

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?



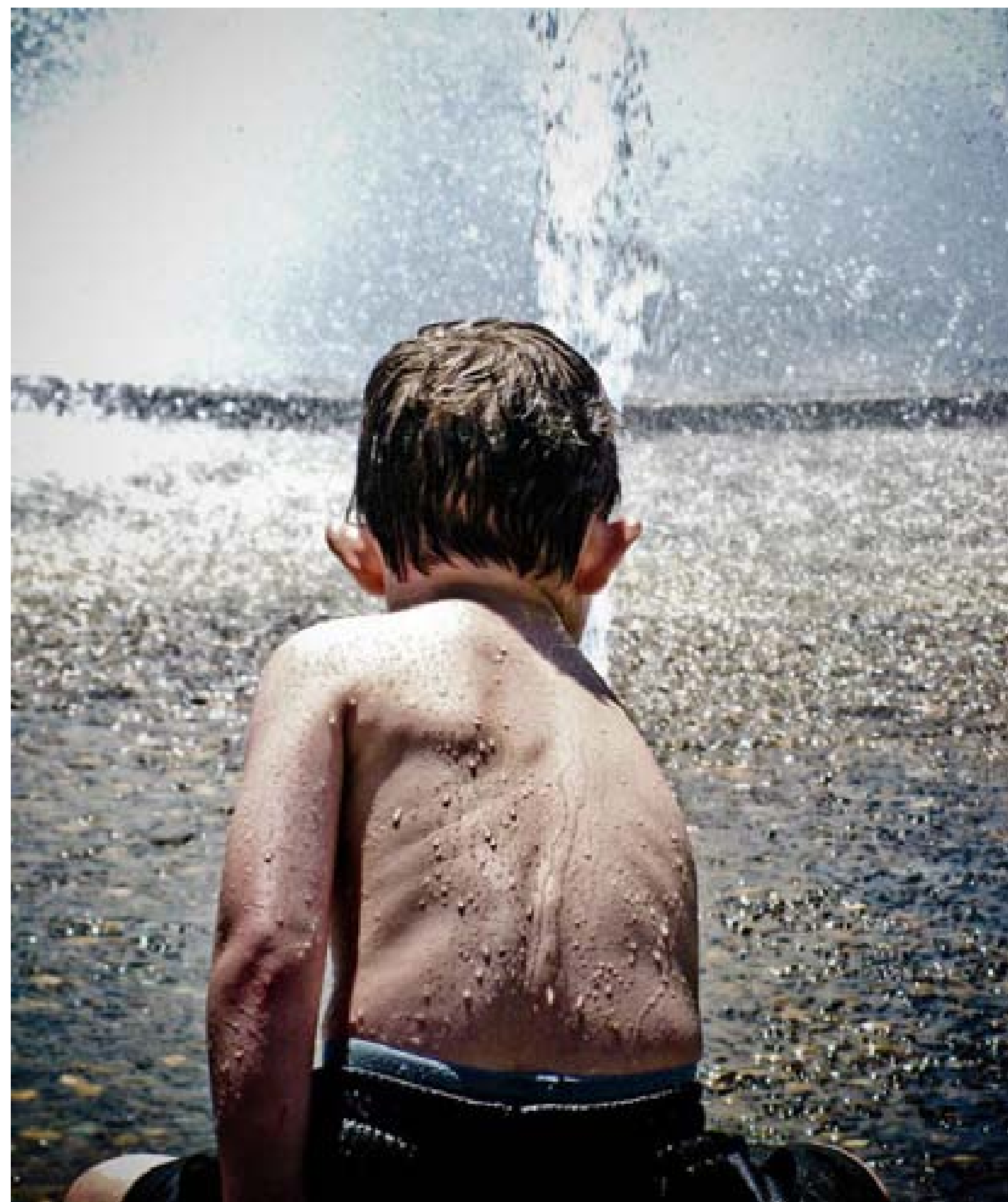
The Pearson Dogwood Neighbourhood will strive to nourish, sustain, heal, restore, regenerate, and enrich:

- **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, and they are woven into three unique Draft Concept Plans.

