





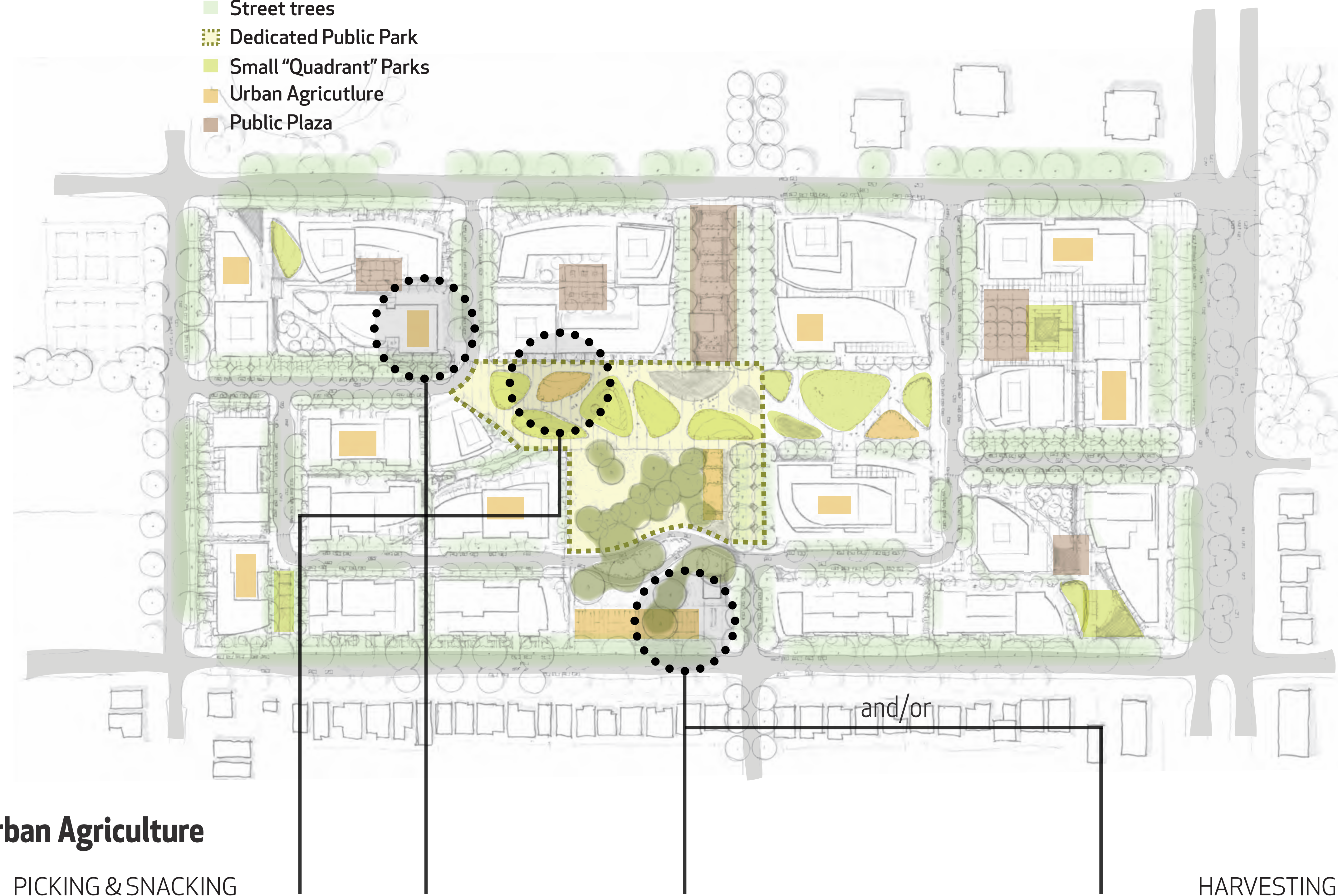


Parks, Plazas, and Urban Agriculture

a sense of community is cultivated, grown, and celebrated in green and productive spaces

Landscape Plan

-  Existing Grove
-  Street trees
-  Dedicated Public Park
-  Small "Quadrant" Parks
-  Urban Agriculture
-  Public Plaza



