

# Integrated Community

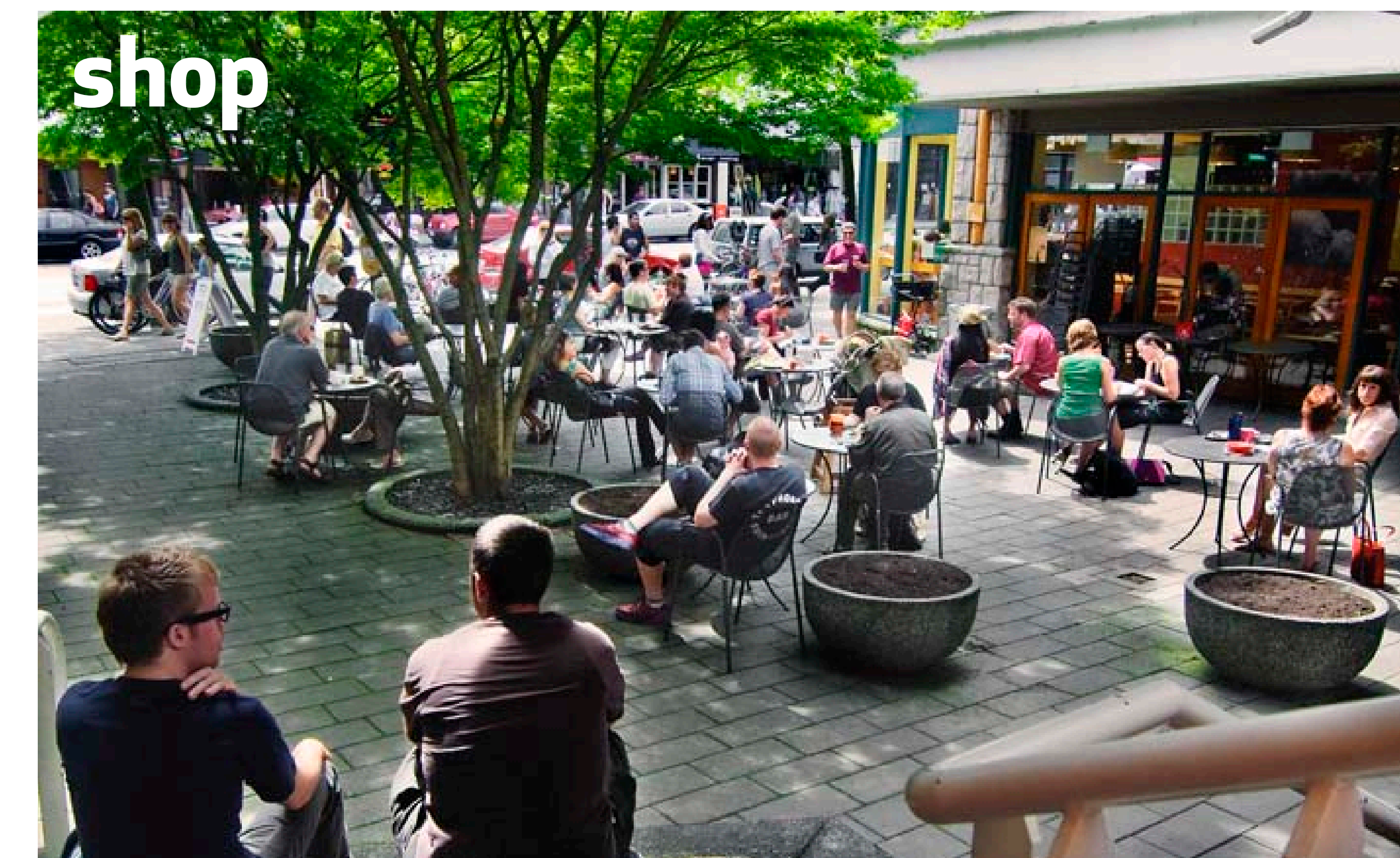
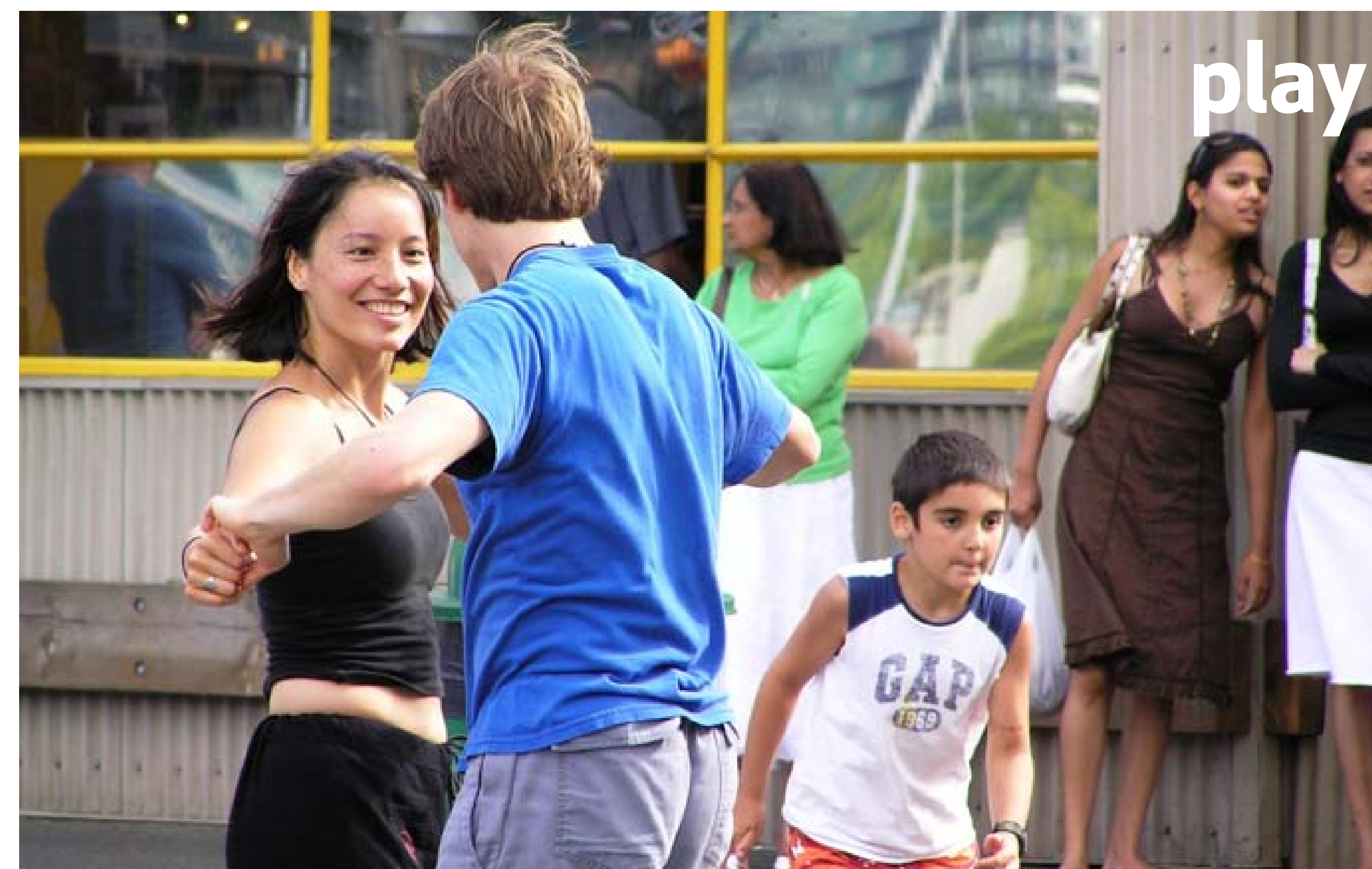
*live, work, play, learn, and rejuvenate within walking or wheelchair distance of home*

## A DIVERSE, COMPLETE COMMUNITY



- **Diverse Uses and Activities:** Daily needs can be met by foot or wheelchair, with diverse uses that include health and wellness services, housing, shops, and recreation spaces, as well as several employment opportunities.
- **Diverse Housing:** A range of housing options will meet diverse physical, social, and family needs. Housing options will include units that are universally accessible, visitable, and integrated with a range of health services for complex health care needs.

## A VIBRANT PEOPLE-MAGNET, RICH WITH LIFE & CULTURE



### A New Residential Neighbourhood

The Pearson Dogwood Neighbourhood is expected to include roughly 2900 residences that house a community of approximately 5800 residents.

### New Destinations

The Pearson Dogwood Neighbourhood will include services and destinations that cater to local residents while also attracting neighbours and visitors. Beautiful buildings and intimate public spaces will encourage social interaction, active living, and dynamic public life.



