

Pearson Dogwood Design Guidelines



Submitted to The City of Vancouver

By Onni Group

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1. Application Intent

1.1 Application

These guidelines should be used in conjunction with the Pearson Dogwood CD-1 (696) by-law for 650 West 57th Avenue to guide development of the area.

Pearson Dogwood Site Plan



1.2 Vision

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.

1.3 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.

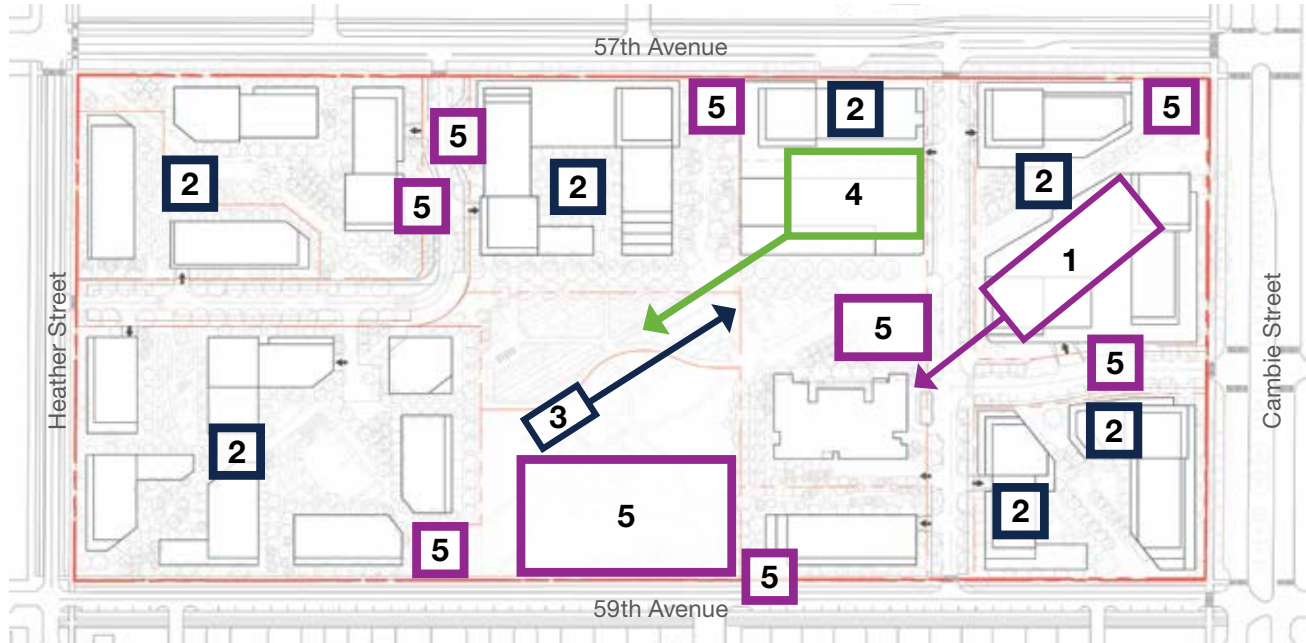
View of High Street Commons



View of Gateway Plaza



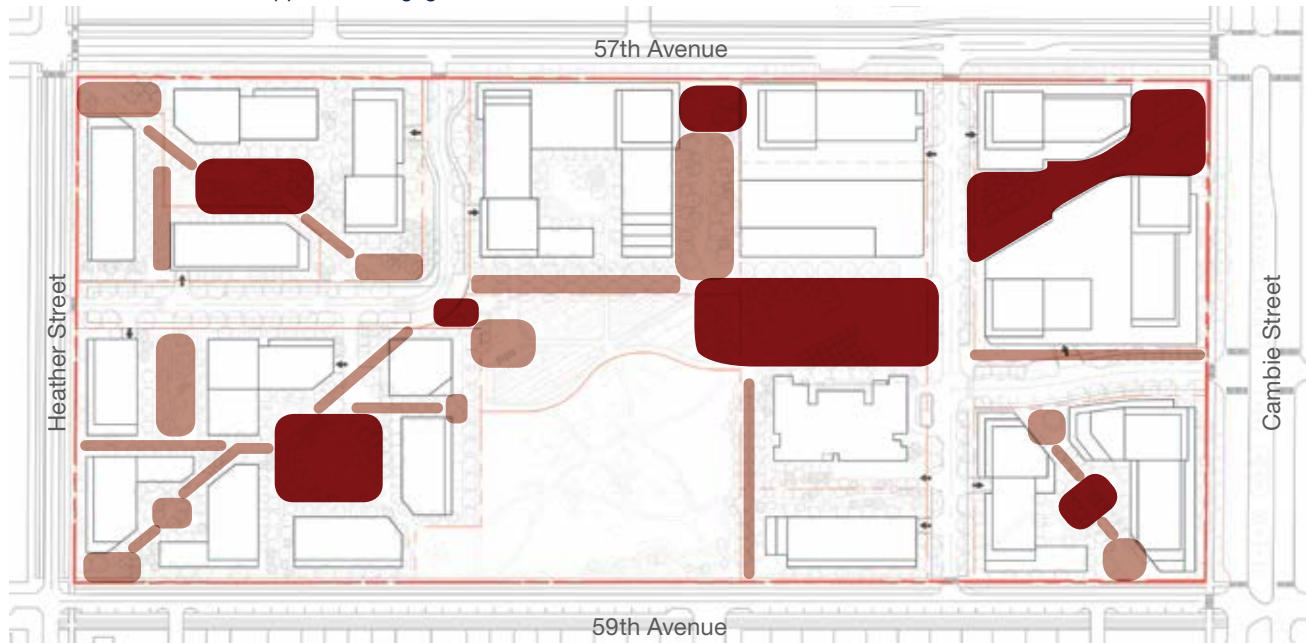
Vision - Memory Elements Throughout



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

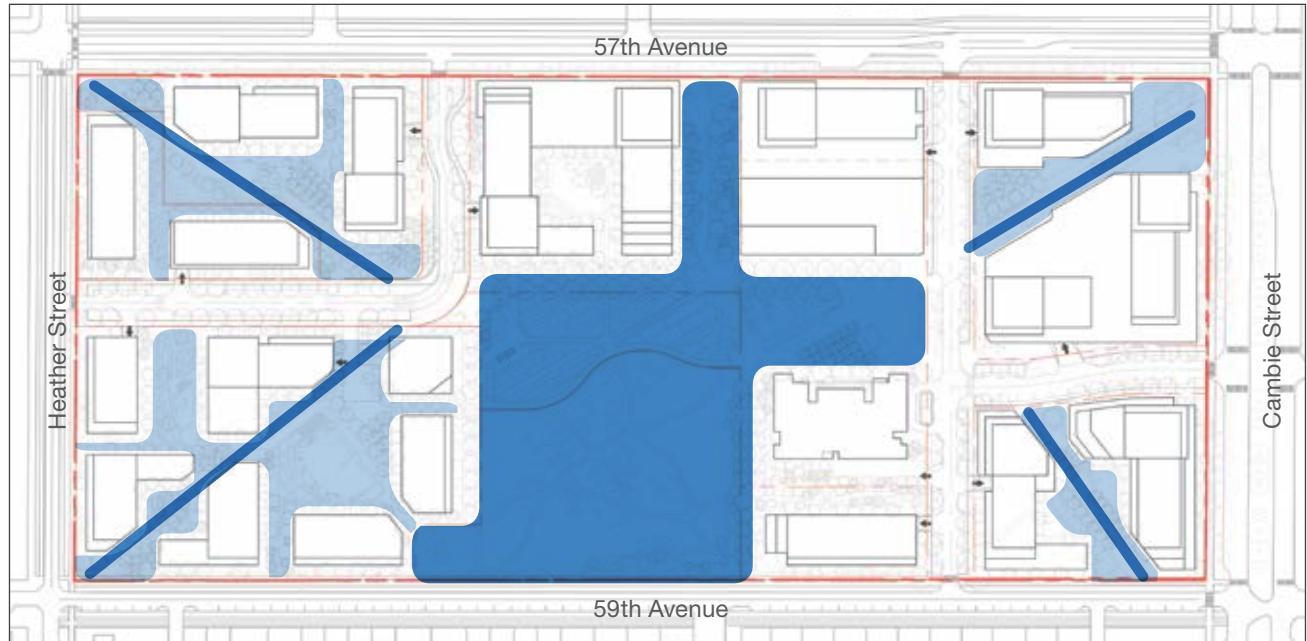
Vision - Areas for Social Support and Engagement



- 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

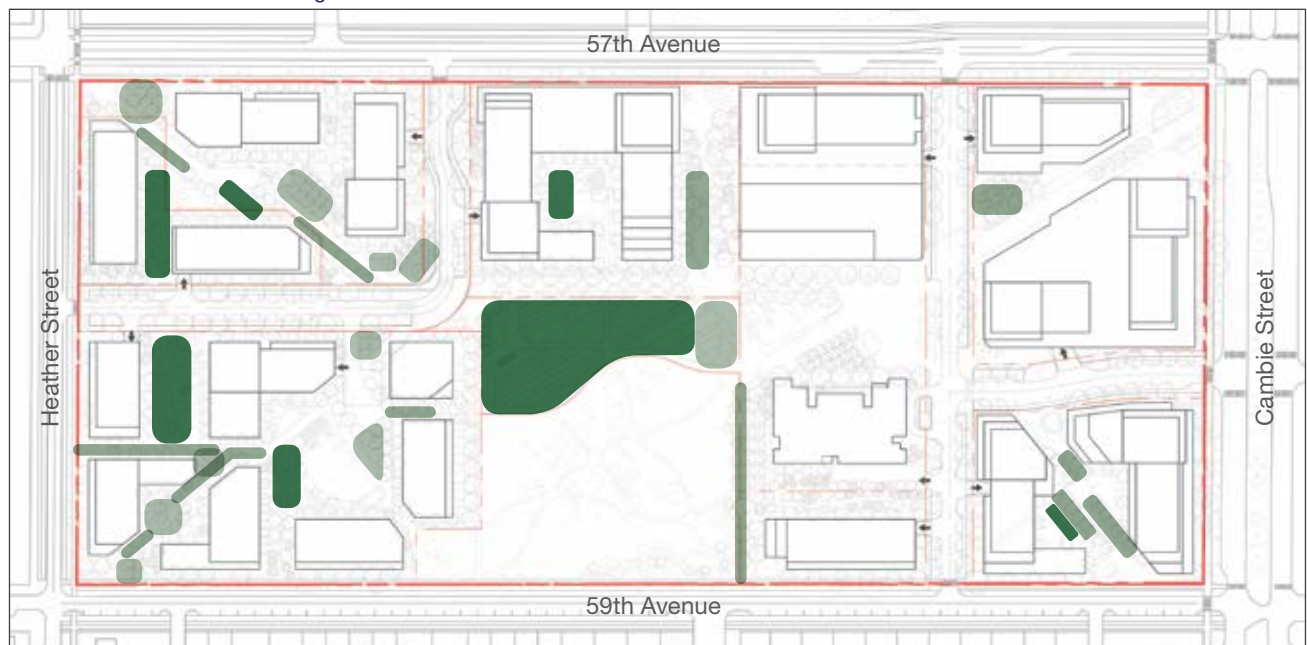
Vision - Major Connections and Accessible Open Spaces



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

Vision - Food Production Throughout



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:

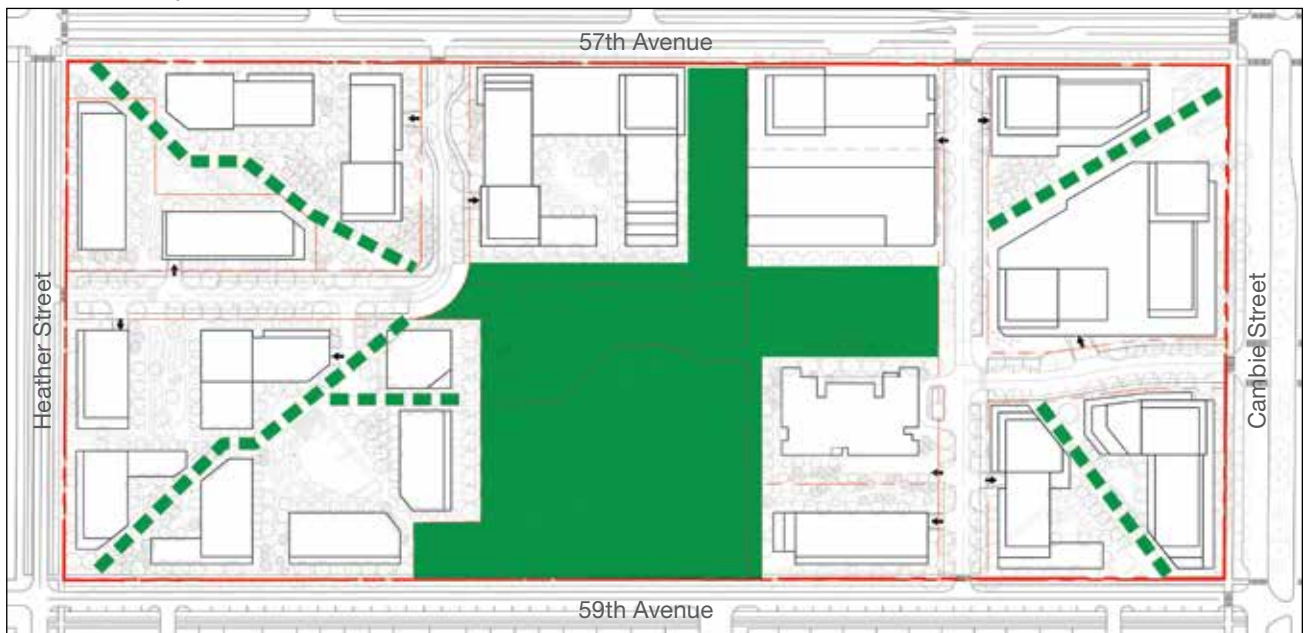
- Complete Community
- Open Spaces and Public Places
- Site Planning and Building Form
- Transportation and Circulation
- Sustainability and Green Infrastructure

Since the development of the Policy Statement, the proponent team has met with City staff in numerous workshops and meetings in order to develop the proposed plan and ensure consistency with the policies.

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.

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.

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.

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.

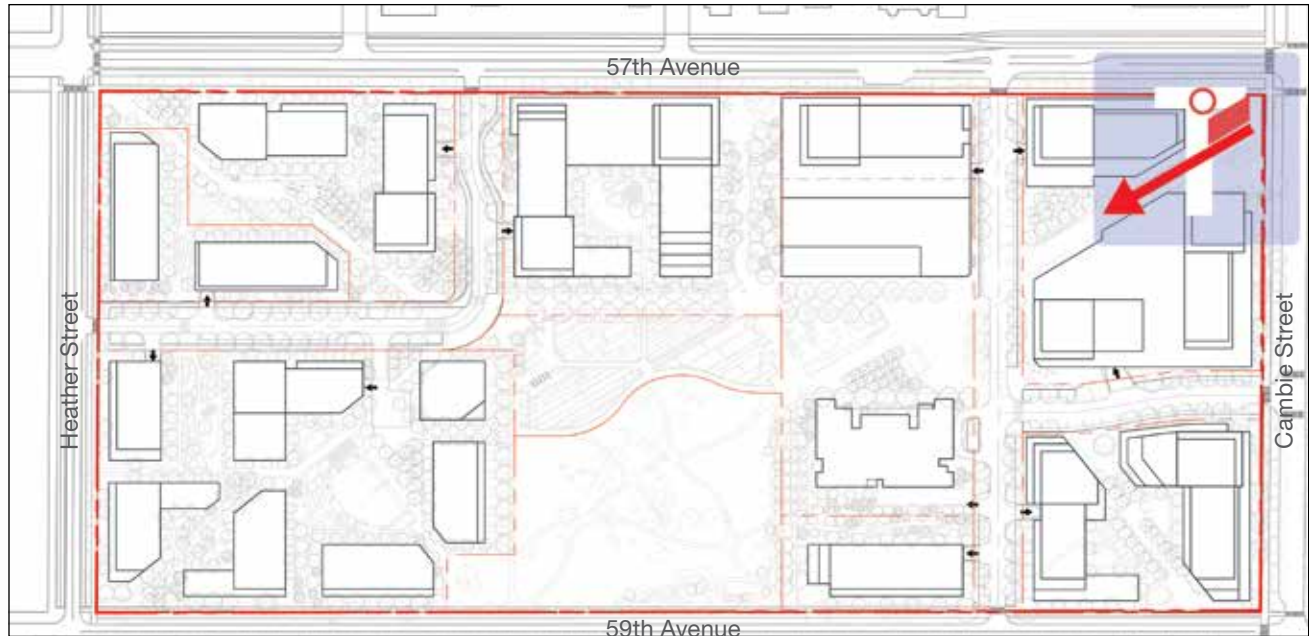
Plan Legibility & Wayfinding



5. Proposed Transit Station Design – While the proponent cannot influence the final design of the proposed transit station, the plan suggests an orientation and layout for the station that meets two key criteria:

- Firstly, a significant Plane tree located just on the Pearson Dogwood site is intended to be retained
- Secondly, the alignment of the station is on the same axis as the buildings within the northeast block, in order to ensure visual porosity into the site from along Cambie Street.

Proposed Transit Station Design



The development of the Pearson Dogwood site will allow for the creation of a comprehensive, mixed-use development that includes a wide range of health services and community amenities, parks and open spaces, and housing options, including market and affordable housing, complex residential care units and replacement housing for Pearson residents.

The plan allows the City of Vancouver to accommodate anticipated regional growth in a compact, sustainable fashion, through the creation of a vibrant, liveable neighbourhood that will meet the social and recreational needs of future and surrounding residents.

Finally, the plan clusters new development in proximity to Cambie Street, near existing transit and a proposed transit station, and is surrounded by existing and future bicycle facilities. Taken together, the transportation options for the Pearson Dogwood site make it an excellent location for increased densification, while allowing the City of Vancouver and Metro region to meet sustainability targets related to transportation demand and the reduction of green house gas emissions through offering the full spectrum of mobility options.

2. Site Planning

2.1 Overall Plan

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.

Site Context

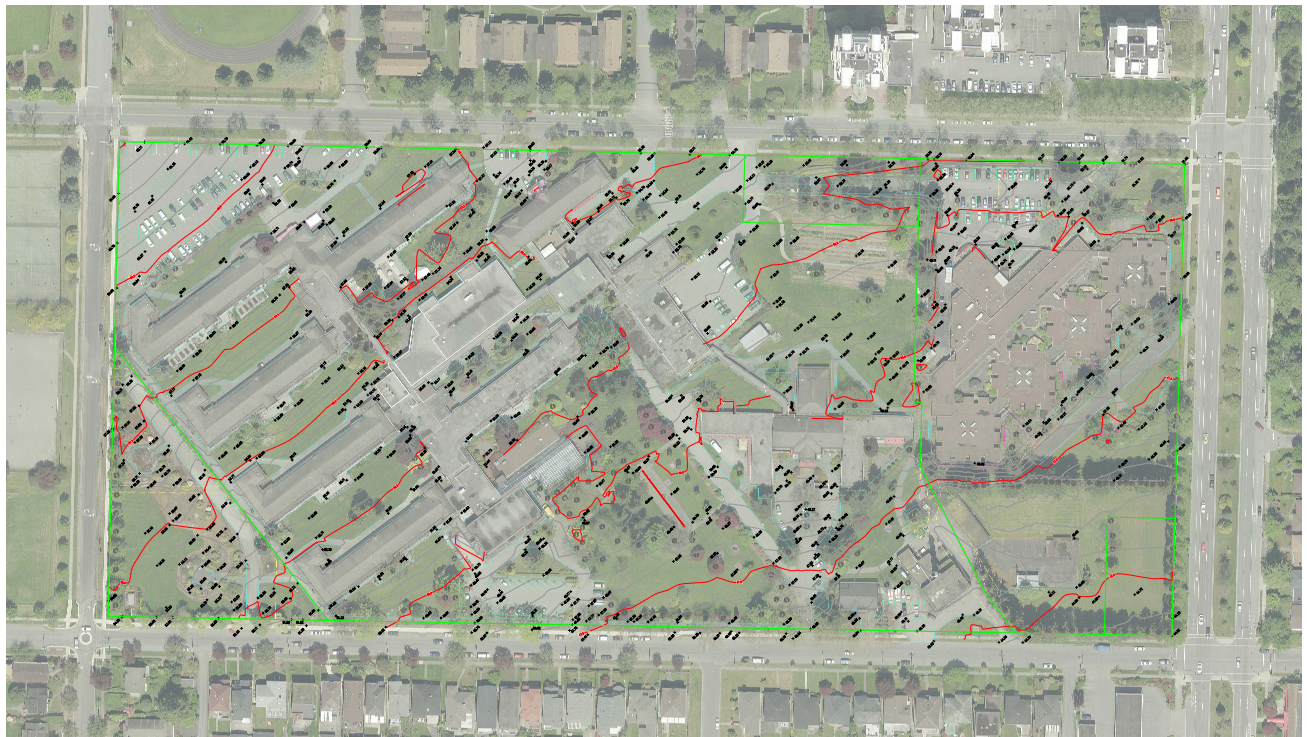


2.2 Natural Features

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.

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 a pathway that connects 59th Avenue to the proposed transit station, following existing contours as possible.
- Provide outlooks to the south and Mount Baker where possible.

2.4 Topography

View into the site from Cambie St. and West 57th Ave.



View into the site from Heather St. and West 57th Ave.



View into the site from Heather St. and West 59th Ave.



View along West 59th Ave. near Cambie St.

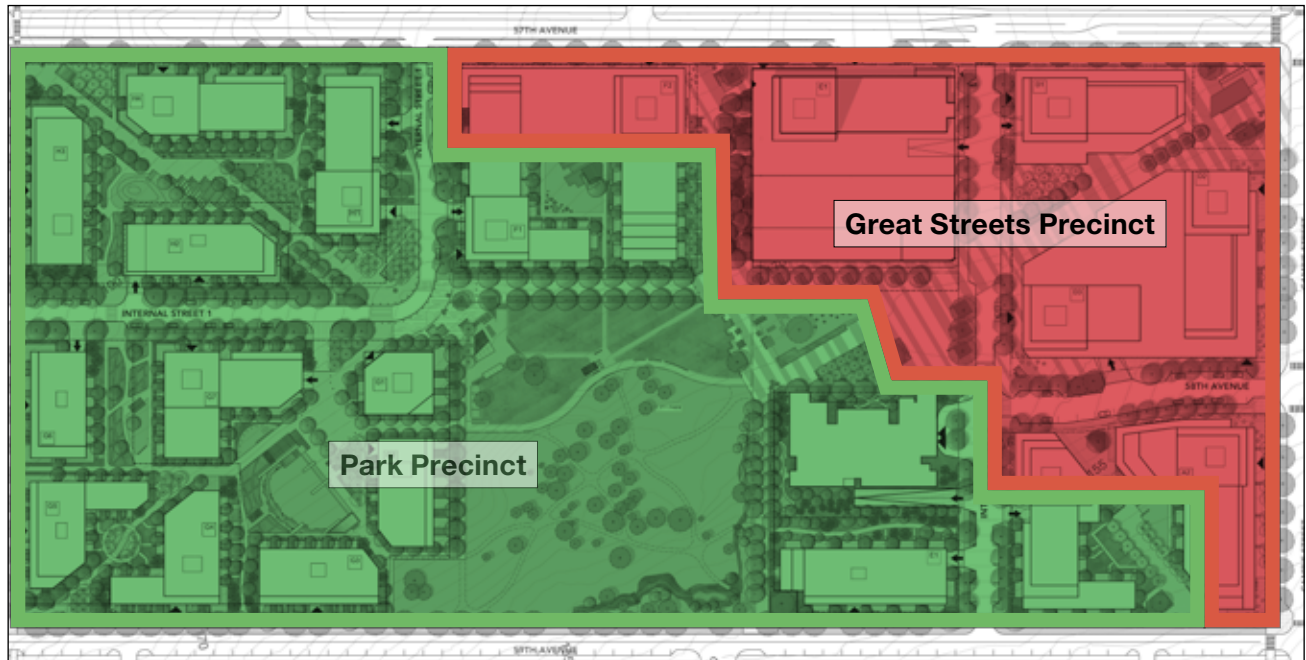


2.5 Quadrant and Neighbourhoods

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.

Precincts and Neighbourhoods Defined



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’

General Public Realm & Building Uses



- Non-Residential Uses @ Grade
- Residential over Podium
- Residential @ Grade
- "Softscape-Oriented" Public Realm
- "Hardscape-Oriented" Public Realm

2.6 Connections and Pathways

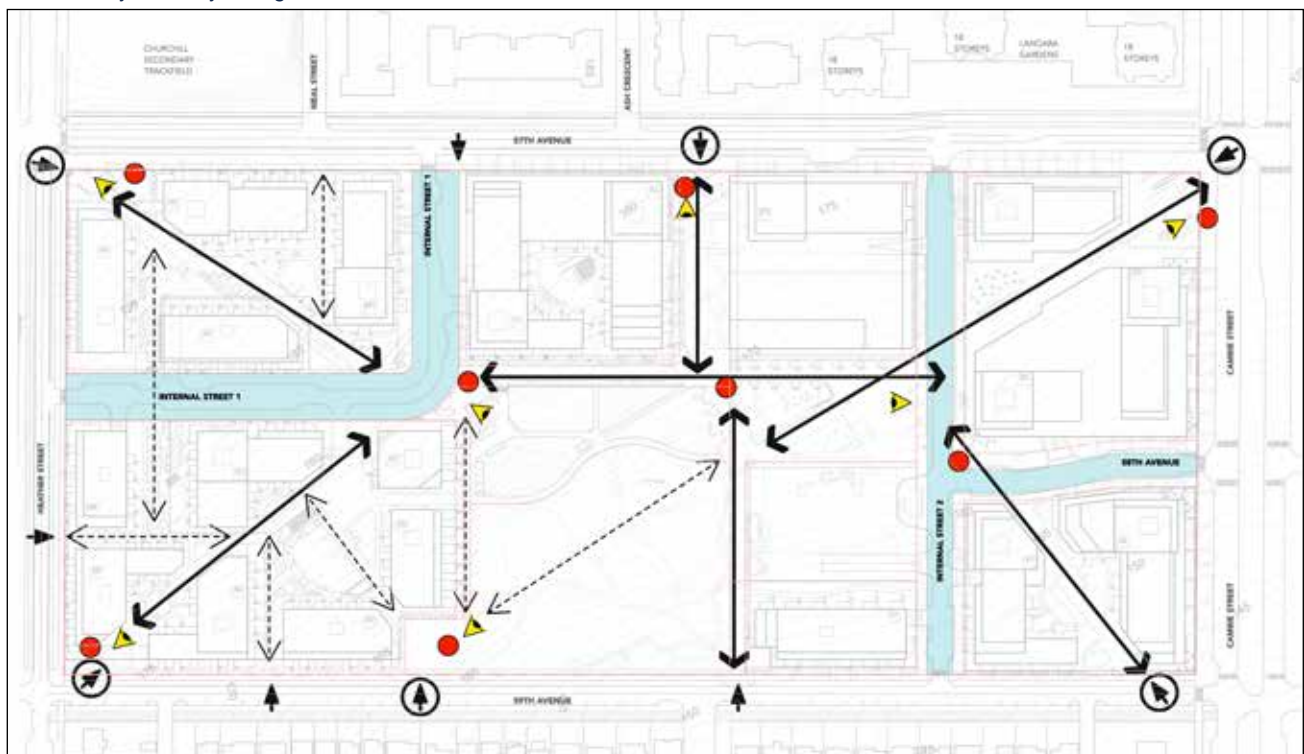
The pathway system at Pearson Dogwood will ensure a highly permeable, well-connected web of movement that will enable all levels of abilities to easily access the entire site. The site is designed to encourage pedestrian, cycling and transit mobility, with key physical and visual corridors established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

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

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.