Urban Agriculture

PICKING & SNACKING

HARVESTING & FEASTING

FOOD



YIELD →

COMMUNITY

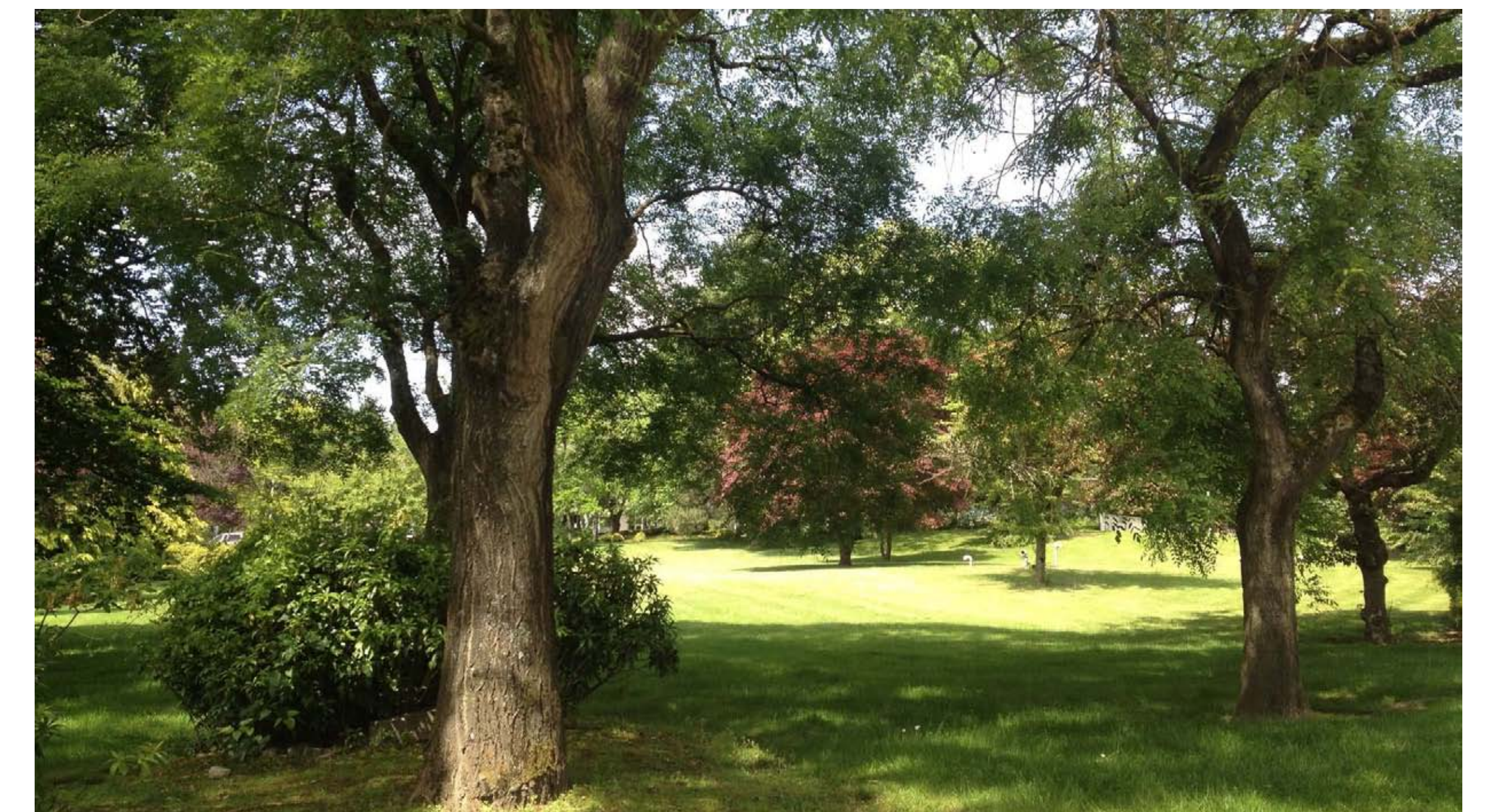


DECENTRALIZED | INFORMAL GATHERING

CENTRALIZED | COMMUNAL GATHERING



Public Plazas



Dedicated Public Park with Existing Grove of Trees



Small Quadrant Parks

Urban Forest

trees and other landscaping provide beauty, weather-protection, and habitat

TREE RETENTION STRATEGY



Trees have intrinsic value, connecting us to habitat, seasonality, and ecological processes. They offer protection from the rain in the winter, and they offer shade in the summer. They also clean the air and breath beauty into the Pearson Dogwood site. Wherever possible, trees will be retained during the redevelopment process.

