

Pearson Dogwood Redevelopment



Vancouver
CoastalHealth

Living well.

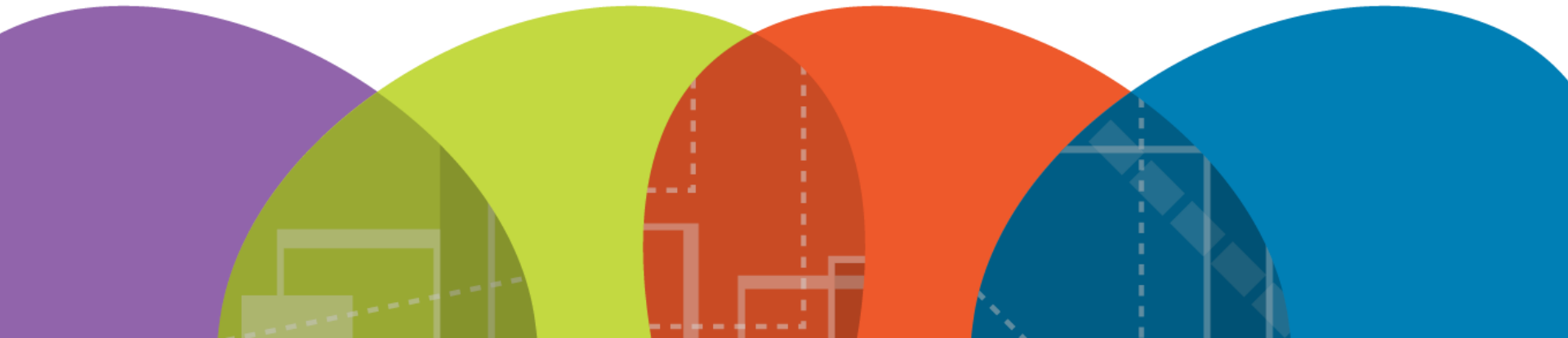
Pearson Dogwood Redevelopment Project: Leveraging Land for Wellness

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LOWER MAINLAND FACILITIES MANAGEMENT

Urban Land Institute Spring 2014

April 9-11, 2014





A Model For Living Well

History

The Pearson Dogwood facilities:

- Dogwood Lodge houses 113 residents; George Pearson Centre houses 122 residents;
- were developed for institutional health care uses in the 1950s and 1970s;
- have been used exclusively for adults with physical disabilities or needing residential care;
- are nearing obsolescence and must be replaced.



Opportunity: 10 Hectares (25 Acres) in the heart of Vancouver



Goals

Pearson Dogwood Redevelopment aspires to:

- create a great mixed use community based on the concept of wellness;
- leverage land value for rejuvenation of residential care facilities on and off-site;
- meet municipal and provincial standards for sustainability and healthy living.



Concept Of Wellness

- Base development decisions on principles of health promotion, prevention and, treatment;
- Incorporate the “Determinants of Health” into project;
- Promote wellness by integrating a range of market and non-market housing, health services and residential care into a complete community;
- Provide access to housing, health care, public services, amenities, recreational and cultural activities;
- Design and build the development to sustainability and evidence Based Design Principles.



Challenge

Optimize financial proceeds for healthcare and build a community that contributes positively to the urban fabric and health of Vancouver.



How to do this?

Integrated Design & Consultation

Vancouver Coastal Health

- Community Round Tables
- Design Charrette
- Community Advisory Group
- On-Going Engagement

City of Vancouver

- Open House #1
Introduction
- Open House #2
Preliminary Ideas
- Open House #3
Refined Concepts

City of Vancouver

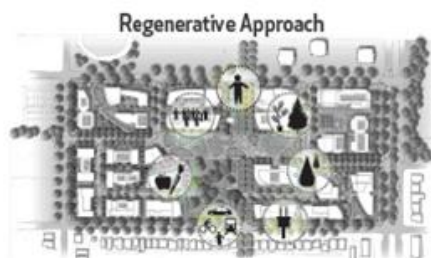
- Policy Development
Process
- Rezoning Process



Determinants of Health

*Public Health Agency of Canada

- Income/Social Status/ Employment
- Social Support/Education
- **Social Environment**
- **Physical Environment**
- **Personal Health Practices**
- Healthy Child Development
- **Health Services**
- Culture



People, community facilities, food, transportation, energy, water, and ecology underlie all aspects of the site and its development.



Sustainable green energy strategies such as district energy systems are integrated into the neighborhood (complementary to or part of the Cambie Corridor district energy systems).