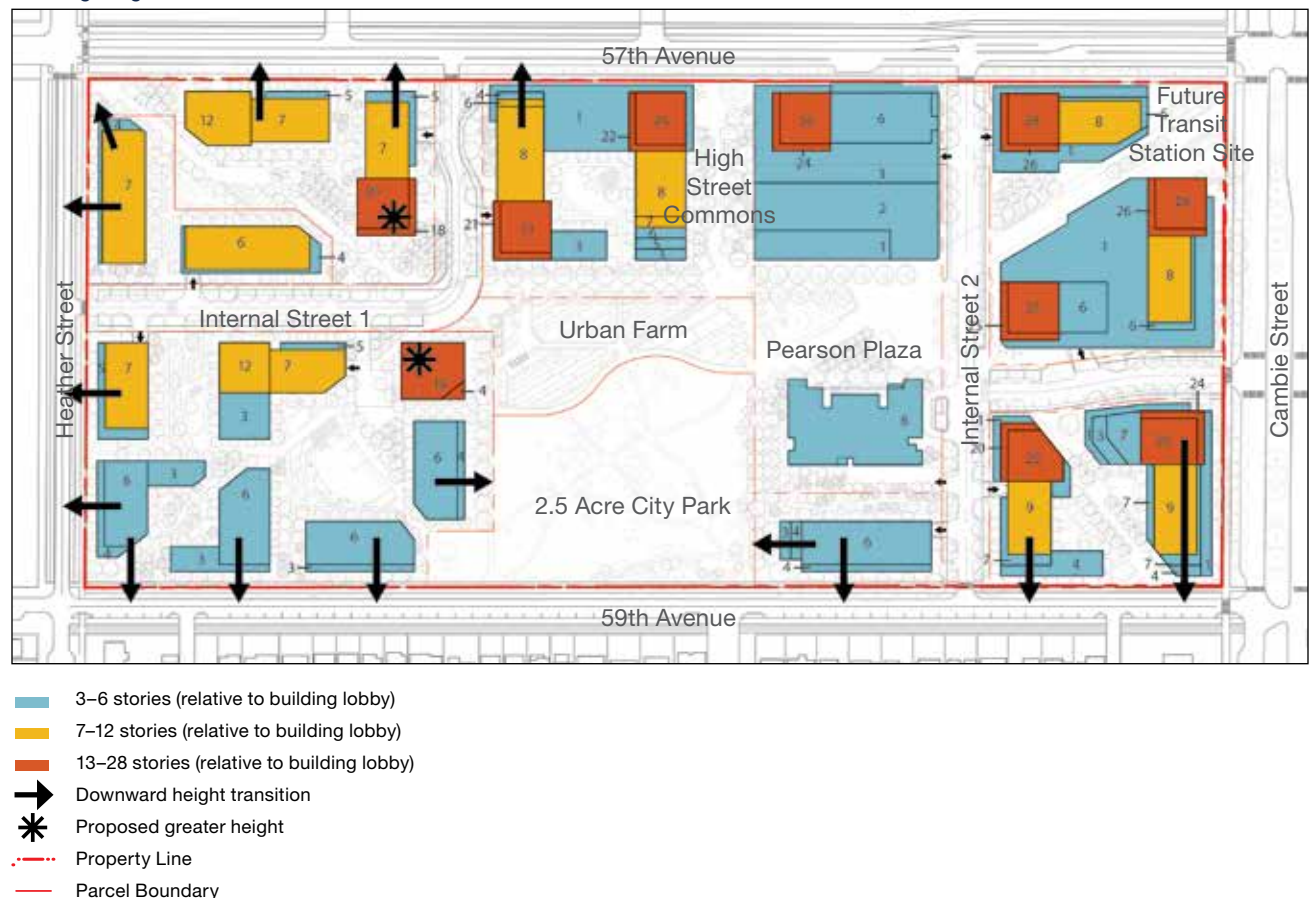
Mid-rise buildings range in height from 12 stories at the western end of the development along 57th Avenue, which serves as a signature building at the western gateway to the site, to 6 stories, which terrace to lower heights.

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.

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.

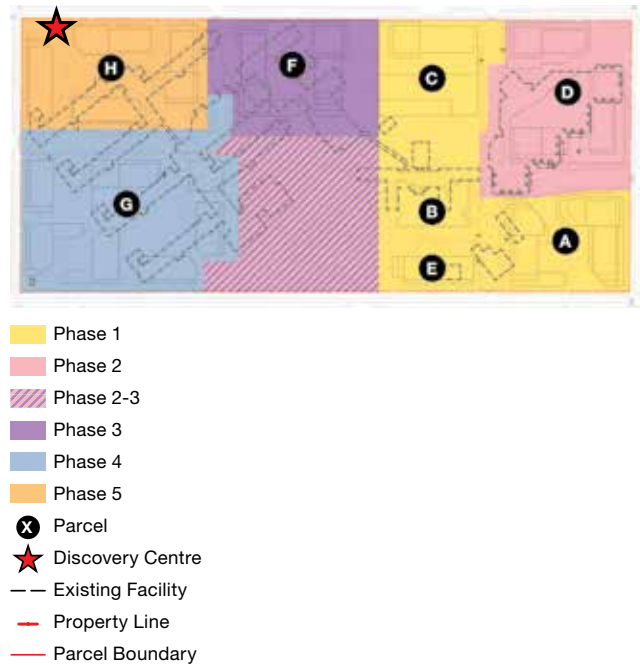
Setbacks



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.

Phasing Plan



The phasing of development begins with the construction of two mixed-use market housing parcels, the 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.

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.

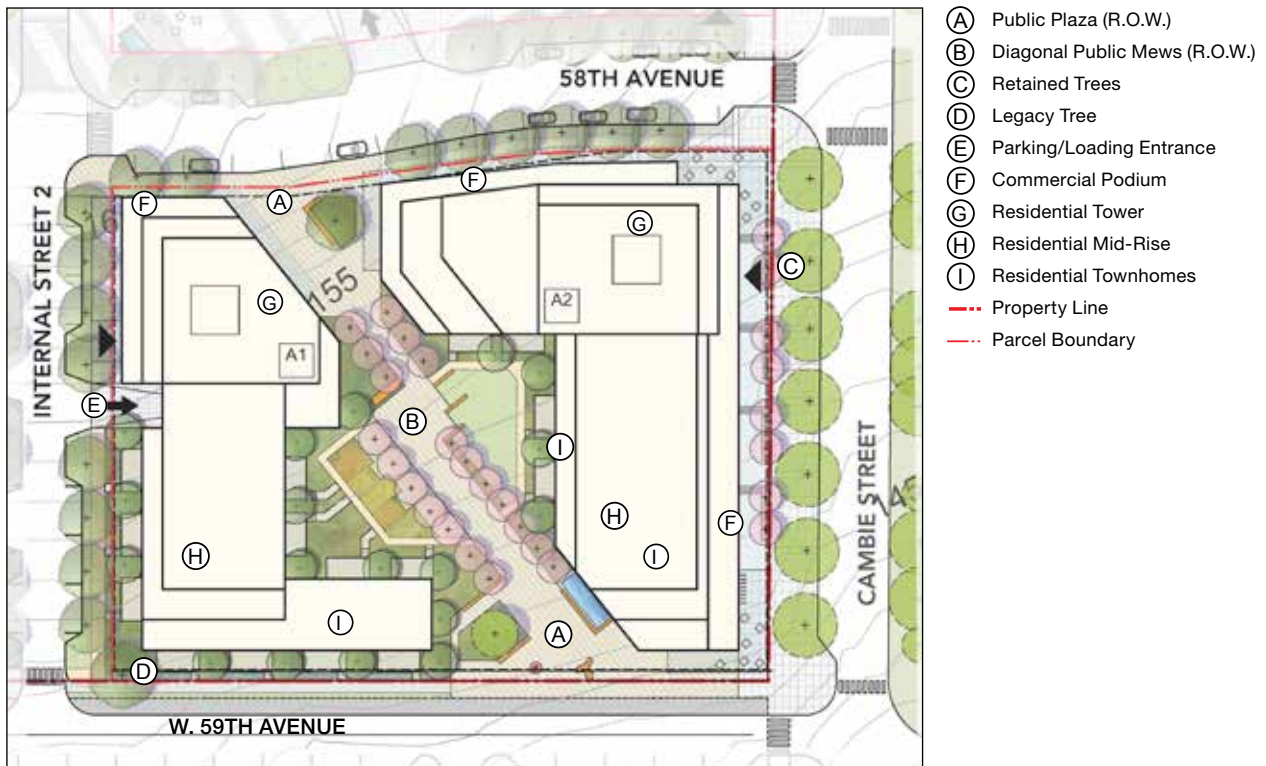
3.3.1 Parcel A

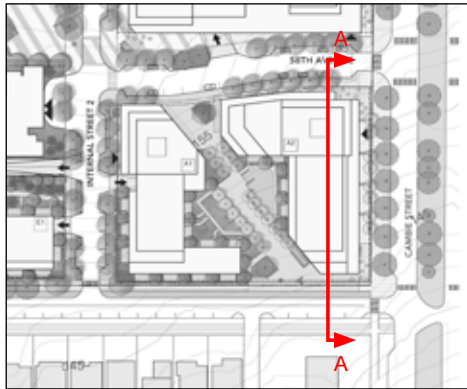
Parcel A, at the corner of Cambie St. and West 59th Ave., the southeastern gateway to the site. A public walkway runs through this block connecting the southeastern corner to the central open space network beyond at the northwest corner of the block. The walkway opens to a central courtyard and is anchored 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.

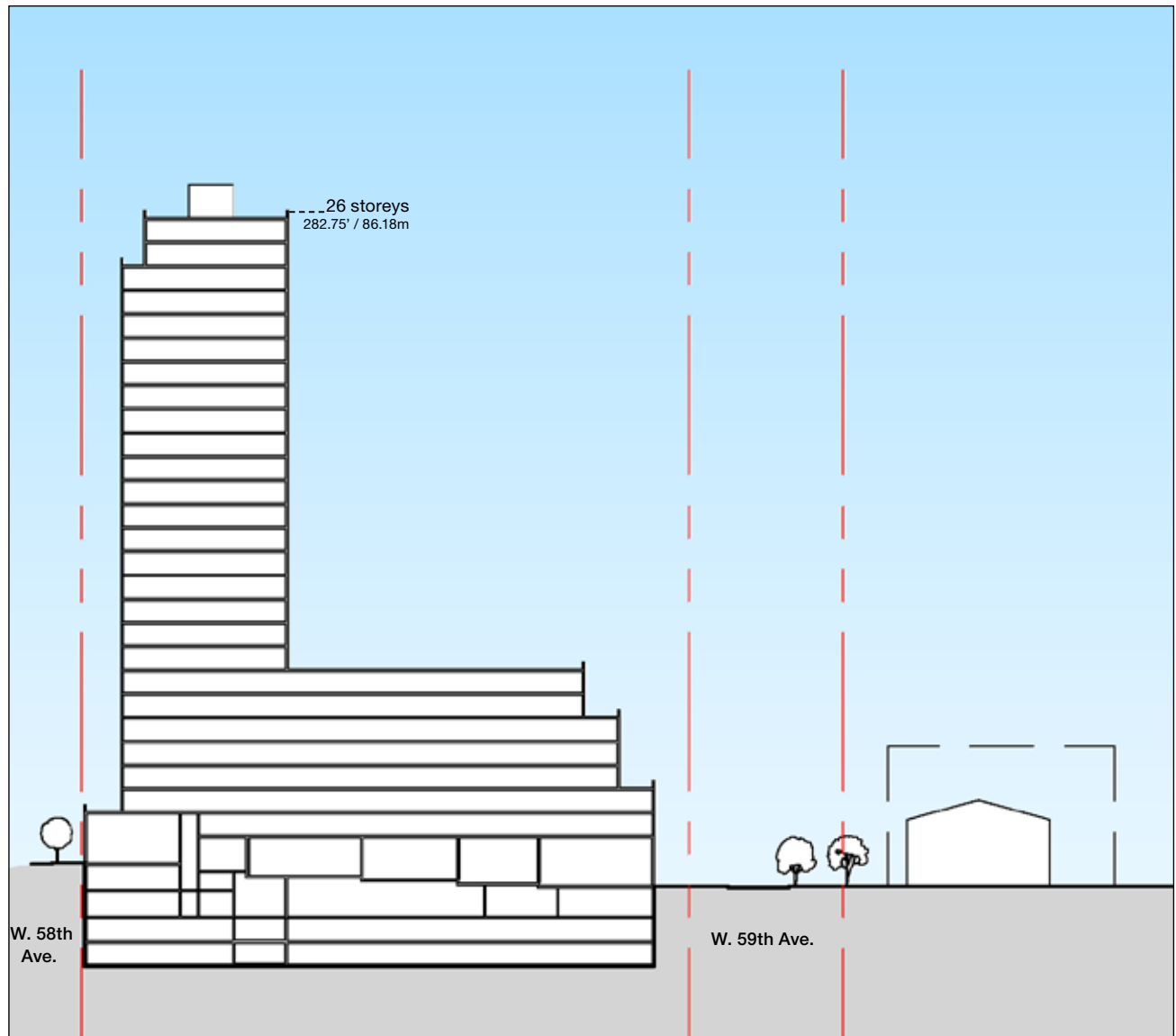
Vehicular access to all underground parking and loading is off Internal Street 2. On-street parking is provided on West 58th Avenue and Internal Street 2 for short-term commercial and residential visitors.

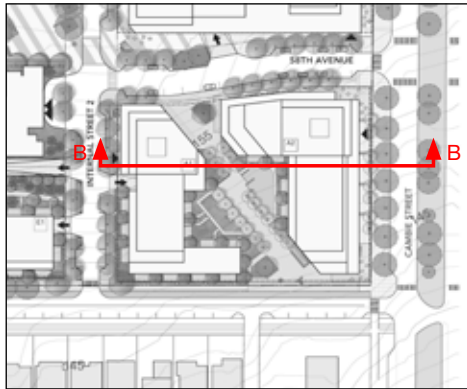
Parcel A Illustrative Site Plan



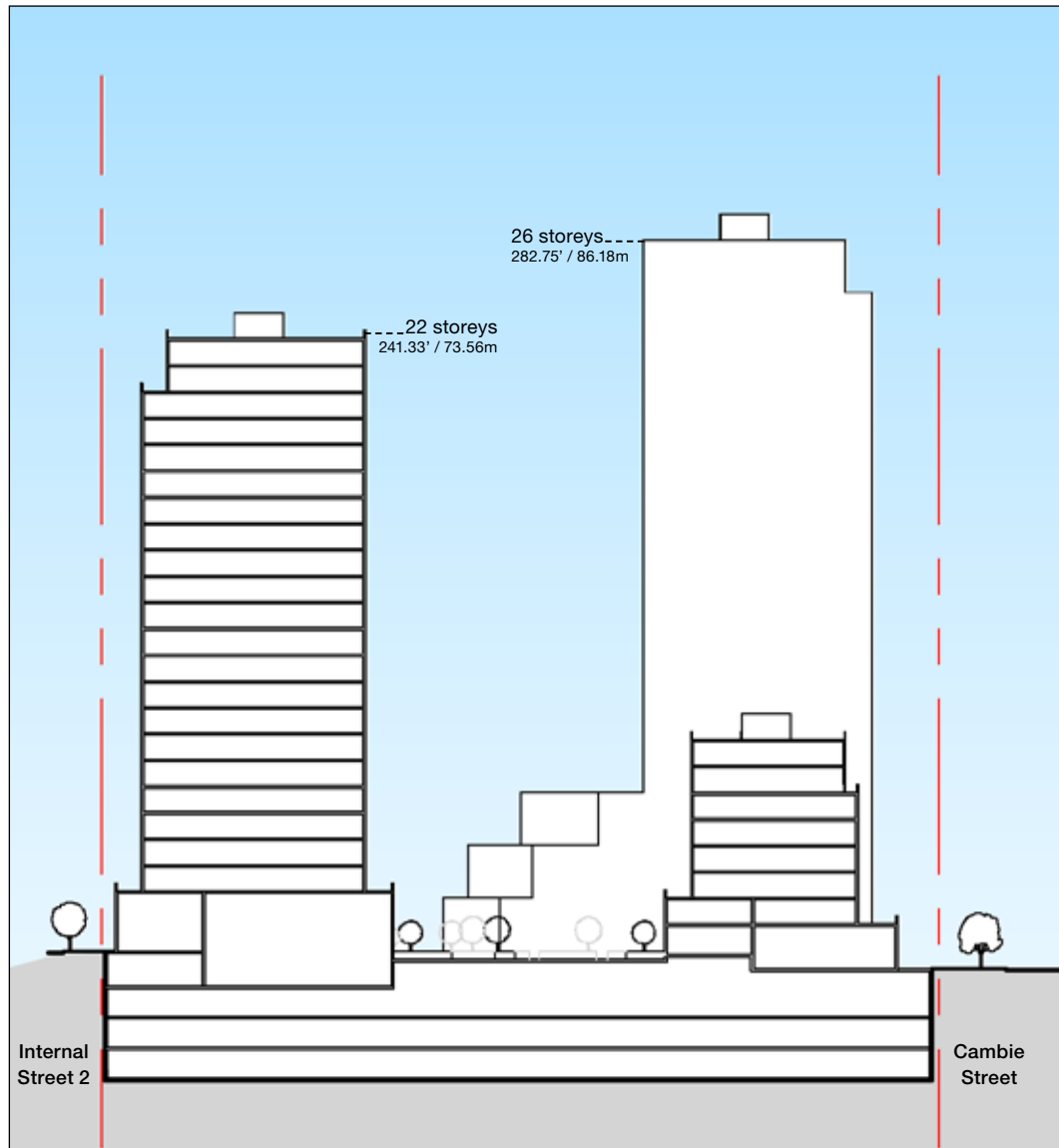


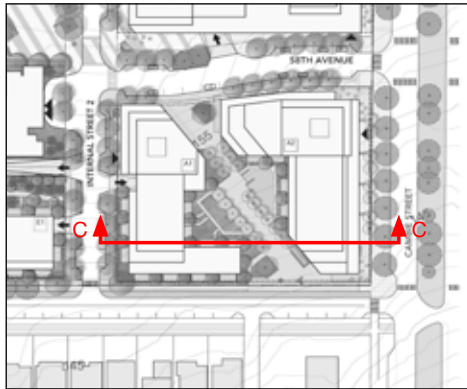
Parcel A - Section A



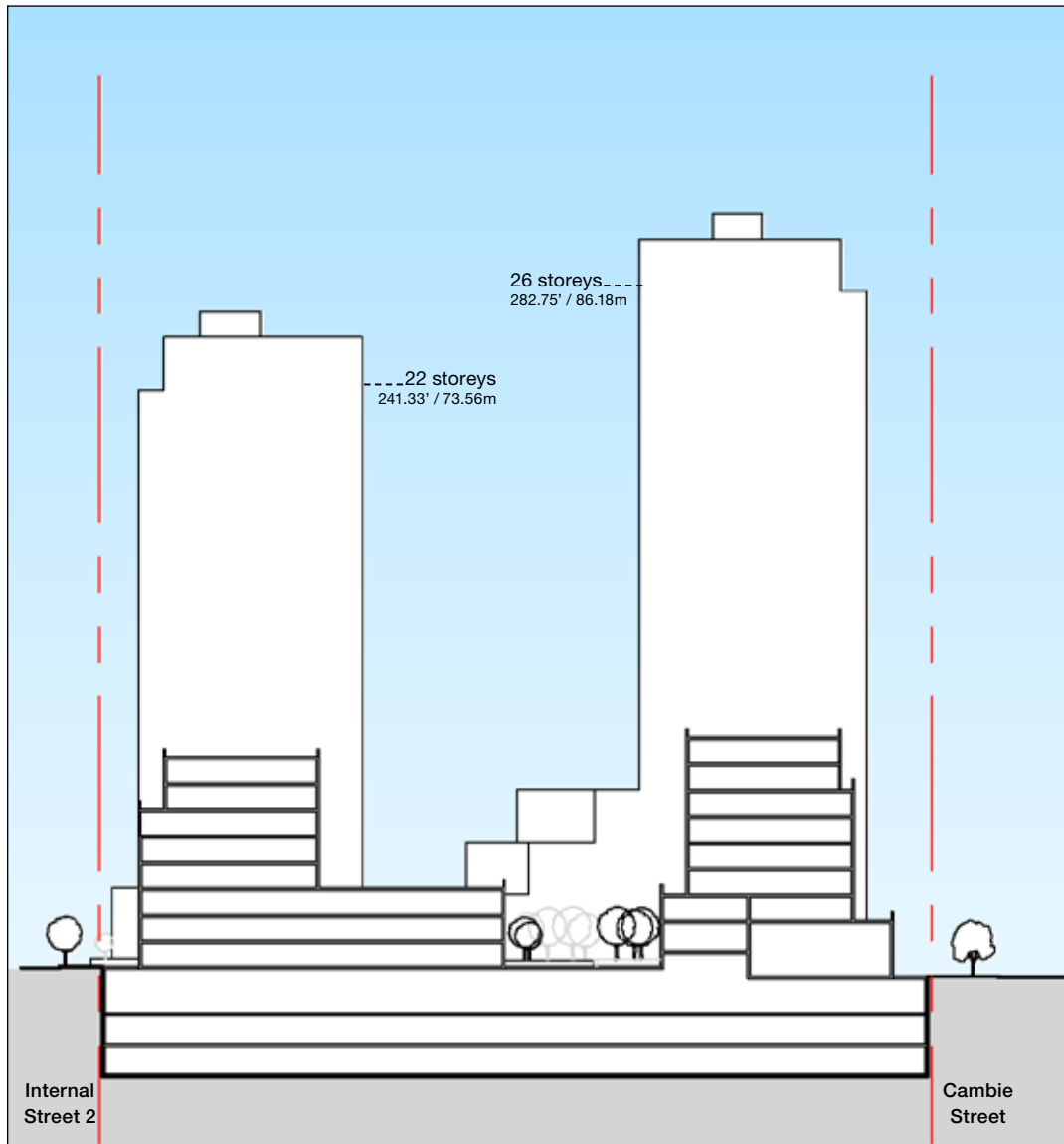


Parcel A - Section B





Parcel A - Section C



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.

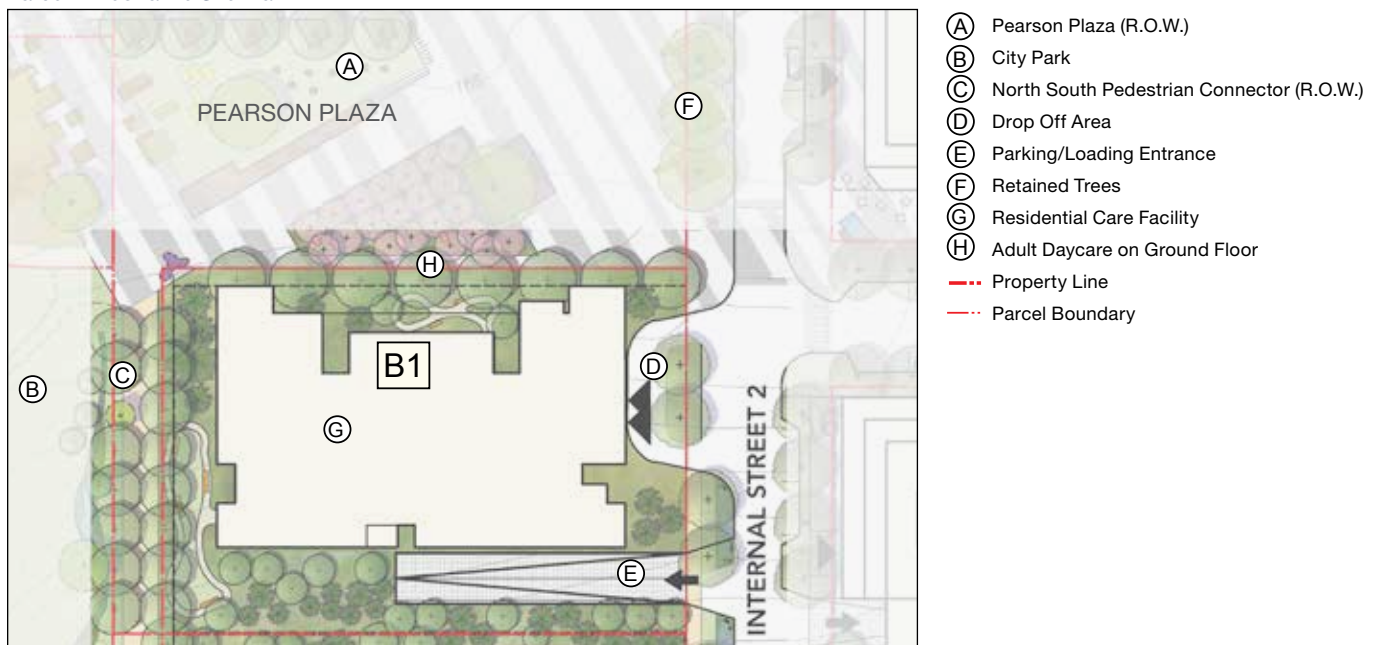
Minimum setbacks are provided for upper levels on the north, east and west property lines, ensuring the area required for the Residential Care program is achieved. Open spaces are provided at ground level for use of the facility residents and Adult Daycare clients. These open spaces will be designed 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.

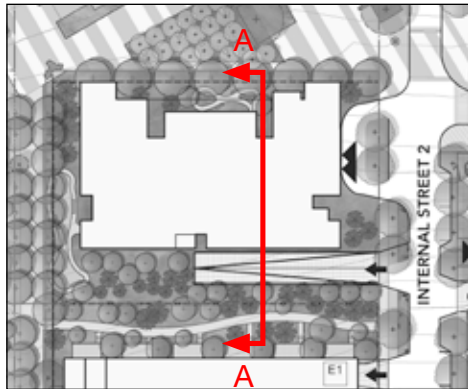
The building is accessed from internal street 2 with a covered driving loop to the main entrance and a ramp to the parkade. The ground floor is comprised of a 10 residential care bed unit on the west face of the building looking onto the new City Park, an Adult Daycare on the north face of the building 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.