What follows is the Tree Retention Strategy for the future neighbourhood:

- 1. Retain Significant Grove:** The basis the Concept Plan is to retain the most significant grove of trees located in the centre to the greatest extent possible.
- 2. Retain Street Trees:** All street trees will be retained with the exception of locations chosen for entrances to the neighbourhood. With infill replacement, there will be a net increase of street trees.
- 3. Retain or Relocate Other Healthy Trees:** Other healthy trees will be retained wherever possible, however some will not be able to remain in their current locations. Where feasible, those trees can be relocated to other locations on the site.
- 4. Re-Use Other Trees:** For those trees that cannot be retained or relocated, a strategy will be developed for possible use elsewhere on the site. For example, trees can be incorporated into habitat, storm water systems, materials for art pieces, outdoor furniture, play structures, and more.

Existing Trees

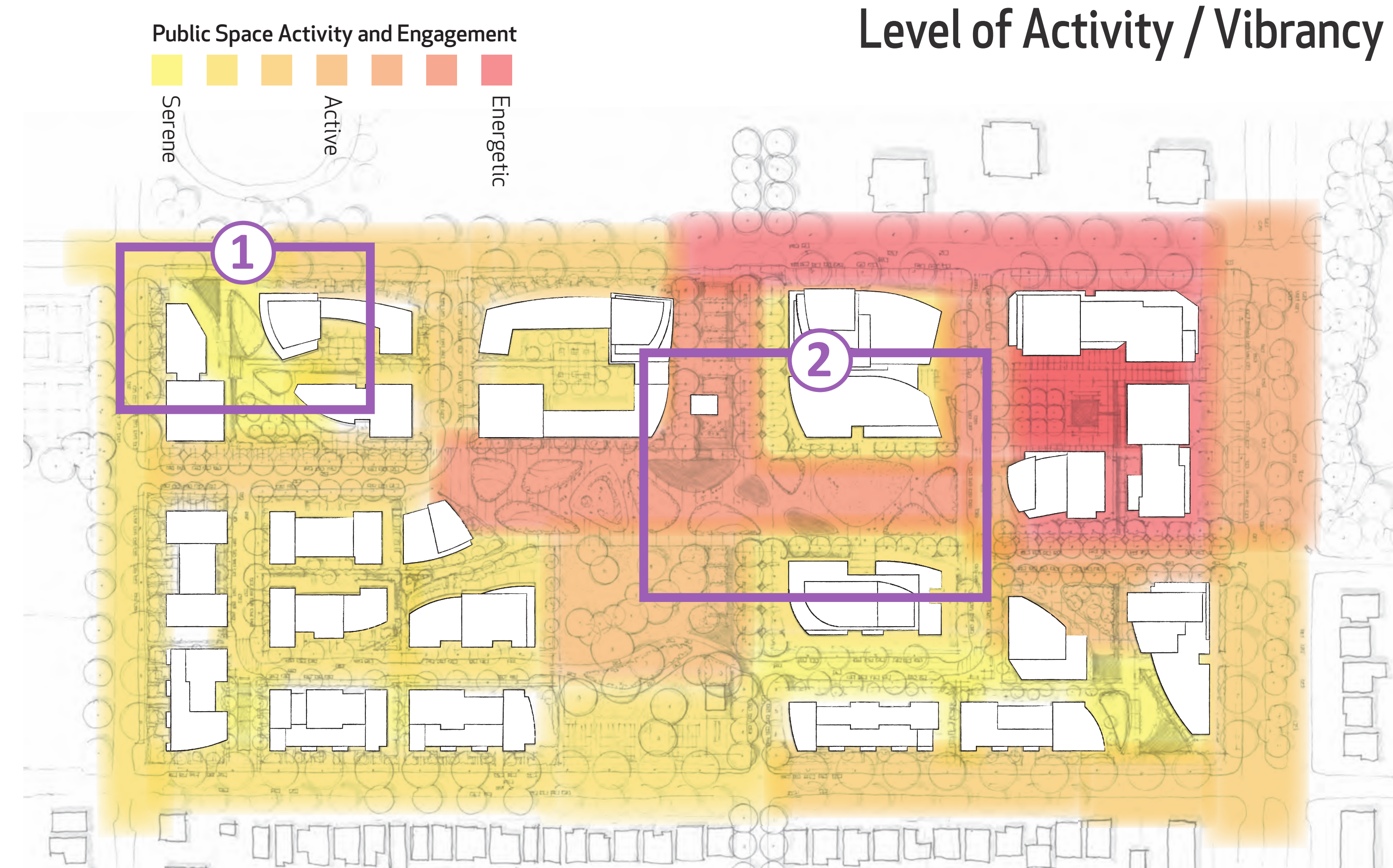


Retained and New Trees (Planned)



