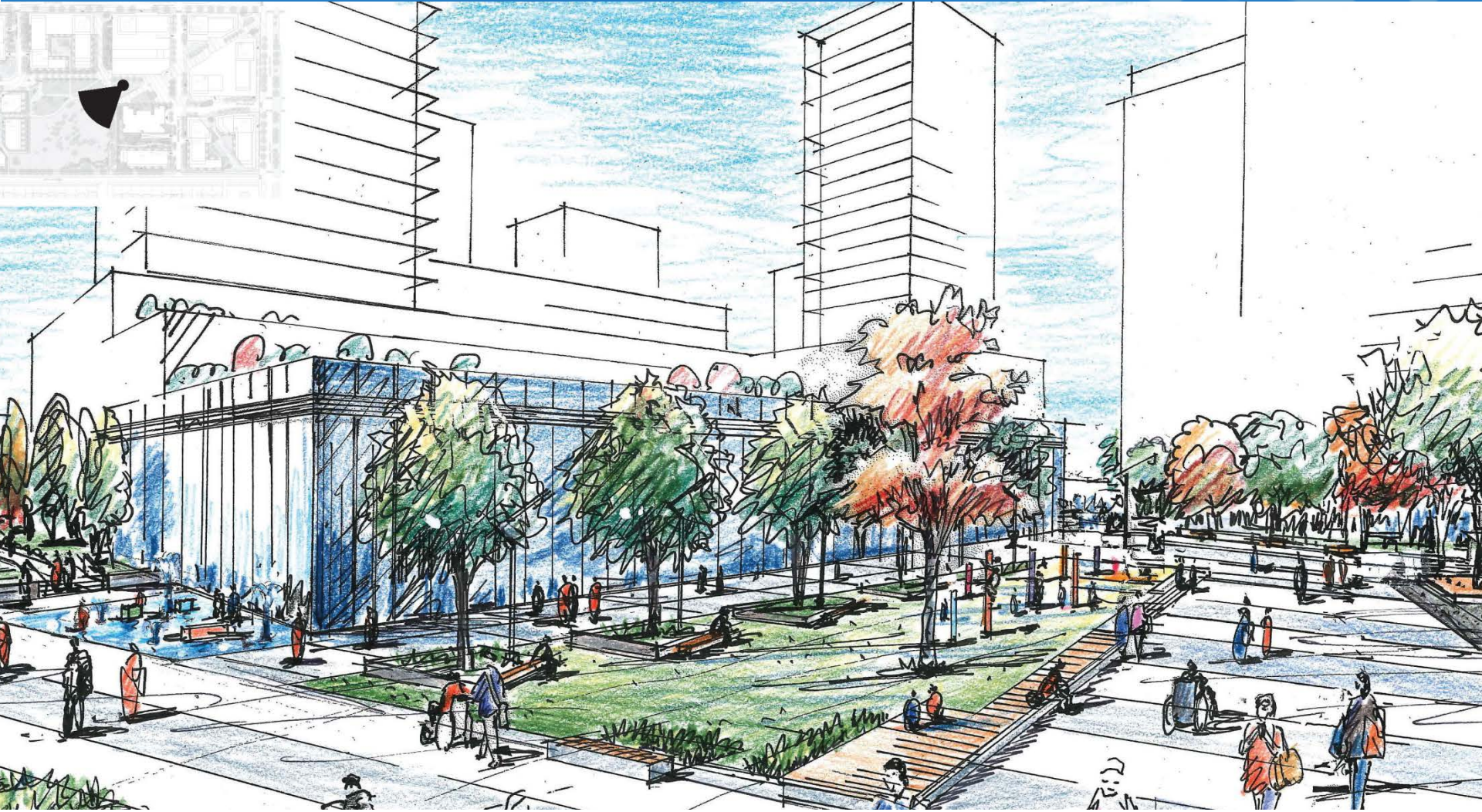


Pearson Dogwood Rezoning



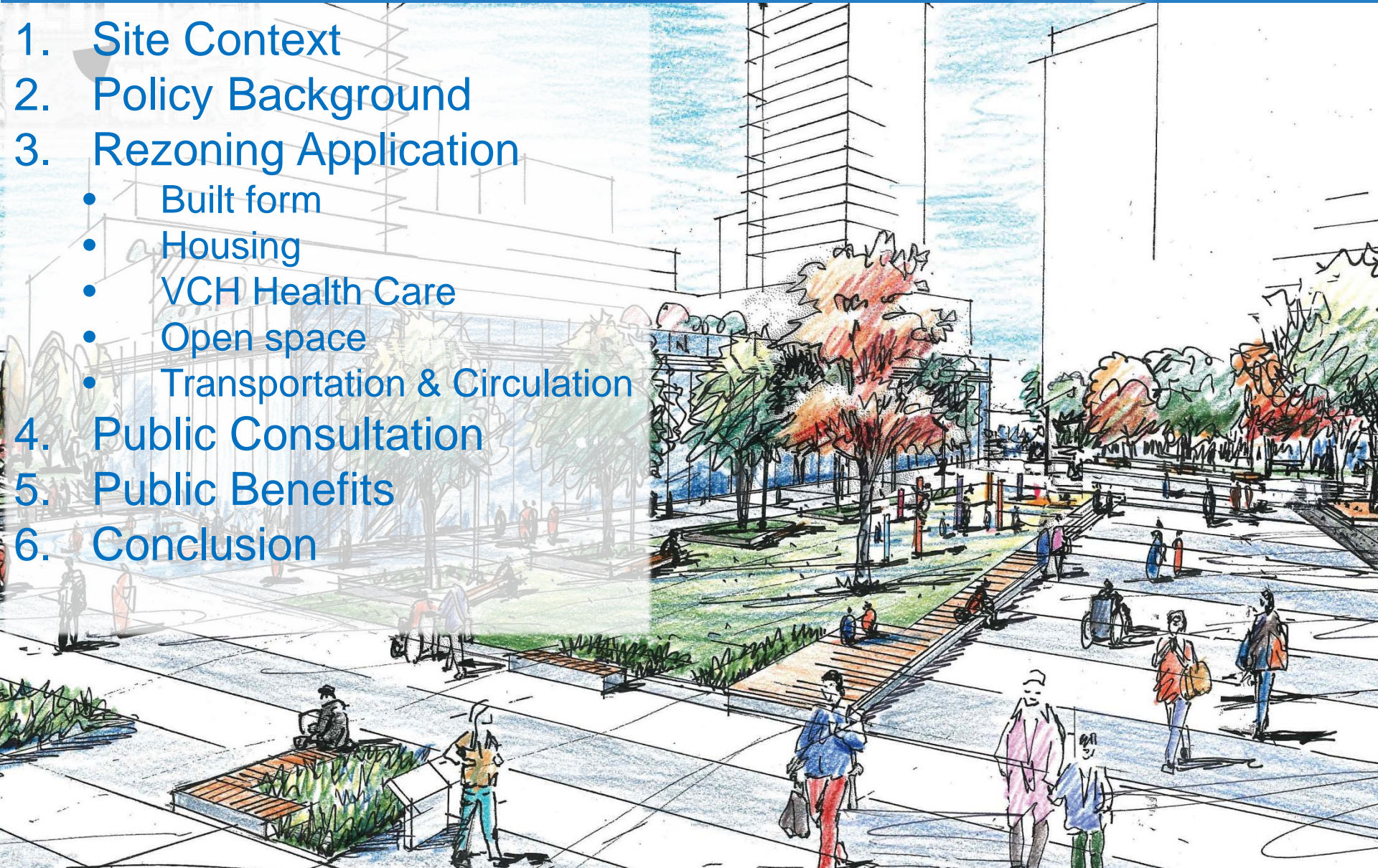
Public Hearing July 20th, 2017



Pearson Dogwood Rezoning

Overview

1. Site Context
2. Policy Background
3. Rezoning Application
 - Built form
 - Housing
 - VCH Health Care
 - Open space
 - Transportation & Circulation
4. Public Consultation
5. Public Benefits
6. Conclusion