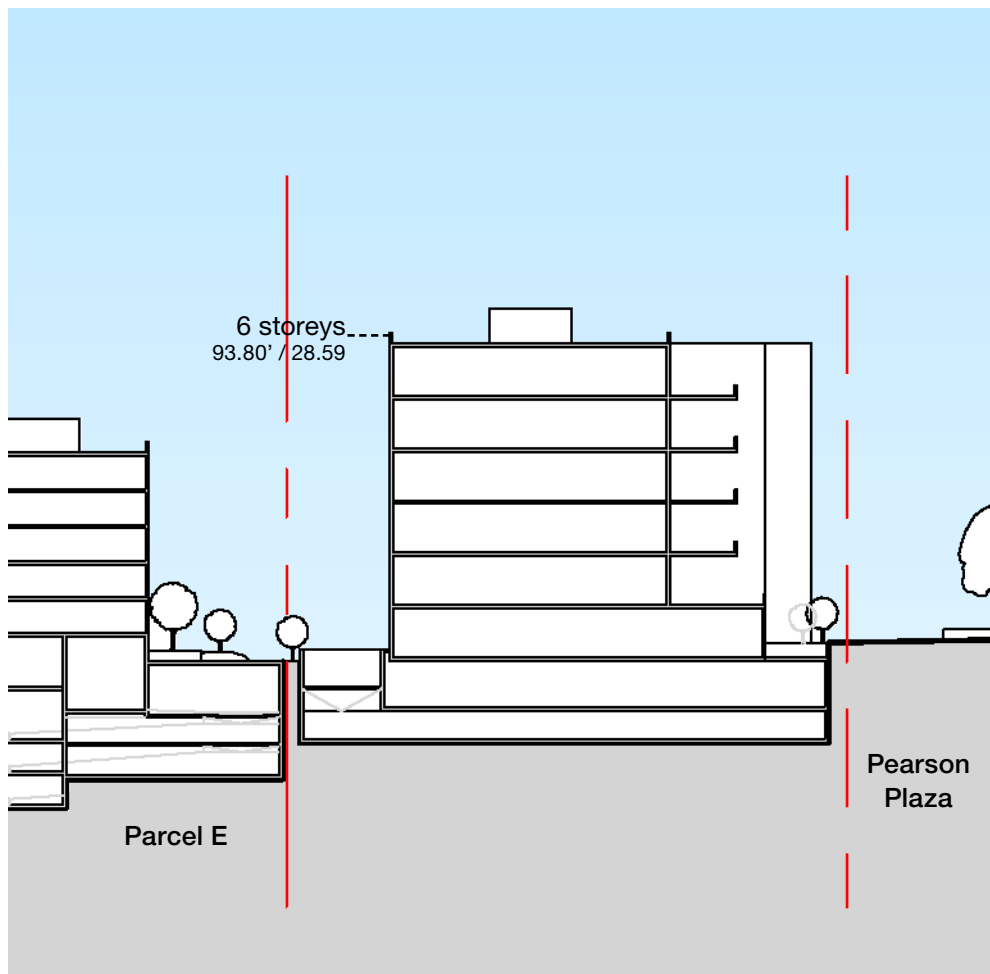
The five upper floors of the facility will be occupied by 140 residents with 28 residents per floor. A 10 bed unit is located on the main floor for a total of 150 beds.

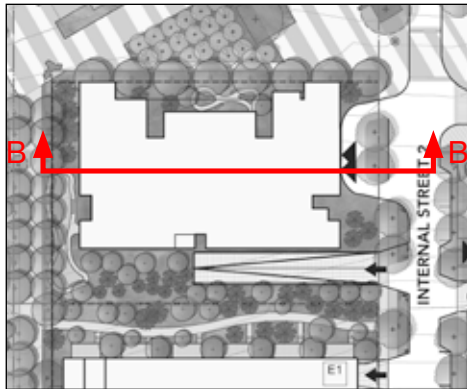
Parcel B Illustrative Site Plan



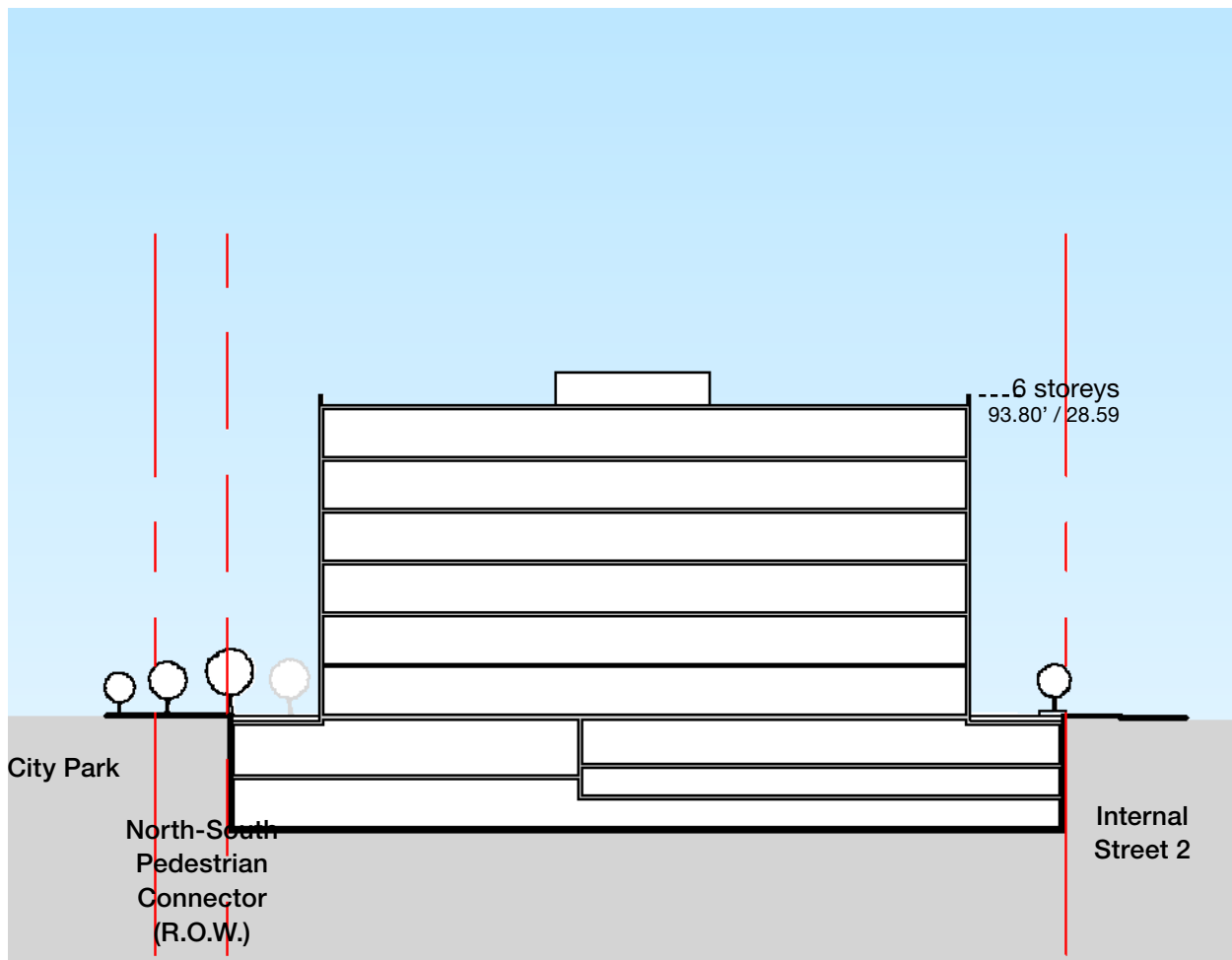


Parcel B - Section A





Parcel B - Section B



3.3.3 Parcel C

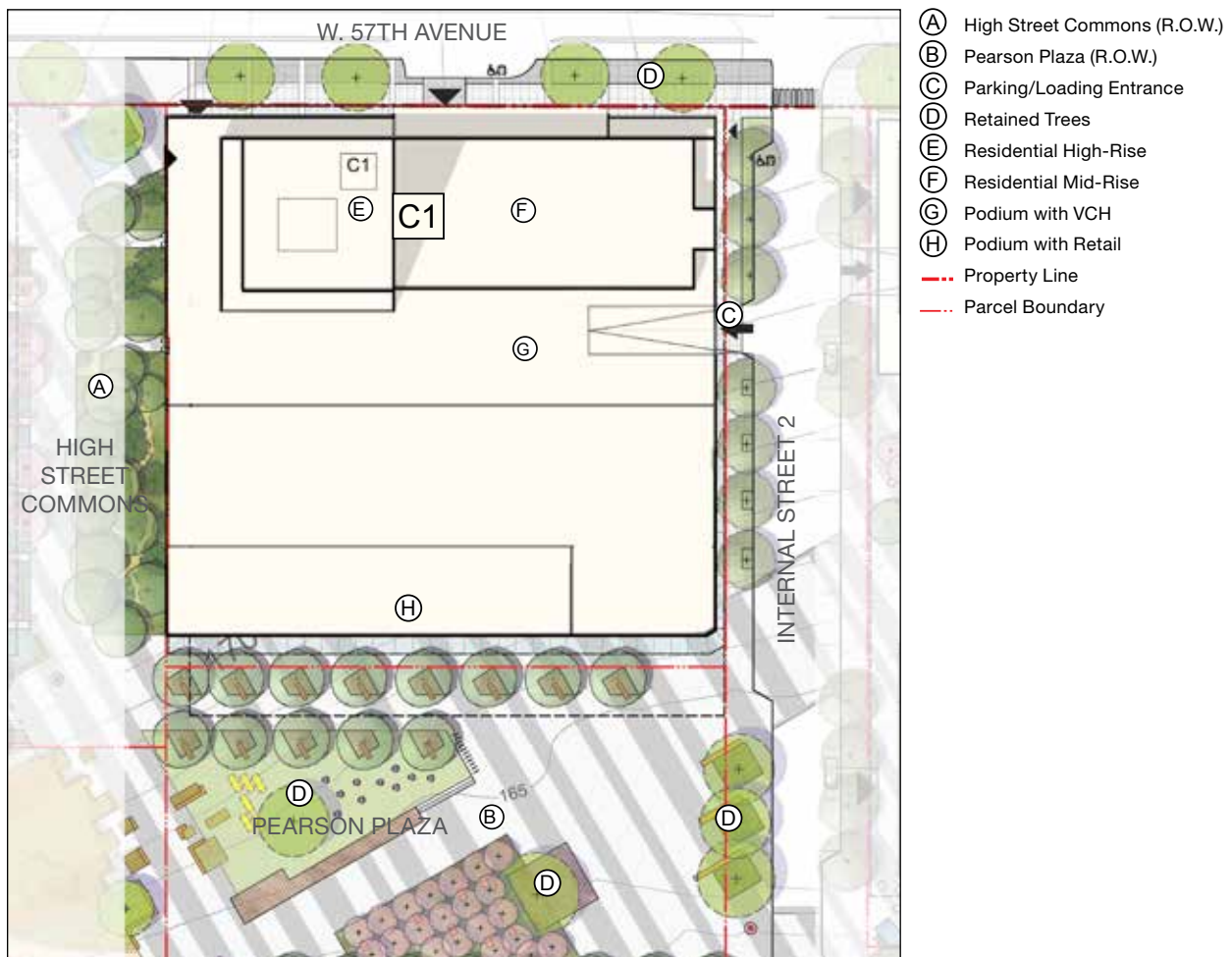
Parcel C is the main community meeting point of the site. The block is comprised of one building which is bounded by West 57th Avenue to the north, Pearson Plaza to the south, the High Street Commons to the west and Internal Street 2 to the east. The lower levels of the building provide neighbourhood 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.

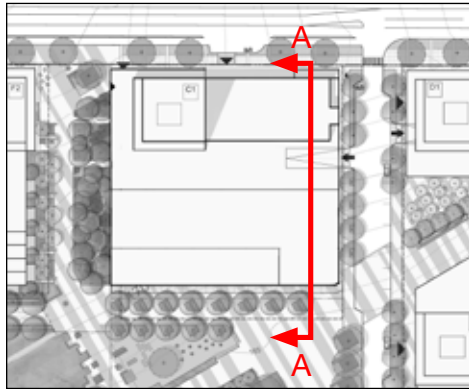
The ground level of the building is split between the Community Health Centre (CHC), and the retail. The primary entrance for the CHC is off West 57th Ave. where there is a lay-by for HandyDARTs. A second HandyDART lay-by is provided on Internal Street 2. The parkade entrance is located mid-point of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

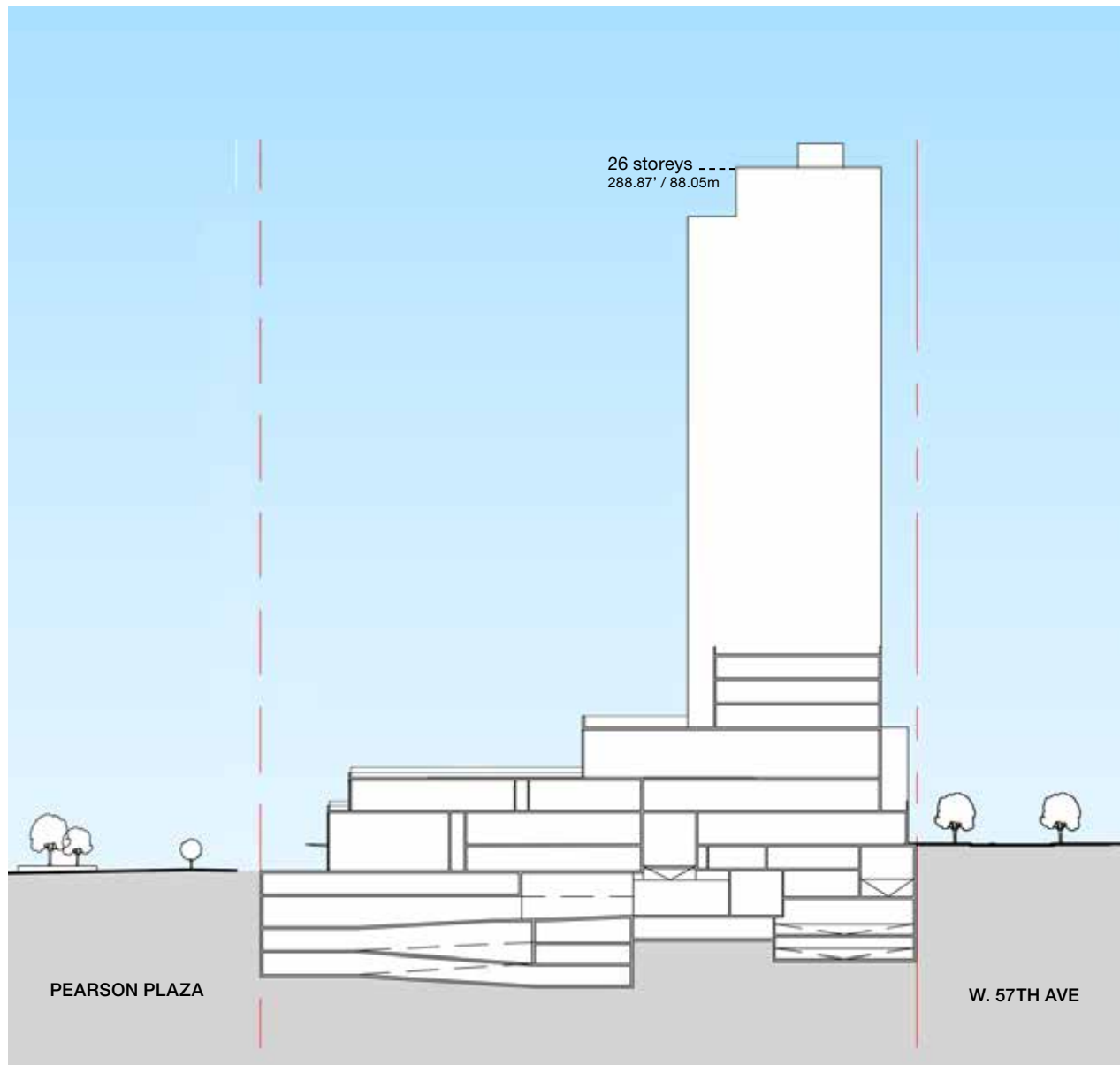
The child daycare located on level 2 maximizes the children's security.

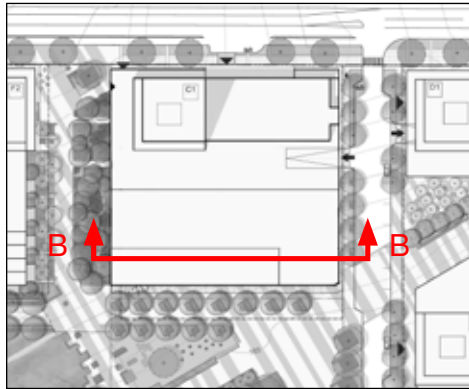
Parcel C Illustrative Site Plan



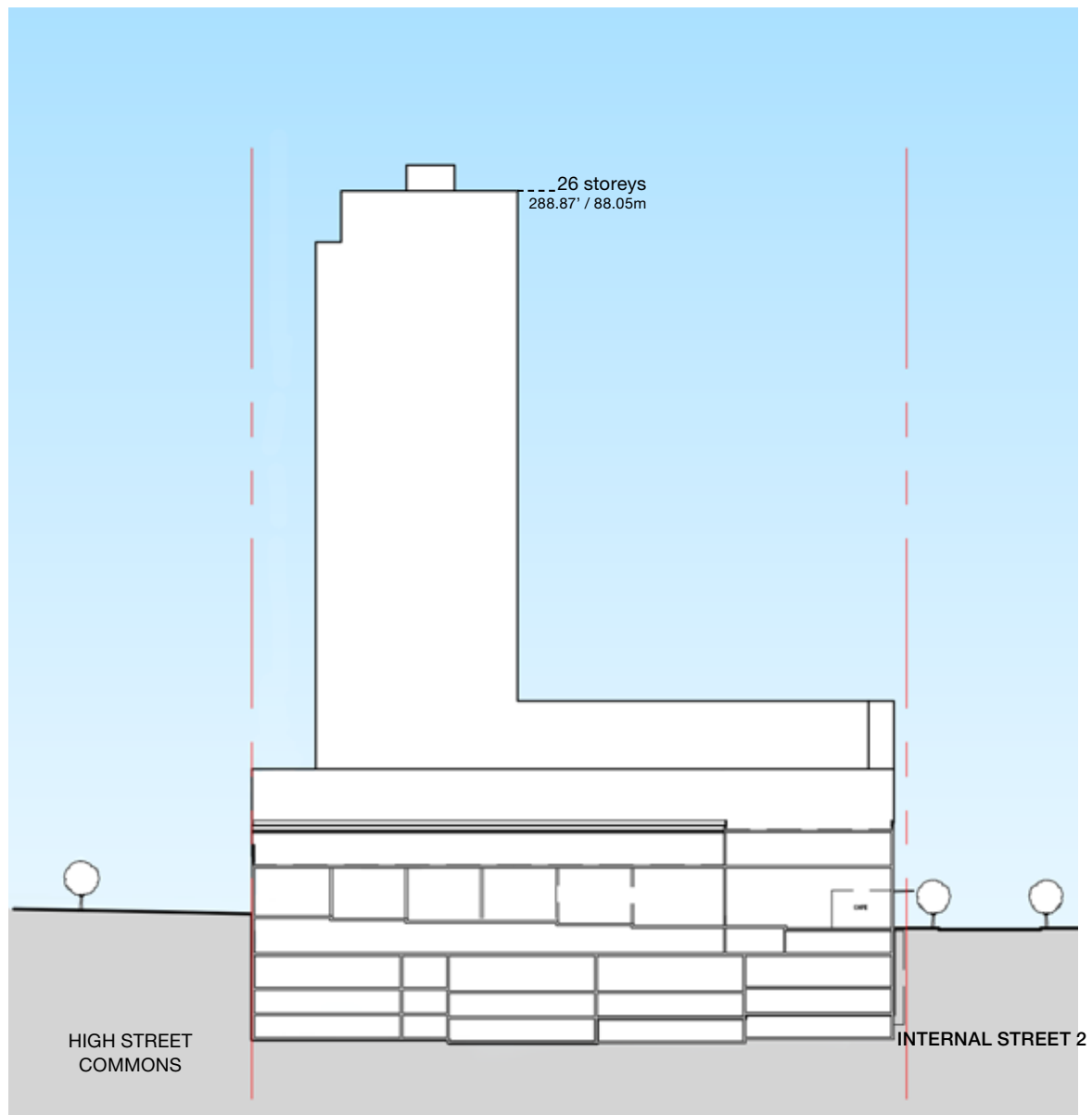


Parcel C - Section A





Parcel C - Section B



3.3.3 Parcel D

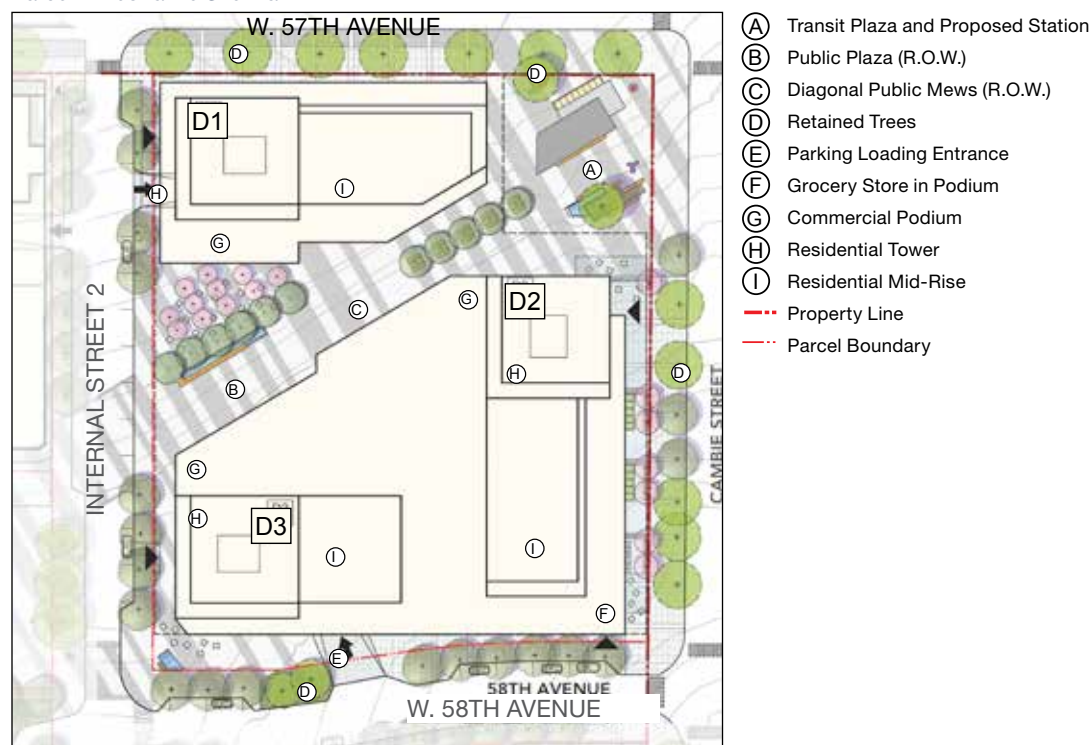
Parcel D, located at the northeastern corner of the site at Cambie St. and West 57th Avenue, is the main gateway to the site. A significant public plaza is located at the northeast corner to accommodate the proposed Canada Line station. The transit plaza is connected to the open space network of the 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.

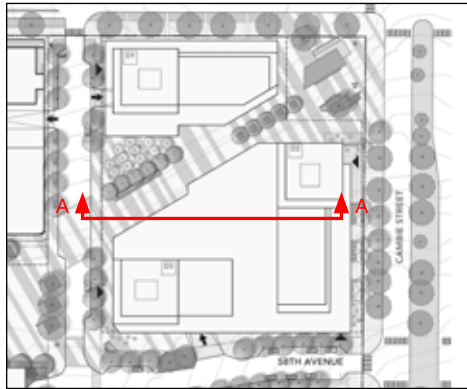
The shape of the public realm defines the north and south massing. Both buildings have a retail podium base with residential towers and mid-rise buildings above. These towers are the tallest on the site, reinforcing the block's role as a locus of activity adjacent the station.

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.

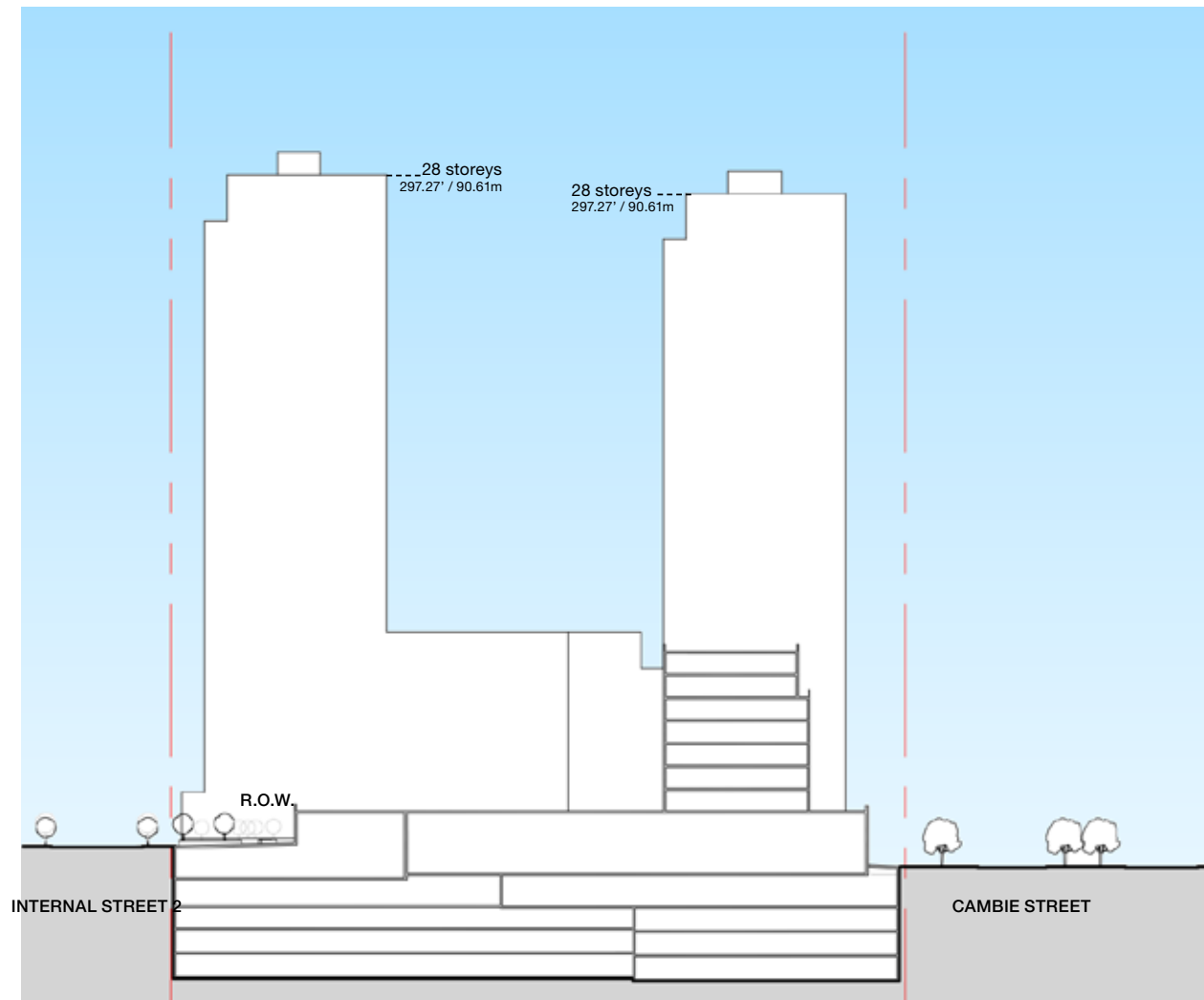
Commercial vehicular access and loading is via a ramp on West 58th Ave; a residential parkade is accessed from Internal Street 2. On-street parking is provided on West 58th Ave. and Internal Street 2 for short-term commercial and residential visitors.