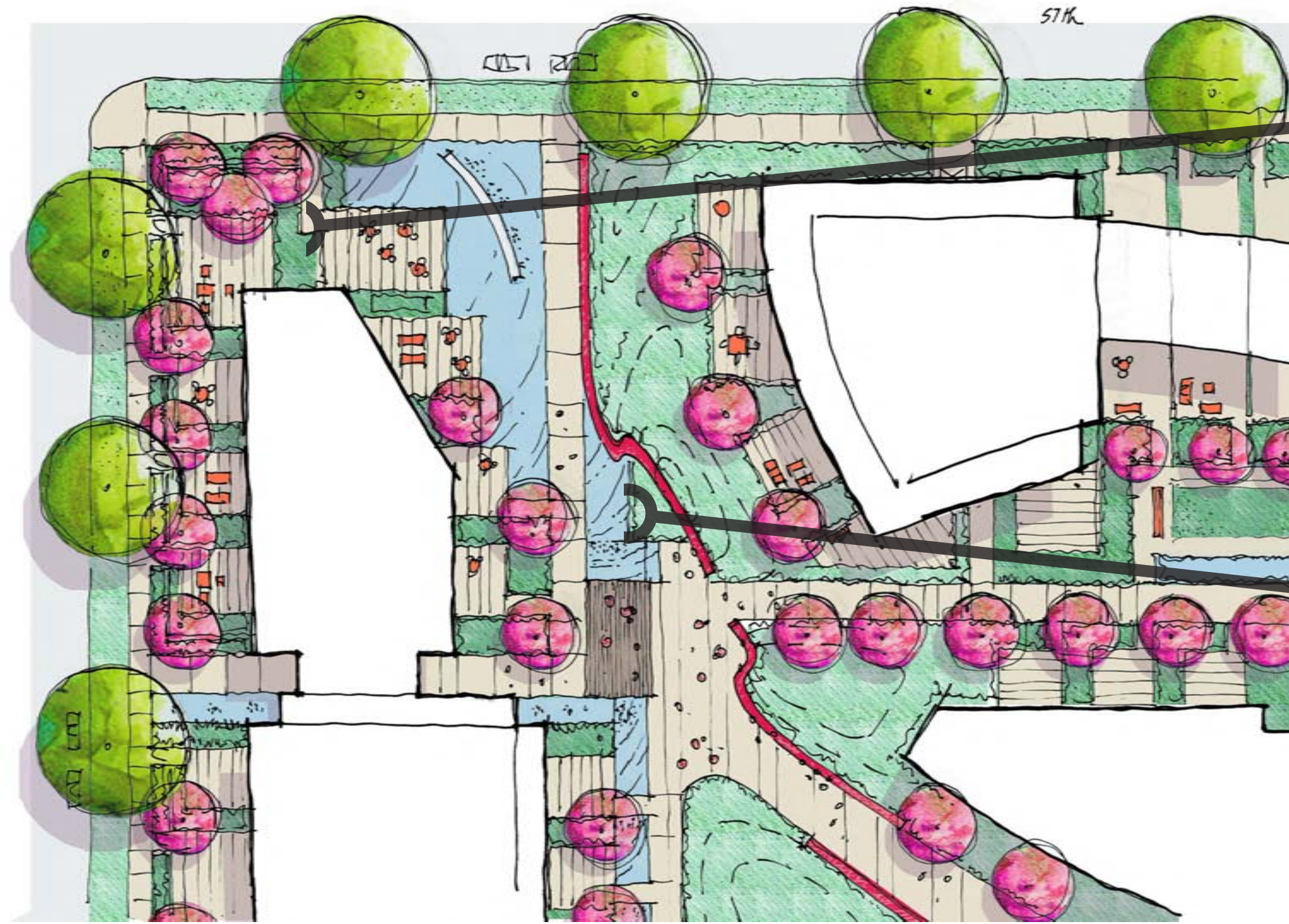
Diverse and Healing Landscape

living well in diverse spaces and places that are sensual and enriching