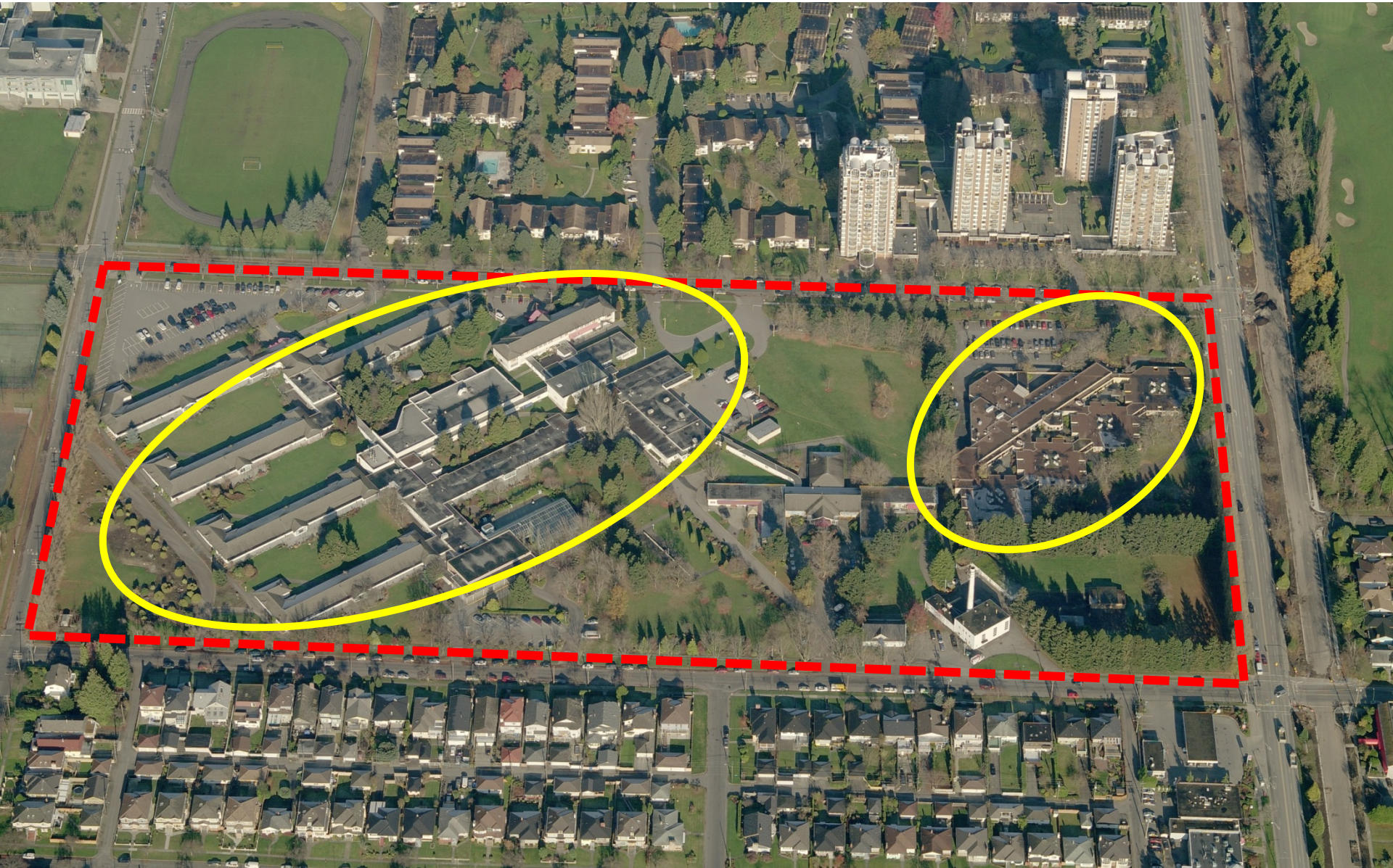


- Pearson Dogwood Lands
- Parks + Green Spaces
- Major Development Sites
- Cambie Corridor Phase 2
- Marpole Community Plan Planning Area
- Cambie Corridor Phase 3 (Transit Influenced Area)
- Canada Line
- Canada Line Station (Existing)
- Canada Line Station (Future)



Pearson Dogwood Rezoning

Site Context



Pearson Dogwood Rezoning

Pearson Dogwood Policy Statement (2014) - OVERVIEW

Vision:

“Whole Health – people, communities, ecologies”

Built Form:

- 2.8 FSR
- Heights up to 28 storeys

Land Use:

- Affordable & market housing
- VCH health care,
- Local commercial
- Musqueam units

VCH Health Care

- Pearson replacement units
- Dogwood residential care
- Therapy pool
- Community Health Centre
- Adult day care
- Potential YMCA relocation