The 5 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

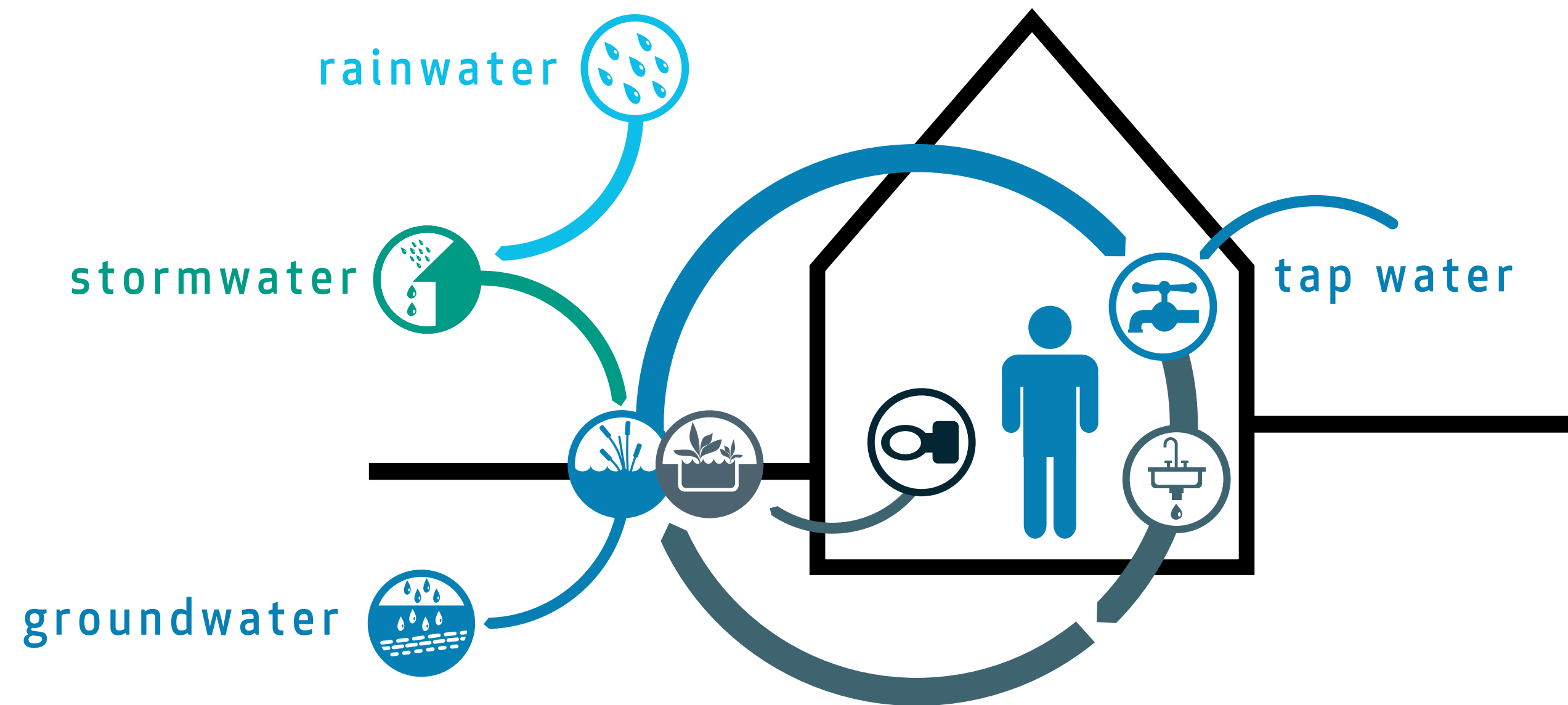
Diverse needs, desires, and aspirations are brought together in integrated housing, health services, and other destinations that allow residents and visitors to shop, work, play, and rejuvenate within walking or wheelchair distance of home.