# HARMONIZE

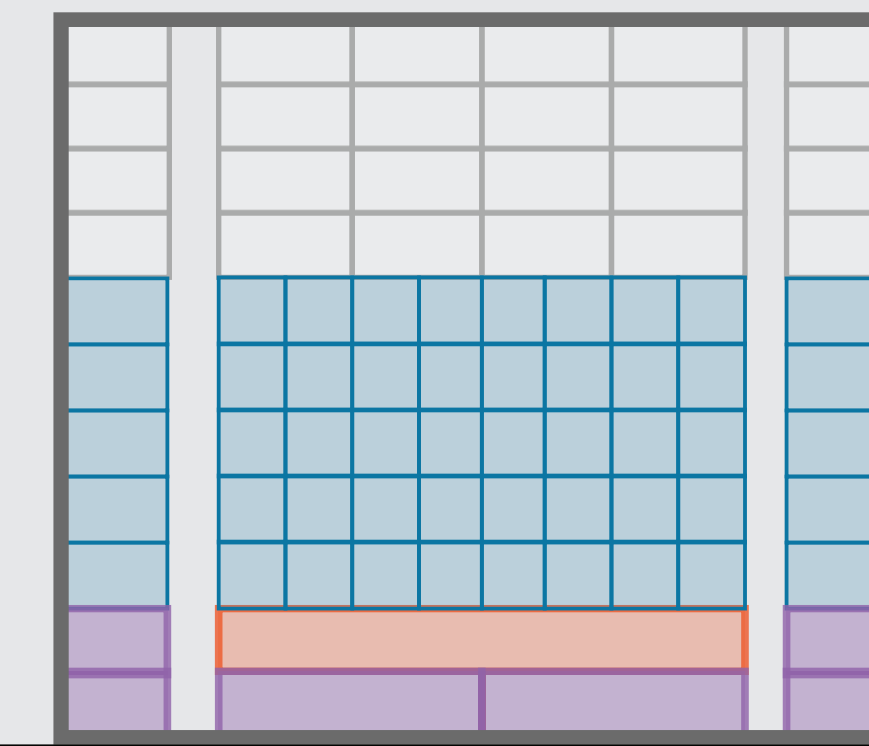
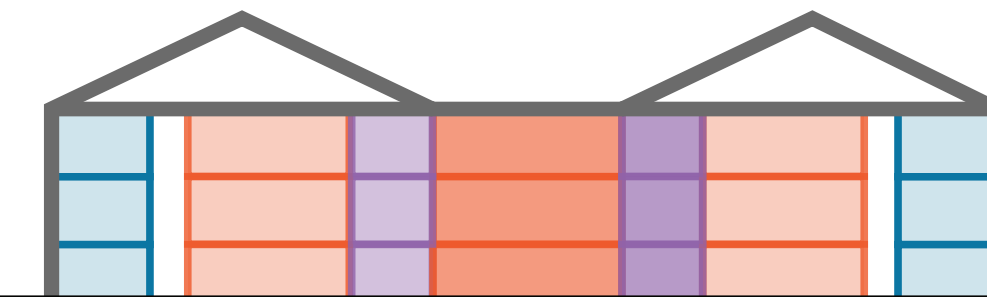
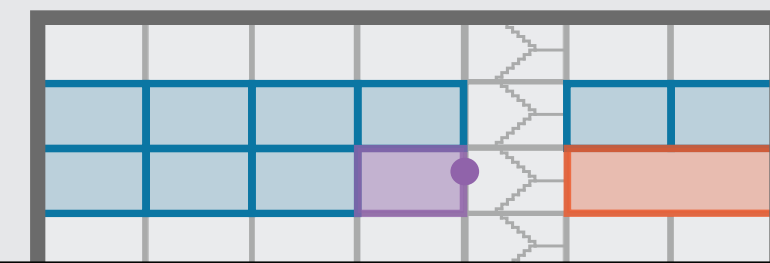
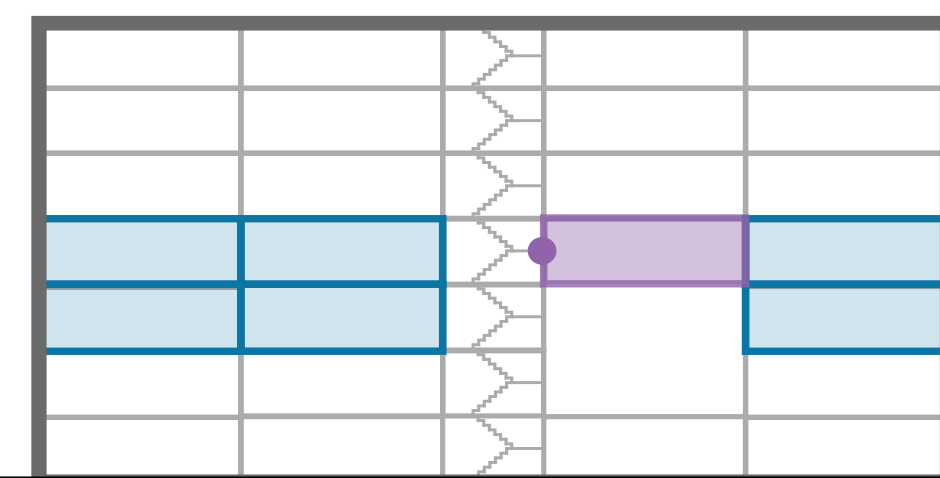
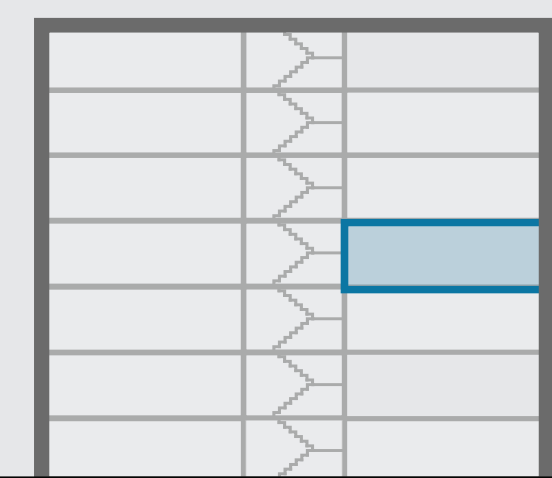
# A Home for Everyone - Choices for Living with Care

Across the housing options being discussed, the principles of flexibility and adaptability in design will support people to age in place and to exercise choice and independence.

## Continuum of Care

### Independence

### Support Amenity



Individual  
Apartments



Clustered  
Apartments



Enhanced  
Apartments



Transitional  
Housing



Complex  
Residential Care



Community  
Health Services



Therapeutic Pool

## Site Development Concepts

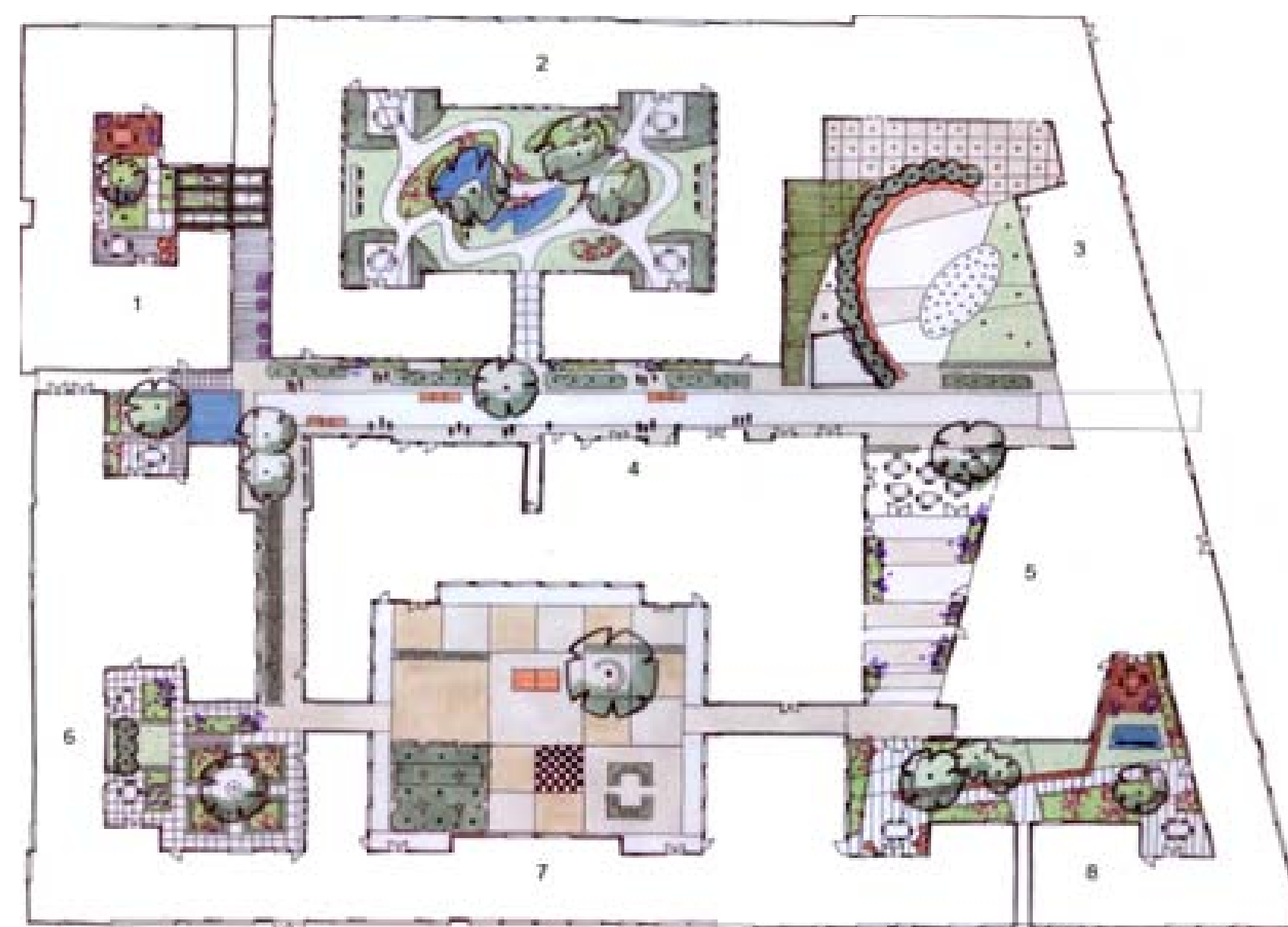
### 1. Integration of natural landscapes - therapeutic respite



