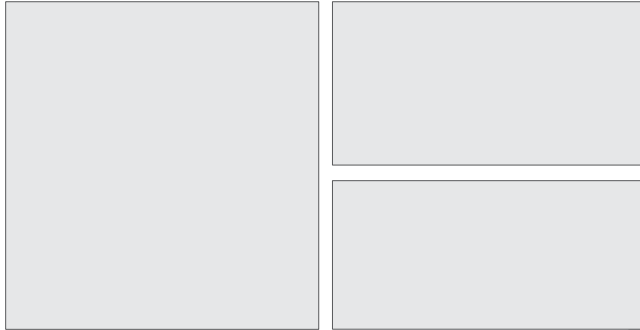
Lastly, an approximate 60' setback is provided between the Complex Residential Care facility and the Parcel E Residential Building to ensure sufficient spatial separation to meet the glazing requirements of each building.

Figure 1-24: Setbacks



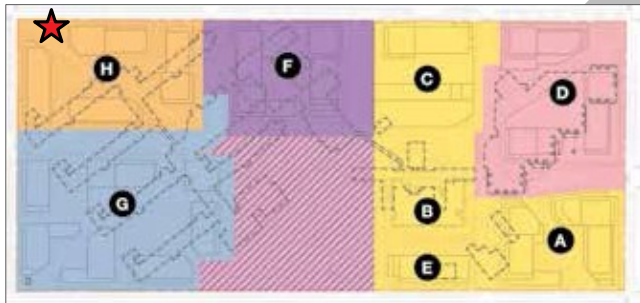
### 3.3 Phase and Parcels

The phasing for the development is dependent on a variety of factors, including the development of new health-related facilities on-site, which will allow for the phased demolition of both the Dogwood and Pearson facilities.



The phasing of development begins with the construction of two mixed-use market housing parcels, the YMCA/ Community Health Centre with residential above and the Complex Residential Care facility. The development of these parcels first will allow for the relocation of Dogwood residents and the demolition of the Dogwood facility, as well as the transfer of 50 Pearson residents to new housing. Subsequent phases follow an east to west pattern, again to minimize disruption to Pearson facilities until replacement facilities are constructed.

Figure 1-26: Phasing Plan



- Phase 1
- Phase 2
- Phase 2-3
- Phase 3
- Phase 4
- Phase 5
- Parcel
- Discovery Centre
- Existing Facility
- Property Line
- Parcel Boundary

The majority of the affordable housing units will be constructed in Phase 1 and 2, with the balance delivered in Phase 5.

The City Park and Urban Farm will be delivered in Phase 2 (preferred) or Phase 3 depending on the ability to demolish the Pearson facilities. Roads will be constructed to allow for vehicular access with temporary roads and/or interim turnaround movements provided until roadworks can be completed upon the demolition of existing facilities.

A Redevelopment Discovery Centre will be constructed in the northwest corner of the site in Phase 1, on an existing parking lot that is slated to be developed last. The location will not disrupt phasing of other parcels, and is intended to provide information to potential future residents and surrounding neighbours regarding the development process.



## 3.3 Phase and Parcels

### 3.3.1 Parcel A

Parcel A, at the corner of Cambie St. and West 59th Ave., the southeastern gateway to the site. A public walkway runs through this block connecting the southeastern corner to the central open space network beyond at the northwest corner of the block. The walkway opens to a central courtyard and is anchored by public plazas at each end. Two main building masses are defined by the diagonal public space: the eastern portion with residential buildings atop a commercial podium base provides an active street edge for West 58th Avenue, Cambie Street and the West 59th Avenue corner; and, the western portion with residential buildings also atop a commercial base to the north and a townhome base to the south.

The height of buildings transitions from higher in the north and east to lower in the south and west, reinforcing the site-wide height transition strategy. The two towers, at the northeast and northwest corners of the parcel, have mid-rise extensions. Both building types share stylistic similarities, yet each has clearly articulated massing to appear as separate elements and achieve a fine-grained character consistent with the surrounding residential context. The mid-rise building types have several step backs; the eastern building terminating in a row of three storey townhomes. The form at the southern edge reduces the massing, respects the neighbourhood residential typology, and increases solar penetration to the street level.

Vehicular access to all underground parking and loading is off Internal Street 2. On-street parking is provided on West 58th Avenue and Internal Street 2 for short-term commercial and residential visitors.

Figure 1-27: Parcel A Illustrative Site Plan



# 3.3 Phase and Parcels

## 3.3.1 Parcel A

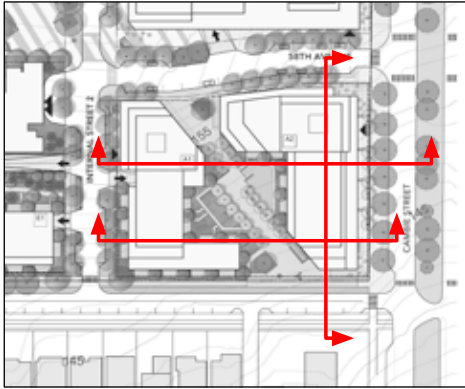
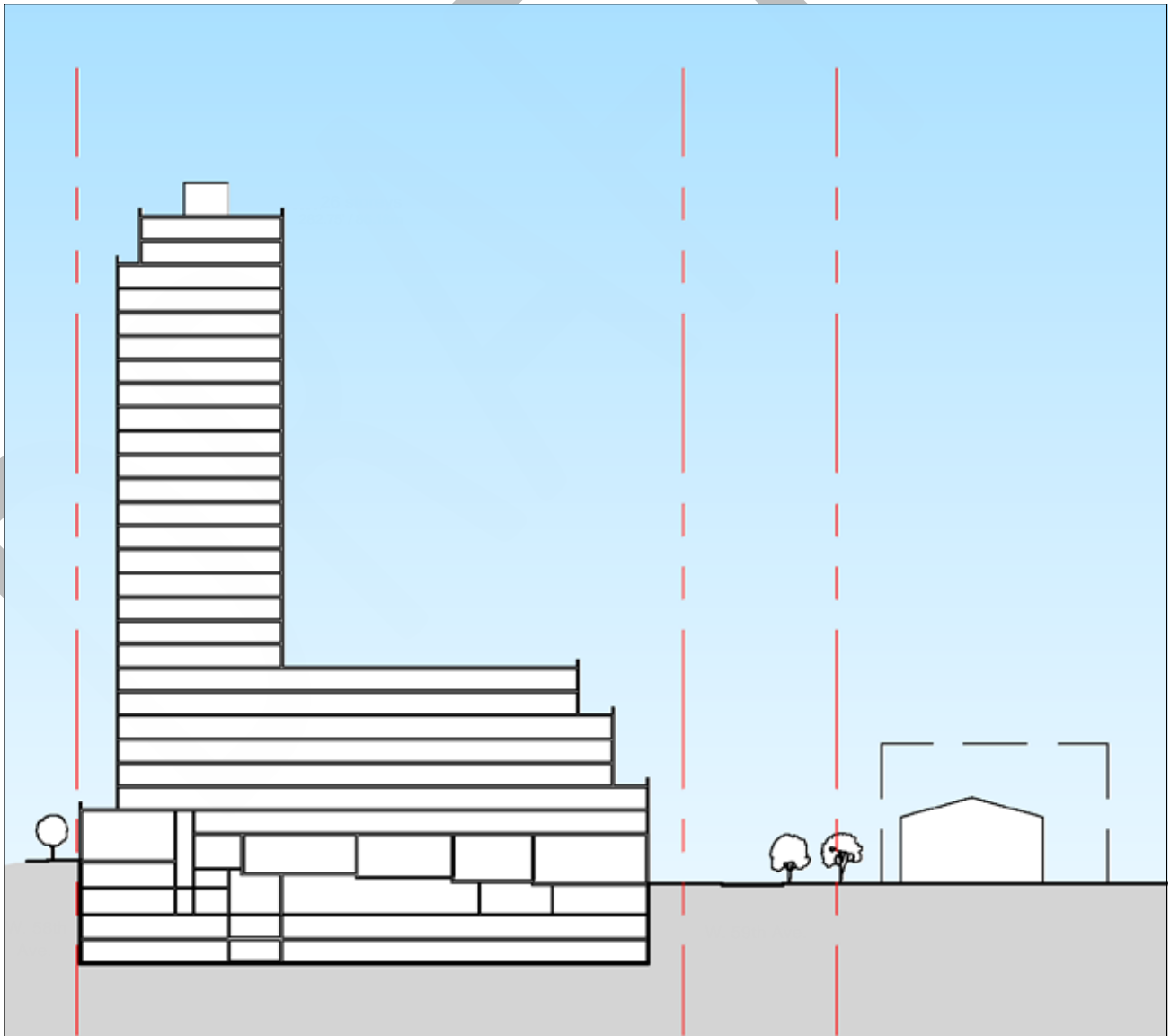