Pearson Dogwood Rezoning

Pearson Dogwood Policy Statement (2014) - SITE PLAN

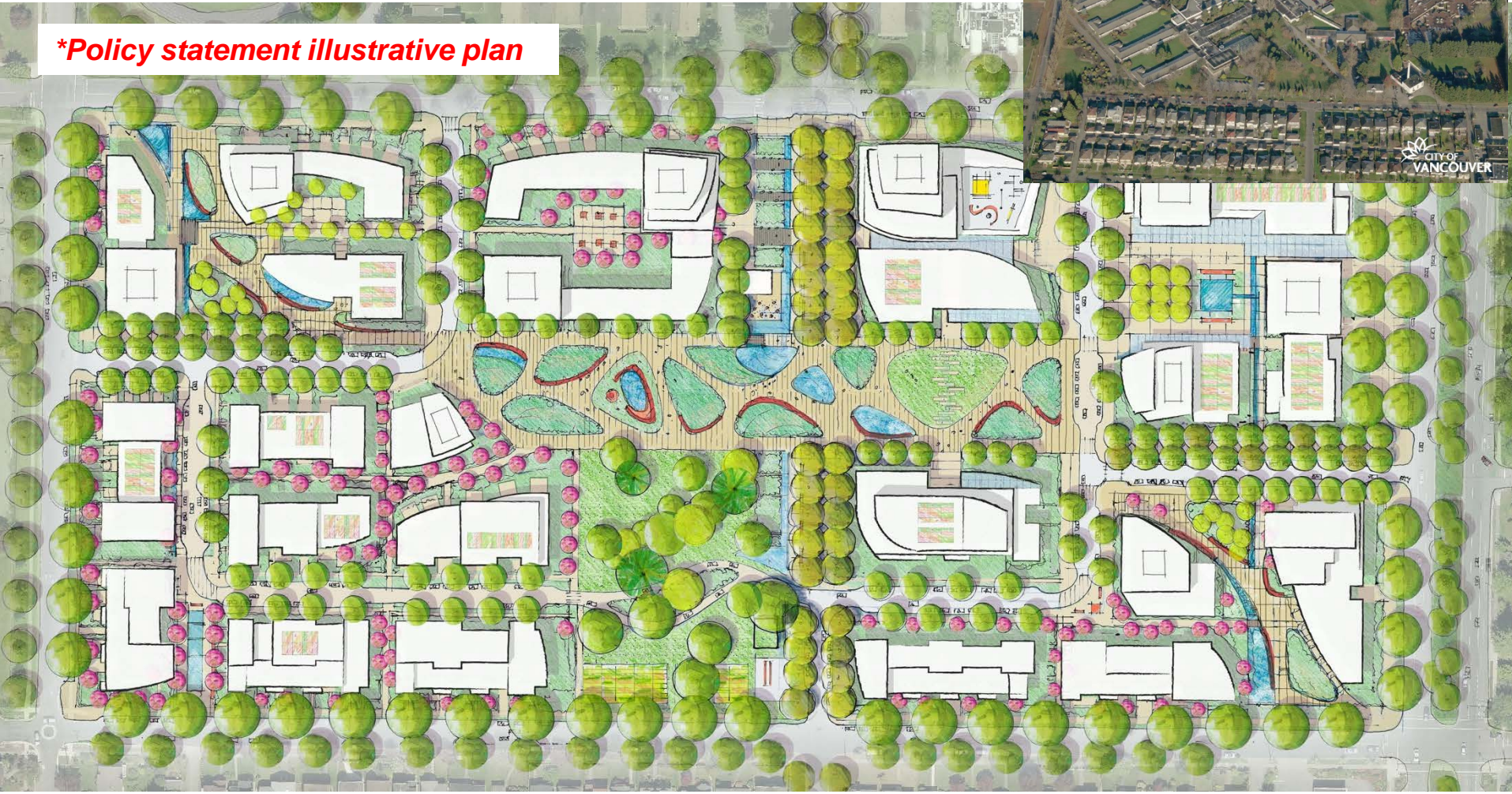
Open Space

- 2.5 acre park space
- central plaza

Public Benefits:

- 69 space childcare
- Financial contribution to potential 57th Station

****Policy statement illustrative plan***



Pearson Dogwood Rezoning

Rezoning Proposal 2017 - OVERVIEW

Rezoning Proposal 2017



Pearson Dogwood Rezoning

Rezoning Proposal 2017 - GOALS

Site Goals:

 Health Services & Community Facilities

 Housing Diversity

 Parks & Open Spaces

 Food Production & Edible Landscaping

 Mobility & Accessibility

 Sustainability



Pearson Dogwood Rezoning

Rezoning Proposal 2017 - GOALS



Pearson Dogwood Rezoning

Rezoning Proposal 2017 - OVERVIEW

Built Form:

- 2.83 FSR
- Heights up to 28 storeys

Land Use:

- Affordable & market housing
- VCH health care,
- Local commercial
- Musqueam units

VCH Health Care

- Pearson replacement units
- Dogwood residential care
- Community Health Centre
- Therapy pool replacement
- Adult day care
- Primary Health Care - *NEW*



Pearson Dogwood Rezoning

Rezoning Proposal 2017 - OVERVIEW

Open Space

- 2.5 acre park space
- 1 acre urban farm - *NEW*
- semi-private spaces

Public Benefits:

- 69 space childcare
- Financial contribution to potential 57th Station
- Affordable housing
- Land dedications



Pearson Dogwood Rezoning

Rezoning Proposal 2017 - HOUSING

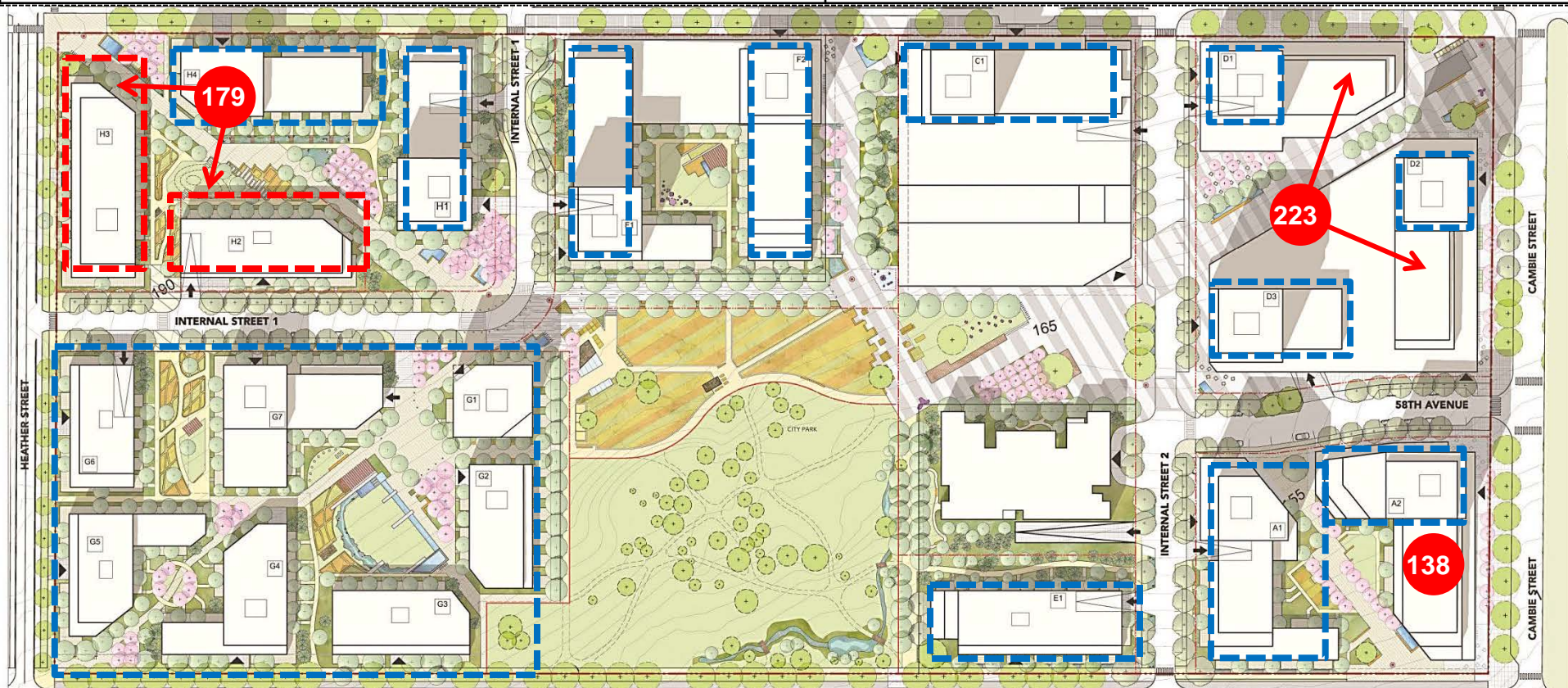
Social Housing: 540 units (20% of total)

- 50% family units (268 units)
- 5% wheelchair accessible
- 50% at Shelter Welfare Rate to HILS rents
- Priority for seniors, persons living with disabilities and families

Market Housing: 2,160 units

- 68% family units (1,466 units)
- 5% wheelchair accessible

Musqueam: 12 units (social housing)