Children's Hospital, Switzerland



Children's Hospital, Switzerland



Hogewyk, Holland

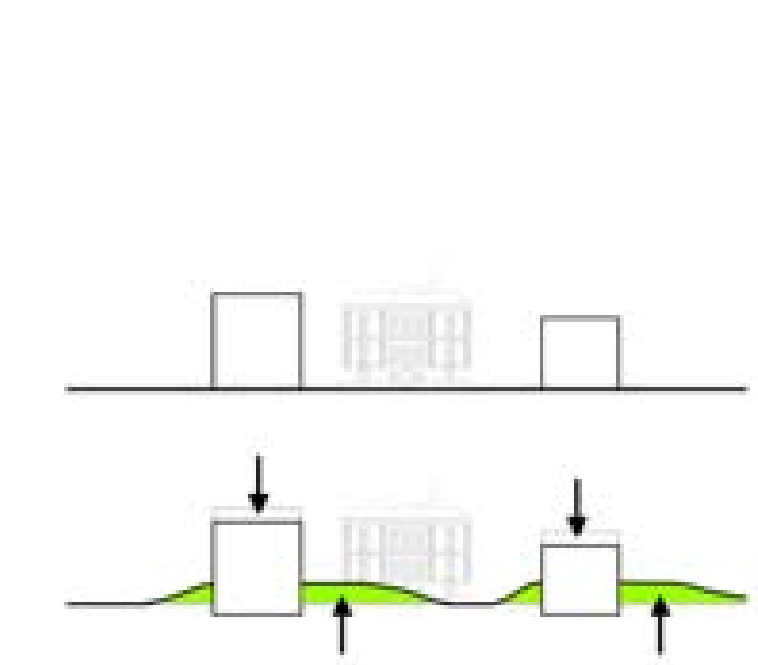
### 2. Accessibility through grade design - above, at, and below grade



Prinsen Bolwerk Healthcare Centre and Villa, Holland



Prinsen Bolwerk

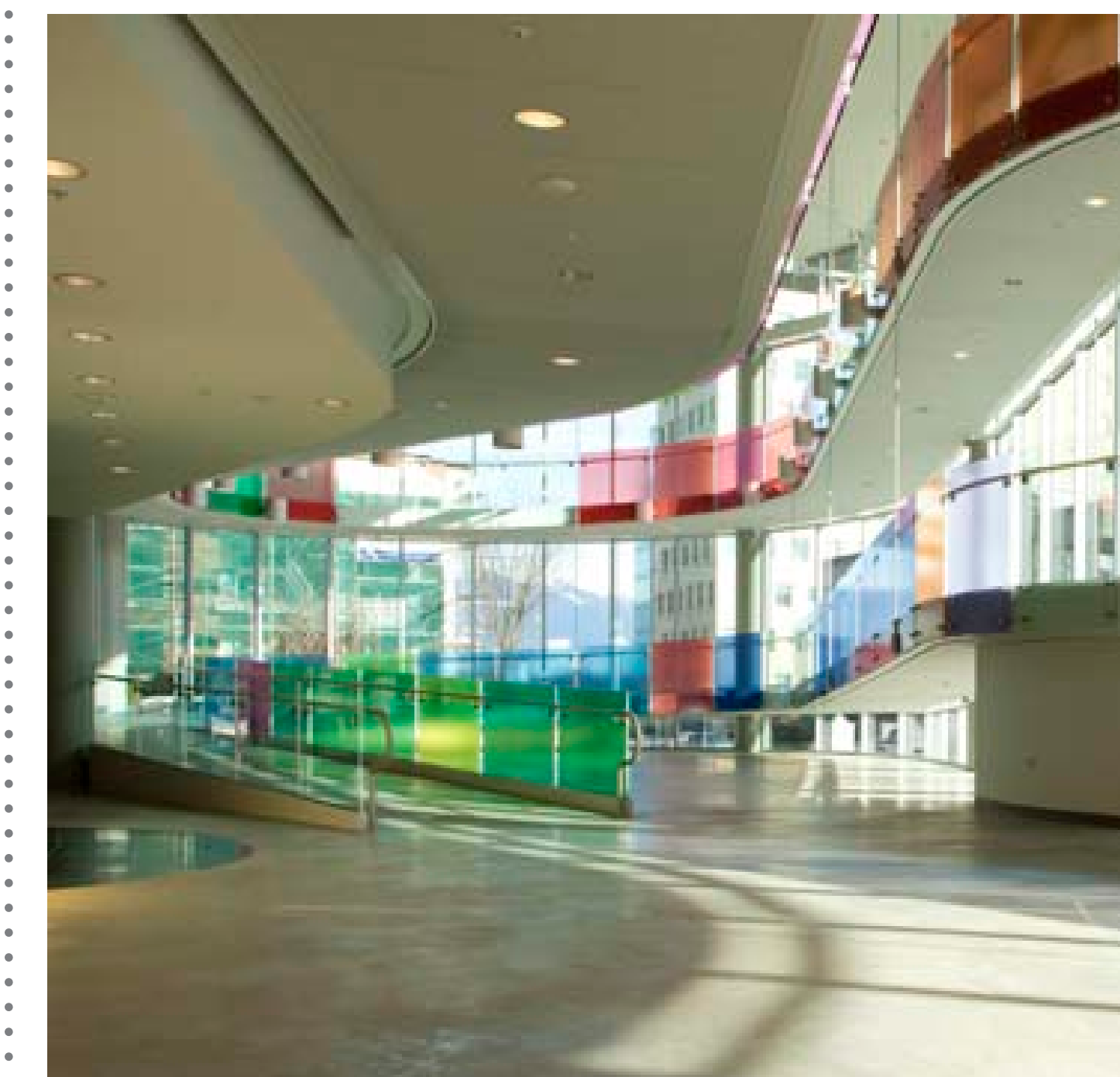


Prinsen Bolwerk



Schandorff Square, Norway

### 3. Accessibility through built form - connections at several levels + protected from weather



Rick Hansen Institute, Vancouver, BC



New Aalborg University Hospital, Denmark (above/below)





# HARMONIZE

# A Home for Everyone - Choices for Living with Care

## 1. Individual Accessible Apartments

### What is it?

- Fully accessible, self-contained private apartments.
- Apartments can be located in any market residential or social housing building.

### Who might live there?

- Individuals with disabilities who are able to manage their own care.

### How does it work?

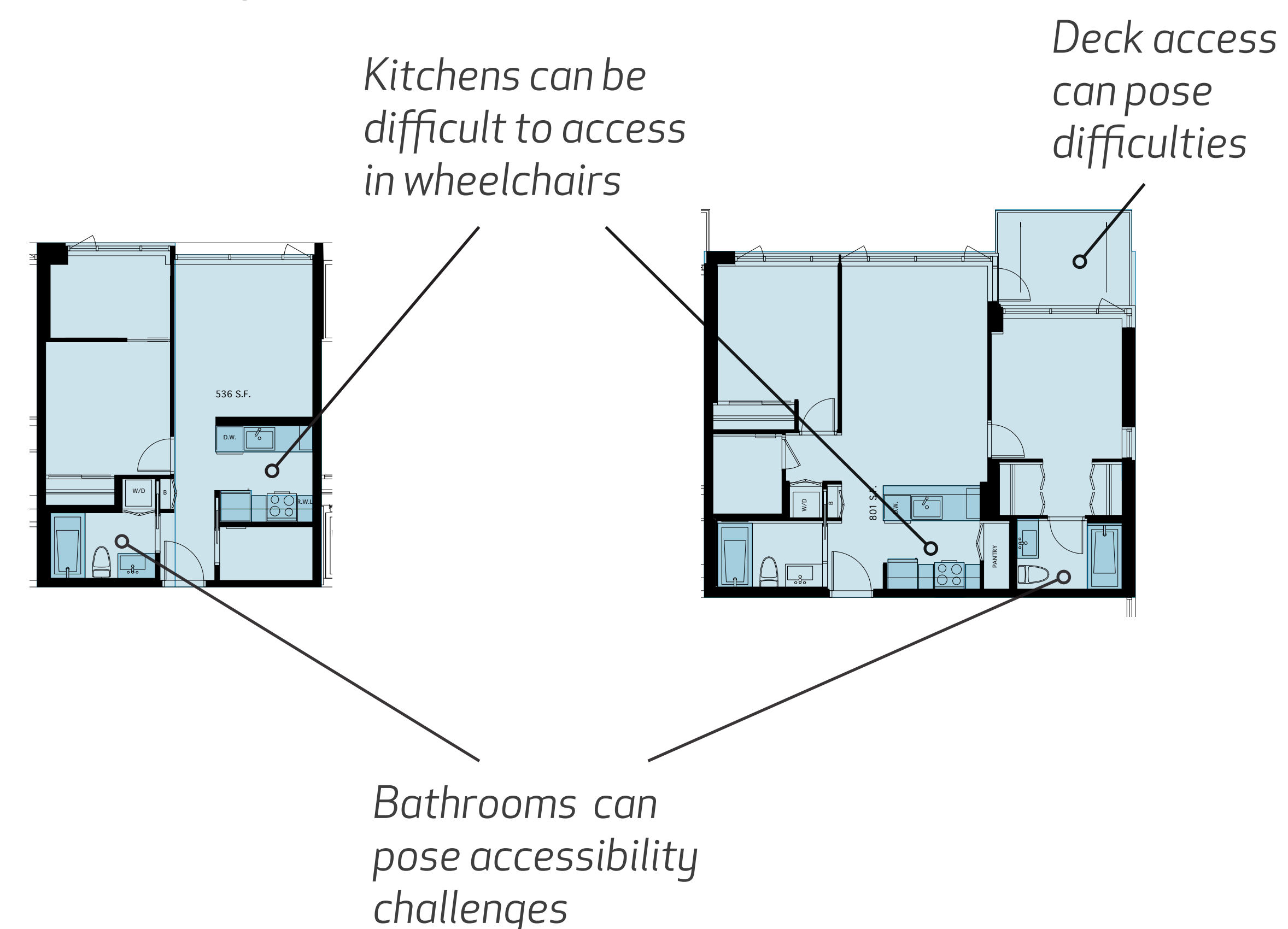
- Individuals select and rent an apartment and may receive a housing subsidy from BC Housing.
- Individuals receive personal care support either through VCH Home Support services, the Choice in Supports for Independent Living (CSIL) program, or through other funding sources such as ICBC or Worksafe BC.
- Home Health staff from the Community Health Centre may provide nursing, occupational therapy, physical therapy, or dietitian support.