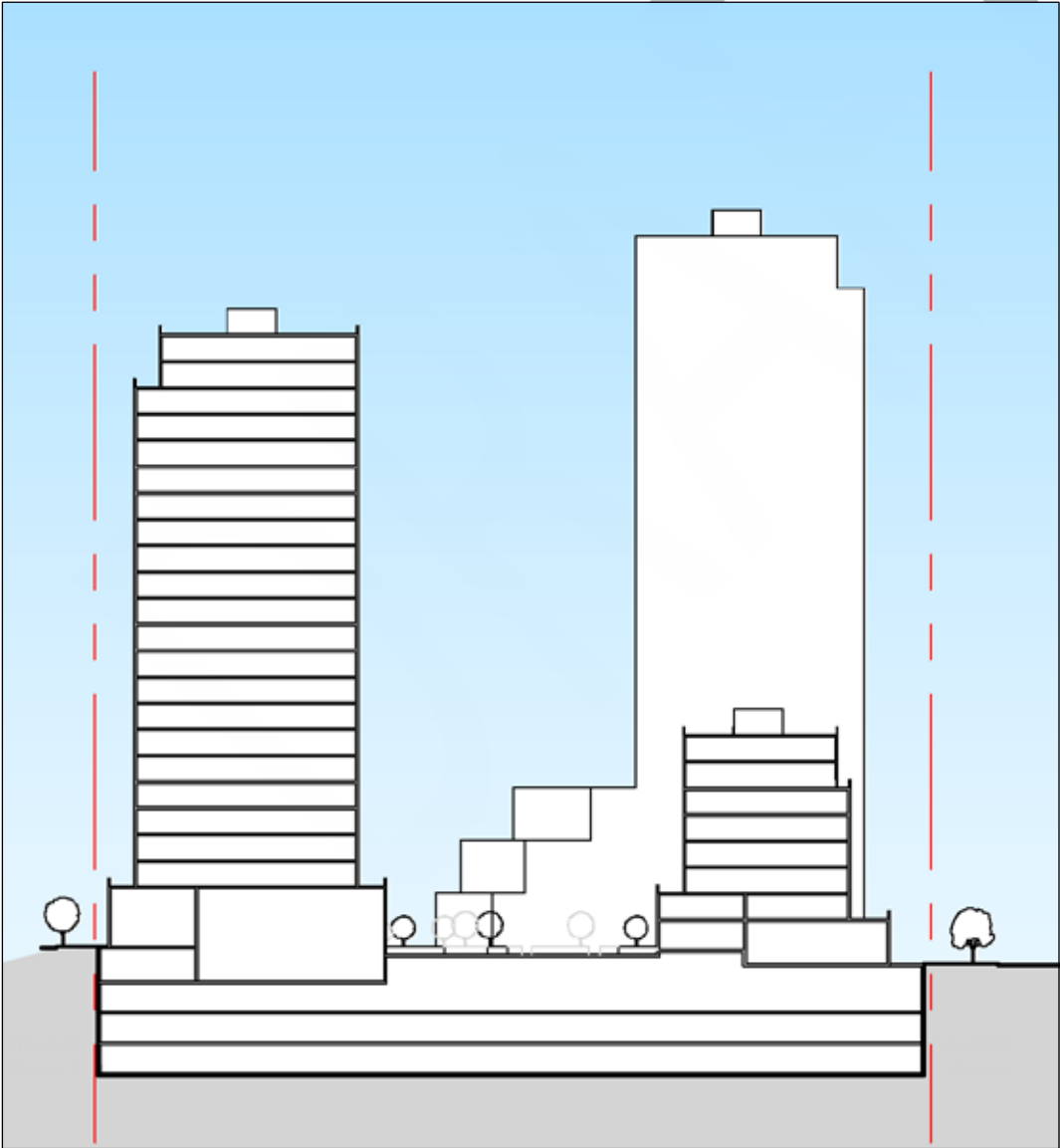
Figure 1-28: Parcel A - Section A



# 3.3 Phase and Parcels

## 3.3.1 Parcel A

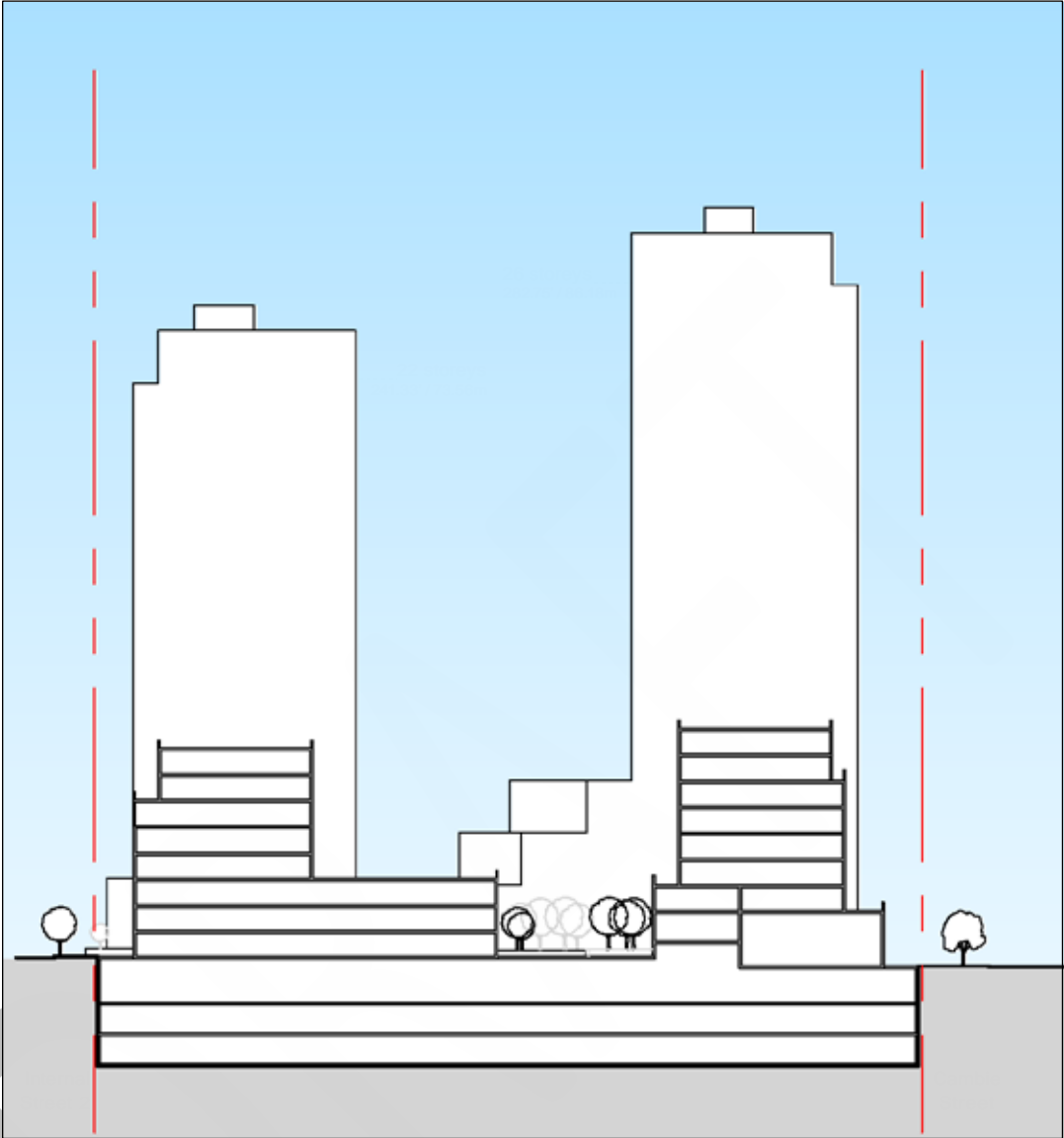
Figure 1-29: Parcel A - Section B



# 3.3 Phase and Parcels

## 3.3.1 Parcel A

Figure 1-30: Parcel A - Section C



## 3.3 Phase and Parcels

### 3.3.2 Parcel B

Parcel B is centrally located with its edges defined by the new Pearson Plaza to the north, the new internal street 2 to the east, a public open space to the south and the new City Park to the west. The parcel includes the Adult Daycare and 150 Complex Residential Care units, in the form of a 6 storey mid-rise building. The design presented may be refined with further stakeholder input.

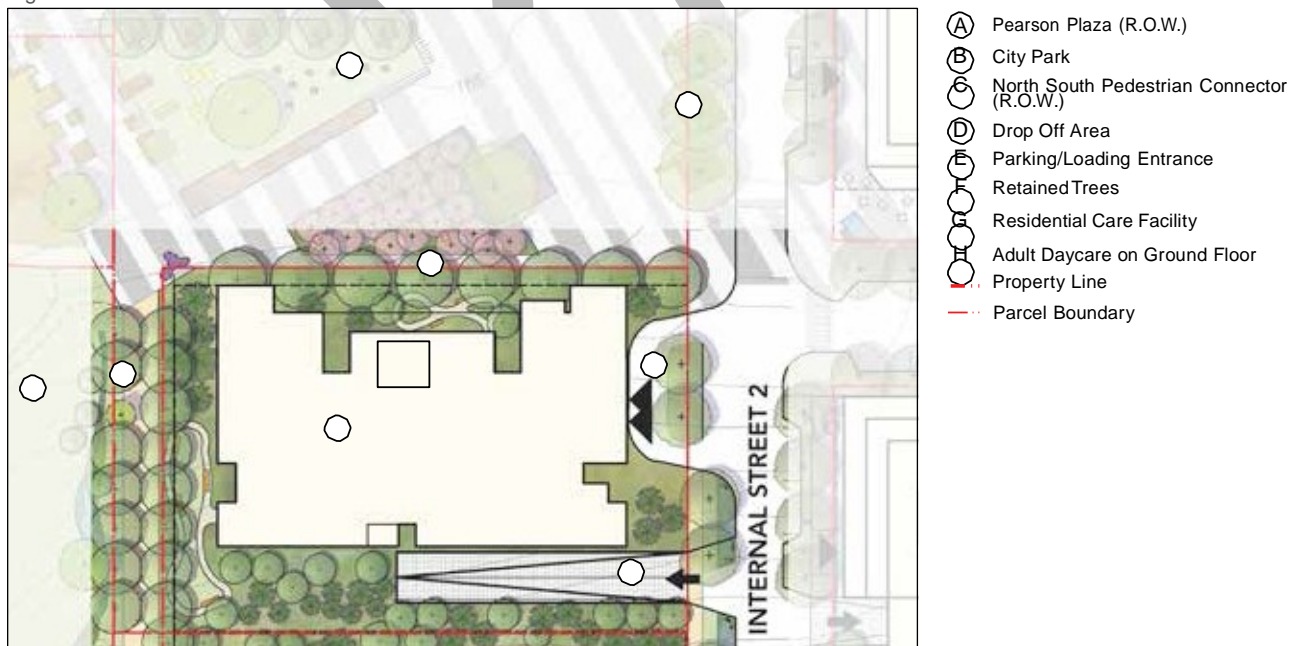
Minimum setbacks are provided for upper levels on the north, east and west property lines, ensuring the area required for the Residential Care program is achieved. Open spaces are provided at ground level for use of the facility residents and Adult Daycare clients. These open spaces will be designed in detail with stakeholders, but will include landscaping and a fence with a lockable gate(s) to prevent Adult Daycare clients from wandering directly onto the plaza without supervision.

The building is accessed from internal street 2 with a covered driving loop to the main entrance and a ramp to the parkade. The ground floor is comprised of a 10 residential care bed unit on the west face of the building looking onto the new City Park, an Adult Daycare on the north face of the building and a multi-purpose room for the use of the residents. Both the Adult Daycare and the multi-purpose room will open to partially covered gardens and terraces, which will incorporate lighting into the soffit of the floors above to extend hours of use. The main floor is also occupied by administrative offices, a clinic and service spaces located on the south façade of the building.

The location of the Adult Daycare may be adjusted slightly as required by users. Its proposed location in plan and relationship to the plaza allows clients to take advantage of the activities going on in the plaza either by watching, or by participating under supervision. Extensive floor to ceiling glazing, where appropriate in relation to the activities in the interior, will provide maximum light exposure. In addition, the north exposure ensures that there is no overheating or glare adjacent to the windows, which are both issues that can affect an older adult population.

The five upper floors of the facility will be occupied by 140 residents with 28 residents per floor. A 10 bed unit is located on the main floor for a total of 150 beds.

Figure 1-31: Parcel B Illustrative Site Plan



### 3.3.2 Parcel B

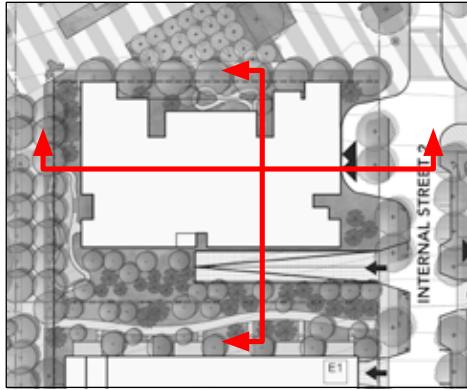
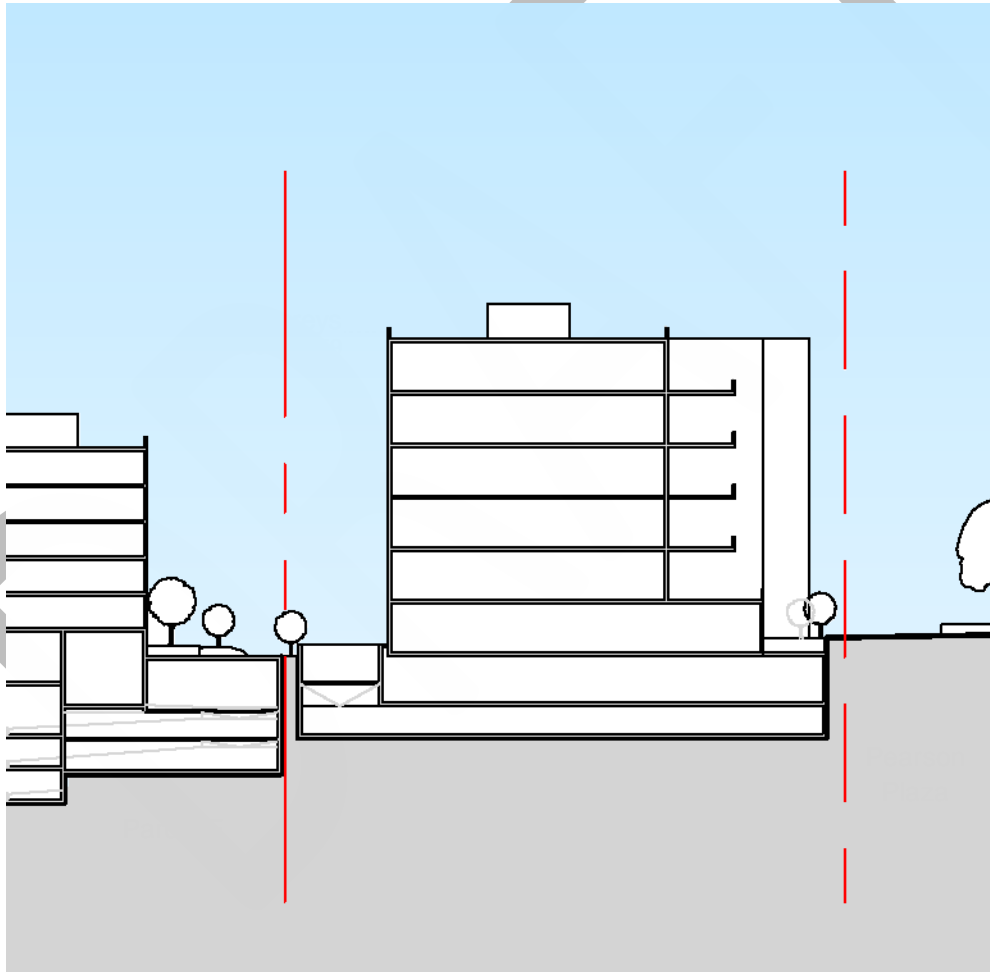
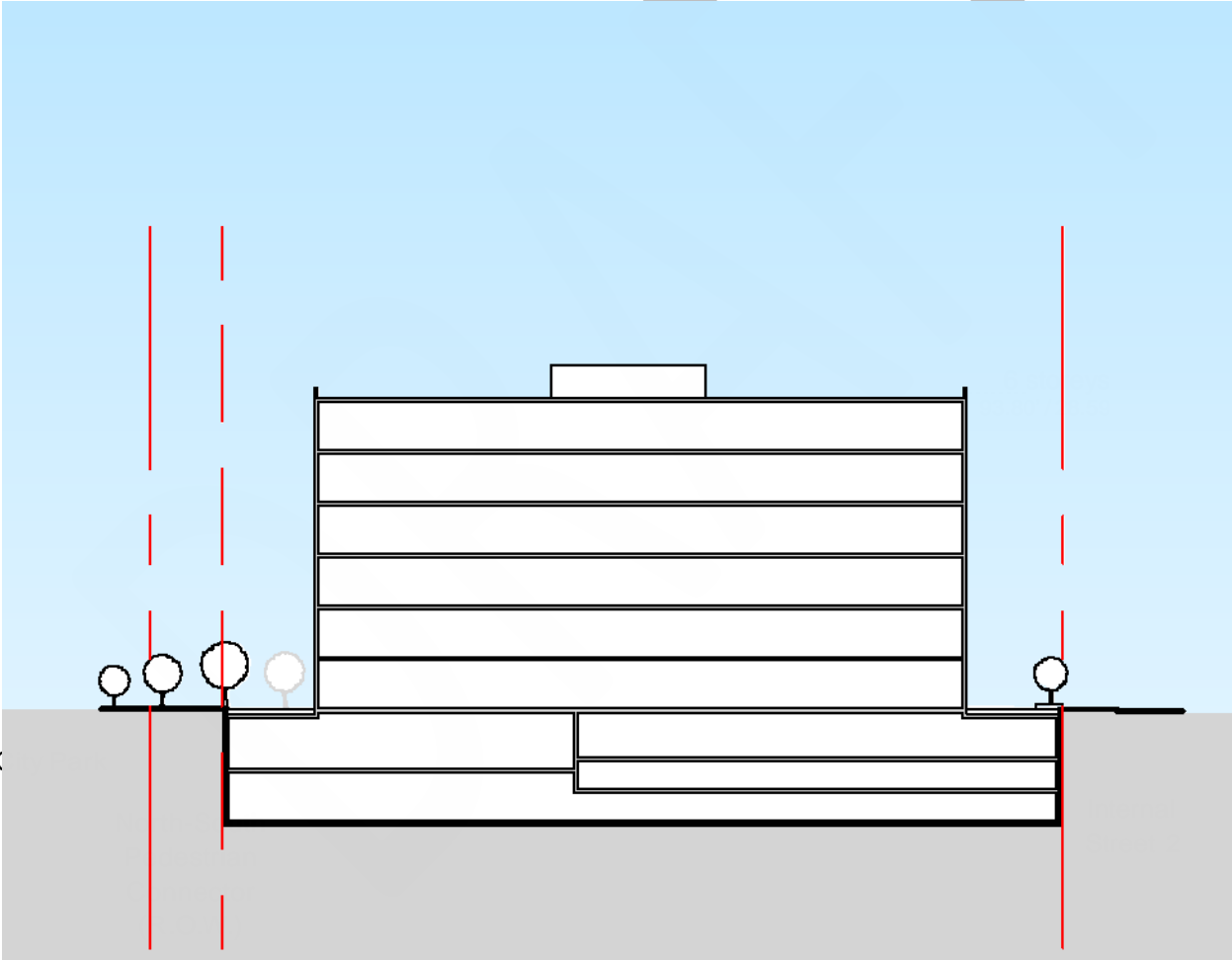