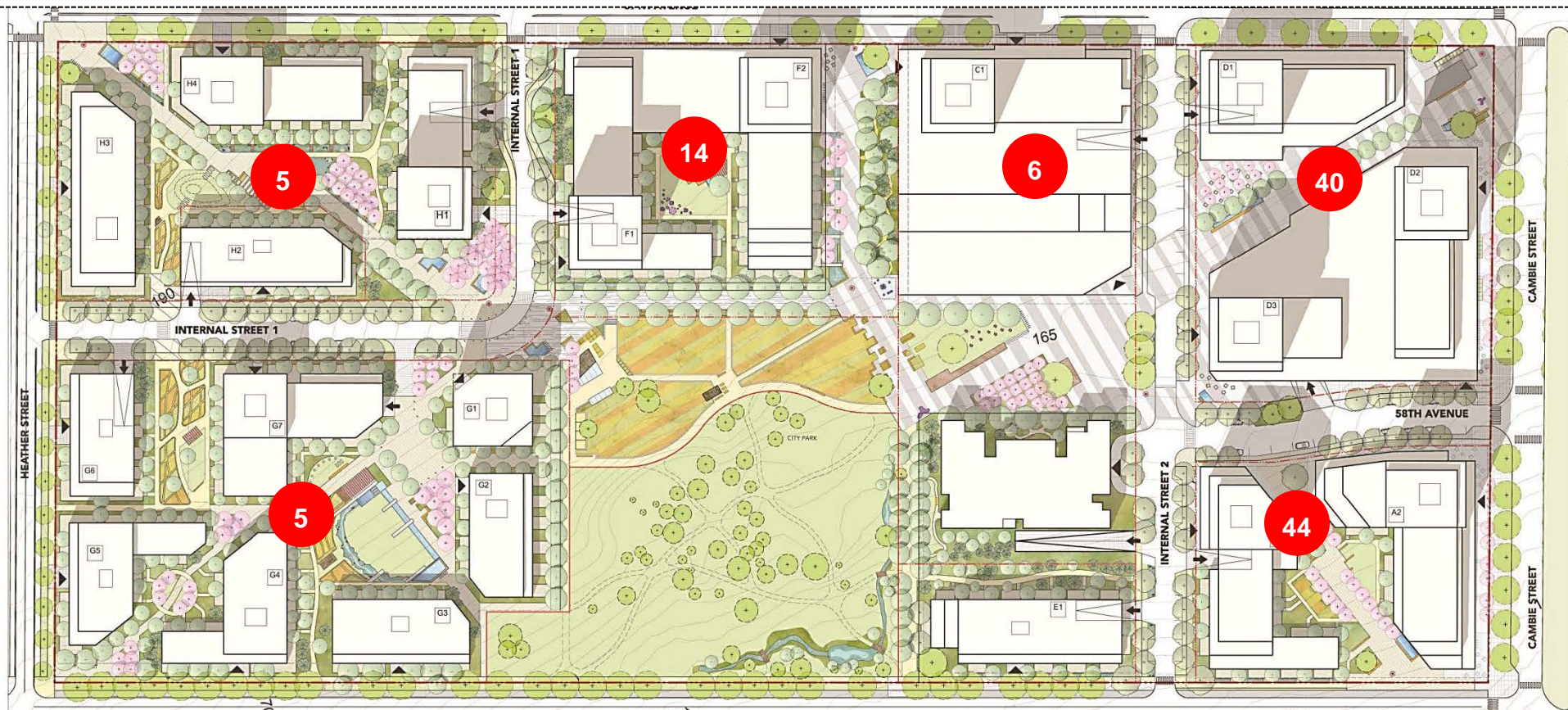


Pearson Dogwood Rezoning

Rezoning Proposal 2017 - VCH Health Care Facilities

Pearson Replacement Units: 114 Units

- Distributed throughout all phases
- 'Consensus Agreement' as the basis
- CoV requirements: resident agreement, no moving cost, interim accommodation



Pearson Dogwood Rezoning

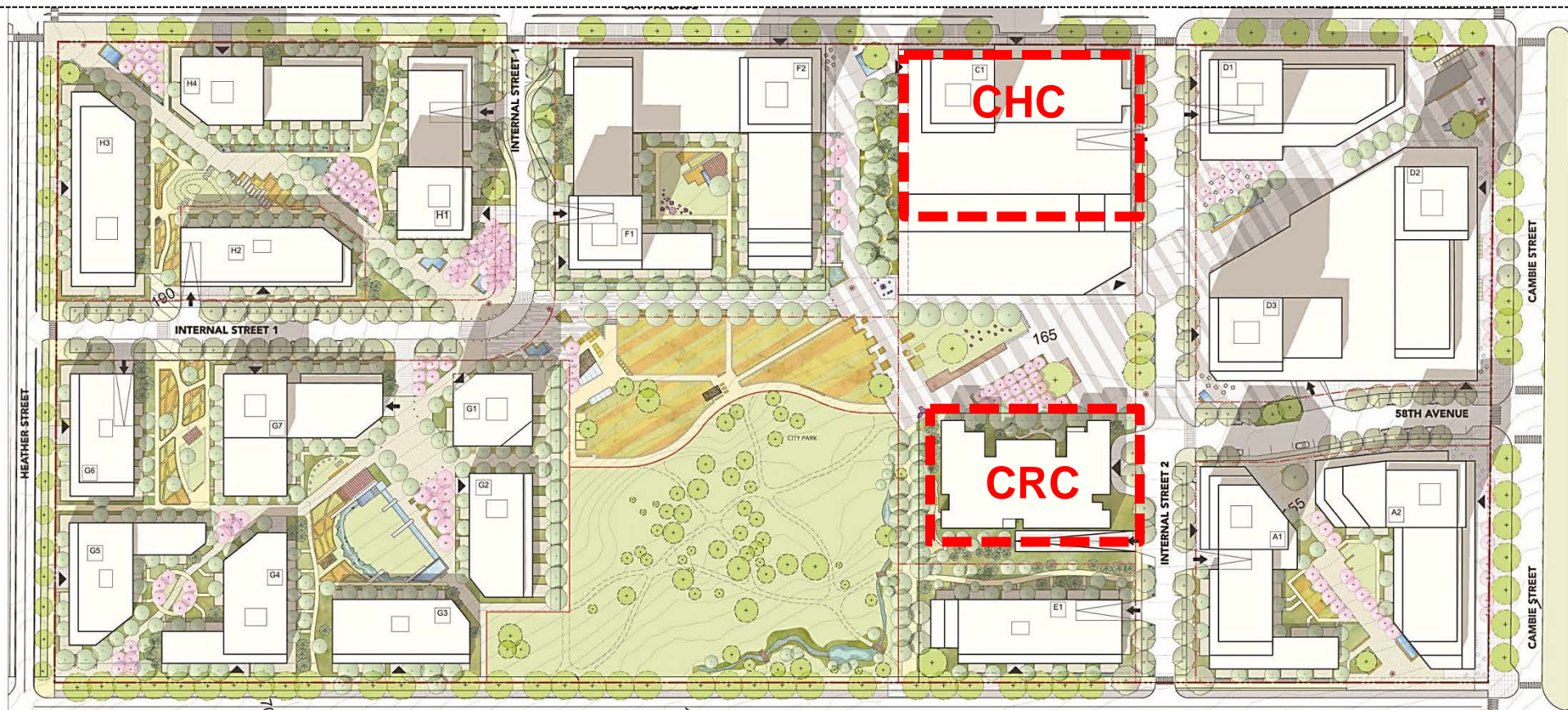
Rezoning Proposal 2017 - VCH Health Care Facilities

