

Report Date: January 15, 2014
Contact: Matt Shillito
Contact No.: 604.871.6431
RTS No.: 10395
VanRIMS No.: 08-2000-20
Meeting Date: January 22, 2014

TO: Standing Committee on Planning, Transportation and Environment
FROM: General Manager of Planning and Development Services
SUBJECT: Pearson Dogwood Policy Statement

RECOMMENDATION

THAT Council adopt the Pearson Dogwood Policy Statement, attached as Appendix A, to guide the future rezoning and development of the Pearson Dogwood site; and

FURTHER THAT Council direct staff to report back on the final community amenity package and associated financial strategy as part of the rezoning.

REPORT SUMMARY

This report seeks Council's approval of the Pearson Dogwood Policy Statement, which will guide the rezoning and redevelopment of the Pearson Dogwood site. Pearson Dogwood is one of several large sites in the Cambie Corridor area where the development potential is to be determined through a separate planning program, as anticipated in both the Oakridge Langara Policy Statement and the Cambie Corridor Plan.

The Policy Statement contains a set of policies to guide consideration of an anticipated rezoning application for the Pearson Dogwood site. The Policy Statement considers the future mix of uses, density, height, building forms, character, public spaces, circulation and movement, and parks and community facilities to serve the new and existing community. This report summarizes the planning process and outlines the key policies.

COUNCIL AUTHORITY/PREVIOUS DECISIONS

- Oakridge Langara Policy Statement, 1995
- Council approval of the Pearson Planning Program, April, 2009
- Green Buildings Policy for Rezoning, 2010
- Greenest City 2020 Action Plan, 2011
- Cambie Corridor Plan, 2011
- Housing and Homelessness Strategy, 2011
- Transportation 2040 Plan, 2012
- Rezoning Policy for Sustainable Large Developments, 2013
- Council Motion regarding Pearson, April, 2013

CITY MANAGER'S/GENERAL MANAGER'S COMMENTS

The City Manager and the General Manager of Planning and Development Services recommend approval of the foregoing.

BACKGROUND

Site Description

Pearson Dogwood is located between Cambie and Heather Streets and West 57th and 59th Avenues. The site is 10.3 hectares (25.4 acres) and currently zoned RT-2 (two-family dwelling), which conditionally permits multiple dwellings and institutional uses (including hospitals and seniors supportive housing) at a density of 0.6 - 0.75 FSR and building heights up to 9.1 metres (30 feet).

The Pearson Dogwood site is located in the Marpole area and within the traditional lands of the Musqueam First Nation. Currently owned and operated by Vancouver Coastal Health (VCH), the property was developed for institutional health care uses in the 1950s and is currently used for adults with physical disabilities and seniors needing long-term residential care. There are currently two facilities on the site:

- ***GEORGE PEARSON CENTRE*** was constructed in 1952 as a tuberculosis sanatorium and subsequently used during the polio epidemic in the 1950s. The Centre is operated under the Hospital Act and contains 120 beds for adults living with a range of physical conditions such as multiple sclerosis, spinal cord injuries, traumatic brain injuries and cerebral palsy. Currently there are 114 residents in the Pearson Centre.
- ***DOGWOOD LODGE*** was constructed in 1974 as an intermediate care facility. The lodge is operated under the Community Care and Assisted Living Act and contains 113 beds (all of which are currently occupied) for seniors requiring complex care who can no longer remain safely in their homes and require 24-hour on-site nursing care.

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



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

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

Redevelopment Concept

The intention of VCH in redeveloping the Pearson Dogwood site is to leverage capital funds from market development to fund the renewal and replacement of the existing health facilities on the site and to provide funding for additional health care services, both on the site and elsewhere. There is no other provincial government capital funds available for the renewal of these health facilities. VCH has indicated that it intends to retain ownership of the land in the long term by providing development parcels on a leasehold basis through a trust with the exception of the park, streets, and a childcare facility, all of which will be dedicated to the City. Affordable housing delivered as part of a public benefit process and contributing

towards the 20% affordable housing target is normally dedicated to the City and the City has indicated its intent for ownership and the desire to own the land related to the affordable housing to the proponent. Negotiations between the proponent and the City about long-term ownership of all or part of the affordable housing will continue at the rezoning stage.

Pearson Dogwood is well served by transit and has potential to provide a continuum of integrated health care services and housing. Council's existing policies support an intensification of development on the site given its proximity to a major arterial route and a future Canada Line rapid transit station at the corner of 57th Avenue and Cambie Street. The planning process has focused on redevelopment scenarios for a complete community with a mix of land uses, activities, amenities and housing for a variety of income levels. The Policy Statement is intended to clearly articulate the attributes, scale and obligations of the Pearson Dogwood redevelopment, while also being flexible enough to accommodate a variety of detailed plans to be refined and evaluated during the rezoning stage.

Applicable Council Policy

Oakridge Langara Policy Statement (1995), provides policy to evaluate rezoning applications. The Pearson Dogwood site is identified as a potential large-scale redevelopment that could accommodate additional housing and provide community amenities to serve new and existing residents. "In the event of a rapid transit link to Richmond, evaluate areas around potential station locations to determine whether additional sites should be considered for changes in land use and / or density" (Policy 11.5)." The Policy supports multi-family redevelopment with a diversity of unit sizes, achieving 20% of all units as non-market housing, and provision of on-site amenities including park space.

Pearson Dogwood Policy Planning Program (2009): In April, 2009, Council approved a budget, timeline and deliverables (a Policy Statement) for the Pearson Dogwood policy planning program. In addition, Council recommended that staff establish a Community Advisory Group to help guide the planning program.

Green Buildings Policy for Rezonings (2010): Requires that all buildings demonstrate high green performance. Currently, a minimum of LEED® Gold certification (with specific points in energy performance, water efficiency and stormwater) is mandatory for all new buildings where there is a rezoning. All new buildings at Pearson Dogwood will meet or exceed this standard.

Greenest City Action Plan (2011): The plan outlines actions required to achieve a healthy, prosperous and resilient city - with the ultimate goal of becoming the world's greenest city by 2020. It identifies strategies to promote green economic development, eliminate dependence on fossil fuels, promote green transportation options, utilize green building design and ensure everyone has access to nature, clean water and local food. The plan calls for compact, complete communities which promote walking and cycling, and are well-served by services, amenities and green space. Furthermore, the plan promotes the development of neighbourhood-scaled renewable energy systems, green construction and carbon-neutral buildings.

By design, Pearson Dogwood will embody many of the goals in the Greenest City Action Plan: Climate Leadership, Green Buildings, Green Transportation, Zero Waste, Access to Nature, Lighter Footprint, Clean Air and Local Food.

Transportation 2040 Plan (2012): The Plan is a long-term strategic vision for the City that will help guide transportation, land use decisions and public investments for the years ahead. The plan aligns with the Greenest City: 2020 Action Plan in the following areas: make the majority of trips on foot, bike and transit; eliminate dependence on fossil fuels and breathe the cleanest air of any major city in the world. The Broadway Subway has been identified as the highest public transit priority in the plan.

Cambie Corridor Plan (2011): The Plan includes a rezoning policy for the sites adjacent to Cambie Street from west 16th Avenue to Marine Drive. The Plan provides directions to accommodate growth and optimize the benefits of the Canada Line as a catalyst for significant change in the area. The plan links land use, built form, transportation infrastructure, district energy systems, affordable housing and other elements of sustainability to make highly livable, resilient and prosperous communities along Cambie Street. The *Cambie Corridor Plan* identifies both Pearson Dogwood and Langara Gardens to the north as large sites with potential for greater development given proximity to the future transit station at 57th Avenue and Cambie Street.

Housing and Homelessness Strategy (July 2011): This strategy is a framework for addressing homelessness and increasing the variety of affordable housing options across the entire housing continuum to improve choice and affordability for all residents within the city. The three strategic directions are:

1. Increase the supply of affordable housing
2. Encourage a housing mix across all neighbourhoods that enhance quality of life
3. Provide strong leadership and support partners to enhance housing stability.

There are 10 year targets included for new housing supply across the whole housing continuum including supportive and social housing.

Pearson Dogwood will provide a range of housing opportunities from low-income social housing to owner-occupied market housing.

Mayor's Task Force on Housing Affordability (2012)

The City's inclusionary housing policy for major projects/large developments applies to this site and sets a 20% affordable housing target. As part of the final report of the Mayor's Task Force on Housing Affordability in October 2012, Council directed staff to implement a more flexible and creative approach to inclusionary housing policies. This approach is consistent with Council's Sustainable Large Development Rezoning Policy and is intended to provide more clarity to applicants applying for rezoning of large sites under that policy. The City's priority continues to be to secure 20% of the units in large developments as mixed affordable housing with a particular focus on increasing capacity for low-income households through leverage of city tools (CACs, DCLs and property tax), and partnership funding from senior government and non-profit organizations at the time of rezoning. The City will consider a range of options to deliver affordable housing for key target income groups as laid out in our 2011 Housing and Homelessness Strategy in the most cost-effective way, such as:

- Mixed income rental housing owned and operated by a non-profit housing provider or owned by the city and leased to a non-profit operator (City preference for land ownership versus airspace parcels);
- Market rental housing that is privately owned and operated;
- New models for affordable home ownership;
- Off-site provision of some of the affordable housing.

Rezoning Policy for Sustainable Large Developments (2013): This policy applies to rezonings of sites measuring 2 acres or more and requires strategies to achieve high sustainability standards. The policy requires submission of defined plans and studies to address: sustainable site design, access to nature, sustainable food systems, green mobility, rainwater management, zero waste planning, affordable housing and low carbon energy supply. The Pearson Dogwood development will meet or exceed the requirements of this policy.

Council Motion (2013)

On April 23, 2013 Council passed a Motion relating specifically to the redevelopment of Pearson Dogwood. The Motion conveyed Council's expectation that VCH undertake full consultation toward implementing global best practices in their health facility, services and housing program; that CACs are not available to fund health facilities and residential options for current health residents of Pearson Dogwood facilities but that the development should maximize appropriate units for current residents. The full text of the Motion is contained in Appendix B.

Marpole Community Plan (anticipated 2014): The City is completing a community planning program that will provide direction on land use, built form, community amenities, housing, parks and open spaces, services, transportation, heritage, culture and the local economy. The Pearson Dogwood Policy Statement has been developed in conjunction with the emerging objectives of the Marpole Community Plan regarding integration with the adjacent neighborhoods and providing community amenities that support the objectives of the Plan.

Planning Process Summary

City staff led a collaborative planning process with VCH and their consultant team, the Marpole-Oakridge community and other key stakeholders. The planning process included three sets of public open houses at key stages, including:

- **January/February 2013:** introduction to process, background, objectives, issues and priorities (240 attendees, 84 responses).
- **June 2013:** site plan concepts, and draft Guiding Principles (200 attendees, 100 responses).
- **Sept 2013:** illustrated plan, community amenity package, urban design analysis, and refined Guiding Principles (200 attendees, 140 responses).

In addition to the Open Houses, a key element of the planning process was the creation of a Community Advisory Group, which was arranged and managed by VCH. The group met five times in hands-on workshops, a design charrette and a review of the draft Policy Statement. The Advisory Group is comprised of representatives from a variety of areas and interests (see Appendix C for details on the meetings, membership list and comments). Staff would like to recognize the Advisory Group's invaluable contribution to the planning of Pearson Dogwood. Information has also been provided and input gathered from on-line material through the City's web page dedicated to the Pearson Dogwood planning program. Appendix C contains a full description of the public consultation process.

Public feedback has been generally positive regarding the proposed planning concepts and guiding principles. However, some concerns were raised by the local community over building heights in excess of 20 storeys. Staff consider that the building forms proposed and the 28 storey height limit are appropriate given the size of the site, its proximity to a major arterial street and transit network, and its place within the hierarchy of transit-oriented developments approved and anticipated along Cambie Street. A more detailed assessment of

the proposed building heights and massing will be undertaken at the rezoning stage to ensure that issues such as views, shadowing, livability and 'fit' within the existing neighbourhood are properly addressed.

There were concerns over the potential impact of additional vehicles on the existing road and bike network, as well as the impact additional users may have on the capacity of the Canada Line. Staff have considered the additional traffic that could be generated by the Pearson Dogwood project and determined that impacts to the overall road network would be manageable. The addition of traffic signals, road improvements and enhanced pedestrian and cycling infrastructure will be assessed as part of the rezoning when a detailed Transportation Study will be required. Staff will assess any impacts on the neighbourhood in more detail at that time and recommend mitigation measures (e.g., traffic calming) as necessary.

With respect to the Canada Line, the line has not reached its peak hourly capacity with the current train frequency and number of cars and there is the ability to more than double the current capacity. Changes to the Canada Line would not be required to accommodate the development. Translink has initiated a review of the Canada Line to determine service and infrastructure requirements to meet overall demand in the long term. The review will identify investments needed to meet future demands and provide input into their 2014 update to their Regional Transportation Strategy.

The majority of comments received were with respect to VCH's proposed supportive housing and facility care options for seniors and people with a disability, particularly those who are current residents on the site. Both the City's Persons with Disabilities Advisory Committee (PDAC) and the Seniors Advisory Committee were engaged in this discussion, with PDAC co-authoring an alternative housing proposal which was endorsed by the Seniors Advisory Committee. This is discussed later in this report and a description of the advice and concerns raised by PDAC is contained in the section titled 'Strategic Analysis'. See Appendices D and F for motions from both Committees.

The City's Urban Design Panel evaluated the project in October 2013 and provided feedback on site planning options and the guiding principles in a non-voting session. A summary of the Panel's comments are contained in Appendix G.

Pearson Dogwood Policy Statement: Summary

This section provides a summary of the key policies established in the Policy Statement. The background and rationale relating to some key policies are addressed in the Strategic Analysis section of the Report.

Vision for Pearson Dogwood

- To create a highly-sustainable, complete community that is well-integrated with the existing Cambie Corridor and Marpole neighbourhoods.
- To build a primarily residential development, and provide a broad mix of housing types for people and families with a range of income levels.
- To replace the existing health facilities and provide housing for seniors and people with a disability currently resident in the health facilities on the site, bringing on new models of care both in new facilities as well as contemporary housing options.
- To provide new retail and commercial uses,
- To support the YMCA with its proposed move to develop an expanded facility from West 49th Avenue to Pearson Dogwood,

- To provide new community facilities such as a childcare and a 2.5 acre park, as well as to endeavor to continue to accommodate the green space dedicated by VCH to the urban farm, which is an ongoing project of VCH and community partners
- To integrate into the surrounding neighbourhood with an appropriate scale and form of development, clear and welcoming connections and attractive public spaces.
- To support the potential future addition of a new Canada Line transit station on the Pearson site at the corner of west 57th Avenue and Cambie.
- To meet or exceed the requirements in the City's Green Rezoning Policies to ensure the project achieves the highest possible levels of sustainability.

Complete Community

Pearson Dogwood will be a complete community, incorporating the following elements:

Affordable Housing (additional discussion in Strategic Analysis):

- A target of 20% of all units will be secured through a Housing Agreement as affordable rental housing for low- and moderate-income households.
- Of the 20% affordable housing, a minimum of 50% of the units will be subsidized and rented from the shelter rate for those on social assistance up to levels suitable for households within the BC Housing Income Limits (HILs), with the remaining units renting at affordable market rates for moderate-income households. The options and mix of options to achieve the 20% affordable housing units will be determined as part of the rezoning, but the City has indicated to the proponent that it has an interest in long-term ownership and maximizing affordability as part of a public benefits discussion.
- A portion of affordable housing will be delivered with every phase of development, except development phases that are predominately healthcare-related.

Integrated Mix of Housing:

- Affordable housing, housing for seniors and people with a disability, and market residential units integrated throughout the development.
- A range of market housing suitable for families, with a minimum of 25% family-oriented units and a target of 35% family oriented units, including both two and three bedrooms.
- A minimum of 50% of the affordable housing units will be suitable for families with children, and include two, three and four-bedroom units.
- All buildings with family units are to be designed in accordance with the City's High-density Housing for Families with Children Guidelines.
- Additional ways to achieve affordability in market housing will be provided through considering 'flex suites' or 'breakaway suites', as well as through units with modest finishes and wood-frame construction.
- Affordable housing ownership models are being analyzed by staff and may be an option to be considered by the time of rezoning.

Adaptable/Universal Design

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

Retail and Commercial Uses

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

Park Area, Public Open Space and a Community Plaza

- A 2.5 acre dedicated City park, together with a significant amount of additional public open space, will be a central focus for the community at Pearson Dogwood

Community Amenities (additional discussion in Strategic Analysis and Financial Implications)

- A 69-space childcare facility built to City specifications and owned by the City.
- Transportation improvements in the immediate area.
- A financial contribution from VCH towards the proposed 57th Avenue transit station.
- The YMCA is intending to relocate from West 49th Avenue to Pearson Dogwood and provide recreational and community services to the area. Potential partnership opportunities with the YMCA will be further explored for synergies with City programs and services at time of rezoning.

Housing and Services for Seniors and People with a Disability and Health Care Services (additional discussion in Strategic Analysis)

- VCH will replace all the existing facilities as follows:

George Pearson Centre	
<p>Current Facility:</p> <ul style="list-style-type: none"> • 120 Residential Care Beds 	<p>VCH Proposal:</p> <ul style="list-style-type: none"> • 83 Independent Living Units (Supported Social Housing) • 37 Residential Care Beds
Dogwood Lodge	
<p>Current Facility:</p> <ul style="list-style-type: none"> • 113 Residential Care Beds 	<p>VCH Proposal:</p> <ul style="list-style-type: none"> • 113 Residential Care Beds

- The existing therapeutic pool will be replaced and expanded.
- The South Vancouver Community Health Centre (providing integrated primary care) which will be relocated from its current location on Knight Street at East 49th Avenue.
- Replacement of the existing Adult Day Care and the BC Ambulance Services Station.
- All health care programs and services to be located on site are pending Ministerial Approval.

Density, Built Form, and Height

The form and scale of development at Pearson Dogwood is intended to be respectful of its context while also proposing a high density (predominately residential) development with key objectives around sustainability, social housing and community amenities.

- Pearson Dogwood will have a density of up to 2.8 FSR (approximately 3,100,000 square feet, gross). Exclusions from floor area calculations will be considered for the YMCA, therapeutic pool, and any non-profit space secured through City agreements
- The maximum height will be 28 storeys (or 265 feet), limited to a number of specific locations. The majority of buildings will be low-rise or mid-rise.
- Respectful transitions to surrounding neighbourhoods will be created by stepping down buildings to 3 and 4 storeys on sensitive site edges.
- Towers above 12 storeys will have a floor plate maximum of 6500 square feet.

Views and Solar Access

- Views to Mount Baker and south to Richmond and the Fraser River will be considered as well as views within the site to public open spaces.
- Solar access (sunlight) should be protected on key public parks and spaces and guide building placement, form and height.

Parks and Open Spaces

The parks and open spaces at Pearson Dogwood will foster social interaction and become neighbourhood meeting places. They will invite access to the site from the surrounding neighbourhood, assist with tree retention and provide connections within the site. The new 2.5 acre park is proposed as a passive recreation open space, catering to a wide range of users and abilities, and will retain the grouping of mature trees identified by the community and City staff as being the most valuable on site. Edible landscaping will likely be an integral component of the park design but urban farming could be accommodated on other open space on site. A public plaza adjacent to the City park is to be provided in the vicinity of health-care, recreational and retail/commercial uses to accommodate more active recreation and programming. Public open spaces will build a sustainable community by supporting Greenest City objectives around rainwater management, sustainable food systems, green mobility and access to nature.

Transportation

The Pearson Dogwood site is envisioned foremost as a site that encourages walking, cycling and the use of public transit. The street network and public realm will promote access for all ages and all physical abilities with an emphasis on green mobility. Sustainable modes of transportation will be emphasized and facilitated (including provision of a new Canada Line station at 57th Avenue) while traffic impacts are minimized on the surrounding street network, especially those within the adjacent residential neighbourhoods.

Sustainability Objectives and Policies

The Pearson Dogwood development will meet or exceed the City's policies around sustainability and will contribute to meeting the Greenest City Action Plan 2020 targets.

- **Green Buildings Polices:** All new buildings at Pearson Dogwood will meet or exceed the green building standards identified in the Green Building Policy for Rezoning at the time of rezoning (currently LEED® Gold certified with specific points in energy performance, water efficiency and stormwater).
- **Rezoning Policy for Sustainable Large Developments:** Pearson Dogwood will meet or exceed the requirements identified in the Sustainable Large Development Rezoning Policy at the time of rezoning.

Neighbourhood Energy:

In October 2012, Council adopted the Vancouver Neighbourhood Energy Strategy (NES), which identified the Cambie Corridor as a target area for NES development. The Cambie Corridor Plan highlighted Pearson Dogwood as one of many large redevelopment sites that have the best potential to support low carbon NES development in the Cambie Corridor.

At the time of rezoning, the Pearson Dogwood site will be expected to contribute to a corridor-wide NES feasibility study, deliver a central boiler plant on private land, and enable all developments within Pearson Dogwood to be designed to be easily connectable and compatible with the Cambie Corridor NES.

Strategic Analysis

The following sections provide background, analysis and recommendations relating to key components of the Pearson Dogwood Policy Statement.

Affordable Housing

Large sites like Pearson Dogwood provide opportunities to deliver a range of housing options along the housing continuum to address the insufficient supply of rental housing in Vancouver,

particularly units that are affordable to low- and modest-income households. It is Council policy to achieve 20% of all units on large sites as affordable housing, including supportive housing, low-income housing and affordable market rental units. The 20% target for this site is expected to yield approximately 570 units at Pearson Dogwood and staff will report back on the selected mix of options to achieve the affordable housing mix and the strategy for their funding and delivery at the time of rezoning.

VCH is proposing to build 83 supportive housing units for people with disabilities, some of whom may currently live in the George Pearson Centre. VCH has requested that the City consider these units as part of the 20% affordable housing target. VCH is not seeking City funding for these units. The 20% affordable housing policy is intended to supply new housing units, not replacement of existing beds on site today. Unless VCH can clearly demonstrate that these 83 units represent a net gain in supportive housing units in Vancouver, staff recommend that they not be considered part of the 20% affordable housing target.

Community Amenities

A community amenity evaluation was undertaken as part of the planning program and coordinated with the findings of the Marpole Community Plan and Cambie Corridor planning processes. It concluded that the area is well-served by the Marpole Oakridge Community Centre, which is scheduled for renewal, and by the Marpole Library, which is scheduled for renewal and expansion. In addition, a new Community Centre and Library is planned as part of the Oakridge Centre redevelopment. However, the evaluation identified that the area is deficient in childcare facilities and the Policy Statement therefore includes a requirement for a 69-space childcare facility on the site, to be secured through the rezoning.

The YMCA is proposing to relocate its West 49th Avenue facility to Pearson Dogwood and expand the facility to approximately 60,000 sq. ft. from the existing 40,000 sq. ft. The facility will include aquatic services, a gym, and multipurpose spaces. The program will be more fully defined at the rezoning stage. There is an identified shortfall in aquatic facilities in South Vancouver, and the relocated and expanded YMCA could deliver community amenities, however these goals are the subject of ongoing discussions and negotiations. At this stage, it is proposed that the YMCA be considered as excluded floorspace for the purposes of FSR calculations, but not recognized as part of the Community Amenity Contributions from the applicant. Staff will continue to explore partnership opportunities with the YMCA at the time of rezoning when more information is available on the proposed program, access arrangements, and potential for synergies with City programs and services.

There are a number of services provided on the site through non-profit agencies, such as the Adult Day Care, and the Jack Bell Van-share program. Staff will assess the public benefit value of these services at time of rezoning, along with any additional community needs identified at that time.

Staff considers the proposed public benefit package and associated amenities as meeting the needs of the existing and future population in this area. The proposal will provide a 2.5 acre park as well as additional public open space, enhance the surrounding road and bike network, deliver a childcare facility and create a significant amount of affordable housing. In addition, the future rezoning would support the move of the YMCA to a new, expanded facility at Pearson Dogwood, and contribute towards a potential new Canada line station at 57th and Cambie Street (see below).

57th Avenue Transit Station

The Canada Line project identified 57th Avenue as a future station location, as did the Cambie Corridor Plan. The tracks were constructed to be relatively level and straight in this location in anticipation of future station construction.

While the Broadway Subway is the City's highest transit priority, Vancouver Coastal Health has offered a financial contribution towards the cost of construction of a new Canada Line station at 57th Avenue, as the station is important for the development of the site. The development would also provide any necessary land to accommodate the station entrance and connections. Staff will examine the construction costs in more detail and confirm the amount of contribution at the rezoning stage.

Housing and Supports for People with a Disability

Staff met with the Persons with Disabilities Advisory Committee (PDAC) on several occasions during the course of the planning program to discuss the emerging proposal at Pearson Dogwood. Motions approved by PDAC are included in Appendix D.

VCH Housing Proposal for People with a Disability:

The George Pearson Centre currently contains 120 beds for people with a disability, 114 of which are occupied. Vancouver Coastal Health's proposal is to relocate these individuals into more contemporary care models on site. Eighty-three of these units will be independent supportive housing dispersed around the site, and 37 beds will be organized along the lines of a "Greenhouse model" and located in a licensed complex care facility (also containing the 113 beds to replace the Dogwood Lodge seniors facility).

Issues Expressed by PDAC:

While PDAC is generally agreeable to the proposed 83 supportive housing units (subject to agreement over the nature of the supports provided), the Committee is concerned that the 37 beds in the complex care building could represent an institutional environment, and therefore be contrary to global best practice. In addition, the Committee expressed the desire that an explicit commitment be made by VCH for the required home care support funding for each of the housing models.

PDAC provided an alternative proposal for housing and support within their Motions passed on December 9, 2013. The proposal was drafted by PDAC in conjunction with the Pearson Residents Redevelopment Group (PRRG) and the BC Coalition of People with Disabilities. The "Proposal for Housing and Support for the Pearson Redevelopment" is contained within Appendix E. Quoting from the document:

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

VCH Response to PDAC Housing Proposal:

VCH submitted a letter in response to the "Proposal for Housing and Support for the Pearson Redevelopment". While VCH did not address the proposal specifically, their letter states: "*Vancouver Coastal Health is committed to ensuring that the principles of the Greenhouse model are integrated into the development of the housing and supports that will replace the current beds at George Pearson Centre*" (see Appendix H).

City Staff Recommended Actions:

Vancouver Coastal Health has responsibility for the residents currently in facilities on the site and the models of care which are inherent to this redevelopment proposal. The Policy Statement, while not being at all prescriptive in terms of these care issues, does include reference to process issues which will address the concerns and suggestions raised when the proponents met with the City's Advisory Committees. Thus the Policy Statement includes the following assumptions:

- *The models for providing health care, housing and supports to the seniors and persons with disabilities communities, including those currently on the Pearson Dogwood site, will be planned in consultation with those constituents;*
- *A blue ribbon panel of experts in the provision of care to seniors and persons with disabilities will be formed to provide advice to VCH and the community about best practice options for the site;*
- *As part of any rezoning application, VCH is to provide a plan for all health care-related facilities, housing and supports to replace the Pearson and Dogwood facilities which demonstrates best practices, while also recognizing the overall context of Provincial health care funding.*

Financial Implications

Proposed Public Amenities

Based on the community amenity evaluation undertaken as part of the Dogwood Pearson planning program, which also takes into consideration the public amenities contemplated in the emerging Marpole Community Plan and the Cambie Corridor Plan, the proposal is expected to provide on-site 20% affordable housing (approximately 570 units), a 2.5 acre park and additional public open space, a 69-space childcare facility, and enhancement of the surrounding road and bike network.

Affordable Housing (approximately 570 units and potential land sites) - As previously noted the target for the 20% affordable housing is for low to moderate- income households. Staff will continue to work with senior government, the developer and community partners to determine the optimal ownership, operating and financial models which will inform the funding strategy for these units. Potential funding sources include CACs, DCLs and partnership funding. Private sector or non-profit/government ownership of any market rental housing may also be considered.

69-space Childcare Facility - The developer will provide a site for the childcare facility to the City at a nominal rate. Staff will explore cost-effective ways to deliver childcare on-site, including the possibility of co-location and functional integration with other community facilities and/or wood-frame construction. The construction costs will be funded through CACs and/or DCLs.

2.5 acre Park - As a condition of the 1985 subdivision of the site, the developer will dedicate the park land to the City at a nominal rate. The park construction cost will be funded through DCLs.

Transportation Improvements - The cost of providing new or improved sidewalks, traffic calming measures, and signal and bikeway improvements will be confirmed as part of the rezoning and will be funded through DCLs. VCH has offered to make a financial contribution towards the construction cost of the future transit station at 57th Avenue, and will provide any necessary land to accommodate the station entrance and connections.

In addition to the above community amenities, the developer will be responsible for all road construction, site servicing and underground infrastructure such as water and sewer as part of their development costs.