Figure 1-33: Parcel B - Section A



### 3.3.2 Parcel B

Figure 1-34: Parcel B - Section B



## 3.3 Phase and Parcels

### 3.3.3 Parcel C

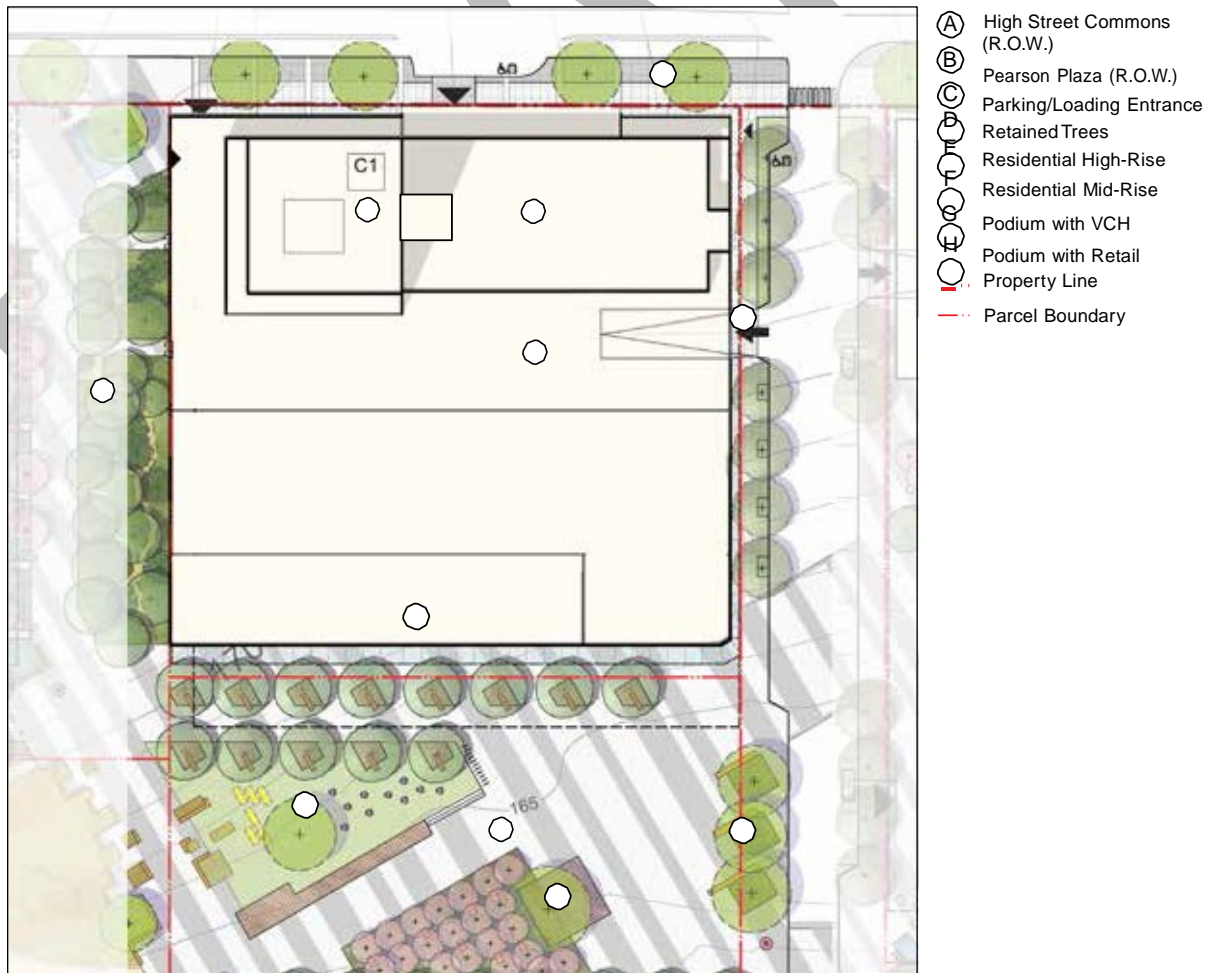
Parcel C is the main community meeting point of the site. The block is comprised of one building which is bounded by West 57th Avenue to the north, Pearson Plaza to the south, the High Street Commons to the west and Internal Street 2 to the east. The lower levels of the building provide neighbourhood services: including a Community Health Centre, therapy pool, a residential amenity and a children's daycare facility. A residential tower and mid-rise located on the northern edge of the block form the upper levels of the building. The building massing minimizes shadowing on Pearson Plaza, the City Park and the Cambie Street Walk to the east.

The ground level of the building is split between the Community Health Centre (CHC), and the retail. The primary entrance for the CHC is off West 57th Ave. where there is a lay-by for HandyDARTs. A second HandyDART lay-by is provided on Internal Street 2. The parkade entrance is located mid-point of the building on the eastern edge off Internal Street 2.

The retail spaces are located on the southern portion of the block on the lower levels. These spaces activate both the Pearson Plaza and the High Street Commons, to the south and west respectively.

The child daycare located on level 2 maximizes the children's security.

Figure 1-35: Parcel C Illustrative Site Plan





### 3.3.3 Parcel C

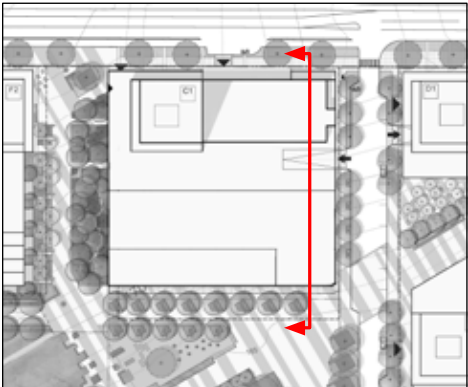
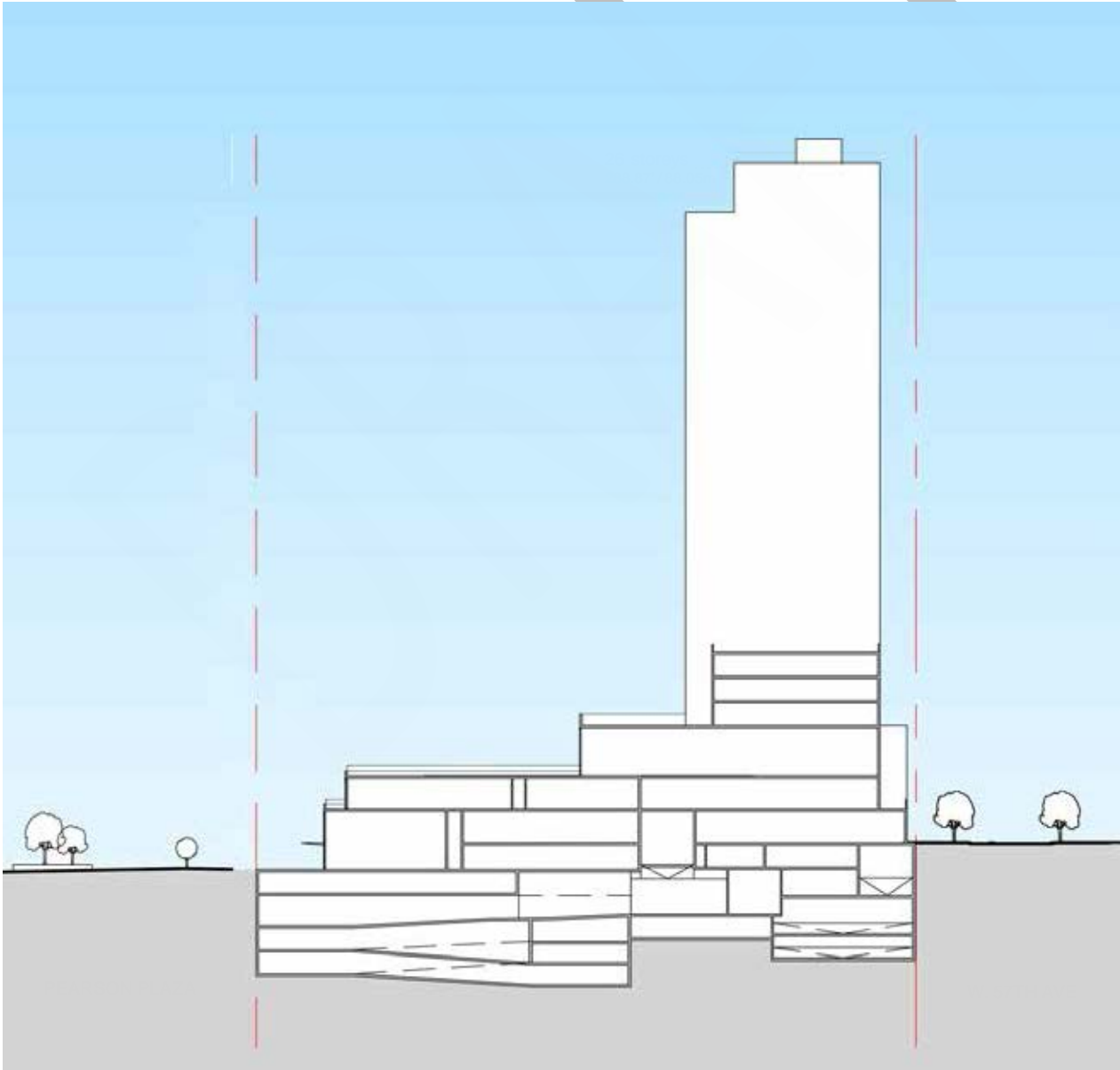


