

PEARSON DOGWOOD POLICY STATEMENT



Standing Committee on Planning, Transportation + Environment
January 22, 2014

Background - Site Location + Context



Background - Pearson Dogwood Lands



BACKGROUND

- Owned and operated by Vancouver Coastal Health (VCH)
- Two health facilities: George Pearson Centre & Dogwood Lodge

VCH OBJECTIVES

- Leverage funds for health care on and off-site
- Replace existing facilities



Stage 1: Policy Statement

- ***Principles and objectives to guide rezoning***
- ***Land use, density, built form and height, transportation, sustainability, public amenities***

Stage 2: Rezoning

Public Engagement

- Three Sets of Public Open Houses
- On-line input
- Community Advisory Group
- City Advisory Committees:
 - Persons with Disability Advisory Committee
 - Seniors Advisory Committee
- Youth Engagement
- Information and Updates through Marpole Community Plan



Policy Statement - The Vision

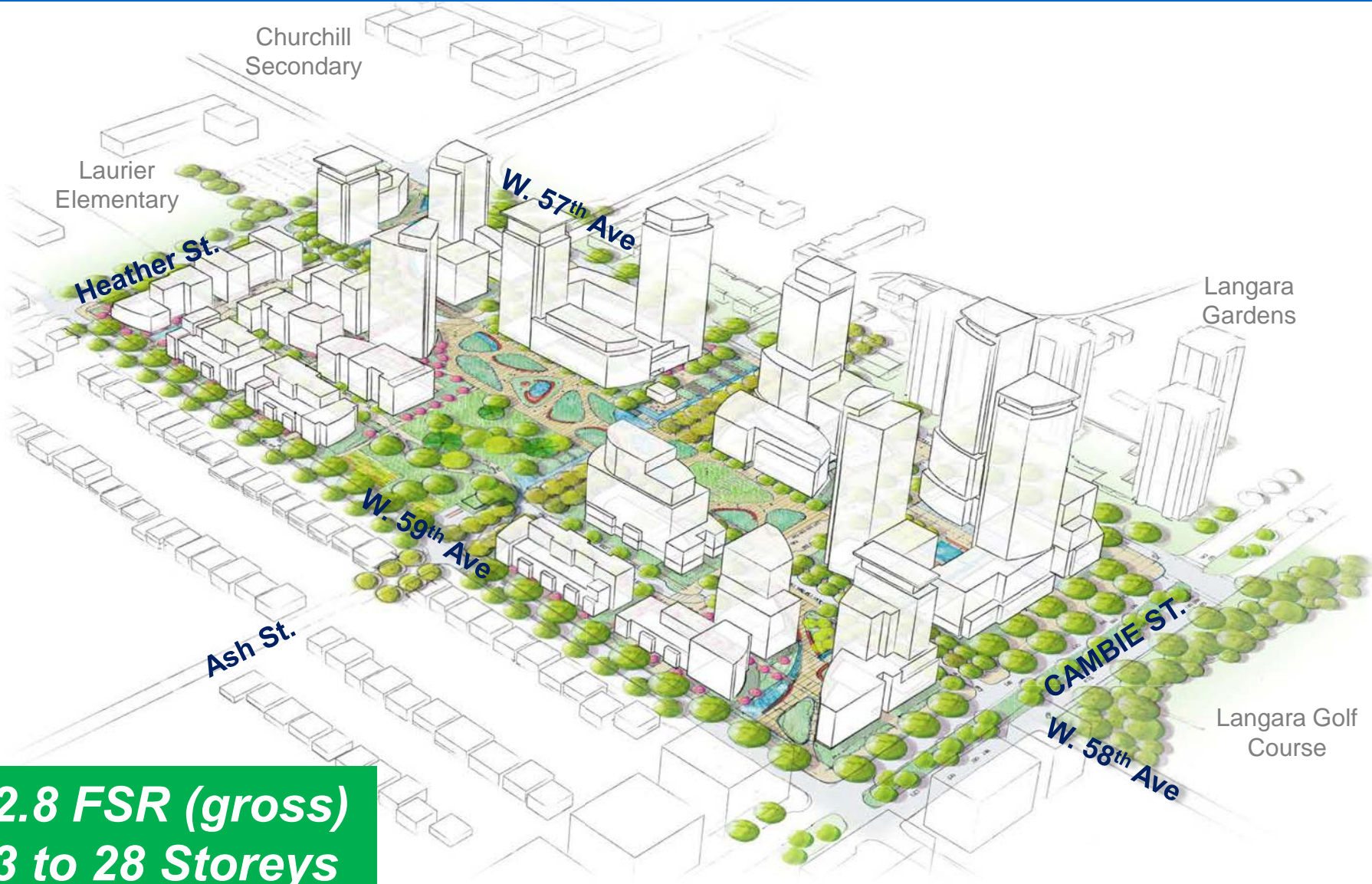
- A highly-sustainable, complete community integrated into the neighbourhood:
 - New models of housing and care for seniors and persons with disabilities
 - Variety of housing types and tenures for a range of incomes
 - Shops and services
 - Community facilities: park, childcare, YMCA
 - New Canada Line station