Complex Residential Care Centre (CRC):

- 150 Dogwood Seniors Residential Care Beds
- Adult day care

Community Health Centre (CHC):

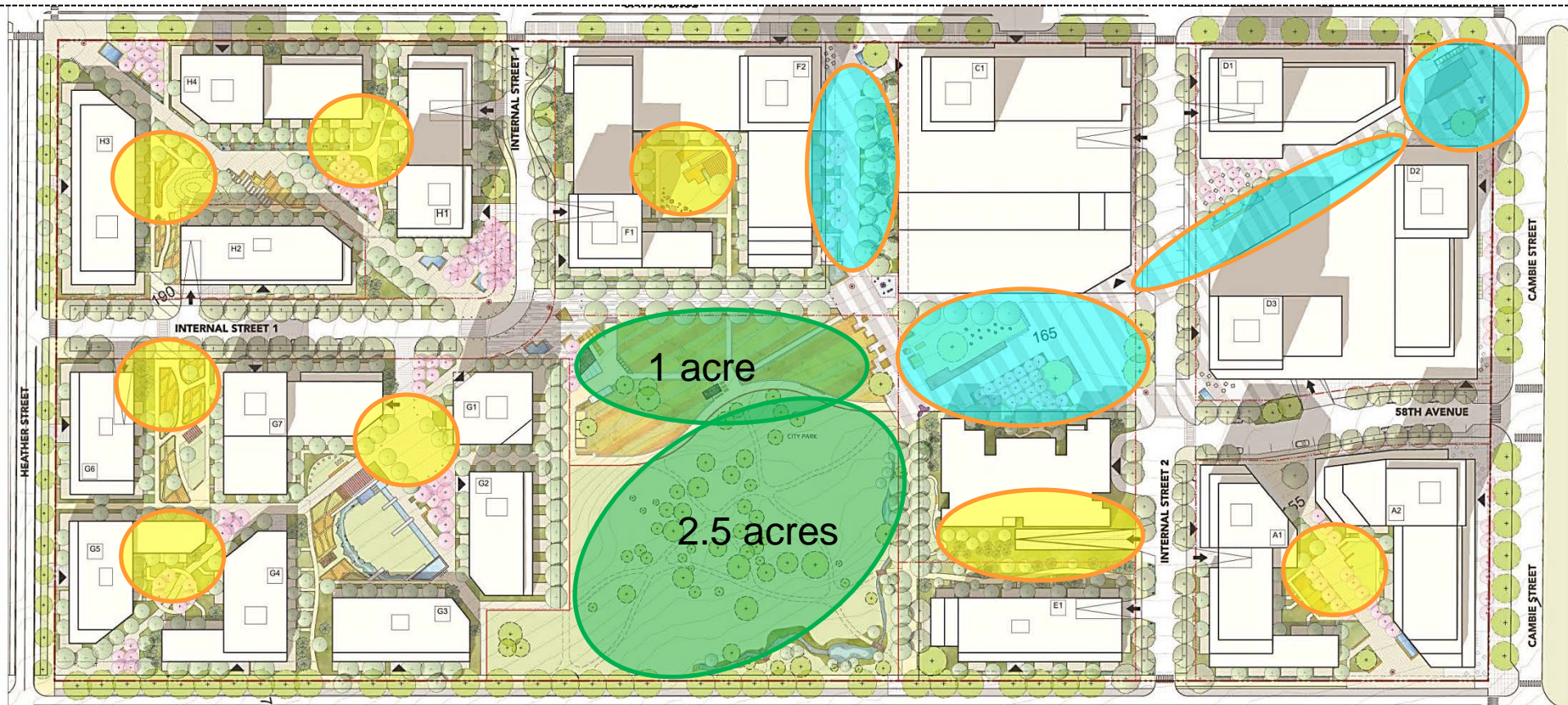
- Community health care
- Primary medical care hub
- Therapy pool
- 69 space childcare (CoV)



Pearson Dogwood Rezoning

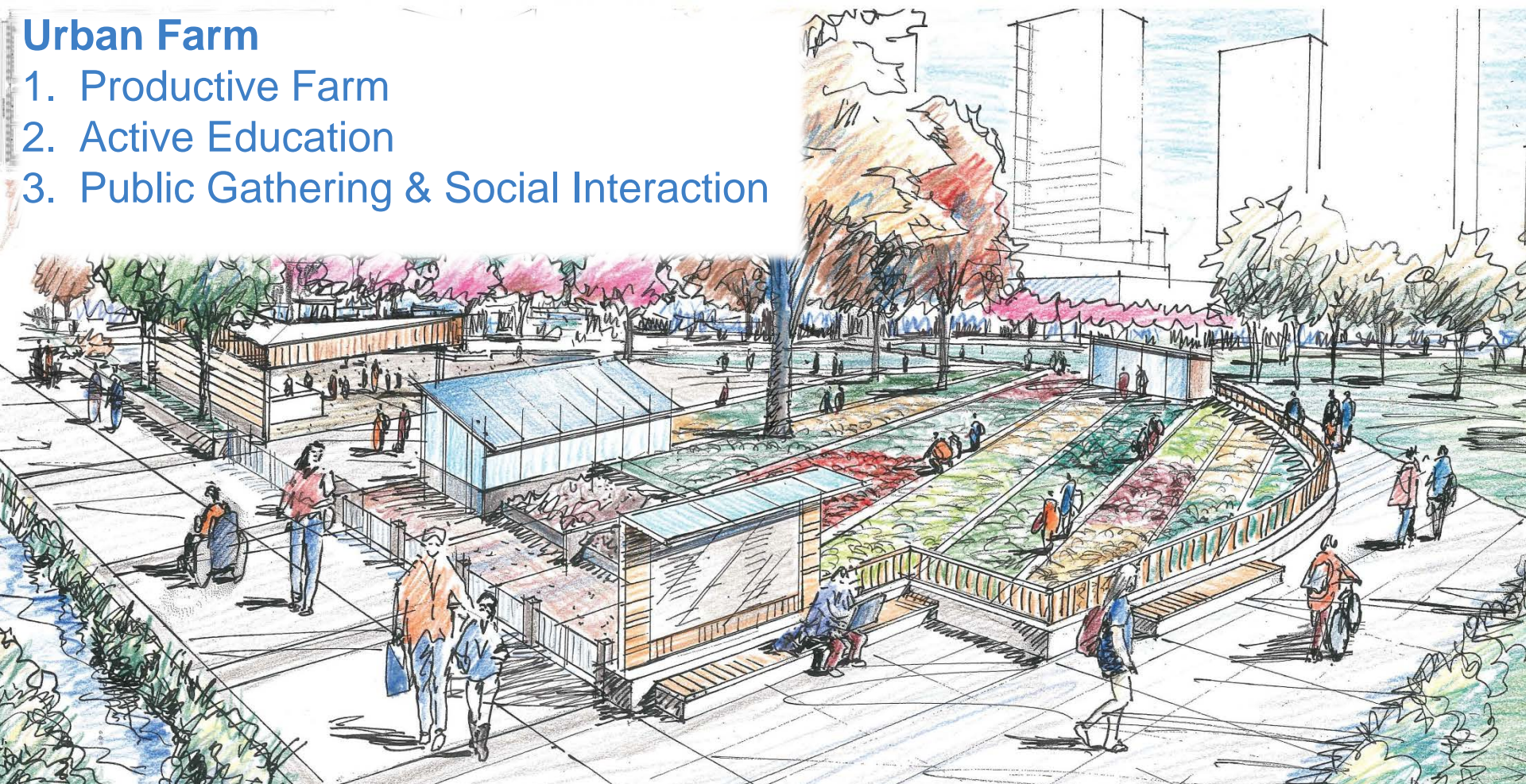
Rezoning Proposal 2017 - Public Realm & Open Spaces

