

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?



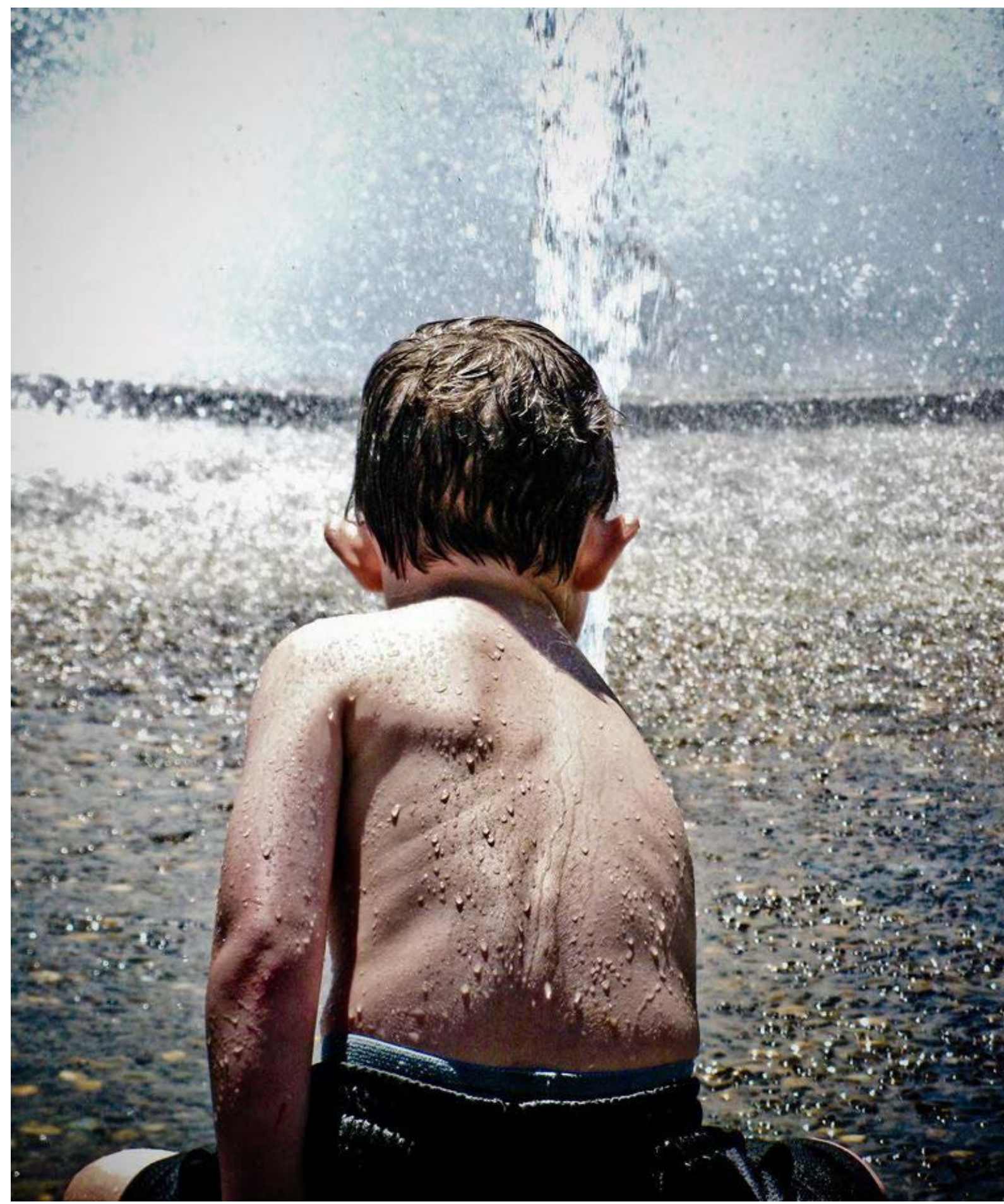
The Pearson Dogwood Neighbourhood will strive to nourish, sustain, heal, restore, regenerate, and enrich:

- **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 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.