Figure 1-36: Parcel C - Section A



### 3.3.3 Parcel C

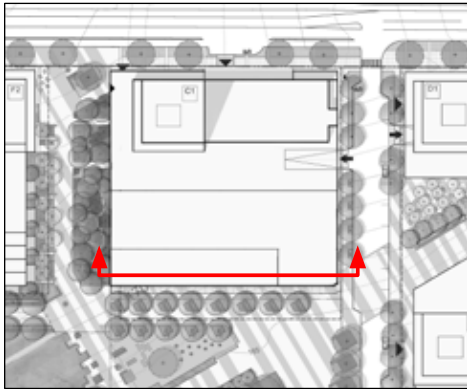
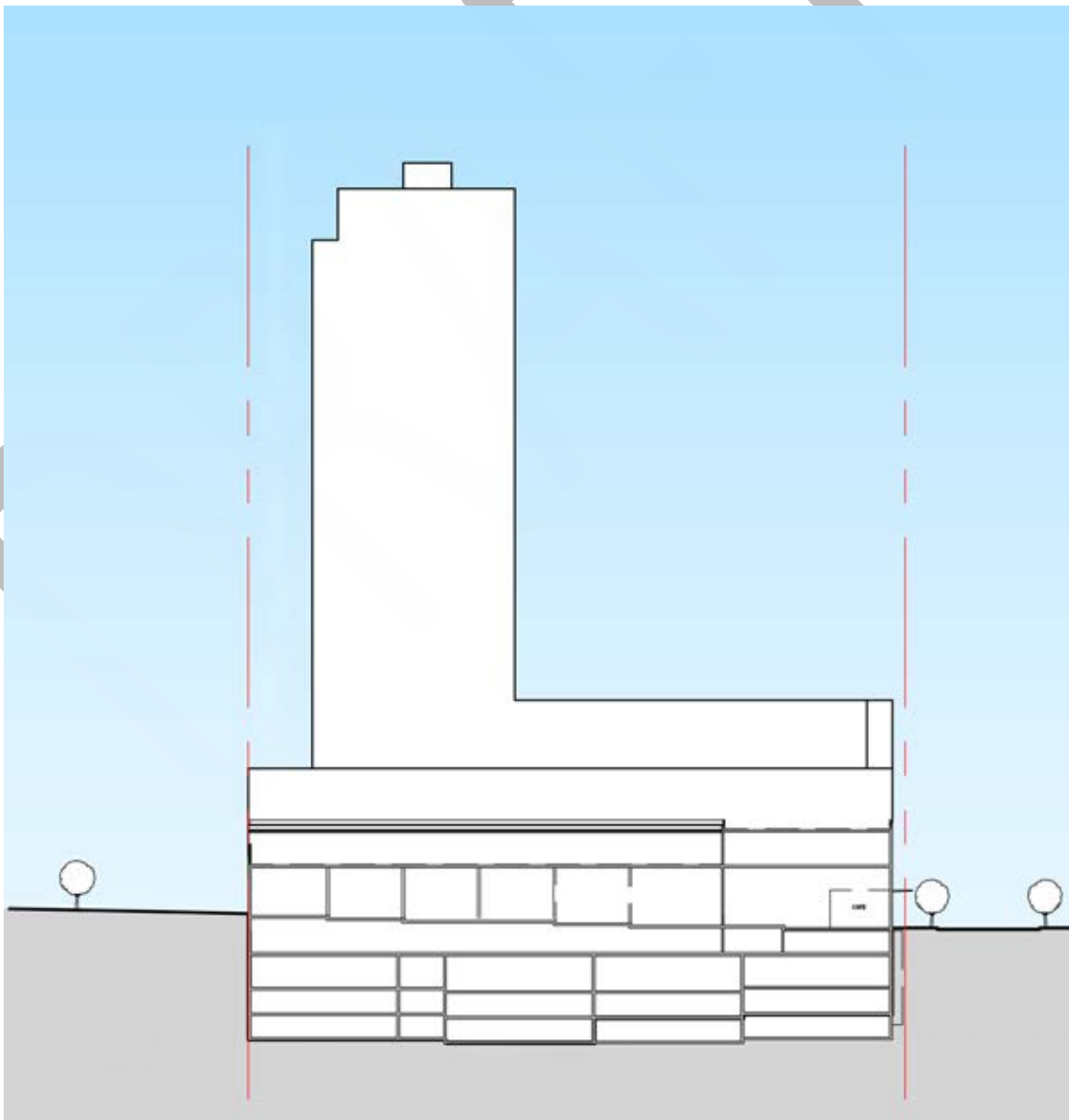


Figure 1-37: Parcel C - Section B



## 3.3 Phase and Parcels

### 3.3.4 Parcel D

Parcel D, located at the northeastern corner of the site at Cambie St. and West 57th Avenue, is the main gateway to the site. A significant public plaza is located at the northeast corner to accommodate the proposed Canada Line station. The transit plaza is connected to the open space network of the Pearson Dogwood site by a generous diagonal walkway. The walkway, lined with commercial uses, terminates at the southern end of the parcel in a second, larger public plaza. The plaza is oriented to the southwest maximizing solar gain and offering views to the Pearson Plaza and City Park. Commercial uses line the plaza edges providing excellent opportunities for outdoor seating.

The shape of the public realm defines the north and south massing. Both buildings have a retail podium base with residential towers and mid-rise buildings above. These towers are the tallest on the site, reinforcing the block's role as a locus of activity adjacent the station.

The northern portion of the block has a single tower marking the corner of West 57th Ave. and Internal Street 2 with a mid-rise extension parallel to West 57th Ave. The northern and southern edges of the north building offer commercial spaces along West 57th Ave. and the internal public plaza. The southern block has two towers, each with a mid-rise extension. One tower sits at the southern edge of the transit plaza, serving as a landmark and reinforcing the plaza as the site gateway. The tower's mid-rise extension runs parallel to Cambie Street and terraces at the south defining the southeastern edge of the parcel. The second tower is situated at the southwestern corner of block, serving as a landmark and terminating the view looking east from Heather Street down West 58th Ave, across the urban farm and Pearson Plaza. The tower has a short, mid-rise extension running parallel to West 58th Ave. The southern edge of the parcel is defined at the southwest corner by a small plaza that is enhanced by the retention of existing trees. The southern building has commercial spaces activating both West 58th Ave. and the diagonal southern edge of the public plaza.

Commercial vehicular access and loading is via a ramp on West 58th Ave; a residential parkade is accessed from Internal Street 2. On-street parking is provided on West 58th Ave. and Internal Street 2 for short-term commercial and residential visitors.

Figure 1-38: Parcel D Illustrative Site Plan



### 3.3.3 Parcel D

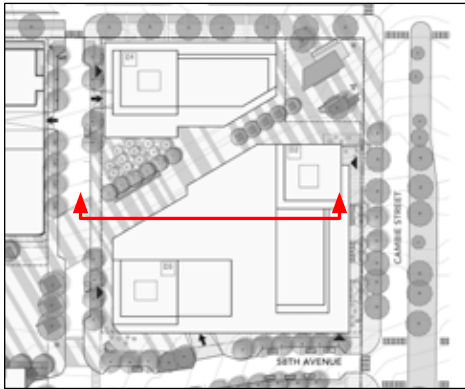
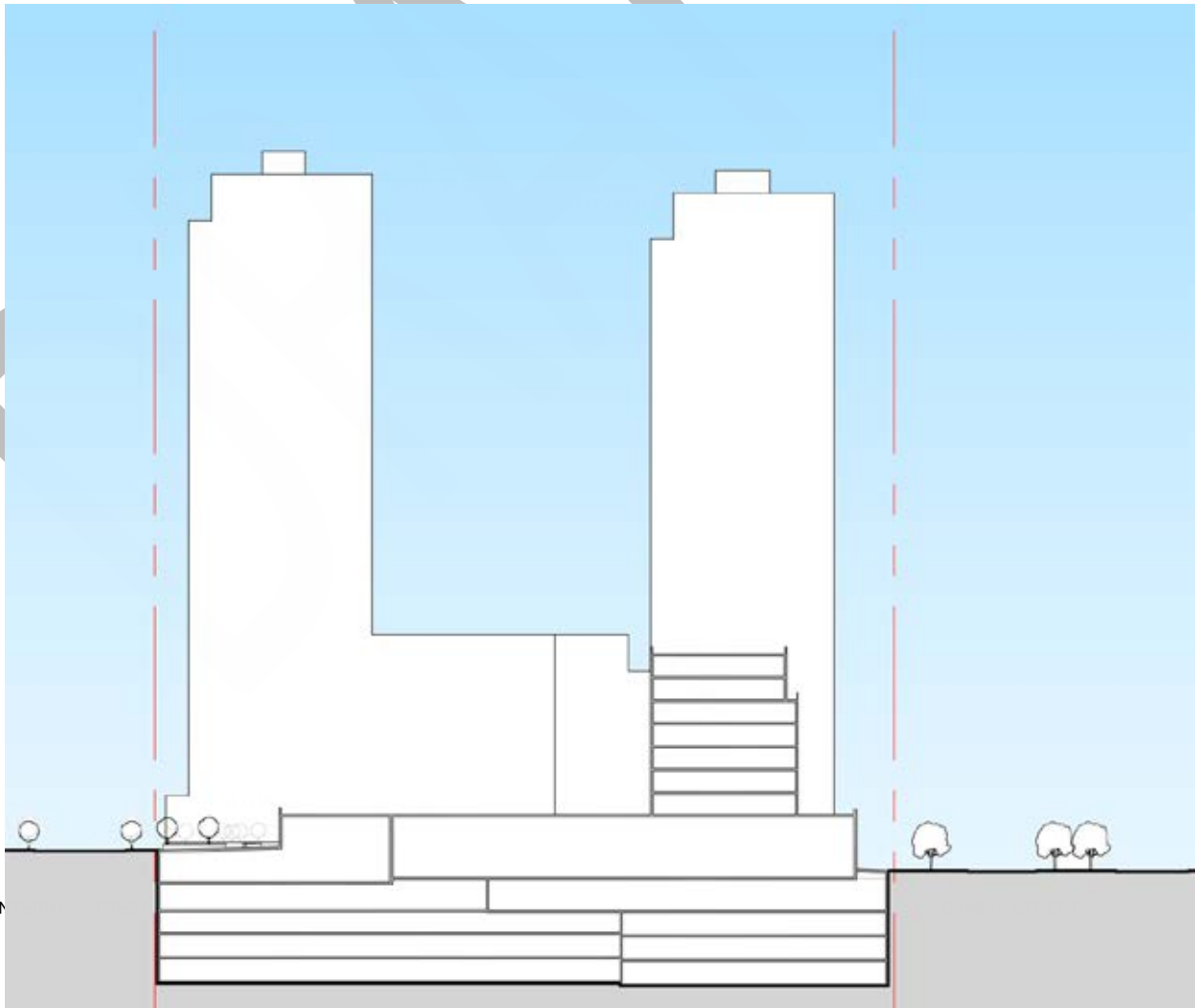