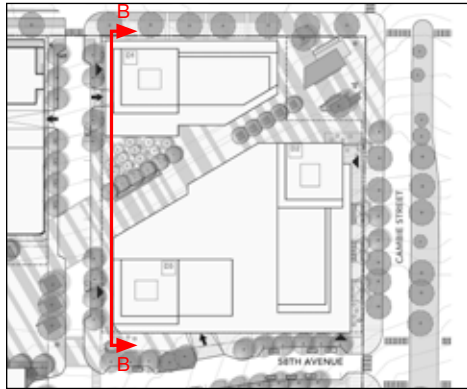
Parcel D Illustrative Site Plan



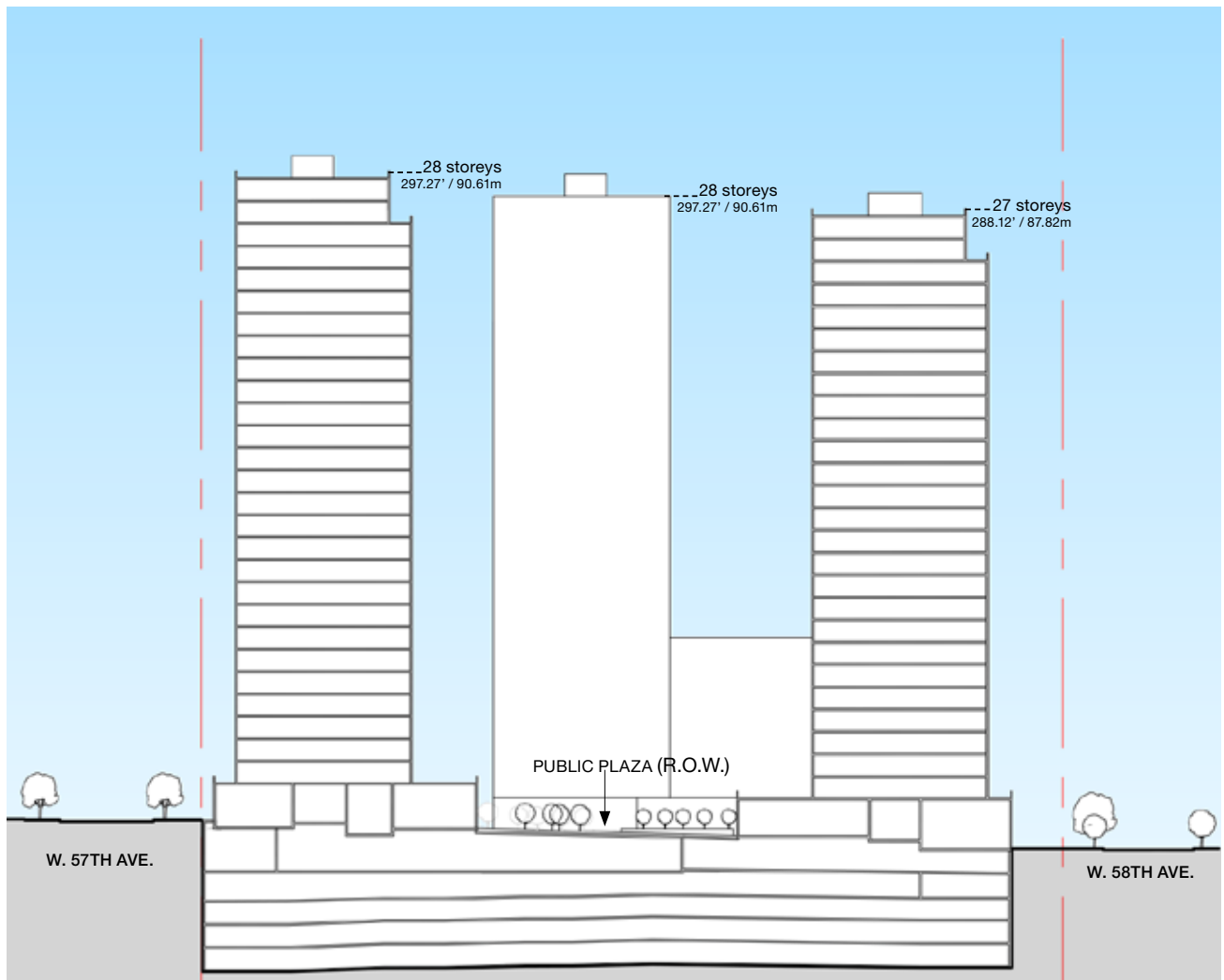


Parcel D - Section A





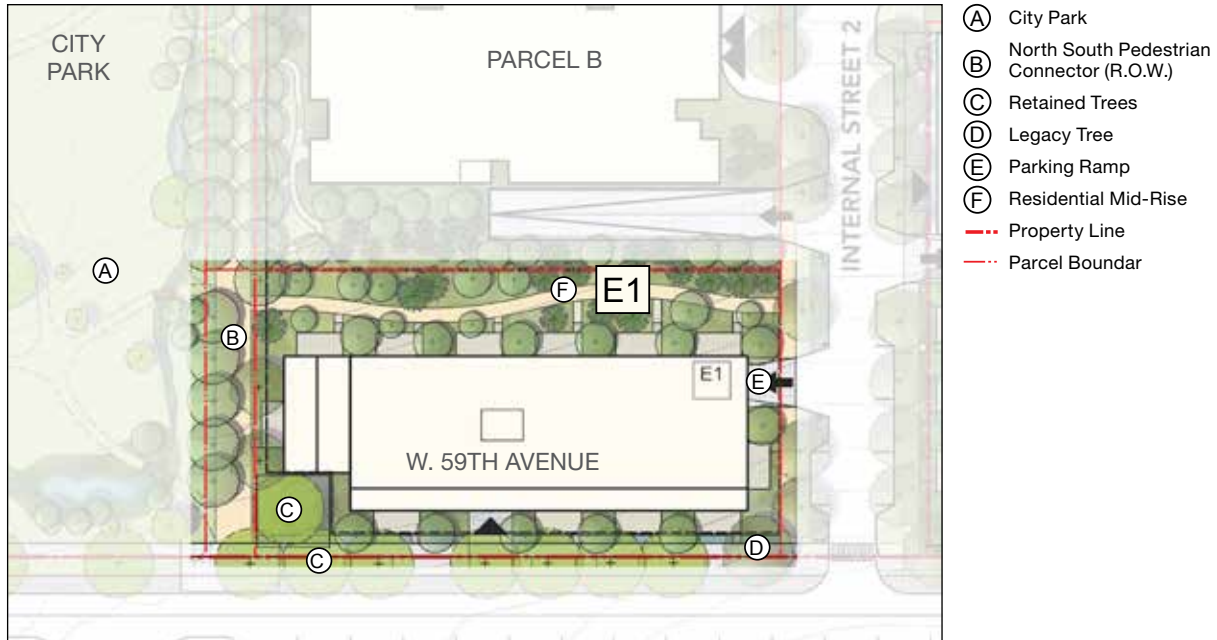
Parcel D - Section B

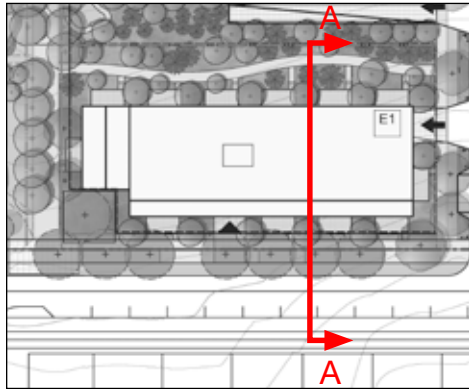


3.3.4 Parcel E

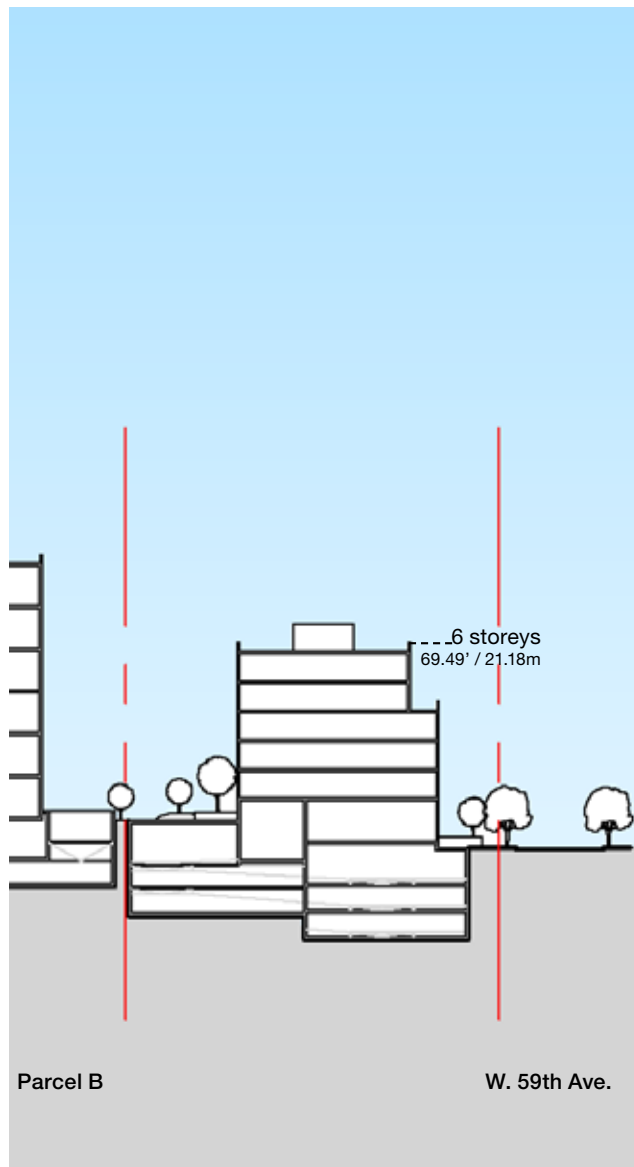
Parcel E, a rectangular block, is bounded by the Residential Complex Care facility on the north, West 59th Ave. to the south, Internal Street 2 to the east and the north / south Pedestrian Connector to the west. The parcel houses one residential building that is shaped to allow for the retention of an 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.

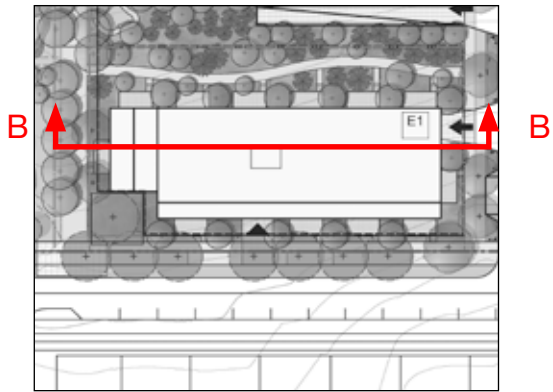
Parcel E Illustrative Site Plan



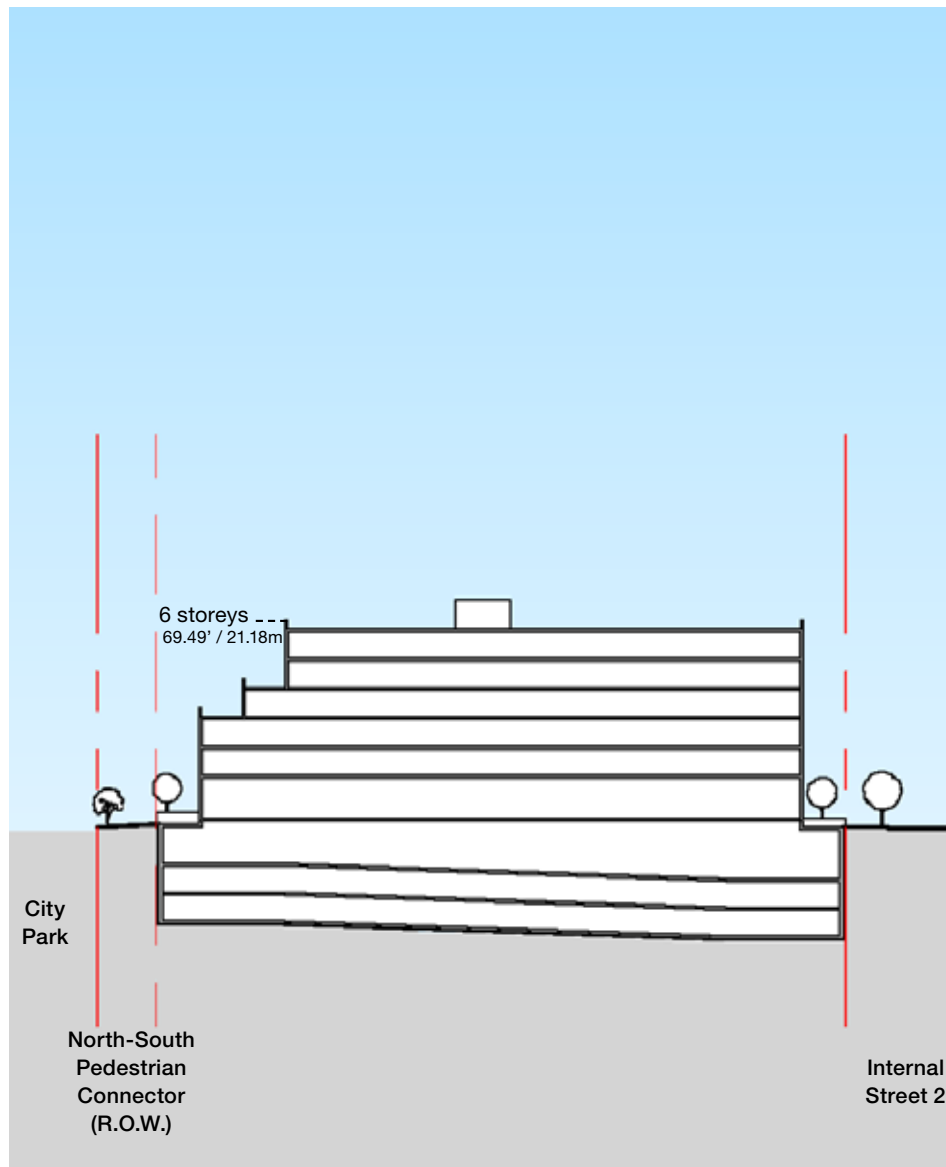


Parcel E - Section A





Parcel E - Section B

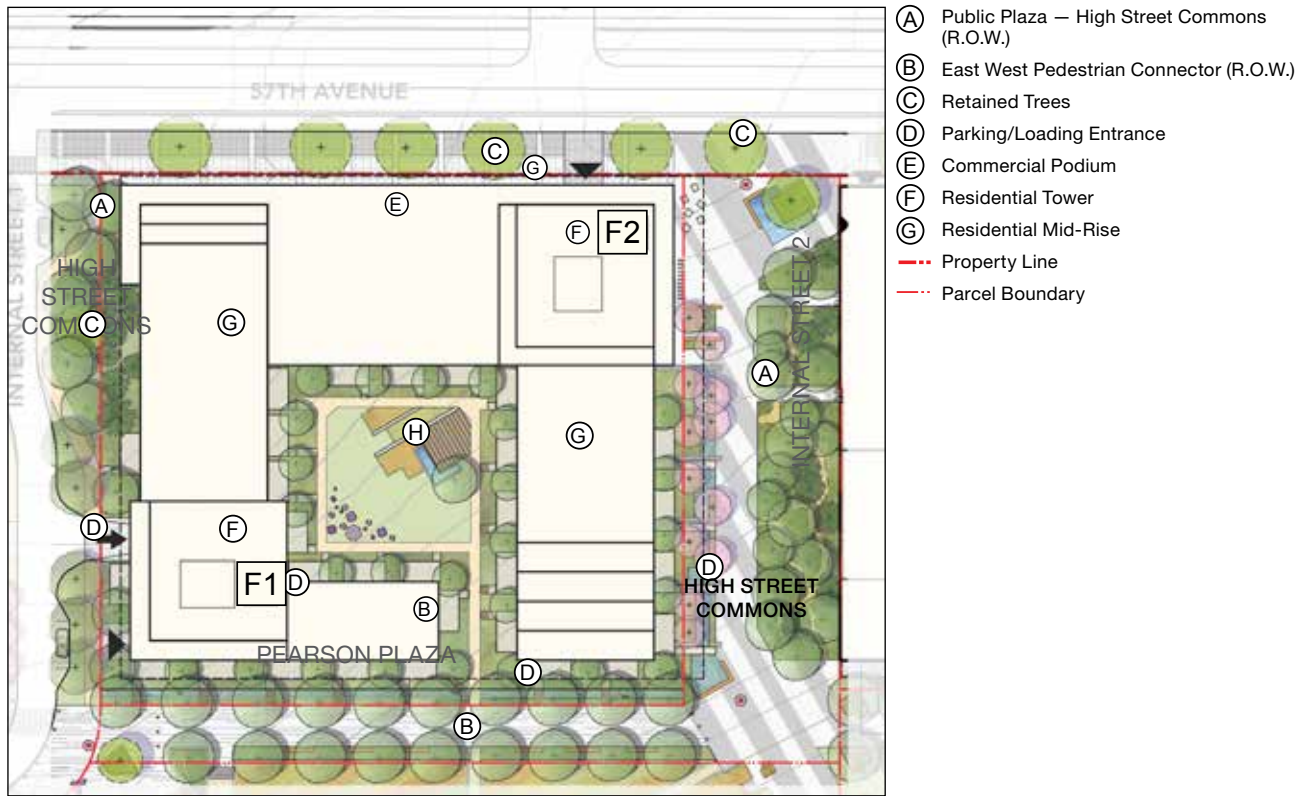


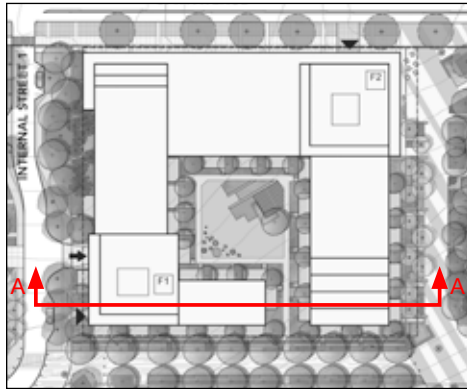
3.3.5 Parcel F

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.

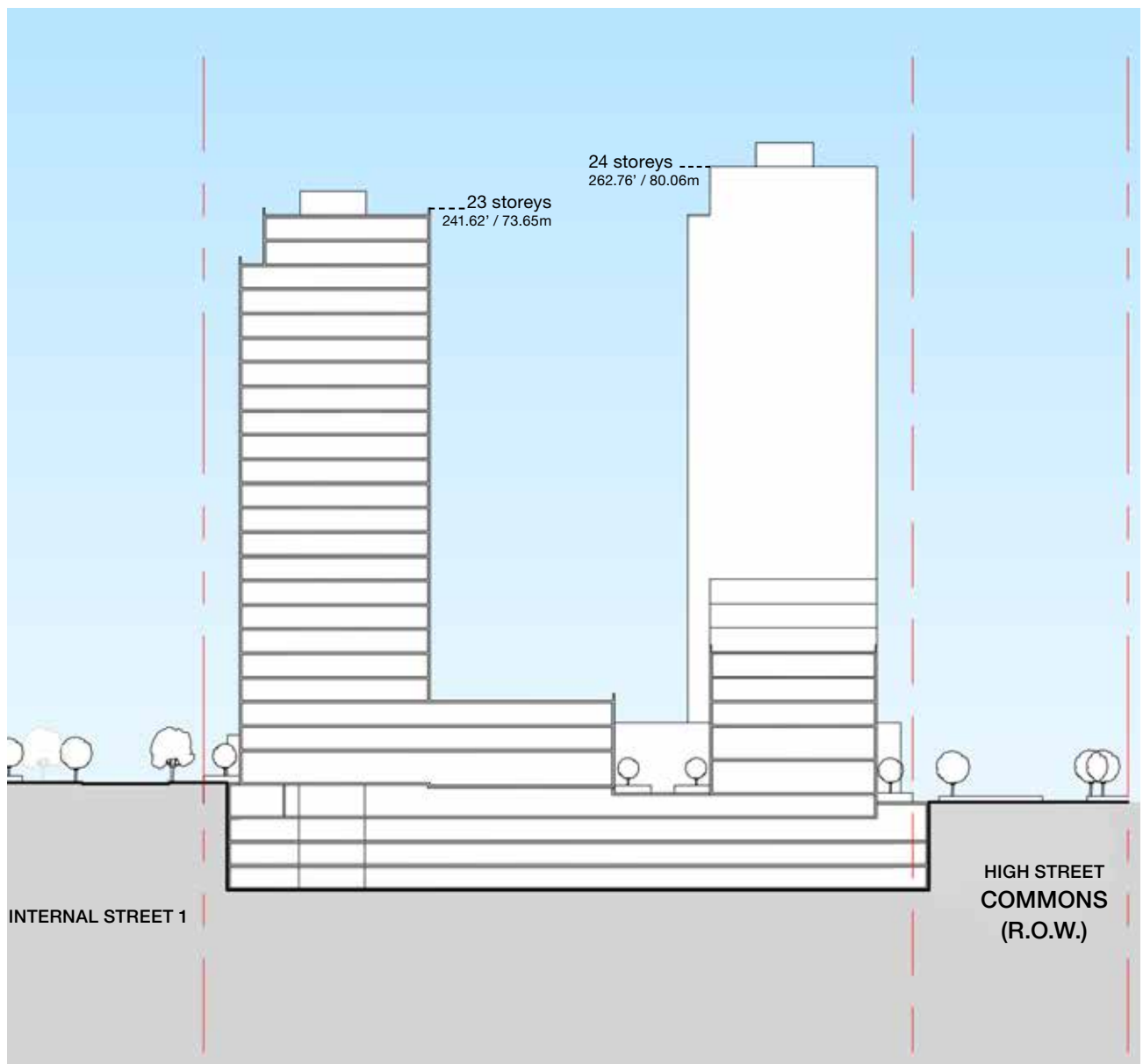
The buildings support the public realm by framing it with appropriately scaled massing and active frontage. West 57th Avenue has a retail podium at street level along the length of the block. The other three sides of the block have residential uses facing the public realm. Buildings wrap the edges of 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.

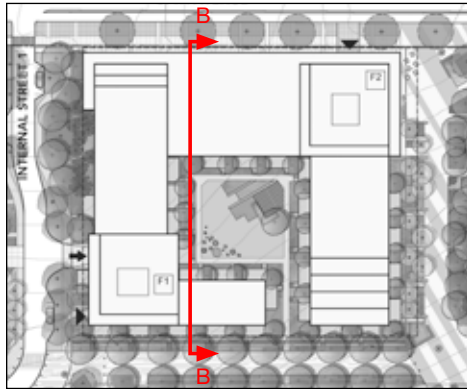
Parcel F Illustrative Site Plan



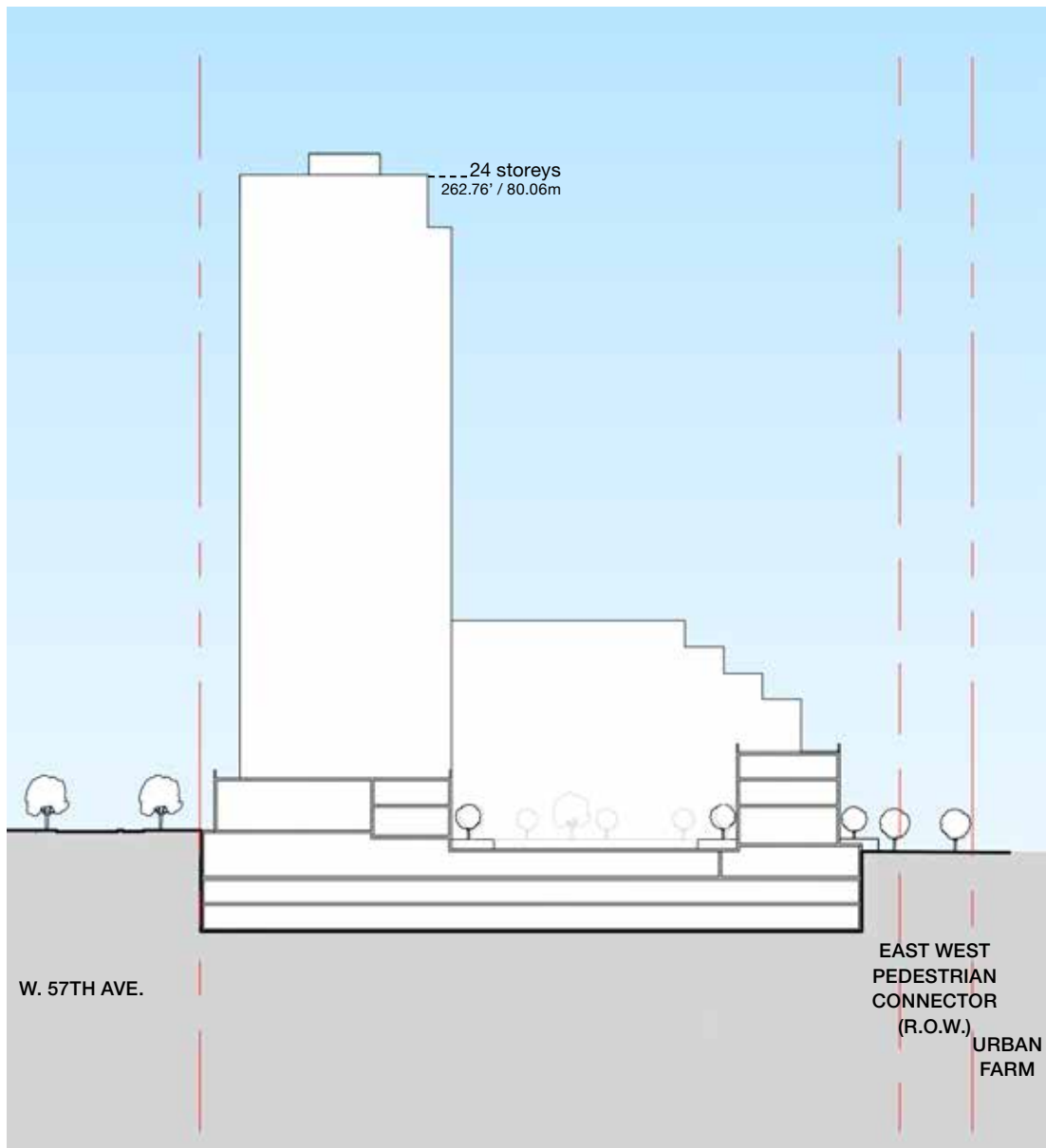


Parcel F - Section A





Parcel F - Section B



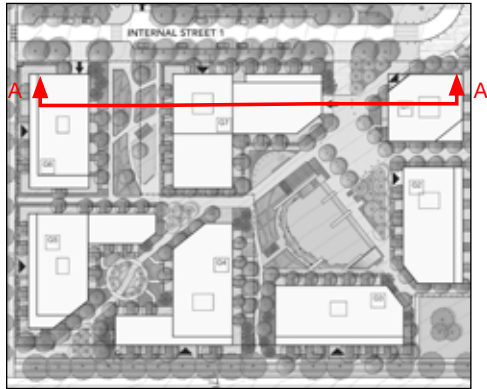
3.3.6 Parcel G

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 open space 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.