Water: Amenity, Therapy and Ecological Asset

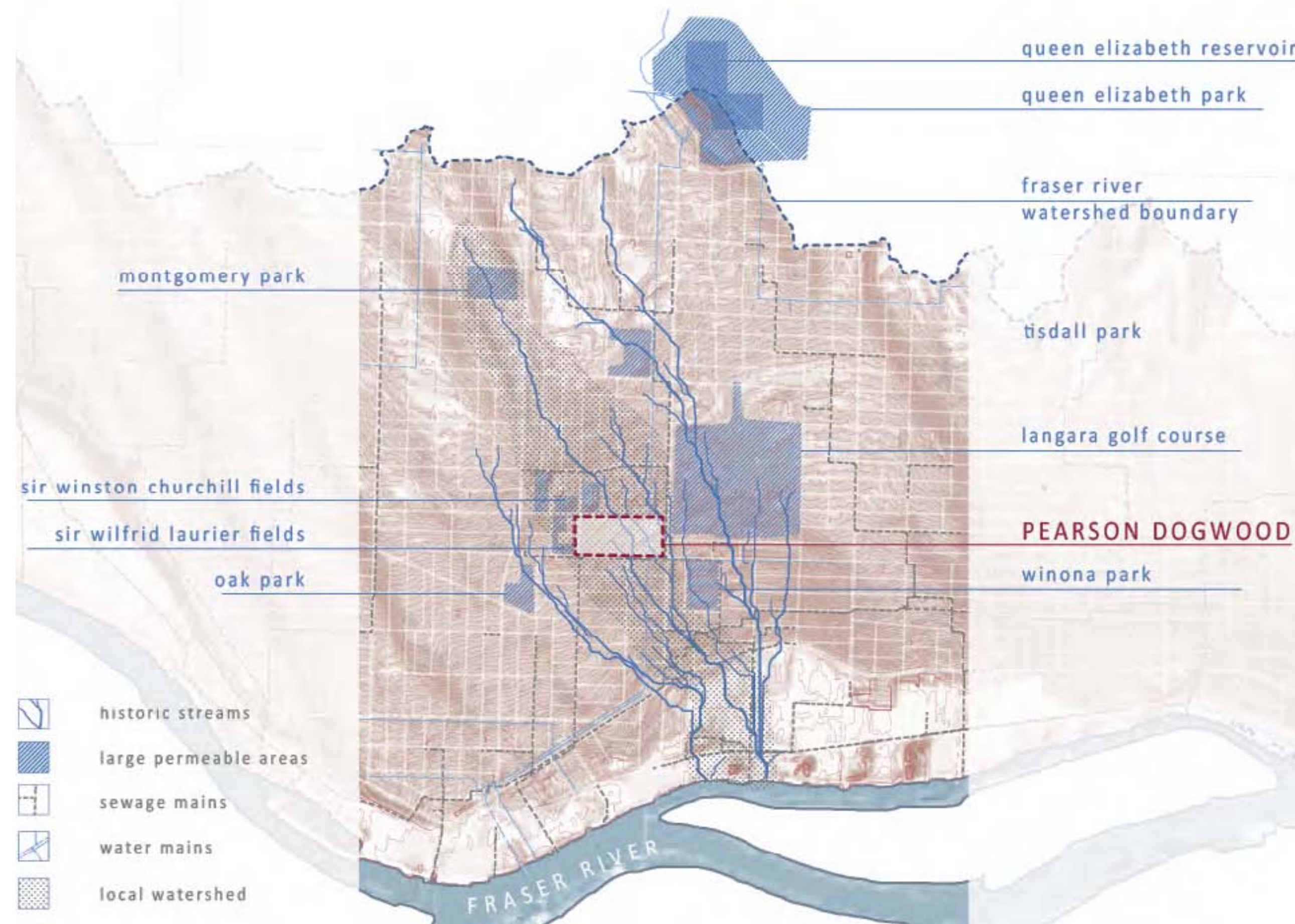
water is an experience and well-managed asset that creates a unique sense of place

WATER CYCLE



Water will be well-managed in the neighbourhood, including through integrated stormwater management (at right) and with approaches to conservation and efficiency in green buildings.

REMEMBERING THE WATERSHED



This map shows how water would naturally flow through the local water basin and the Pearson Dogwood lands. The future neighbourhood will take advantage of existing topography to utilize and celebrate natural patterns of water flow.

STORMWATER: MANAGEMENT (TREATMENT) & EXPERIENCE (THERAPY)



Integrated Stormwater Management

Integrated stormwater management is the treatment of water captured from structures and hard surfaces with natural systems including wetland habitats and natural vegetation. These natural systems remove harmful chemicals and elements, while creating habitat and beauty.

Day-lighting or commemorating historical watershed characteristics will act to restore ecological patterns on the site, providing an understanding of water flow and natural systems, while also acting functionally to treat on-site stormwater.