Development Pro-forma Analysis

The planning process included a financial assessment of the proposed Pearson Dogwood development using a pro-forma analysis undertaken by Coriolis Consulting as a consultant to the City. This was intended to provide a high-level assessment of the financial viability of the project and to inform the public amenity strategy.

The pro-forma analysis undertaken indicates that, with the proposed land use mix and density of up to 2.8 FSR (gross), the project would be economically viable. The pro-forma analysis will be further refined as part of the rezoning to determine the DCLs and CACs generated.

Community Amenity Financial Strategy

Staff will develop a comprehensive financial strategy that outlines the funding and phasing of the contemplated community amenities over the development horizon and present this to Council for consideration as part of the rezoning. Any excess CACs beyond those required to deliver the amenities contemplated for Pearson Dogwood will be allocated towards the priorities identified in and around the Cambie Corridor.

Proponent's Comments (Vancouver Coastal Health)

Vancouver Coastal Health submitted comments on the Policy Statement on January 6, 2014. Please see Appendix I.

CONCLUSION

The draft Pearson Dogwood Policy Statement has been prepared following an extensive planning process involving City staff, Vancouver Coastal Health, the local community, the Pearson Dogwood Community Advisory Group, and other stakeholders. Staff believe that the Policy Statement will guide a development that meets the interests of the community and Vancouver Coastal Health. The Policy Statement also embodies City priorities and targets around affordable housing and sustainable development. The next stage of planning will involve working within the framework established by the Policy Statement to rezone the site.

* * * * *

PEARSON DOGWOOD

Policy Statement

Draft for Council (January 2014)



CONTENTS

1.0	BACKGROUND AND ROLE OF POLICY STATEMENT.....	1
1.1	INTRODUCTION.....	2
1.2	SITE DESCRIPTION.....	2
1.3	SITE HISTORY.....	3
1.4	PEARSON DOGWOOD PLANNING PROGRAM.....	4
1.5	EXISTING POLICIES.....	5
1.6	ROLE OF THE POLICY STATEMENT.....	9
1.7	COMMUNITY ADVISORY GROUP.....	10
2.0	VISION AND GUIDING PRINCIPLES.....	12
2.1	VISION.....	13
2.2	GUIDING PRINCIPLES.....	13
3.0	COMPLETE COMMUNITY.....	15
3.1	BACKGROUND.....	16
3.2	POLICIES.....	19
3.2.1	HOUSING.....	19
3.2.2	RETAIL AND COMMERCIAL.....	21
3.2.3	PARKS AND OPEN SPACE.....	21
3.2.4	COMMUNITY AMENITIES.....	21
3.2.5	HEALTH CARE: HOUSING AND SERVICES.....	22
4.0	SITE PLANNING AND BUILDING FORM.....	23
4.1	BACKGROUND.....	24
4.2	POLICIES.....	26
4.2.1	HEALTH AND WELLNESS LENS.....	26
4.2.2	DENSITY.....	26
4.2.3	SCALE: VARIETY OF HEIGHTS AND BUILDING TYPES.....	26
4.2.4	TRANSIT ORIENTATION.....	26
4.2.5	W 57TH AVENUE GREAT STREET.....	27
4.2.6	W 59TH AVENUE TRANSITIONAL EDGE.....	27
4.2.7	SOUTHWEST QUADRANT.....	28
4.2.8	CAMBIE FRONTAGE.....	28
4.2.9	PARKS AND OPEN SPACE FRONTAGE.....	29
4.2.10	PUBLIC BUILDINGS.....	29
4.2.11	DIAGONAL DESIRE LINES.....	29
4.2.12	SYNERGIES WITH THE LANGARA GARDENS SITE.....	29
4.2.13	TOPOGRAPHY.....	29
4.2.14	VIEWS.....	29

4.2.15	SOLAR ACCESS.....	30
4.2.16	VARIATION.....	30
4.2.17	PERMEABILITY AND LIVEABILITY.....	30
4.2.18	REZONING.....	31
4.2.19	UTILITIES AND SITE SERVICING.....	31
5.0	OPEN SPACES AND PUBLIC PLACES.....	32
5.1	BACKGROUND.....	33
5.2	POLICIES.....	34
5.2.1	CITY PARK DEDICATION.....	34
5.2.2	PARKS AND OPEN SPACE.....	34
5.2.3	LEGIBILITY AND ANIMATION OF PUBLIC SPACE.....	35
5.2.4	SUSTAINABLE PUBLIC SPACES.....	35
5.2.5	MEMORY.....	36
5.2.6	TREES.....	36
6.0	MOBILITY, ACCESSIBILITY AND CONNECTIONS (TRANSPORTATION).....	37
6.1	BACKGROUND, CONTEXT AND TRANSPORTATION STRATEGY.....	38
6.2	POLICIES.....	40
6.2.1	TRAVEL TO THE SITE.....	40
6.2.2	TRAVEL WITHIN THE SITE.....	41
6.2.3	MINIMIZE IMPACTS ON NEIGHBOURING STREETS.....	42
6.2.4	PEDESTRIAN AND CYCLIST SUPPORTIVE SITE ACCESS DESIGN.....	42
6.2.5	PARKING STRATEGY.....	42
6.2.6	TRANSIT INTEGRATION.....	42
7.0	SUSTAINABILITY AND GREEN INFRASTRUCTURE.....	43
7.1	BACKGROUND.....	44
7.2	POLICIES.....	48
7.2.1	REZONING POLICY FOR SUSTAINABLE LARGE DEVELOPMENTS.....	48
7.2.2	GREEN BUILDING POLICY FOR REZONINGS.....	48
7.2.3	NEIGHBOURHOOD ENERGY.....	48
8.0	ILLUSTRATIVE DEVELOPMENT CONCEPT(S).....	49
8.1	ILLUSTRATIVE PLAN.....	50
8.2	AXONOMETRIC VIEW.....	51
8.3	OPEN SPACE CONCEPTS.....	52
8.3.1	CENTRAL OPEN SPACE AND PARK.....	52
8.3.2	CENTRAL PUBLIC PLAZA, PROMENADE AND COMMUNITY AMENITIES.....	53
8.3.3	SMALL QUADRANT PARK.....	54
9.0	APPENDICES.....	55
9.1	SUMMARY OF PLANNING PROCESS AND PUBLIC ENGAGEMENT.....	55
9.2	GUIDING PRINCIPLES.....	56

This page is deliberately left blank

BACKGROUND AND ROLE OF POLICY STATEMENT 1.0



1.0 BACKGROUND AND ROLE OF POLICY STATEMENT

1.1 INTRODUCTION

In April 2009, City Council endorsed a planning program to consider redevelopment options for the future of the Pearson Dogwood site on Cambie Street between W 57th and W 59th Avenues. The planning program began in early 2013.

A comprehensive planning program conducted over the course of 12 months identified and evaluated new policy for the redevelopment of the Pearson Dogwood site. This Policy Statement contains a set of policies to guide consideration of an anticipated rezoning application for the site. These policies are intended to be clear and robust, but also flexible enough to accommodate a variety of detailed plans and options to be refined at the future rezoning stage. Detailed outcomes will be subject to more in-depth analysis that occurs at the time of rezoning.

The intention of the policy review was to respond to VCH’s desire to leverage funding for health care through redevelopment of the Pearson Dogwood site. In accordance with Council policies, the project would also consider how to intensify development given the proximity to a major arterial route and the future Canada Line rapid transit station at the corner of W 57th avenue and Cambie Street. The policy review has focused on redevelopment to create a complete community with a mix of land uses, people and activities.

The Pearson Dogwood Policy Statement considers the future mix of land uses, density and height, building forms and character, circulation and movement, public parks and open spaces, as well as community facilities to serve the new and existing community. Most topics in this document are introduced with a Background section that outlines key issues and facts followed by detail on new policy.

1.2 SITE DESCRIPTION

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.



Pearson Dogwood Site

1.0 BACKGROUND AND ROLE OF POLICY STATEMENT

1.3 SITE HISTORY

The Pearson Dogwood site is located in Marpole and is part of the traditional lands of the Musqueam First Nation. Currently 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. There are currently two main facilities on the site.

- *GEORGE PEARSON CENTRE* was constructed in 1952 as a tuberculosis sanatorium and subsequently used during the polio epidemic in the 1950's. The centre is now home to 120 adult residents who live with a range of physical conditions such as multiple sclerosis, spinal cord injuries, traumatic brain injuries and cerebral palsy.
- *DOGWOOD LODGE* was constructed in 1974 as an intermediate care facility. The lodge is home to 113 seniors, many of whom are living with Alzheimer's disease. Residential care is provided to people who have complex care needs, can no longer remain safely in their homes and require 24-hour on-site nursing care.

At present, the site contains single-storey buildings, surface parking areas, and open green spaces with mature trees. In addition to the two care facilities, the site is home to the Stan Stronge Pool, an aquatic facility for people with disabilities, where access is limited to medical referral, and a BC Ambulance Services station. The site currently contains a 1-acre urban farm which sits on land provided by Vancouver Coastal Health.



Pearson Dogwood, 1955

1.0 BACKGROUND AND ROLE OF POLICY STATEMENT

1.4 PEARSON PLANNING PROGRAM: COUNCIL DIRECTION

In April 2009, City Council approved a planning program for the Pearson Dogwood site. At that time, City Council directed staff to:

- Undertake a public policy review process in collaboration with Vancouver Coastal Health to consider policies to guide site planning and to provide a basis for assessing future rezoning proposals.
- Conduct a public consultation process to identify and review principles, parameters and options for the site.
- Establish a Community Advisory Group comprised of existing residents, surrounding neighbours and stakeholders with an interest in the property.
- Report back to City Council with a Policy Statement for the Pearson Dogwood lands.

On April 23, 2013 Vancouver City Council passed the following motion:

- Advise Vancouver Coastal Health that the City will require assurances that the mix of health care services, facilities and residential options for people with disabilities resulting from the redevelopment reflects global best practices and full consultation;
- Remind Vancouver Coastal Health that increases in land value resulting from rezoning may result in community amenity charges offered to the city, which are not, under current policy, available to subsidize capital investments in health facilities and residential options that are a provincial responsibility;
- Seek opportunities to ensure that the planned George Pearson development maximizes the number of fully accessible and appropriately supported units available to current residents at the existing site.



Open House at Pearson Dogwood Site (Feb 2013)

1.0 BACKGROUND AND ROLE OF POLICY STATEMENT

1.5 EXISTING POLICIES

There are a number of City policies that establish a general framework for redevelopment and are applicable on the Pearson Dogwood site.

CITYPLAN:

In June 1995, City Council approved CityPlan: Directions for Vancouver. CityPlan provides a framework for decisions on City funding, programs, and actions. It includes directions on a range of topics from transportation to arts, from housing to community services. Through CityPlan, Vancouver residents and City Council agreed on these directions for the city's future:

- Strengthen neighbourhood centres.
- Improve safety and better target community services.
- Reduce reliance on the car.
- Improve the environment.
- Increase the variety and affordability of housing.
- Define neighbourhood character.
- Diversify parks and public places.
- Involve people and redirect resources.

OAKRIDGE LANGARA POLICY STATEMENT (OLPS):

Approved by Council in 1995, the OLPS provides the policy basis to evaluate rezoning applications. The Pearson Dogwood site is identified as a potential large-scale redevelopment that could accommodate additional housing, and provide community amenities to serve new and existing residents. The Policy supports multi-family redevelopment with a diversity of unit sizes, achieving 20% of all units as non-market housing, and provision of on-site amenities including park space. While the OLPS drew conclusions about heights and densities for the Pearson Dogwood site, it is recommended that these be revisited in the context of the Canada Line, a potential future station at W 57th Avenue, the Cambie Corridor Plan and the City's sustainability objectives.

GREENEST CITY: 2020 ACTION PLAN:

Approved in 2011, this policy outlines actions required to achieve a healthy, prosperous and resilient city – with the ultimate goal of becoming the world's greenest city by 2020. It identifies strategies to promote green economic development, eliminate dependence on fossil fuels, promote green transportation options, utilize green building design and ensure everyone has access to nature, clean water and local food. The Plan calls for compact, complete communities which promote walking and cycling, and are well-served by services, amenities and green space. Furthermore, the plan promotes the development of neighbourhood-scale low carbon energy systems, green construction and carbon-neutral buildings. The Greenest City Action Plan is a citywide policy that has informed and directed specific policies regarding the City's sustainability objectives.

GREEN BUILDINGS POLICY FOR REZONINGS:

Updated in 2010, this policy currently requires that all new buildings resulting from rezoning's be LEED® Gold certified, at a minimum.



1.0 BACKGROUND AND ROLE OF POLICY STATEMENT

1.5 EXISTING POLICIES (con't)

HOUSING AND HOMELESSNESS STRATEGY (2011):

This policy provides a framework for addressing homelessness and increasing the variety of affordable housing options across the entire housing continuum to improve choice and affordability for all residents within the city. The three strategic directions are: increase the supply of affordable housing; encourage a housing mix across all neighbourhoods that enhance quality of life; and provide strong leadership and support partners to enhance housing stability.

HEALTHY CITY STRATEGY (anticipated in 2014):

The Healthy City Strategy is the third component of an overall plan for sustainability including environmental, economic and social sustainability policies. This long-term, comprehensive strategy will be based on the understanding that the conditions in which we are born, grow up, play, learn, love, work and age, largely determine our health and well-being at different stages throughout our lives. The strategy will have a guiding vision and principles; three overarching areas of focus, long-term goals with mid-term targets (2025); a range of key strategies that make use of the City's full range of tools; and a three-year action plan.



1.0 BACKGROUND AND ROLE OF POLICY STATEMENT

1.5 EXISTING POLICIES (con't)

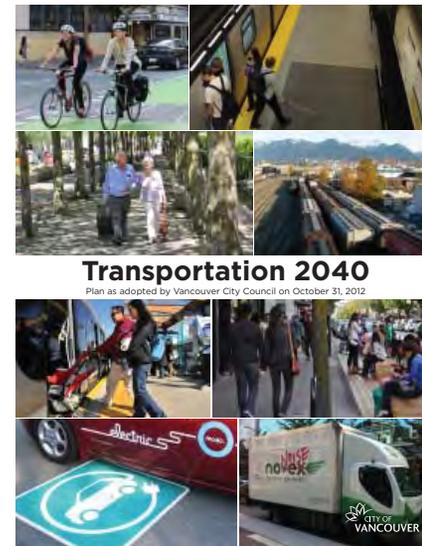
TRANSPORTATION 2040 PLAN:

Approved in 2012 the Transportation 2040 Plan is a long-term strategic vision for the City that will help guide transportation, land use decisions and public investments for the years ahead. The goals for the Transportation 2040 Plan are:

- **Land Use:** Utilize land use to support shorter trips and sustainable transportation choices.
- **Walking:** Make walking safe, convenient, comfortable and delightful.
- **Cycling:** Make cycling safe, convenient, comfortable and fun for people of all ages and abilities.
- **Transit:** Support transit improvements to increase capacity and ensure service that is fast, frequent, reliable, fully accessible and comfortable.
- **Motor Vehicles:** Manage the road network efficiently to improve safety and support a gradual reduction in car dependence. Make it easier to drive less and accelerate the shift to low-carbon vehicles.
- **Goods, Services and Emergency Response:** Support a thriving economy and Vancouver's role as a major port and Asia-Pacific gateway while managing related environmental and neighbourhood impacts. Maintain effective emergency response times for police, fire, and ambulance.
- **Education, Encouragement and Enforcement:** Encourage sustainable transportation choices and educate all road users to promote safe and respectful behaviour. Support legislation and enforcement practices that target dangerous conduct.

Transportation 2040 includes specific and measurable targets that align with the larger goals of the plan:

- By 2040, at least two-thirds of all trips will be made on foot, bike or transit. The total number of trips by sustainable modes will grow significantly, while motor vehicle volumes will slightly decline.
- Transportation 2040 supports the Greenest City target for reducing distance driven. By 2020, the average distance driven per resident will be reduced by 20% (from 2007 levels).
- Vancouver's ultimate safety goal is to eliminate all fatalities from its transportation system.



1.0 BACKGROUND AND ROLE OF POLICY STATEMENT

1.5 EXISTING POLICIES (con't)

CAMBIE CORRIDOR PLAN (2011):

The Cambie Corridor Plan is a rezoning policy for the sites adjacent to Cambie Street from west 16th Avenue to Marine Drive. The Plan provides directions to accommodate growth and optimize the benefits of the Canada Line as a catalyst for significant change in the area. The plan links land use, built form, transportation infrastructure, district energy systems, affordable housing and other elements of sustainability to make highly livable, resilient and prosperous communities along Cambie Street. The Cambie Corridor Plan identifies both Pearson Dogwood and Langara Gardens as large sites with potential for greater development given proximity to the future transit station at W 57th Avenue and Cambie Street.



REZONING POLICY FOR SUSTAINABLE LARGE DEVELOPMENTS:

The rezoning policy updated in 2013 applies to sites of 2 acres or more and establishes policies to achieve higher sustainability standards as an essential component in the rezoning of large development sites. The policy requires submission of defined plans and studies to address the following objectives:

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



1.0 BACKGROUND AND ROLE OF POLICY STATEMENT

1.6 ROLE OF POLICY STATEMENT

This Policy Statement establishes planning principles that will guide future redevelopment for the Pearson Dogwood lands. It provides new policy regarding:

- Land use.
- Density, building forms, heights, and character.
- Public benefits.
- Parks and open space.
- Transportation and circulation.
- Sustainability.

Created through a comprehensive planning process, including consultation with the surrounding community, existing residents, Vancouver Coastal Health and other stakeholders, the Policy Statement provides clarity on the future of the site and guides the rezoning process. The policies in this document are intended to clearly articulate the nature, scale and obligations of the Pearson Dogwood redevelopment, while also being flexible enough to accommodate a variety of detailed plans to be refined and evaluated during the rezoning stage.



1.0 BACKGROUND AND ROLE OF POLICY STATEMENT

1.7 COMMUNITY ADVISORY GROUP

The Pearson Dogwood Redevelopment Community Advisory Group played a central role in the creation of this Policy Statement. The Advisory Group was convened by VCH in consultation with the Pearson Dogwood Planning team. The Advisory Group represented a large cross-section of the community who have an interest in, or would be affected by, the redevelopment of Pearson Dogwood. The group is comprised of representatives from:

- Pearson Residents Redevelopment Group (residents on site)
- Residents in the surrounding area
- Dogwood Lodge Family Council
- Persons with Disabilities Advisory Committee (City of Vancouver)
- Disabilities community (Civil Rights Now, BC Assoc. for Community Living)
- Neighbourhood Associations (Marpole Oakridge Community Association, Marpole Matters, Oakridge Langara Residents Assoc.)
- Housing Organizations (BC Housing, Coast Mental Health, Vancouver Resource Society)
- Urban Agriculture (Farmers on 57th, Evergreen)
- Aboriginal Organizations. (VCH Aboriginal Health Strategic Initiatives, Urban Aboriginal Advisory Committee, Musqueam First Nation)
- Stan Stronge Therapeutic Pool
- Seniors Advisory Committee (City of Vancouver)
- Schools (Sir Wilfred Laurier Elementary, Sir Winston Churchill Secondary)
- YMCA



Open House at Pearson Dogwood Site (Feb 2013)

1.0 BACKGROUND AND ROLE OF POLICY STATEMENT

1.7 COMMUNITY ADVISORY GROUP (con't)

As defined by the Group's Terms of Reference, the role of the Advisory Group was:

1. To provide advice to City staff and VCH on the preparation and evaluation of the Policy Statement for the Pearson Dogwood site.
2. Support/advise on broad community outreach at key points in the planning process and ensure that all appropriate stakeholders/constituents/organizations are involved or informed.
3. To help identify gaps in information and, where possible, to supply relevant information to support the planning work.
4. To engage in workshops and meetings as representatives of the Pearson Dogwood, Oakridge-Marpole Communities and as representatives of special interests groups.
5. To act as liaison between the City and their community or organization and to help to identify issues and priorities of importance to that organization.

The Community Advisory Group met five times throughout the course of policy planning program and will continue to be a resource in future stages of the redevelopment. Its contribution was invaluable in the creation of this document.



Design Charrette at Pearson (Feb 2013)

VISION AND GUIDING PRINCIPLES 2.0



2.0 PRINCIPLES AND OBJECTIVES

2.1 VISION

With a history of long-term health care on the property, the planning process has strived to envision a new community through a lens of “whole health”. Whole Health is defined as “whole people, whole communities and whole ecologies”. The Pearson Dogwood site will become a complete community which meets the City of Vancouver’s objectives around environmental, economic and social sustainability.

2.2 GUIDING PRINCIPLES

These high-level principles for the development of Pearson Dogwood summarize and integrate the more-detailed policies in chapters to follow. Those policies in turn reflect priorities and aspirations identified in the planning process, as well as existing City policies and objectives.

COMPLETE COMMUNITY

Pearson Dogwood will be home to people of different incomes, ages and abilities; have good access to transit, jobs and services; and be well served by community amenities and health facilities such as a Community Health Centre, a therapeutic pool, childcare and recreational facilities. These amenities will help create a social heart for the site and provide for existing and future needs. The community will be highly accessible and provide a spectrum of housing options with a target of achieving 20% of all units as affordable housing. All affordable housing units will be rental, comprised of family and non-family units and secured with a Housing Agreement. Health-related housing for persons with disabilities and frail seniors will be based on best-practice worldwide and designed in consultation with the respective communities.

SITE PLANNING AND BUILDING FORM

The redevelopment of Pearson Dogwood will create an attractive and sustainable urban community that is complementary to the surrounding neighbourhoods. Sun access to the site, integration with the surroundings, responding to the site’s topography, public views and architectural variety will be keys to a successful site design. Intensity of uses and buildings heights will be focused around the transit station, with lower buildings forms to the south and west.



2.0 PRINCIPLES AND OBJECTIVES

2.2 GUIDING PRINCIPLES (con't)

OPEN SPACES AND PUBLIC PLACES

A legible, welcoming and sustainable open space system will be the foundation of Pearson Dogwood's design. A central park, natural features such as retained trees, site topography, history, public spaces and the incorporation of water in open and public spaces will be central to the site plan. The site will deliver a 1.01 hectare (2.5 acre) City park and a similar amount of other types of open spaces to embrace a health-centred approach to the site.

TRANSPORTATION AND CIRCULATION

Pearson Dogwood will be universally accessible, giving priority to walking, wheelchair, cycling and transit users while also recognizing that goods delivery, emergency access and servicing are necessities. Existing sustainable transportation infrastructure, such as the neighbouring greenways and bikeways, will not be negatively impacted by the development. The project will support a future rapid transit station at W 57th Avenue and use the future station as a key organizing element in site design. Fully-accessible pathways and connections will be provided to link transit, public/open spaces and amenities on the site and provide a physical and visual link to the surrounding community.

SUSTAINABILITY AND GREEN INFRASTRUCTURE

Architecture, site design, energy, water, food and waste systems will have a high level of green performance, the community will be socially inclusive, and the project will be economically viable.



Accessibility for all modes of movement

COMPLETE COMMUNITY 3.0



3.0 COMPLETE COMMUNITY

This section provides direction on the mix of uses that will make Pearson Dogwood a sustainable and complete community providing a diversity of housing types and tenures, local services, health services and community amenities.

3.1 BACKGROUND

LAND USES

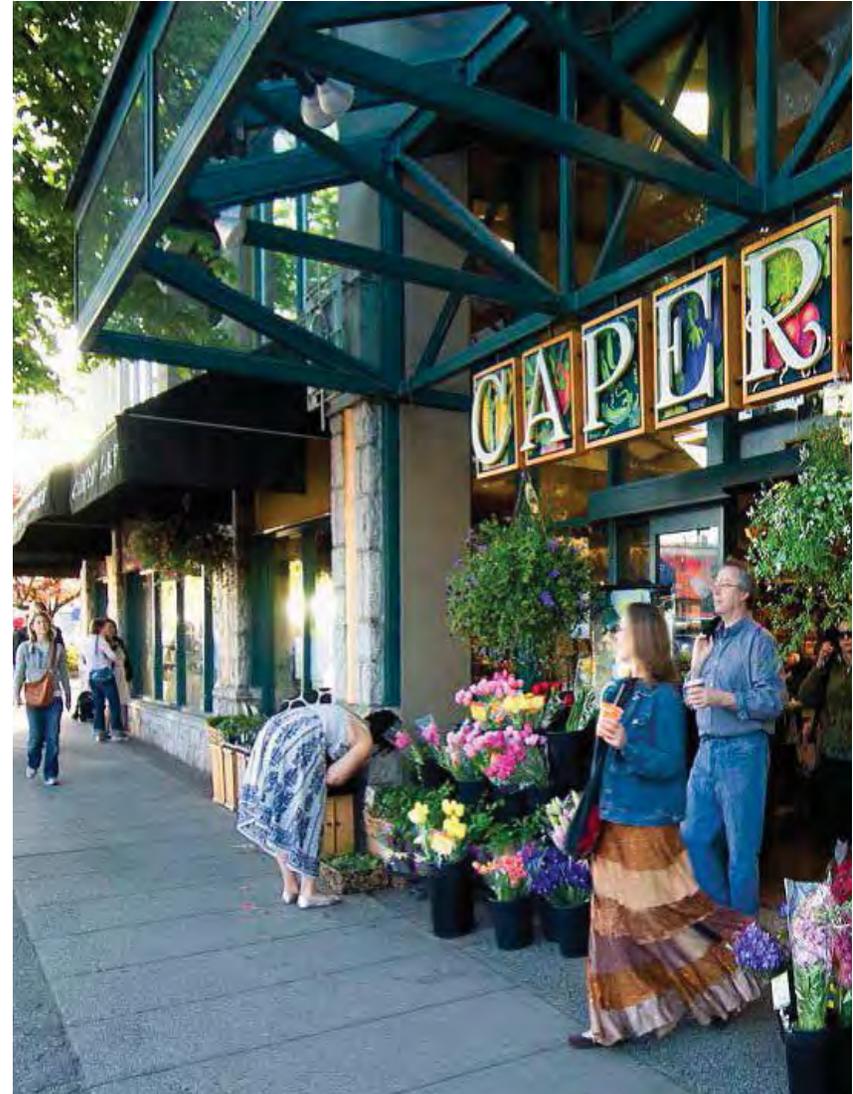
The future Pearson Dogwood will be largely residential and health-care oriented, while introducing a mix of new uses. Existing health-care-related housing and services will be replaced by new facilities and expanded to meet the current and future health-care needs of the community. Residential options will deliver a variety of household types and income levels including both market and affordable housing. The site will include vibrant social spaces, local-serving shops and services, and community amenities helping to make Pearson Dogwood a complete community, integrated into the broader Marpole neighbourhood.

HOUSING AFFORDABILITY, MIX & TENURE

Since 1988, the City has required that 20 percent of the units in new neighbourhoods be available for the development of affordable housing. This encourages balanced communities and ensures that people with low and moderate incomes are also able to live in well-planned, conveniently-located neighbourhoods. To meet City objectives for affordable housing and balanced communities, the Pearson Dogwood site will prioritize the delivery of 20% of all units (excluding health-care related housing) as affordable housing in a variety of unit sizes and types including housing designed to be suitable for families with children.

PARKS AND OPEN SPACE

The Pearson Dogwood site will provide a 1.01 hectare (2.5 acre) City park built around existing mature trees and other landscape features. In addition, a similar amount of other types of public open areas will be provided throughout the site, most notably in a large landscaped open space and plaza.



3.0 COMPLETE COMMUNITY

3.1 BACKGROUND (con't)

COMMUNITY AMENITIES

Community facilities are generally funded through the City's Capital Plan and through Financing Growth tools such as Development Cost Levies (DCLs) and Community Amenity Contributions (CACs). Community Amenity Contributions are provided to mitigate the impact of new development (growth) resulting from rezoning. The City expects to negotiate a Community Amenity Contribution based both on the increase in land value ("land lift") and on the impact that the added population and non-residential uses have on the City's infrastructure. This contribution could be in kind or in cash.

The needs of the area were assessed in conjunction with the Cambie Corridor public benefits study and the emerging Marpole Community Plan. The assessment identified an outstanding need for childcare facilities.

The population growth and added non-residential uses proposed by VCH for the Pearson Dogwood site will generate additional demand for social and recreation programs and services on or near the site.

In anticipation of this redevelopment proposal, VCH and the YMCA came to an agreement regarding expansion and relocation of the YMCA currently located on west 49th Avenue as an on-site amenity at Pearson Dogwood. An assessment of the YMCA's proposed programming, and the eligibility of those programs and services for consideration as part of the required Community Amenity Contribution, will be conducted through the rezoning process.

In addition, improvements to the local transportation network, including the new transit station will be required to address the increased demands on the present network.