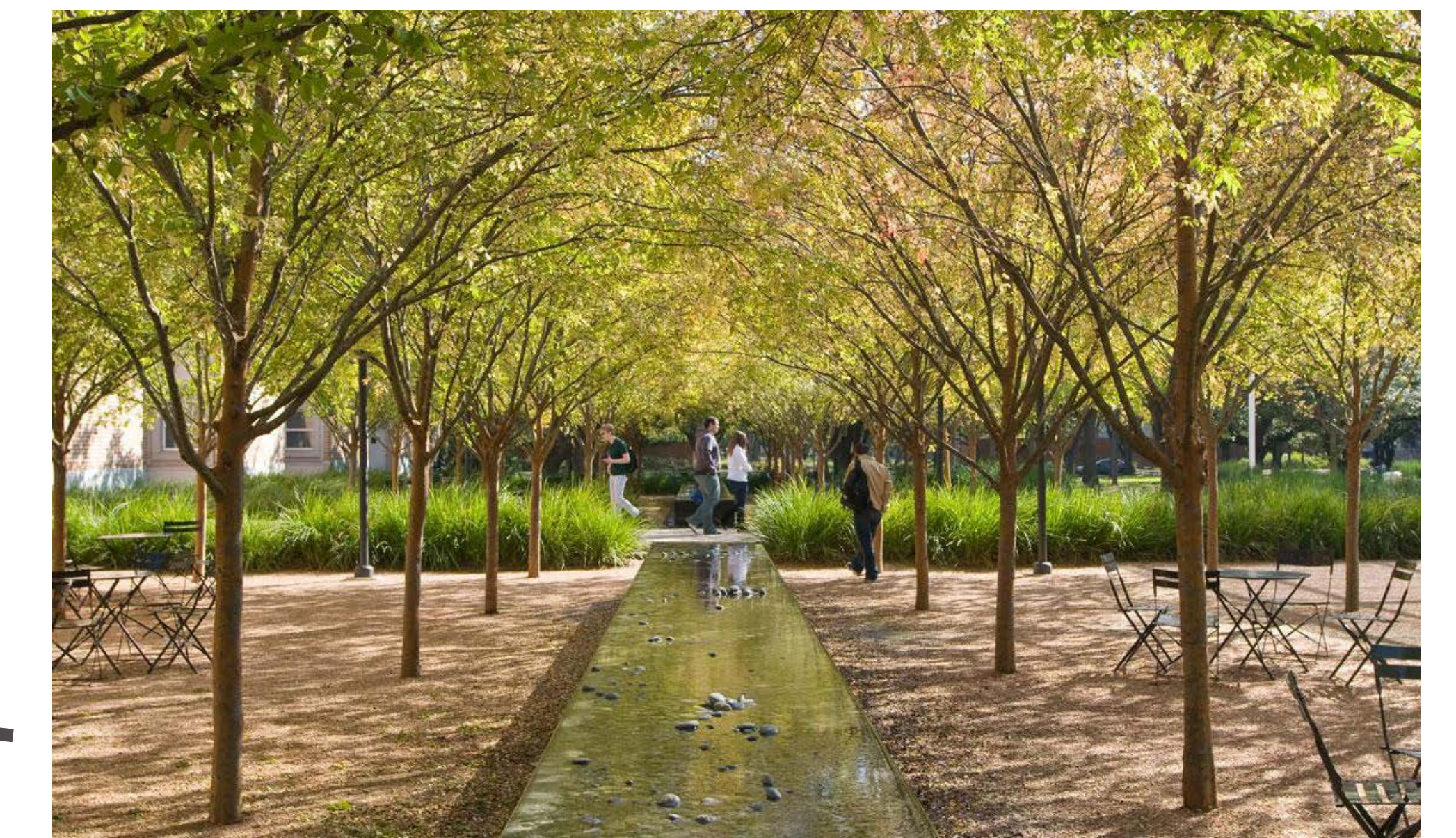


① Small Quadrant Park

This is an intimate space with places for quiet and tranquility.