Policy Statement - Illustrated Development Concept



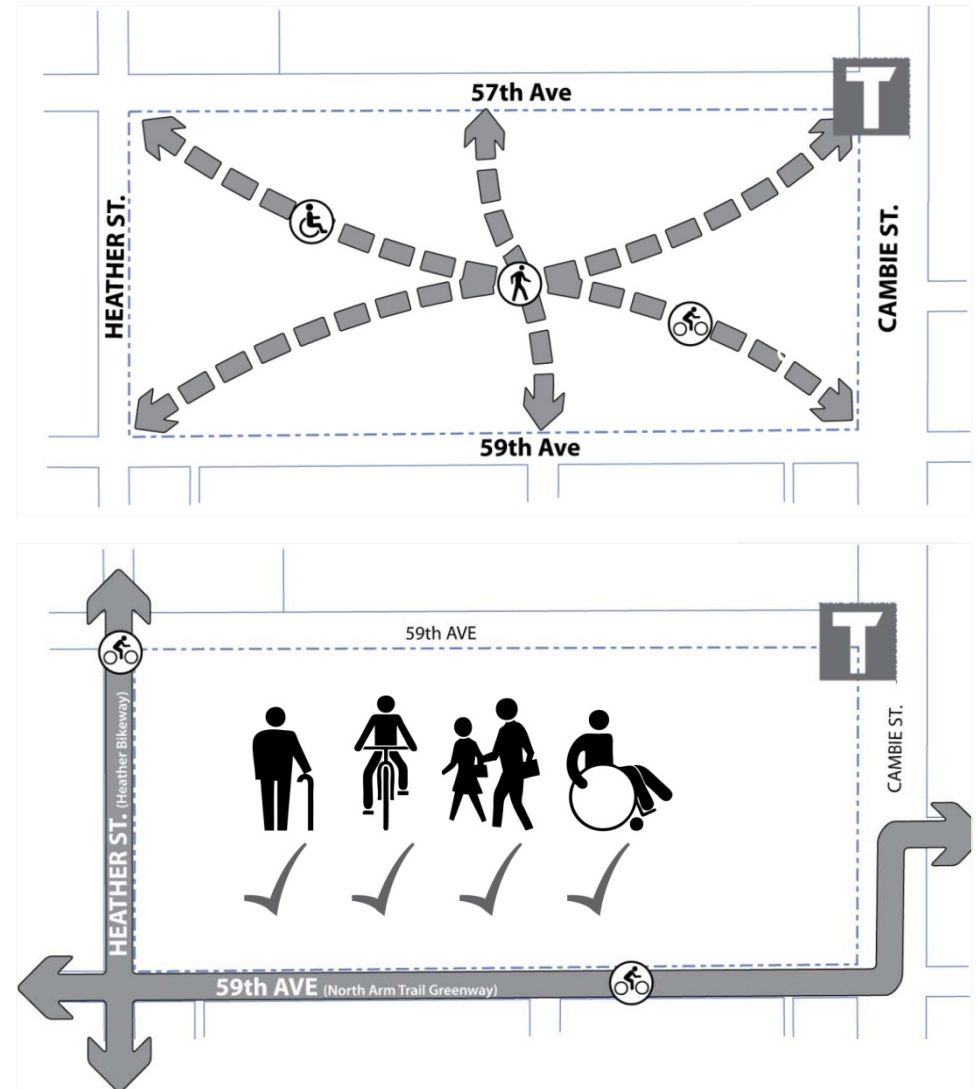
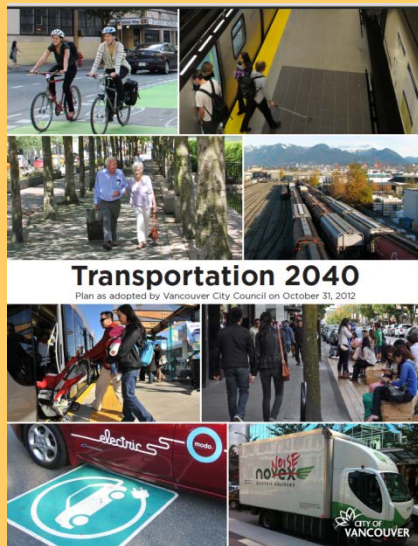
Policy Statement - Built Form + Density