Stan Stronge Therapeutic Pool

3.0 COMPLETE COMMUNITY

3.1 BACKGROUND (con't)

HEALTH CARE: HOUSING & SERVICES

There are currently two programs of health-related residential care at Pearson Dogwood. Vancouver Coastal Health is proposing to replace the existing facilities and provide housing for seniors and people with a disability with more contemporary care models on site.

While recognizing that Vancouver Coastal Health has responsibility for the residents currently in facilities on the site and the models of care which are inherent to this redevelopment proposal, it is recommended that the following assumptions guide the planning of health care, housing and supports at Pearson Dogwood:

- The models for providing health care, housing and supports to the seniors and persons with disabilities communities, including those currently on the Pearson Dogwood site, will be planned in consultation with those constituents.
- A blue ribbon panel of experts in the provision of care to seniors and persons with disabilities will be formed to provide advice to VCH and the community about best practice options for the site.
- As part of any rezoning application, VCH is to provide a plan for all health care-related facilities, housing and supports to replace the Pearson and Dogwood facilities which demonstrates best practices, while also recognizing the overall context of Provincial health care funding.

Vancouver Coastal Health is also proposing to construct a Community Health Centre (CHC) to replace the existing CHC at Knight Street at East 49th Avenue. It is intended to serve Community Health Area (CHA) 6, the southeastern area of the City from 41st Avenue to the Fraser River and Granville Street to Boundary Road.

Community Health Centres accommodate a variety of primary care services ranging from pre-natal and healthy baby clinics, clinics for people with chronic health conditions, mental health and addiction counselors, speech therapists, nutritionists, immunization clinics, youth drop-in health clinics, and primary care physicians.

Both Vancouver Coastal Health and the City of Vancouver have existing policies and goals related to ensuring equitable access to primary health care. It will be important to ensure that access for all residents of Community Health Area 6 is maintained following this redevelopment.



Pearson is within Community Health Area 6

3.0 COMPLETE COMMUNITY

3.2 POLICIES

3.2.1 HOUSING

Pearson Dogwood will be a predominantly residential community with a mix of market and affordable housing options in a range of unit sizes and types.

20% AFFORDABLE HOUSING

- A target of 20% of all units at Pearson Dogwood will be secured through a Housing Agreement as affordable rental housing for low- and moderate-income households.
- Of the 20% affordable housing, a minimum of 50% of the units will be subsidized and rented from the shelter welfare rate up to levels suitable for households within the BC Housing Income Limits (HILs), with the remaining units renting at affordable market rates for moderate-income households. The mix and options to achieve the 20% affordable housing units will be determined as part of the rezoning.
- The City has an interest in long-term ownership and maximizing affordability of the affordable housing units.

FUNDING AFFORDABLE HOUSING

- The City's priority continues to be to secure 20% of the units in large developments as mixed affordable housing with a particular focus on increasing capacity for low-income households through leverage of City tools (CACs, DCLs and property tax), and partnership funding from senior government and non-profit organizations. The City will consider a range of options to deliver affordable housing at Pearson Dogwood for key target income groups as laid out in the 2011 Housing and Homelessness Strategy in the most cost-effective way.

FAMILY HOUSING

- Provide a range of housing designed to be suitable for families with children. A minimum of 25% market family-oriented units, with a target of 35% market family housing should be achieved, including both two and three bedrooms units.
- A minimum of 50% of the affordable housing units should be designed to be suitable for families with children, and include two, three and four bedroom units.
- All buildings with family units should be designed in accordance with the High-Density Housing for Families with Children Guidelines.

ADAPTABLE / UNIVERSAL UNIT DESIGN

- Provide a range of housing which is designed to enable residents to remain in their homes / community as their needs and physical abilities may change over time. Units should be designed to meet a range of standards for unit adaptability, relevant standards to be assessed and determined at the Rezoning stage.

MUSQUEAM FIRST NATION HOUSING

- In accordance with an agreement between Vancouver Coastal Health and the Musqueam First Nation, this project will deliver housing dedicated for the use by the Musqueam. While these units will be counted towards meeting the 20% target for Affordable Housing, they would not be eligible for funding from the Community Amenity Contributions anticipated at the rezoning stage.

3.0 COMPLETE COMMUNITY

3.2 POLICIES (con't)

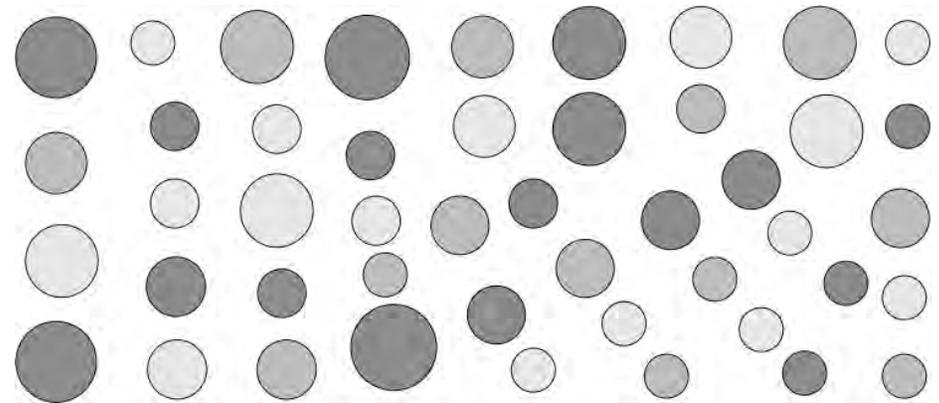
3.2.1 HOUSING (con't)

INTEGRATE HOUSING OPTIONS

- Integrate social housing units throughout the site with units in a variety of building types and sizes.
- Integrate supportive housing units dedicated to persons with a disability throughout the site in a variety of building types and sizes.
- Market housing should include opportunities for 'flex suites' or 'breakaway suites', as well as units with modest finishes, to improve the variety of unit types, price points and tenure, and provide additional ways to achieve affordability in market housing.
- Explore opportunities to increase affordability through wood-frame construction for buildings of six storeys or less.

PHASING

- Deliver as many independent supportive housing units dedicated to persons with a disability as possible, in the first phases of development.
- A target of 20% affordable housing is to be constructed with each phase of development as funding permits, and will be secured as a condition of the rezoning. Exceptions will be development phases that are predominately health care housing and services.



Achieve Housing Mix



3.0 COMPLETE COMMUNITY

3.2 POLICIES (con't)

3.2.2 RETAIL AND COMMERCIAL USES

- Approximately 80,000 square feet of retail and commercial uses is proposed in order to meet the needs of this new development. A retail capacity study should be provided at the rezoning stage to confirm the amount of retail the community can support. All retail should be local-serving in character for example: pharmacy, café, bakery, deli, restaurant, green grocer/small grocery stores, etc. Commercial office spaces (medical, real estate, law and other professionals) would enhance and complement the retail space and health care uses proposed for the site.

3.2.3 PARKS AND OPEN SPACE

- A 1.01 hectare (2.5 acre) City park will be built around existing mature trees and other landscape features. The park is intended to flow into a large open public area running east-west and north-south through the site, providing pedestrian connections through and to the surrounding community. A public plaza should be provided in the vicinity of local-serving health-care, recreational and retail/commercial uses. The plaza must incorporate electrical, water and sanitary connections.

3.2.4 COMMUNITY AMENITIES

SOCIAL AND RECREATION SERVICES

- The growth in population proposed by the redevelopment of Pearson Dogwood will generate a need for additional social and recreation services. Moreover, the vision for the development as a model of a healthy community recognizes the importance of facilities that support healthy growth and development.

- With the anticipated move and expansion of the YMCA on west 49th Avenue to the Pearson Dogwood site, the facility could provide a future role for the recreational needs of the community. An assessment of the YMCA's proposed services and programs, including how they could be integrated into City services and programs, will be considered at the rezoning process.
- At this stage, the YMCA is not considered eligible for funding from Community Amenity Contributions anticipated with the future rezoning. However, the floor area could be excluded from gross floor area calculations. A review of the financial implications and benefits to the YMCA and the City will occur at the rezoning stage.

NOT FOR PROFIT SPACE

- The Pearson Dogwood site currently accommodates administrative offices for a small number of non-profit organizations, e.g., the Jack Bell Ride Share service, and the ASK Friendship Society's adult day care centre. The Pearson Dogwood redevelopment should seek to include offices for non-profit organizations, particularly those that provide health-related programs and services. An assessment of the needs in the area will be confirmed at the time of rezoning.

CHILDCARE

- Provide a 69-space fully-finished and equipped childcare, designed for infants, toddlers and pre-schoolers. Locate the childcare within close proximity to transit and near the YMCA and Community Health Centre.

3.0 COMPLETE COMMUNITY

3.2 POLICIES (con't)

3.2.5 HEALTH CARE: HOUSING & SERVICES

Funding for health-care related housing and services will remain a Vancouver Coastal Health obligation and will not impact the Community Amenity Contributions anticipated at the rezoning stage. All health care housing and services are pending ministerial approval.

COMMUNITY HEALTH CENTRE

- The proposed Community Health Centre and other community health-related services should be located in close proximity to transit and public plazas/open space, and be easily accessible for clients who use the facility.

HEALTH CARE-RELATED HOUSING

- The models for providing health care, housing and supports to the seniors and persons with disabilities communities, including those currently on the Pearson Dogwood site, will be planned in consultation with those constituents.
- A blue ribbon panel of experts in the provision of care to seniors and persons with disabilities will be formed to provide advice to VCH and the community about best practice options for the site.
- As part of any rezoning application, VCH is to provide a plan for all health care-related facilities, housing and supports to replace the Pearson and Dogwood facilities which demonstrates best practices, while also recognizing the overall context of Provincial health care funding.

THERAPEUTIC POOL

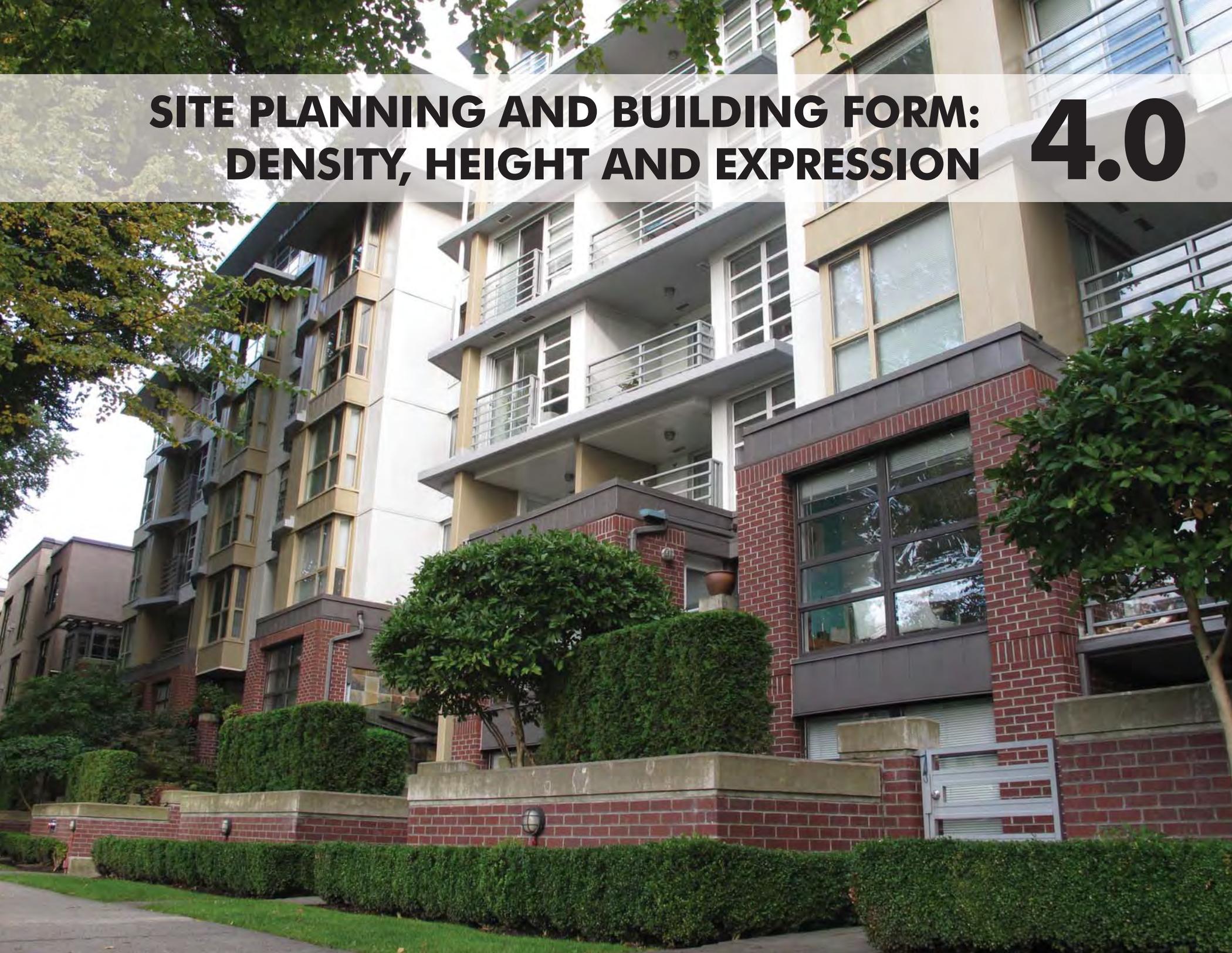
- The existing Stan Stronge Rehabilitation Pool is a valued therapeutic and recreation asset serving the lower mainland community of people with disabilities. The pool should be replaced with a new therapeutic facility built to current standards and co-located with any new aquatic facilities built on the site. This co-location will create advantages regarding mechanical and services areas and energy use. The therapeutic pool should be located in close proximity to the transit station.
- The therapeutic pool would not be eligible for funding from Community Amenity Contributions anticipated at the rezoning stage. However, the floor area could be excluded from gross floor area calculations.

ADULT DAY CARE

- The Pearson Dogwood site currently accommodates the Arbutus Shaughnessy Kerrisdale (ASK) Friendship Society's adult day centre. Adult day centres (ADCs) provide essential social supports and preventative health services to at-risk adults living in their own homes. ADCs are operated by non-profit societies and funded through the Ministry of Health and through user fees as well as fundraising by the non-profit operator. ADCs complement existing City services and ensure that frail adults living at home make more appropriate use of City emergency services such as fire and police. The City will consider the role of the ADC as a community amenity at the rezoning stage, and would exclude the floor area from floor area calculations.
- Provide a new Adult Day Care built to current standards and capable of meeting existing needs to replace the existing facility located within or in close proximity to the Community Health Centre.

**SITE PLANNING AND BUILDING FORM:
DENSITY, HEIGHT AND EXPRESSION**

4.0



4.0 SITE PLANNING & BUILDING FORM: DENSITY, HEIGHT & EXPRESSION

This section provides guidance on site planning, building form, massing, density, height and expression for the rezoning of the Pearson Dogwood lands.

4.1 BACKGROUND

Pearson Dogwood is a large site within the Cambie Corridor section of the City. Supported by City policies, the area will experience considerable growth over the next 30 years, including several large scale developments complete with a range of community amenities. Located on both a major arterial and the Canada Line, the Pearson Dogwood site is anticipated to deliver important amenities, including affordable housing, and also meet Council's objectives with respect to the Rezoning Policy for Sustainable Large Developments. Pearson Dogwood is a significant opportunity to realize many City goals and deliver a comprehensive new community that is environmentally, socially and economically sustainable.

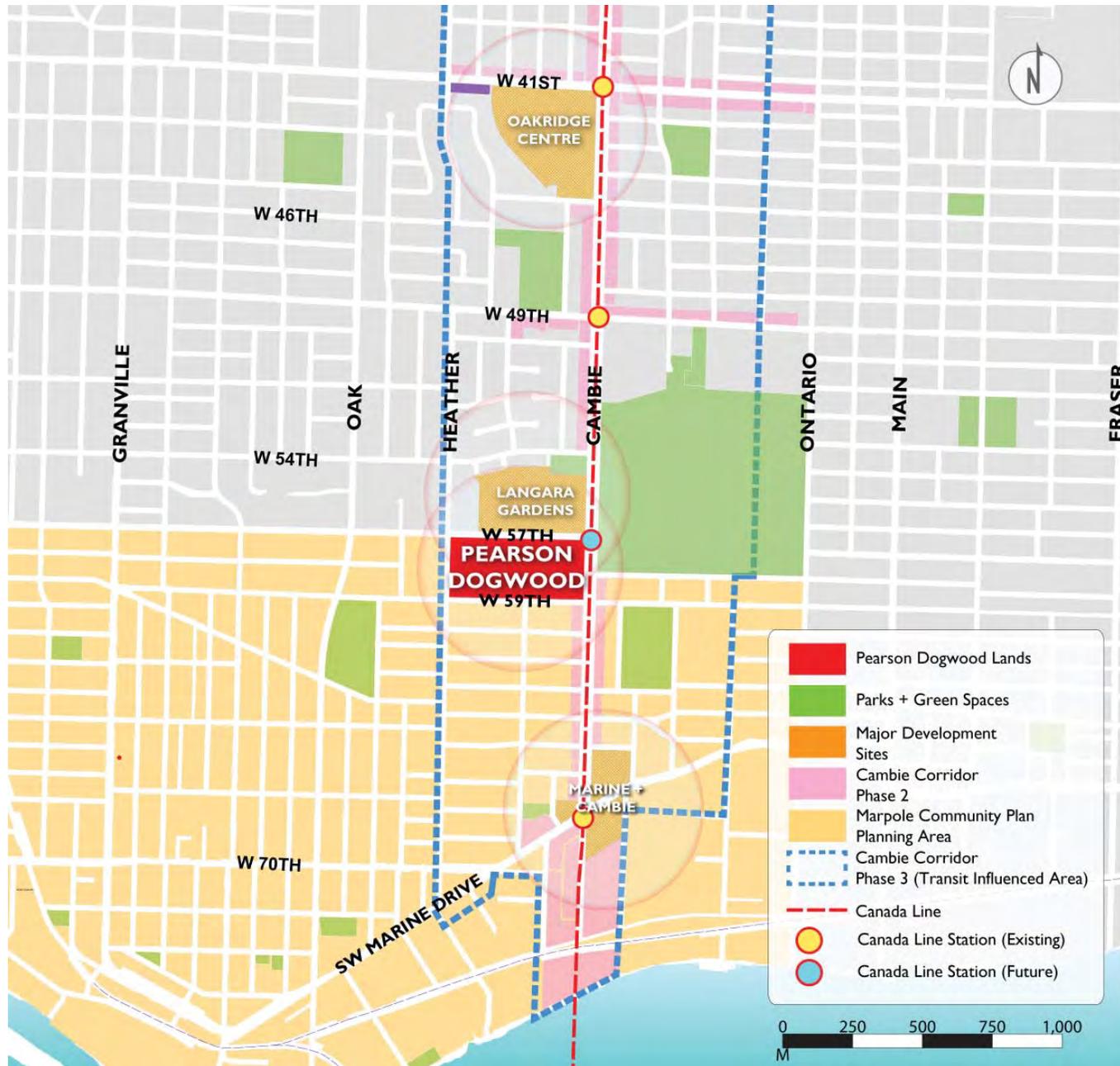
The Cambie Corridor Plan (2011) refers to the Pearson Dogwood site as a major project where a site specific-planning program will determine zoning parameters. The Oakridge Langara Policy Statement (1995) contains directions on density and height, but it is recommended that these be revisited in the context of the Canada Line, a new W 57th Avenue transit station, the Cambie Corridor Plan and the City's sustainability objectives. The Marpole Community Plan will set directions around growth and anticipated needs for the future. The Pearson Dogwood site has been designed with the emerging Marpole Plan in mind and will integrate with the goals and aspirations of the plan.

While the Pearson Dogwood site is expected to maximize the benefits of higher-density transit-oriented development, the areas directly west and south of the site will likely remain largely unchanged given the two existing schools with accompanying play fields, and a section of the Marpole community that is intended to remain single family for the foreseeable future. The policy directions contained in this Policy Statement will guide the creation of a development that is both respectful of the scale of the surrounding neighbourhood and creates opportunities for higher densities and growth along Cambie Street.

Through a City-led comprehensive planning process involving the community, Vancouver Coastal Health and other stakeholders, a conceptual plan was created. This plan is an effort to balance key objectives around sustainable development, economic viability, community amenities, the delivery of social housing and health care-related housing and services and within an appropriate scale and form of development. Key factors in establishing height and building form is the overall scale in relationship to other major sites along Cambie Street and the Marpole community, and the relationship that can be formed with Langara Gardens directly north of Pearson Dogwood.

The site is organized around a permeable plan that invites people into and through the site, provides easy access to amenities, including public transit, and integrates with the surrounding community. Fundamental to site planning is the retention of existing significant trees and the notion of using water for visual relief and to guide pedestrian pathways and address rainwater management. Access to sunlight on public open spaces will be considered in the context of the site's slope, and the many view opportunities from public and private vantage points including Mount Baker, the north arm of the Fraser River, and the Fraser River delta.

4.0 SITE PLANNING & BUILDING FORM: DENSITY, HEIGHT & EXPRESSION



Pearson in the Cambie Corridor and Marpole Community Contexts

4.0 SITE PLANNING & BUILDING FORM: DENSITY, HEIGHT & EXPRESSION

4.2 POLICIES

4.2.1 HEALTH AND WELLNESS

- The uniqueness of the site and its foundation in health and wellness should be expressed in the site development and exemplary architecture.
- The principles of universal design should be applied in the design of all buildings, residential units, and public areas.

4.2.2 DENSITY

- Accommodate an overall gross density (calculated over the whole site area) of up to 2.8 FSR (approximately 3.1 million gross square feet). This figure includes all residential, commercial and health care-related floor space and all typical floor space exclusions. The YMCA, therapeutic pool and some community amenity space will be considered for floorspace exclusion subject to analysis at the rezoning phase.

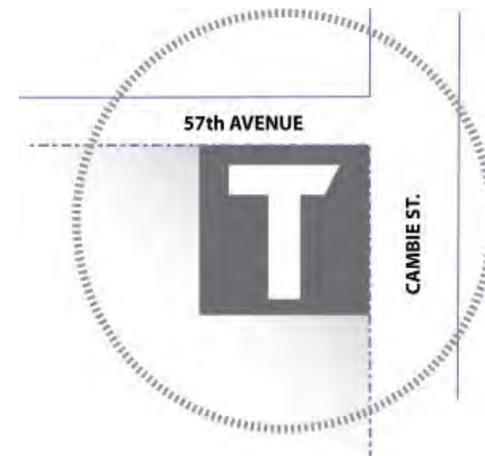
4.2.3 SCALE: VARIETY OF HEIGHTS AND BUILDING TYPES

- Incorporate a range of building types, forms and heights that are visually interesting, support housing choices, create scale transitions, and provide opportunities for rooftop amenity and greening at various levels.
- Include a variety of building heights and types that enhance housing choice and improve neighbourhood fit. Building types and heights should include a balance of high-rise, mid-rise and low-rise forms. While high-rise and low-rise building forms are attractive financially, intermediate mid-rise scale is important in creating scale transitions, defining public open spaces, and accommodating density in a form that is compatible with and balances between tower forms, low-rise, and the adjacent neighbourhood.

- A variety of tower heights up to 28 storeys (approximately 81 metres or 265 feet) should be organized in a legible pattern that expresses the transit orientation of the site, anticipates potential redevelopment of the Langara Gardens site, and considers how it is viewed both from the neighbourhood and more distant places as a part of the city skyline.
- Towers above 12 storeys should reflect Vancouver's typical standard of slender towers with floorplates (a measure of all interior space on a tower floor) not exceeding 1,981 square metres (6,500 square feet).

4.2.4 TRANSIT ORIENTATION

- Focus a higher level of activity, energy, density and height along W 57th Avenue towards Cambie and the future Canada Line Station, generally decreasing intensity moving west and south across the site.

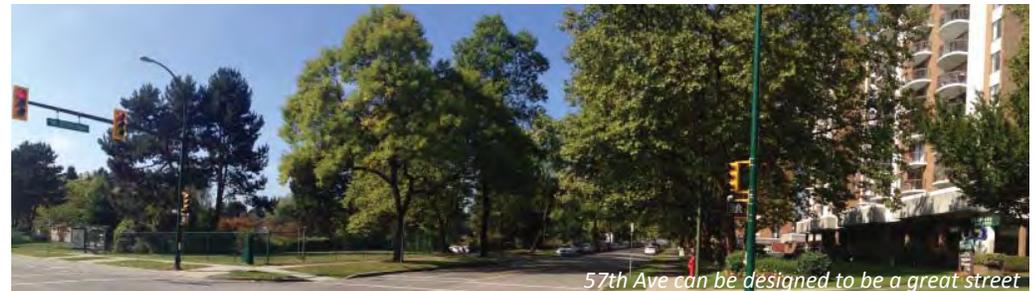


4.0 SITE PLANNING & BUILDING FORM: DENSITY, HEIGHT & EXPRESSION

4.2 POLICIES (con't)

4.2.5 W 57TH AVENUE: GREAT STREET

- Build on W 57th Avenue as a great street and as a seam knitting the Pearson Dogwood site and Langara Gardens together. Opportunities for the tallest buildings on the site are on the blocks along W 57th as well as Cambie.
- Reinforce the existing neighbourhood shopping located at Langara Gardens with shops and services located along the southern side of W 57th Avenue.
- Ensure that building forms and heights at the western end of W 57th Avenue provide a transition in scale, acknowledging that this end of the site projects beyond any other potential taller building sites and will be prominently viewed from points north, south, and west



4.2.6 W 59TH AVENUE TRANSITIONAL EDGE

- Create a respectful relationship with the existing community to the south and west through the scale of buildings. Limit building heights to 6 storeys, stepping down to 3 or 4 storeys approaching W 59th Avenue and the interface with single family homes.
- Explore opportunities for 3 and 4 storey townhouses and 'stacked' townhouses along the W 59th Avenue edge that enhance housing choices for families and relate well to adjacent single-family homes. Design buildings with individual entries facing the street and opportunities for private open space to overlook the street.



	3 to 6 storeys		Downward height transitions		Future Canada Line Station @ 57th and Cambie
	6 to 12 storeys		Opportunities for greater height subject to views analysis of massing impacts and shadowing.		
	6 to 28 storeys				

4.0 SITE PLANNING & BUILDING FORM: DENSITY, HEIGHT & EXPRESSION

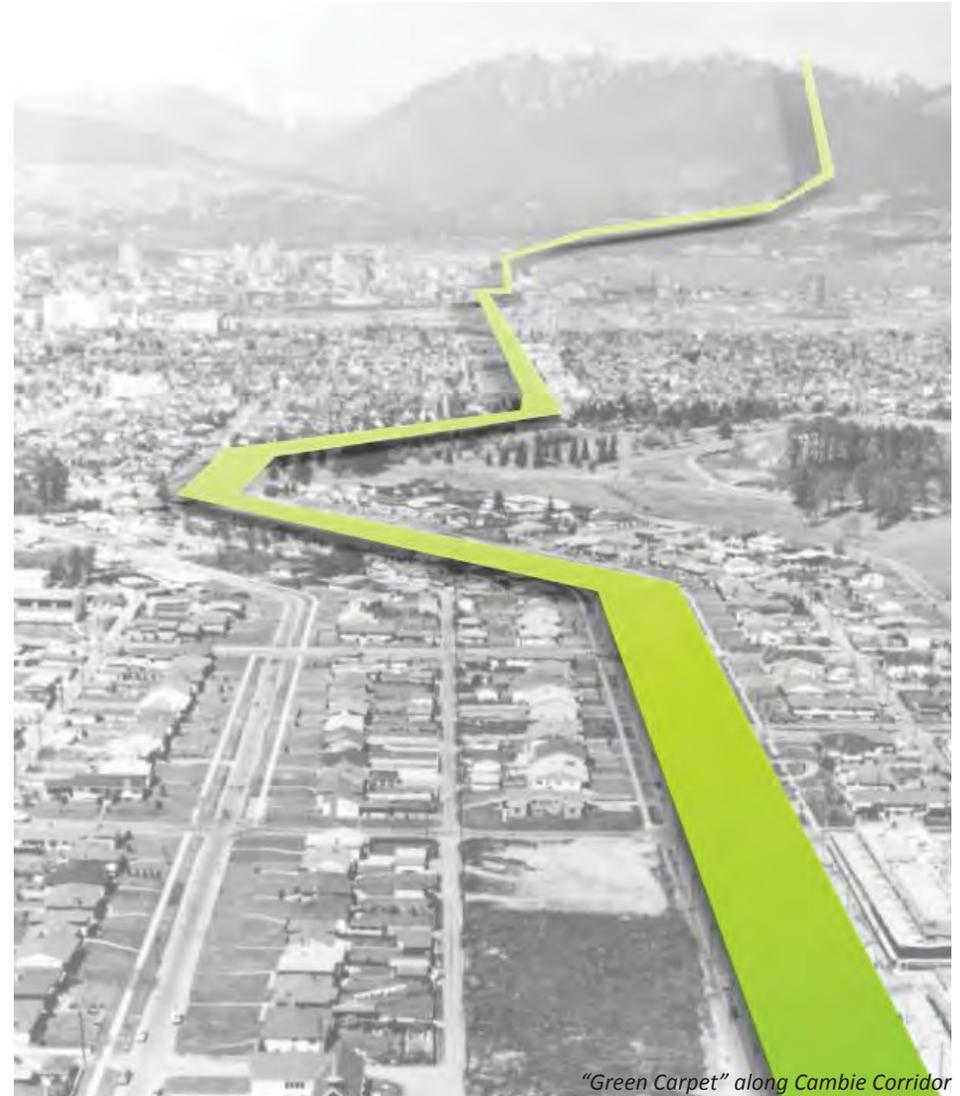
4.2 POLICIES (con't)

4.2.7 SOUTHWEST QUADRANT

- Locate and design low-rise and mid-rise buildings from 3 to 12 storeys in the southwest quadrant of the site to create a scale transition to the Marpole neighbourhood. Consider a tower form taller than 12 storeys at the western end of the public open space, subject to further analysis as outlined in the section titled 'Rezoning'.