Figure 1-39: Parcel D - Section A



### 3.3.4 Parcel D

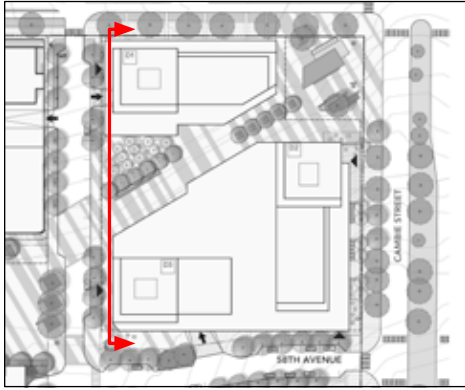
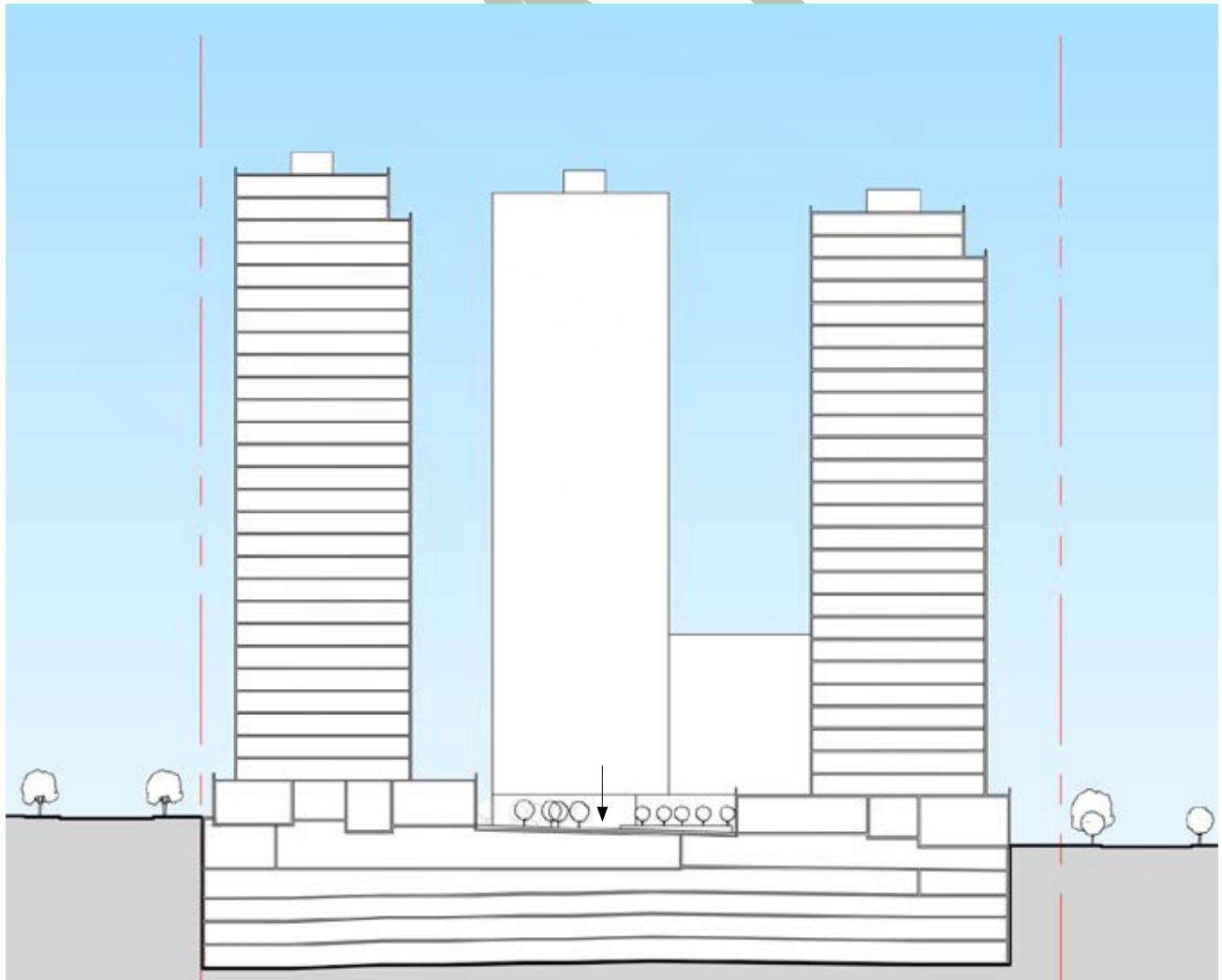


Figure 1-40: Parcel D - Section B



## 3.3 Phase and Parcels

### 3.3.5 Parcel E

Parcel E, a rectangular block, is bounded by the Residential Complex Care facility on the north, West 59th Ave. to the south, Internal Street 2 to the east and the north / south Pedestrian Connector to the west. The parcel houses one residential building that is shaped to allow for the retention of an existing tree in the south west corner of the block. The building's upper floors are stepped on the southern and western edges to provide a transition of lowering heights towards the existing single family homes and the City Park. The parkade is accessed off the Internal Street 2.

Figure 1-42: Parcel E Illustrative Site Plan



### 3.3.5 Parcel E

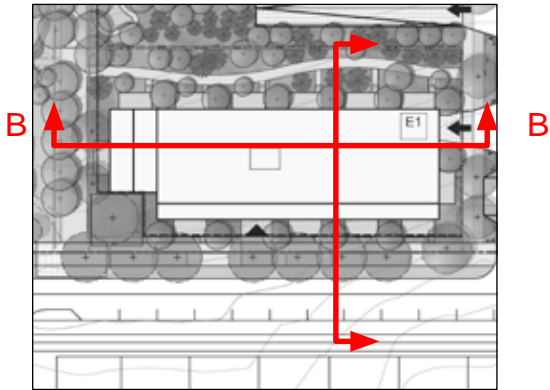
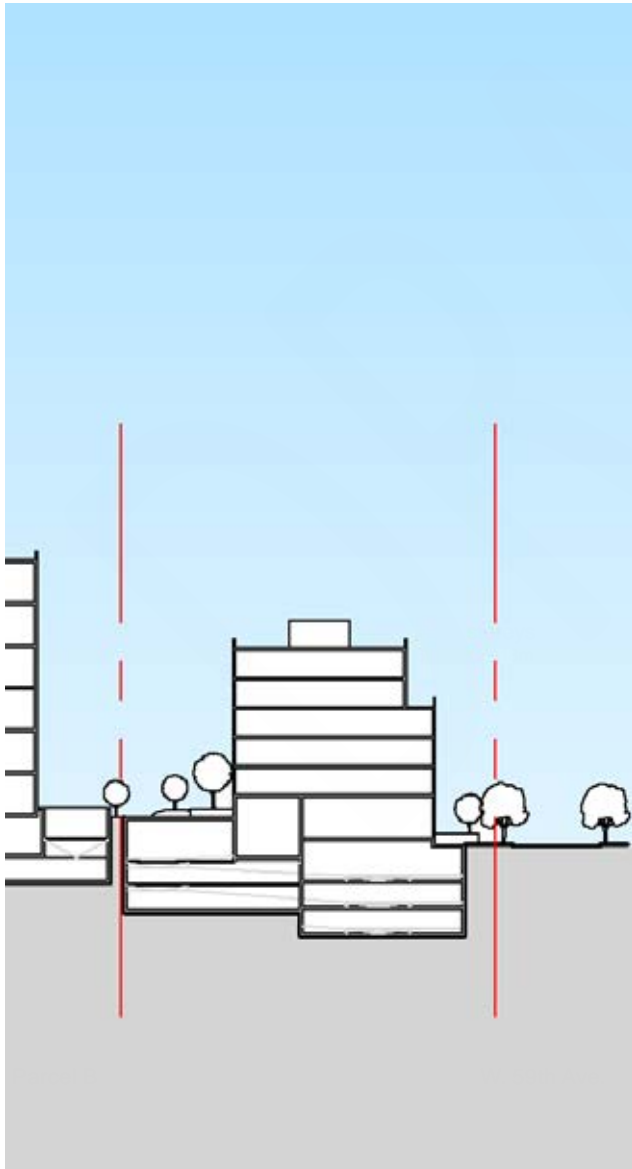


Figure 1-43: Parcel E - Section A



### 3.3.5 Parcel E

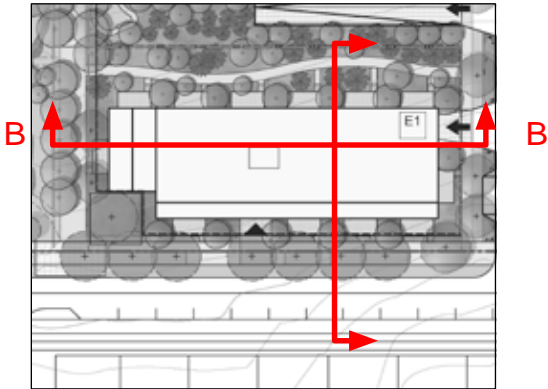
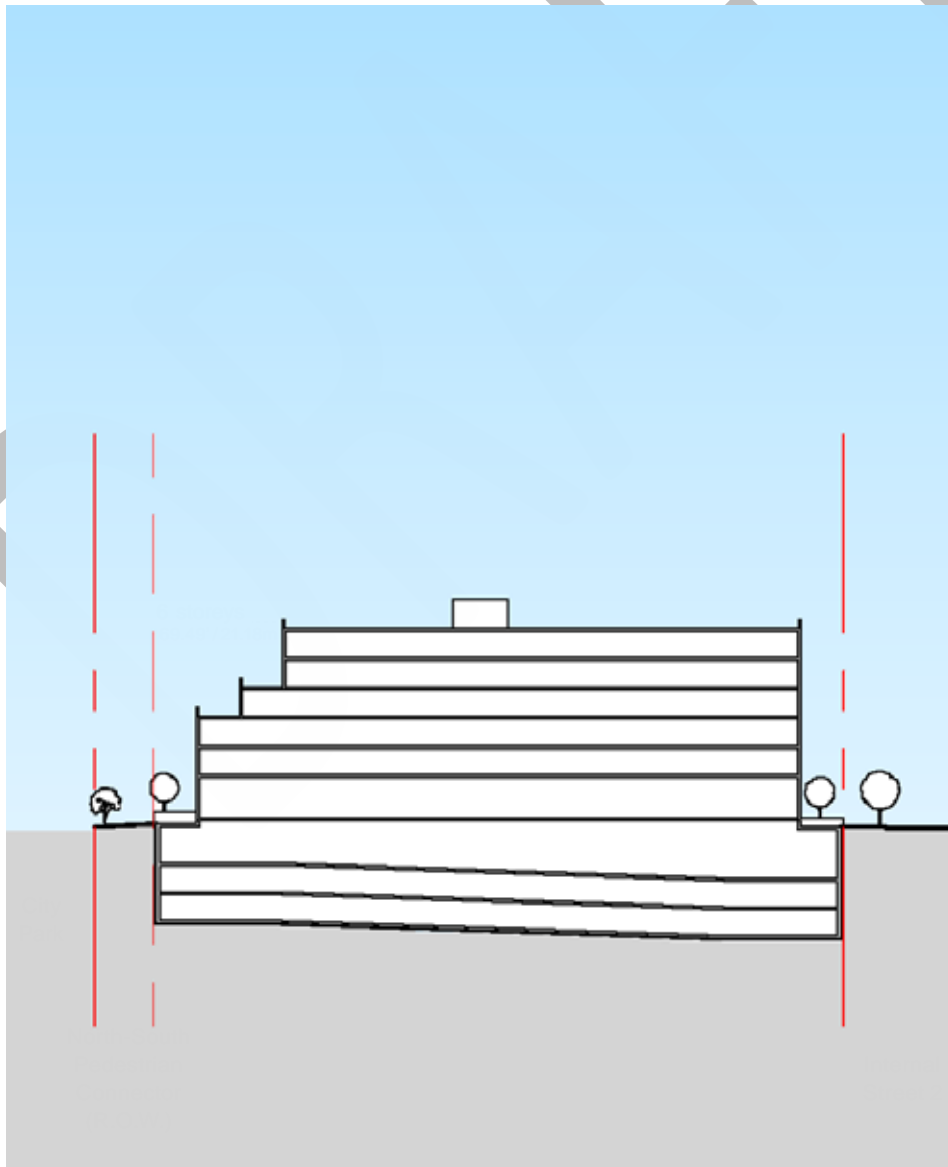


Figure 1-45: Parcel E - Section B





# 3.3 Phase and Parcels

## 3.3.6 Parcel F

Block F is a square-shaped block bounded on the north by West 57th Ave, the Urban Farm on the south, to the west is Internal Street 1, and Block C is to the east. The block includes a large public open space – the High Street Commons – that serves as separation between Block C and D. The High Street Commons provides a direct pedestrian connection between the public realm of West 57th Avenue and the Urban Farm and City Park, as well as connecting into the extensive internal public network of the site. This open space joins with an SRW path to the south of the block, that provides an east – west pedestrian linkage in the middle of the site. Vehicular access to the block is provided off of Internal Street 1 to the west.

The buildings support the public realm by framing it with appropriately scaled massing and active frontage. West 57th Avenue has a retail podium at street level along the length of the block. The other three sides of the block have residential uses facing the public realm. Buildings wrap the edges of the block to frame a central private open space with good solar exposure and views south to the Urban Farm and City Park. There are two towers, located on the northeast and southwest corners respectively. The northeast corner tower anchors the edge of the High Street Commons; and the southwest tower anchors the north end of the large open space of the City Park and Urban Farm while functioning, too, as a landmark to the view east along the Internal Street 1. The staggered position of these towers provides more openings in the skyline for views, maximizes unit privacy and reduces the concentration of shadows on West 57th Avenue. Each tower has a mid-rise extension that runs in a north-south alignment reducing shadow impacts and providing balanced solar and view access to units. The tower and mid-rise extension are defined as separate elements by a significant break in the massing on the public realm edge.