- **2.8 FSR (gross)**
- **3 to 28 Storeys**

Policy Statement - Transportation

- Prioritize walking (focus on wheelchair users), cycling and transit
- Protect bikeway/greenways
- Limit traffic impacts on local streets
- New 57th Ave transit station



Policy Statement - Sustainability

- All buildings LEED Gold or better
- Comprehensive sustainable site planning
- Neighbourhood Energy



Policy Statement - Public Amenities

Based on comprehensive needs assessment coordinated with the Marpole Public Benefit Strategy:

- 20% Affordable Housing
- 69-space childcare
- 2.5 acre park
- Road and bikeway improvements
- YMCA
- Transit Station



- Health care facilities, housing and supports are a Provincial responsibility
- Preliminary financial analysis indicates that project is economically viable and can contribute to public amenities
- Detailed financial strategy at rezoning:
 - Determine CACs and DCLs
 - Identify partnership funding e.g. developer, senior govts.
 - Establish phasing strategy

APRIL 23 2013 COUNCIL MOTION (SUMMARY)

- Require assurances from VCH that health care services, facilities and residential options for people with disabilities **reflect global best practices and full consultation**;
- The development should **maximize the number of fully accessible and appropriately supported units** available to current residents.

Housing and Supports for Persons with Disabilities

GEORGE PEARSON CENTRE

Current Facility

- 120 Residential Care beds

VCH Proposal

- 83 Independent Living Units (Supported Housing)
- 37 Residential Care Beds
 - Along the lines of the “Greenhouse Model”

DOGWOOD LODGE

Current Facility

- 113 Residential Care Beds

VCH Proposal

- 113 Residential Care Beds

Housing and Supports for Persons with Disabilities

SUMMARY OF PDAC CONCERNS WITH VCH PROPOSAL

- Any new institutional living models would be contrary to UN Convention on the Rights of Persons with Disabilities
- All housing and support models must follow global best practice
- Lack of clarity and commitment from VCH on provision of care and support
- Inadequate consultation by VCH

PROPOSAL FROM PDAC, BC COALITION AND PEARSON RESIDENTS

- Four housing options ranging from independent to small group living following the “Greenhouse model”
- Customized support plans based on individual needs