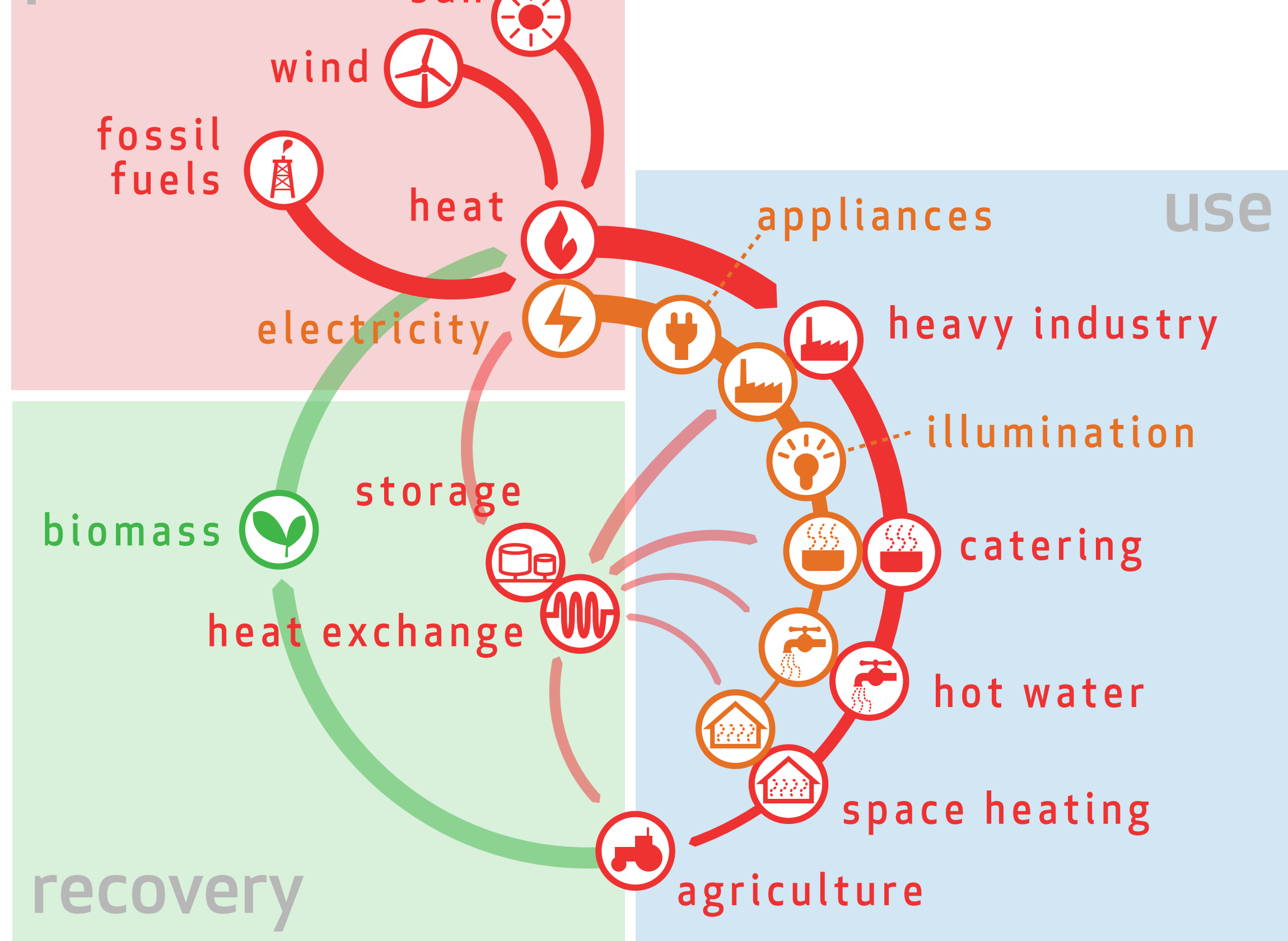
Water as Experience

Water has therapeutic qualities and has been used as therapy for hundreds of years. In the Pearson Dogwood Neighbourhood, stormwater management will play both a functional and place-making role, offering diverse experiences - visual, audible, and tactile - that include play, therapy, and connection with natural systems.