Figure 1-46: Parcel F Illustrative Site Plan



3.3.6 Parcel F

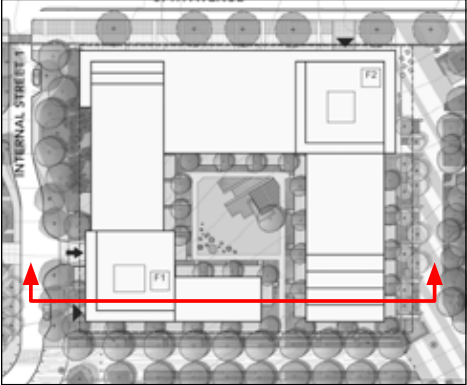
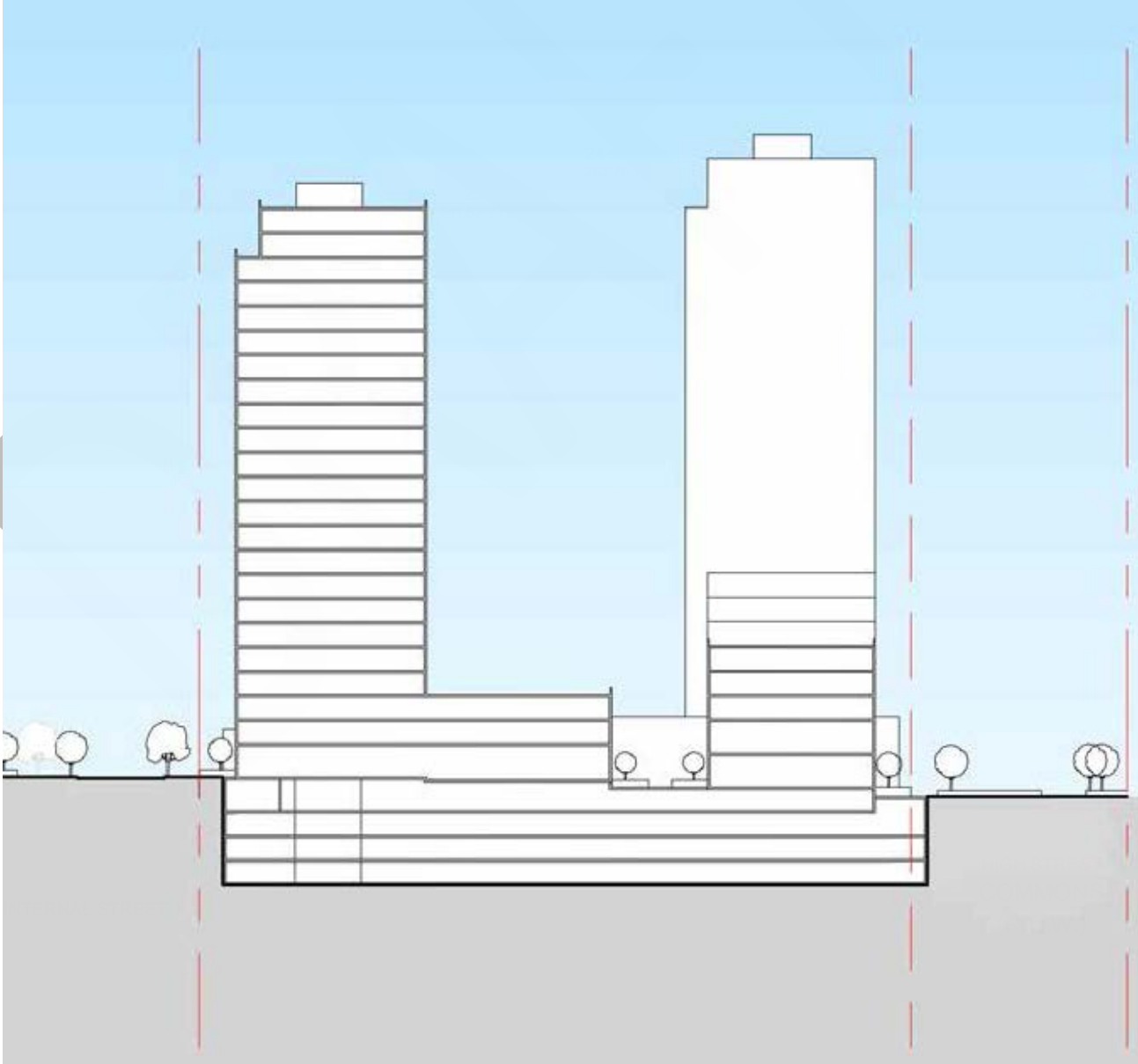


Figure 1-47: Parcel F - Section A



### 3.3.6 Parcel F

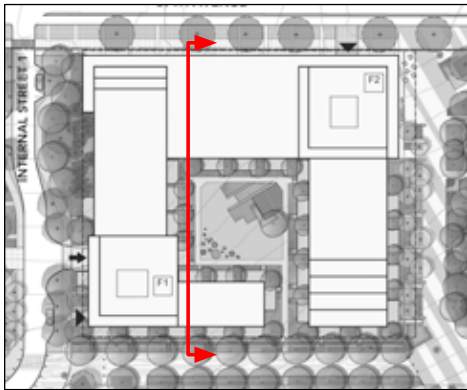
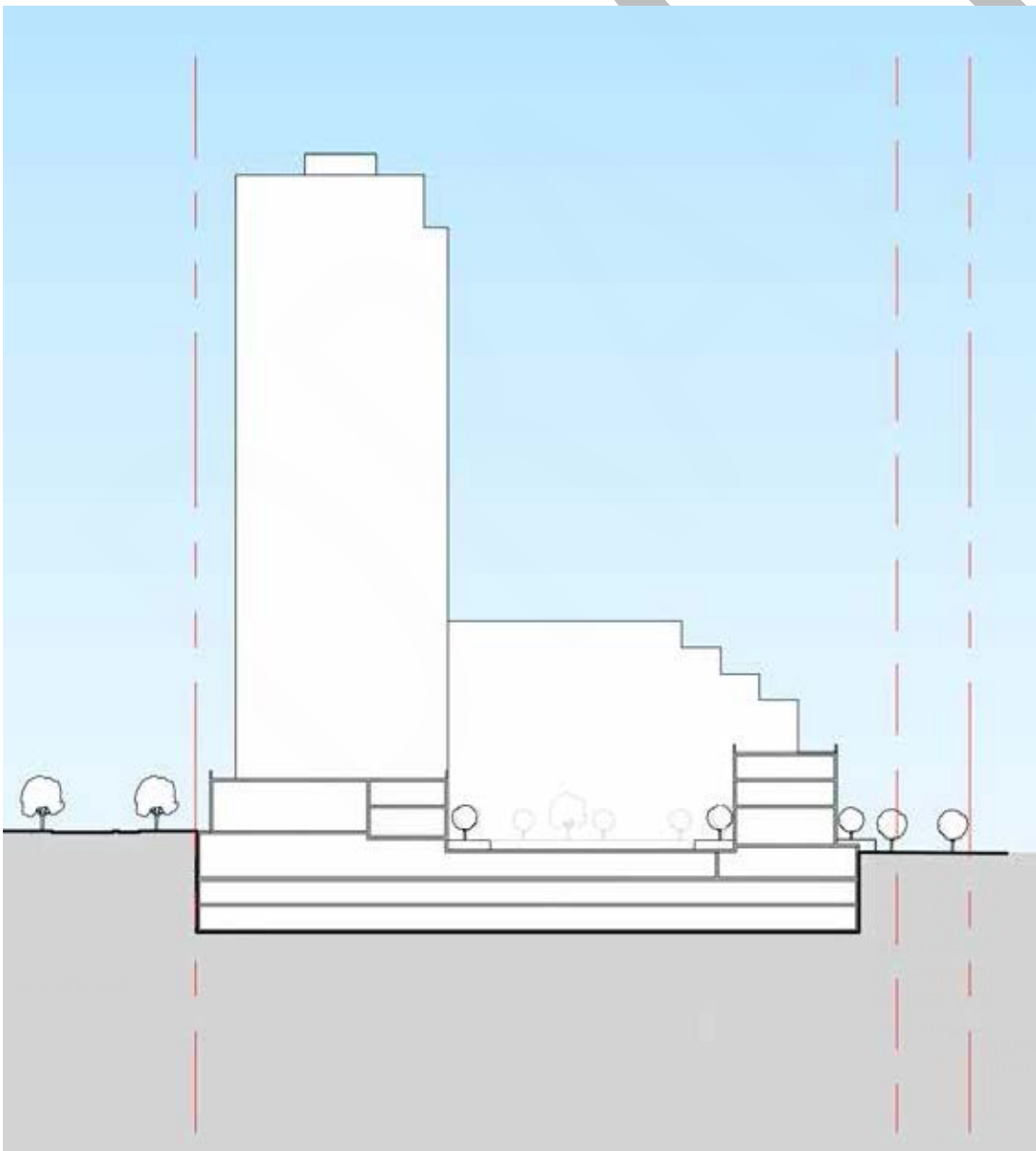


Figure 1-48: Parcel F - Section B



## 3.3 Phase and Parcels

### 3.3.7 Parcel G

Block G is located in the southwestern quadrant of the site, bounded by West 59th Ave. in the south, Heather St. in the west, Internal Street 1 in the north and the City Park in the east. Residential buildings frame and animate these public realm elements. The lobbies of four buildings are located on the bounding public streets; two lobbies face the new Internal Street 1; and one building's lobby is accessed off a private driveway. A SRW pathway spans the block from the southwest corner to the northeast corner, visually and physically connecting the block to the surrounding public realm. Accessed off the pathway are three primary interior open spaces that vary in size and shape as well as a direct connection to the pathway that borders both the Urban Farm and the City Park. Internal Street 1 provides vehicular access to the block. One private drive is incorporated into the hardscape of largest internal opens pace creating opportunities for residential gatherings and block parties. At the southeast corner, the block is held back, giving space over to the City Park and at the same time retaining a group of mature trees.

The buildings in this block transition in height from mid-rise to low-rise from north to south, and their upper floors stepped back at the edges of the public realm. This massing provides a comfortable transition to and interface with the existing single family homes on the south side of West 59th Ave, the open spaces on the west side of Heather St. and the City Park. A single mid-height tower is located at the northeast corner of the site, consistent with the policy an increasing height gradient towards the proposed transit station at West 57th Ave. and Cambie St.. The tower's location, at the corner of the Urban Farm and City Park, is an important cross roads in the overall site, and the tower height and unique shape reinforce this location by being a landmark. Shadowing of the public realm by the tower is minimized because it is at the north part of the site and therefore only casts shadow on the Urban Farm at the late part of the afternoon. The mid-rise building to its south is kept low to minimize park shadowing.

Figure 1-49: Parcel G Illustrative Site Plan



### 3.3.7 Parcel G

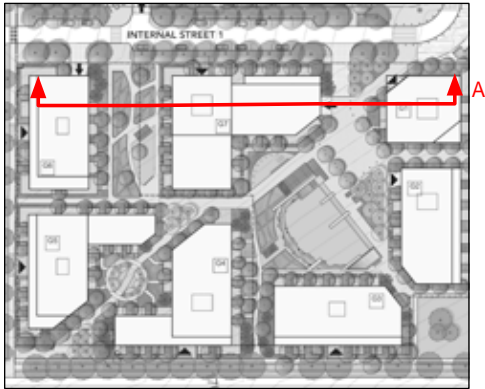
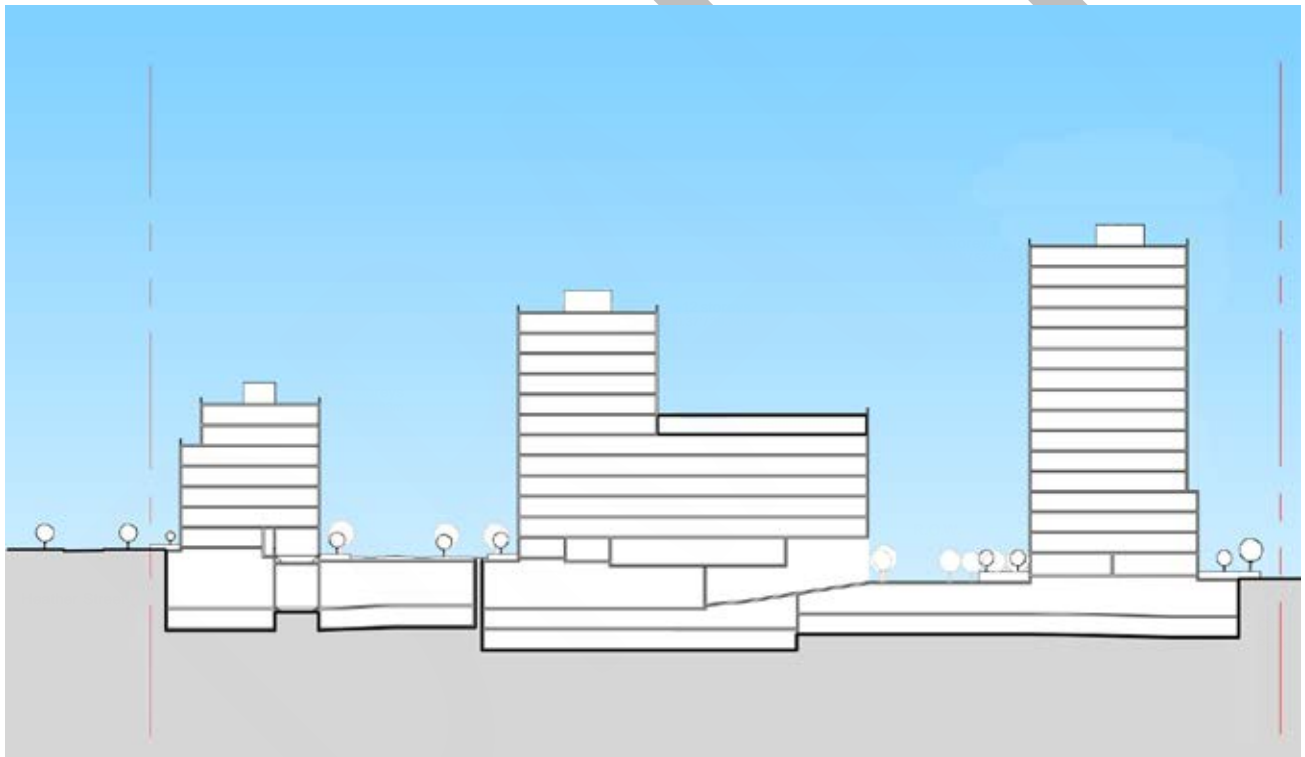