4.2.8 CAMBIE FRONTAGE

- Create a rhythm and typology along the Cambie frontage that expresses the uniqueness of the site along the Cambie Corridor. The building forms and placement should set up the opportunity for a public frontage that enhances the future station and reinforces the Green/Blue Corridor concept of the Cambie Corridor Public Realm Plan directions. Ensure that the configuration of buildings enhances their legibility by creating views into the site to parks/open spaces and public destinations, particularly from the future transit station.



"Green Carpet" along Cambie Corridor

4.0 SITE PLANNING & BUILDING FORM: DENSITY, HEIGHT & EXPRESSION

4.2 POLICIES (con't)

4.2.9 PARKS AND OPEN SPACE FRONTAGE

- Define and shape park and open space frontages with strong street-wall buildings and building footprints that maximize opportunities for people to overlook and enjoy the public spaces.

4.2.10 PUBLIC BUILDINGS

- Create the potential for public buildings such as the proposed YMCA and transit station to animate public open spaces and to achieve a presence, visibility, and architectural expression fitting to their public roles.

4.2.11 DIAGONAL DESIRE LINES

- Shape and express diagonal desire lines through the site in the form and footprint of the buildings.

4.2.12 SYNERGIES WITH THE LANGARA GARDENS SITE

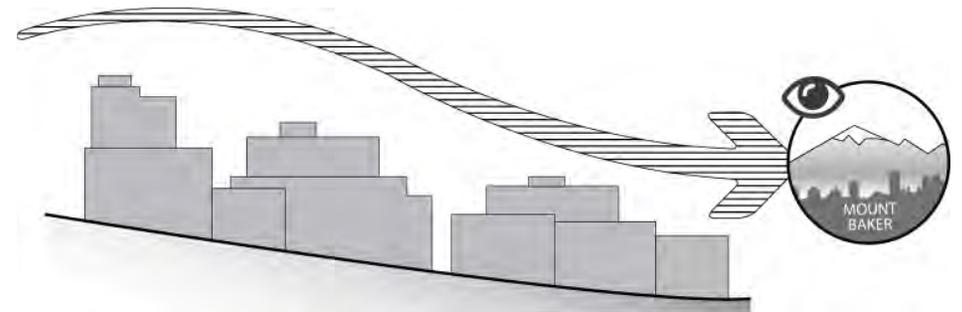
- Consider the potential future of the Langara Gardens site in the form and placement of buildings, connections, open space patterns, and uses.

4.2.13 TOPOGRAPHY

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

4.2.14 VIEWS

- Establish a pattern of buildings and open spaces to create or preserve views (wherever possible) to Mount Baker, and over Richmond and the southern Georgia strait from within or across the site.
- Create visual and physical connections through the site to significant green spaces including Langara Golf Course, and Langara Gardens.
- Cambie Heritage Boulevard provides a wide view south as one of the character defining elements of the boulevard. Building placement should protect this view through setting tower forms back from Cambie Street.
- Prepare a detailed view analysis as part of the rezoning process.



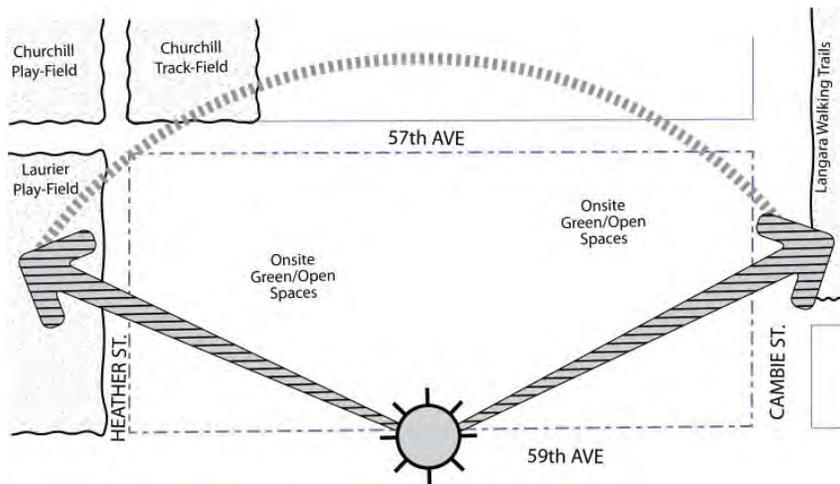
Organize buildings and open spaces to work with topography and create views to Mount Baker

4.0 SITE PLANNING & BUILDING FORM: DENSITY, HEIGHT & EXPRESSION

4.2 POLICIES (con't)

4.2.15 SOLAR ACCESS

- Solar access on parks and public spaces should guide the form, height and placement of buildings.
- Place considerable emphasis on solar access in consideration of the following:
 - Public parks, sports fields, golf course walking trail
 - Public spaces, plazas
 - Retail areas providing seating in the public realm



Solar access on parks and other public open spaces

4.2.16 VARIATION

- Blocks are to be composed of distinctive buildings, varied in scale, and limited in length.
- Upper levels of taller street-wall buildings should be terraced and stepped back to create interest, improve access to light and views, create outdoor opportunities at upper levels, and reduce apparent bulk.
- Long frontages should generally be avoided or expressed as a series of distinct adjacent buildings or building forms. Where a longer building form is proposed, it should demonstrate exceptional architecture.

4.2.17 PERMEABILITY AND LIVABILITY

- Establish an efficient building 'footprint' while ensuring livability and site permeability. Demonstrate that an optimum balance is achieved during rezoning.
- Ensure that all courtyard configurations and widths provide amenable outlooks, access to sunlight and daylight and consider how noise within the courtyard could be buffered to adjacent units.
- Ensure that building 'footprints' support highly livable dwellings in terms of depth, outlook and daylight access.
- Support the intended permeability of the plan with building form and massing that clearly signals public access where appropriate.

4.0 SITE PLANNING & BUILDING FORM: DENSITY, HEIGHT & EXPRESSION

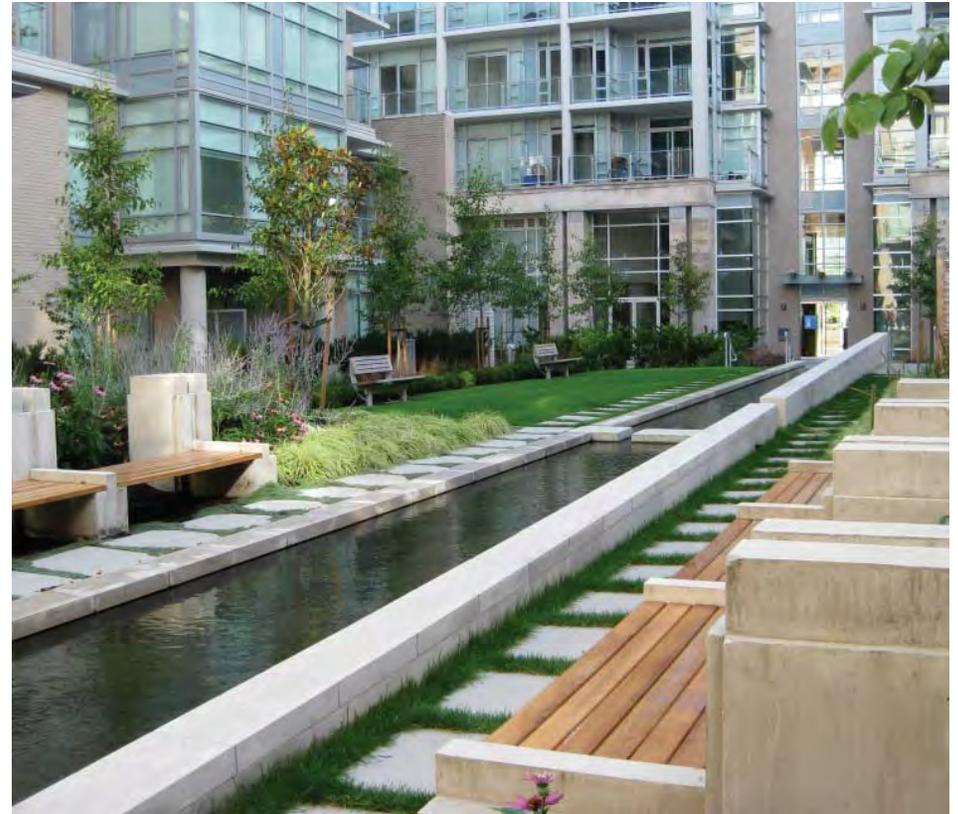
4.2 POLICIES (con't)

4.2.18 CONSIDERATION OF MASSING ALTERNATIVES AT REZONING

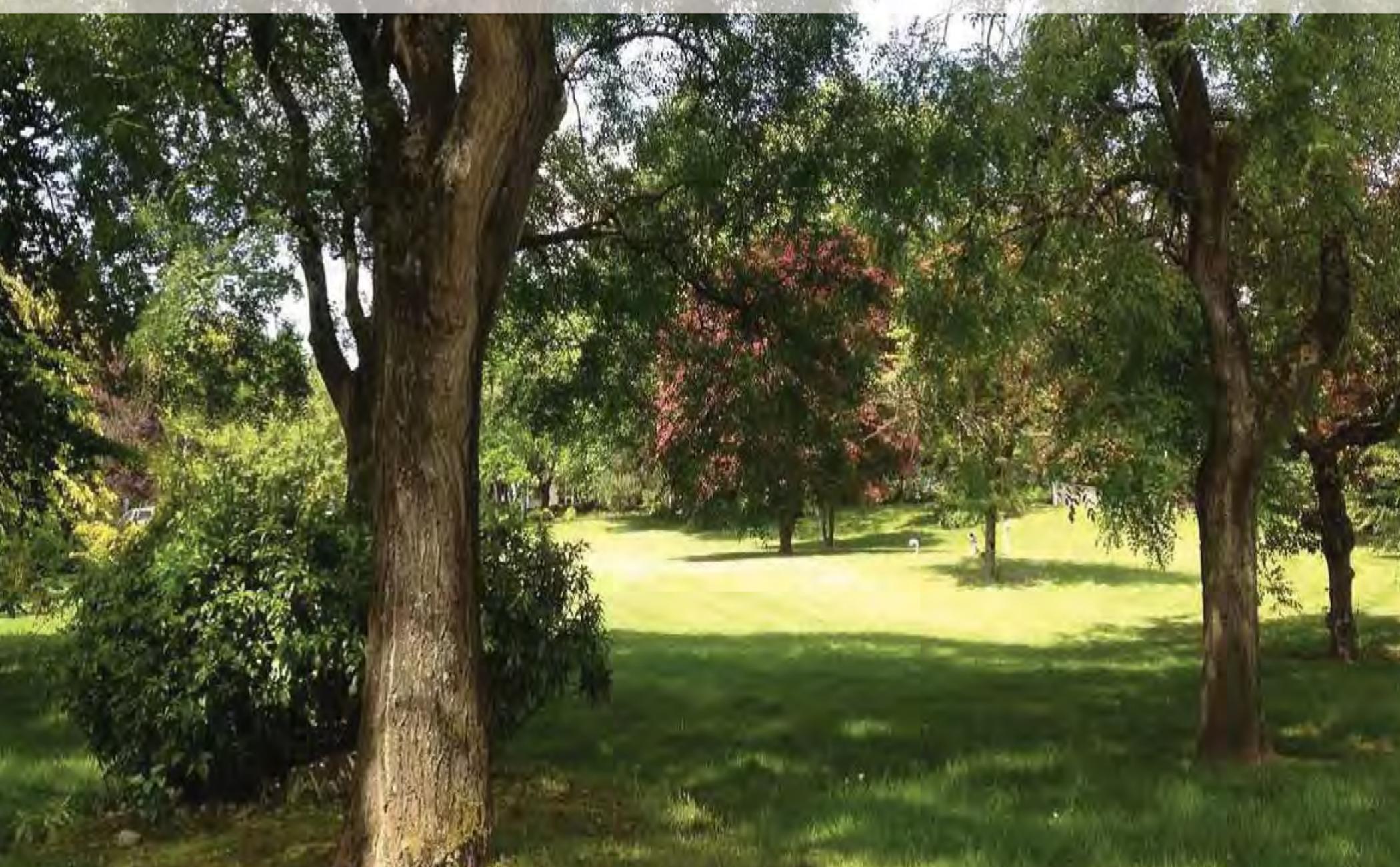
- Two massing alternatives were considered during the final stages of the policy planning process. The key difference between the two alternatives lies in the arrangement of the taller buildings - whether they are clustered at the future transit station, or more centrally along W 57th Avenue. Further analysis of building form, placement and massing will be required at the rezoning stage to determine a preferred approach. This analysis will also be important to determining preferred height and form in the southwest quadrant of the site and the western end of W 57th Ave at Heather Street and south of the Churchill Secondary School playing field. Analysis will include street level views from the Marpole neighbourhood to the south and west, from Oakridge/Langara to the north and west, and along W 57th Avenue viewed from the west.

4.2.19 UTILITIES AND SITE SERVICING

- Ensure that existing utilities, including adjacent water, sanitary and stormwater mains, are upgraded as needed to accommodate development across the site.
- Design new utilities within the site to align with the proposed road network and follow the natural topography of the land.



**PARKS AND
OPEN SPACES** **5.0**



5.0 PARKS AND OPEN SPACES

This section expands on some of the principles outlined in Section 4 and provides further guidance on open spaces, from public to semi-public to private, for rezoning of the Pearson Dogwood site.

5.1 BACKGROUND

The history of Pearson Dogwood has been of an impermeable private site with areas of landscaping and open lawns. While the surrounding area offers the Langara Golf course and walking trail and several school sports fields, current park space on the site is limited. A development the size anticipated on Pearson Dogwood will generate considerable demand for both park space and public open areas, both landscaped and hard surfaced, active and passive.

Providing access into the site and maintaining a sense of openness has been an important consideration in the planning process. The goal has been to create a welcoming, well-connected series of open spaces which provide access to nature, gathering spaces, connections to and enjoyment for the surrounding community. The City park has been focused around an area of significant existing trees to assist with their retention and provide the site with the benefit of mature planting. A similar amount of other types of open space should be provided, most notably in a form of a long east/west, north/south landscaped park/plaza that serves to connect the site and provide sun access, a public plaza and gathering areas for the community in addition to an integrated network of connections through the site and to the surrounding community. Given the scale of Pearson Dogwood, the site planning is expected to create a unique 'place' in Vancouver, capable of defining a neighbourhood and becoming a gathering place for local residents.

Parks and open spaces should foster social interaction and become neighbourhood meeting places. They should contribute to social cohesion by encouraging a sense of inclusion, belonging, connectedness and engagement. The qualities and configuration of the open space network are fundamental to create a welcoming, well-integrated development and a unique place with its own diverse community of residents and visiting park users.



Existing grove of trees to be retained as part of the park and open space system

5.0 PARKS AND OPEN SPACES

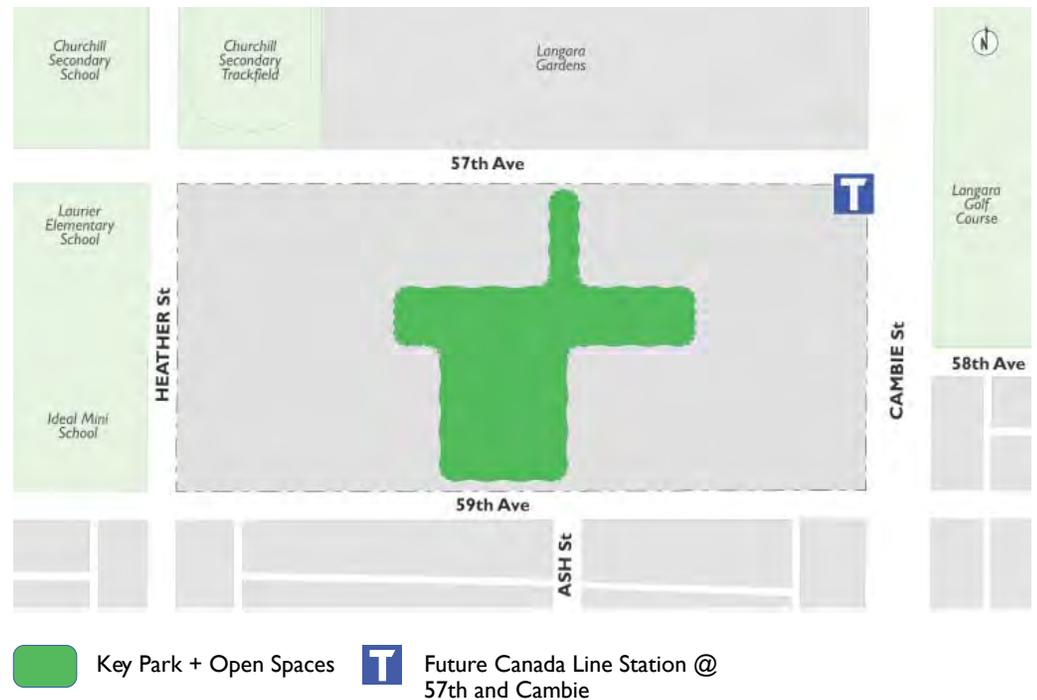
5.2 POLICIES

5.2.1 CITY PARK DEDICATION

- Provide a single park parcel dedicated to the City with an area of at least 1.01 hectares (2.5 acres), fulfilling the park obligation resulting from the subdivision of the Pearson Dogwood site in the 1980s.

5.2.2 PARKS AND OPEN SPACE

- Create a highly-public open space system that forms the key organizing element and focus of the site, creating diverse experiences within the site, strong connections to the fields and schools to the north-west and to the neighbourhood commercial uses around the transit station. A large central open space opening to the south protects an existing grove of trees and creates an invitation into and through the site from the North Arm Trail Greenway along W 59th Avenue to Langara Gardens.



5.0 PARKS AND OPEN SPACES

5.2 POLICIES (con't)

5.2.3 LEGIBILITY AND ANIMATION OF PUBLIC PLACES

- Public open spaces should be located away from noise and traffic with good solar access. They should include many things to attract people, especially those with limited mobility, and give them reason to stay, including places to sit and gather, to enjoy nature, shade and shelter, sunny spots, water, a variety of places to play or watch others play, urban agriculture and mature trees. A full sensory experience should be provided in the public areas, where sight, sound, smell and touch are activated and a positive experience with nature and the public realm is produced.

5.2.4 SUSTAINABLE PUBLIC SPACES

- Create public open spaces that build a complete and sustainable community by meeting the needs of a wide range of ages and abilities, and supporting Greenest City objectives through rainwater management, sustainable food systems, green mobility and easy access to nature. The principles of universal design should be applied to the design of all open spaces.
- Community-based food production should be integrated into the entire development not just in open spaces on site but including roof tops and podiums. Edible landscaping would be appropriate on the park parcel and all other private and public open spaces. Urban farming could be integrated into other open spaces.

- Water should be incorporated into the design of the open spaces to take advantage of and celebrate the natural slope of the site, possibly reflecting the natural history of streams on the site. The design and scale of rainwater management elements should reflect anticipated yields from rain water and other non-potable sources so they can function beautifully during periods of drought, when people are most inclined to spend time out-of-doors. Water features should be designed to be safe for all users and not pose safety challenges for the visually impaired or others with limited mobility, while providing opportunities for direct contact with water.



Precedent use of rainwater elements in public space

5.0 PARKS AND OPEN SPACES

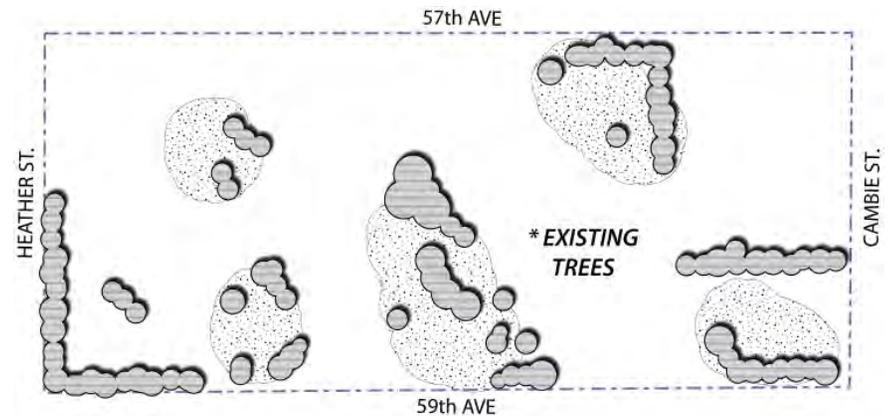
5.2 POLICIES (con't)

5.2.5 MEMORY

- Reflecting the historical patterning of buildings on this site is challenging since they would prevent connections through the site, but there may be opportunities through public realm elements or public art at a finer grain to reflect the angled orientation of previous buildings and the resulting triangularity of previously existing open spaces.
- A public art plan and public realm plan will be developed at time of rezoning. They will recognize the Coast Salish people (on whose traditional territory the site sits) and draw upon this memory.

5.2.6 TREES

- Retain significant trees where possible, and organize buildings, open spaces and public ways around them. Retention of the most desirable trees should be incorporated into the design of the City park as a central focus of the redevelopment of this site. An arborist's report prepared during the policy planning process allowed for the most important and viable stand of existing trees to be identified, which was a significant determinant of the park location. Other significant trees identified provide important transitions along the edges of the site between the new development and adjacent sites.
- A further arborist's report will be required at time of rezoning to confirm tree retention. Specifying appropriate setbacks, open space design, surface permeability and soil conditions to ensure retained trees continue to thrive will be important considerations in the rezoning process.



Retain significant trees where possible

MOBILITY, ACCESSIBILITY AND CONNECTIONS (TRANSPORTATION) 6.0



6.0 MOBILITY, ACCESSIBILITY AND CONNECTIONS (TRANSPORTATION)

This section provides policies that will guide the planning of walking, cycling and transit circulation, links to the surroundings, public realm design, traffic impacts and parking and loading.

6.1 BACKGROUND

Green Mobility is central to the City of Vancouver's transportation priorities, with an emphasis on facilities for pedestrians, cyclists and transit users. The future of Pearson Dogwood will reflect and expand on these priorities to provide safe, easy and comfortable services for people of all ages and for those with a variety of physical disabilities. Vehicle traffic to and through the site will be controlled, prioritizing people over vehicles in street design and minimizing traffic impacts on the surrounding streets.

CONTEXT

There are currently no publicly accessible connections through the Pearson Dogwood site for any mode of travel. The site is poorly integrated into the surrounding neighbourhood, and walking and cycling within the site is a challenge.

The site is located adjacent to two arterial streets, Cambie Street, a regional arterial street on Translink's major road network, and W 57th Avenue, which primarily serves Vancouver. Heather Street, to the west, is a popular bikeway, and W 59th Avenue, to the south, is a greenway, part of an established city-wide network intended to:

- Make walking more interesting.
- Make cycling safer and more convenient.
- Reduce the impact of motor vehicles.
- Be 'greener' in character.
- Use public art to make the greenway more interesting.

Pearson Dogwood is located adjacent to existing bus stops on Cambie Street, served by the #15 bus, and is within a ten minute walk from both the west 49th Avenue and Marine Drive Canada Line transit stations. Cambie Street is an important corridor that is part of TransLink's Frequent Transit Network (FTN), which provides convenient, reliable and easy-to-use services with connections to east-west transit routes/services and destinations along the Canada Line. The site is also within a five minutes walk of frequent north-south bus service on Oak Street.

High level analysis was done to understand the magnitude of the proposed development on the local transportation network. This analysis indicated that the nearby roadways are expected to be able to accommodate traffic and bus transit for site build-out conditions, with some modifications to existing traffic signals required. Canada Line will have the capacity to carry the predicted additional passenger loads.



6.0 MOBILITY, ACCESSIBILITY AND CONNECTIONS (TRANSPORTATION)

6.1 BACKGROUND (con't)

TRANSPORTATION STRATEGY

- To apply the principles of Universal Design (design for all ages and levels of ability) to all street and public realm design, to ensure destinations throughout the site can be reached in a way that consistently feels safe, comfortable, and convenient for people of all ages and abilities.
- To encourage travel within and to the site by walking, cycling or public transit, ensuring connectivity and permeability through the site.
- To design streets with a focus on people and activity in a way that ensures that motor vehicle traffic does not divide or dominate the site.
- To ensure that the site is an integral part of the larger walking, cycling and transit network that connects it to the adjacent bikeway and greenway, Langara Gardens, Oakridge Centre, Langara-49th Avenue and Marine Drive Stations, Canada Line Walking and Cycling Bridge and the many schools, parks and amenities in adjacent neighbourhoods.
- To design the site such that it integrates with a future Canada Line station at the corner of Cambie Street and W 57th Avenue, including provision of direct walking and cycling connections.
- To protect the adjacent bikeway and greenway by mitigating vehicle impacts on the Heather Street bikeway and the North Arm Trail Greenway (W 59 Avenue).
- To use existing arterial streets (i.e. W 57th Avenue and Cambie Street) for primary vehicle access to the site.

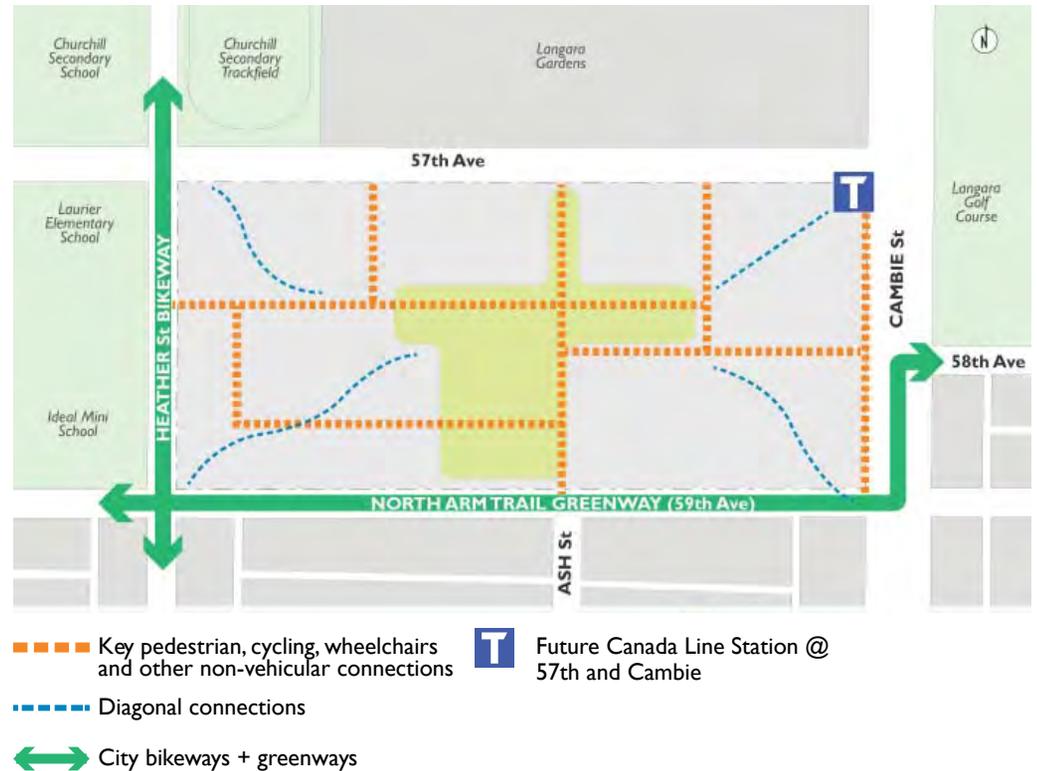


6.0 MOBILITY, ACCESSIBILITY AND CONNECTIONS (TRANSPORTATION)

6.2 POLICIES

6.2.1 TRAVEL TO THE SITE

- Provide for a future W 57th Avenue Canada Line Station to facilitate better transit access, including a direct all ages and abilities link for walking and cycling from the station to the Heather Street Bikeway and the North Arm Trail Greenway;
- Provide pedestrian and cyclist end-of-trip facilities, which may include public washrooms, lockers and high-quality secure bicycle parking, to support people arriving to the site by walking or cycling;
- Locate primary motor vehicle access points into and out of the site from two accesses on W 57th Avenue, and one on Cambie Street at W 58th Avenue; and
- Design to minimize and mitigate vehicle impacts on the Heather Bikeway and North Arm Trail Greenway in consideration that access to the site may be possible from one new intersection on Heather Street and one on W 59th Avenue.