Every building is an opportunity for green walls, planted roofs, balcony gardens, and other design elements that create a more "visibly green" neighbourhood.



Sustainable food systems are incorporated into the site design by including opportunities for urban agriculture, rooftop vegetable gardens, and local food retail/markets.

Whole Health

Centred in **health** and **wellness**, the Pearson Dogwood Neighbourhood is a place of **wholeness** and **vitality**.

What does "living well" in the Pearson Dogwood Neighbourhood mean?

What sets it apart from other communities in Vancouver and beyond?

When will you know that you have arrived here?

How does it feel?



The Pearson Dogwood Neighbourhood will strive to nourish, sustain, heal, restore, regenerate, and enrich:

- **Whole People** in all facets of their being - physically, emotionally, mentally, and spiritually;
- **Whole Communities**, including the diverse needs and aspirations of current and new residents and neighbours; and
- **Whole Ecologies**, including connections with other species and the natural processes of which we are all apart.

5 Whole Health Elements

Nested within the "Whole Health" vision, there are 5 fundamental elements that unify the design of the future Pearson Dogwood Neighborhood. The 5 elements tell the story of life in the neighbourhood.

The 5 Whole Health Elements were developed based on best practices, evidence-based design, and consultation with stakeholders including Pearson residents, Dogwood residents' families, Marpole residents, therapeutic pool users, health services professionals, Urban Farmers on 57th, representatives from the disabilities community, and others.



FLOW

Water and energy flow through and within the neighbourhood, shaped by unique topography with therapeutic offerings for humans and ecosystems.



ACCESS

The neighbourhood is "turned inside out" through strong connections and destinations within reach by all.



GROW

The neighbourhood is a place of creation and growth. Celebrating seasonality, it yields food, community, beauty, and wellness. It also yields a financial endowment for health across the region.



THRIVE

The neighbourhood is a nourishing and healing landscape. It provides people with the opportunity to touch every aspect of their being. It restores healthy human-earth relationships.



HARMONIZE

Diverse needs, desires, and aspirations are brought together in integrated housing, health services, and other destinations that allow residents and visitors to shop, work, play, and rejuvenate within walking or wheelchair distance of home.



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Open House #3 | Pearson Dogwood Lands Policy Planning Program | September 12 & 14, 2013 | BOARD #2

Design Response



Key Elements

- Canada Line Station;
- Community Health Hub –YMCA, Community Health Centre, Therapeutic Pool;
- 150 bed Residential Care Home (Dogwood replacement);
- Distributed independent living for Peoples with Disabilities;
- Open space;
- District energy & storm water management;
- Non-market housing;
- Market housing.



Affordable Housing Mix

HEALTH



Residential Care

Residents require a high degree of ongoing medical supports. These units are not included in the Housing Benefit contribution calculation (i.e. City of Vancouver social housing requirement).

Units: 150
Square Feet (sf): 102,000
SF/unit: 680

AFFORDABLE



Supportive Housing

Housing provides access to support services, which help tenants stabilize their lives, live independently, and reconnect with their communities. Services are flexible and vary from building to building. Some services are provided by on-site staff, and some are delivered through outreach programs.

Units: 93
Square Feet (sf): 74,000
SF/unit: 796



Family Non-Market

Housing meets the needs of low-income families with household incomes 60% below the defined Housing Income Limit (HIL). For example, the HIL for a family needing three bedrooms is now \$55,500. The average rent would be \$1,388.00 per month for this type of housing.

Units: 80
Square Feet (sf): 80,000
SF/unit: 1000



Seniors Non-Market

Housing meets the needs of low-income, independent seniors. A large proportion of seniors with an income below a defined low-income threshold live here. It is common to have 60% of households receiving less than \$20,000 per year.

Units: 65
Square Feet (sf): 50,000
SF/unit: 769



Market Rental

Housing for a range of incomes and family types. Income level is not specified or managed. These units are rented at market rates and subject to the Residential Tenancy Act.

Units: 235
Square Feet (sf): 200,000
SF/unit: 851

MARKET



Market Condo

This housing will be primarily owner-occupied. City-sponsored research estimates that approximately 20% of these units will be rented by individual owners, thus complementing the supply of rental units in the neighbourhood.

Units: 2460
Square Feet (sf): 2,460,000
SF/unit: 1000

Projected Financial Outcome

- VCH will net up to \$360 Million in proceeds for reinvestment into new residential and complex care beds, a new Community Health Centre, and a new therapeutic pool on site and, numerous other health care infrastructure investments;
- UBC is currently evaluating and will convey the health benefits of the project via evidence from published works.



Thank you!