Energy

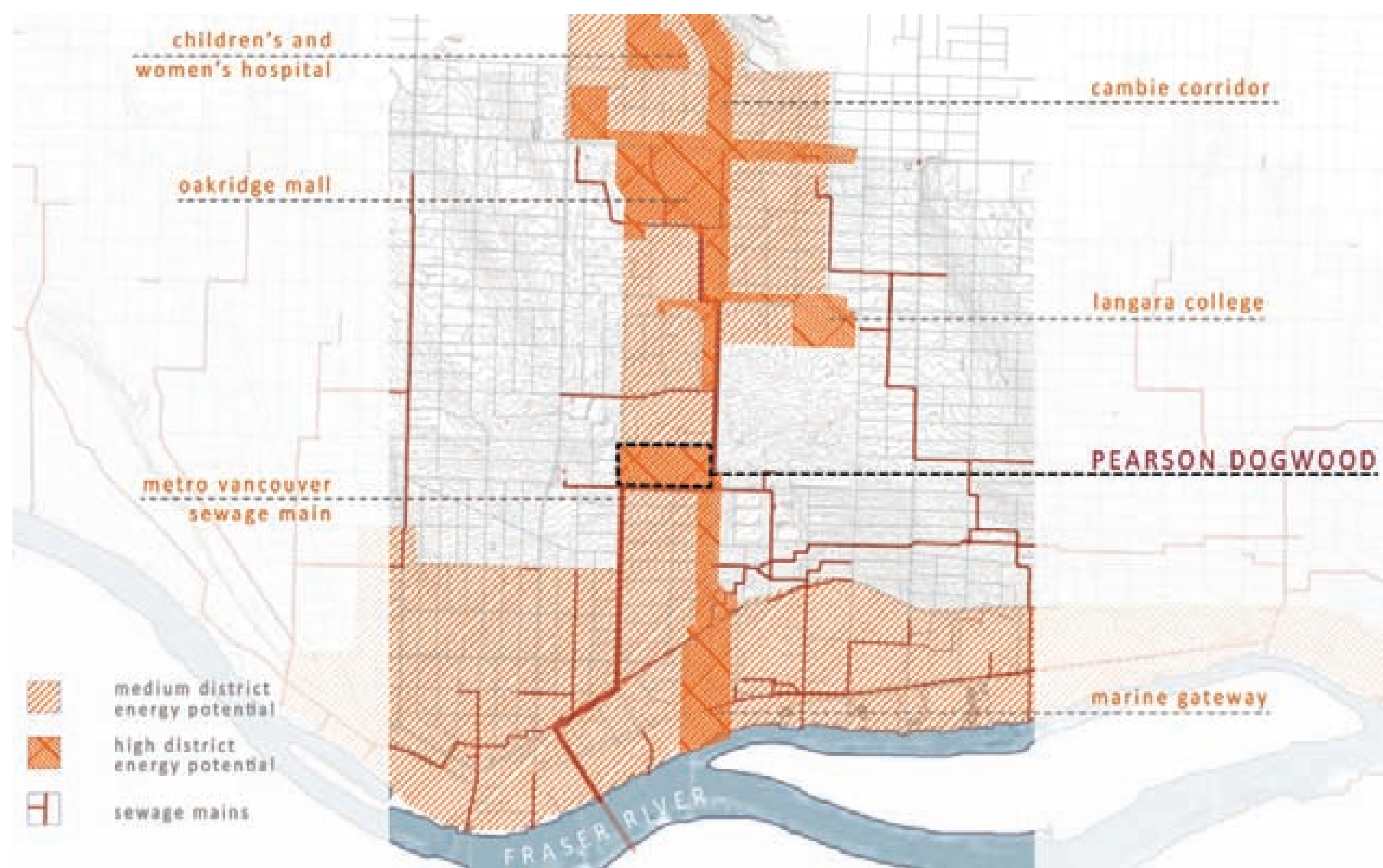
green buildings, shared energy, and other energy conservation measures are a part of the neighbourhood's ecological health

ENERGY FLOW



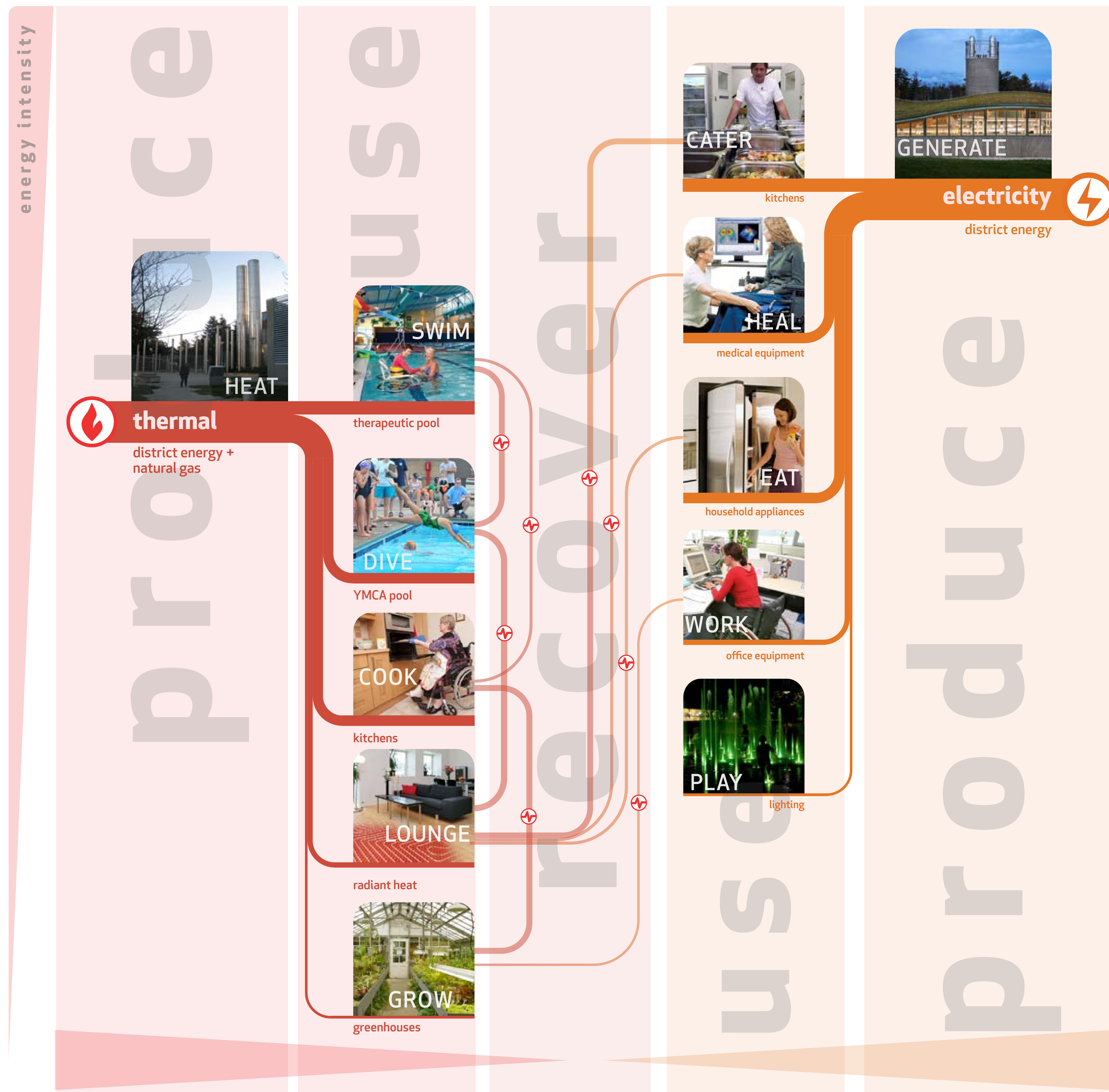
An integrated energy system at the future Pearson Dogwood neighbourhood will include production, use (through a myriad of activities), and recovery.