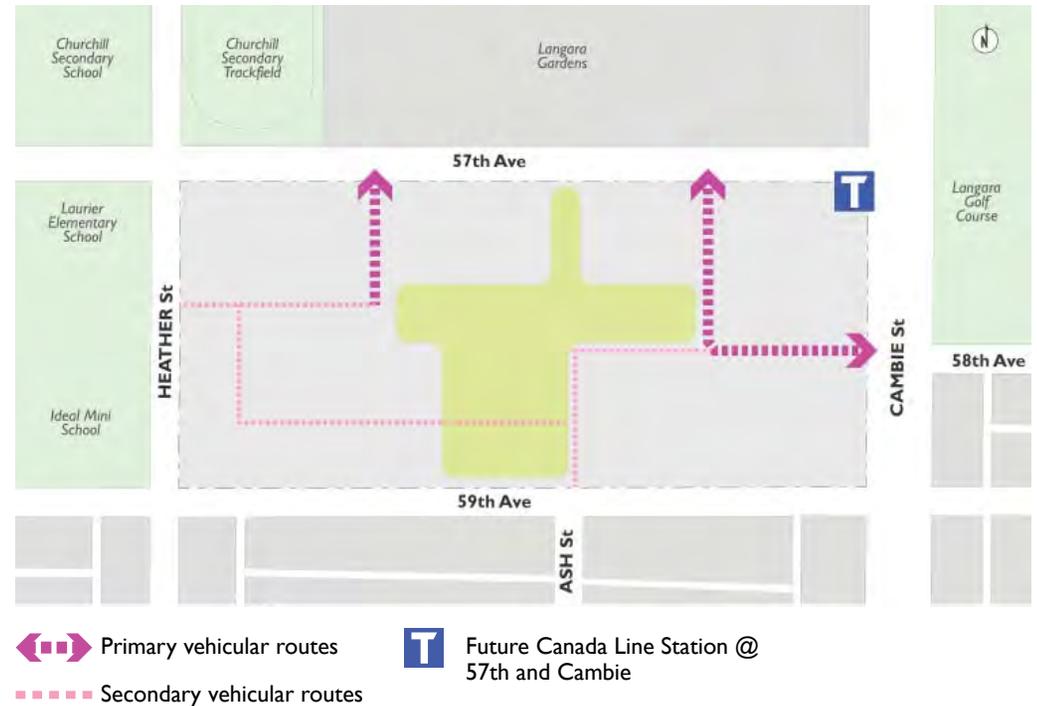


6.0 MOBILITY, ACCESSIBILITY AND CONNECTIONS (TRANSPORTATION)

6.2 POLICIES (con't)

6.2.2 TRAVEL WITHIN THE SITE: NEW WALKING, CYCLING AND MOTOR VEHICLE CONNECTIONS

- Create a fine-grained network of walking and cycling routes through the site, including both dedicated City roadways and routes secured by statutory rights-of-way to break down block sizes and provide convenient links throughout the site.
- While detailed street design will be developed as part of a public realm plan at the time of rezoning, there are several key design elements that should be provided:
 - Street right-of-way widths should generally be the City standard of 20 metres (66 feet) and align with existing streets, except where design conditions show that narrower or additional width should be considered to satisfy the needs of all users.
 - Integrate all ages and abilities in the street right of way design for walking and cycling connections throughout the site.
 - Provide separate spaces for walking, cycling and motor vehicle travel, unless it can be clearly demonstrated that shared facilities will not compromise the safety and comfort of active modes and vulnerable road users
 - The public realm should accommodate existing trees, where possible. New street trees should be appropriately located with consideration to species, size, and spacing.
 - Design new streets for low motor vehicle speeds, and prioritize walking and cycling movement.
 - Design sidewalks as Wellness Walkways around the site that include areas to rest, landscaped areas, benches, and other street furniture.
 - Provide on-street parking where appropriate to reduce illegal stopping and support safe and convenient access for people with mobility issues and for goods movement.
 - Allow for future public bike share at strategic locations around the site.



6.0 MOBILITY, ACCESSIBILITY AND CONNECTIONS (TRANSPORTATION)

6.2 POLICIES (con't)

6.2.3 MINIMIZE IMPACTS ON NEIGHBOURING STREETS

The site should integrate into the surrounding community while minimizing the impacts of new motor vehicle traffic on surrounding neighbourhoods/streets.

- Upgrade adjacent and impacted cycling facilities to an all ages and abilities (AAA) standard by separating bike facilities and enhancing vehicle conflict points, unless it can be demonstrated that motor vehicle volumes will be reduced to a comfortable level (500 vehicles/day or less) through traffic calming and access design.
- Design roads and connections to prevent motor vehicle shortcutting through the site.
- Minimize the impact of new developments on existing on-street parking supply.

6.2.4 PEDESTRIAN AND CYCLIST SUPPORTIVE BUILDING DESIGN

- Design buildings to accommodate and encourage bicycle use, through easy access to secured interior bicycle storage and exterior bicycle racks, from building entrances. Consideration should be given to at grade storage facilities and exceeding the minimum number of exterior bicycle racks.
- Provide clear linkages from buildings to adjacent greenways.
- Provide off-street space for loading/unloading people with mobility aids at facilities with programs and services for such users.
- Access to underground parking should be limited to internal lanes or streets.
- Servicing shall be contained on-site and not impact or rely on use of City streets for either servicing or maneuvering.

6.2.5 PARKING STRATEGY

- Consider potential for district approach to parking and investigate parking design to allow parking spaces to be adapted to other uses in the future. A district rather than building-by-building approach could facilitate unbundling, increased housing affordability, and increased parking use efficiency.
- Parking areas should be appropriately scaled to the needs of the development.
- Goods loading and passenger loading will be provided on-site to minimize conflicts with walking and cycling routes.

6.2.6 TRANSIT INTEGRATION

- Provide for a future Canada Line Station at W 57th Avenue and Cambie Street.
- Design internal roadway on the northeast corner of the site to allow for a future W 57th Avenue bus route to terminate at the future Canada Line Station, including locations for stops, timing points, and passenger loading.
- Improve amenities at transit stops with shelters or other weather protection, benches, lighting, litter receptacles, and information.
- Promote security by providing safe, convenient routes to stops and stations.

SUSTAINABILITY AND GREEN INFRASTRUCTURE

7.0



7.0 SUSTAINABILITY AND GREEN INFRASTRUCTURE

This section provides direction on sustainability policies relating to green architecture and sustainable site planning.

7.1 BACKGROUND

Established City of Vancouver policies ensure that all new developments – in particular, large developments - achieve very high levels of sustainability. These policies were align with the Greenest City Action Plan 2020. This citywide policy identifies strategies to promote green economic development, eliminate dependence on fossil fuels, promote green transportation options, utilize green building design and ensure everyone has access to nature, clean water and local food.

Flowing from the Greenest City Action Plan are two polices that specifically impact the Pearson Dogwood site: the Green Building Policy for Rezonings and the Rezoning Policy for Sustainable Large Developments. Specific requirements for the Pearson Dogwood site regarding the Neighbourhood Energy System anticipated for the Cambie Corridor are provided below.



7.0 SUSTAINABILITY AND GREEN INFRASTRUCTURE

7.1 BACKGROUND (con't)

GREEN BUILDING POLICY FOR REZONINGS

The Green Building Policy for Rezonings requires that all buildings demonstrate high green performance. Currently, a minimum of LEED® Gold certification (with specific points in energy performance, water efficiency and stormwater) is mandatory for all new buildings where there is a rezoning.

REZONING POLICY FOR SUSTAINABLE LARGE DEVELOPMENTS

The Ecocity Policies for Sustainable Large Developments mandate that as part of the rezoning process, a series of plans or studies be conducted by the proponent in a range of areas pertaining to environmental and social sustainability. These areas and deliverables are described below:

- 1. Site Design** - create a design that considers, and where appropriate, incorporates layout and orientation approaches that reduce energy needs and facilitates passive design solutions. Incorporate urban agriculture and replicate natural systems where possible.
- 2. Access to Nature** – provide a plan that demonstrates how the project will provide natural habitats, enhance the ecosystem, create public open spaces and opportunities for people to directly experience nature.
- 3. Sustainable Food Systems** - provide a sustainable local food plan that considers urban agriculture and sustainable community food systems.
- 4. Green Mobility** - create a green mobility plan, which will provide measures and strategies to prioritize more sustainable travel to and from the site. This will include prioritizing walking, cycling, and public transit over automobile use, and facilitating the incorporation of low carbon vehicles, such as electric vehicles.
- 5. Rainwater Management** – create a rainwater management plan that recognizes rainwater as a resource to enhance the community and environment.
- 6. Zero Waste Planning** – Create a solid waste diversion strategy that meets or exceeds the City’s expectations with respect to waste reduction, increased opportunities for material reuse and recycling, and reduced GHG emissions.
- 7. Affordable Housing** - create a study that considers a range of unit types and tenures to enhance the affordability that the market can provide, in accordance with Council’s Affordable Housing Policies.
- 8. Low Carbon Energy Supply** – support completion of a Low Carbon Energy Supply Feasibility Analysis to explore, in detail, the viability of low carbon neighbourhood (district) energy along the Cambie Corridor, and build on the pre-feasibility work completed to date. (Note: These requirements are in lieu of the standard requirements under this policy to investigate and implement, where viable, a low carbon energy solution on-site. Further details are provided below.)

7.0 SUSTAINABILITY AND GREEN INFRASTRUCTURE

7.1 BACKGROUND (con't)

LOW CARBON NEIGHBOURHOOD ENERGY

The Greenest City Action Plan seeks to reduce city-wide greenhouse gas (GHG) emissions by 33% or 1,110,000 tonnes of CO₂ per year by 2020. Neighbourhood Energy Systems (NES) are targeted to deliver 11% of this reduction (120,000 tonnes per year) by more efficiently delivering thermal energy to connected buildings and incorporating a range of potential low carbon energy sources. In October 2012, Council adopted the Vancouver Neighbourhood Energy Strategy, which identified the Cambie Corridor as a target area for NES development.

The Cambie Corridor Plan highlighted Pearson Dogwood as one of many large redevelopment sites that has the best potential to support low carbon NES development in the Cambie Corridor. A recent (2013) Pre-Feasibility Analysis for the Cambie Corridor confirmed this potential. The City is in the process of selecting a utility provider to complete a more detailed Feasibility Analysis and implement a corridor-wide NES in consultation with landowners.

In the near term, large redevelopment sites, including Pearson Dogwood, are to be established as isolated nodes of neighbourhood energy, each requiring centralized on-site natural gas boiler plants to provide interim thermal energy. In the long-term, these sites will serve a back-up and peaking energy function for the corridor-wide NES.



7.0 SUSTAINABILITY AND GREEN INFRASTRUCTURE

7.1 BACKGROUND (con't)

HEALTHY CITY STRATEGY (ANTICIPATED IN 2014):
 The Healthy City Strategy is the third component of an overall citywide plan for sustainability. This policy will accompany the existing environmental and economic sustainability policies and focus on social sustainability. The strategy will have long-term goals with mid-term targets (2025).

The Pearson Dogwood development is anticipated to meet many of the objectives contained within the policy, specifically around the creation of a complete community for people with a range of income levels, ages, and abilities. Contributions towards specific citywide targets will be determined at the rezoning stage.



7.0 SUSTAINABILITY AND GREEN INFRASTRUCTURE

7.2 POLICIES

7.2.1 REZONING POLICY FOR SUSTAINABLE LARGE DEVELOPMENTS:

- Pearson Dogwood will meet or exceed the requirements identified in the Rezoning Policy for Sustainable Large Developments, or other applicable policies.

7.2.2 GREEN BUILDING POLICY FOR REZONINGS:

- Pearson Dogwood will meet or exceed the requirements identified in the Green Building Policy for Rezoning, or other applicable policies.
- Buildings are to visibly express green elements as well as embody green building and passive design: green roofs and terraces, roof top gardens, trees and plantings on upper levels and balconies, green walls and supports for vertical plant growth.

7.2.3 NEIGHBOURHOOD ENERGY:

The following neighbourhood energy policies are intended to ensure future NES connectivity of the Pearson Dogwood site, as it and other large redevelopment sites serve as critical nodes for securing a corridor-wide NES:

- At the time of rezoning, the Pearson Dogwood applicant(s) is expected to work closely with the City's designated NES utility provider(s), including contributing funding towards a corridor-wide NES feasibility study (in lieu of the Low Carbon Energy Supply Feasibility Screening Study that is required under the Sustainable Large Developments Rezoning Policy).
- All thermal energy requirements, including domestic hot water and space heating, of the Pearson Dogwood redevelopment site shall be provided by the City's designated NES utility provider.
- A central boiler plant shall be provided, on private land, to

service all development within the Pearson Dogwood site. The location of the plant will be finalized at the time of rezoning, and must be mutually agreed upon by the City's designated NES utility provider and the General Manager of Engineering Services. The plant may include integration of waste heat recovery from cooling.

- All developments within Pearson Dogwood shall be designed to be easily connectable and compatible with the Cambie Corridor NES and developments will require agreements to the satisfaction of the General Manager of Engineering Services and the Director of Legal Services to ensure connection to the Cambie Corridor NES when it is available.



ILLUSTRATIVE DEVELOPMENT CONCEPT 8.0

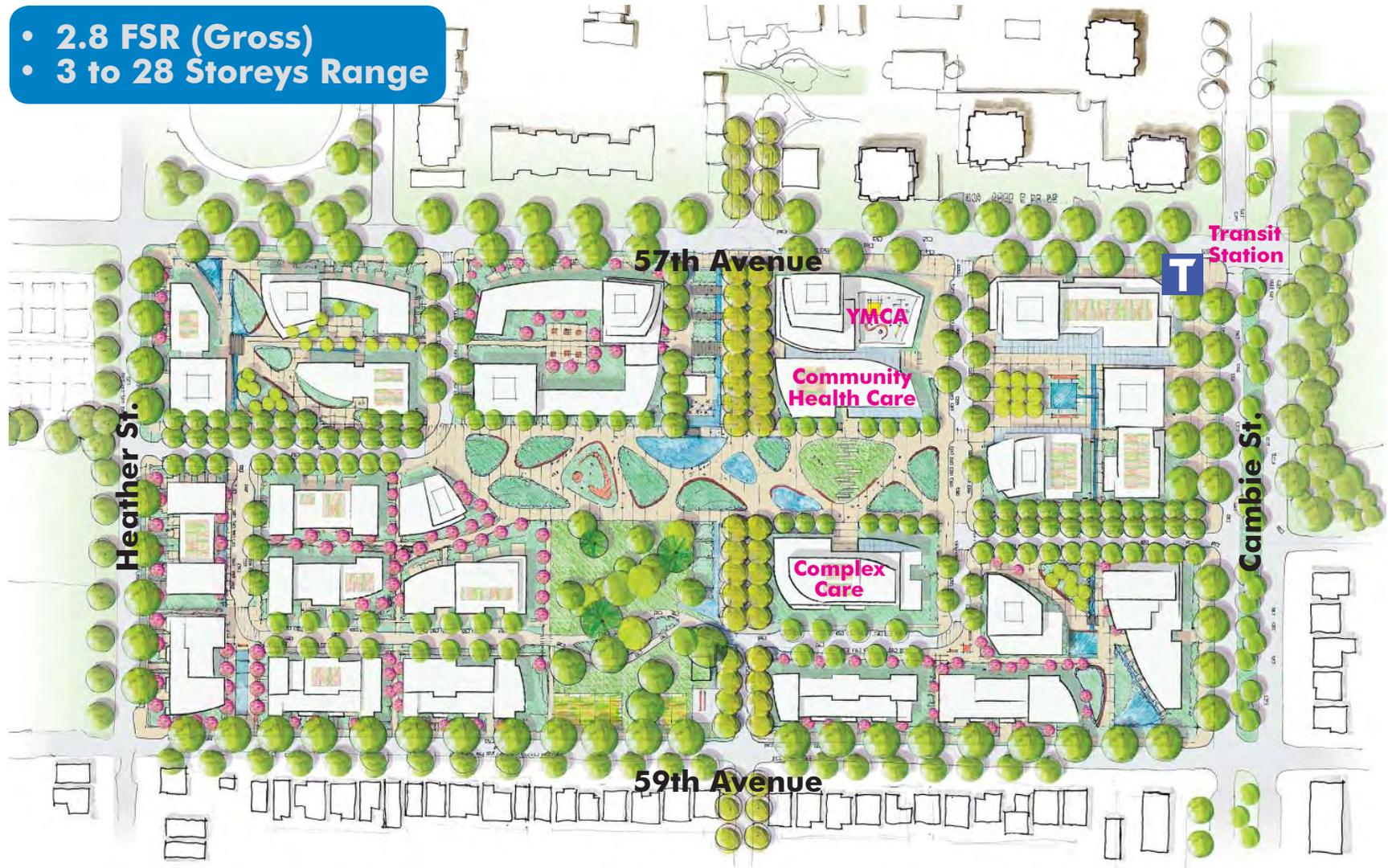


8.0 ILLUSTRATIVE DEVELOPMENT CONCEPT

These illustrations represent Vancouver Coastal Health's proposed development concept for the Pearson Dogwood site. Generated during the course of the planning process by architecture firm Dialog and landscape architecture firm Hapa Collective, they represent one way in which the policies can be framed, and how the policy statement document could be expressed.

8.1 ILLUSTRATED PLAN

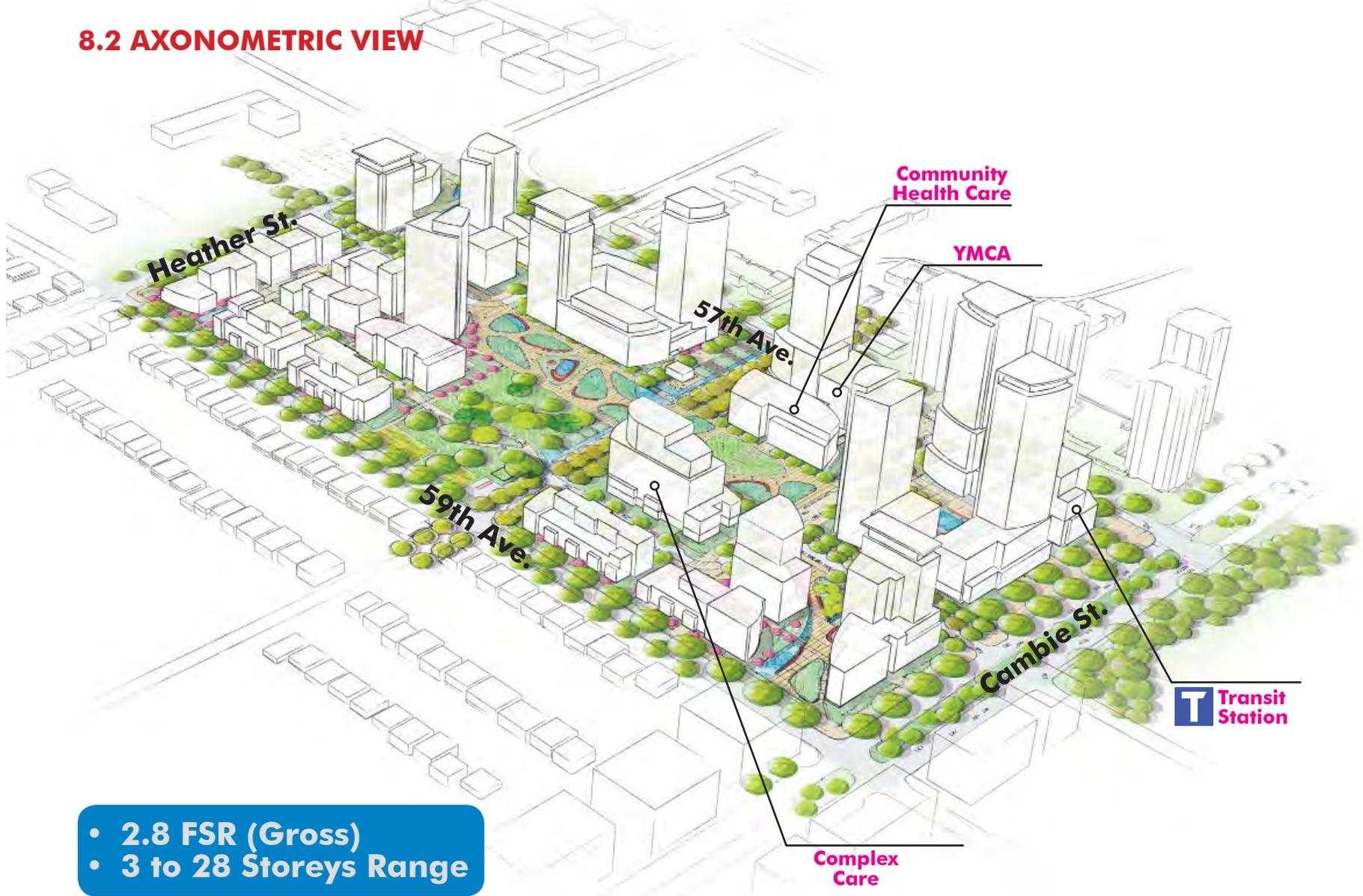
- 2.8 FSR (Gross)
- 3 to 28 Storeys Range



8.0 ILLUSTRATIVE DEVELOPMENT CONCEPT

These illustrations represent Vancouver Coastal Health's proposed development concept for the Pearson Dogwood site. Generated during the course of the planning process by architecture firm Dialog and landscape architecture firm Hapa Collective, they represent one way in which the policies can be framed, and how the policy statement document could be expressed.

8.2 AXONOMETRIC VIEW



8.0 ILLUSTRATIVE DEVELOPMENT CONCEPT

8.3 OPEN SPACE CONCEPTS

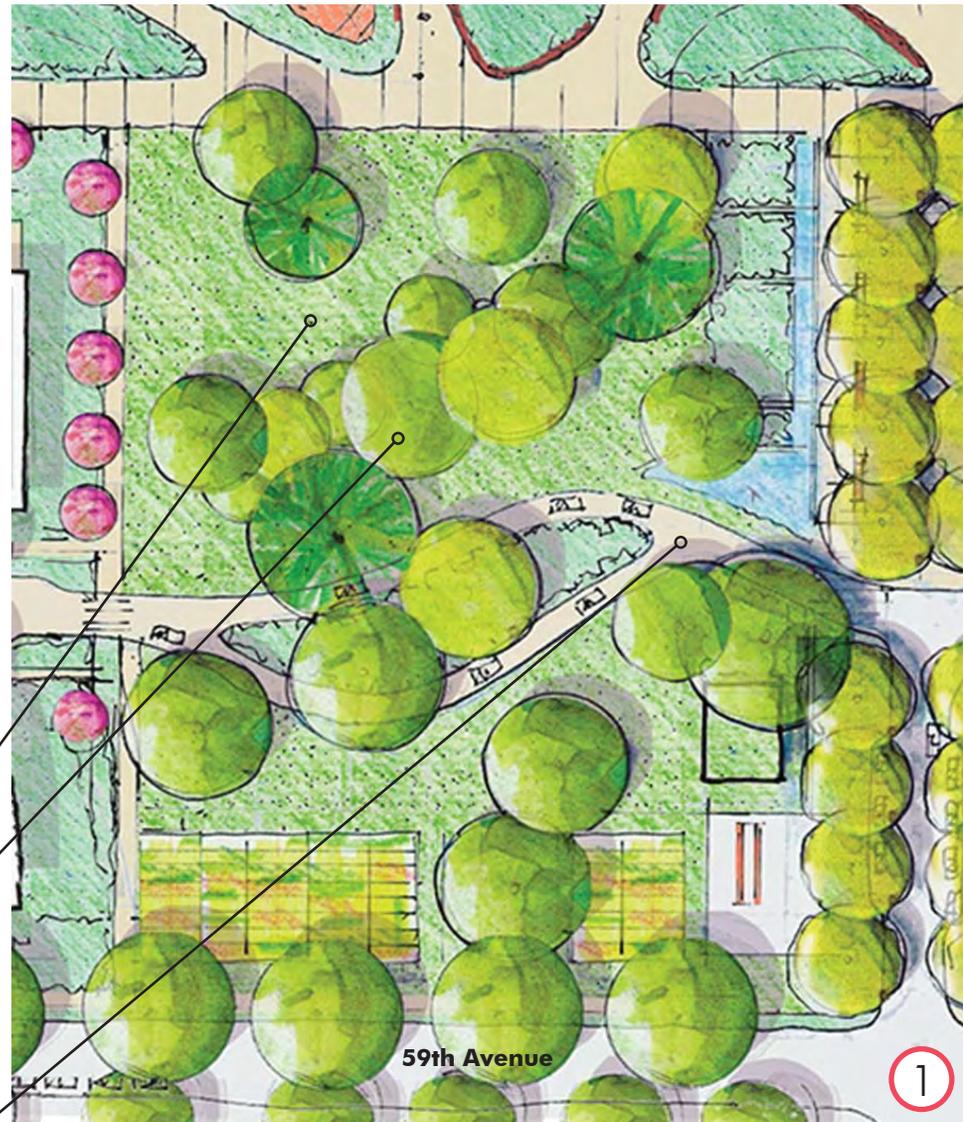
8.3.1 CENTRAL OPEN SPACE + PARK



Large park for diverse activities and community gathering.

Grove of **retained trees**

East-west connection through the central open space should be designed to minimize any impacts to existing trees.



8.0 ILLUSTRATIVE DEVELOPMENT CONCEPT

8.3 OPEN SPACE CONCEPTS (con't)

8.3.2 CENTRAL PUBLIC PLAZA, PROMENADE AND COMMUNITY AMENITIES



Small-scale retail destination for social interaction.

East-west promenade links to the large park area as well as various health amenities and destinations.



8.0 ILLUSTRATIVE DEVELOPMENT CONCEPT

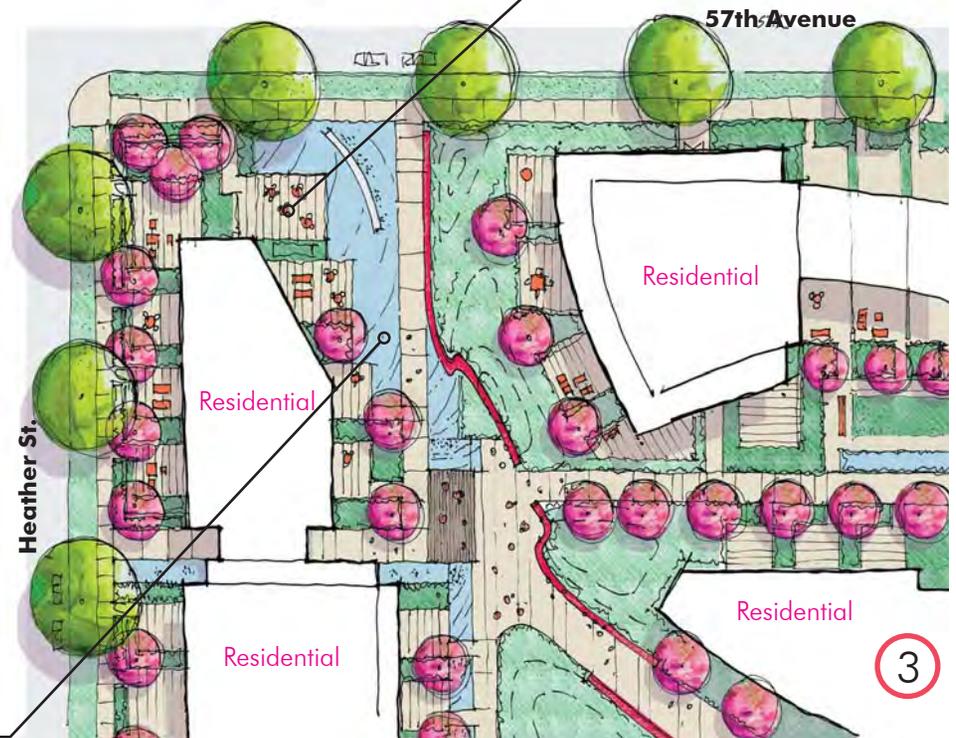
8.3 OPEN SPACE CONCEPTS (con't)

8.3.3 SMALL QUADRANT PARK



Stormwater features surrounded by trees, edible and sensory landscaping, and places to linger and rest.