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



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



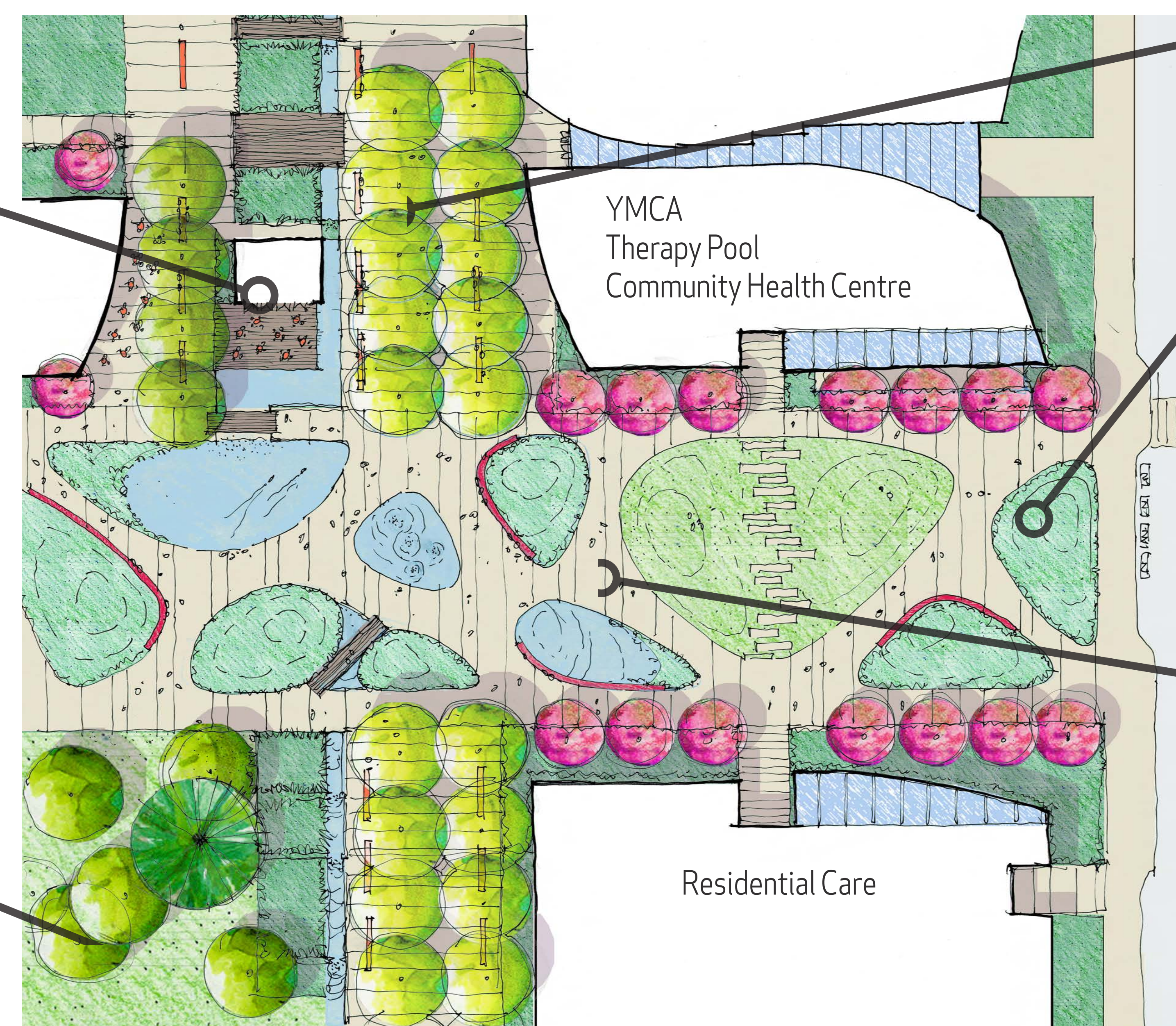
Small-scale retail destination for social interaction



Large park for diverse activity and community gathering

② Promenade with Central Plaza, Large Park, and Community Amenities

This is the heart of the neighbourhood, a place of movement and community gathering. It is green, dynamic, and rich with life and texture.