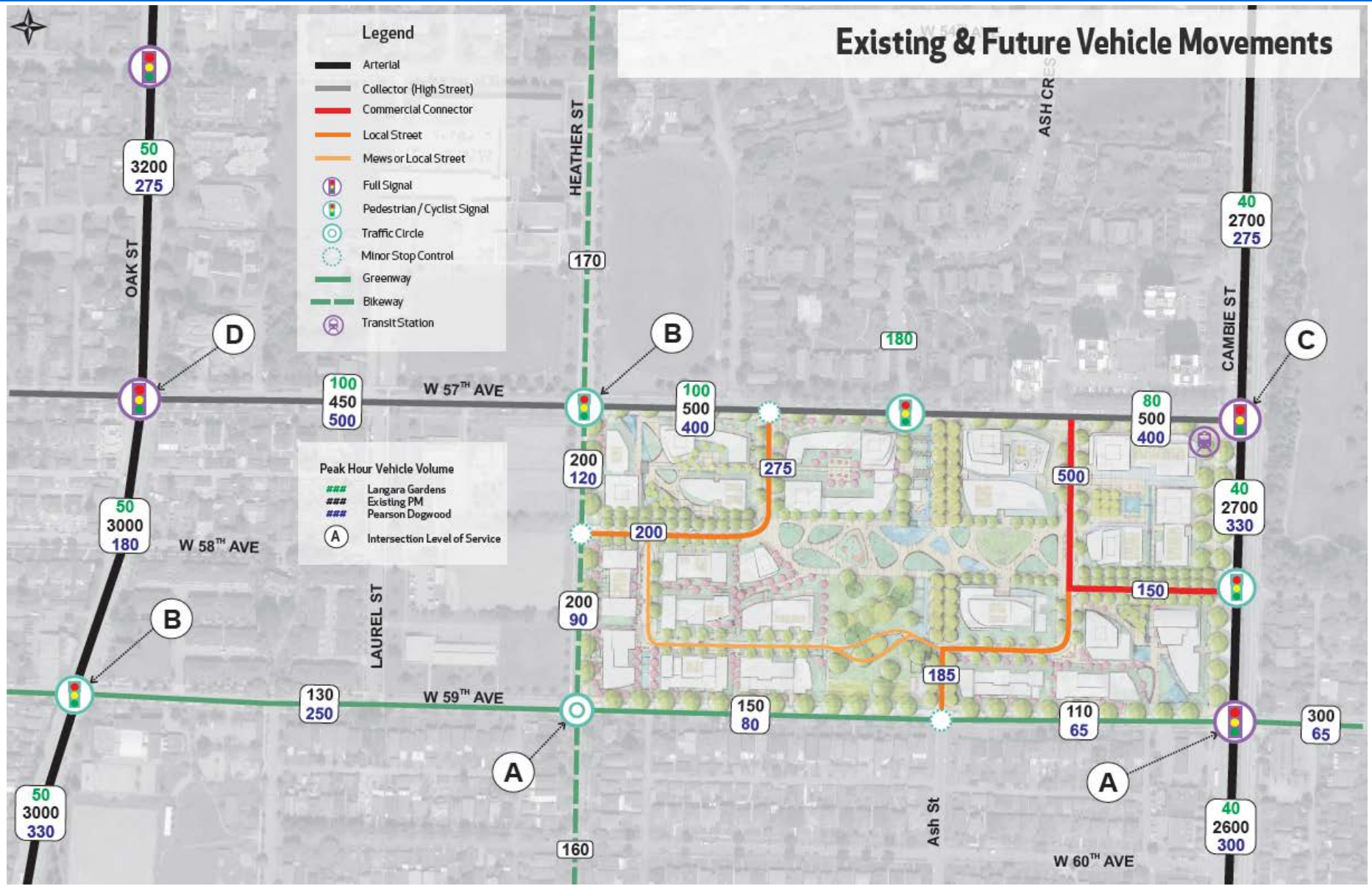
POLICY STATEMENT EXPECTATIONS

- Models of health care, housing and supports will be planned in consultation with seniors and persons with disabilities, including those currently on the Pearson Dogwood site
- Blue ribbon panel of experts to provide advice to VCH and the community about best practice options
- As part of any rezoning, VCH will provide a plan for all health care related facilities, housing and supports which demonstrates best practice, while also recognizing the overall context of Provincial health care funding