### Feedback we've heard:

- This option provides the highest level of choice, independence, and privacy.
- Affordable, fully accessible apartments are often difficult to find.
- Accessible apartments that include a 2<sup>nd</sup> bedroom for family or caregiver are extremely difficult to find.
- Current funding levels have limitations.



Market apartments often require modifications for accessibility



Jardins de L'Arche, Paris, France



Jardins de L'Arche, Paris, France

## 2. Clustered Dwellings

### What is it?

- Fully accessible, self-contained private apartments each with kitchen, dining, living, a bedroom, and bathroom.
- A specific group of apartments located within a market residential or social housing building (the units need to have close proximity but need not be next door to one another).

### Who might live there?

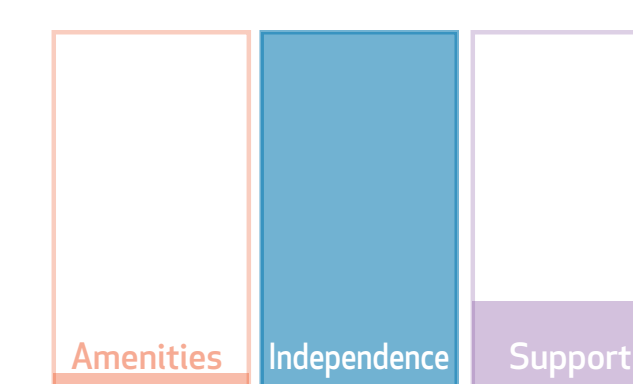
- Individuals with disabilities who require a high level of both scheduled and unscheduled care who wish to live independently.
- Individuals that do not require 24/7 nursing care, but are able to call for assistance when needed.

### How does it work?

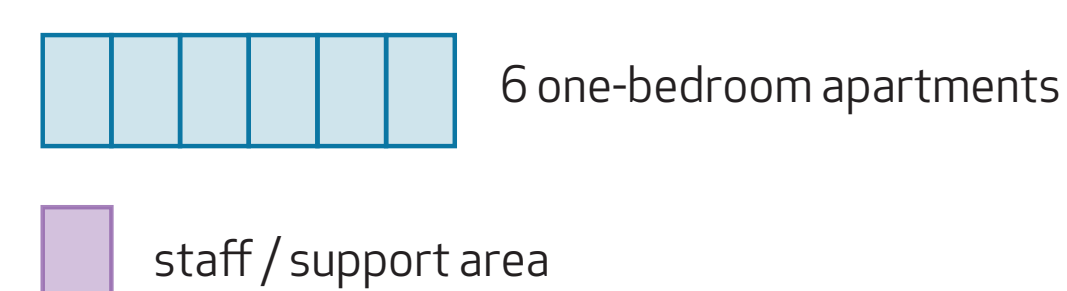
- Personal care staff are in the building 24/7 and are shared between the clustered apartment residents.
- The site-based staff provide both scheduled and unscheduled care. For unscheduled care, the residents call the staff for assistance.
- Site-based staff assist with activities of daily living.
- Home Health staff from the Community Health Centre may provide nursing, occupational therapy, physical therapy, or dietitian support.

### Feedback we've heard:

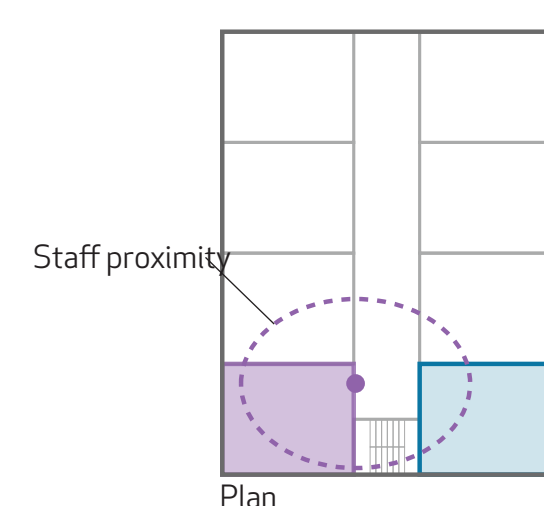
- Sharing personal care staff requires cooperation between residents; sometimes there can be conflict.
- Clustered apartments should be dispersed throughout a building to facilitate community integration.
- Personal care support is tied to housing in this case. This means that individuals would need to relocate if their needs changed significantly.
- This option provides a high level of independence and privacy.



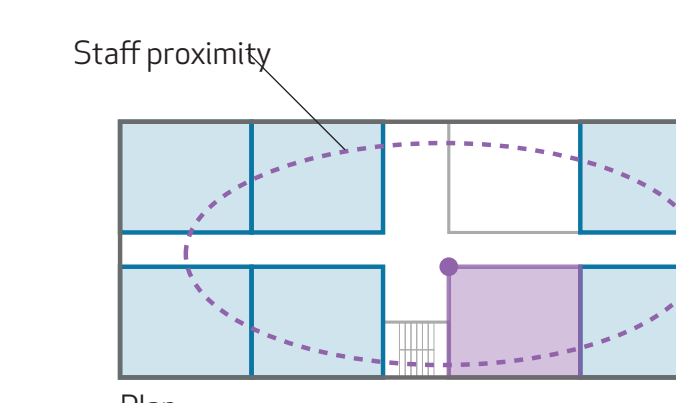
### Areas:



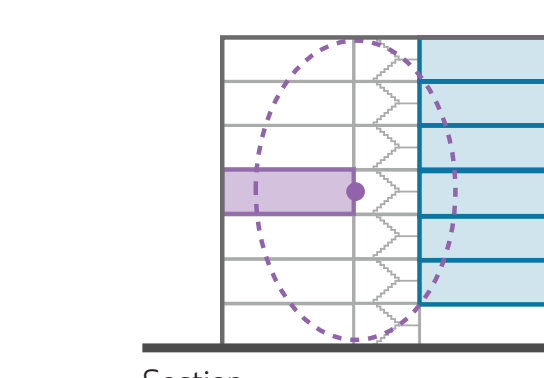
### Unit integration:



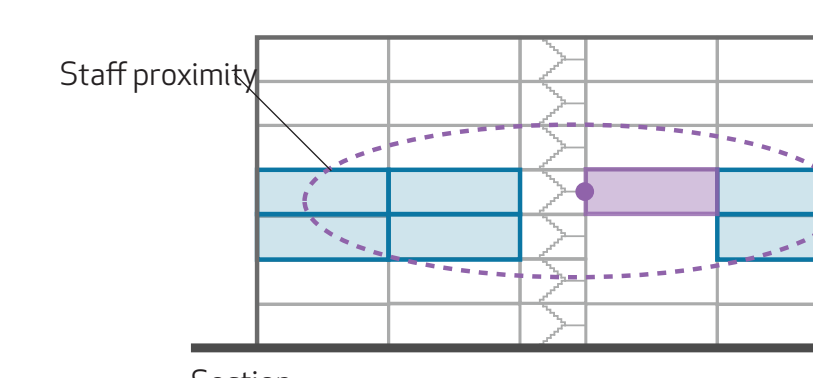
Plan



Plan



Section  
Stacked vertically near stairwell



Section  
Stacked vertically on two floors



Bloomfield Gardens, Vancouver, BC



Noble House, Vancouver, BC



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# A Home for Everyone - Choices for Living with Care

## 3. Enhanced Apartments

### What is it?

- A group of 20 fully accessible, self-contained private apartments, each with a kitchenette, dining, living, a bedroom, and a bathroom, located in a building with common amenity space, including dining and recreational / activity space.
- Groups of enhanced apartments may be located in market residential, social housing, or stand alone buildings.