SHARED ENERGY POTENTIAL



Pearson Dogwood has been identified by the City of Vancouver as having high potential for district energy. District energy will be an important part of the new neighbourhood's ecological health.

AN INTEGRATED SYSTEM OF ENERGY PRODUCTION, USE AND RECOVERY



Energy at Pearson Dogwood

The scale of redevelopment of the Pearson Dogwood lands offers an opportunity to create an integrated energy system that produces fewer greenhouse gas emissions than in other neighbourhoods. An integrated energy system leverages synergies between users, and captures and uses heat before it flows out of the neighbourhood.

District Energy

Its higher densities and land use mix make this neighbourhood an ideal candidate for a district energy system, which involves sharing energy and allowing "waste" heat from more intensive energy uses - such as heating a therapeutic pool - to be used for less intensive purposes. Providing energy at the neighbourhood-scale also makes energy provision more reliable and resilient in case of emergencies or disasters.

Green Buildings

Buildings in the Pearson Dogwood Neighbourhood will pursue LEED Gold certification, which is a rating system for high performance buildings.

Multi-Modal Community and Universal Design

the neighbourhood is a healthy, active place in which people with all abilities move easily between destinations

MODAL HIERARCHY

Planning and design decisions will first prioritize active modes of transportation, followed by transit.