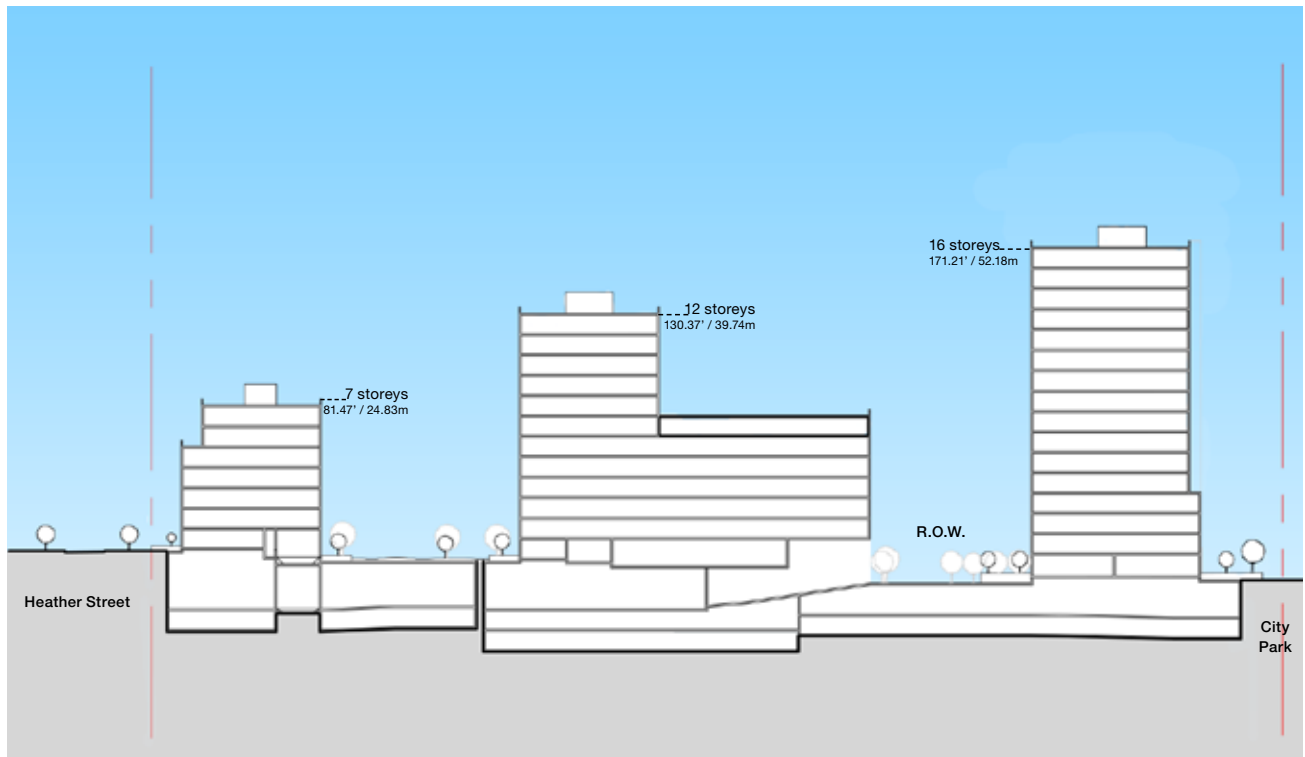
The buildings in this block transition in height from mid-rise to low-rise from north to south, and their upper floors stepped back at the edges of the public realm. This massing provides a comfortable transition to and interface with the existing single family homes on the south side of West 59th Ave, 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.

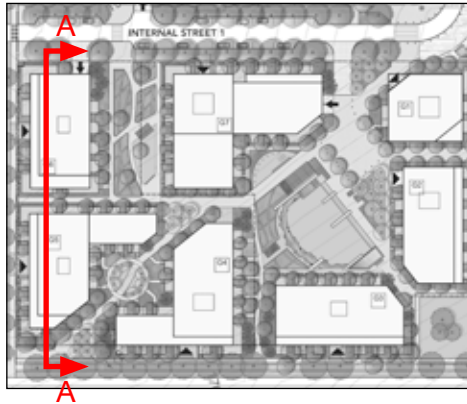
Parcel G Illustrative Site Plan



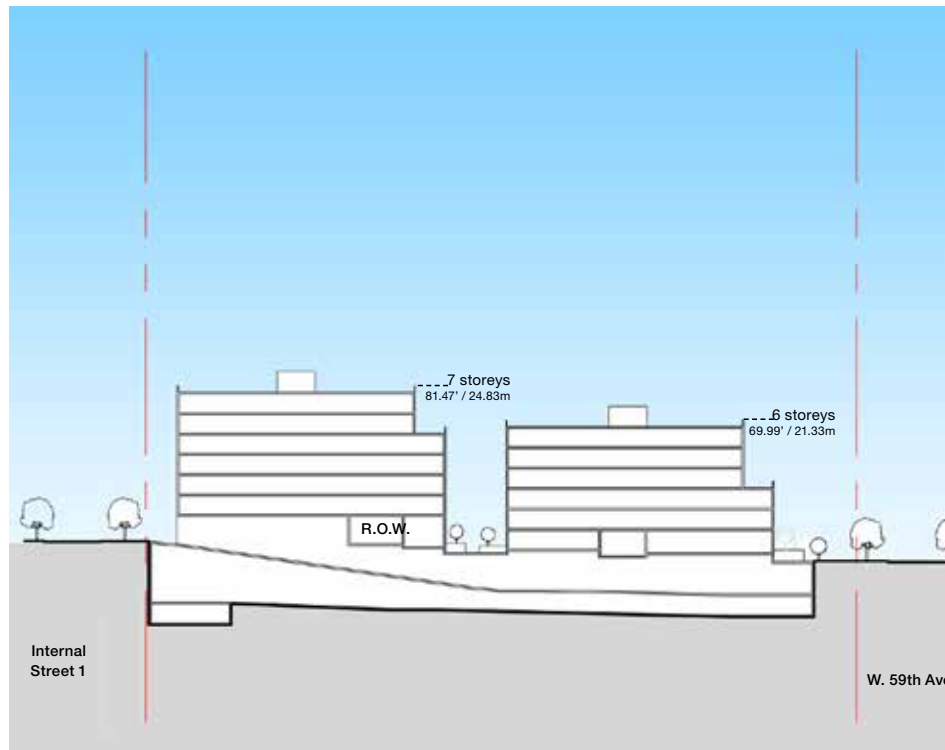


Parcel G - Section A





Parcel G - Section B



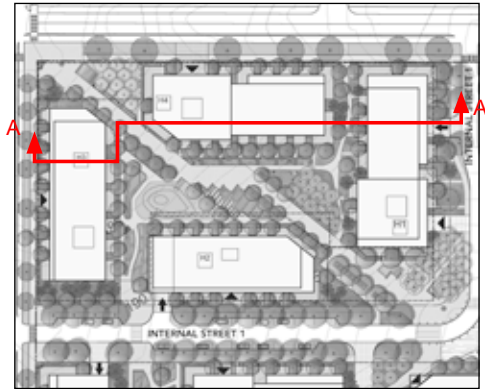
3.3.7 Parcel H

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.

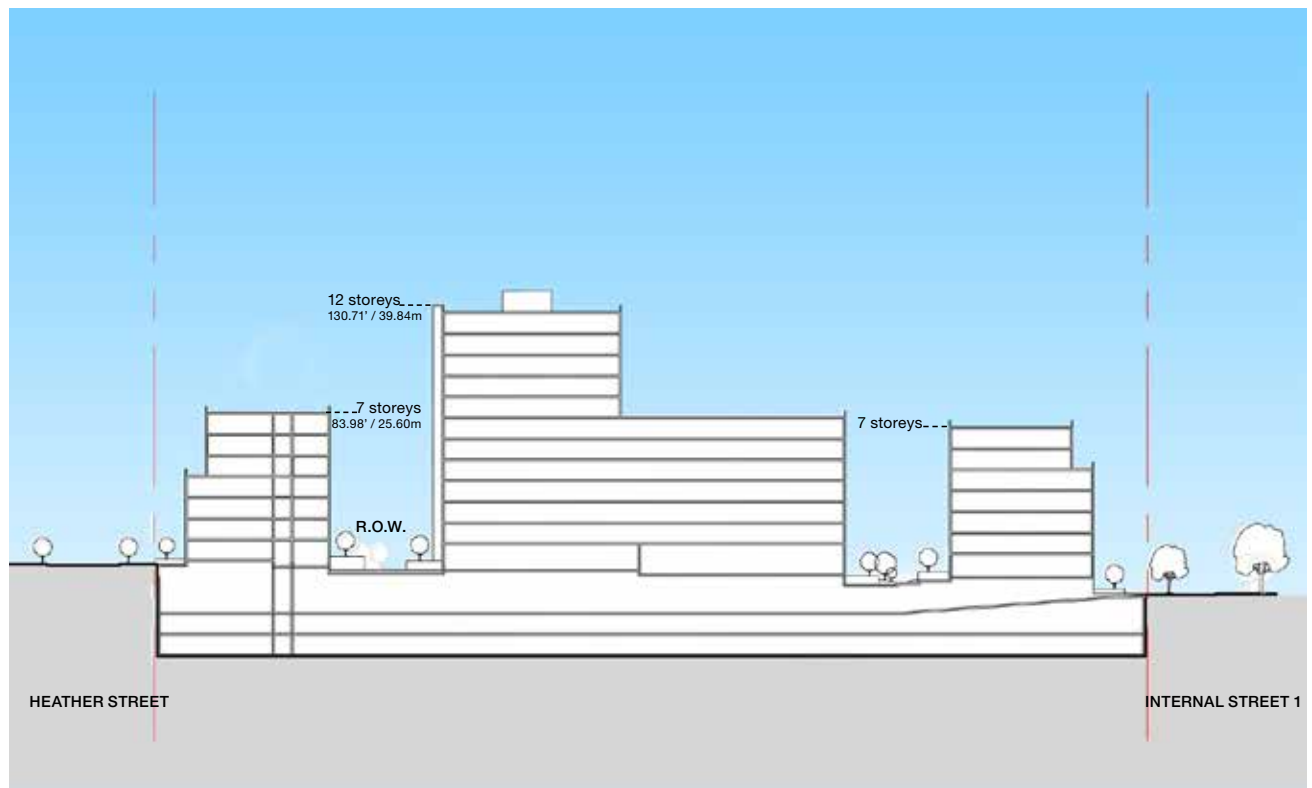
The buildings are generally mid-rise in height so that they appropriately frame the surrounding streets and strike a balance between minimizing view obstruction and shadowing, while offering views to the surrounding open space and further to such landmarks as Mt. Baker and the North Shore mountains. 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.

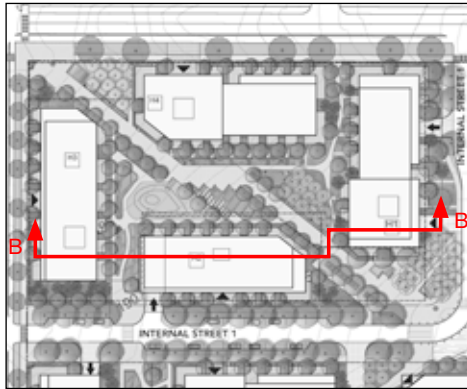
Parcel H Illustrative Site Plan



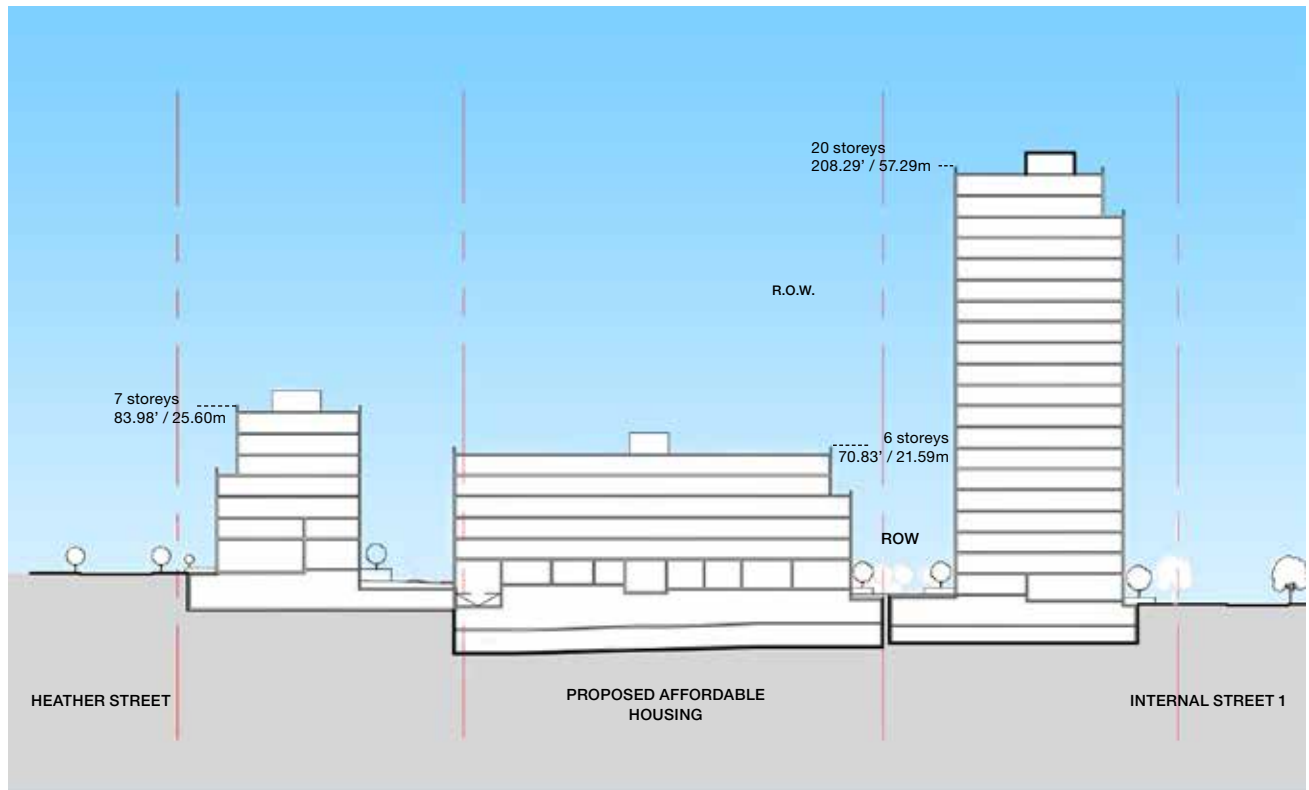


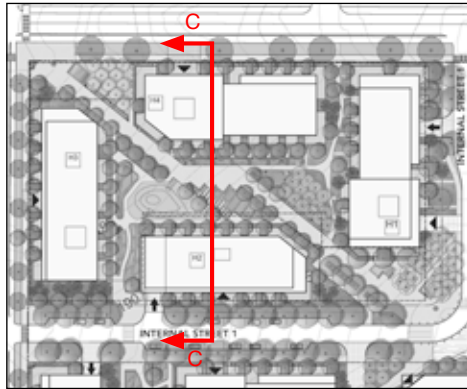
Parcel H - Section A



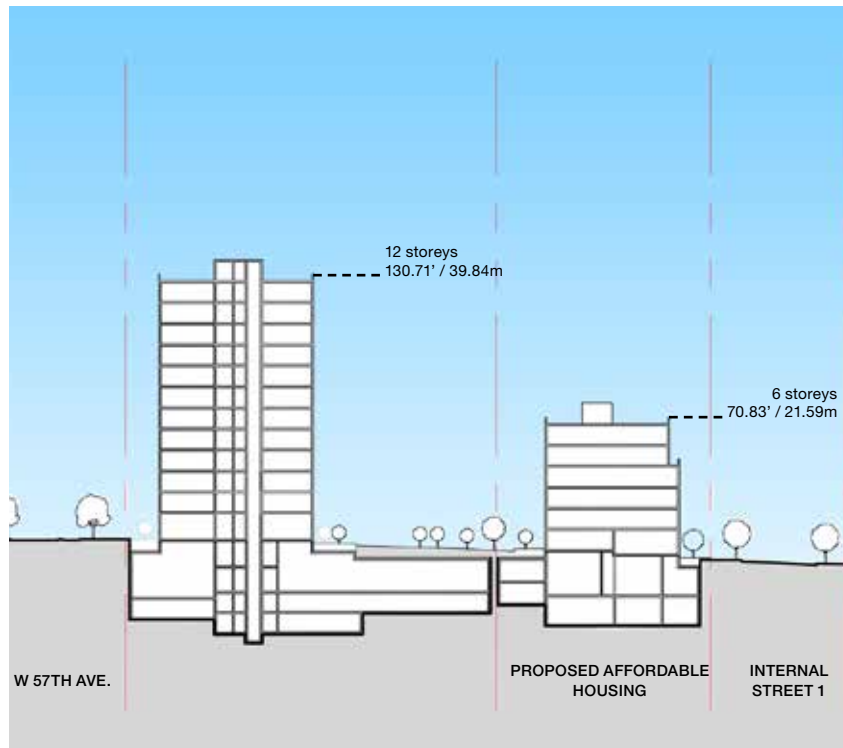


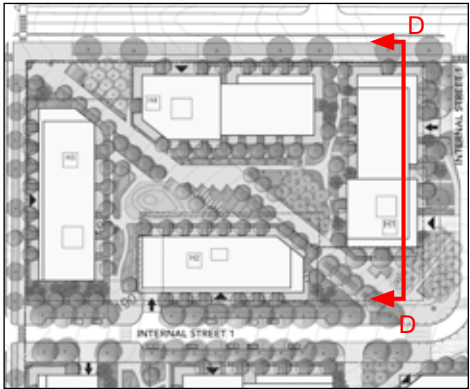
Parcel H - Section B



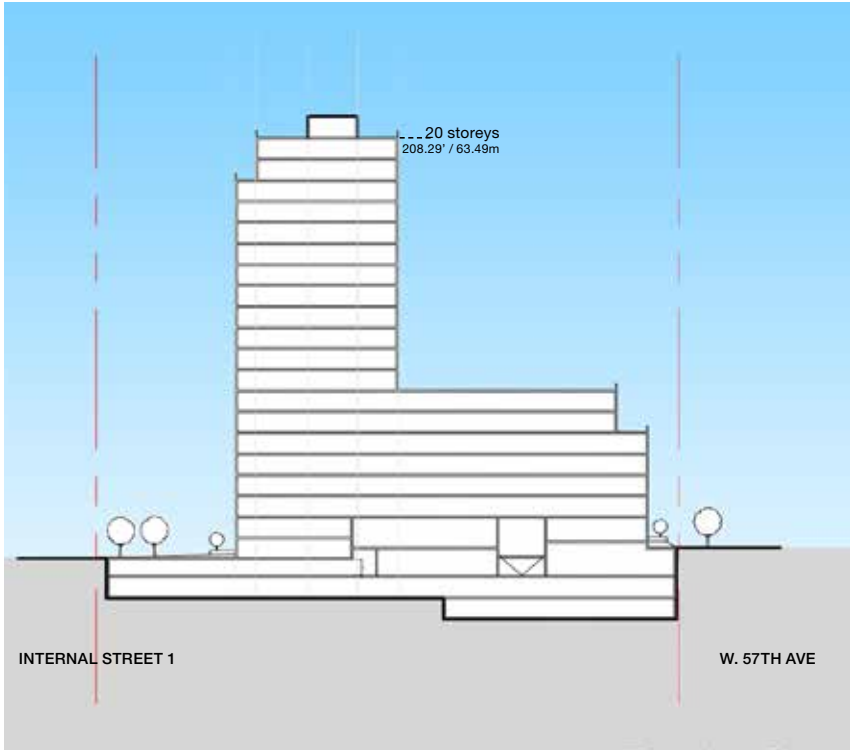


Parcel H - Section C





Parcel H - Section D



3.4 Architectural Characteristics

3.4.1 Massing and Form

- a. Long, continuous building forms should be avoided. Express the individual functional components of a large building complex as a series of interconnected elements in order to create identity, rhythm and variety and a reduction of apparent bulk and visual scale.
- b. Large, singular building forms should be avoided in favour of an increment and rhythm of building frontage found in typical Vancouver mixed use areas.
- c. Shallow articulation of surface elements and materials is generally ineffective in achieving adequate variation in the massing and bolder manipulations of the form should prevail.
- d. Generic building designs that exhibit little facade interest or transparency should be avoided.
- e. Buildings at intersections and adjacent community plazas / open spaces should have special treatments that reinforce the street corner's importance as a public realm element. This can be achieved through a change in massing, a contrasting façade finish and/or transparency

3.4.2 Materials

- a. A consistent palette of materials should be used throughout the site.
 - In general, all commercial-grade exterior finishing materials and details appropriate to local climatic conditions may be utilized, provided they contribute to:
 - * a high-quality image that portrays a sense of permanence; and
 - * to the long-term durability of the exterior system, such that its initial integrity, quality, and visual appearance 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 and enhance the pedestrian scale.
- c. Building materials should turn the corner to further emphasize its importance.
- 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 Roof and Penthouse

- 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 use of vegetation on roofs is encouraged to mitigate and delay stormwater run off and reduce heat island effects.
- e. Solar panels may be considered on rooftops not utilized by building occupants.

3.5 Accessible Design

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

- a. Community facilities, commercial and retail uses with main entrances at street level should:
 - ensure entrances are flush with the sidewalk, and that door width can accommodate motorized wheelchair users;
 - provide automated or similar doors that allow for those with limited use of their hands to enter/exit with ease.

4. Open Spaces and Public Spaces

4.1 Key Components of the Public Realm

4.1.1 Illustrative Plan

The Pearson Dogwood site is designed with a strong, interconnected open space network in mind, one that is intuitive, accessible, and aligns with the prevailing grades and natural flows of the site. Visual corridors and an extensive pedestrian circulation network ensure high permeability and connectivity for wayfinding and movement throughout the site.

The network of open spaces will play a key role in achieving a vibrant community, contributing to the overall character and coherence of the development, assist in creating pedestrian friendly environments and offer a wide range of amenities and activities to site users and the surrounding neighbourhood.

To further enhance “place-making” and activation of the public realm, a series of plazas and multi-use spaces create a strong public realm around the retail, transit, community-oriented destinations of the site. Each of these will be specifically programmed and detailed to accommodate a range of activities, and to promote healthy lifestyles, creativity, social gathering, and community involvement.

Illustrative Plan



KEY COMPONENTS OF THE OPEN SPACE NETWORK

- | | |
|--|--------------------------|
| 1 Cambie Transit Plaza and Retail Walk | 5 City Park |
| 2 Pearson Plaza | 6 Gateway Plaza |
| 3 High St. Commons | 7 Public Easements / SRW |
| 4 Urban Farm | |

4.2 City Park

The 2.5-acre future City Park site is comprised of open, expansive lawn areas together with groves of mature park-scale trees. The gentle 4% slope with some rolling hills and flat terraces will encourage a wide range of activities, and allow any future pathways and gathering spaces to be fully accessible to all users.

As the Park will be designed and implemented through a City-led engagement process, this document focuses mainly on the various edge conditions of the Park.

On a general level, given the size and location of the park within a new high density development, potential core objectives of the Park may include: stormwater retention/absorption; habitat creation for birds, butterflies etc.; both small and large gathering areas; places for people watching and performances; and organized and informal play. In turn, a potential programme may include the following elements:

- Central playground
- Rain/sun shelters
- Picnic / BBQ areas
- Bike station
- Naturalized rain gardens / edible landscapes
- Open lawn / flex space for festivals and events
- Rain gardens
- Retention pond (~80m² pond proposed)

Future City Park



4.3 Urban Farm

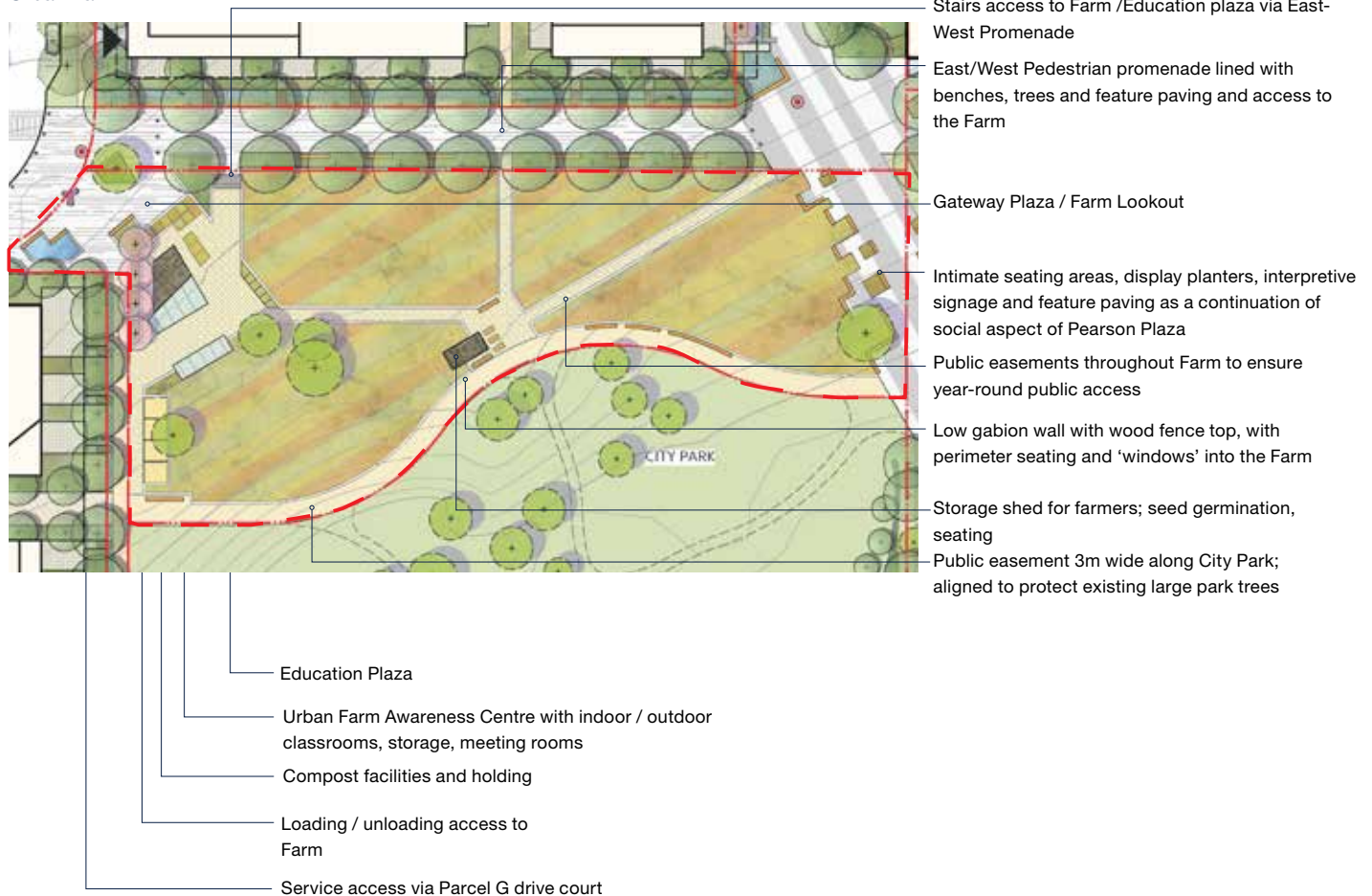
“The Farm that Grew A Thousand Farms”

The 1-Acre Urban Farm, located at the centre of Pearson Dogwood Lands, represents one of the strongest commitments the site has to “Healthy Communities” by ensuring food production, public interaction and education on food systems are prominent components of the site’s Open Space Network.