1. 2.5 acre park space
2. 1 acre urban farm
3. Central public plaza
4. Cambie Street Plaza & Retail Walk
5. Semi-private open space



Urban Farm

- 1. Productive Farm
- 2. Active Education
- 3. Public Gathering & Social Interaction



Designated Accessible Plots



Winter Crops



Outdoor Teaching Education



Social Gathering Space



Creative / Info Display and Art



Event / Market Space



"Windows" Into The Farm



Winter Teaching



Outdoor Teaching Education



Banquet / Event Space



Harvest Sales



Intimate gathering spaces

Pearson Dogwood Rezoning

Public Realm & Open Space - City Park



KEY PLAN



Playful Environment



Gathering



Walking Paths



Buffer Planting / Rain Gardens



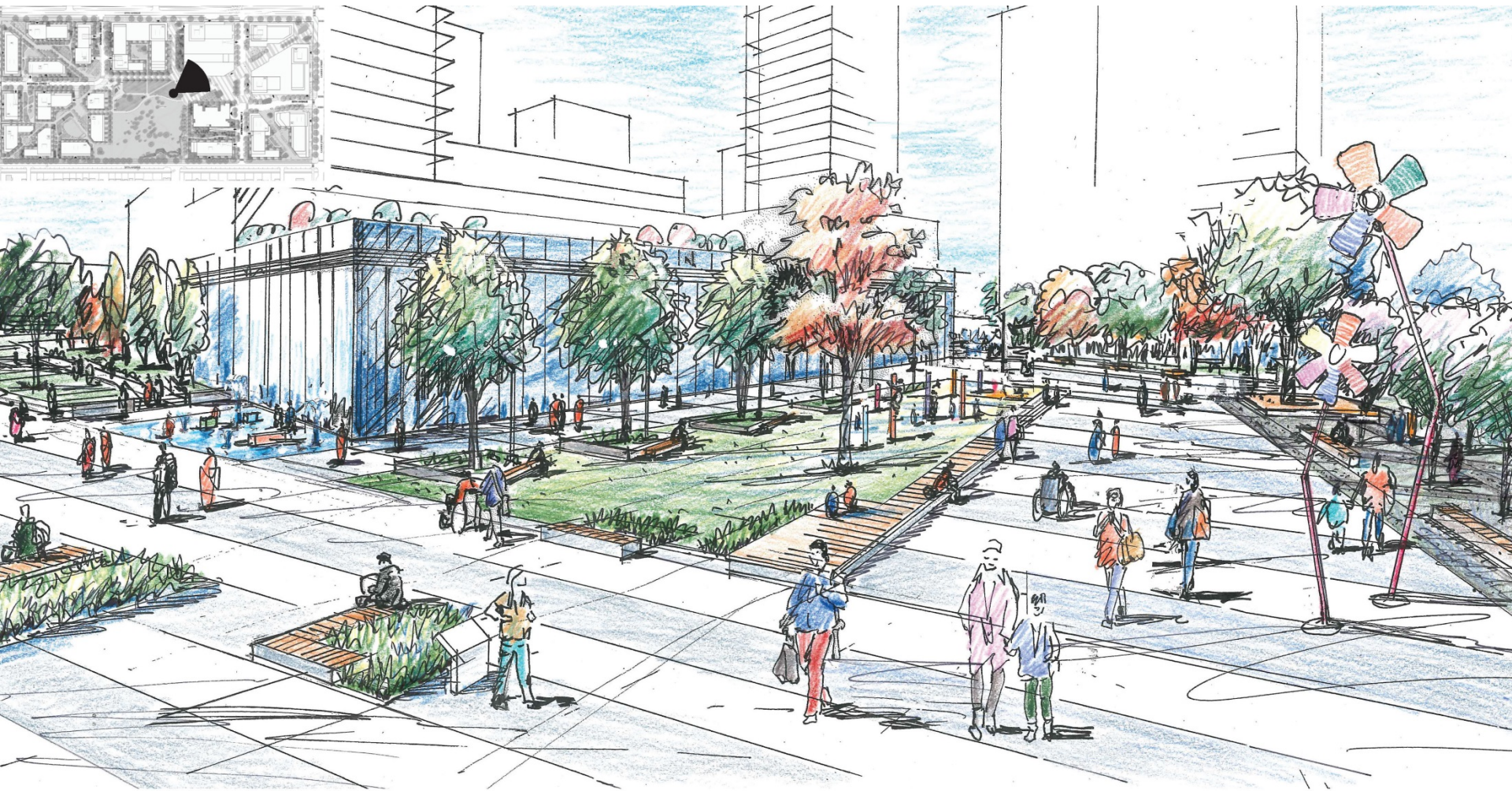
Open Space



Children's Play Area

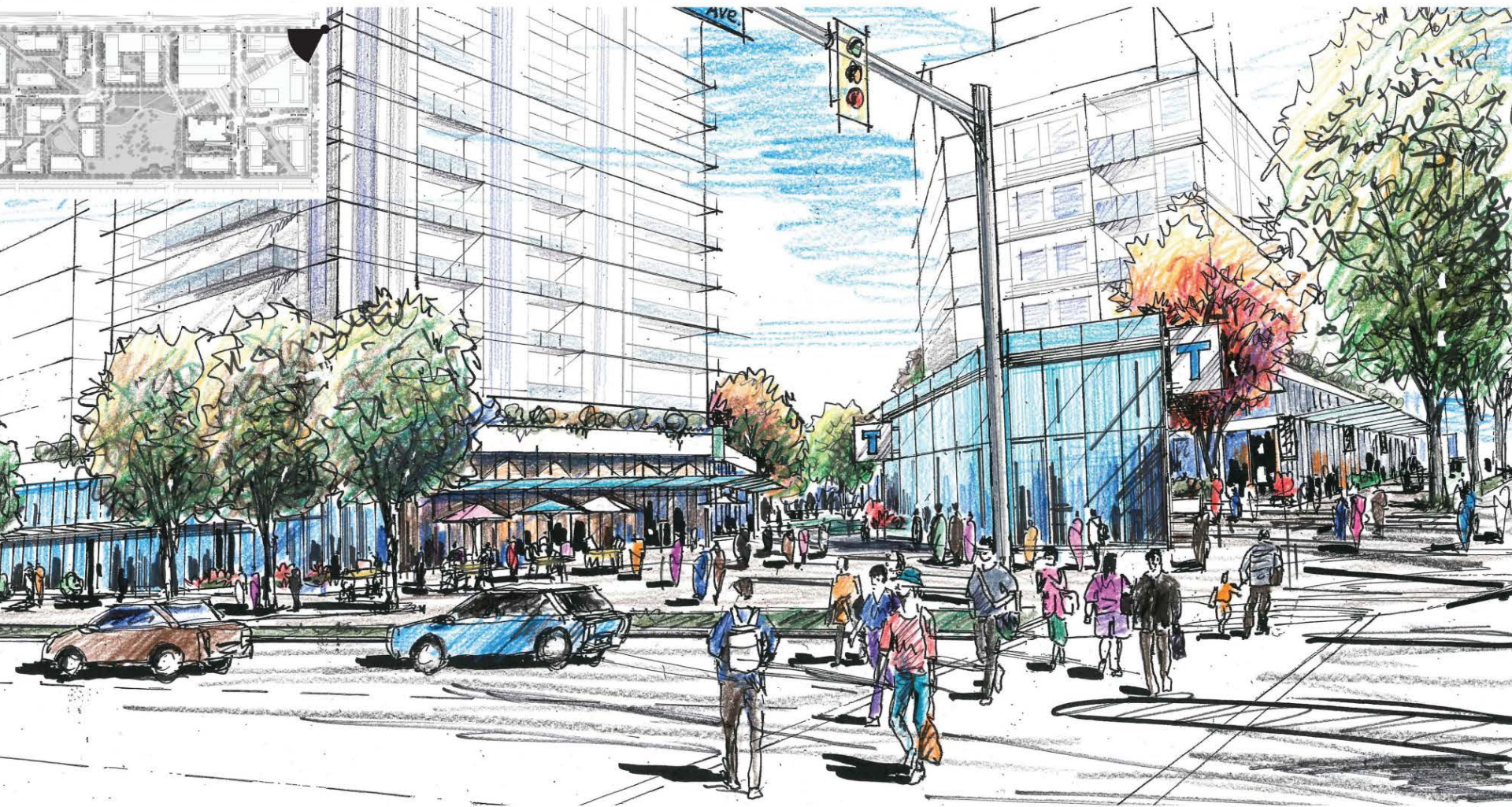
Pearson Dogwood Rezoning

Public Realm & Open Space - Central Public Plaza



Pearson Dogwood Rezoning

Public Realm & Open Space - Cambie & 57th Plaza



Pearson Dogwood Rezoning

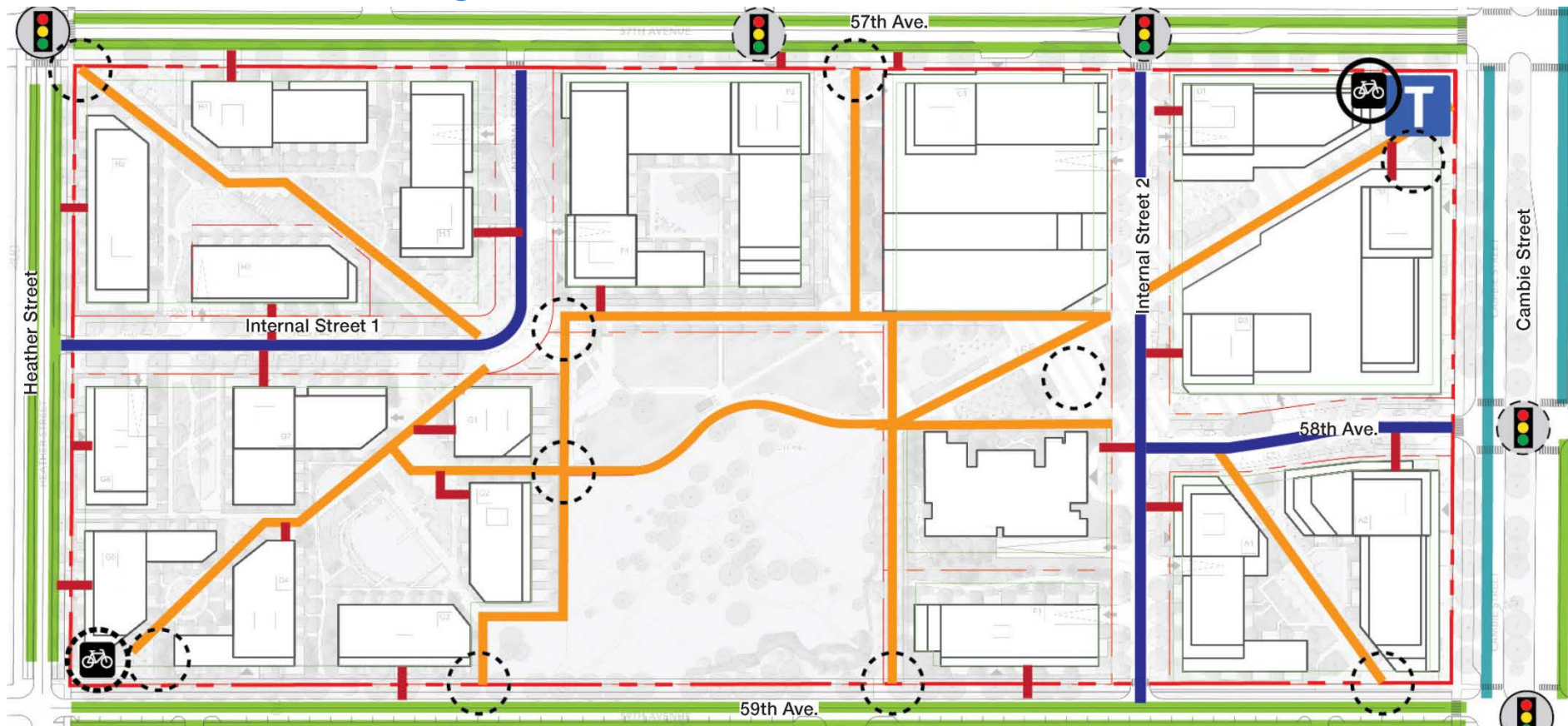
Transportation & Circulation

1. Prioritize pedestrians, wheelchair users, cyclists

- Pathways and street design

2. Minimize community traffic impacts

- Improved parking ratios
- Street and Intersection improvements
- Traffic calming measures