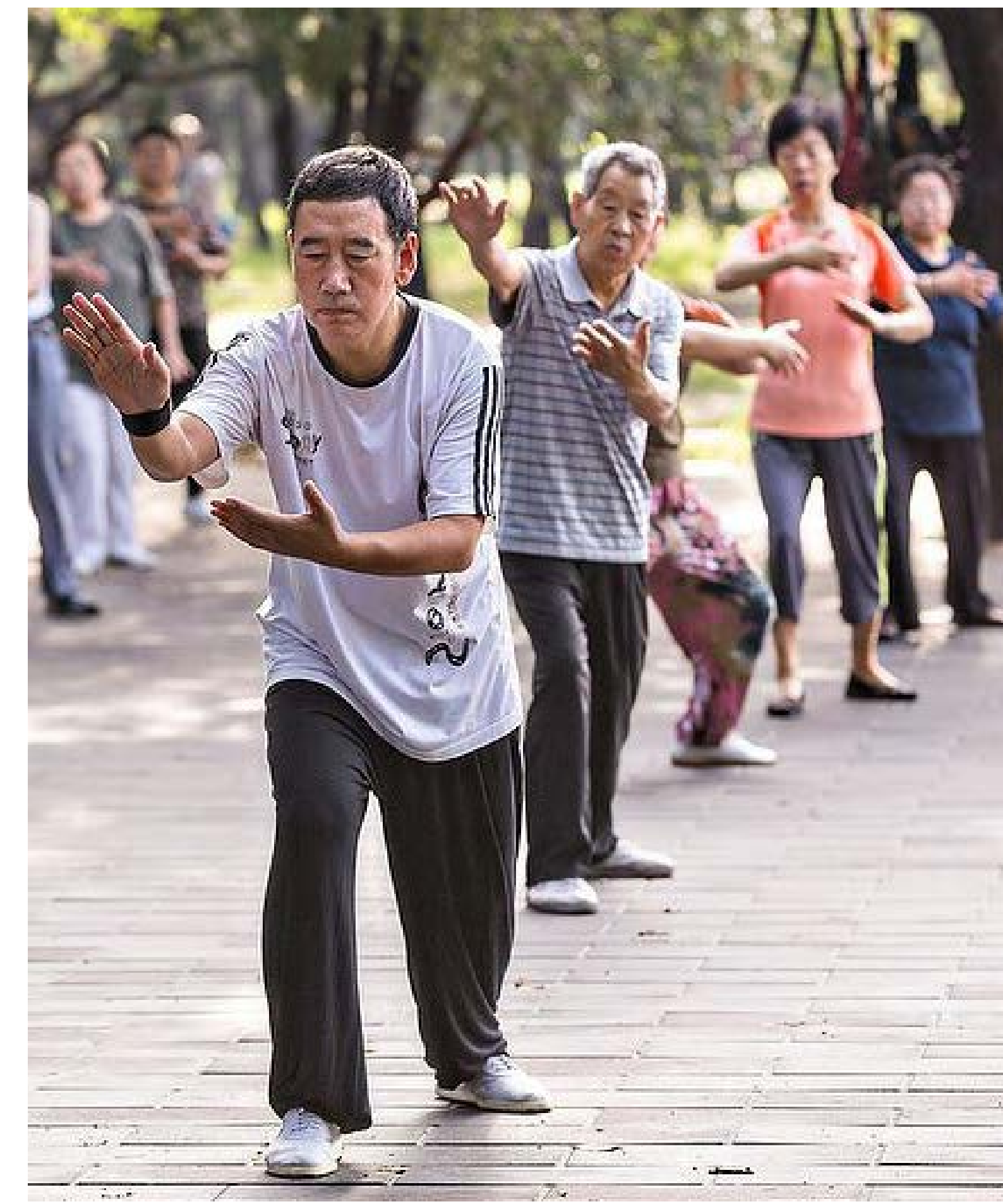
ACCESS

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



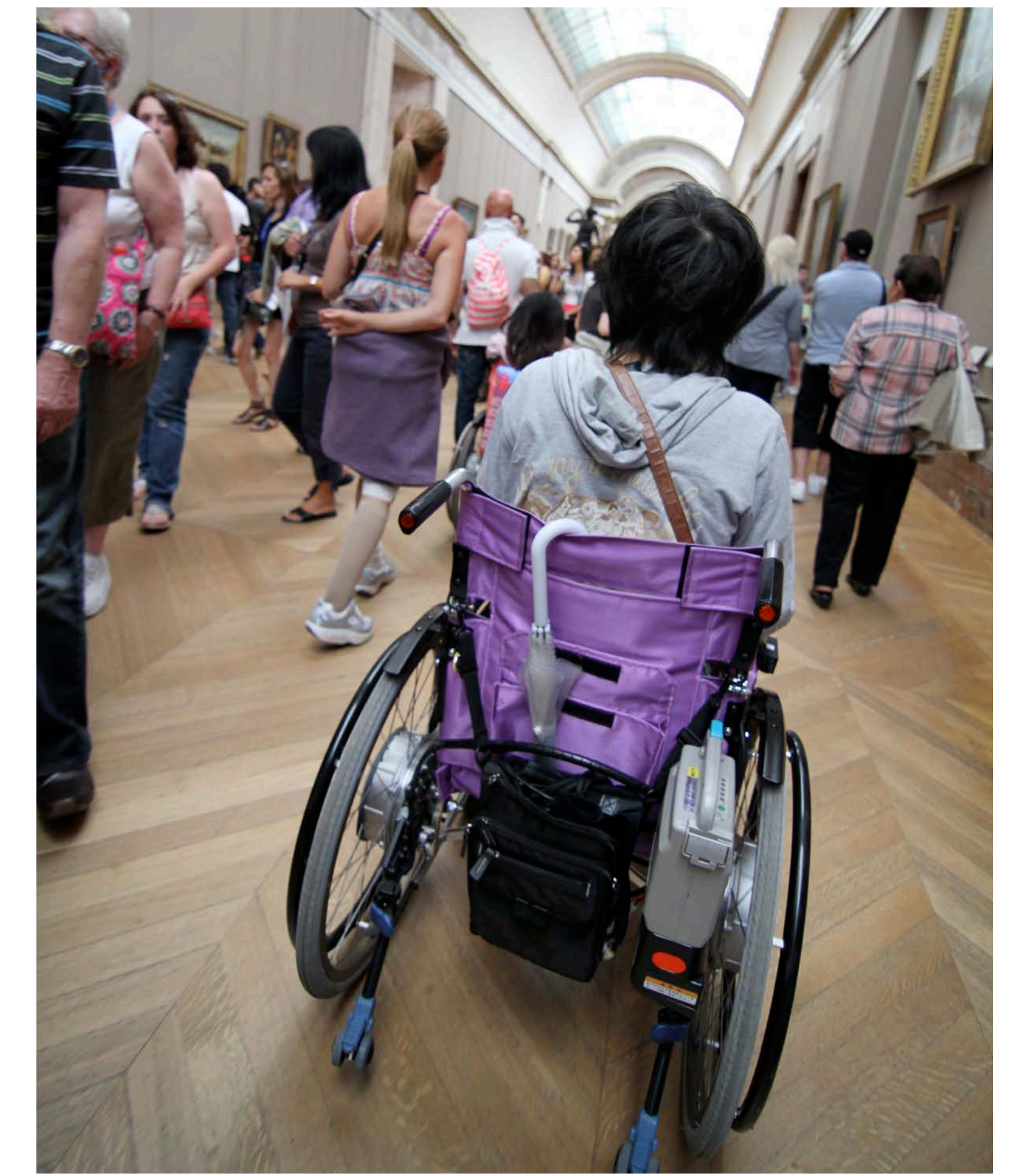
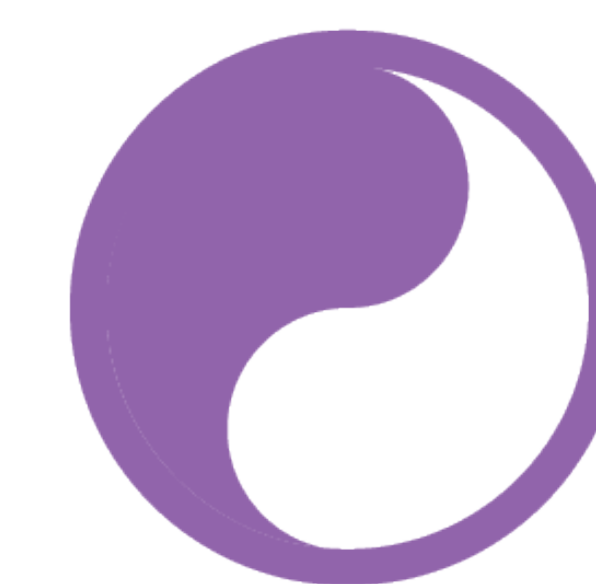
GROW

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.