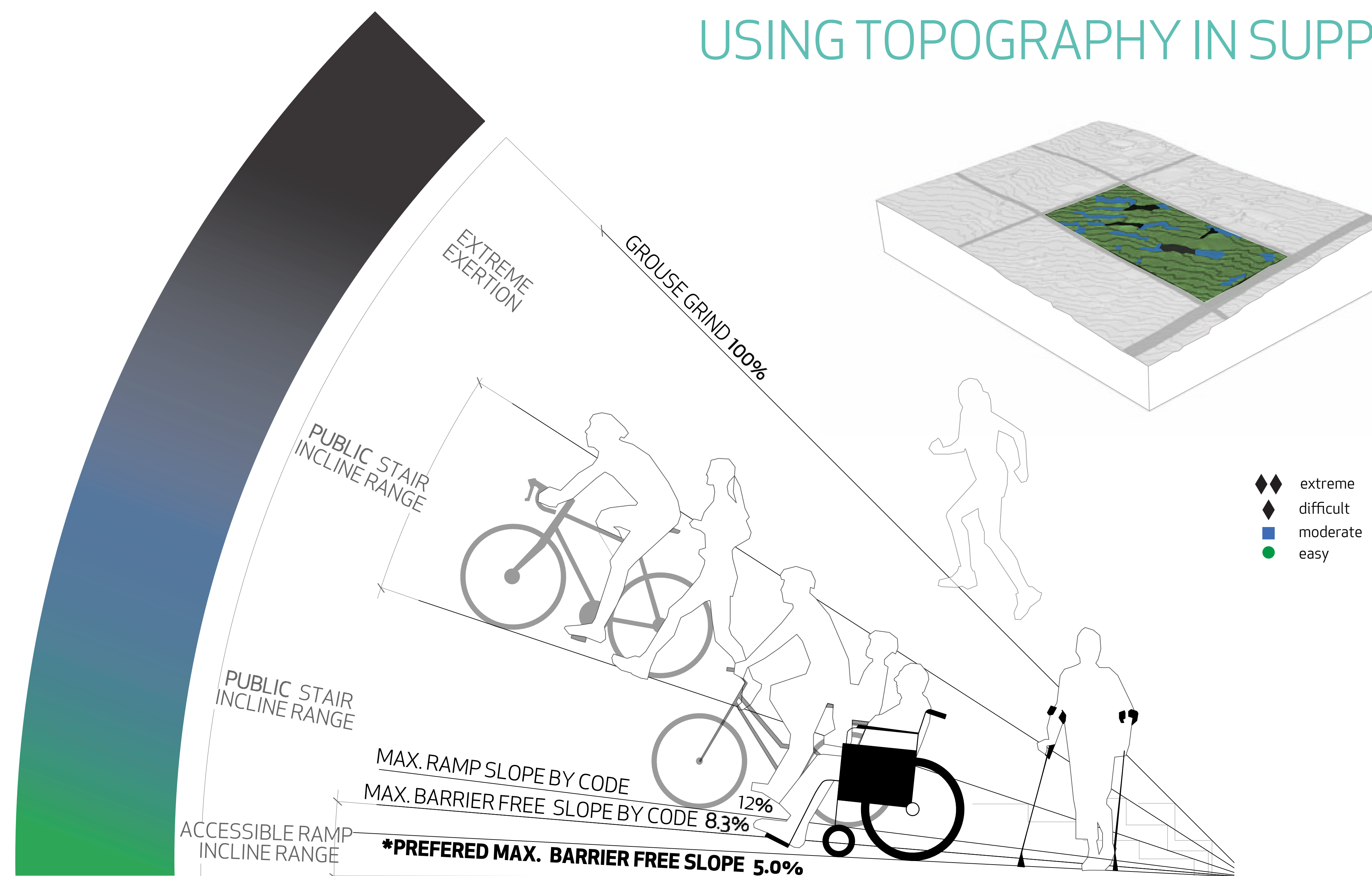
Special consideration will be given to goods and services delivery/ access, and ensuring ample parking for individuals with mobility challenges.

CYCLING & TRANSIT NETWORK



Pearson Dogwood is part of a larger transit and active transportation network, including bikeways on 59th Avenue and Heather Street. The future neighbourhood will support or enhance these existing connections and facilities.

USING TOPOGRAPHY IN SUPPORT OF ACCESSIBILITY



The Pearson Dogwood lands have a **unique topography**, with a difference in elevation of 20 metres between the northwest and northeast corners of the site. The Concept Plans have been designed with this in mind, ensuring that connections through the neighbourhood and to important destinations take full advantage of the flattest areas of the site. Specifically, routes have been selected that fall under a 5% grade change, which is the accessibility threshold for wheelchair users and others with mobility challenges.

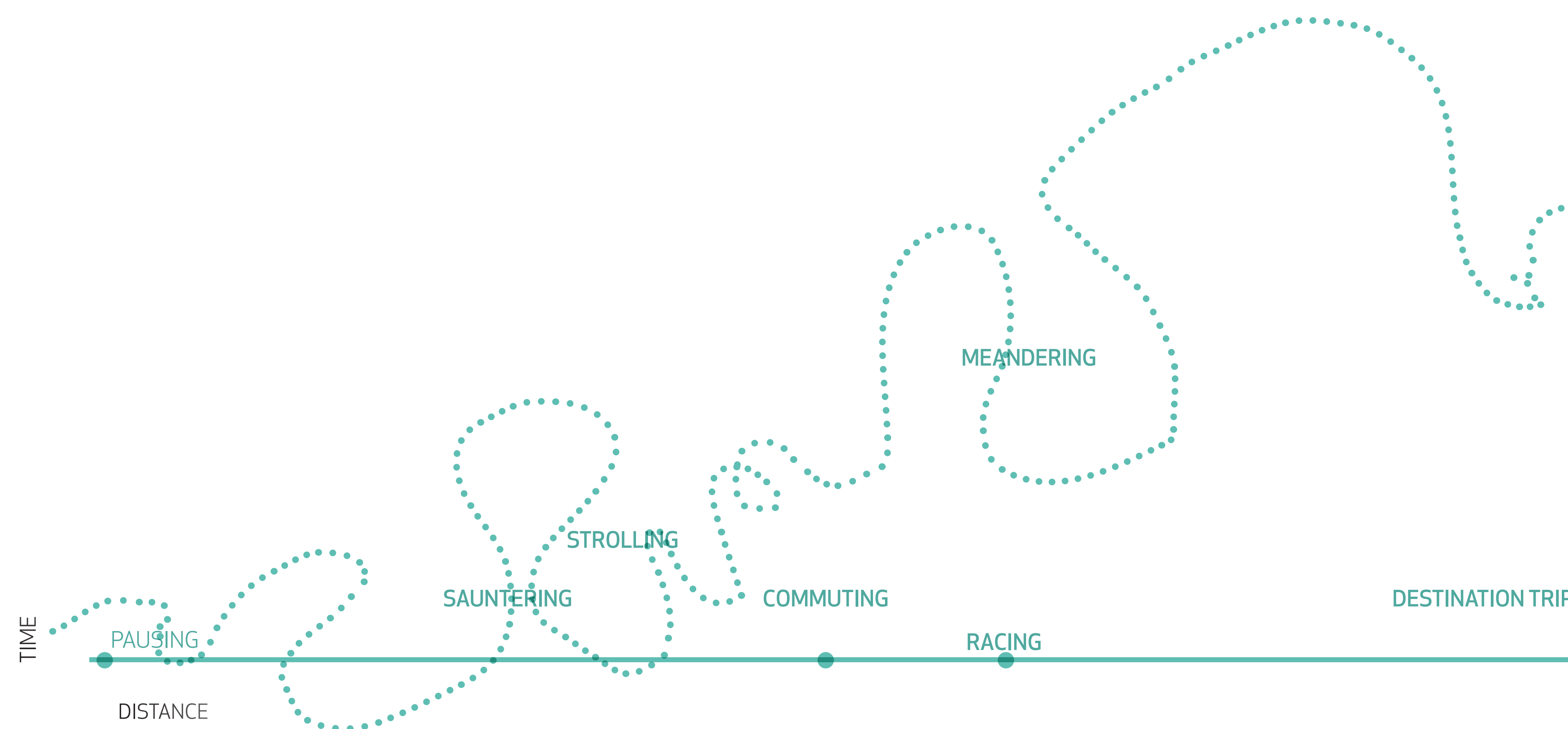
Universal design of public and private spaces are discussed further in the HARMONIZE boards.