### Who might live there?

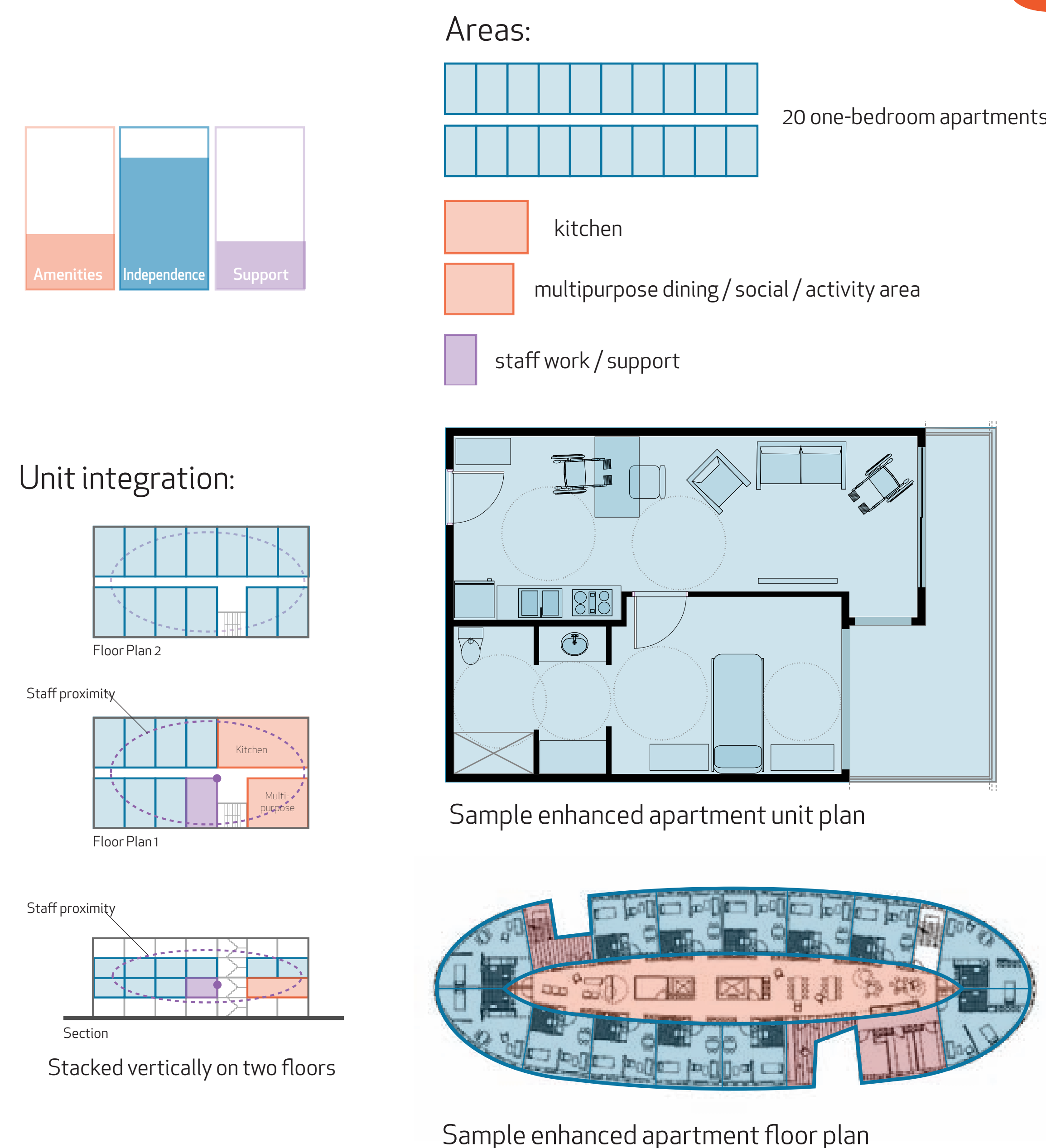
- Individuals with disabilities who require a high level of both scheduled and unscheduled care who wish to live independently, but appreciate access to a communal meal program and on site social activities.
- Residents are able to call for assistance when needed.

### How does it work?

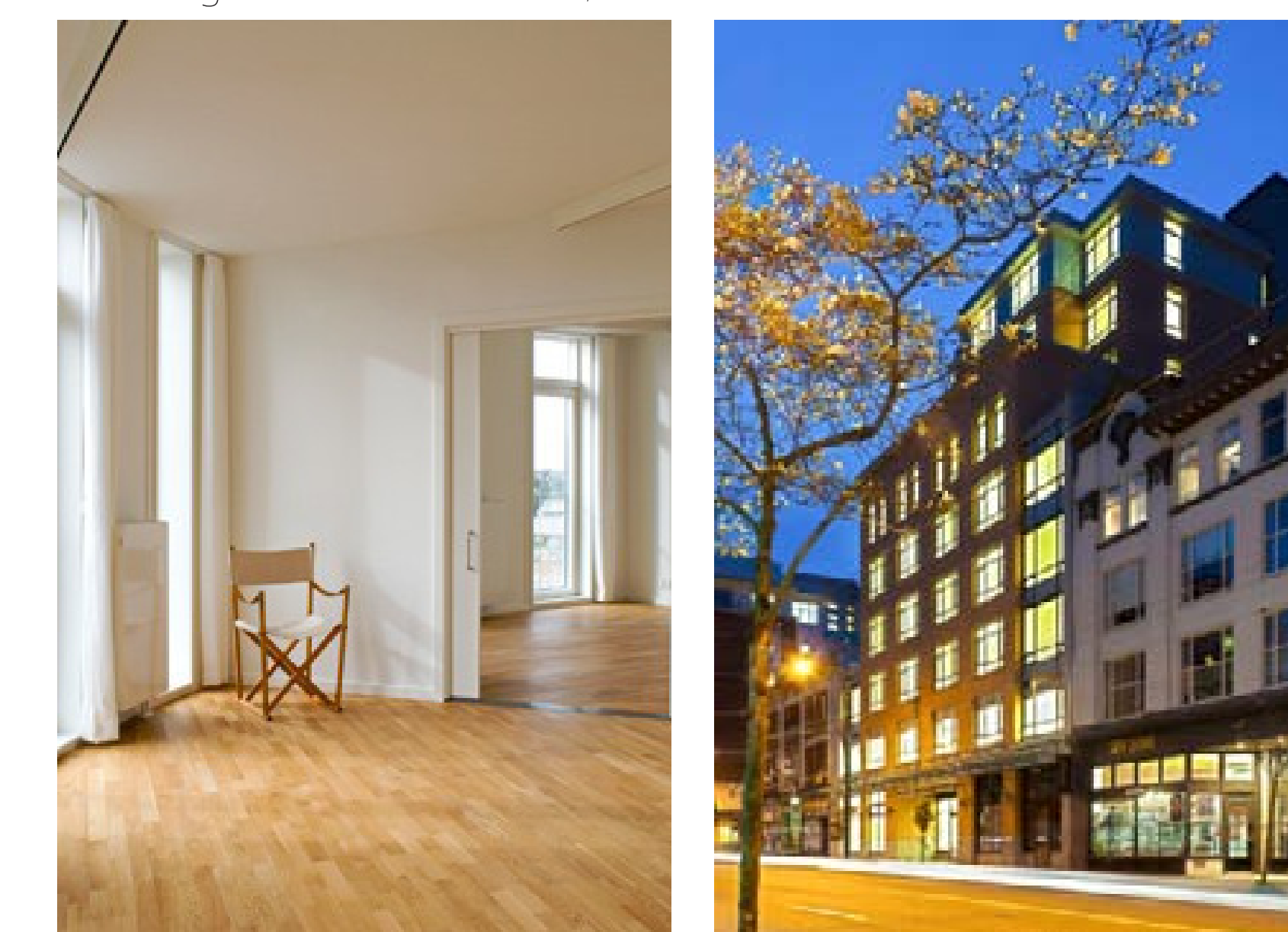
- Personal care and nursing staff are on site 24/7 to provide both scheduled and unscheduled care in a shared care manner.
- Meals are prepared and available in a communal dining room.
- Social and recreational activities are available on site for residents wishing to participate.
- Home Health staff from the Community Health Centre may provide nursing, occupational therapy, physical therapy, or dietitian support.

### Feedback we've heard:

- It is important that the enhanced apartments are integrated into the neighbourhood.
- Use ramps in multi-floor buildings to maximize residents' accessibility.



Advantage Care at Bondi Water, Australia



Flintholm Retirement Home, Denmark Pacific Coast Apartment, Vancouver, BC

## 4. Transitional Housing & Shared Supported Living

### What is it?

- A transitional program and housing option aimed at maximizing individuals' ability to live independently.
- Houses of approximately 7 residents with private bedrooms and ensuite bathrooms, and common dining and a great room / living space.
- Houses are grouped together within a building and have shared therapeutic and activity space (e.g. gym room, games room).