Healthcare & Financial Sustainability

redevelopment pays for both healthcare and community amenities

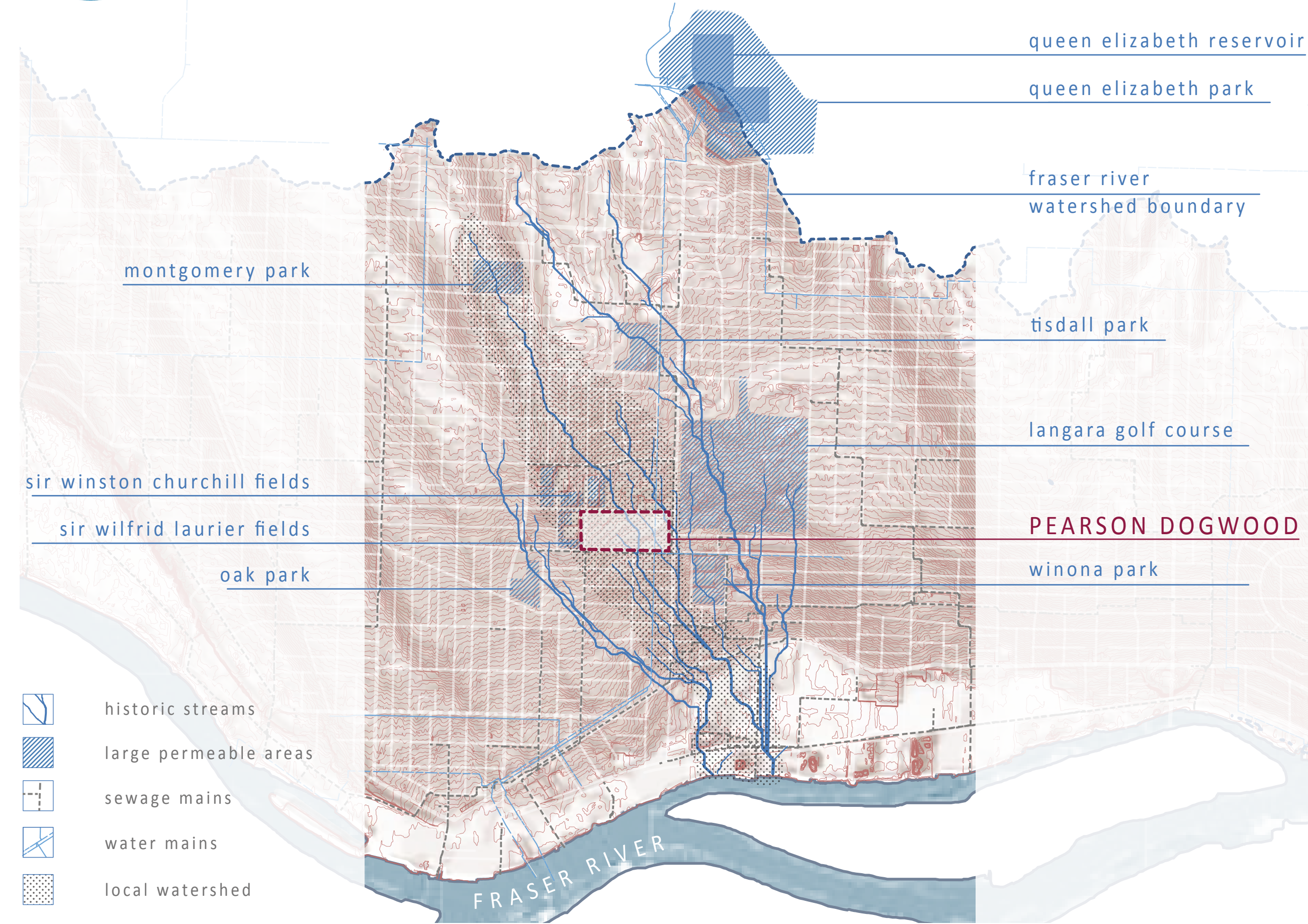
Pearson Dogwood: An Opportunity to Support Both Healthcare Services and the Local Neighbourhood