Welcoming corner with landscaping, water features and public spaces (green and/or hard-scaped) that invites people into the site.



9.0 APPENDICES

9.1 SUMMARY OF PLANNING PROCESS AND PUBLIC ENGAGEMENT

VCH initiated Roundtable Sessions

November 26-29, 2012

Open Houses

January 31 & February 2, 2013

- 240 attendees
- 84 responses

June 6 & 8, 2013

- 200 attendees
- 100 responses

September 12 & 14, 2013

- 200 attendees
- 140 responses

Pearson Dogwood Community Advisory Group

February 20, 2013

April 22, 2013

May 27, 2013

August 26, 2013

November 18, 2013

COV Persons with Disabilities Advisory Committee

February 28, 2013

April 25, 2013

June 27, 2013

October 24, 2013

November 28, 2013

December 9, 2013

COV Seniors Advisory Committee

June 21, 2013

September 20, 2013

November 15, 2013

Urban Design Panel

October 9, 2013

Youth Engagement (at Churchill Secondary School)

April 12, 2013



Youth engagement at Churchill Secondary School

9.0 APPENDIX

The guiding principles are organized into five categories, and each category consists of a series of more detailed principles. There are 32 detailed principles altogether.* These principles are presented more extensively in the above sections two to seven.

*Note: Not all the guiding principles will have illustrations

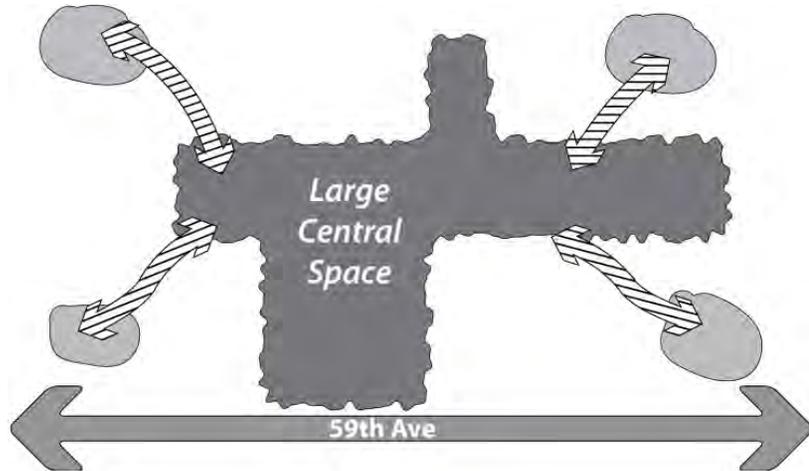
9.2 GUIDING PRINCIPLES

9.2.1 OPEN SPACES + PUBLIC PLACES

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

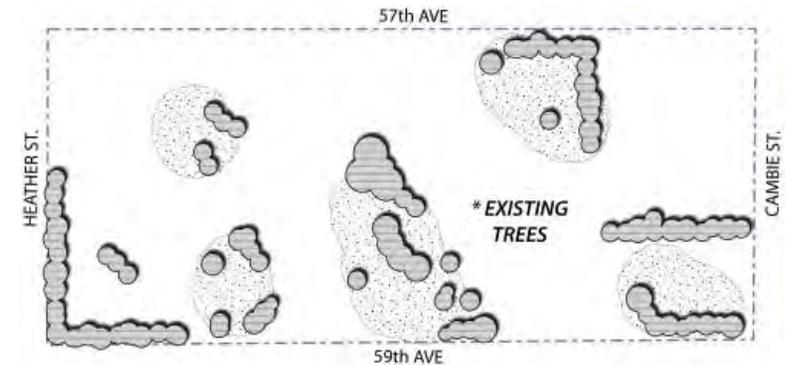
Park Land

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



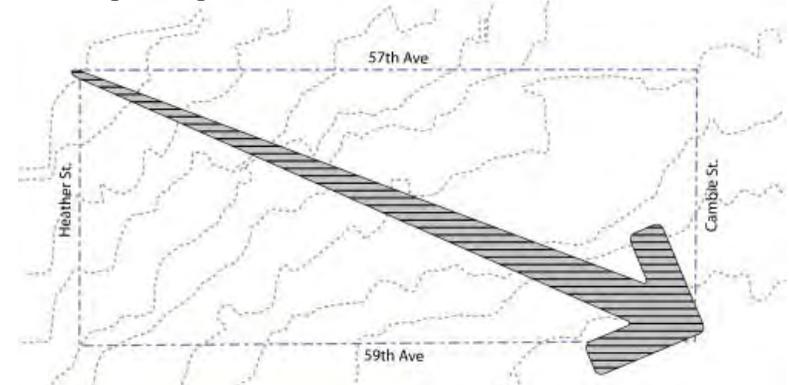
Natural Features

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



Topography

Integrate the slope of the site into the site design as an asset and a distinguishing feature.



9.0 APPENDIX

9.2 GUIDING PRINCIPLES (con't)

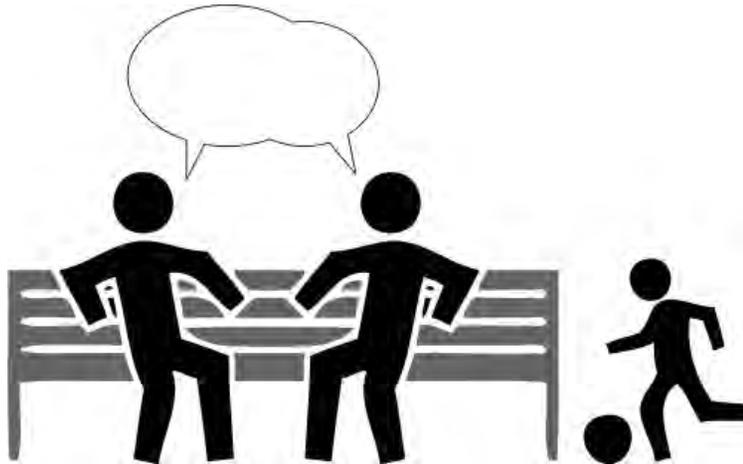
9.2.1 OPEN SPACES + PUBLIC PLACES (con't)

History

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

Design of Public Spaces

Parks and open spaces should foster social interaction and become neighbourhood meeting places. Create flexible spaces and public places that can accommodate a range of activities. Coordinate with the design objectives of the Cambie Corridor Public Realm Plan.



Water

Incorporate water in the design of open spaces and public places. Take advantage of the natural slope of the site in the design of rainwater management elements. Reflect the natural history of streams on the site.



9.0 APPENDIX

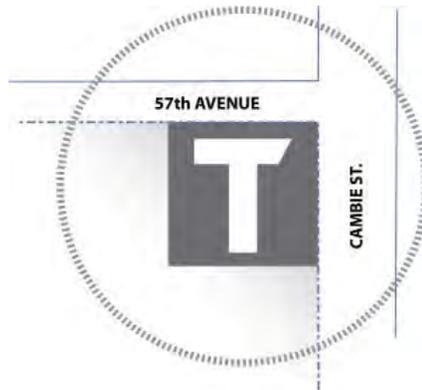
9.2 GUIDING PRINCIPLES (con't)

9.2.2 MOBILITY, ACCESSIBILITY + CONNECTIONS

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

Rapid Transit

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



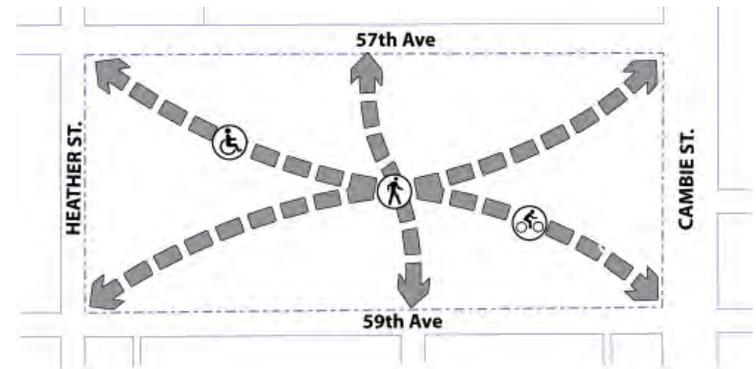
Prioritize Non-Automotive Transportation

Focus first on pedestrians and wheelchair users, and then on cyclists. Accessibility should be incorporated into all aspects of site design.



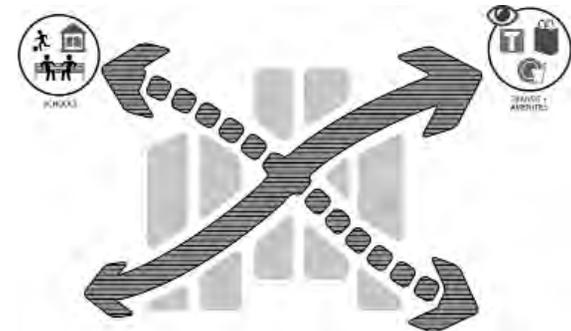
Pathway Connections

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



Diagonal Connections

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



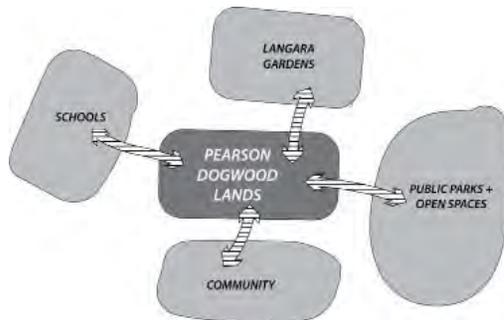
9.0 APPENDIX

9.2 GUIDING PRINCIPLES (con't)

9.2.2 MOBILITY, ACCESSIBILITY + CONNECTIONS (con't)

Integration

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



Streets for People

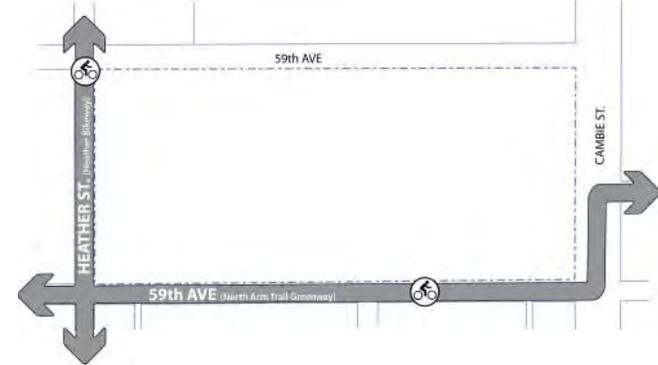
Design and configure streets as a focus for people and activity and ensure that vehicular traffic does not divide or dominate. Local streets should be traffic calmed and direct vehicular movement across the site will be discouraged. Discourage short-cutting traffic in the neighbourhood to the south.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

Part of an Active Transportation System

Consider the site as part of a larger cycling and walkway system connecting to Langara Gardens, Oakridge Centre, and the Canada Line pedestrian and cyclist bridge over the Fraser River.

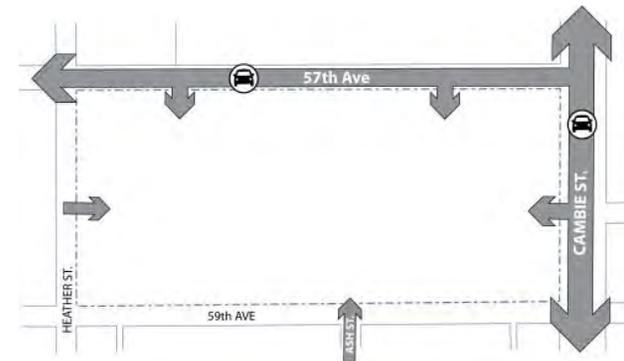
Protect Local Bikeways

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



Vehicle Access

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



9.0 APPENDIX

9.2 GUIDING PRINCIPLES (con't)

9.2.3 COMPLETE COMMUNITY

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

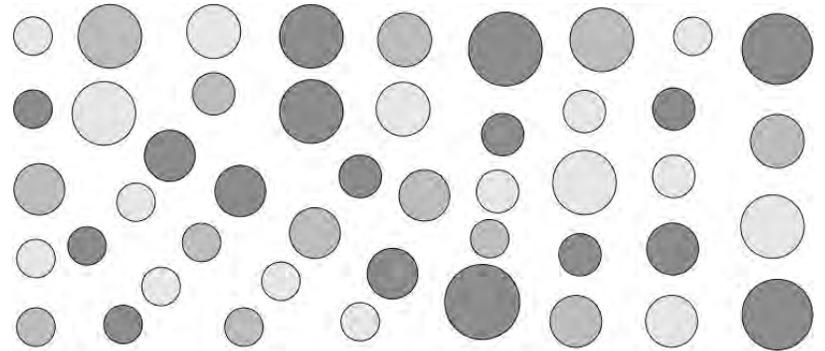
Health Care Services + Housing for People with Disabilities

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



Housing Mix

Provide a mix of housing options for a diverse community at all income levels, ages and abilities. Integrate the mix of housing options physically and socially on the site and include 25% housing for families, rental housing and a minimum of 20% social housing.



Accessible Design

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



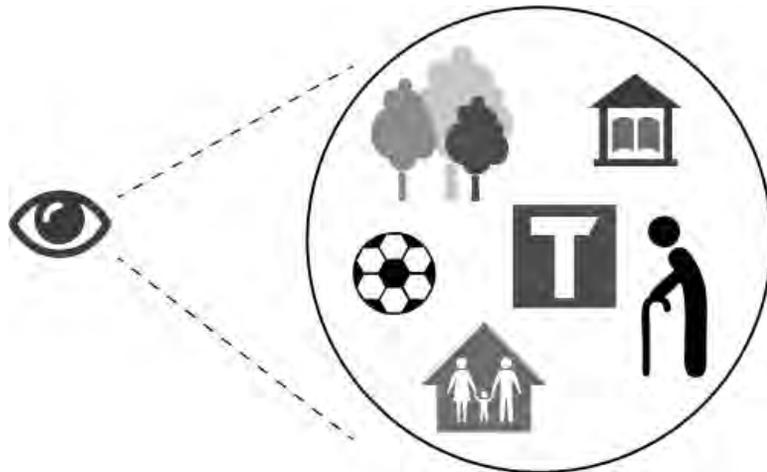
9.0 APPENDIX

9.2 GUIDING PRINCIPLES (con't)

9.2.3 COMPLETE COMMUNITY (con't)

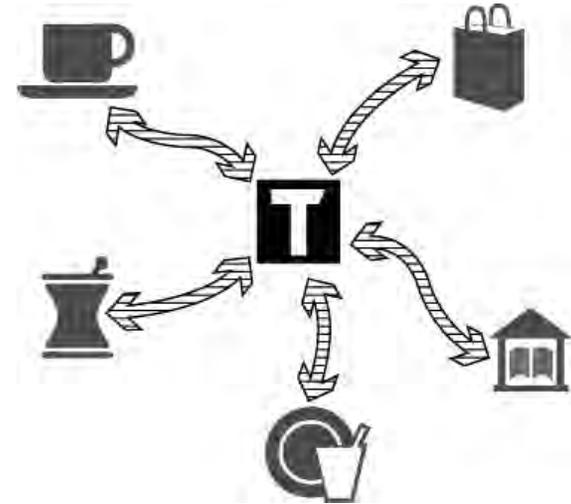
Community Amenities

Provide a range of community amenities such as adult daycare and childcare, recreational facilities, park space and community meeting space to meet existing and future needs in the area. Organize and cluster these amenities in close proximity to transit with a highly visible presence.



Local Shops + Services

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



Therapeutic Pool

Maintain or renew the Stan Stronge therapeutic pool.



9.0 APPENDIX

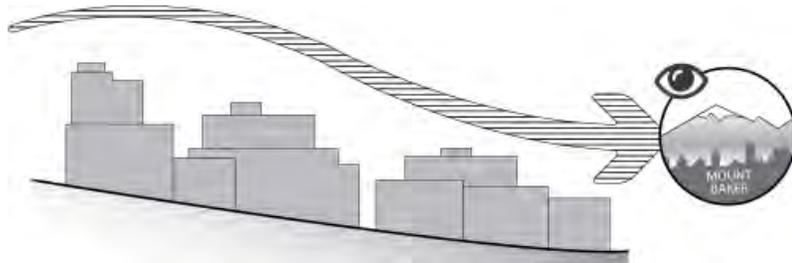
9.2 GUIDING PRINCIPLES (con't)

9.2.4 SITE PLANNING + BUILDING DESIGN: TRANSIT, PEDESTRIAN-ORIENTED

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

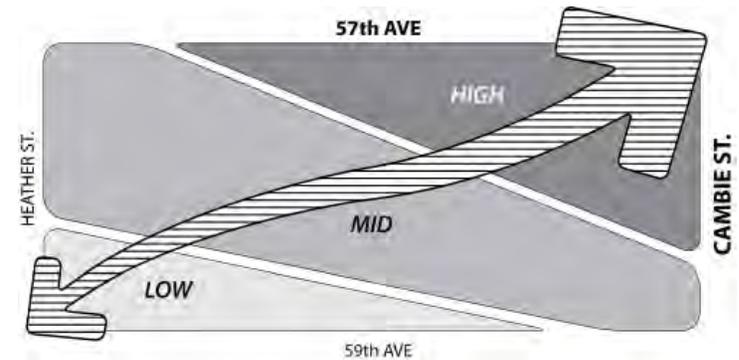
Topography + Views

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



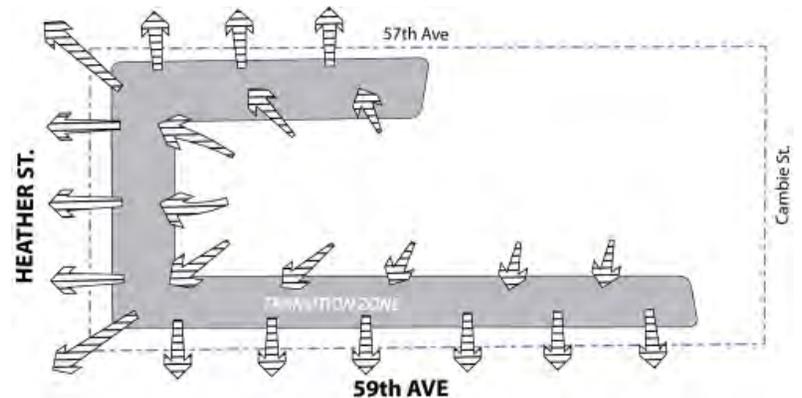
Intensify Activity at the Future Canada Line Station

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



Transitions

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



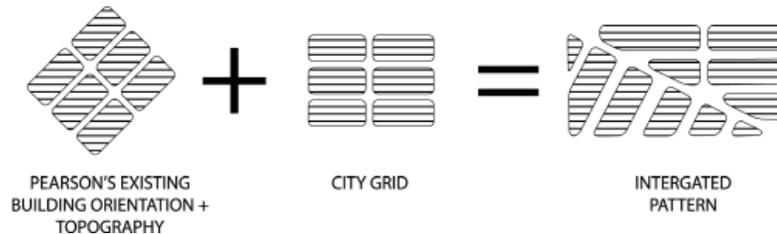
9.0 APPENDIX

9.2 GUIDING PRINCIPLES (con't)

9.2.4 SITE PLANNING + BUILDING DESIGN: TRANSIT, PEDESTRIAN-ORIENTED (con't)

Integrate with the Surroundings

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



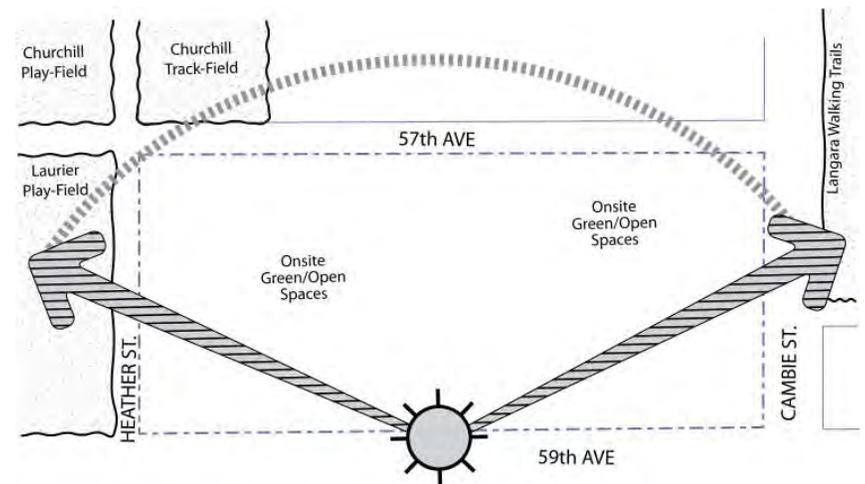
Variations in Architecture

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

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

Sun Access

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



9.0 APPENDIX

9.2 GUIDING PRINCIPLES (con't)

9.2.5 SUSTAINABILITY AND GREEN INFRASTRUCTURE

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

Rezoning Policy for Sustainable Large Developments

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



Regenerative Approach

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



Sustainable Energy

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



9.0 APPENDIX

9.2 GUIDING PRINCIPLES (con't)

9.2.5 SUSTAINABILITY AND GREEN INFRASTRUCTURE (con't)

Visible Green

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



Sustainable Food Systems

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



ACKNOWLEDGEMENTS

Pearson Dogwood Policy Planning Project Team

Yardley McNeill, Ben Johnson, Pat St. Michel, Patrick Chan, Kirsten Robinson, Graham Winterbottom, Tate White, Matt Shillito

Staff Team

Paul Storer, Brad Badelt, Lisa Leblanc (Engineering), Daniel Naundorf, Michelle Vernooy, Vickie Morris (Social Infrastructure), Alan Duncan (Parks), Hugo Haley, Wendy Lebreton (Sustainability)

Community Groups

Pearson Residents Redevelopment Group (residents on site)
Residents in the surrounding area
Dogwood Lodge Family Council
Persons with Disabilities Advisory Committee (City of Vancouver)
Disabilities community (Civil Rights Now, BC Assoc. for Community Living)
Neighbourhood Associations (Marpole Oakridge Community Association, Marpole Matters, Oakridge Langara Residents Assoc.)
Housing Organizations (BC Housing, Coast Mental Health, Vancouver Resource Society)
Urban Agriculture (Farmers on 57th, Evergreen)
Aboriginal Organizations. (VCH Aboriginal Health Strategic Initiatives, Urban Aboriginal Advisory Committee, Musqueam First Nation)
Stan Stronge Therapeutic Pool
Seniors Advisory Committee (City of Vancouver)
Schools (Sir Wilfred Laurier Elementary, Sir Winston Churchill Secondary)
YMCA
Vancouver Coastal Health and Lower Mainland Facilities Management staff

External Consultants

Dialog (Architects), Hapa Collaborative (Landscape Architects), Bunt & Associates (Engineers)

Council Motion (April 2013)

On April 23, 2013 Council passed a Motion relating specifically to the redevelopment of Pearson Dogwood:

Planning Process for Pearson Lands

WHEREAS

1. The City of Vancouver seeks to be a leader in the provision of accessible services to people with disabilities;
2. Vancouver Coastal Health has decided to replace the health care facilities at George Pearson Centre as part of a major redevelopment of this site;
3. Council's Persons with Disabilities Advisory Committee has expressed concern about the nature of the new facilities and heard submissions that the hospital should not be rebuilt but replaced with community based independent living arrangements;
4. The Province of BC has set early deadlines to achieve significant revenue from the development of the Pearson lands, although the planning process has just begun;
5. The Pearson planning process is separate from the Marpole Community Plan and the Cambie Corridor Plan, and the resulting development will be a major project in the Marpole area.

THEREFORE BE IT RESOLVED THAT Council direct staff to:

advise Vancouver Coastal Health that the City will require assurances that the mix of health care services, facilities and residential options for people with disabilities resulting from the redevelopment reflects global best practices and full consultation;

remind Vancouver Coastal Health that increases in land value resulting from rezoning may result in community amenity charges offered to the city, which are not, under current policy, available to subsidize capital investments in health facilities and residential options that are a provincial responsibility;

seek opportunities to ensure that the planned George Pearson development maximizes the number of fully accessible and appropriately supported units available to current residents at the existing site.

* * * * *

Pearson Dogwood Public Consultation Summary

Meeting Schedule

VCH initiated Roundtable Sessions

Nov 26-29, 2012

Open Houses

January 31 & February 2, 2013

240 attendees

84 responses

June 6 & 8, 2013

200 attendees

100 responses

September 12 & 14, 2013

200 attendees

140 responses

Pearson Dogwood Community Advisory Group

February 20 (Planning and Design Charrette)

April 22

May 27

August 26

November 18

Churchill Secondary School Design Charrette

April 11, 2013

COV Persons with Disabilities Advisory Committee (see Appendix D)

February 28, 2013

April 25, 2013

June 27, 2013

October 24, 2013

November 28, 2013

Dec 9, 2013

COV Seniors Advisory Committee (see Appendix F)

June 21, 2013

September 20, 2013

November 15, 2013

Urban Design Panel (see Appendix G)

October 9, 2013

Summary of the Public Consultation Process for Pearson Dogwood

Vancouver Coastal Health Roundtable Sessions (2012)

Vancouver Coastal health initiated four round table sessions just prior to commencement of the planning program. The event was held from November 26-29th, 2012 and included representatives from surrounding community organizations, Pearson and Dogwood residents, health care service providers, the Disabilities and Senior’s communities and key stakeholders. The sessions were focused on four themes:

- Community Health Services
- Sustainability
- Community Development
- Social and Affordable Housing

Key messages included concerns over the delivery of healthcare services and support, creating meaningful engagement with the community, delivering a plan that supports an inclusive and diverse community, meeting sustainable standards, conducting a transparent planning process with financial targets declared, setting a target that the redevelopment of Pearson Dogwood would pay for the replacement of existing VCH housing and services on the site and, and creating a planning concept that would integrate well with the surrounding community and retain some of the existing quality of the site in the form of tree retention and landscaped open spaces.

City of Vancouver Public Engagement (2013)

Three Open Houses were organized in 2013 in conjunction with Vancouver Coastal Health and their consultant teams. Each event was well attended and the City received considerable feedback both at the event and through the City’s on-line engagement surveys and the project email address. For each event, 10,000 flyers were mailed out or dropped off, in addition to advertisements in two local papers and 1600 emails sent to the community, organizations and stakeholders with an interest in the project.

On-line Engagement, 2013

A project web site was created and contained copies of all material presented at the three Open Houses and the 2009 Council report and up-coming events. 200 emails were received over the course of the planning program. Comments were primarily focused around Open House events recently completed.

2013 Open Houses

<p>January 31 & February 2 240 attendees 84 responses</p>	<p>June 6 & 8 200 attendees 100 responses</p>	<p>September 12 & 14 200 attendees 140 responses</p>
---	---	--

Public feedback has been generally positive regarding the proposed planning concepts and guiding principles. However, there were some concerns over building heights in excess of 20 storeys. Concerns were expressed regarding the existing transportation network and the impact additional vehicle volumes may have on the surrounding neighbourhood and adjacent

bikeways. In addition, there were concerns over increased ridership volumes and the impact this may have on the Canada Line. Staff responded and noted that a more detailed assessment of building massing and impacts on the adjacent neighbourhood will be assessed at the rezoning stage, as well as the requirement for a detailed Transportation Study.

The majority of comments the City received, were with respect to VCH's proposed health-care and housing options. Both the City's Persons with Disabilities Advisory Committee (PDAC) and the Seniors Advisory Committee were engaged in this discussion, with PDAC co-authoring an alternative housing proposal which was endorsed by the Seniors Advisory Committee. A description of the advice and concerns raised by PDAC are contained in the section titled 'Strategic Analysis'. See Appendix D and Appendix F for Motions from both Committees.

Staff will work with both VCH and the disabilities and seniors community's to create a set of guiding principles around housing options. It is anticipated that the blue ribbon panel of experts in the provision of care to seniors and persons with disabilities will be formed to provide advice about best practice options for the site in 2014.