### Who might live there?

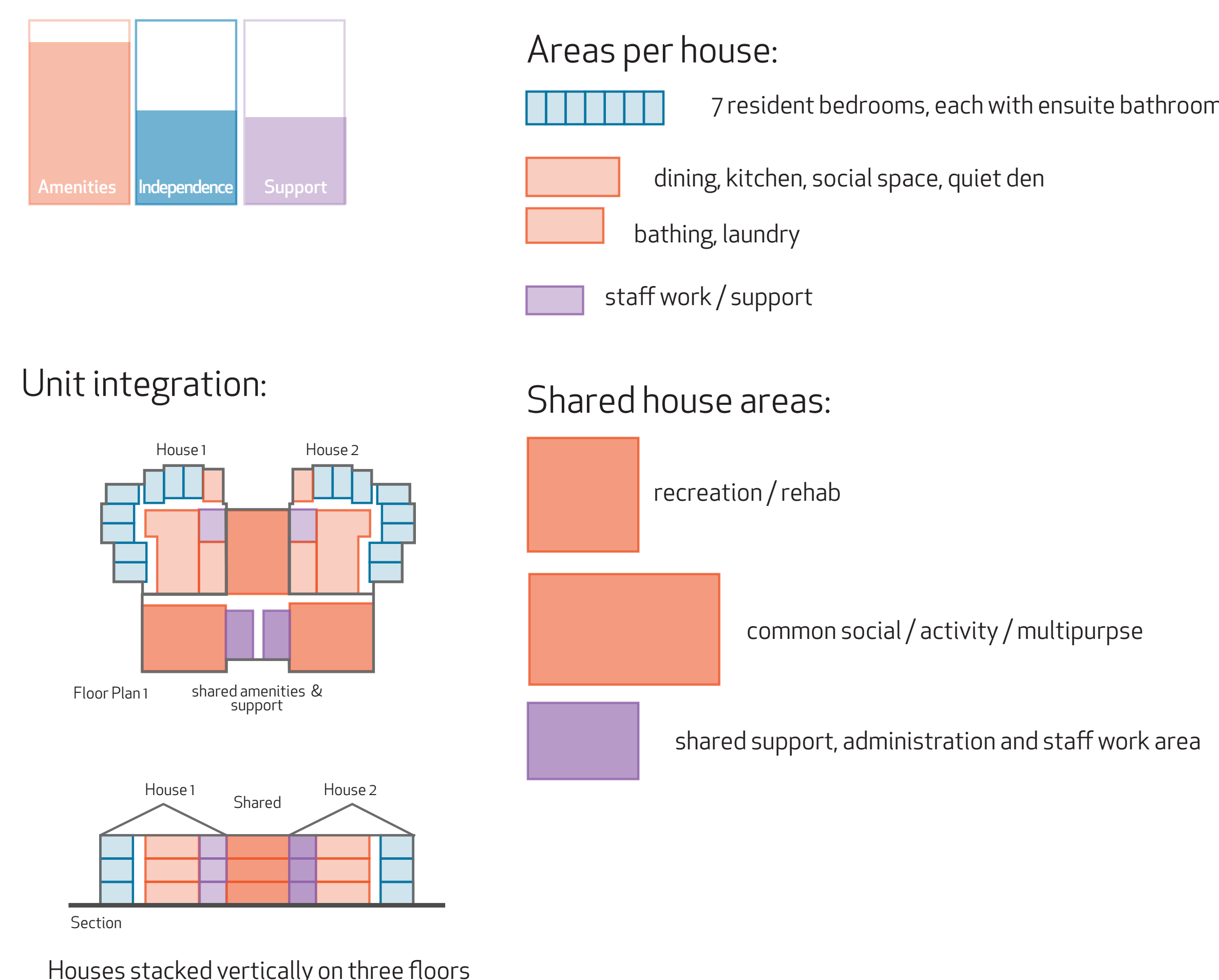
- Individuals with disabilities who require a high level of scheduled and unscheduled care and would benefit from access to focused support to develop the skills to live in more independent settings.
- Residents require personal help or nursing care 24/7.

### How does it work?

- Personal care and nursing staff are shared between the houses and are available on site 24/7 to assist with scheduled and unscheduled care.
- Daily living activities occur within each house, including choice and preparation of meals, housekeeping, laundry, and personal care.
- The model focuses on an overall rehabilitation approach to assist residents in developing the skills to live in the most independent setting they are comfortable with; therapeutic activities occur both on site and in the community.
- Maximize opportunities for residents to access social and recreational activities outside of their home in the community.
- Anticipated length of residency between 6 and 30 months; however some individuals may stay longer.

### Feedback we've heard:

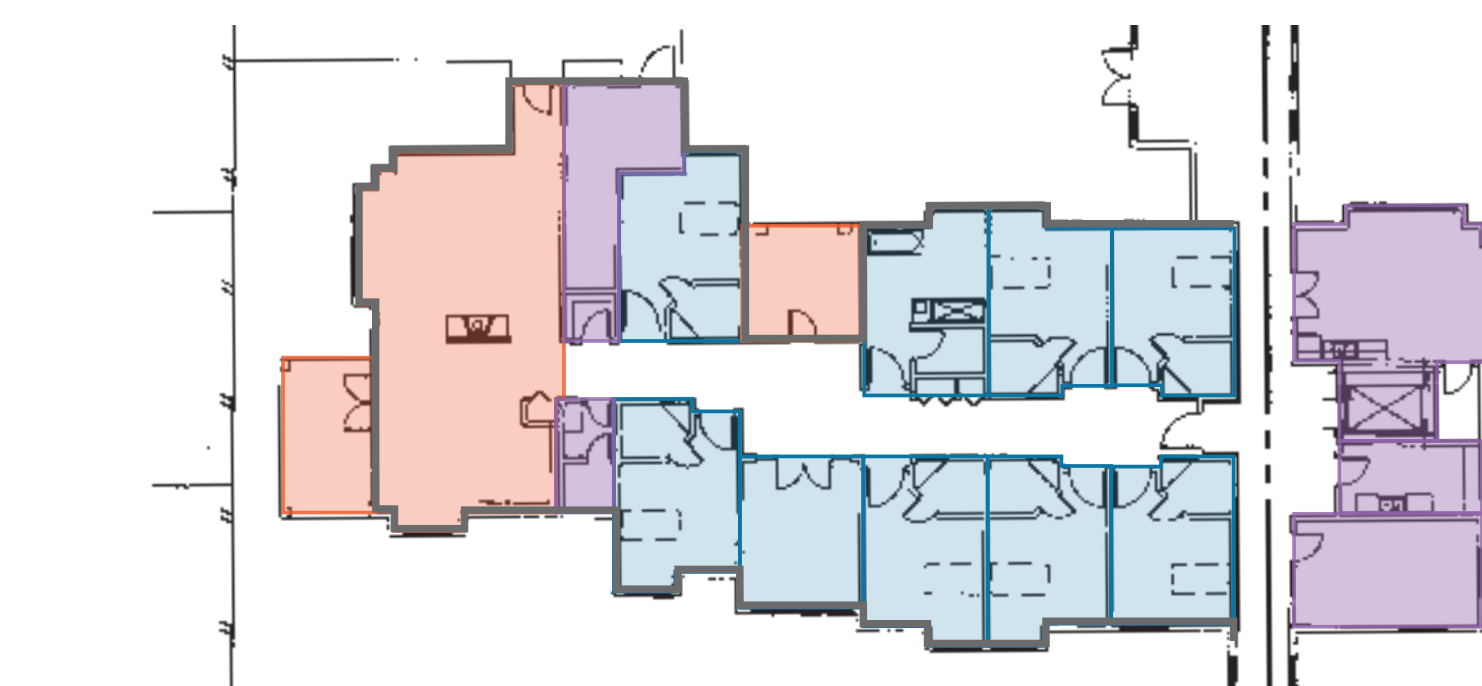
- This model may follow the Green House Project, which is a residential concept that creates a small intentional community for a group of residents and staff. The Green House concept is intended to blend in with the neighbouring homes, include outdoor space.
- Some people have said that any house larger than 4 residents living together is an institution, while others have said that one can become "institutionalized" in any shared living situation.
- Locate accessible health services on the overall site for use by people living in this neighbourhood as well as for people living elsewhere, e.g. accessible health services for people with physical disabilities – dental care, mammography, x-rays, ophthalmology, etc.
- Ensuring that outdoor access is available is very important.
- Use ramps in multi-floor buildings to maximize residents' accessibility.



The Cottages at Martin's, Birmingham, Alabama



Hogeweyk, Holland



CONNECT Floor Plan, Langley and Lake Country, BC





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# A Home for Everyone - Choices for Living with Care

## 5. Complex Residential Care

### What is it?

- A residential care facility made up of houses of 10-15 residents, where each resident has a private bedroom with ensuite bathroom and dining, living, and outdoor space are shared in each house.
- Houses are grouped together in a building and have shared support services, such as food preparation and laundry.
- The Green House Project model may also be employed here.
- Would include 10 – 15 houses.

### Who might live there?

- Residents that have high medical needs that can not be managed in their home.
- Residents with dementia and other cognitive impairments that can no longer be safely managed in their home.
- Residents may or may not be able to direct their own care, are highly dependent for personal care, and have unpredictable nursing care needs.