- **Increased Revenue** - The Pearson Dogwood redevelopment aims to increase revenue for the Provincial health care budget by unlocking the highest possible real estate value of this 10 hectare site.
- **Rejuvenating Residential Care Housing** - Through redevelopment, VCH will generate the means to rejuvenate its stock of residential care housing, including the replacement of the George Pearson Centre and Dogwood Lodge.
- **Creating Community Benefits** - Similarly, all of the housing, health and community benefits described in today's open house are dependent on the financial proceeds generated from development. The value of these proceeds is directly linked to the number of market residential units (i.e. density) that the City of Vancouver permits VCH to build.
- From this density comes the financial sustainability of the project and, more broadly, VCH's ability to invest new money into the rejuvenation of residential care throughout the region.



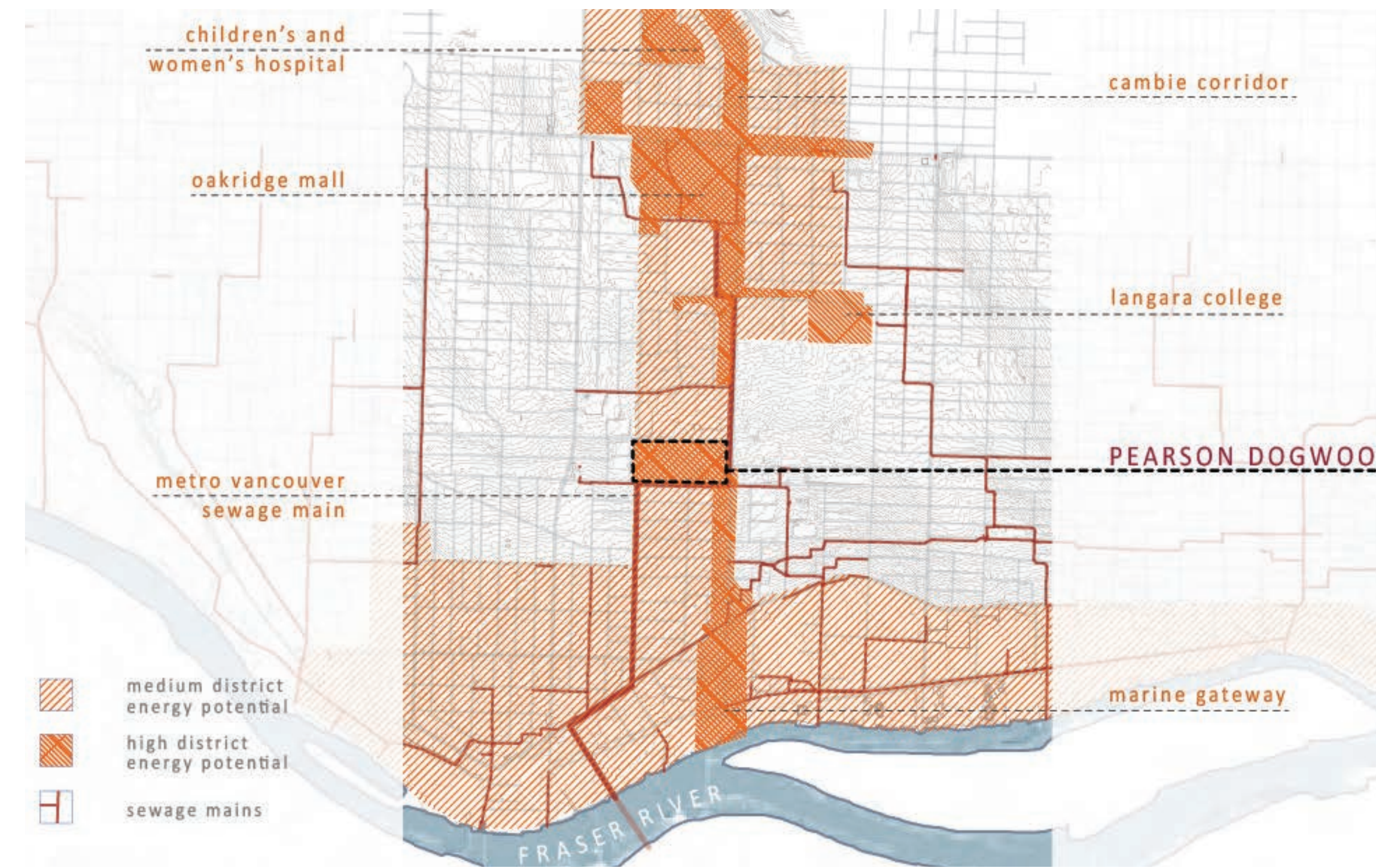
Pearson Dogwood Context

REMEMBERING THE WATERSHED



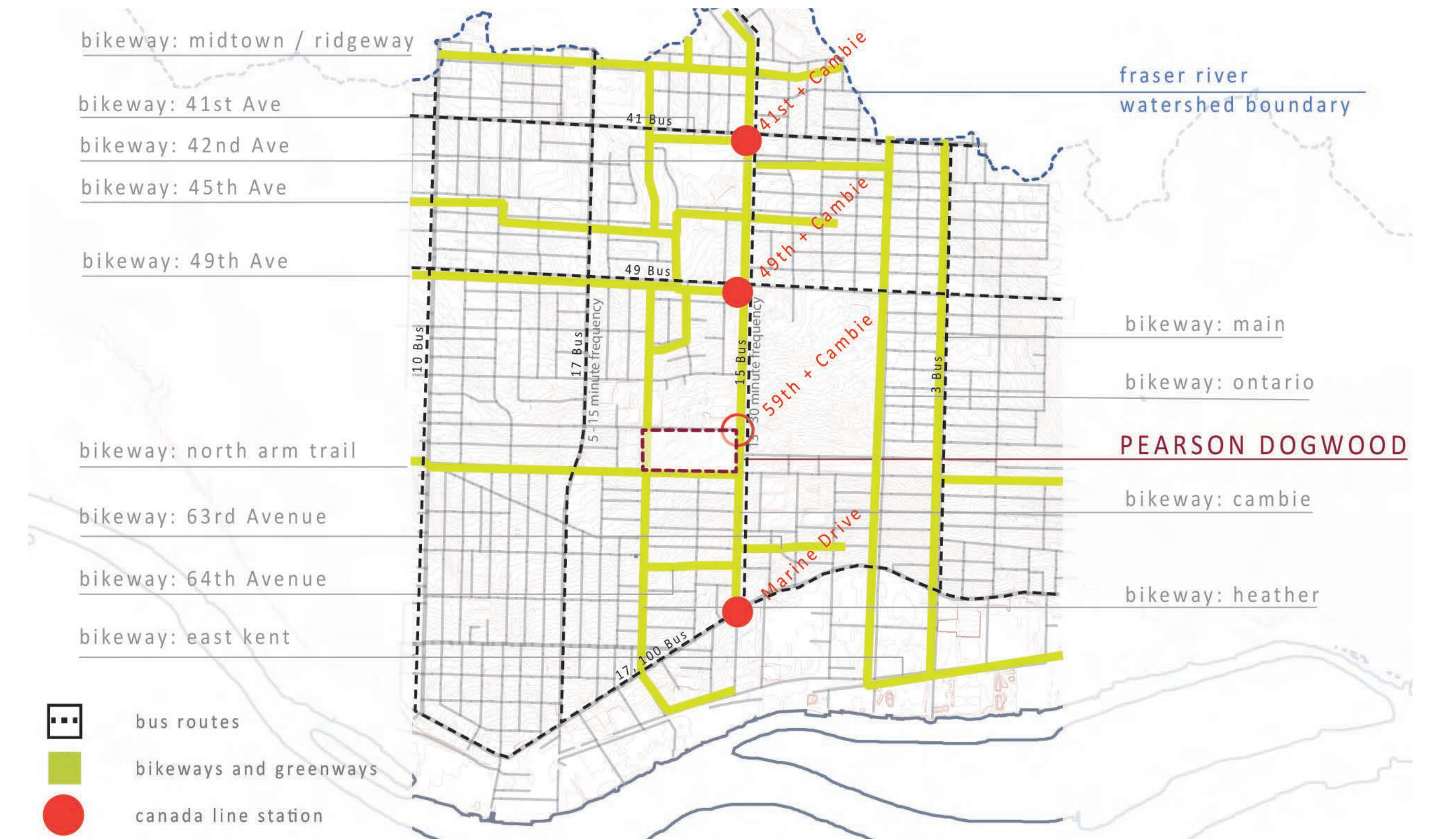
This map shows how water would naturally flow through the local water basin and the Pearson Dogwood lands. The future neighbourhood will take advantage of existing topography to utilize and celebrate natural patterns of water flow.