Figure 1-50: Parcel G - Section A



### 3.3.7 Parcel G

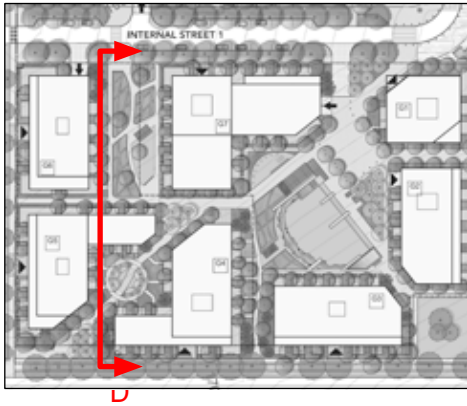
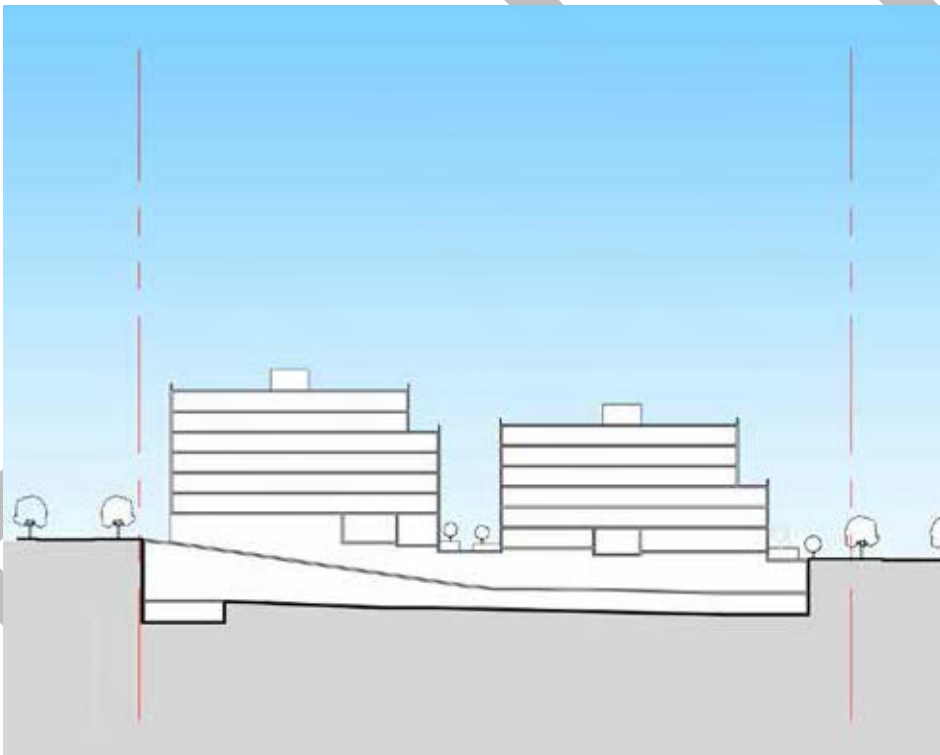


Figure 1-51: Parcel G - Section A



## 3.3 Phase and Parcels

### 3.3.8 Parcel H

Block H is rectangular-shaped block located at the site's northwest corner. It is bounded by West 57th Ave. in the north, the Internal Street 1 in the east and south, and Heather St. in the west. It functions as the site's northwest gateway. As the intersection at West 57th Ave. and Heather St. is comprised of open space at the other three corners, the Pearson site corner is designed to strengthen the gateway into the site. Accordingly, the two buildings flanking both West 57th Ave. and Heather St. are sculpted to frame a pocket park at the corner and reinforce the diagonal connection to the southeast corner. The SRW pathway links the block to the network of pedestrian circulation throughout the site. The bounding public realm of the block is framed and animated by residential buildings. The interior open space has strong visual and physical linkages with the surrounding public realm by way of generous spaces between the buildings. The spaces are enlivened through urban agriculture, water features and a playful hill.

The buildings are generally mid-rise in height so that they appropriately frame the surrounding streets and strike a balance between minimizing view obstruction and shadowing, while offering views to the surrounding open space and further to such landmarks as Mt. Baker and the North Shore mountains. A single mid-height tower is located at the southeast corner of the block, providing a landmark as viewed from the eastern portions of the site across the Urban Farm. This tower has a mid-rise extension running in a north-south orientation in order to minimize shadowing and view obstruction. The tower and mid-rise elements are defined by a significant break in the massing at their interface point.

Figure 1-52: Parcel H Illustrative Site Plan



### 3.3.8 Parcel H

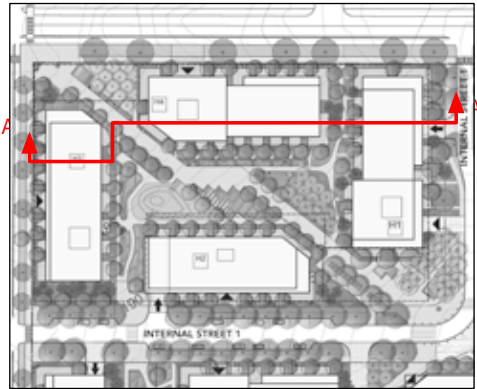
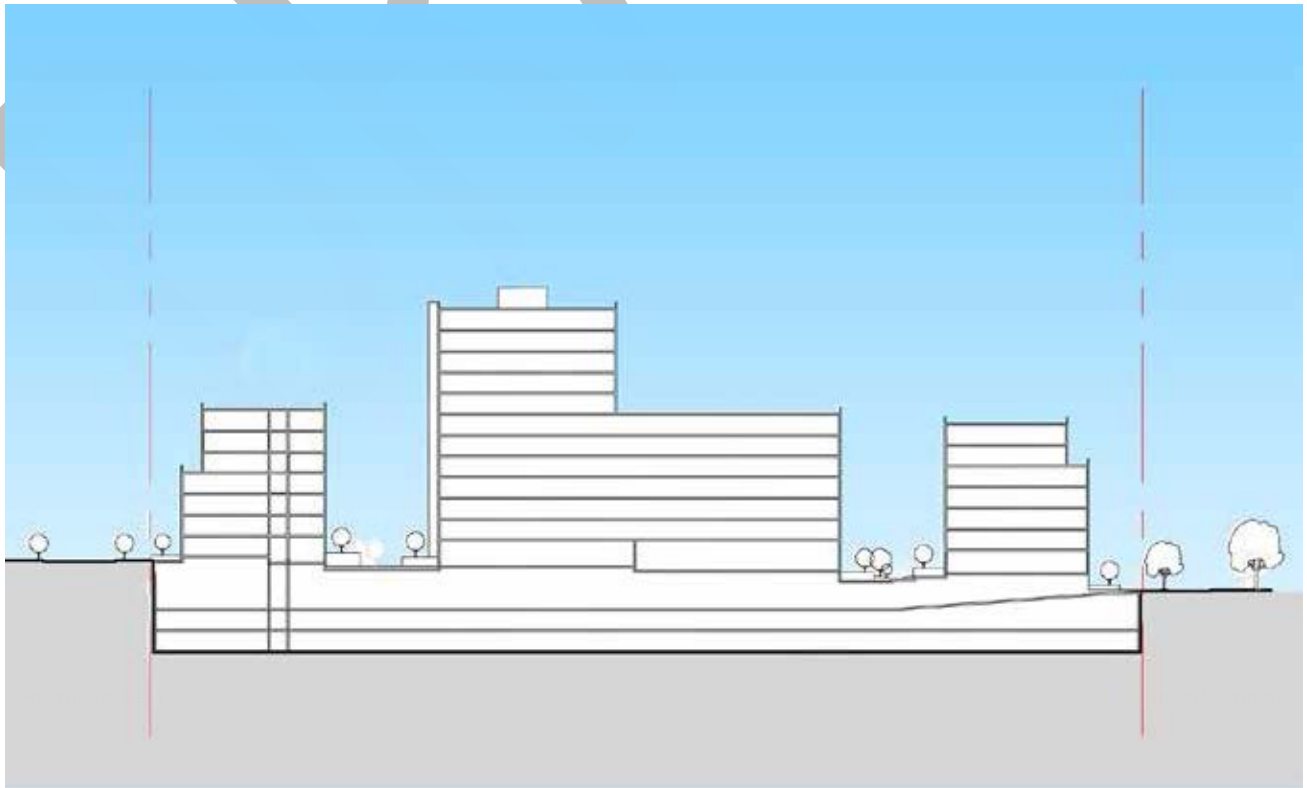


Figure 1-53: Parcel H - Section A





### 3.3.8 Parcel H

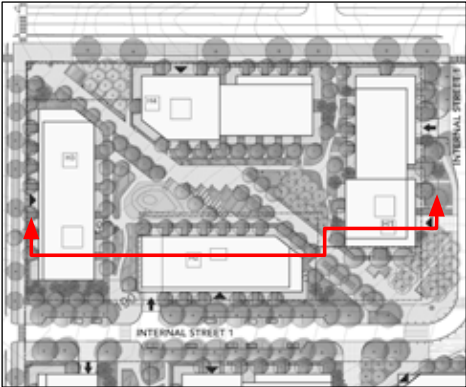
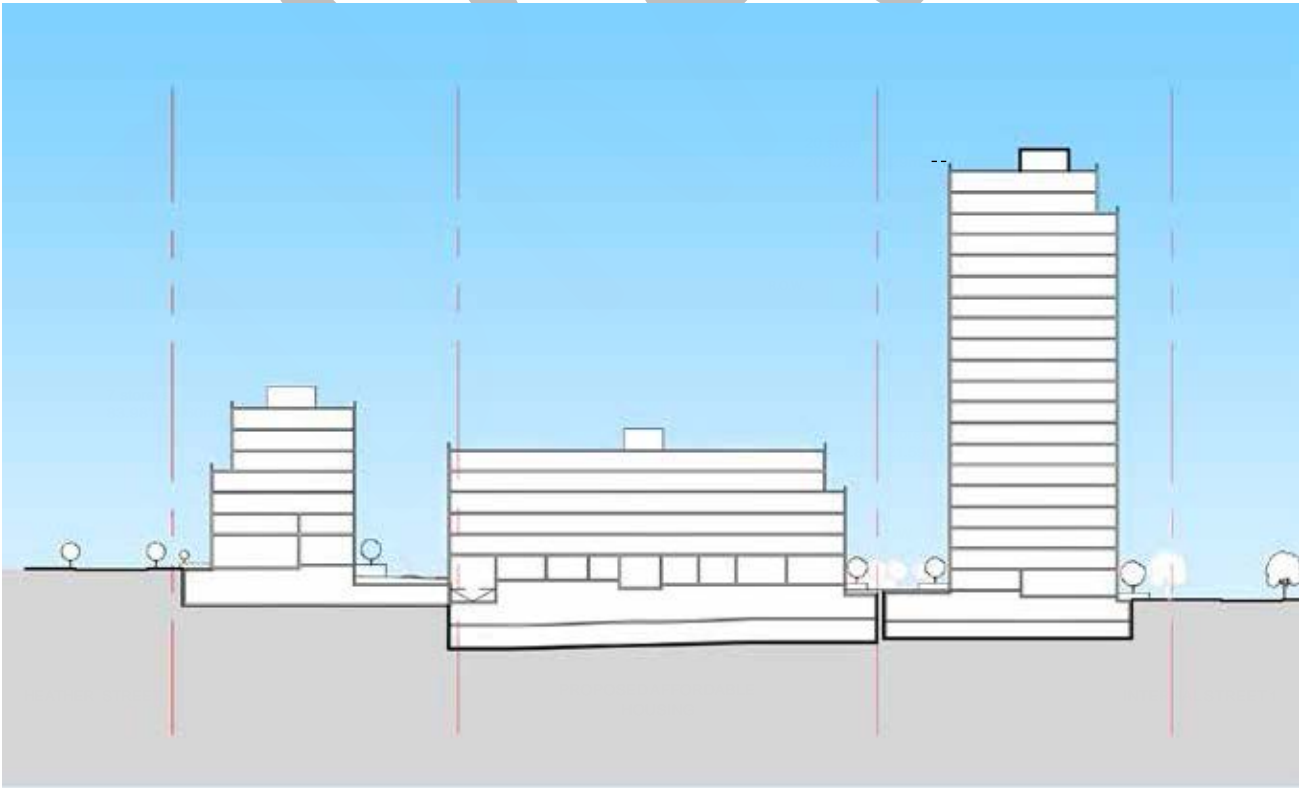