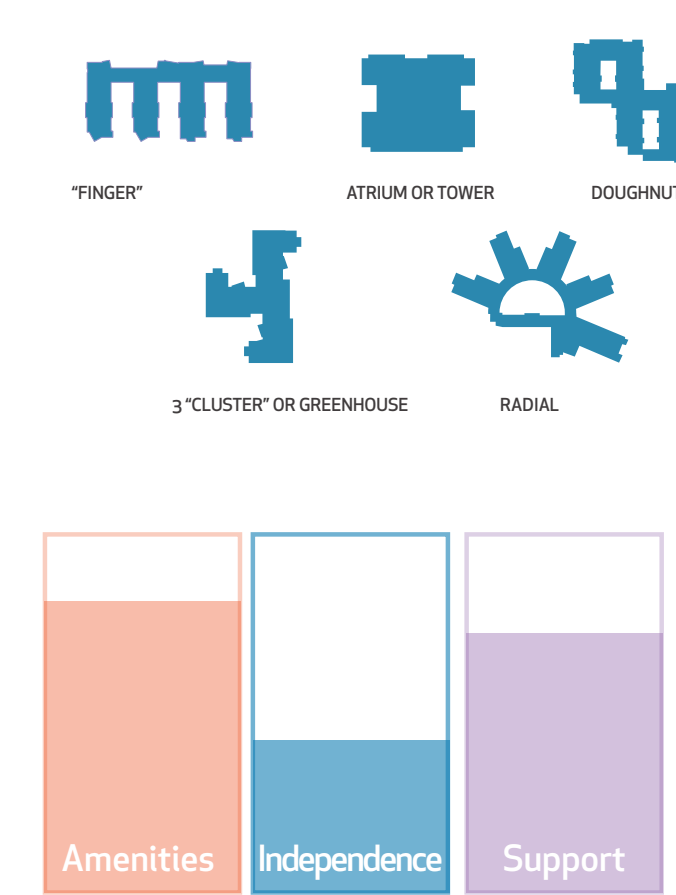
### How does it work?

- Personal care and nursing staff are on site 24/7 and are generally shared between two houses.
- Daily living activities occur within each house, including dining and recreation.

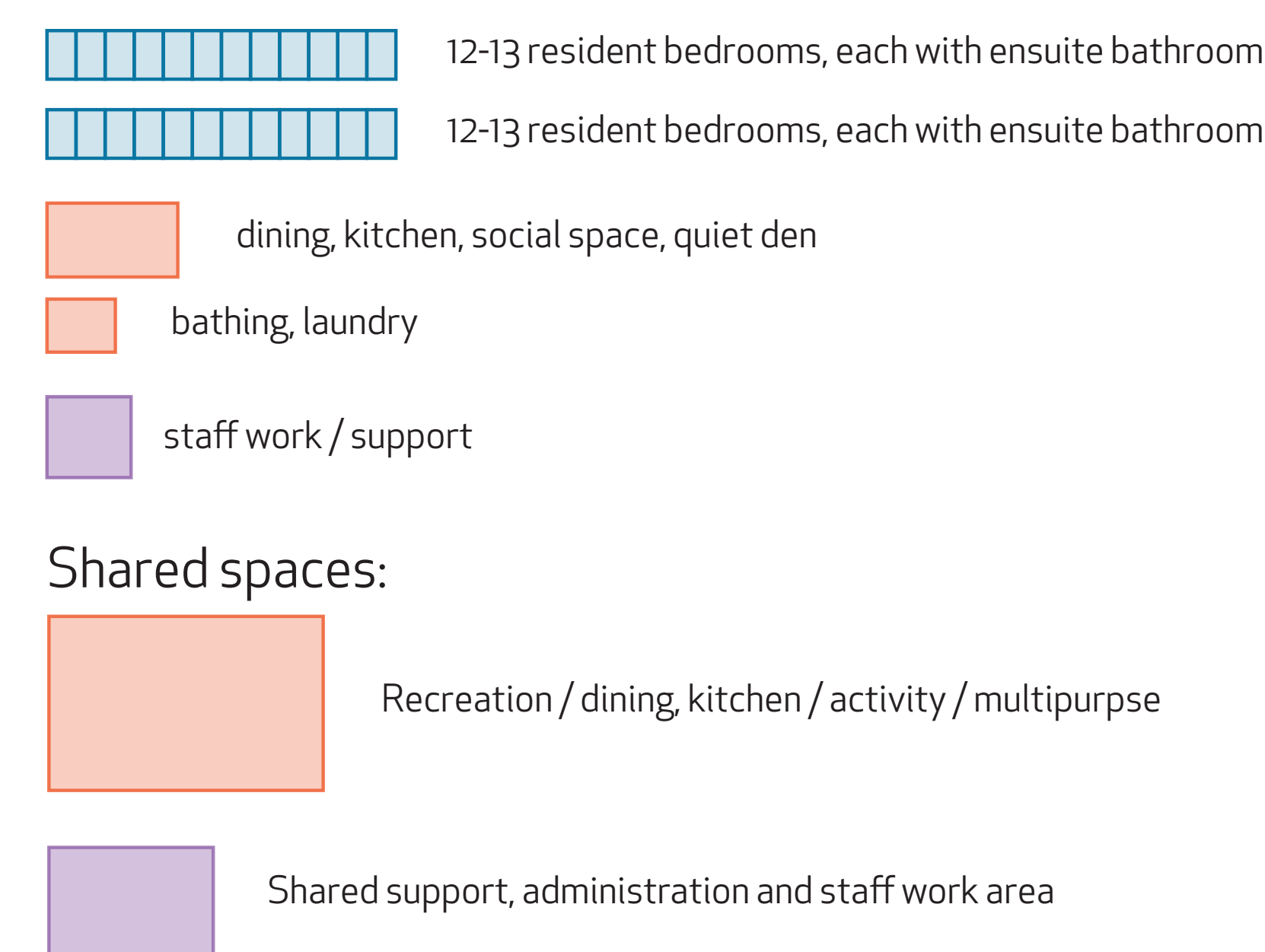
### Feedback we've heard:

- Complex residential care should not mix younger individuals with older adults in the same house.
- Should appear as home-like as possible.
- Families of residents of residential care like the idea that they could live in the same neighbourhood as their parents.