SHARED ENERGY POTENTIAL



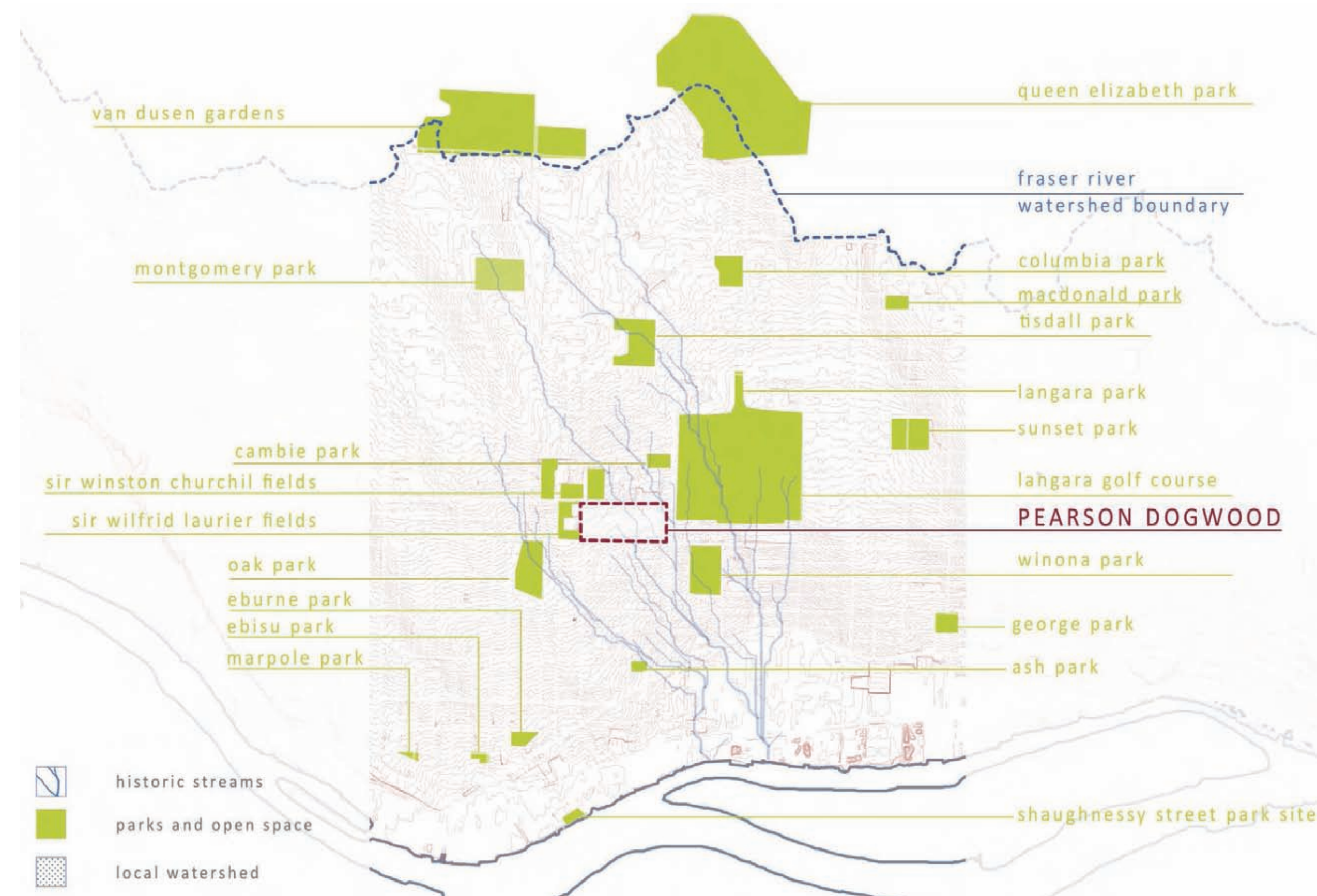
Pearson Dogwood has been identified by the City of Vancouver as having high potential for district energy. District energy will be an important part of the new neighbourhood's ecological health.