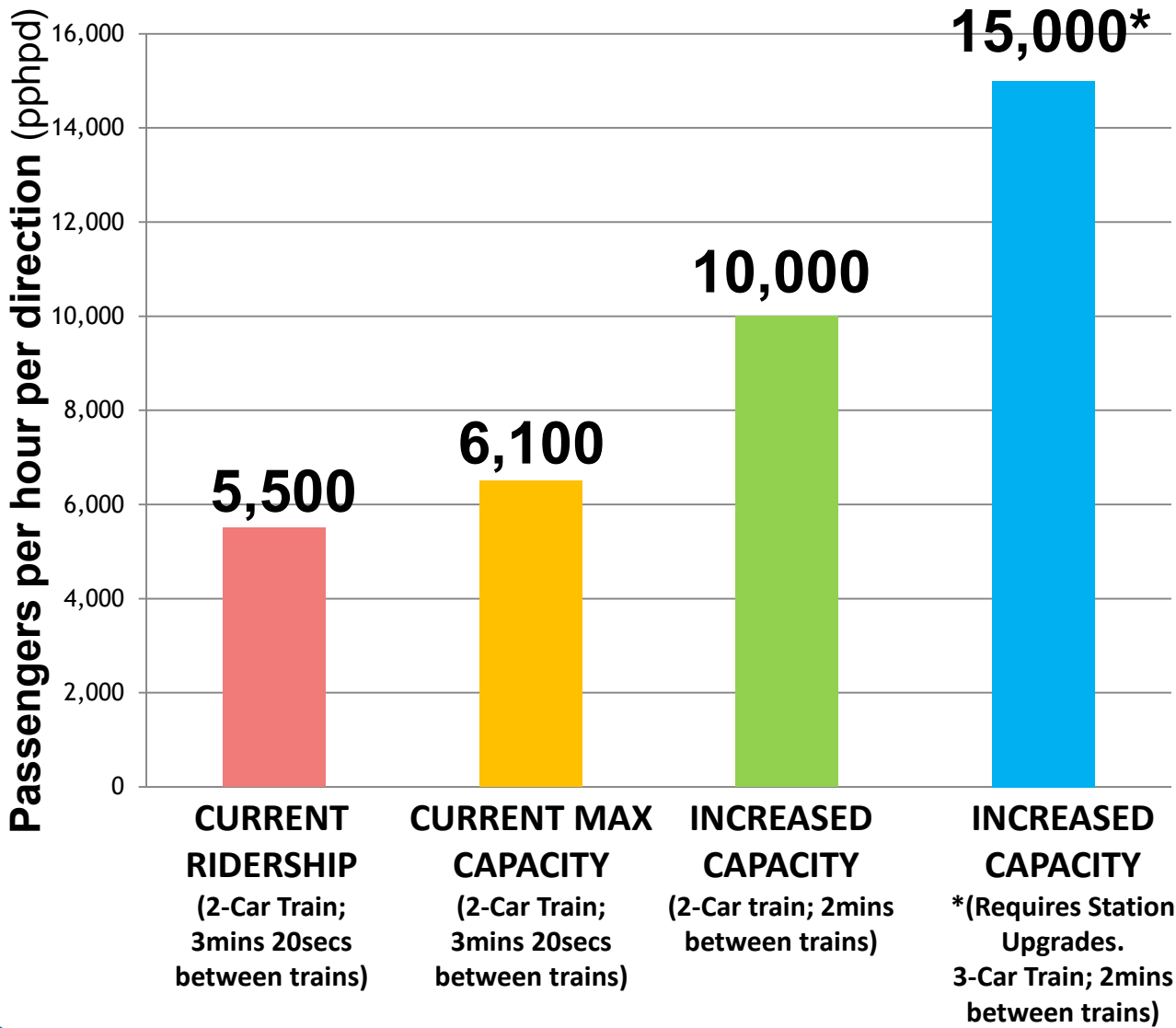


THANK YOU

Q+A - Transportation



Q+A - Canada Line



Q+A - Parks



Potential Location of Urban Farm

Q+A - Height + Form of Development



- Third in hierarchy of Cambie Corridor
- Greatest height and intensity closest to the future transit station
- Scale decreases to the south and west to transition to neighbourhood.

Q+A - Transitions