While most farm’s are geared toward food production almost exclusively, the Pearson Dogwood site offers a new set of challenges and opportunities for consideration that have influenced our approach to programming and design. Firstly, it is sited in an urban context, so space is limited. Volume of food production, while important, is not the only objective of the Farm. Secondly, while most farm land sits idle and barren from late Fall to early Spring, the Farm’s central location at Pearson Dogwood demands that it remains a usable, interactive and accessible space all year round. As such, there are opportunities to encourage social interaction by the public with certain components of the Farm, at different times of the year, that keep activity and programming within the Farm flexible and constant. Thirdly, we see the Pearson Dogwood Farm as a platform to education people on food systems and their importance at the local, regional and global scale.

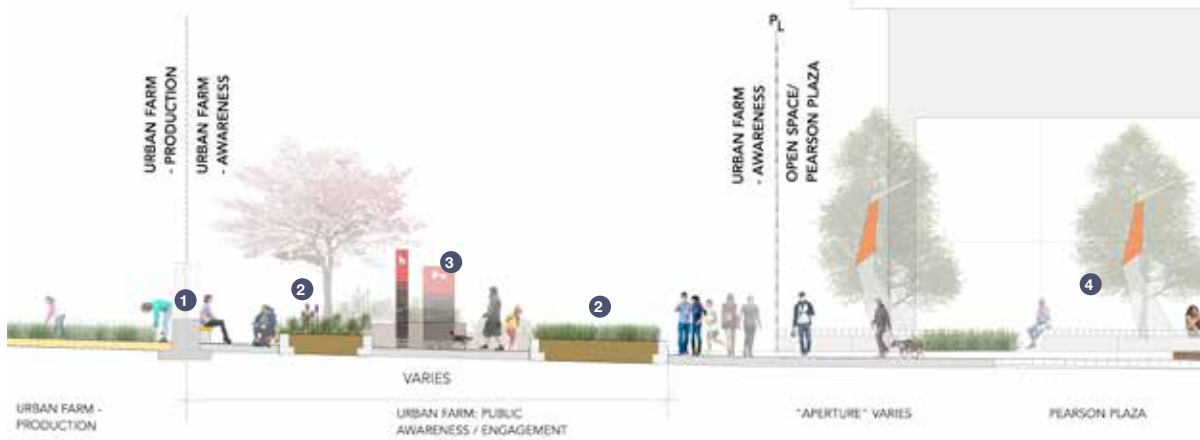
Essentially, the goal is to create a unique Farm at Pearson Dogwood: one that functions as a traditional farm, with associated infrastructure and amenities; one that serves as a place where people of all ages and abilities can learn about food systems; and one where this knowledge and ideas can be expressed and communicated in ways that allow for public interaction and social engagement.

Urban Farm



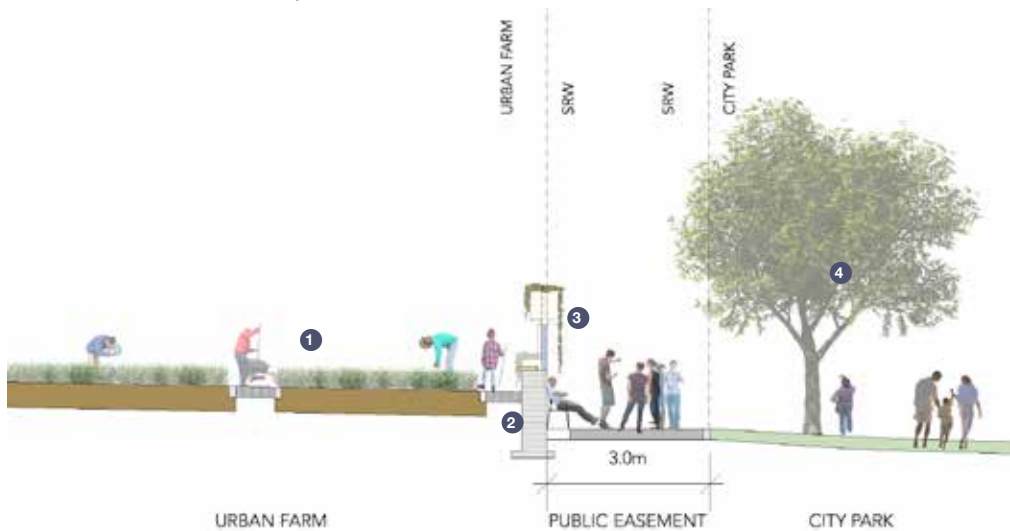


A - Urban Farm / Pearson Plaza Interface

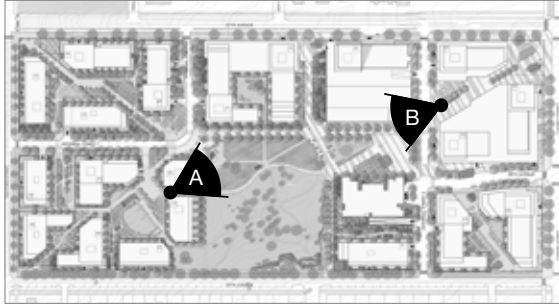


- 1 Perimeter wall for Farm 'Production': Recycled materials, windows into farm, integrated seating
- 2 Display or showcase planting beds with integrated seating (herbs, produce, sensory plants, cut flowers)
- 3 Wayfinding and interpretive signage
- 4 Overlapping program with Pearson Plaza

B - Public Easement at Urban Farm / City Park Interface



- 1 At-grade planters in production section of the farm
- 2 Gabion wall (recycled stone)
- 3 Fence with 'windows' to farm
- 4 Existing retained large park trees



A - Urban Farm Perspective Looking Northeast to Production and Educational Sections



B - Urban Farm Perspective Looking Southwest to EW Promenade, Production Fields and City Park



4.4 Cambie Street Transit Plaza and Retail Walk

The most significant commercial entry into the site is from the NE corner, at the junction of 57th Avenue and the Cambie Corridor. From the proposed transit station, through to retail shops and patios, users will have a direct physical and visual linkage to Pearson Plaza and the City Park at the centre of the site.

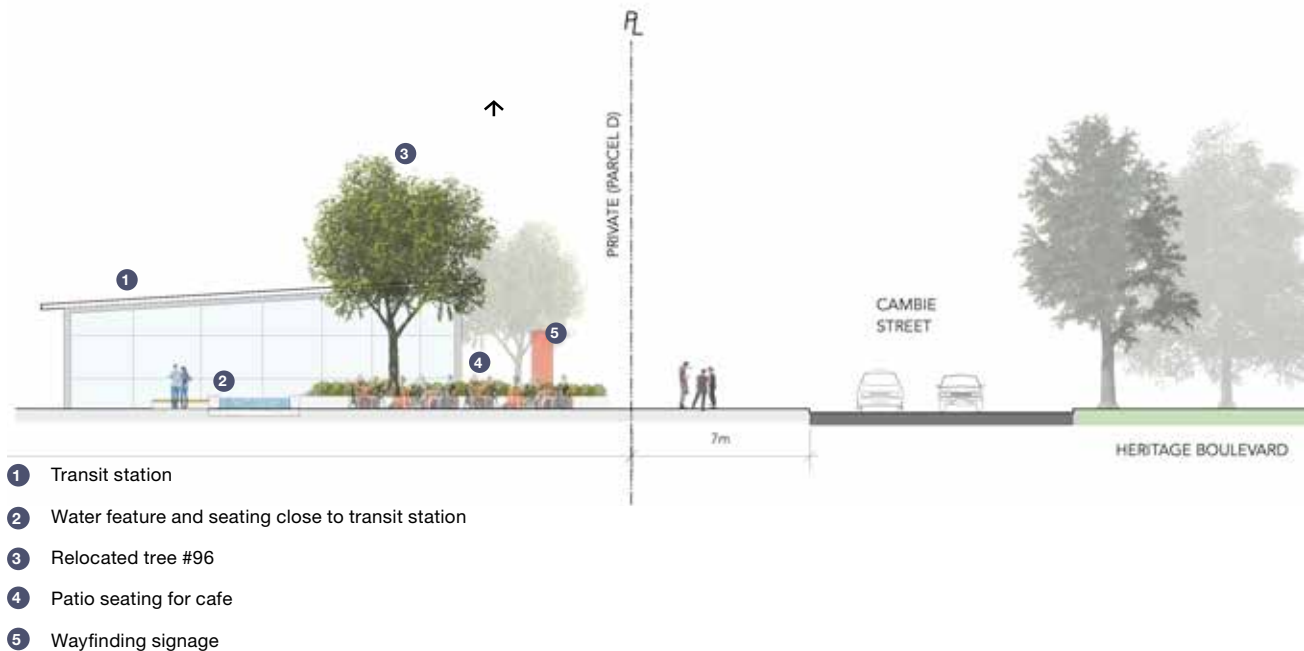
The arrival plaza will be a dynamic open space with a unique palette of materials and furnishing, along with a potential public art piece, to create a unique and unforgettable introduction into the site. Retail and commercial activity, along with the constant buzz of commuters, will create a highly activated and bustling space. Opportunities for busking and public performances will be considered.

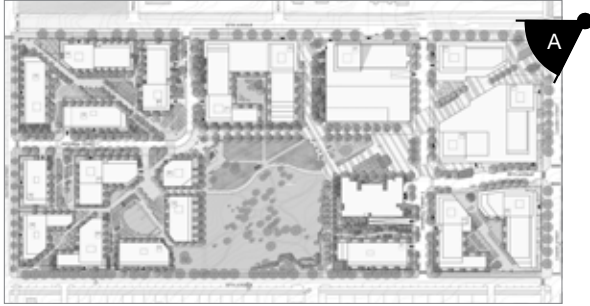
At the corridor's west end, where the retail thoroughfare opens up to an expansive meeting space, there is an opportunity for evening patio gatherings to enjoy the setting sun.

Water features, a constant site thematic to accentuate water's significance in Vancouver and rainwater management, are strategically located to buffer the traffic and pedestrian noise of commuters.



A - Cambie Street Transit Plaza and Cambie Street





A - Parcel D Public Easement Perspective Looking Southwest from Cambie Street



4.5 Pearson Plaza

Located adjacent to the City Park and Urban Farm, and sandwiched between the proposed YMCA and VCH Adult Care Facility, Pearson Plaza will function as the social heart of the site. It will be a highly activated space, programmed for a wide range of activities, events, and users for all times of the day and year.

Programming has been separated into 5 distinct 'zones' of use in response to the adjacent building uses and circulation:

Plaza Zone: To the east, sandwiched between existing mature London Plane and Maple trees is a multi-use plaza space, sized and located to host a variety of public events and gatherings and providing a connection to the retail zone in the east. An elevated "public stage" faces the plaza, and can be used for performances, public lectures, or simply noon hour lunches. There is on-street parking for food trucks, and set-up / take-down spaces for events on the new internal city street to the east.

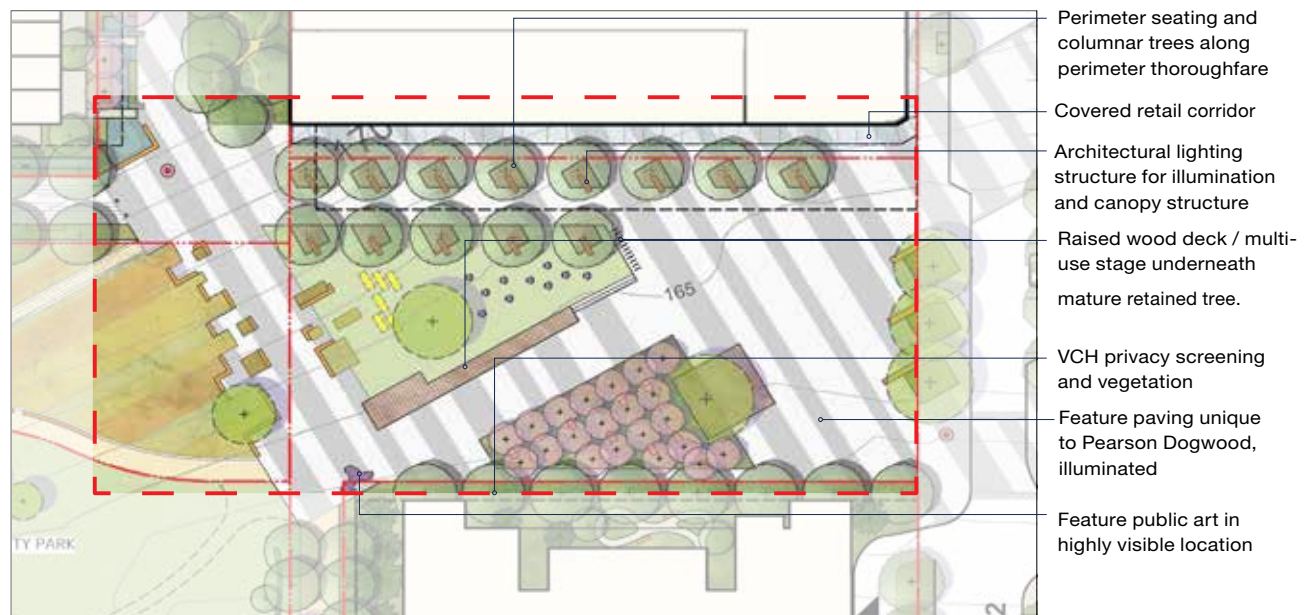
Through Zone: Provides a strong pathway linkage from the plaza space to the City Park, and is a continuation of the strong "diagonal" from the Transit Plaza in the NE corner of the site.

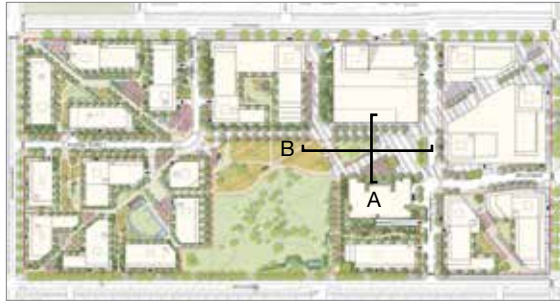
Kid's Play: With excellent all-season sun exposure, a large expansive lawn area around a mature Maple tree allows for free play and kid-themed custom equipment. Perimeter seating and wood deck platforms allow users to sit, relax, socialize and people watch. Architectural light fixtures double as a artistic marker as well as support structures for festival amenities and tents. Possible showcase planters on the west side offer a direct linkage to the Urban Farm thematics.

Flowering Tree Bosque: At the south perimeter adjacent to the VCH Adult Care facility, a densely packed flowering tree bosque is proposed in a shady portion of the plaza, creating a quiet, intimate space. Opportunities exist for supervised daytime excursions into Pearson Plaza for seniors to enjoy leisure activities and games under the tree canopy.

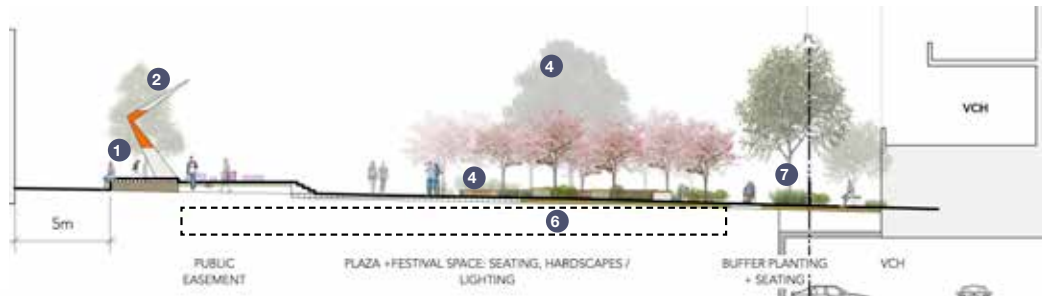
Gateway Zone: An interactive space at the intersection of all major paths at the centre of the site, this space ties together Pearson Plaza, the Farm and City Park. It is open enough to function as a through zone and to host public events, and is compressed in some areas to facilitate public engagement and social interaction with the overriding themes of the site.

Pearson Plaza

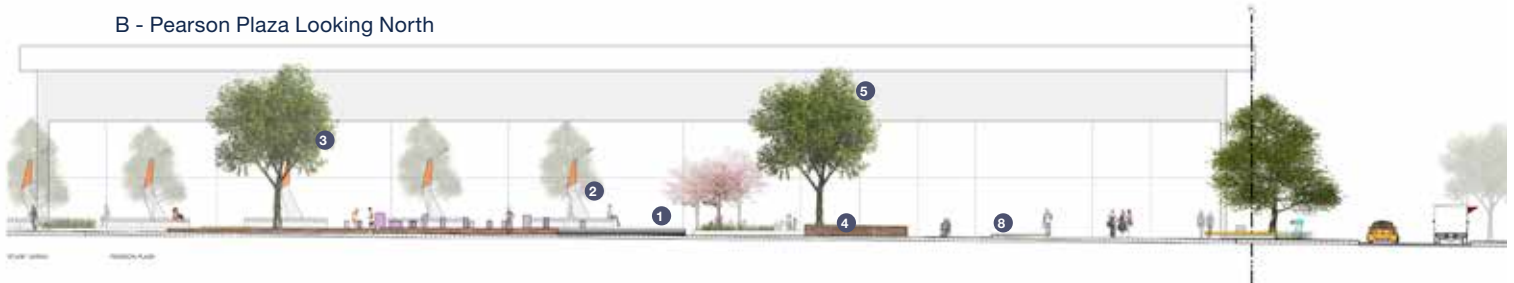




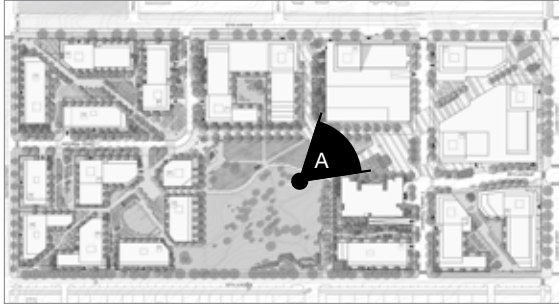
A - Pearson Plaza Looking East



B - Pearson Plaza Looking North



- 1 Seating and planting with columnar trees along perimeter walkway
- 2 Feature architectural light fixture with deck seating; support for festival canopies
- 3 Retained mature tree #91
- 4 Activity platform for senior activities / yoga / games / people watching
- 5 Retained mature tree #92
- 6 Possible subsurface rainwater storage
- 7 Buffer planting, seating and architectural lighting along south edge
- 8 Food cart / lunch area



A - Pearson Plaza Perspective Looking Northeast from Urban Farm



4.6 High Street Commons

The High St. Commons will function as a key “gateway” to Pearson Dogwood, ushering local residents and the larger community from the retail corridor along 57th Ave., into the heart of the site at the junction of the Urban Farm and Pearson Plaza.

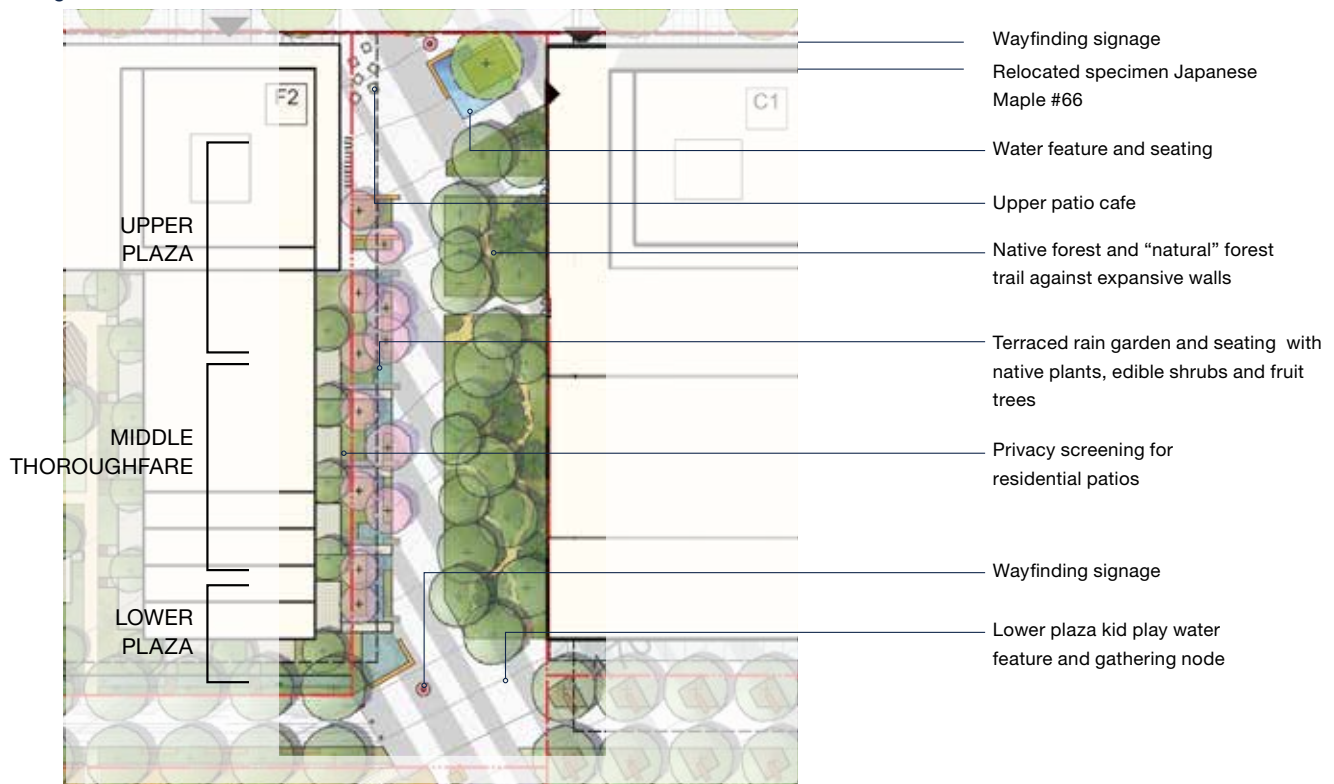
With a gentle slope, this corridor is essentially composed of 3 functional areas: the upper plaza, the middle thoroughfare, and the lower plaza.

The upper plaza, as the gateway to the site, will introduce the key “narratives” of the site (ie. historic reference, food systems, social engagement etc.) through signage, materials, and possible public art. A water feature and a signature transplanted Japanese Maple tree anchor the upper plaza, and a cafe patio and perimeter seating will provide rest and “people-watching” opportunities for visitors.

The middle thoroughfare is anchored by a N/S pedestrian mall, buffered by a terraced rain garden on the west side adjacent to residential units, and a forest grove of tall mature trees with the potential for adventure trails and kid play in a naturalized environment.

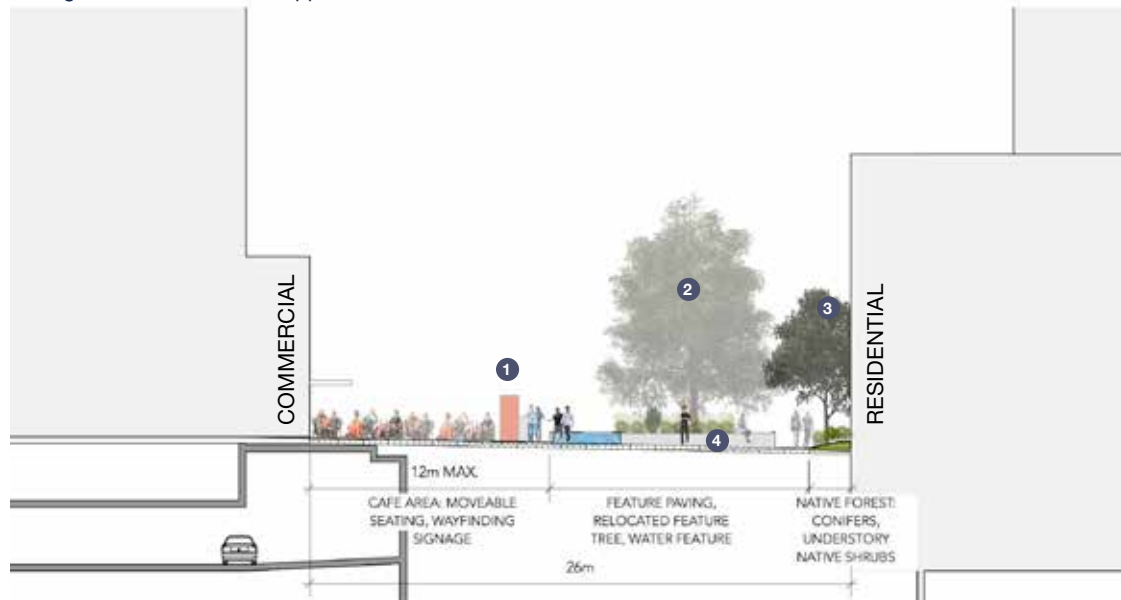
The lower plaza, with its abundant sun exposure, will join the Urban Farm and Pearson Plaza in providing a highly activated social space that can be programmed for special events and gatherings. Seating, wayfinding, and a possible kid water spray area ensure a lively intersection at the heart of the site.