Pearson Dogwood Community Advisory Group (2013)

The Pearson Dogwood Community Advisory Group played a central role in the creation of the Policy Statement. The Advisory Group was convened by VCH in consultation with the Pearson Dogwood Planning team. The CAG met on five occasions through-out the course of the policy planning program and will continue to be a resource in future stages of the redevelopment. Their contribution was invaluable in the creation of the Policy Statement. The 2013 meeting schedule was as follows:

- February 20
- April 22
- May 27
- August 26
- November 18

The Advisory Group represents a large cross-section of the community who have an interest in, or would be affected by, the redevelopment of Pearson Dogwood. The group is comprised of representatives from:

- Pearson Residents Redevelopment Group (residents on site)
- Residents in the surrounding area
- Dogwood Lodge Family Council
- Persons with Disabilities Advisory Committee (City of Vancouver)
- Disabilities community (Civil Rights Now, BC Assoc. for Community Living)
- Neighbourhood Assoc. (Marpole Oakridge Community Association, Marpole Matters, Oakridge Langara Residents Assoc.)
- Housing Organizations (BC Housing, Coast Mental Health, Vancouver Resource Society)
- Urban Agriculture (Farmers on 57th, Evergreen)
- Aboriginal Organizations. (VCH Aboriginal Health Strategic Initiatives, Urban Aboriginal Advisory Committee, Musqueam First Nation)
- Stan Stronge Therapeutic Pool
- Seniors Advisory Committee (City of Vancouver)
- Schools (Sir Wilfred Laurier Elementary, Sir Winston Churchill Secondary)
- YMCA

- City of Vancouver staff
- Vancouver Coastal Health and Lower Mainland Facilities Management staff



Design Charrette at Pearson (Feb 2013)

As defined by the Group's Terms of Reference, the role of the Advisory Group was:

1. To provide advice to City staff and VCH on the preparation and evaluation of the Policy Statement for the Pearson Dogwood site.
2. Support/advise on broad community outreach at key points in the planning process and ensure that all appropriate stakeholders/constituents/organizations are involved or informed.
3. To help identify gaps in information and, where possible, to supply relevant information to support the planning work.
4. To engage in workshops and meetings as representatives of the Pearson Dogwood, Oakridge-Marpole Communities and as representatives of special interests groups;
5. To act as liaison between the City and their community or organization and to help to identify issues and priorities of importance to that organization

At the meeting on November 18, 2013, the scope of the Policy Statement was presented to the CAG, with the following questions and responses:

TRANSPORTATION

Question: Has there been much thought given to the traffic flow around and through the site, especially delivery trucks and ambulances?

Response: The Mobility, Accessibility and Connections diagram on slide 14 is highlighted as showing the access points to and routes throughout the site for pedestrians, cyclists and vehicles. Sufficient turning radii for trucks and ambulances and additional details will be facilitated and planned for through the rezoning process (CoV).

Question/Comment: Is anything being done to the 59th Avenue and Cambie Street Intersection? It continues to be problematic and encourages unsafe shortcutting tactics.

Response: Engineering has committed to re-examine the entire road network around Pearson, including the intersection noted (CoV).

Question/Comment: Some of the pedestrian pathways appear to cross vehicular roads and there is concern for the safety of people with mobility challenges. If there are signals, automatic ones would work better than signals that require the pedestrian to press a button.

Response: All of the internal roads will be designed to prioritize people over cars with design elements to slow vehicle speeds and deter the use of the road network for shortcutting. Thank you for the signal feedback, which will be used as details are decided at the rezoning stage (CoV).

Question: Is there an onus on the proponent to provide projections for transit ridership?

Response: There will be a Transportation study undertaken as part of the rezoning process which includes projections for the use of the Canada Line. The Engineering Department is looking at this in the best way they can without having exact numbers. Once a certain point of growth is reached, stations will require upgrades to allow for more cars. These upgrades will take place according to the timing of the build-out.

Comment: Downloading of the station costs to the City is a concern.

Response: The City shares your concern, and would prioritize City objectives such as funding community amenities over funding the construction of a transit station. Construction costs will be sought through a variety of sources over time.

HEALTHCARE/HOUSING MODELS

Question/Comment: Speaker commends the quality of the plan. There is a concern that not enough senior's housing is being provided to meet the growing demand.

Response: Proceeds from the development of this project will go towards rejuvenating the senior's care facility and supplying a range of housing options that seniors could access such as market residential and affordable rental housing (LMFM).

Question: Have you examined opportunities for Co-op housing so there are more affordable ownership opportunities?

Response: The City will consider a range of housing options through the rezoning process, which could include affordable ownership. At this point the objective is to provide 20% of all units as affordable rental housing, in a range of models (COV).

Question: What will happen in Phase 1?

Response: It's hard to say at this time. We'll know better at the rezoning stage. No one will have to be relocated twice. Nothing will be demolished unless the existing residents have been relocated elsewhere first (LMFM).

Comment/Recommendation: Speaker recommends the CMHC Canadian Flex Model and the Lifetime Home Model to emulate in providing flexible housing for seniors and people with disabilities.

Response: Thank you for the suggestion, this will be pass this along to the staff working with these housing types (COV).

Comment: Concerned that all the money generated by the site will be going back into institutional models and not the best practices models that are more affordable and provide a better quality of life for residents (agreement from Pearson Disability Committee member).

Response: It's important to make a distinction between the healthcare program and land use. The City of Vancouver can regulate land use but has no authority to regulate healthcare (CoV).

Comment: There is a Council Motion to support aging in place and best practices models for people with disabilities. Human Rights laws say that you have to look outside the box in order not to discriminate on the basis of disability. The City of Vancouver should also follow this.

Response: This policy phase is different from the proceeding rezoning phase. Right now we are determining the redevelopment objectives of the site from a land use perspective.

Afterwards, we can submit our pro forma to the Province for approval and then we can get into these details in the rezoning phase. There are nuanced challenges with capital vs. operating budgets and this single project cannot solve such high level problems (LMFM).

Comment: These are details that affect how people age in place.

Response: Yes, and we will continue to pay attention to these details. There will definitely be housing with support. We'll work on our operating budget and this is a process. Let's work together to find solutions (LMFM).

Comment: Dogwood families want to see a bigger and better Dogwood facilities but worry this is not what we're getting.

Comment/recommendation: Speaker recommends the Green House model

Comment: Concern that the comments of Pearson and Dogwood representatives are getting combined when they should be treated separately (even if they have similar desires).

Response: This is acknowledged but the speaker is ensured they are listening to the nuances of the separate concerns (LMFM, CoV).

Comment: What you're hearing from us is frustration. We wanted a higher standard, more medical and more health care. This should be a site that optimizes best practices and maximizes the money that can be generated from the site.

Response: Defining a world class healthcare community has been a challenge. Medical facilities are very expensive and LMFM is trying their best to optimize the health care programs on the site. The market housing is being used to rejuvenate the healthcare component of the site. A healthcare hub like this is unprecedented, so we are setting new standards. The ultimate goal and primary focus is generating capital for healthcare. A total of 2,400 units will likely go to market through this project (LMFM).

Question: How many existing beds does Pearson have and what will be provided by the completed project?

Response: Pearson currently has 120 beds. The proposed complex care facility will have 150 beds with 37 targeted for people with disabilities. There will also be 83 other units (with differing degrees of support) distributed throughout the site. These will be for people with disabilities (LMFM).

Comment: There may be more seniors or people with disabilities that need housing on the site and in the complex care facility specifically than you anticipate.

Response: It's about providing an opportunity for these residents to have a choice from a variety of living options, with varying degrees of independence (LMFM).

Comment: There is concern that only current numbers are being looked at when projected numbers might be much higher.

Response: VCH has been doing their own projections to 2030 and these show that the provided numbers are adequate. The idea is to allow people to stay at their home. Seniors will vary in what they are able to afford and some will want to live in the condominiums on site so they can be near the community health amenities. The provision of more affordable seniors housing can also be discussed at the rezoning stage (LMFM).

Comment: Speaker concerned over projections that the percentage of seniors will double.

Response: Yes, but they will differ in their resources, desires and needs (LMFM).

Comment: The community concern is less focused on those that can afford the private facilities but more on the individuals or groups that need the public facilities, like the complex care facility. We're worried there won't be enough beds here for increasing numbers in this category.

Response: A lot of the capacity for senior's care is run through affiliates/third parties and not by VCH (LMFM).

Comment: LMFM has explained this complex will fund other health care facilities in the city so it would be nice to know more about those too.

Response: VCH is still involved in the planning process to determine this. They have a large number of facilities that need to be updated (LMFM).

PROJECT ECONOMICS

Question: Will there be a study examining leasing out the market housing versus selling them as free-hold strata units? Buyers are often weary of lease-hold property.

Response: There are different views on this. Many feel strongly that the government shouldn't sell their land whereas others support selling this land to create profit. Ultimately it will be a balance between these options (LMFM).

Question: Who has the power to make that decision?

Response: Likely VCH Directors, Provincial Ministry's, the whole board will be required to make this decision.

Question: Can you remind us how much money is needed to replace Pearson and how much is expected to be generated from the project?

Response: Total project costs are approx. \$450M-\$500M. \$120M is required for the replacement of the Pearson Dogwood facilities and the construction of the Community Health Care building and Therapeutic pool; 120 million will be required for infra-structure (roads, sewers, open space etc.), 75% of land lift is used to deliver affordable housing, childcare, parks and other community benefits; and a revenue of about \$150 will be generated for use on other sites in Vancouver.

Questions: Are there any controls that can ensure that the leftover \$150 million would stay close to the project site?

Response: It will very likely stay within the City of Vancouver.

COMMUNITY AMENITIES

Comment: It will be important to include programmable and functional public gathering spaces, such as community kitchens, in the new development.

Response: The inclusion of 20,000 sq. ft. not-for-profit space is intended to address components like this. A variety of such services could be made available at the Community Health Centre and potential YMCA (LMFM).

Comment: It will be important to make sure it's a place where community members feel safe and welcome. Delivering spaces like this in a "public house" (through the 20,000 sq. ft. of non-profit space).

Comment: In relation to providing gathering space, it will be important to provide space for entertainment, especially for Dogwood Lodge residents - even if you have to think "out of the box." Because of wheelchairs and tilt chairs, many of these residents will need to reside on one floor, so there should be a large gathering/entertainment space on that main floor.

Response: Working all this out will be key through the rezoning process (LMFM).

Question: What is Marpole getting for hosting all of this new development?

Response: This project aligns with the objectives of the emerging public benefit strategy for the Marpole community and would deliver childcare and affordable housing in addition to other amenities such as park and open spaces, retail and the relocated YMCA (COV).

Question: People in the Oakridge Langara Area are concerned about the question of an original land dedication from a Mr. Pearson.

Response: We did our due diligence researching this supposed land dedication and could not find anything (LMFM).

TIMING

Question: The projected development time for this project is quite long (up to 20 years). Is rezoning now the best approach?

Response: The rezoning process will embed this forward-looking policy on the site. If there is new thinking over time, the owner could come back to the City and request a future rezoning which could alter the intended redevelopment plan in exchange for delivering public benefits that may have a higher priority at that time (CoV).

Question: What to you is the most exciting thing about this project [directed to LMFM]?

Response: The potential to create a sustainable income/financial model for healthcare. Real estate presents profitable opportunities (LMFM).

Question: Is there potential for more projects like this?

Response: Yes, but on other sites (LMFM).

Persons with Disabilities Advisory Committee

The City's Persons with Disability Advisory Committee reviewed the project on six occasions. In addition, staff met with Committee members in order for Committee representatives to relay emerging concerns regarding the Pearson Dogwood project. The Committee passed the following motions:

On October 25, 2012, the Persons with Disabilities Advisory Committee approved the following motions:

1. THAT the Persons with Disabilities Advisory Committee advises Council not to approve any redevelopment of the George Pearson Centre and surrounding lands that includes an institution for adults with disabilities.

MOVED by Paul Caune
SECONDED by Justine Aaron
CARRIED UNANIMOUSLY

2. THAT the Persons with Disabilities Advisory Committee recommends Council incorporate accessible housing options other than institutional living for current George Pearson Centre residents as part of other developments, including those proposed along the Cambie Corridor.

MOVED by Craig Langston;
SECONDED by Sheryl Burns;
CARRIED UNANIMOUSLY

On June 6, 2013, the Persons with Disabilities Advisory Committee approved the following motion:

THAT the Persons With Disabilities Advisory Committee is unanimously opposed to the proposed housing continuum for the Pearson site as presented by Vancouver Coastal Health and Lower Mainland Facilities Management at the Committee's meeting on April 25, 2013, because:

- The housing continuum substitutes several small institutions for one large institution.
- The institutional model is outdated and is not best practice.
- Best practice for people with disabilities is independent community living.
- Vancouver Coastal Health has ignored best practices internationally and in BC, including:
 - UN Convention on the Rights of Persons with Disabilities includes the right of persons with disabilities to live in the community.
 - European Union Policy.
 - US Supreme Court decision on the right of people with disabilities to live in the community.

- Best practice internationally includes Sweden, Denmark and Norway, with no institutions for persons with disabilities.
- Best practice in BC: persons with developmental disabilities, many with very high level physical complex care needs, have been de-institutionalized and living well in the community for over thirty years.
- Adequate appropriate home care is essential to support community living.
- People with disabilities should have the same rights and freedoms as other citizens.
- What choice will people have over where they live, who works for them, what they eat?
- Planning should be for what people with disabilities will need in the future.
- Citizens have been demanding the closure of institutions and the implementation of community based supports for over 60 years.
- A health-based medical model is not appropriate for making decisions about housing for persons with disabilities
- The needs of people with disabilities are different than those of seniors.
- Historically, able bodied people have typically not listened to people with disabilities about their own needs.

MOVED by Laura Mackenrot
SECONDED by Tasia Alexis
CARRIED UNANIMOUSLY

On October 28, 2013, the Persons with Disabilities Advisory Committee approved the following motion:

THAT the Persons with Disabilities Advisory Committee authorizes a small team of Committee members, to consist initially of Jill Weiss and Tasia Alexis to meet with Vancouver Coastal Health (VCH) and Lower Mainland Facilities Management (LMFM) on a regular basis, on the following conditions:

- A City of Vancouver Pearson Project staff is present;
- A City-provided facilitator is present;
- The Committee is provided, in advance of the first meeting, information requested, and which VCH and LMFM agreed to provide, with descriptions of the conditions of people they think should be re-institutionalized, and the reasons why; and same year per diem rates for Pearson and Noble House;
- VCH staff able to make decisions regarding the development are present at all meetings, and
- Taking and provision of accurate minutes

On November 28, 2013, the Persons with Disabilities Advisory Committee approved the following motions:

MOTION #1

- A. THAT the Persons with Disabilities Advisory Committee request Vancouver Coastal Health provide a detailed cost breakdown of the current funding for Pearson Centre.
- B. THAT the Persons with Disabilities Advisory Committee request Vancouver Coastal Health provide information on the funding from the closure of Pearson Centre, specifically:
 - What is the funding commitment to Pearson residents from the current approximate \$12 million available for Pearson Centre?
 - How long will the funding to residents last?
 - Is the funding attached to individuals or attached to housing?
 - Will the funding envelope increase if the number of people needing it increases?
 - What will happen to the funding when a recipient passes away?

MOVED by Tasia Alexis
SECONDED by Laura Mackenrot
CARRIED UNANIMOUSLY

MOTION #2

Global Best Practices: Housing and Support for People with Disabilities

WHEREAS:

1. The Persons with Disabilities Advisory Committee has gathered over 500 research papers and policy documents on global best practices for housing and support for people with disabilities.
2. The Persons with Disabilities Advisory Committee has prepared a document dated November 27, 2013, entitled, "Summary of Global best Practices: Housing and Support for Persons with Disabilities," which is based on global research, international agreements and recent policy based on global research.

THEREFORE BE IT RESOLVED

- A. THAT the Persons with Disabilities Advisory Committee approves the document dated November 27, 2013, entitled, "Summary of Global Best Practices: Housing and Support for Persons with Disabilities", as presented at the November 28, 2013, Persons with Disabilities Advisory Committee meeting.
- B. THAT the Persons with Disabilities Advisory Committee advises Vancouver City Council that it should ensure the global best practices described in the document dated November 27, 2013, entitled, "Summary of Global Best Practices: Housing and Support

for Persons with Disabilities” are adhered to in the Pearson Centre redevelopment.

MOVED by Paul Caune
SECONDED by Craig Langston
CARRIED UNANIMOUSLY

MOTION #3

A Proposal for Housing and Support for the Pearson Lands Redevelopment

WHEREAS

1. The mandate of the Persons with Disabilities Advisory committee includes to suggest “solutions to identified gaps and barriers that impede persons with disabilities from fully participating in all aspects of city life.”
2. The terms of reference of the Persons with Disabilities Advisory Committee includes that the Committee provides input to City Council and staff about issues of concern, including matters that require action by the City.
3. The current Vancouver Coastal Health (VCH)/Lower Mainland Facilities Management (LMFM) proposal for the Pearson Centre redevelopment does not reflect global best practices and is in direct violation of the United Nations Convention on the Rights on Persons with Disabilities.
4. The current VCH/ LMFM proposal for housing and support is a barrier that prevents persons with disabilities from fully participating in city life.
5. The housing and support model endorsed by the Pearson Residents Redevelopment Group and BC Coalition of People with Disabilities, described in the document entitled, “A Proposal for Housing and Support for the Pearson Redevelopment” is an excellent and effective solution to this barrier.
6. The housing and support proposal noted in 5, above:
 - Includes
 - i. Two excellent independent individual living options that reflect global best practices and which are taken from Vancouver Coastal Health’s original housing continuum.

- ii. A proven group living option, the Greenhouse, which is documented to provide higher quality of life, better health outcomes, and higher resident, staff and family satisfaction than institutions.
 - Reflects the expertise and was developed collaboratively by the Pearson Residents Redevelopment Group, members of the City of Vancouver Persons with Disabilities Advisory Committee, and the BC Coalition of People with Disabilities; and is endorsed by other disability groups including Spinal Cord Injury BC, the Cerebral Palsy Association, Neil Squire Society, the Muscular Dystrophy Association and the Ataxia Society.
 - Incorporates global best practices, is consistent with the principles of the United Nations Convention on the Rights of Persons with Disabilities, meets the needs of current Pearson residents and provides current and future persons with disabilities with the essential support to fully participate in city life.
 - Provides essential support for persons with disabilities while at the same time preserving their autonomy and rights.

THEREFORE BE IT RESOLVED

1. THAT the Persons with Disabilities Advisory Committee endorses the proposal for Housing and support described in the document entitled "A Proposal for Housing and Support for the Pearson Redevelopment" and recommends that Vancouver Coastal Health adopt it as their sole model for housing and support for persons with disabilities on the Pearson Centre redevelopment.
2. THAT the Persons with Disabilities Advisory Committee will develop and add a fourth housing and support option for small group living to the ones already described in the document "A Proposal for Housing and Support for the Pearson Redevelopment".

FURTHER THAT the Persons with Disability Advisory Committee authorizes the team that prepared the original proposal described in the above-noted document, to develop the details of a fourth option for small group living, to be presented to the Committee for approval.

MOVED by Paul Gauthier
SECONDED by Cathy Browne
CARRIED

MOTION #4

Vancouver Coastal Health Proposal for the Pearson Lands Redevelopment Does Not Reflect Global Best Practices in Housing and Support for People with Disabilities

WHEREAS:

1. On April 23, 2013, Vancouver City Council unanimously passed a motion requiring assurances that the mix of health care services, facilities and residential options for people with disabilities resulting from the Pearson Lands redevelopment reflects global best practices and full consultation.
2. The confinement of persons with disabilities in institutions has been shown to result in poorer quality of life and deterioration of a person's skills.
3. The confinement of persons with disabilities in institutions is a violation of the United Nations Convention on the Rights of Persons with Disabilities.
4. There is consistent international evidence that independent community living is best practice and that institutionalization is worst practice.
5. There is substantial documentation of abuse in institutions in British Columbia, Canada and the rest of the world.

THEREFORE BE IT RESOLVED THAT the Persons with Disabilities Advisory Committee advises Vancouver City Council that the current Vancouver Coastal Health/Lower Mainland Facilities Management proposal for the Pearson Centre redevelopment does not meet global best practices, is a barrier to the participation of persons with disabilities in city life, and has been shown by research to result in poorer quality of life.

BE IT FURTHER RESOLVED THAT the Persons with Disabilities Advisory Committee advises Council not to approve the current Vancouver Coastal Health/Lower Mainland Facilities Management proposal for the Pearson Centre redevelopment.

MOVED by Paul Caune
SECONDED by Justine Aaron
CARRIED UNANIMOUSLY

MOTION #5
Pearson Lands Policy Statement

WHEREAS the excerpts from the preliminary draft policy statement for the Pearson Lands, included in the memo dated November 22, 2013, from the General Manager of Planning and Development, describe institutions and facility housing and supports which:

- Violate the United Nations Convention on the Rights of Persons with Disabilities by confining persons with disabilities to institutions;
- Do not meet the global best practice of independent community living to persons with disabilities;
- Uses an institutional model that has been shown internationally and provincially to cause harm and abuse to residents.

THEREFORE BE IT RESOLVED THAT the Persons with Disabilities Advisory Committee recommends Vancouver City Council approve a policy document for the Pearson Lands redevelopment only if it includes commitment by Vancouver Coastal Health to implement the housing and support options described in the document entitled "A Proposal for Housing and Support for the Pearson Redevelopment" and not to construct or utilize any institution or facility for persons with disabilities on the Pearson/Dogwood site.

MOVED by Paul Gauthier
SECONDED by Craig Langston
CARRIED

MOTION #6
Need for Detailed Plans in the Pearson Lands Policy Statement

WHEREAS

1. On April 23, 2013, Vancouver City Council unanimously passed a motion requiring assurances that the mix of health care services, facilities and residential options for people with disabilities resulting from the redevelopment reflects global best practices and full consultation.
2. Thorough detailed planning is an essential best practice emphasized in all of the recent global guidance on successful transition from institutions to independent community living.
3. The terms of reference of the Persons with Disabilities Advisory Committee includes that the Committee provides input to City Council and staff about issues of concern, including matters that require action by the City.

THEREFORE BE IT RESOLVED THAT the Persons with Disabilities Advisory Committee recommends Council ensure that any policy statement for the Pearson Lands redevelopment includes a binding, detailed plan for best practices for housing and support for Persons with Disabilities.

MOVED by Paul Gauthier
SECONDED by Craig Langston
CARRIED UNANIMOUSLY

MOTION #7
Full Consultation on the Pearson Lands Redevelopment

WHEREAS

1. On April 23, 2013, Vancouver City Council unanimously passed a motion requiring assurances that the mix of health care services, facilities and residential options for people with disabilities resulting from the Pearson Lands redevelopment reflects global best practices and full consultation.
2. Vancouver Coastal Health has not conducted their consultation in good faith and has provided misinformation and inaccurate information to people and groups participating in the consultation for the Pearson Lands redevelopment.

THEREFORE BE IT RESOLVED THAT the Persons with Disabilities Advisory Committee advises Council that the Vancouver Coastal Health consultation regarding the Pearson Lands redevelopment with the Committee, other disability groups and with the general public has not been in good faith and has not been a full consultation.

MOVED by Paul Caune
SECONDED by Cathy Browne
CARRIED UNANIMOUSLY

On December 9, 2013, the Persons with Disabilities Advisory Committee approved the following motions:

Pearson Centre Redevelopment

- a. *Include Support at All Planning Stages when Considering Housing for Persons with Disabilities*

MOVED by Paul Gauthier
SECONDED by Jeanette Andersen

WHEREAS:

1. In a memorandum dated November 22, 2013, the General Manager of Planning and Development advised the Persons with Disabilities Advisory Committee that the City is not in a position to determine best practices in health care, but would support a “facilitated conversation between the [Committee] and Vancouver Coastal Health on specific health care planning for the site”;
2. On April 23, 2013, Vancouver City Council unanimously passed a motion requiring assurances that the mix of health care services, facilities and residential options for people with disabilities resulting from the Pearson Lands redevelopment reflects global best practices and full consultation;
3. The mandate of the Persons with Disabilities Advisory Committee includes suggesting “solutions to identified gaps and barriers that impede persons with disabilities from fully participating in all aspects of city life”;
4. The United Nations Convention on the Rights of Persons with Disabilities recognizes the right of persons with disabilities to live in the community and that full inclusion and participation in the community requires that:

“Persons with disabilities have access to a range of in-home, residential and other community support services, including personal assistance necessary to support living and inclusion in the community, and to prevent isolation or segregation from the community”;
5. The lack of adequate and appropriate home support services will prevent many persons with disabilities, such as the residents of the Pearson Centre, from full participation in city life and will lead to isolation and segregation of those persons;
6. Appropriate and adequate home support is integral to the use of housing for persons with disabilities. Support is a housing issue, not a health care issue, and support is an essential requirement for the participation of people with disabilities in all aspects of city life, in the provision of appropriate housing, in the ability to live in the community, and in the successful closure of the Pearson Centre and redevelopment of the Pearson site;
7. Thorough detailed advanced planning is an essential best practice emphasized in all of the recent global guidance on successful transition from institutions to independent community living;

8. Previous experience in Vancouver demonstrates that the inclusion of appropriate supports and appropriate housing results in successful inclusion of persons with disabilities in all aspects of city life, and that the failure to provide appropriate supports has resulted in disastrous impacts on the lives and inclusion of persons with disabilities in the City of Vancouver and has also had a significant impact on the City of Vancouver's services and operation:
 - a. The deinstitutionalization of persons with cognitive disabilities in British Columbia included detailed advanced planning for and provision of full, adequate support for persons with cognitive disabilities to live full lives in the community, and this deinstitutionalization was successful and resulted in people with cognitive disabilities participating fully in all aspects of life in the City of Vancouver;
 - b. The deinstitutionalization of persons with mental health disabilities did not include the provision of adequate supports and resulted in significant deterioration for persons living with mental health disabilities, and also had a significant impact on the City of Vancouver, causing the City to take substantial measures to retroactively try to correct this faulty deinstitutionalization process;
9. Inclusion of support throughout the planning process for the Pearson Centre redevelopment will reduce the risk of an unsuccessful transition from institutionalized to community living;
10. It is well-established in Canadian courts and tribunals that, to ensure equality for persons with disabilities, it is sometimes necessary to provide reasonable accommodation by modifying established procedures.

THEREFORE BE IT RESOLVED THAT the Persons with Disabilities Advisory Committee recommend to Vancouver City Council

- A. THAT Council require assurances of global best practices in models of support and community living through all phases of planning for the Pearson Centre redevelopment.
- B. THAT the planning process be modified for the Pearson Centre redevelopment to ensure that support is included in all considerations of housing.

- C. THAT the current residents of Pearson Centre and other persons with disabilities are assured their right to live independently as outlined in the United Nations Convention on the Rights of Persons with Disabilities.

CARRIED UNANIMOUSLY

b. *Recission of Motion from November 28, 2013, meeting*

RECISSION MOVED by Paul Gauthier
SECONDED by Tasia Alexis

WHEREAS

1. On November 28, 2013, the Persons with Disabilities Advisory Committee passed a motion at its November 28, 2013 meeting approving the document entitled, "A Proposal for Housing and Support for the Pearson Redevelopment" and also approving the addition of a fourth small group housing and support option to this proposal;
2. The document "A Proposal for Housing and Support for the Pearson Redevelopment" has now been revised to include the fourth option requested by the Persons with Disabilities Advisory Committee.

THEREFORE BE IT RESOLVED

THAT the Persons with Disabilities Advisory Committee rescind the motion approved at the November 27, 2013, meeting regarding approval of the document entitled "A Proposal for Housing and Support for the Pearson Redevelopment" in order to substitute another motion.

CARRIED UNANIMOUSLY

AND BY THE REQUIRED MAJORITY

(c) **A Proposal for Housing and Support for the Pearson Redevelopment**

WHEREAS

1. The mandate of the Persons with Disabilities Advisory committee includes suggesting “solutions to identified gaps and barriers that impede persons with disabilities from fully participating in all aspects of city life”;
2. The terms of reference of the Persons with Disabilities Advisory Committee includes that the Committee provides input to City Council and staff about issues of concern, including matters that require action by the City;
3. The current Vancouver Coastal Health (VCH)/Lower Mainland Facilities Management (LMFM) proposal for the Pearson Centre redevelopment does not reflect global best practices and is in direct violation of the United Nations Convention on the Rights on Persons with Disabilities;
4. The current VCH/LMFM proposal for housing and support is a barrier that prevents persons with disabilities from fully participating in city life;
5. The housing and support model developed by the Pearson Residents Redevelopment Group, the Persons with Disabilities Advisory Committee and BC Coalition of People with Disabilities, described in the document dated December 9, 2013, entitled, “A Proposal for Housing and Support for the Pearson Redevelopment” is an excellent and effective solution to this barrier;
6. The housing and support proposal noted in 5, above, Includes:
 - i. Two excellent independent individual living options that reflect global best practices and which are taken from Vancouver Coastal Health’s original housing continuum;
 - ii. A proven group living option, the Greenhouse, which is documented to provide higher quality of life, better health outcomes, and higher resident, staff and family satisfaction than institutions;
 - iii. A proven small group-living option, which is a global best practice, is documented to provide higher quality of life, and is already successfully in place in Vancouver;
 - Reflects the expertise of and was developed collaboratively by the Pearson Residents Redevelopment Group, members of the City of Vancouver Persons with Disabilities Advisory Committee, and the BC Coalition of People with Disabilities; and is endorsed by other disability groups including Spinal Cord Injury BC, the Cerebral Palsy Association, Neil Squire Society, the Muscular Dystrophy Association and the Ataxia Society;
 - Incorporates global best practices, is consistent with the principles of the United Nations Convention on the Rights of Persons with Disabilities, meets the needs of current Pearson residents and provides current and future persons with disabilities with the essential support to fully participate in city life;

- Provides essential support for persons with disabilities while at the same time preserving their autonomy and rights.