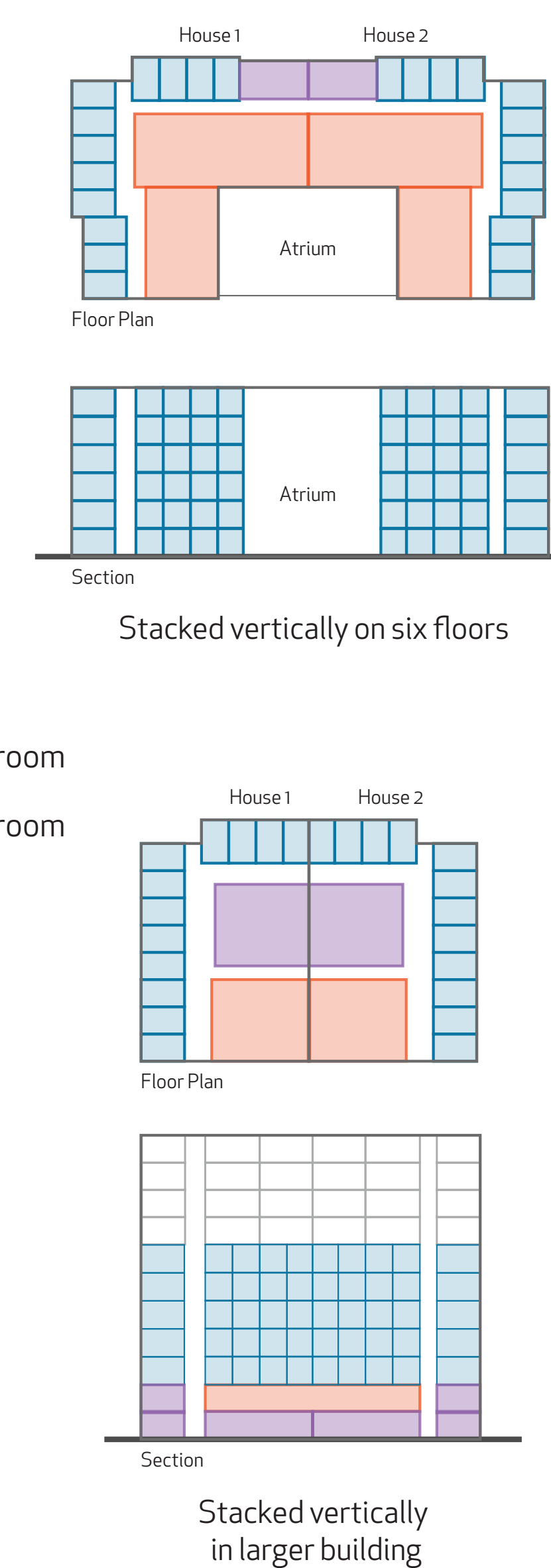
### Complex Residential Care Models



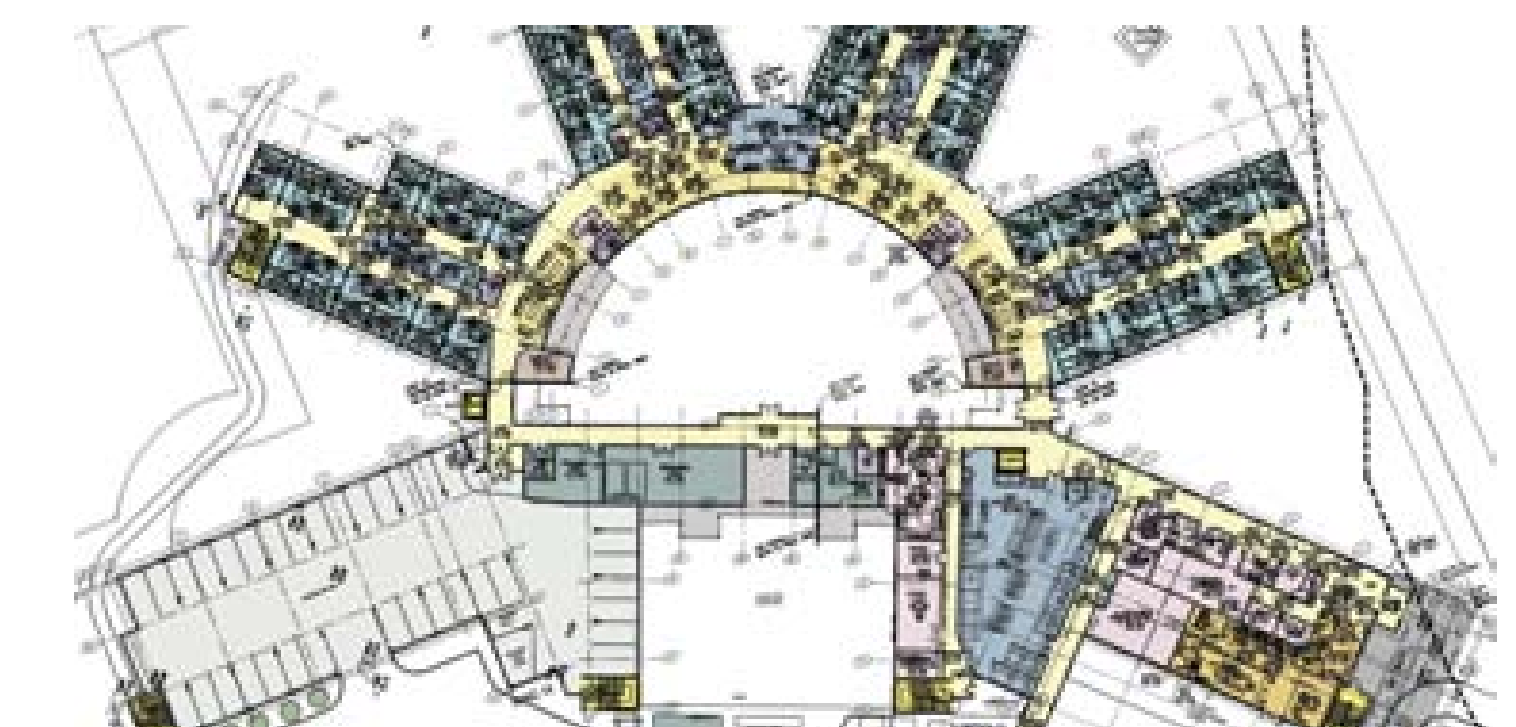
### Areas per 2-house "neighbourhood":



### Unit integration:



Mission Community Complex Care, Mission, BC



Mission Community Complex Care, Mission, BC



Manhattan Green House, New York



Manhattan Green House, New York

## Community Health Services

### What is it?

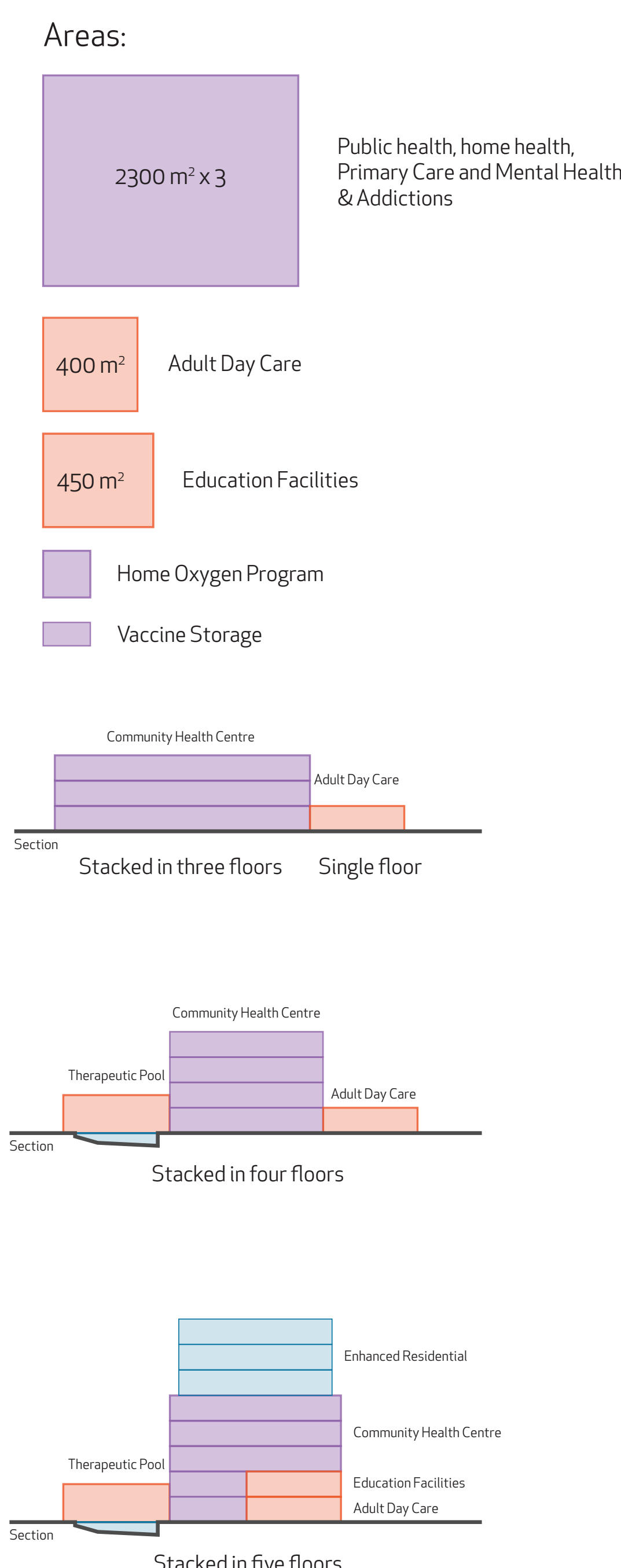
- A hub that provides a range of site-based and outreach health services including:
  - Infant and child health services, including immunizations on and off site
  - Youth counselling and clinics
  - Speech and language therapy
  - Allied health, including occupational and physical therapy
  - Home health services on and off site
  - Mental Health and Addictions Counselling
  - Health education on a variety of topics including chronic disease management, breast feeding, child development, and sexual health
  - Physician and nursing led clinics
- Creates an opportunity for clients to access multiple services that are integrated in a "one-stop-shop".

### Who might go there/receive services?

- Examples of individuals that may go to the community health centre or be served off site by community health staff include:
- School-aged children for immunizations
  - Youth for counselling or sexual health information
  - Mothers and infants for immunizations and education group
  - Underserved populations requiring access to physician care
  - Adults receiving home care generally, and specifically nurses from the community health centre would support residents to live in the various housing models
  - Adults for mental health or addiction counselling
  - Anyone requiring a flu vaccination

### Feedback we've heard:

- Should be located in close proximity to transit.
- May be helpful to be close to other community services such as the YMCA.
- A wellness focus is important.



Knockbreda Wellbeing and Treatment Centre, Ireland



New Healthcare Center, Norway

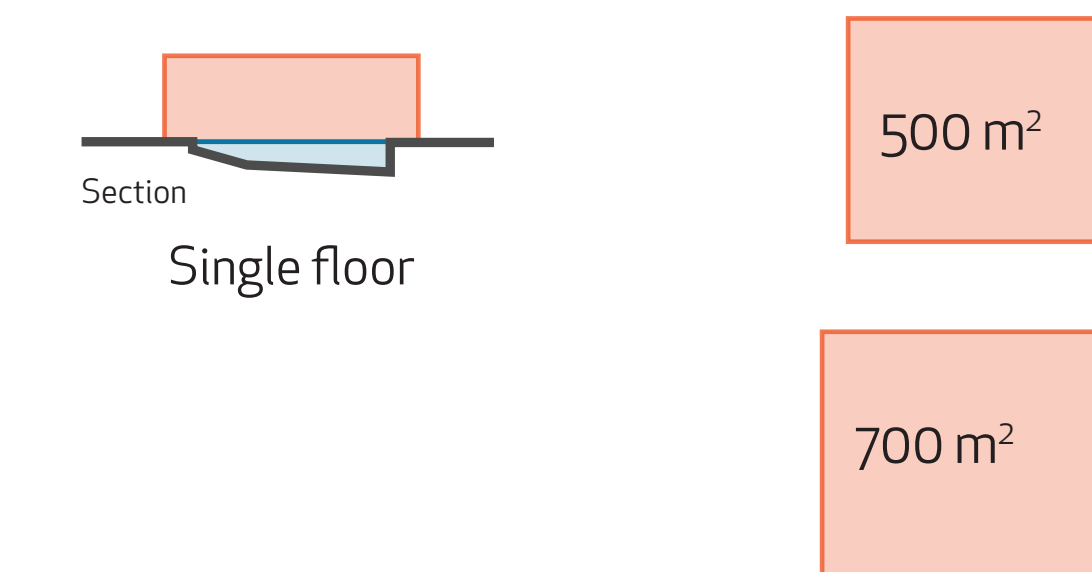


Grove Wellbeing Centre, Ireland

## Therapeutic Pool

### Size:

- 500 - 700 m<sup>2</sup> - pool area, change rooms, and related support spaces.



Colmslie Aquatic and Leisure Centre, Australia



South Shore YMCA, Massachusetts



Sutherland Leisure Centre, Australia