SUPPORTING DIFFERENT TYPES OF TRIPS

The Concept Plans also allow for different types of trips by **foot, wheelchair, and bicycle**.

Some trips will be commute and/or **destination-oriented**, so direct, accessible connections are provided through the neighbourhood that efficiently link key destinations.

Other trips are for **pleasure and therapy**. As such, scenic, meandering connections - called "wellness walkways" - have also been provided.



Connections to Neighbours & Views

residents and neighbours are connected to amenities, services, nature, seasons, and one another

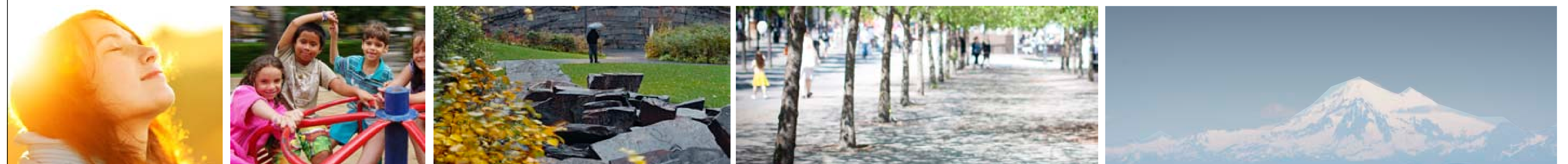
A REGIONAL JEWEL



With its unique services and amenities, the neighbourhood will become a health destination for residents and visitors from Marpole, Vancouver, and beyond. For example:

- **Schools:** The neighbouring schools attract youth from across Vancouver, creating a strong presence of young people.
- **Urban Farm:** The existing farm attracts students, farmers, and visitors across Vancouver, with Community Supported Agriculture members living as far away Richmond and Deep Cove.
- **YMCA:** The catchment areas for this new health facility is yet to be determined, however it will attract many residents and visitors from well beyond the Pearson Dogwood Neighbourhood.
- **Community Health Centre:** This CHC is expected to draw visitors from the VCH's local Community Health Area (refer to THRIVE boards).
- **Therapy Pool:** The therapy pool is a unique asset that draws visitors from the far reaches of MetroVancouver and beyond.

VISUAL CONNECTIONS TO NATURE AND COMMUNITY



MICROSCAPES CHILDREN PLAYING LAYERED VIEWS OF NATURE SITE EDGES MOUNT BAKER



Views

The Concept Plans have been designed to allow for both distant and near views, ensuring that residents have opportunities to visually connect with the seasons, natural areas, and people going about their daily activities in the neighborhood. Amenities such as tactile (3-Dimensional) maps and braille hand railing can also help individuals without sight to "enjoy the view".

Sunshine

Open spaces and buildings have been configured to maximize sun access, ensuring gardens, residential units, and shared public spaces receive as much sunshine as possible.