CYCLING & TRANSIT NETWORK



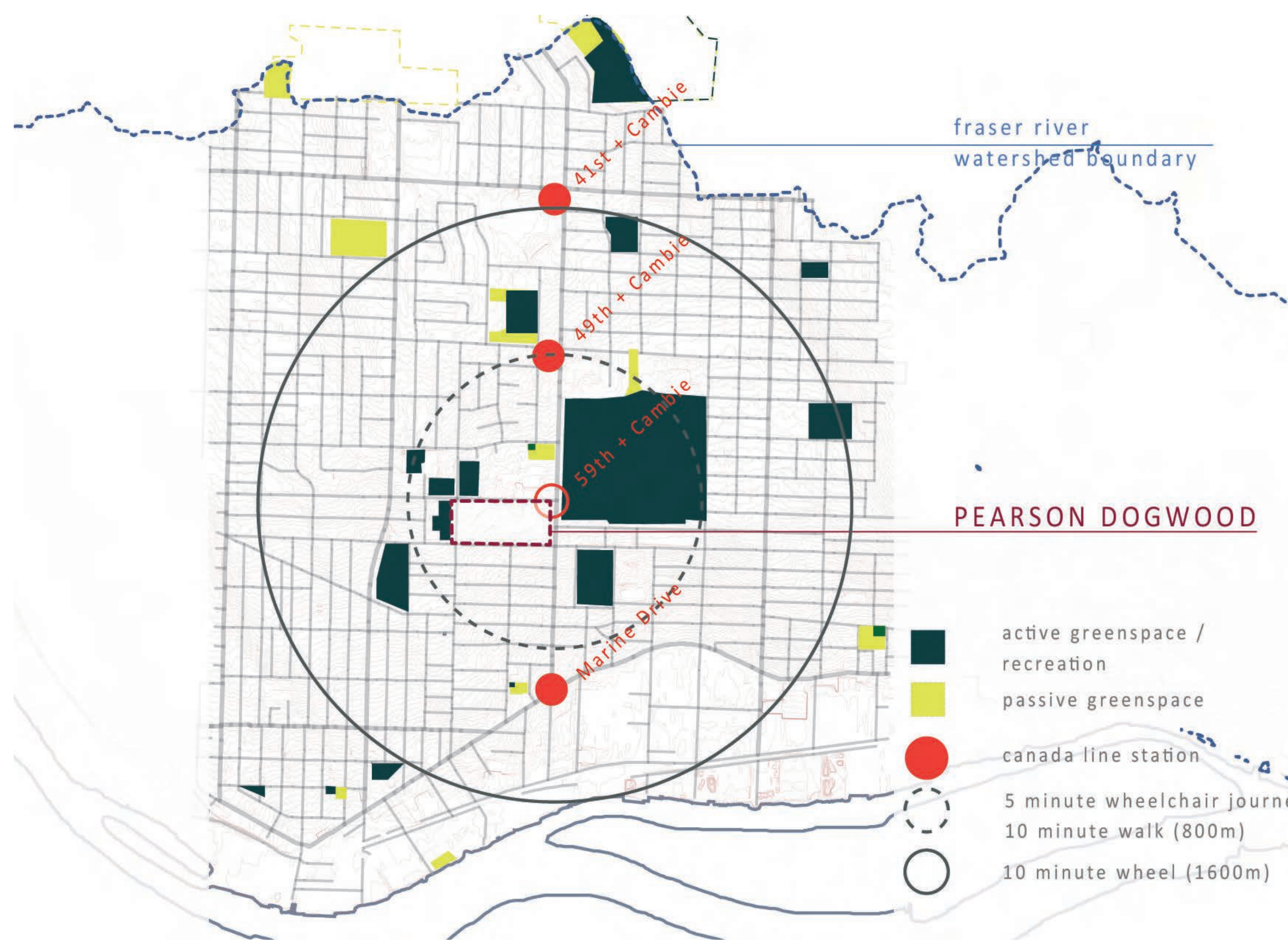
Pearson Dogwood is part of a larger transit and active transportation network, including bikeways on 59th Avenue and Heather Street. The future neighbourhood will support or enhance these existing connections and facilities.