High Street Commons





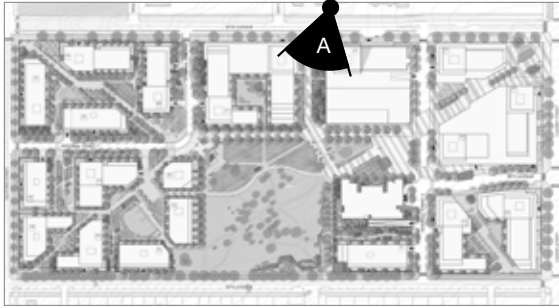
A - High Street Commons - Upper Plaza



B - High Street Commons - Middle Thoroughfare



- 1 Wayfinding signage
- 2 Relocated specimen Japanese Maple into raised planter integrated with water feature
- 3 Native forest with understory native berry-producing shrubs; unrestricted root growth
- 4 Public easement; feature paving



A - High Street Commons Perspective Looking South



4.7 Gateway Plaza

The Gateway Plaza marks the entry point into the “heart” of the site from the western portion of Pearson Dogwood. The Plaza functions as both a landing spot for residents and visitors descending into the site from its high point at the northwest corner, as well as a “gateway” lookout onto the Urban Farm and City Park. As such, the plaza is essentially divided into two distinct areas, with a new internal street dividing the two.

The western portion of the plaza is characterized as a ‘landing’ or terminus of the north west diagonal of the site. Water features, seating, flowering tree groves and wayfinding signage signify this as a place for pause en route to the eastern portion of the plaza. The thoroughfare is intentionally narrowed to promote movement eastward across the internal street, while still creating an inviting space to rest and ‘people watch’.

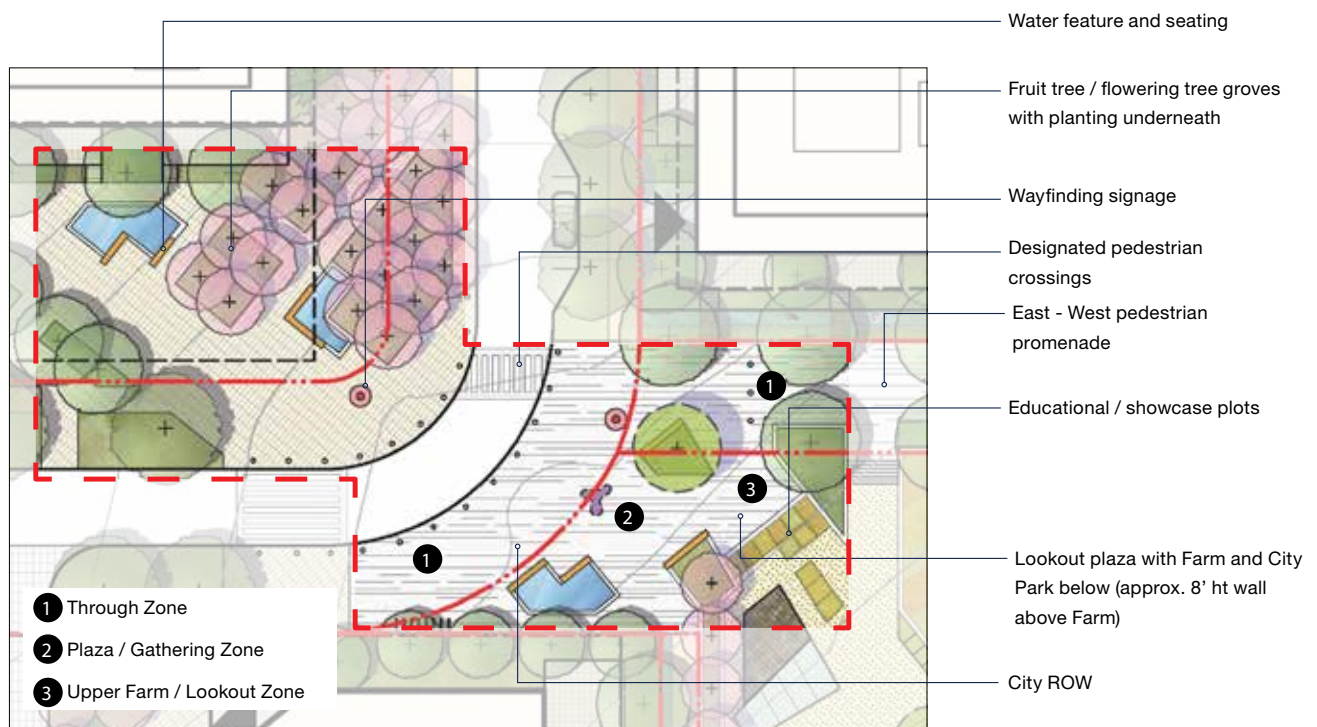
The eastern portion of the Gateway Plaza functions as a bookend with Pearson Plaza for the East-West promenade, a prominent pedestrian spine at the heart of the site. It is further divided into 3 “zones”: 1) Through Zone, 2) Plaza / Gathering Zone, and 3) Upper Farm / Lookout Zone.

The “Through Zone” is a generous pathway adjacent to the internal road that serves to direct users from incoming pathways and roadways. Wayfinding and paving markers will ensure a continuous route from the Gateway Plaza to the E/W Promenade.

The “Plaza / Gathering Zone” is a prominent gathering space in the plaza, and focuses on the users sense of arrival with feature paving, furnishings, wayfinding and public art.

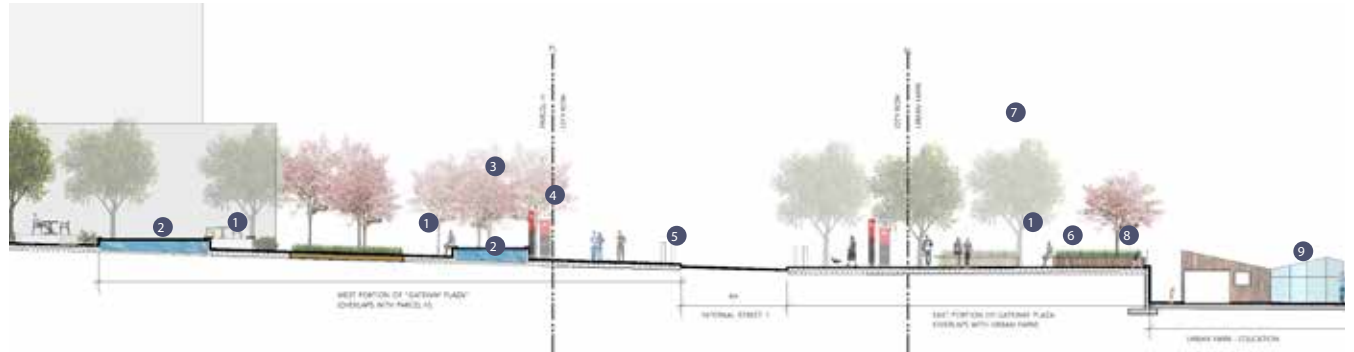
The “Upper Farm / Lookout Zone” forms the eastern edge of the plaza, terminating with a grand viewing terrace overlooking the Farm, situated roughly 8-10 feet above the education plaza below. Design elements include seating and trees to frame the views east and south. Programmatically, this plaza overlaps with the Urban Farm components of ‘education’ and ‘social interaction’, with opportunities for ‘showcase’ planting beds, interpretive signage and social events to reflect what is happening in the Farm.

Gateway Plaza





A - Gateway Plaza Section through to Urban Farm



- | | |
|---------------------------------|--|
| ① Seating | ⑥ Educational and 'showcase' planting beds |
| ② Water features | ⑦ Public art |
| ③ Fruit / Flowering tree groves | ⑧ Lookout |
| ④ Wayfinding signage | ⑨ Educational facility |
| ⑤ Bollards, traffic calming | |

4.8 Semi-Private Open Space

From an publicly accessible open space perspective, Pearson Dogwood leaves comparatively little room for private spaces due to the strong site commitment of connectivity and accessibility. Nonetheless, these spaces should also reinforce the core principles of the open space network for Pearson Dogwood: memory, social engagement, connectivity and food systems.

For the private pocket park in Parcel F, these principles come to life to create a diversified yet intimate space for adjacent residents

Parcel F Private Pocket Park / Courtyard



"Private" Courtyard



Water Feature



Urban Agriculture



Seating and Planters

4.9 Streetscape

The Pearson street network combines existing bounding public streets with new public streets inside the site to produce a strengthened, connected mobility web. The network offers access to all public spaces and development blocks, and connects the site to the surrounding community. The streets offer full functionality for all modes of travel with priority for movements by pedestrians, cyclists, transit users, commercial vehicles, and finally private vehicles. The elements within the streets – travel lanes, sidewalks, etc. – have dimensions that are appropriate for the volume and type of user anticipated, including emergency vehicles, transit buses and service trucks.

4.9.1 57th Avenue Cross-Section (Residential Condition)

57th Avenue, at the northern boundary of the site, is designated as a collector street for the neighbourhood, with a full movement signalized intersection at Cambie Street. It is a goal to retain the existing street trees except to provide access from new streets and to provide a drop-off area in front of the Community Health Centre. Accordingly, the street's current 24.4m right-of-way will be reconfigured to achieve these goals.

The south side boulevard will be wider than is standard at 4.3m in order to minimize root disruption to the existing large Ash trees, and the north side boulevard will be 2.4m.

Two cycle paths will be provided, one on each side of the street. The south sidewalk will be 2.5m within the street right-of-way plus a 1.5m statutory right-of-way on the adjacent development parcels with retail or office uses, providing additional sidewalk width, allowing for a pleasant pedestrian experience along the street. The north sidewalk will be 1.8m wide.

The street will have travel lanes in each and a 3.0m left turn pocket near the Cambie St. intersection.

A - 57th Avenue Cross Section



4.9.2 Heather Street

Heather Street is a local serving street and a significant north-south bicycle route. The street will have a 3.0m travel lane in each direction, an approximate 2.0m single-direction, separated bicycle lane on each side, and sidewalks each side. Boulevards will be situated in order to align with existing trees to ensure their preservation. No direct access to development parcels will be provided from Heather Street.



A - Heather Street Cross Section

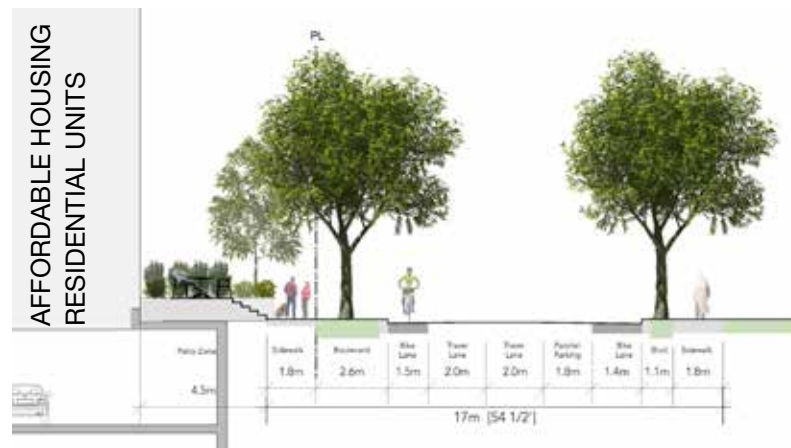


4.9.3 59th Avenue

This street is a local serving street whose right of way also carries a significant east-west bicycle route. The street will have a 3.0m travel lane in each direction, a 2.2m parallel parking bay on the south side, single-direction, separated bicycle lanes on each side, boulevards each side that are located in order to preserve existing trees, and sidewalks on each side. Since these elements require more than the full 20.0m right-of-way, and due to the location of existing street trees and the desire to preserve them, it is necessary to locate the north sidewalk on Pearson private property, in the form of a statutory right-of-way. No access to development parcels will be provided from 59th Avenue; however, there will be the opportunity for City vehicles to access the City Park directly from this street.



A - 59th Avenue Cross Section



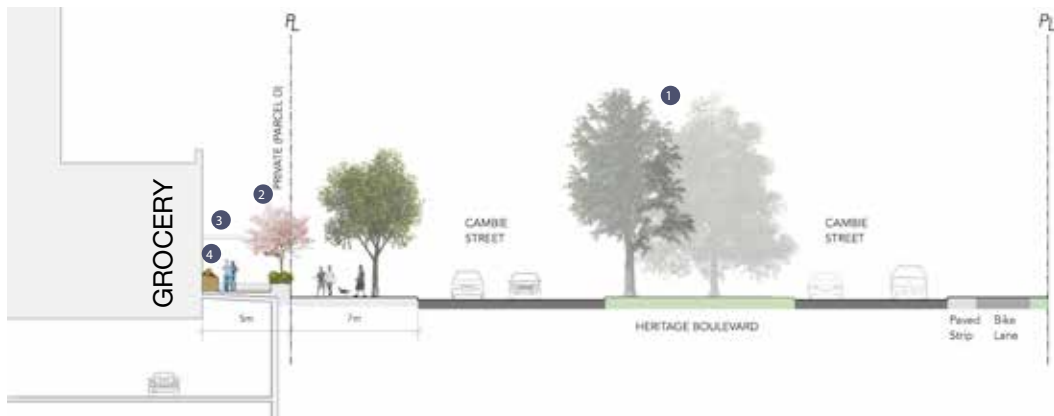
4.9.4 Cambie Street

The Cambie Street cross section is maintained in its current configuration, with painted bike lanes and a separated bike facility in the south, two travel lanes in each direction, parallel parking on both sides, and the wide heritage boulevard.

Buildings will be set back a minimum of 12 ft from the property line in order to provide room for wide sidewalks and enhanced landscaping, consistent with the Cambie Corridor plan.



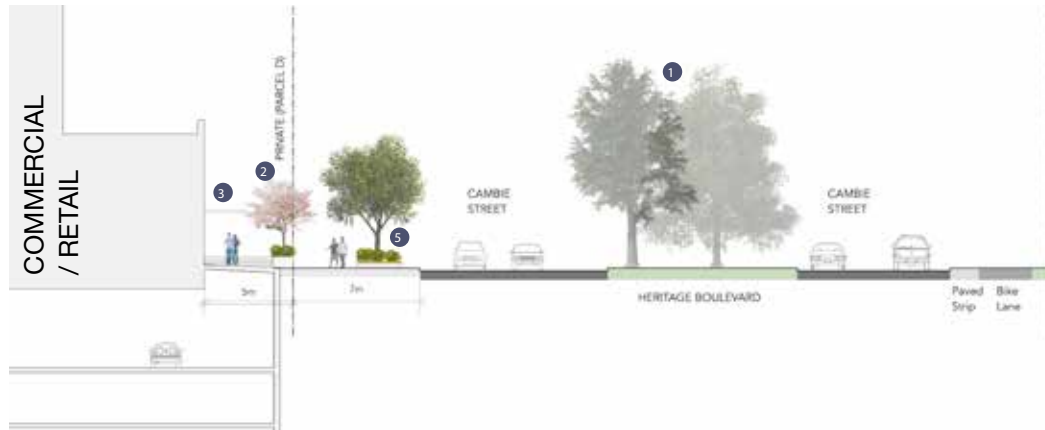
A - Cambie Street Cross North Cross Section



- ① Existing trees
- ② Raised planters with cherry trees and edible shrubs
- ③ Overhead canopy
- ④ Food displays and / or banquet tables; seasonal plantings; possible agreement with farm and store
- ⑤ Boulevard planters



A - Cambie Street Cross South Cross Section



- 1 Existing trees
- 2 Raised planters with cherry trees and edible shrubs
- 3 Overhead canopy
- 4 Food displays and / or banquet tables; seasonal plantings; possible agreement with farm and store
- 5 Boulevard planters

4.9.5 New Residential Streets

New internal residential streets will be constructed in the northwest quadrant and in the southeast of the site in order to serve development parcels. Each side of the street will have a 3.0m travel lane, 2.5m parking bay, a boulevard with street trees and rain gardens where possible, and a sidewalk. Parking / loading access points to private parcels will be located off of new residential streets in several locations.

The generous sidewalk width will allow for pedestrian and wheelchair use, with opportunities for seating provided within the landscape boulevard at strategic locations.



A - New Residential Streets Cross Section



- 1 Rain gardens for street rain water runoff where possible, with bridges over as required; large
- 2 Large street trees with structural soil to encourage robust root growth

4.9.6 New Commercial Streets

New internal commercial streets will be constructed in the eastern portion of the site, creating a loop from 57th Avenue to 58th Avenue at Cambie Street. It will provide access to development parcels and the Pearson Plaza and will serve as the terminus loop for a future 57th Avenue bus route. The 20m street will have on each side a 3.5m travel lane, wide enough for anticipated bus, truck and emergency vehicle movements, two 2.7m parking bays, boulevard with street trees, and a sidewalk. The sidewalk width is increased to 3.7m (12 ft) total through the provision of a 1.5m building setback to enhance the pedestrian/wheelchair experience, especially adjacent to retail uses. Parking / loading access points are minimized along the streets.



A - New Commercial Streets Cross Section



4.10 Wellness Walkway

4.10.1 Wellness Walkway Overview

Pedestrian site connectivity and permeability are two of the fundamental objectives of the Policy Statement for Pearson Dogwood, and subsequently play a prominent role in the public open space system for the site.

Access points at the site's corners as well as mid-block entries are configured to allow strong physical connections and visual corridors to the interior of the site.

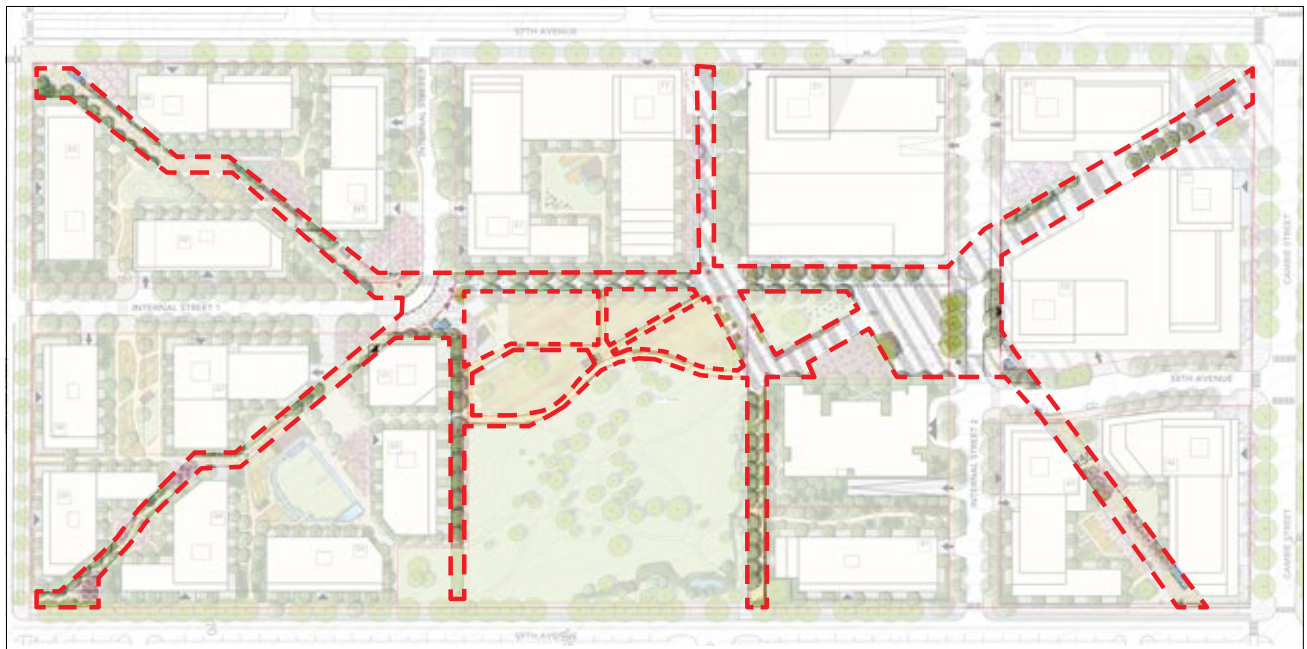
In the commercial retail areas, this translates into wider, multi-functional linear public spaces. In the residential areas, the internal mews are reflective of more intimate spaces, while maintaining strong public access to all parts of the site.

At the edges of key open spaces such as the Urban Farm and the City Park, pedestrian access is ensured through promenades that function as linear public spaces, while also activating the edges of the open spaces they border.

The result is a fine-grained network of pedestrian-scale circulation that will accommodate all users, with all levels of abilities. At both small and large scales, these corridors will respond to their surrounding uses, and will help strengthen the overall site structure, movement and sitelines within the public realm.

Detailed cross sections and discussions on Public Easements and SRW's and the adjacent open spaces around them can be found in the following sections.

Public Easements Schematic Plan



4.10.2 City Park West Boundary

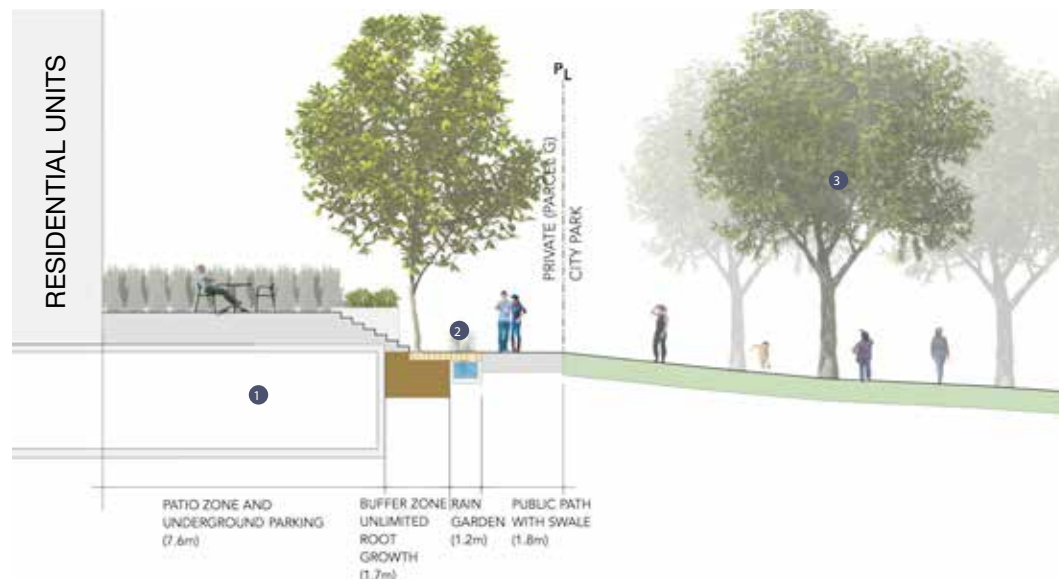
At the City Park's western edge, walk-up residential units will line the park from north to south. A public pathway on private land will connect units, while also being accessible to the public. A refined rain garden will provide for sustainable rainwater management, while creating an additional buffer between residential units and the pathway.

Depending on prevailing grades, the individual patios will be raised above the pathway, with lush understory plantings and shade trees to provide privacy for Owners, while in other locations, patios will be at-grade, allowing for wheelchair accessibility.

On the City Park side, the gentle slope southward will prevail, and all existing mature trees will remain intact subject to a city-led review of tree health and ultimate retention.



A - City Park West Boundary



- ① Parkade setback to accommodate rain gardens and tree root growth
- ② Linear rain garden for stormwater run-off
- ③ Existing retained trees in city park

4.10.3 City Park East Boundary

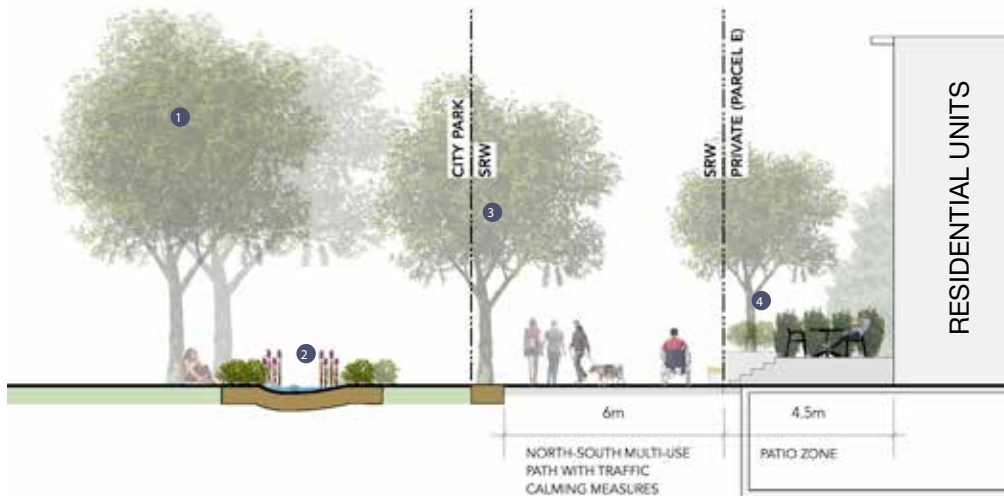
A prominent easement for public use is proposed for the eastern edge of the City Park, directly adjacent to a residential building and the Complex Residential Care Facility. A 6m wide “Urban Trail” is proposed for a wide range of uses, with traffic calming measures to ensure bike speeds are slow and to encourage bikers to dismount through the site.

Several existing mature trees will take precedent over trail alignment along this edge, as they will provide a timeless “sense of place” for the Park. Abundant seating will be provided to promote “eyes on the park” and people-watching.

A proposed rain garden within the City Park will collect rain water and channel it to a retention pond during major storm events. Small pedestrian bridges will provide access routes across the “stream” from the public easement into the City Park.