THEREFORE BE IT RESOLVED

A. THAT the Persons with Disabilities Advisory Committee endorses the proposal for housing and support described in the document dated December 9, 2013, entitled "A Proposal for Housing and Support for the Pearson Redevelopment", and recommends that Vancouver Coastal Health adopt it as their sole model for housing and support for persons with disabilities on the Pearson Centre redevelopment.

B. THAT the Persons with Disabilities Advisory Committee advises City Council that this proposal should be required for the Pearson Centre Redevelopment.

CARRIED UNANIMOUSLY

(d) Future Changes to "A Proposal for Housing and Support for the Pearson Redevelopment"

WHEREAS

the document dated December 9, 2013, entitled "A Proposal for Housing and Support for the Pearson Redevelopment" has been collaboratively prepared by the Pearson Residents Redevelopment Group, the Persons with Disabilities Advisory Committee and the BC Coalition of People with Disabilities, and reflects the expertise and experience of these groups.

THEREFORE BE IT RESOLVED THAT

the proposal described in the document dated December 9, 2013, entitled "A Proposal for Housing and Support for the Pearson Redevelopment" can only be revised further with the explicit support of all three groups: the Pearson Residents Redevelopment Group, and Persons with Disabilities Advisory Committee and the BC Coalition of People with Disabilities.

CARRIED UNANIMOUSLY

Proposal for Housing and Support for the Pearson Redevelopment (Prepared by PDAC, Pearson Residents Redevelopment Group (PRRG) and the BC Coalition of People with Disabilities)



Pearson Residents
Redevelopment Group



BC Coalition of People with Disabilities

A Proposal for Housing and Support for the Pearson Redevelopment

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

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

Housing Options

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

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



Pearson Residents
Redevelopment Group



BC Coalition of People with Disabilities

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



Pearson Residents
Redevelopment Group



BC Coalition of People with Disabilities

Greenhouse: Crucial conditions which must be included, continued

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



Pearson Residents
Redevelopment Group



BC Coalition of People with Disabilities

Greenhouse: general description

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

Greenhouses in an Integrated Building: Specific details

Crucial conditions which must be included

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



Pearson Residents
Redevelopment Group



BC Coalition of People with Disabilities

Principles for the Pearson Redevelopment

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



Pearson Residents
Redevelopment Group



BC Coalition of People with Disabilities

Principles for the Pearson Redevelopment, continued

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

Preferred recommendations:

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

Seniors Advisory Committee

1. Integrated Health Care for Seniors

MOVED by Sharon Fenton
SECONDED by Rowena Tate

WHEREAS:

1. 'Ageing in place' means "not having to move from one's present residence in order to secure necessary support services in response to changing needs"; (Pastalan, 1990)
2. Between now and 2027, the population aged 65 and older in the Lower Mainland/Sea to Sky area will more than double (United Way of the Lower Mainland, 2008 Environmental Scan);
3. 18 per cent of Metro Vancouver's population aged 65 and older was living in poverty in 2005, the second highest prevalence of low income seniors in Canada (Vital Signs, 2007);
4. The World Health Organization's vision and agenda for older adults states that "active aging is the process of optimizing opportunities for health, participation and security in order to enhance quality of life as people age" (World Health Organization, Active Aging: A Policy Framework: 2002);
5. Stakeholders and not-for-profit service agencies in the seniors' sector report that the sector has been impacted by government cutbacks in funding over the past 10 years (United Way of the Lower Mainland, Interviews with Seniors' Sector: 2007);
6. The seniors' service sector is well positioned to provide support for meal preparation at home but is not adequately resourced to undertake this work;
7. Health Research U.B.C. is concerned about off-loading of services for seniors on to the volunteer sector and non-profit service agencies which do not have the resources to cope with increased demand (Jennifer Baumbusch, Health Research Scholar, School of Nursing, UBC);
8. Separated medical and non-medical services have led to lack of coordination in supplying the needs of a senior living at home (Gloria Levy, Coordinator, Integrated Care Agency);
9. The Ombudsperson's Report clearly states that "no actions have been taken by Ministry of Health to address the question of adequacy of the home support services delivered by the health authorities. Instead, the government focus has been exclusively on creating a parallel, largely

volunteer program for delivering non-medical home support services (such as friendly visits, shopping assistance and transportation) to seniors in their homes” (Ombudsperson’s Report on Seniors Care: A Brief Analysis of the Government’s (Non) Response: November 2013).

THEREFORE, BE IT RESOLVED

THAT the Seniors Advisory Committee recommend to Council

THAT the City of Vancouver take up these issues with the appropriate Provincial and Federal Government authorities at the earliest opportunity, and request this be discussed with the Lower Mainland Local Government Association (LMLGA) and Union of British Columbia Municipalities (UBCM) at their annual meetings with the express purposes of

1. Implementing the Ombudsperson’s Report on Seniors Care;
2. Restoring funding, that has been cut over the past 10 years, for comprehensive support services for seniors (Jennifer Baumbusch, Health Research Scholar, School of Nursing, UBC);
3. Ensuring that seniors receive both medical and non-medical supports they need to help them remain safe in their homes and connected to their communities;
4. Integrating medical, preventive and therapeutic support services for seniors living at home;
5. Increasing funding of non-profit service agencies that are caring for the needs of seniors.

CARRIED UNANIMOUSLY
(Eddy Elmer abstained from the vote)

2. Pearson-Dogwood Redevelopment

a. Age Friendly Designation - Pearson/Dogwood Redevelopment

MOVED by Eva Wadolna
SECONDED by Dellie Lidyard

WHEREAS

1. On October 8, 2013, Vancouver City Council approved a motion directing staff to apply to the Province of British Columbia, on behalf of the City of Vancouver, to declare Vancouver an Age Friendly City;

2. The same motion committed the City of Vancouver to work toward becoming a United Nations World Health Organization designated Age Friendly City;
3. The campus of care model has been recommended by researchers as the best model to allow older adults to age in their communities;
4. In March 2005, a press release issued by BC Housing and Vancouver Coastal Health stated: "The campus of care model offers a range of housing and care options in one location, from independent housing to assisted living and complex care. Campuses of care minimize the transition for seniors when their care needs change. Aging in place allows couples, family members and friends to remain on the same site when their levels of care are different".
5. The Pearson-Dogwood Redevelopment is designed to be a village.

THEREFORE BE IT RESOLVED THAT the Seniors' Advisory Committee recommend to Council

THAT Council require that the Pearson-Dogwood Redevelopment incorporate all levels of housing and support needed by seniors through to palliative care.

CARRIED UNANIMOUSLY

b. Affordable Housing for Seniors at the Pearson-Dogwood Redevelopment

MOVED by Sharon Fenton
SECONDED by Carol Oreck

WHEREAS:

1. The Canada Mortgage and Housing Corporation recommends that "affordable" housing should not exceed 30 per cent of household income (such that, for example, a senior earning a basic pension of \$1,200 per month should pay no more than \$360 for rent);
2. The City of Vancouver has set the maximum rent developers can initially charge for studio, one-, and two-bedroom apartments in new rent-only buildings at \$1,443, \$1,517, and \$2,061, respectively;
3. The City believes that the new maximum rates are geared toward people with a combined household income of \$58,000 to \$82,000, which is within the range targeted by Mayor Robertson's Affordable Housing Task Force;
4. Nearly 40 per cent of single seniors who filed taxes in 2010 reported an income between \$15,000 to \$20,000 and couples with at least one partner over age 65 reported a median income of \$56,550.

THEREFORE BE IT RESOLVED THAT the Seniors' Advisory Committee recommend to Council

THAT the City of Vancouver require the number of units of social housing in the Pearson-Dogwood Redevelopment be increased, in consultation with the Seniors' Advisory Committee, so that older adults have access to more affordable housing, as defined by the Canadian Mortgage and Housing Corporation.

CARRIED UNANIMOUSLY

c. Range of housing options and Green House project model needed for Ageing in Place at the Pearson-Dogwood Redevelopment

MOVED by Clemencia Gomez
SECONDED by Dellie Lidyard

WHEREAS

1. Ageing in place refers to remaining in one's own home and community;
2. Ageing in place is an important aspect of a healthy community and individual health;
3. Facilitating ageing in place is considered best practice for older adults and is part of an age-friendly city;
4. The Pearson-Dogwood Redevelopment is centered on the principle of Whole Health, which refers to developing a community that nourishes and sustains people, communities and ecologies;
5. The Green House Project model of housing was developed in 2003 as an effective home-like alternative to traditional nursing home facilities;
6. Studies have shown that residents of the Green House Project have reported increased mobility and social interaction, lower bed ulcer and hospitalization rates, less depression and weight loss, and higher quality of life compared to those living in traditional nursing homes;
7. By 2051 surviving Baby Boomers will be 80 years of age and the population of older adults will begin to decline, so a smaller, home-like model will be more flexible and appropriate in the future than a large facility.

THEREFORE BE IT RESOLVED THAT the City of Vancouver's Seniors Advisory Committee recommend to Council

THAT Council require there be a variety of housing options for older adults in the Pearson-Dogwood Redevelopment, from independent living to palliative

care, and that any residential care conforms to the “Green House” model, as described in the table below:

Comparison of Institutions to Greenhouse Model

Institution	Greenhouse
Large building	House
Up to hundreds of people	6-12 people
Facility centred	Person centred
Hospital environment	Home environment
Routine set by institution: person gets bath, meals, in/out bed on set schedule determined by institution's needs	Person-centered: no set schedule; person can eat what and when they want, get up/go to bed when they want
Different staff at different times; no stability of staff to help specific person	Same staff help every day; very stable
Staff can only do certain things: cannot help with outings, volunteer work etc	Staff can do whatever is needed: can take people on outings, can help with a full life
Residents not allowed to help with daily chores, housework, shopping	Residents can help with the work of the house if they want to
Staff are separate - do not eat with residents	Staff are part of community: staff eat with residents
Relationships between staff & residents discouraged	Deep relationships between staff & residents encouraged
Staff organized hierarchically, each with specific roles	Staff organized as team; Shabazz total care workers can do any needed work
Meals prepared off- site or meals mass-prepared on-site	Home cooked meals in kitchen
Eating/dining area large, like a cafeteria; can be far away	Eating/dining area home size, next to person's bedroom
No pets or plants	Pets & plants ok
Furniture supplied by institution	People can bring own furniture

Institution	Greenhouse
Lower staff ratio	Higher staff ratio
Lower staff time providing direct care	Higher staff time providing direct care
Low staff time providing contact & interaction	Much higher staff time providing contact & interaction
Self-care skills deteriorate	Self-care skills maintained better
Elders stay in bed more often; higher pressure-ulcer rate	Out of bed more often; lower pressure-ulcer rate
Depression common	Less likely to be depressed
Lower quality of life	Higher quality of life
Lower satisfaction by elders, families, workers	Higher satisfaction by elders, families, workers
Meets nursing home standards	Meets nursing home standards
Cost = Greenhouse	Cost = Nursing Home

CARRIED UNANIMOUSLY

- d. **Endorsing the Proposal for Housing and Support for the Pearson-Dogwood Redevelopment passed by the Persons with Disabilities Advisory Committee on December 9, 2013**

MOVED by Eva Wadolna
SECONDED by Clemencia Gomez

WHEREAS

1. On December 9, 2013, the Persons with Disabilities Advisory Committee approved a motion recommending a proposal outlining appropriate housing and support models for persons with disabilities;
2. This proposal provides an excellent range of housing and support options that also meets the needs of older adults;
3. This proposal needs to be revised to specifically include older adults;

THEREFORE BE IT RESOLVED

- A. THAT the City of Vancouver Seniors' Advisory Committee endorses the proposal for housing and support contained in the document dated December 9, 2013, entitled "A Proposal for Housing and Support for the Pearson Redevelopment";
- B. THAT the Seniors Advisory Committee requests the Pearson Residents Redevelopment Group, the Persons with Disabilities Advisory Committee and the BC Coalition of People with Disabilities work together with the Seniors' Advisory Committee to revise the proposal to include references to "older adults" and "the Dogwood redevelopment".

CARRIED UNANIMOUSLY

- e. **Inclusion of Support in Considerations of Housing for Seniors at all City of Vancouver Planning Stages for the Pearson-Dogwood Redevelopment**

MOVED by Sharon Fenton
SECONDED by Dellie Lidyard

WHEREAS

- 1. Many seniors need adequate and appropriate support services to age in place;
- 2. Appropriate and adequate support is integral to the use of housing for many seniors.

THEREFORE BE IT RESOLVED THAT the Seniors Advisory Committee recommend to Council

- A. THAT Council require assurances that adequate support is part of all phases of planning for the Pearson-Dogwood Centre Redevelopment.
- B. THAT the planning process for the Pearson-Dogwood Redevelopment be modified ensure that support is included in all considerations of housing.

CARRIED UNANIMOUSLY

Urban Design Panel Comments

Urban Design Panel Minutes

Date: October 9, 2013

4. Address: West 57-49th Avenue and Cambie to Heather Streets (Pearson Dogwood Major Projects)
- DE: N/A
- Description: Vancouver Coast health proposes to redevelop the site to meet the current and future health care needs of the community while introducing a mix of new uses. The City of Vancouver is leading a collaborative and consultative planning process with CCH and the surrounding community to create the Policy Statement to guide and inform future rezoning and development permits for the site. This workshop will review the draft planning concepts, guiding principles and policy statements of the twenty-five acre Pearson Dogwood site.
- Zoning: RT-2
- Application Status: Workshop
- Review: First
- Architect: DIALOG
- Owner: Vancouver Coastal Health
- Delegation: Martin Nielsen, DIALOG
Joost Bakker, DIALOG
Joseph Fry, HAPA Landscape Architects
Stef Schiedon, Lower Mainland Facilities Management
Marie Fontaine, Lower Mainland Facilities Management
- Staff: Yardley McNeill and Patricia St. Michel

EVALUATION: Non-Voting Workshop

- **Introduction:** Yardley McNeill, Rezoning Planner, introduced the workshop for the Pearson Dogwood Major Projects on a site between West 57th and West 59th Avenues, Cambie and Heather Streets. In 2009, Council approved a policy review program to create a Policy Statement for the site. In 2013, the project was started and the Policy Statement will guide all future development on the site and permit the project to proceed to rezoning without the need for an ODP. The third round of Open Houses has just been completed with the community and staff are at the stage of finalizing an illustrated concept plan for the Policy Statement. Ms. McNeil asked the Panel for their advice on the draft Guiding Principles, the proposed concept plan and the alternate massing option that has been included and the key elements that will make up the Policy Statement. She noted that the anticipated completion of the planning program is early 2014.

Ms. McNeill gave some background on the site and explained that it is a 25 acre parcel and the existing zoning is RT-2. The site was originally used as a tuberculosis sanatorium to address the polio epidemic in the 1950's. It was later used for the severely physically disabled. A second building was constructed in the 1970's for seniors needing 24 hour care. Currently there are 233 people residing on the site. Ms. McNeil added that the intention is to demolish all existing buildings and retain the significant trees in the middle of the site as part of the proposed park system.

Ms. McNeill described the context for the area noting that the site is one of several large developments anticipated along the Cambie Corridor including the Oakridge Shopping Centre and Langara Gardens redevelopments, new construction at Cambie Street and Marine Drive and the Cambie Corridor and Marpole Community Plans.

Ms. McNeill explained the development objectives for the redevelopment of the site for higher density residential uses. This includes retaining existing residents on site in a variety of housing options as well as expanding the health care related services to the area. As well the YMCA is to be relocated from West 49th Avenue to Pearson and local serving retail and office space will be added. She added that 20% of the units are for social housing, a dedicated park will be added, child care and adult day care is included and not for profit space is also planned. As well road and bike improvements are proposed along with the construction of a new West 57th Avenue Canada Line Station.

Patricia St. Michel, Development Planner, further described the proposal of the Pearson Dogwood site and highlighted some of the guiding principles that apply to urban form. She noted that Pearson is third in hierarchy of station areas along the Cambie Corridor in the context of the Canada Line. Oakridge Centre is first in the hierarchy given its role as Vancouver's only municipal town centre and its location at major crossroads of current and future transit. Marine Drive and Cambie Street similarly is a major transit hub with strong east/west connections. Pearson, while an important site and opportunity, has limited east/west connectivity.

Ms. St. Michel noted that the Phase 2 Cambie Corridor Policy supports 6-storey mixed-use at the corner south of West 59th Avenue and 6-storey residential beyond this first block. The Marpole neighbourhood to the south is currently going through a community planning process. The draft plan proposed 6-storey apartments and 3-storey townhouses on the blocks of West 59th Avenue facing Pearson. However, Council recently decided to pull back from change in the area immediately south of Pearson. These areas will be remaining single family with the exception of a possible small area of transition immediately behind the 6- storeys approved policy on Cambie Street.

To the north of the site is Langara Gardens for which a planning program will be starting up in the near future to consider its future and create policy to guide it. The proposal is to retain the four existing 18-storey towers and redevelop the low rise garden apartment area.

The plan being considered today evolved from three earlier plans presented at June open houses that demonstrated a variety of site planning approaches: core, continuum, and cluster.

Today's proposed plan combines the central park of the Core scheme, and the east/west linear public open space of the Continuum scheme. Several great strengths that reflect the guiding principles created through the process. The plan retains the most significant grove of trees on site, opens out to the neighbourhood to the south, and creates a car free, pedestrian, wheelchair and cyclist oriented space as the central focus of the site.

Vehicular access is in a mews and street system in a perimeter around this central open space. Strong diagonal connections are made from the surrounding community to transit and from Churchill Street to West 59th Avenue and Cambie Street. Overall the proposed FSR is 2.8, in building forms from three to twenty-eight storeys.

The proposed massing shows the tallest buildings organized around the park, with heights stepping down somewhat towards the station. The alternate plan illustrates a pattern of height increasing at the station and descending west and south.

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

1. Height and massing:
 - height pattern of tallest buildings located centrally on the site, or at future transit station with transition downward to the west and south;
 - transition to 59th Avenue and the Marpole community single family homes;
 - relationship between the 25 storey building and surrounding built form in the SW quadrant;
 - range of building types, forms and heights: balance of mid-rise, tower/podium and low-rise.
2. Site Plan: General concept and organization of the site.
3. Guiding Principles: Is there anything we've missed?

Ms. McNeill and Ms. St. Michel took questions from the Panel.

- **Applicant's Introductory Comments:** Stef Schiedon further described the proposal noting that one of the biggest problems of healthcare is financial sustainability and that is one of the tasks at hand with this development. In the future this will help to feed new healthcare deliveries in the city. The guiding principles are to create a sustainable, healthy environment for people. The YMCA, a community health centre and therapeutic pool replacing the existing pool are planned for the site. The plan is to have an integration of different people from all social layers.

Joost Bakker, Architect, mentioned that it is endowment for healthcare and nothing like this has been seen in the province before. The province has given Coast Health the opportunity to explore this type of development and report back early next year.

Martin Nielsen, Architect, further described the proposal and said that it was a privilege to work on the project. It is not a typical development and the proceeds will go back into our health system and they are reinstating health services on the site. He explained that they have five whole health elements that they have put together for the project: flow, access, growth, thrive and harmonize. These are themes they are trying to integrate into the project. Flow is about the flow of water through the site, water as a therapeutic tool and flow of energy through the site. Access through the site will be important because of the different needs of the residents. They are looking to provide food on site. Currently there is an existing urban agriculture on the site, Farmer's on 59th which will be reinstated as part of the project. They are also looking for a diversity of open space from intimate spaces to celebratory spaces. They will also be introducing a diverse range of housing and residential care. Mr. Nielsen described the context for the site and noted that there is a lot of open space around the site with the schools and a golf course in the area. He said the site feels disconnected right now and the road network is broken at the site. Part of the plan is to integrate the project back into the urban fabric. Mr. Nielsen said that they are trying to de-institutionized health care and plan to have a distribution relative to abilities of other residents who can be served the community healthcare centre.

Joseph Fry, Landscape Architect, described the landscaping plans and mentioned that the plan is to create a pedestrian oriented space through the centre of the site and that will address some of the grade changes. The Ash Street corridor is partly road but is fully pedestrianized. The existing trees are in great health and will be retained. Smaller parks will happen at the corners of the site with elements of water that will draw people into the site. The use of water on the site is consistent with ideas around sustainability and they see it as a narrative for health and wellness on the site. He added that the urban agriculture is interesting and they will be looking at opportunities to engage that on roofscapes and a place to keep the Farmers on 59th that is an active part of the public realm. They tried to reinstate the grid for pedestrians and bikes although there will be bus loops through the site.

The applicant team took questions from the Panel.

- **Related Commentary:**

- This is an opportunity to do an outstanding development for Vancouver Coastal Health and the City;
- The applicant has a duty and responsibility to not leave anything on the table regarding good design;
- The site could achieve significant density without impairing the community;
- Don't think the development should turn its back on Cambie Street as more density could live there
- It is unfortunate that both Langara Gardens and Pearson are not coming in together. There is a lost opportunity if both sites aren't maximized for their development potential and benefits;
- The YMCA should be more visible on the site, and used to animate the park and public spaces. Orienting the building along West 57th Avenue is a lost opportunity;
- Panel members were split on whether the taller towers should be located in the center of the site. Some members suggested perhaps the density on Cambie Street could be equal to the density in the middle of the site;
- Having a community with health and wellness as the context will bring richness to the plan;
- The parks seem a little formal;
- Would like to see some more complex and innovative forms; more mid-rise massing is needed to achieve greater variety;
- Unclear of where station will come up. Rapid transit station should be a celebration of the public realm and the station should be a fantastic anchor point; higher density should be placed closest to the transit station; height 'story' needs to make sense;
- West 57th Avenue should be thought of as a grand street and some Panel members thought towers should not be placed along the full length of the street;
- Would like to see a storm water management plan;
- The road system and drainage to the catch basins doesn't lend itself well to getting into the ponds;
- The storm water doesn't necessarily have to go down Cambie Street to the Fraser River;
- Like the goals to create a unique community and the social sustainability of the proposal;
- Langara Gardens and this site are going to sit in contrast to the Cambie Corridor Guidelines;
- This site has the potential to grow beyond the Cambie Corridor guidelines; this is an opportunity to provide their own cadence along Cambie
- Buildings need to be different from the other new projects along Cambie Street with more variety in building forms;
- The height is supportable;
- The ratio of solid to void is a bit problematic;
- Supports Guiding Principles;
- The proposal would benefit from more definition on the built form with stronger edges on the whole site;
- Like how pedestrians and vehicles will move through the site;
- The interior courtyards that are formed by the building massing seems less differentiated;
- The project may look good in 2013 but what will it look like in 2030: is this the best design for the site;

- The southwest section isn't well defined and a 25-storey tower is too abrupt against surrounding lower buildings; intermediate scale is needed here; density should be focused more towards West 57th Avenue with softer density to the south;
 - Greater density along West 59th Avenue;
 - The mid rise buildings along Heather Street seem out of scale and character;
 - Vehicle movement through the site seems very suburban and unclear;
 - Those towers forming the "arch" have a clear rationale but loses its clarity at the north-east corner of the site. There is no relationship to the arch on the ground plane which calls into question the placement of the towers;
 - Liked the large park spaces, but smaller open spaces aren't well defined;
 - The complexities of the project have reached a level of resolution but the results are very familiar. The project offers very little that is new or engaging;
 - Could the site, be more bold;
 - Would like to see more sustainable principles such as net zero buildings;
 - Consider greater amounts of family units as future needs will likely surpass proposed amount;
 - There is an opportunity to have a link with the CoV staff that are working on the Healthy City Policy;
 - The Panel agreed that there is an opportunity to do really exemplary architecture and make this a walkable and fantastic neighbourhood but it is not there yet.
- **Applicant's Response:** Mr. Nielsen thanked the Panel for their excellent comments. He said some of the comments were questions that they have been struggling to answer. He said he realizes that West 59th Avenue has the weakest edge and they are trying to expand that to a single family topology.

Mr. Schiedon said the Panel had offered some valuable commentary. He noted that one of their challenges is the number of agendas that need to be met and the timelines being faced by Vancouver Coastal Health. He added that they have been thinking about Cambie Street and making a difference response on that edge.



Mary Ackenhusen

CP1 185 – 855 West 12th Avenue
Vancouver, BC V5Z 1M9
Tel: 604.875.42

January 6, 2014

By Email: Matt Shillito
matt.shillito@vancouver.ca

City of Vancouver
Persons with Disabilities Advisory Committee
453 West 12th Avenue
Vancouver, BC V5Y 1V4

Dear Committee:

Thank-you for your Proposal entitled: Housing and Support for the Pearson Redevelopment prepared by Pearson Residents Group, BC Coalition of People with Disabilities and Persons with Disabilities Advisory Committee.

Vancouver Coastal Health is committed to ensuring that the principles of the Greenhouse model are integrated into the development of the housing and supports that will replace the current beds at George Pearson centre. We will consider these principles in the design and staffing mixes.

VCH is also committed to ensuring choices for residents at Pearson and has already begun a process to ensure adequate planning, exploration of options and move to different housing models for the residents at George Pearson Centre. We are committed to supporting residents to move as soon as possible and not wait until the closure of the site in a number of years.

We are also encouraged by the agreement in our November 28th meeting to ongoing dialogue with Vancouver Coastal Health to ensure these principles are included in the design and models being proposed in the future. We are committed to exploring how to work with you and explore options with consideration of the budget and labour contract obligations of Vancouver Coastal Health.

Sincerely,

A handwritten signature in black ink, appearing to read "Ackenhusen", is written over a horizontal line.

Mary Ackenhusen
Chief Operating Officer Vancouver

cc: Laura Case Executive Director Vancouver Community
Bob Chapman Director Residential Care
Bonnie Wilson Director Home Support, Assisted Living an MHA Housing



**Addendum to the City Policy Report
Proponent's Comments
January 6, 2014**

Re: Pearson Dogwood Redevelopment Project – Policy Statement

Vancouver Coastal Health (VCH) is in full support of the Pearson Dogwood Policy Report with the exception of the following important points outlined below. VCH expects negotiations on each of these items to continue in the re-zoning phase of the redevelopment.

For the purpose of the Pearson Dogwood Policy statement, VCH requests that the City of Vancouver recognizes:

1. The design and delivery of the health care program envisioned for the Pearson Dogwood site is the sole responsibility of VCH and subject to approval by the Ministry of Health. As stated by City staff, the City of Vancouver carries limited jurisdiction in health care facility planning, design or on-going management of proposed facilities. However, as a responsible civic partner and steward of the provincial health care system VCH will work with the City and stakeholder groups to ensure mutually agreeable solutions within the context of financial feasibility.
2. That the Community Amenity Contributions for the project be reduced from the usual 75 percent of the uplift gained through rezoning to a level that recognizes the considerable public benefits the project is bringing to the citizens of Vancouver.
3. New health facilities on the Pearson Dogwood site will be exempt from Development Cost Levies (DCLs).
4. The proposed 83 units of supportive housing are part of the project's Affordable and Social Housing proposal, consistent with the City's Housing & Homelessness Strategy (2012-2021).

VCH views the creation of 83 new supportive housing units as net new units to the City's affordable housing inventory, because currently these units do not exist. In these new units residents will live independently in a home like setting – an aspiration that is broadly supported by the peoples with disability community. The provision of homecare supports in the form of assistance with daily living does not create a new category of institutional usage and therefore should not be considered "health-housing", but simply "housing".

5. The 20 per cent affordable housing target is indeed a target that will be considered consistent with other major site re-zonings in the City of Vancouver.

In major projects, such as Pearson Dogwood, the goal is to achieve 20% of all units as affordable housing. The detailed mix will be determined at the time of rezoning. VCH will work collaboratively with the City of Vancouver to demonstrate that the project economics

of the recommended Pearson Dogwood Policy Statement can achieve a large portion of the stated targets.

6. No land will be transferred to the City for the purposes of affordable housing. VCH will retain ownership of the land asset for all affordable housing projects on site. A large portion of the proposed affordable housing program will reside within mixed-use buildings. Affordable housing created on the Pearson Dogwood site will be bound by a Housing Agreement to ensure the on-going affordability benefit is achieved.
7. The Adult Day Care component is included as a potential program in the project's proposed non-Profit space.
8. To allow flexibility in road designs: There is a concern segregated facilities may be required for all internal streets. The project aspires to provide a network of multi-use paths through the site that would avoid the need to travel on-street for certain groups.
9. VCH is supportive of the Greenest City Policy and Neighbourhood Energy System objectives. However, at this time, there is not enough information known to restrict the type of system and plant locations at the Policy stage. Further discussion and research is required to explore sustainable green energy strategies and whether a central boiler will service all developments on the Pearson site.