Figure 1-54: Parcel H - Section B



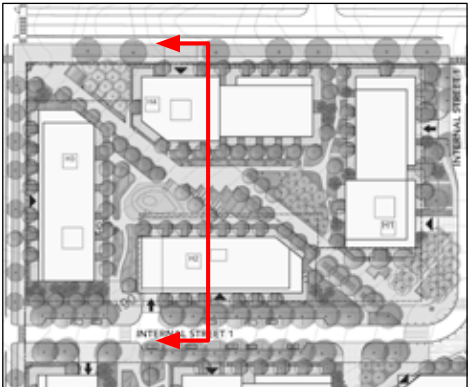
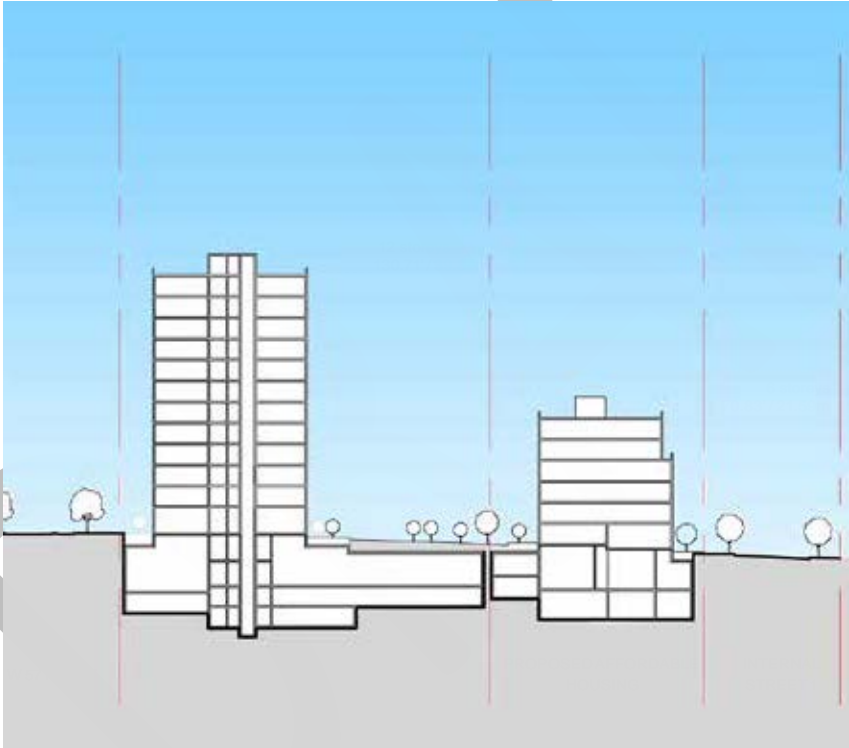


Figure 1-55: Parcel H - Section C



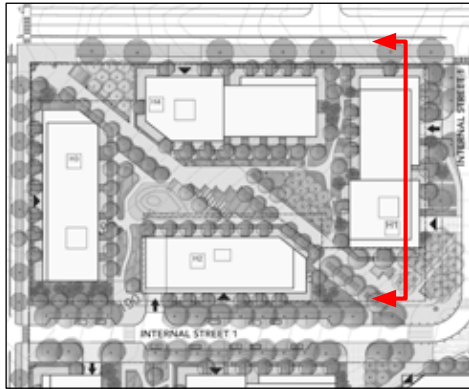
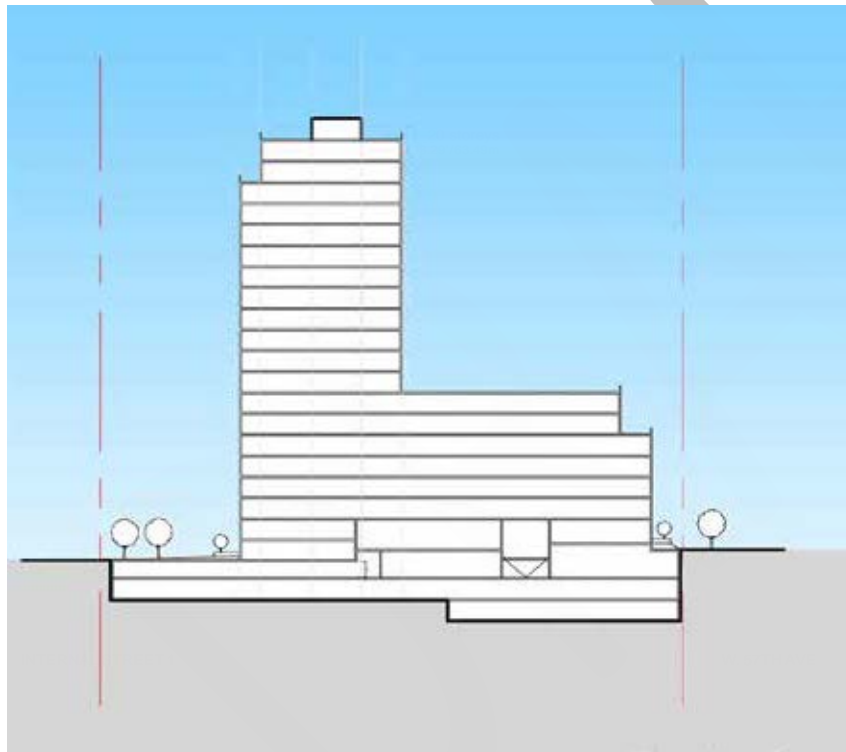


Figure 1-56: Parcel H - Section D



## 3.4 Architectural Characteristics

### 3.4.1 Massing and Form

- a. Long, continuous building frontages should be avoided. Building frontages should be articulated to express a scale that is compatible with the relevant context. Particular attention should be paid to residential buildings exceeding 150 feet in frontage.
- b. Large, monolithic building forms should be avoided. The massing of larger complexes should be broken down to express the individual functional components within a cohesive architectural form. This will assist to create identity, provide variety, and reduce apparent bulk and visual scale.
- c. Shallow articulation of surface elements and materials is generally ineffective in achieving adequate variation in the massing, and bolder modulation of the form should prevail.
- d. Generic building designs that exhibit little facade interest or visual depth should be avoided.
- e. Buildings at intersections and adjacent public open spaces should have a distinctive architectural design that reinforces the street corner, or provides a focal point.

### 3.4.1 Materials

- a. A high quality and durable palette of materials should be used throughout the site, appropriate to local climatic conditions. This will assist in contributing to a sense of permanence and design integrity which will be retained over the lifespan of the building.
- b. Materials and treatments at grade level, particularly for buildings fronting public spaces, should provide visual interest, transparency, and enhance the pedestrian experience.
- c. Building materials should turn the corner to avoid the appearance of a false façade.
- d. Where materials change from one façade to the next, such a change should be thoughtfully developed as an integral part of the design theme for the building.

### 3.4.3 Roofs and Mechanical Penthouses

- a. Roofs should be designed to be attractive as seen from above as well as from ground level. Large, monotonous expanses of roof should be avoided.
- b. Vents, mechanical rooms and equipment, elevator penthouses, and other rooftop devices should be integrated into the roof architectural treatment or should be grouped and screened with materials and finishes compatible with the building.
- c. Design development of cellular antennae and related infrastructure to be sensitively located, out of view, or behind screening.
- d. The provision of accessible green roofs is encouraged to mitigate and delay storm water run-off and reduce heat island effects, as well as provide outdoor amenity space and visible greenery at roof tops.
- e. Solar panels are encouraged on rooftops in accordance with applicable policies and guidelines.

DRAFT

## 3.5 Accessible Design

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

- a. City Staff continue to consult with PDAC to ensure that all public spaces, amenities and facilities on the site, including parks and walkways, the farm, the pool, the community health clinic, public transit and any retail space be designed to maximize inclusion of persons with disabilities and in accordance with principles of universal design and best practices.
- b. Design development to ensure public pathways and sidewalks are designed to meet Universal Design Standards, and to embody the principles of a 'Wellness Walkway' comfortable for persons of all ages and abilities.
- c. Design and construct the social housing in line with the City's Housing, Design and Technical Guidelines, including the requirement to deliver a minimum of 5% of units within each social housing building or parcel as wheelchair accessible.

DRAFT

## 3.5 Open Spaces and Public Places

*Refer Illustrative Site Plans in Section 3.3 Phase and Parcels. To be further developed in review with Planning staff.*

DRAFT

500-650 West 57th Avenue (Pearson Dogwood)  
PUBLIC BENEFITS SUMMARY

**Project Summary:**

Mixed-use multi-phased development with approximately 3.2 million square feet of floor space consisting of market and non-market housing, commercial/retail and health care uses.

**Public Benefit Summary:**

The rezoning application includes 540 units of social housing (of which 361 are turnkey units in airspace/remainder parcels) and two fee simple "dirt site" parcels dedicated to the City, a 69 space childcare dedicated to the City, a 2.5 acre park and a 1 acre urban farm both dedicated to the Park Board, and an 8,000 sq. ft. fee simple "dirt site" parcel at the corner of Cambie Street and 57th Avenue dedicated to the City.

	Current Zoning	Proposed Zoning
Zoning District	RT-2	CD-1
FSR (Site area = 102,766 sq. m/ 1,106,165 sq. ft.)	0.75	2.83
Floor Area (sq. m / sq. ft.)	77,075 sq. m 829,650 sq. ft.	290,808 sq. m 3,130,334 sq. ft.
CAC amount based on pro forma review & concluded at \$98.54 psf. x 1,440,082 sf. of increased condo floor area.		
Land Use	Two-Family Dwelling Multiple Dwelling	Mixed-use development

Public Benefit Statistics		Value if built under Current Zoning (\$)	Value if built under Proposed Zoning (\$)
Required*	DCL (City-wide)	\$2,679,898	\$37,631,191
	Public Art		\$5,355,778
	20% Social Housing		
Offered (Community Amenity Contribution)	Social Housing: 361 turnkey units		\$113,223,440
	Cultural Facilities		
	Green Transportation/Public Realm		\$20,000,000
	Heritage		
	Affordable Housing		
	Parks and Public Spaces		
	Childcare Facilities/Social/Community Facilities		\$8,678,061
	Unallocated		
	Other		
<b>Total Offered CAC</b>			<b>\$141,901,501</b>
<b>TOTAL VALUE OF PUBLIC BENEFITS</b>		<b>\$2,679,898</b>	<b>\$184,888,471</b>

Other Benefits (non-quantified components): 2 fee simple dirt sites for social housing, 8000 sf site at 57th and Cambie, 2.5 Ac and 1.0 Ac site for Parks, 4,719 sf adult day care for VCH, and 12 affordable housing units for Musqueam.

\* DCLs, Public Art and Social Housing may have exemptions and/or minimum thresholds for qualification.  
For the City-Wide DCL, revenues are allocated into the following public benefit categories: Engineering (7%); Replacement Housing (30%); and Parks (63%).



500-650 West 57th Avenue (Pearson Dogwood)  
APPLICANT, PROPERTY, AND DEVELOPMENT PROPOSAL INFORMATION

Applicant and Property Information

Address	500-650 West 57th Avenue (Pearson Dogwood)
Legal Descriptions	500-650 West 57th Avenue Lots 1 to 5, all of Block 1004, District Lot 526, Plan 20607; PIDs: 002-395-355, 002-395-363, 002-395-380, 002-395-398 and 002-395-401 respectively
Developer	Onni Group Inc.
Architect	IBI Group Inc.
Property Owners	Onni Pearson Dogwood Holdings Corp.

Development Statistics

	Development Permitted Under Existing Zoning	Proposed Development	
ZONING	RT-2	CD-1	
USES	Two Family Dwelling Multiple Dwelling	Dwelling uses, Institutional uses, Recreational and Cultural uses, Retail uses, and Service uses	
FLOOR AREA	77,075 sq. m (829,650 sq. ft.)	Residential (total) - Strata Condo: - Social Housing:  Retail/Service Health related <b>Total</b>	250,619 sq. m (2,697,732 sq. ft.) 210,858 sq. m (2,269,732 sq. ft.) 39,761 sq. m (428,000 sq. ft.)  12,196 sq. m (131,281 sq. ft.) 28,265 sq. m (304,258 sq. ft.) <b>291,080 sq. m (3,133,271 sq. ft.)</b>
FLOOR SPACE RATIO (FSR)	0.75	2.83	
HEIGHT	9.1 m (30 ft.)	91.0 m (299 ft.)	
PARKING, LOADING AND BICYCLE SPACES	As per Parking By-law	As per Parking By-law	

\* \* \* \* \*