Central public plaza with tree-lined pedestrian connection that creates a north-south link for pedestrians, wheelchairs, and cyclists

Special features that create a unique sense of place and could include stormwater features, therapeutic gardens, edible landscaping, and/or grassy mounds for resting



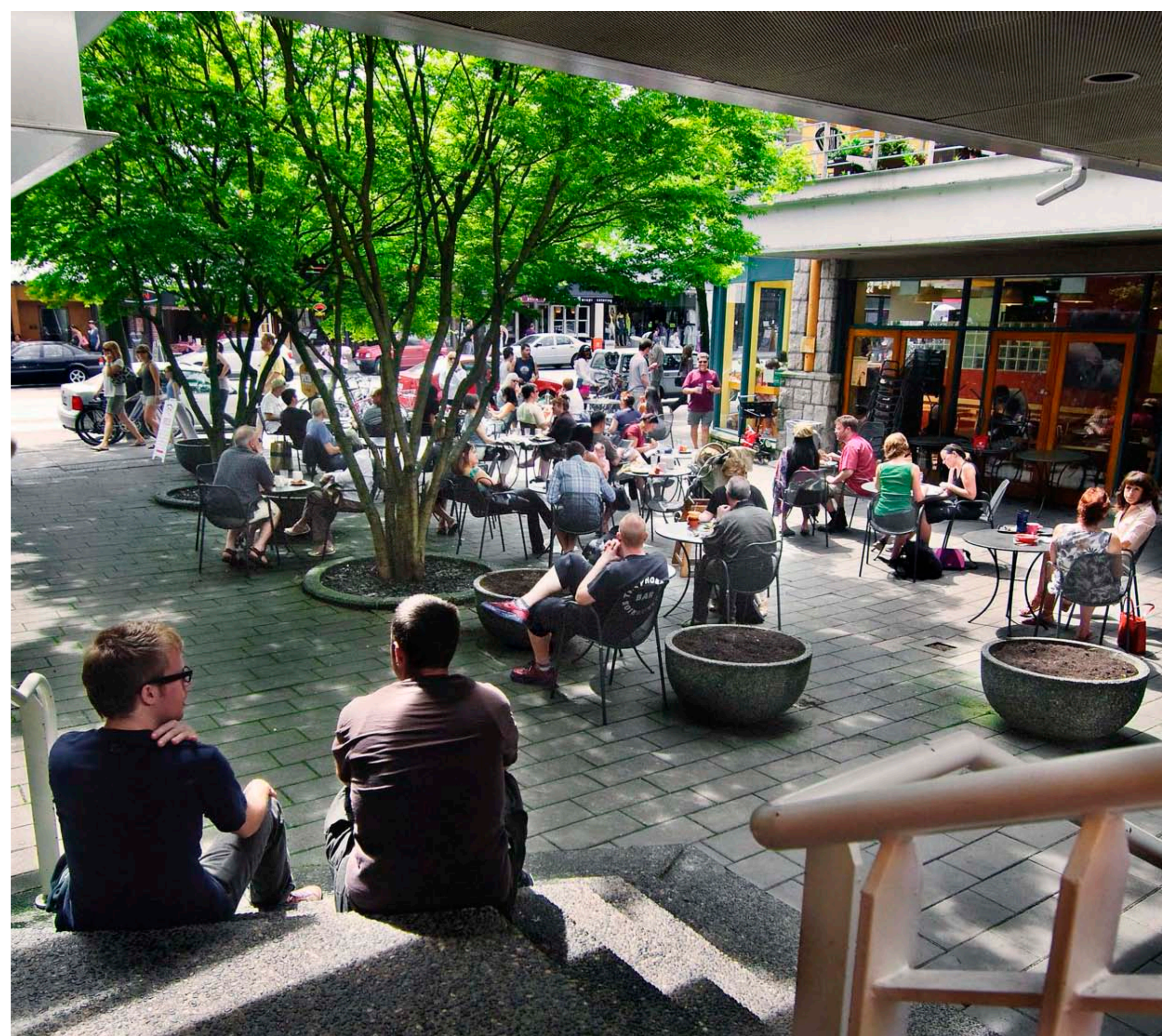
Pedestrian promenade with stormwater features and linking the central plaza, large park, health amenities, and destinations to the east (e.g. transit) and to the west