LARGE GREEN SPACES



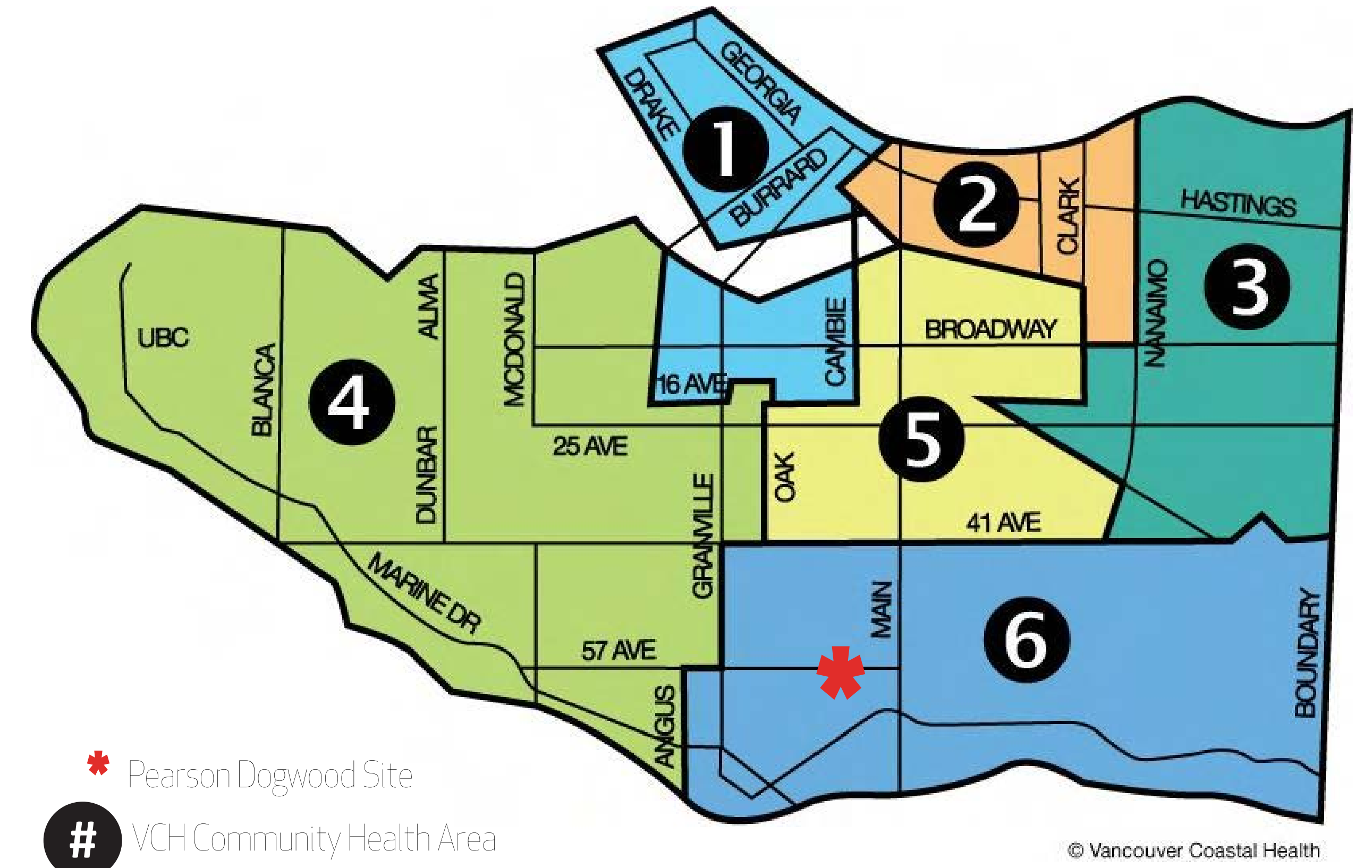
Pearson Dogwood will form part of a larger network of spaces that provide habitat and permeable surfaces that support Vancouver's urban forest.

ACTIVE & PASSIVE OPEN SPACES



There are spaces for both active and passive use within a 10-minute walk and 10-minute wheelchair journey of Pearson Dogwood. The new neighbourhood will create new, diverse open spaces.

COMMUNITY HEALTH AREAS



The Pearson Dogwood lands are located in Community Health Area 6, which is the second largest and the largest and most culturally diverse in terms of population.

Pearson Dogwood Neighbours

To the south (on 59th Avenue): retail (gas station) and single family houses



To the north (on 57th Avenue): multi-family residences, retail, and high-rise residential towers



To the east (on Cambie Street): Langara Gardens Golf Course and single family houses



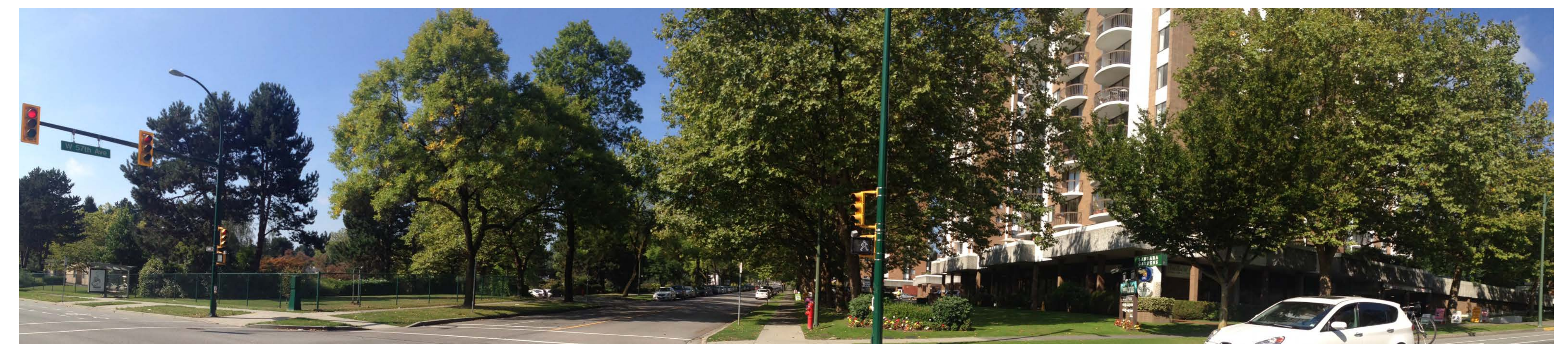
To the west (on Heather Street): schools with playfields and tennis courts



Panorama at 57th Avenue and Heather Street



Panorama at 57th Avenue and Cambie Street



Panorama at 59th Avenue and Cambie Street



Panorama at 59th Avenue and Ash Street