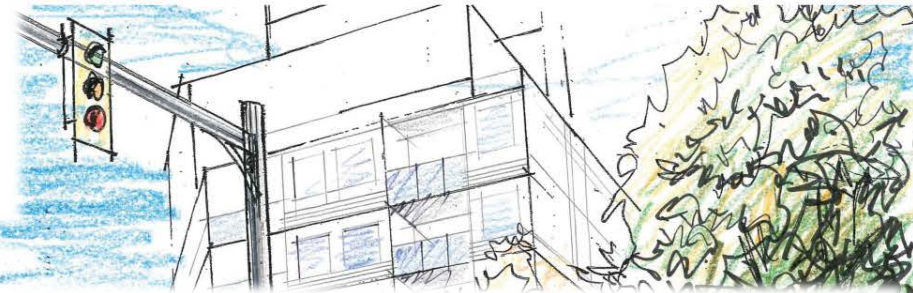


Pearson Dogwood Rezoning

57th Station

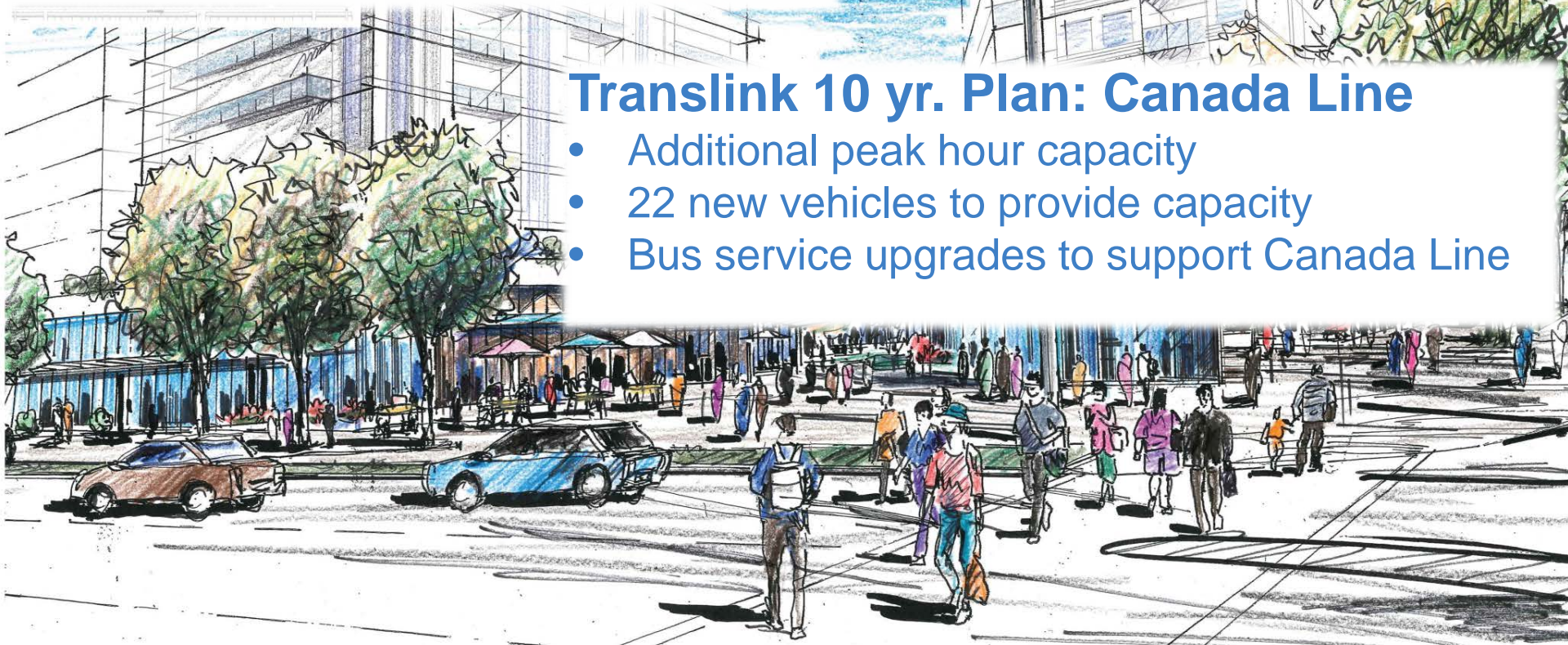
57th Ave Station

- \$20 mil developer contribution
- Land dedication for station secured
- Future development site contributions
- TransLink support required



Translink 10 yr. Plan: Canada Line

- Additional peak hour capacity
- 22 new vehicles to provide capacity
- Bus service upgrades to support Canada Line



Pearson Dogwood Rezoning

Rezoning Proposal 2017 - SUSTAINABILITY

Sustainable Large Sites

1. Sustainable Site Design
2. Access to nature
3. Sustainable Food Systems
4. Green Mobility
5. Rainwater Management
6. Zero Waste Planning
7. Affordable Housing
8. Low Carbon Energy/Passive House



Interactive Water Feature



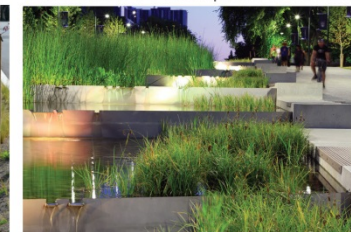
Rainwater Collection / Retention



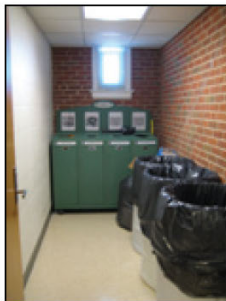
Permeable / Absorptive Surfaces



Passive Rain Gardens



Passive Rain Gardens



Pearson Dogwood Rezoning

Rezoning Proposal 2017 - PUBLIC INPUT



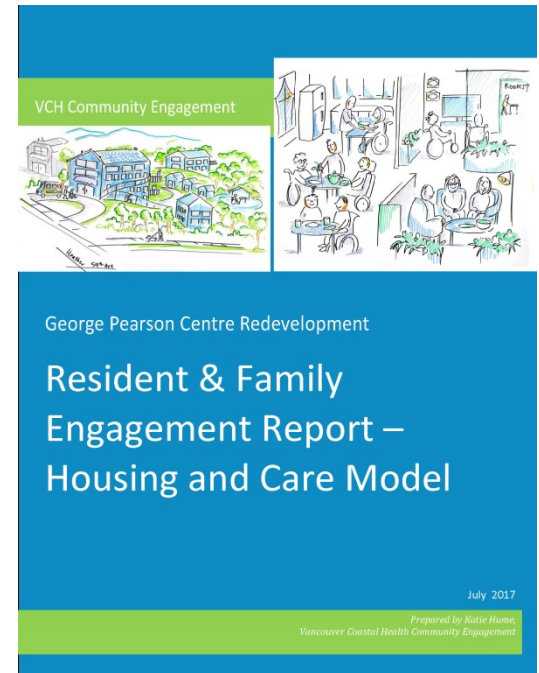
Policy Planning Process 2013-2014

1. Open houses x 6: 700 attendees, 325 comments
2. Pearson Dogwood Advisory Group: 5 meetings
3. CoV Citizen Committees: Disability, Seniors, Active
4. VCH Roundtable Sessions



Rezoning Process 2015-2017

1. Open houses x 2: 400 attendees, 133 comments
2. CoV Citizen Committees: Disability, Seniors, Active
Transportation Policy Council
3. VCH Consultation:
 - George Pearson Redevelopment Committee
 - GPRC Housing Sub-Committee
 - Resident Engagement Group



Pearson Dogwood Rezoning

Rezoning Proposal 2017 - PUBLIC BENEFITS

CACs	In - Kind <ol style="list-style-type: none">1) 540 Affordable Housing Units - CoV<ul style="list-style-type: none">• 361 turnkey social housing units• 179 social housing units on 2 dirt sites2) 3.5 Acres of Open Space - Park Board<ul style="list-style-type: none">• 2.5 acre open space• 1 acre urban farm3) 69 space childcare - CoV4) Potential Future Transit Station<ul style="list-style-type: none">• 8,000 sf parcel at 57th/Cambie
Cash	Potential Future Transit Station <ul style="list-style-type: none">• \$20 mil towards future construction
TOTAL	\$142 mil

PLUS:

DCLs \$37 mil

Public Art \$5.3 mil

Pearson Dogwood Rezoning

Rezoning Proposal 2017 - CONCLUSION

Summary

- Replacement of health care facilities
- New market and social housing units
- New open space
- Sustainable site elements
- Transit funding
- Significant public benefits



Pearson Dogwood Rezoning

Rezoning Proposal 2017

An architectural sketch of a city plaza. In the background, there are several tall, modern buildings with grid-like facades. The foreground is a wide, paved plaza with a central green area containing trees and a wooden ramp. Numerous small figures of people are scattered throughout the scene, some walking, some sitting on benches, and one person in a wheelchair. The style is a loose, hand-drawn sketch with light colors and visible pencil or pen lines.

Thank You