A - City Park East Boundary



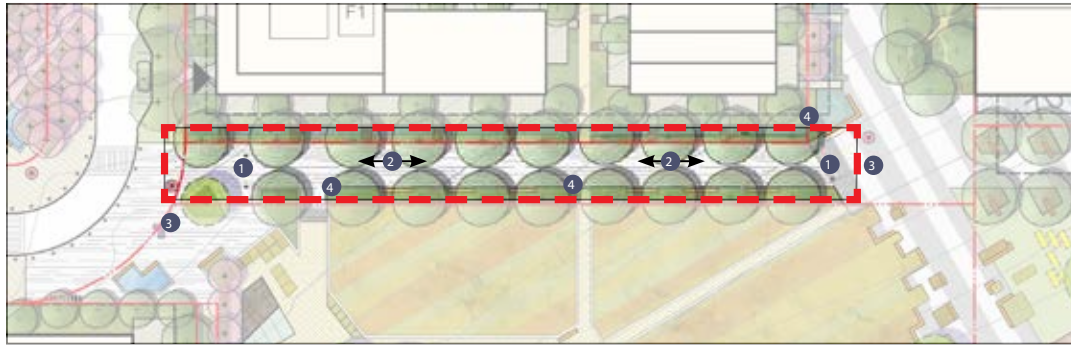
- ① Existing retained trees on City Park
- ② Possible rain garden to filter into larger stormwater management pond in City Park
- ③ Free growth trees
- ④ Trees / vegetation on slab

4.10.4 East West Promenade

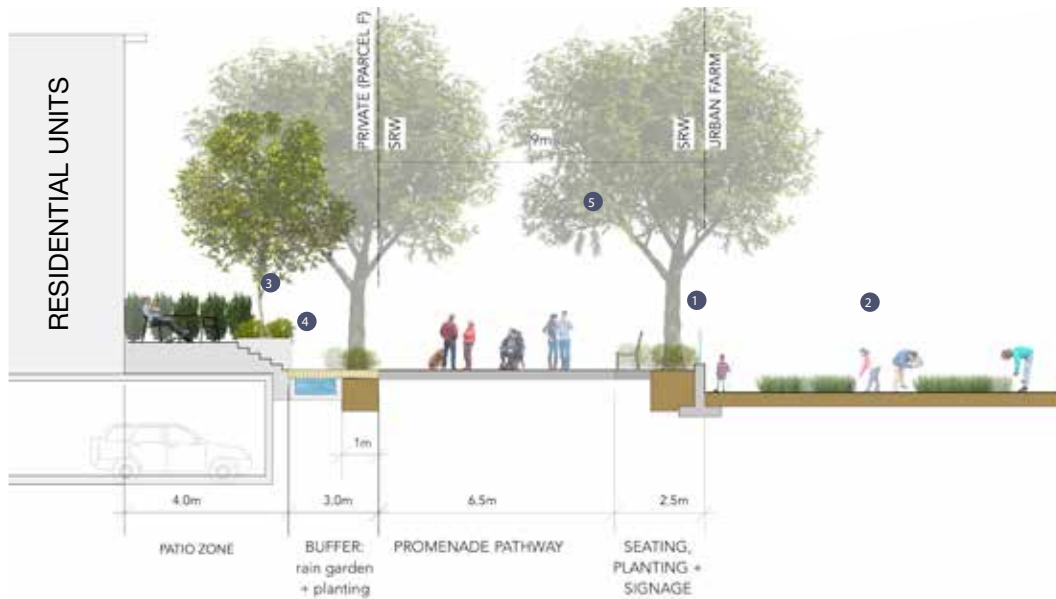


- ① Possible movable bollards
- ② Paving rumble strips / cobble bands
- ③ Bike “slow down” signs
- ④ Bike racks

East West Promenade (North of Urban Farm)



East West Promenade Section (North of Urban Farm)



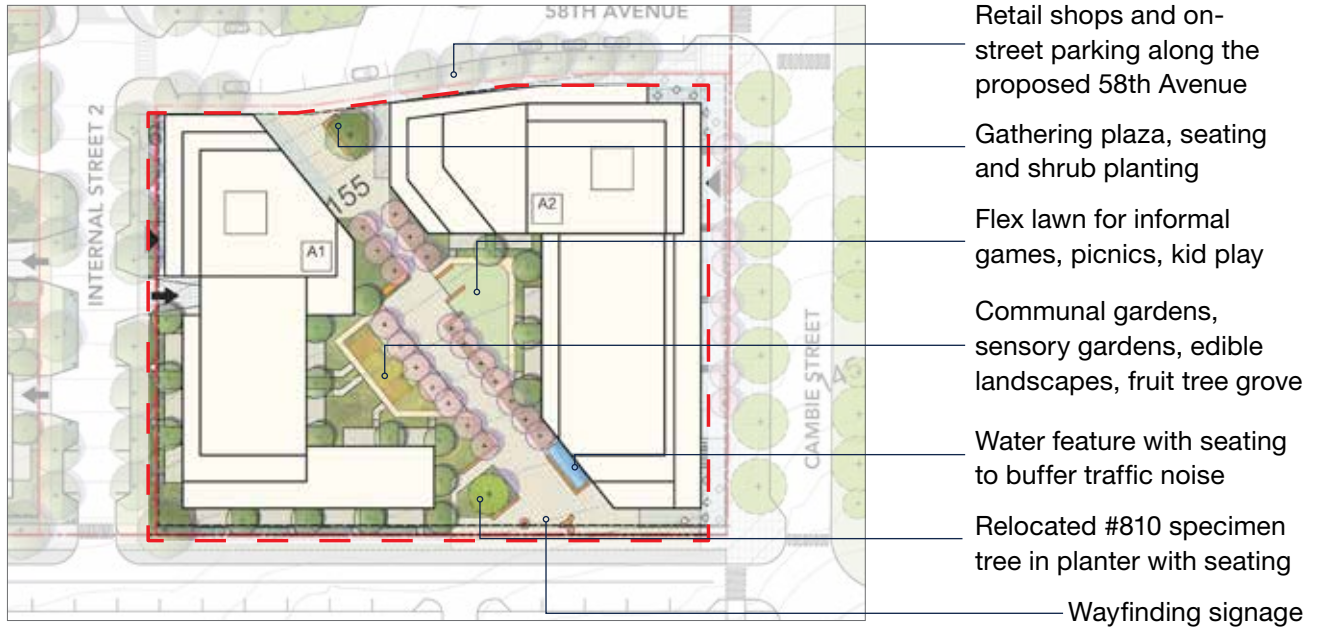
- ① Wall and fence - views to farm
- ② Production section of the farm
- ③ Raised planter for larger trees
- ④ Pedestrian bridge across rain gardens
- ⑤ Double row of trees line promenade - no root restrictions

4.10.5 Parcel A

The public easement in Parcel A will move people from the retail corner of Cambie and 59th Ave northwest to another retail plaza, and ultimately towards the centre of the site and Pearson Plaza. This creates a strong physical and visual corridor through the residential units, book-ended by social gatherings spaces.

At the centre of the parcel is a publicly accessible open space that provides a variety of spaces and programming. Along the way, key site thematics such as food systems, edible landscapes and rain water management are accessible for interaction and education by the public and residents alike.

Parcel A Landscape Plan



Seating in Open Spaces



Informal Play



Flowering Tree Groves

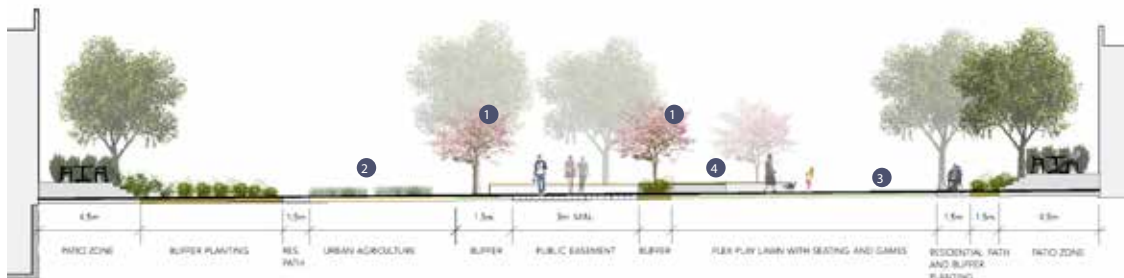


Communal Garden Plots

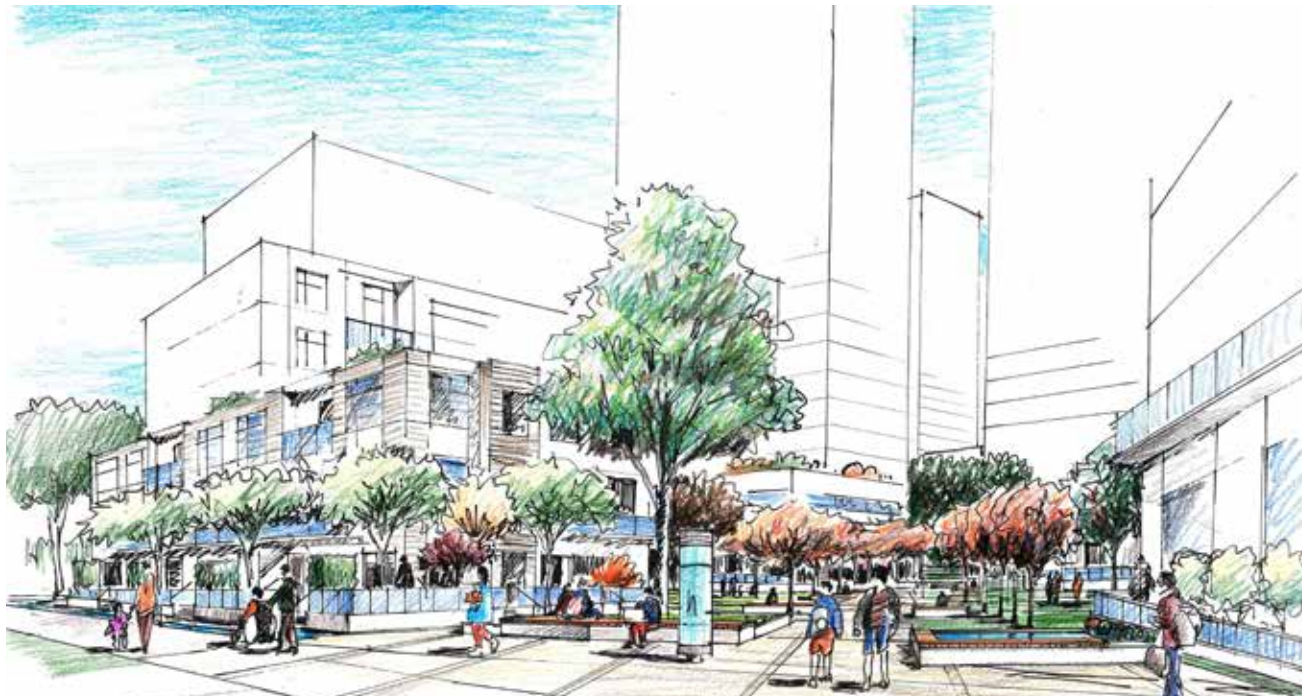


- ① Fruit tree grove
- ② Communal gardens
- ③ Open lawn, flex play
- ④ Seating

A - Parcel A Elevation



Perspective of Entry Plaza to Parcel A, Looking North West Towards YMCA



4.10.6 Parcel G

Principles of memory, social spaces, connectivity and food systems are again found within the development Parcel G. The layout and orientation of pathways and walls take their cue from the prevailing contours of the existing site, resulting in wheelchair accessible main pathways and natural breaks in grade to form terraces in the open spaces. Moving along the main diagonal statutory right-of-way, from the entry plaza at the SW corner of the site towards the Gateway Plaza, one encounters a series of open spaces with flexible programming to accommodate a range of uses and catering to a range of people: small intimate spaces, kid play areas, open lawn for informal play, rain gardens and communal gardens. As with other public easements on site, this corridor unites these various uses and reinforces the notion of 'healthy community'.

In addition, ample lighting, wayfinding signage, and various entry areas to parcel G, create an easy flow of users from the perimeter to interior portions of the site.

Regarding privacy for owners, landscape beds with mixtures of conifer and/or deciduous trees will soften the vertical edge and establish privacy screens. Raised patios with low walls and possible low gates will help in this regard as well.

Parcel G Landscape Plan

Communal gardens with storage shed and social space, lawn area

Kid play area with naturalized elements and seating

Communal gardens with storage shed and social space

Social space along public easement; fruit tree grove and seating with buffer planting

Entry plaza at SW corner of site; seating, fruit tree grove, wayfinding signage, bike maintenance facility to along bike route





Covered Gathering Space



Thoroughfares



Kid Play



Drive Court; feature paving



Interactive Water Feature



Passive Recreation on Lawn Area



Gateway Plaza

Refined rain gardens (continuous) at perimeter of Parcel G and large unrestricted root growth trees

Parkade entry

Public access to City Park

Drive court

Open lawn area for informal games

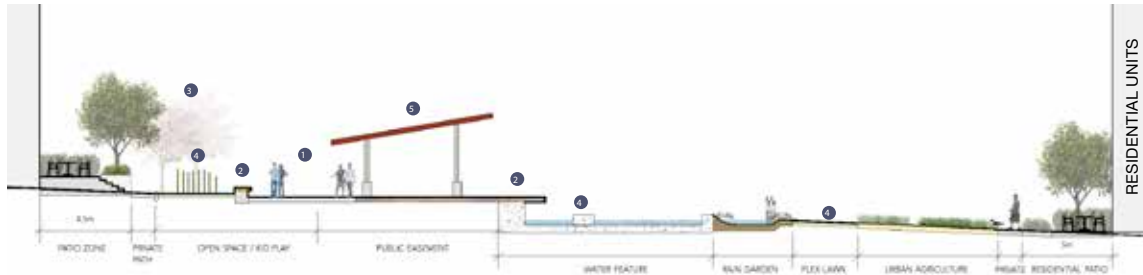
Fruit tree grove with edible shrubs below and seating adjacent to pathways

Rain garden with boulders and crossings

Commons Pavilion covered area, gathering space, picnicking,



A - Parcel G Elevation Open Space



B - Parcel G Elevation Open Space



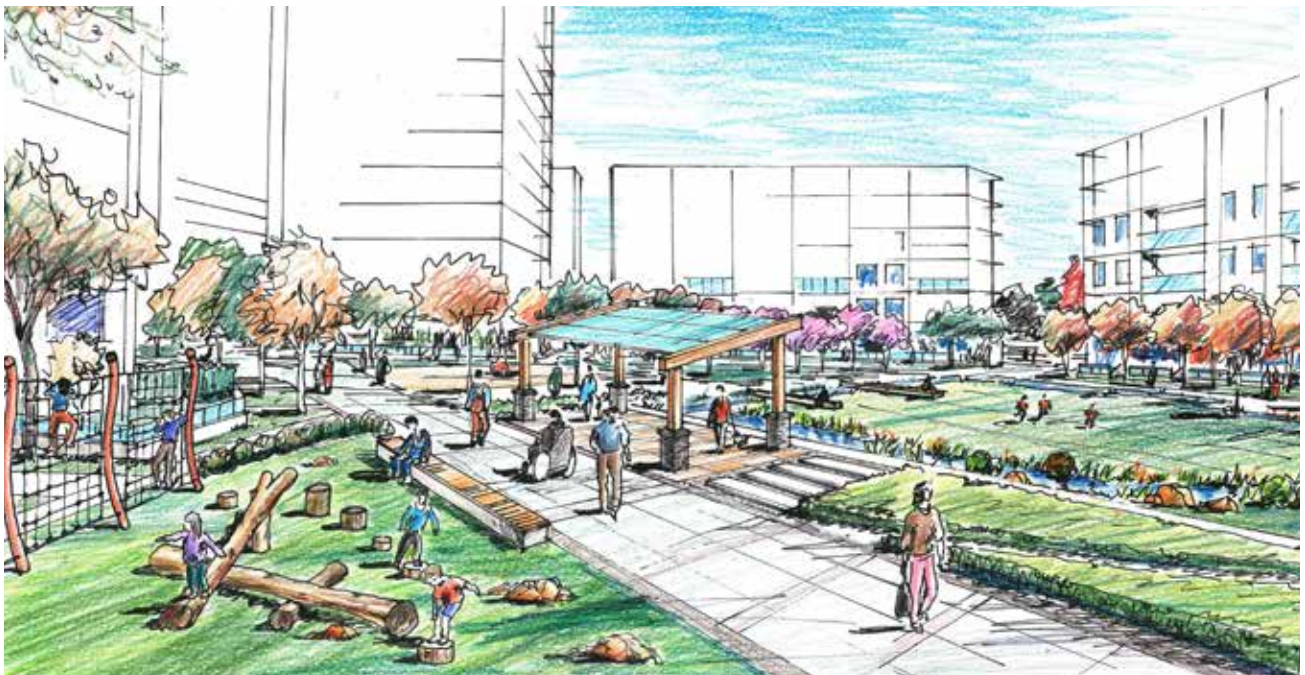
- 1 Public easement / SRW
- 2 Wall to accommodate existing grades
- 3 Fruit / Flowering tree groves
- 4 Kid play / steps / risk elements
- 5 Covered gathering space



A - Parcel G Public Easement Perspective Looking North Along Gathering Space



B - Parcel G Public Easement Perspective Looking East at Multi-Functional Central Open Space Along Gathering Space



4.10.7 Parcel H

The public easement for Parcel H begins at the entry plaza at the highest point on the site, with views down to the Farm, City Park and Mt. Baker beyond. Similar to Parcel G, the easement opens up to adjacent open spaces as you move between the residential buildings along a strong diagonal towards the centre of the site. Water features, rain gardens and planting beds for infiltration, edible landscapes in the form of communal gardens and fruit tree groves, and informal play and gathering spaces collectively create a series of spaces that provide a range of activities for all ages and abilities. Likewise, these spaces are accessible to all, and reinforce the notion of 'healthy community' by providing opportunities for social interaction, food production, accessible paths and opens spaces. Other opportunities exist for public art and stormwater management applications that help 'tell the story' of Pearson Dogwood.

Parcel H Elevation Open Space

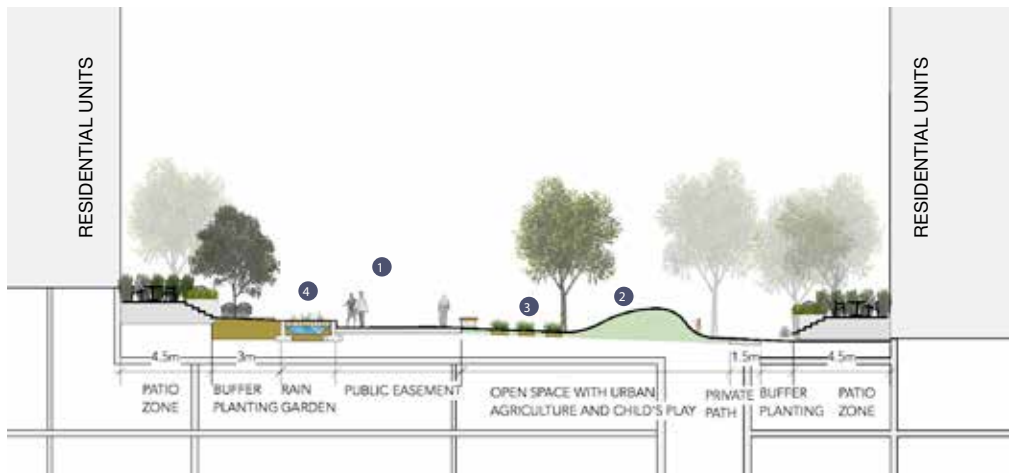




A - Parcel H Public Path Adjacent to Communal Gardens



B - Parcel H Public Easement and Open Spaces



4.11 Public Art

A site wide strategy for Public Art should be developed and be updated at each project phase. The Public Art Plan should take into consideration the site history and the Musqueam people whose traditional territory the site sits.

5. Sustainability

5.1 Green Building Design and Green Infrastructure

Green Building Policy for Rezoning

The Green Buildings Policy for Rezoning (amended by Council on April 28, 2017) requires that rezoning applications satisfy either the near-zero emission buildings or low emissions green buildings conditions within the policy. For buildings in development Phases 1 and 2, the applicant may choose to meet the requirements of the preceding Green Buildings Policy for Rezoning (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.

Sustainable Large Site Rezoning Policy

This policy requires defined plans or studies on eight different areas to demonstrate how the proposal will achieve the City's sustainability goals:

(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 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. The use of the City park for stormwater retention is not supported. A 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

A low carbon energy feasibility screening study is to be provided prior to the submission of any development permit application.

5.2 Visible Green

5.2.1 Residential Common Roof Top Areas

Common roof top areas provide an opportunity to convert a large portion of site area to usable and engaging spaces. The materials and programming for each rooftop will depend on the function, use and tenants of the building, as well as adjacent buildings. The following is a preliminary list of potential uses and programme ideas for various common rooftops and podium landscapes:

- Family Development Centre - child care equipment, thematic play, outdoor classroom
- Podium Landscapes - open lawn and informal play; dog run; outdoor dining; urban agriculture
- Residential Towers - outdoor dining area / lounge areas / cocktail bar and games area, garden plots / herb garden

Common Roof Top Areas - Intensive vs. Extensive



5.2.2 Commercial Common Roof Top Areas

Complex Residential Care

The Complex Residential Care facility has activated a portion of the rooftop space by locating a residents terrace garden and a Multipurpose Room at the roof top level. These spaces will be accessed from the residential house floors below on Levels 2-5 and from the Main floor level by both a service elevator and a passenger elevator.

The terrace garden is located with east and south exposure. This terrace will allow a larger group of residents and their families to enjoy the outdoor environment. This space, along with the Multi-purpose room, can be used for entertainment events, parties, family gatherings and outdoor social events bringing the residents, families, staff and community together. The terrace space will be designed in conjunction with the user group and the Functional Program requirements.

The Multipurpose room will be glazed with louvers facing east and south for maximum daylight exposure and control and there will be windows looking into the interior court to the north. This will become a welcome space for residents in the winter, as well as for days that are too cold to go outside onto the residents' terraces at each floor level. The Multipurpose Room will be further developed and designed with the user group and the Functional Program requirements.



5.4 Rainwater Management

5.4.1 Stormwater Management Strategies

A key initiative for Pearson Dogwood is to develop 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. The development's Integrated Rainwater Management Plan must address the City's Integrated Rainwater Management Plan. A site-wide strategy for Pearson Dogwood should be developed which includes rain gardens, green roofs, permeable surfaces, storage tanks and an infiltration gallery below Pearson Plaza. 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.

Along with the on-ground applications of various stormwater management techniques, opportunities for interpretive signage, water features and interactive play in key areas will be incorporated into the open space system to promote public participation and awareness of the hydrological cycle and importance of water conservation.

The following are proposed on-the-ground applications of the Pearson Dogwood stormwater management strategy that will not only help to reduce stormwater run-off, but also help to ensure the community is educated on the importance of these strategies and how they can get involved:

- Passive rain gardens along pedestrian walkways and building setbacks would function as temporary storage of rain water flowing off surrounding hard surfaces and rooftops. These would be refined for narrow spaces, and would have combinations of drought and water tolerant plants to allow for seasonal variation of rainfall. The vegetation, along with bioremediation soil, will allow for natural water filtering and uptake by roots. Access to individual units may be via small bridges or crossings to allow for a continuous rain garden.
- Passive rain gardens along street parking and boulevards would also function as a temporary storage facility during rain events. However, soil depth and root growth are not restricted in these corridors, so larger trees and vegetation could grow along these corridors, and a larger water volume could be retained and re-used. Consideration would be given to universal accessibility to sidewalks and adjacent hardscapes from the roads, and select crossings could be utilized to ensure a continuous rain garden trench.
- Permeable and absorptive surfaces will be encouraged wherever possible to maximize initial penetration of water during a rain event. These include tree canopies, shrubs, lawns, gravels, as well as transitional spaces for rain water collection between hard and soft surfaces.
- Rain water collection and retention areas will function to collect and hold rainwater for extended periods of time. These can be designed and located to take advantage of site contours and low lying areas, as well as incorporated into sub-surface holding facilities underneath expansive hard surface areas such as plazas and main pedestrian corridors.
- Interactive / Interpretive features include architectural water elements at key entries to the site, as well as interactive play spaces for children in a more naturalized environment. Both of these elements function to education and increase awareness of importance of stormwater management to a healthy community.



Passive Rain Gardens



Rainwater Collection / Retention



Interactive Water Features

5.5 Urban Forest Strategy

5.5.1 Urban Forestry Management Strategy

Tree Retention and Protection

The project design is developed with intent to retain and protect existing on-site trees where it is possible and practical to do so within the project design and infrastructure constraints, and based on a qualitative approach. The concept is to retain trees that provide maximum visual and ecological benefits to the site, neighbourhood and community. Trees that present risk to the site or the surrounding public roads, or trees that are not likely to survive the construction will not be retained.

Off-site street trees are intended to be protected and retained in situ, except where new road intersections require their removal to accommodate the construction of city infrastructure.

Tree retention requires significant space to be set aside in order to be successful. On this project the comprehensive site coverage creates direct conflicts with trees within the site, for instance; where new buildings (parkades) have full site coverage, where the new road alignments and associated site re-grading is required, and where active site usage is planned/required.

Despite the design related constraints, a strategy to save trees in situ was successful in identifying strong potential for the retention of 13 mature existing trees in the perimeters of the comprehensive development areas of the site. These include tree #'s 21, 22, 23, 70, 72, 802, 804, 803, 805, 806, 839, 936, and 944. Project concessions and innovative road design and grading solutions are required to be incorporated into the detailed designs to ensure success.

A total of 5 trees that are deemed to be high value and are of suitable size, species and condition for consideration of transplantation (i.e. relocating for re-use at alternate locations within the site) were identified. This project proposes to facilitate the transplanting of tree #'s 66, 94, 96, 810 and 920 to new high profile locations within the site.

This endeavour includes due consideration of arboricultural and site constraints, phasing of the project, and a commitment by the developer to undertake pre-treatments in order to culture these trees and prepare them for the rigours of the tree moving process.

The dedicated park lands of the site will accommodate the retention of a majority of the existing trees at this site. Within the open spaces, trees are slated for retention via strategic design solutions. A total of 59 existing trees will be retained and protected in the park and open space.

Site wide, a total of 77 of 319 existing trees, or 24% of the full tree inventory, are proposed to be retained and protected in this development proposal. Of the 92 trees ranked in the suitable category, 49 will be retained (53%). These are very strong and successful results for tree preservation in such a comprehensive development project.

Retaining mature trees by adjusting road and building footprint (ie. tree #69 shown)



Incorporating high value existing trees into the design of new public spaces (ie. tree #92 shown)



Tree Retention and Protection (Onsite + Offsite)



LEGEND

- Existing Trees To Remain
(Excluding Future City Park
Trees)
- Relocated High Value Trees
- City Park Trees To Remain
(Includes All Classifications)

***NOTE:** Numbers shown as per
Arborist Report.

Retained, Relocated, Proposed and Free Growth Trees

The Tree Plan for the Pearson Dogwood site includes a combination of existing mature trees to remain, existing high value trees to be relocated on site, and proposed new trees.

Mature trees existing on site that are deemed both healthy and suitable will be retained in open spaces as much as possible to create immediate canopy and a natural environment within the development. Where appropriate, select high value existing trees in direct conflict with the development footprint will undergo an Arborist review to determine feasibility of relocation. In instances where a high value tree is deemed transplantable, key locations will be identified in highly visible public spaces to receive the tree. Emphasis will be placed on habit and form of the tree, as well as its role in helping to “tell the story” and “memory” of Pearson Dogwood. The unique size and form of the trees will also serve to “anchor” various public spaces and add a sense of “timelessness” to the development.

Similarly, underground parking structures have been “pulled back” from the property line in strategic locations to allow for groves of large trees (ie. Legacy Trees) in unrestricted root growth environments. Such areas include: at site entrances where possible; in Pearson Plaza, the social heart of the site; at additional major gatherings spaces such as the Gateway Plaza; along select parcel boundaries to allow for rain gardens to infiltrate surface stormwater; along City Park edges; as well as adjacent to expansive building walls to promote larger tree growth.

In the City Park, all of the existing trees will remain protected from development, and will greatly contribute to the site’s “micro-climate” and habitat value. Similarly, the vast majority of the existing boulevard trees along the site’s perimeter will be retained, with only a handful being removed to accommodate the new street alignment and entrances to the site.

In addition, the plan includes the planting of a wide variety of trees along the new internal streets, public pathways and easements, adjacent to buildings, and dotted in public plazas. These will be a combination of various types of deciduous trees that emphasize form, habit, texture and colour, while addressing functional aspects of tree canopy through sun and rain protection. These will be augmented with small clusters of conifer trees to provide year-round vertical screening against expansive walls and privacy where required, as well as helping to frame internal views within the site.

Promoting Healthy & Large Trees



LEGEND

-  EXISTING TREES TO REMAIN
(Species and sizes as per arborist report)
 RELOCATED SPECIMEN TREES
 PROPOSED TREE
(With restricted root growth - on slab)
 PROPOSED TREE
(Without restricted root growth - no
parkade underneath)
 FREE GROWTH ZONE
(No Underground Structure)
 PROPERTY LINES