Housing Choices for an Integrated, Complete Community

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

LAND USE MIX

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.



HOUSING MIX

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.

With the exception of "residential care" housing, housing for complex care and other non-market housing will be integrated throughout market residential buildings and throughout the neighbourhood. Their specific locations have not yet been determined.

HEALTH	AFFORDABLE				MARKET
					
Residential Care	Supportive Housing	Family Non-Market	Seniors Non-Market	Market Rental	Market Condo
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).	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.	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.	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.	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.	This housing will be primarily owner-occupied. City-sponsored research estimates that approximately 20% of these units will be rented by individual owners, thus complimenting the supply of rental units in the neighbourhood.
Units: 150 Square Feet (sf): 102,000 SF/unit: 680	Units: 93 Square Feet (sf): 74,000 SF/unit: 796	Units: 80 Square Feet (sf): 80,000 SF/unit: 1000	Units: 65 Square Feet (sf): 50,000 SF/unit: 769	Units: 235 Square Feet (sf): 200,000 SF/unit: 851	Units: 2460 Square Feet (sf): 2,460,000 SF/unit: 1000

Services and Amenities for Whole Health

diverse, integrated health services for a diverse, integrated community

HOUSING FOR INDIVIDUALS

What is it?

- A range of housing options for individuals with physical disabilities.

Feedback we have heard

- Concerns were raised by various stakeholders that the housing models proposed at the previous open house will not sufficiently meet the needs of individuals with disabilities to support maximum independence and the highest degree of individual choice.

Next steps

- VCH is working with the residents of George Pearson Centre and other stakeholders to identify housing models that best meet the needs and desires of the current residents of George Pearson Centre, and individuals with disabilities in the future.
- This process will include review of global best practices literature, individual transition planning with each of the current George Pearson Centre residents and a process to solicit proposals from the community at large regarding models to meet the range of resident needs.

COMPLEX RESIDENTIAL CARE

What is it?

- A residential care facility made up of houses of 12-13 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 production and laundry.
- This model will 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.
- Would include approximately 12 houses.

How does it work?

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

Feedback we have heard

- Complex residential care should not mix younger individuals with older adults in the same house.
- Should appear as home-like as possible.
- Residential care should be near green space and have easy access to transit.

COMMUNITY HEALTH HUB

What is it?

- A hub that provides a range of site-based and outreach health services partnered with a family YMCA providing fitness and recreational services, creating an opportunity for clients to access multiple services that are integrated in a "one-stop-shop".

Health services will include:

- Infant and child health services, including immunizations on and off site
- Youth counselling and clinics
- Speech & language therapy
- Allied health, including occupational and physical therapy
- Home health services on and off site
- Mental health and addiction counselling
- Health education on a variety of topics including chronic disease management, breast feeding, child development, and sexual health
- Physician and nursing led clinics
- Therapeutic Pool and programming
- Adult day program

The YMCA health, fitness and recreational community facility provides a place where:

- Families play together while improving their health
- Youth engage in productive, healthy activities while gaining friendships and learning leadership skills
- Older adults remain active and experience social opportunities
- Everyone finds motivation and support to reach their full potential
- Provide access to:
 - warm water for teaching and rehabilitation and a fitness pool
 - active lifestyle spaces: gymnasium, fitness and yoga studios, strength and conditioning spaces
 - whirlpool and steam rooms
 - change areas that cater to all ages and abilities, including family change rooms
 - family development centre
 - multi-purpose rooms and meeting rooms
 - childminding

Who might go there/receive health 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 in the South Vancouver area
- Adults for mental health or addiction counselling

Feedback we have 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

