



NEW ST. PAUL'S
HOSPITAL + HEALTH CAMPUS

POLICY STATEMENT

Hale Jones-Cox - Planning (Downtown)
June 14, 2017



- **Recommendations**
- **Policy Statement process**
- **Key opportunities**
- **Summary of proposed policies**

- A. Council adopt the **New St. Paul's Hospital and Health Campus Policy Statement** to guide the future rezoning and development of the Station Street Site.

- B. Council approve the **additional staff, resources and estimated cost-recovered budget of \$1,507,000** to complete the rezoning for the Station Street site.

Policy Statement Process



Three phases of consultation:



5 Open Houses
700 attendees

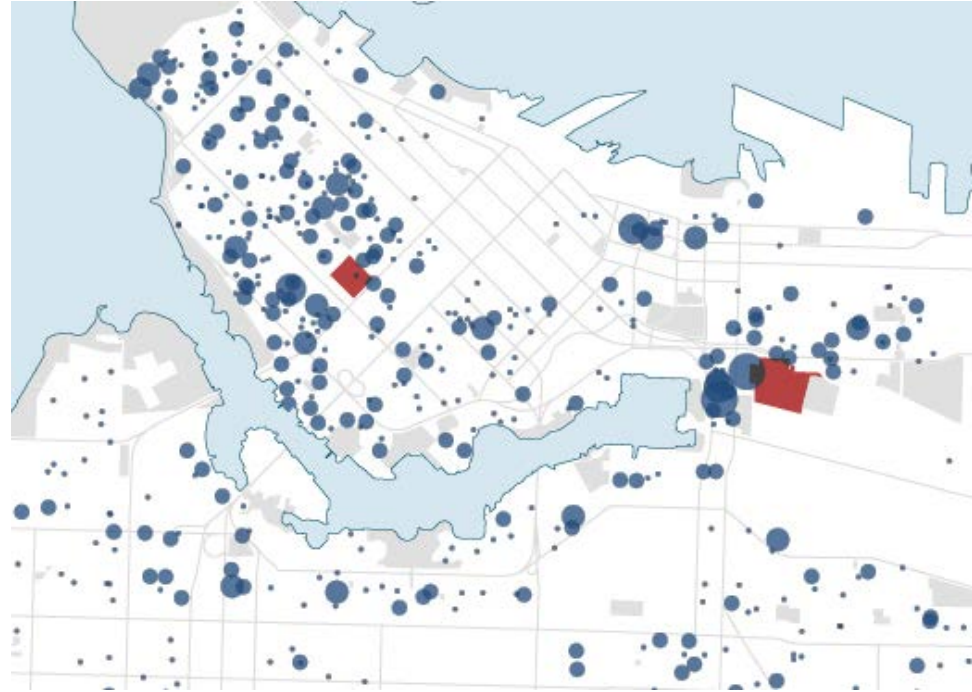


3 Workshops
47 participants

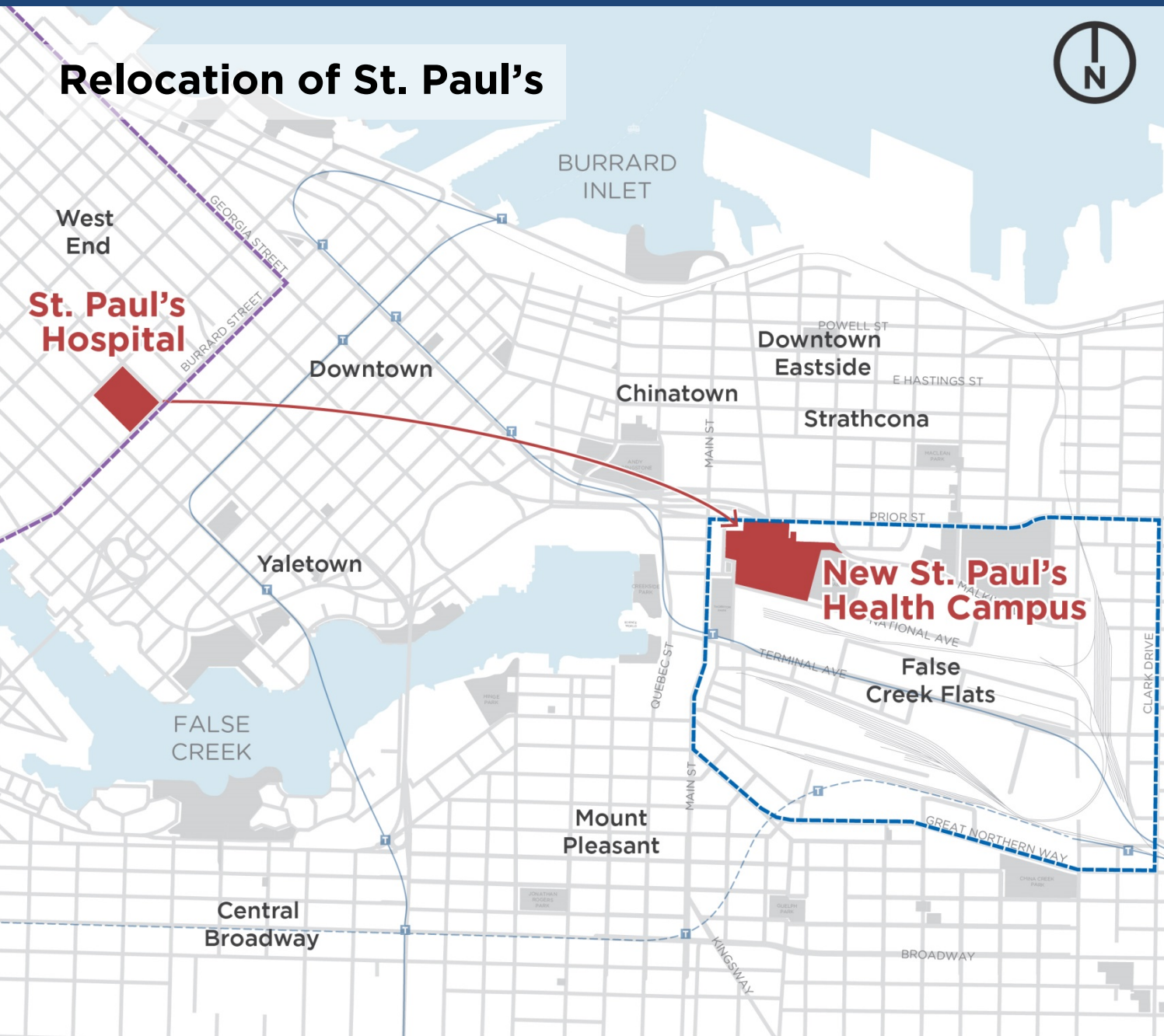


3 Questionnaires
2078 respondents

Questionnaire respondents' home postal code:



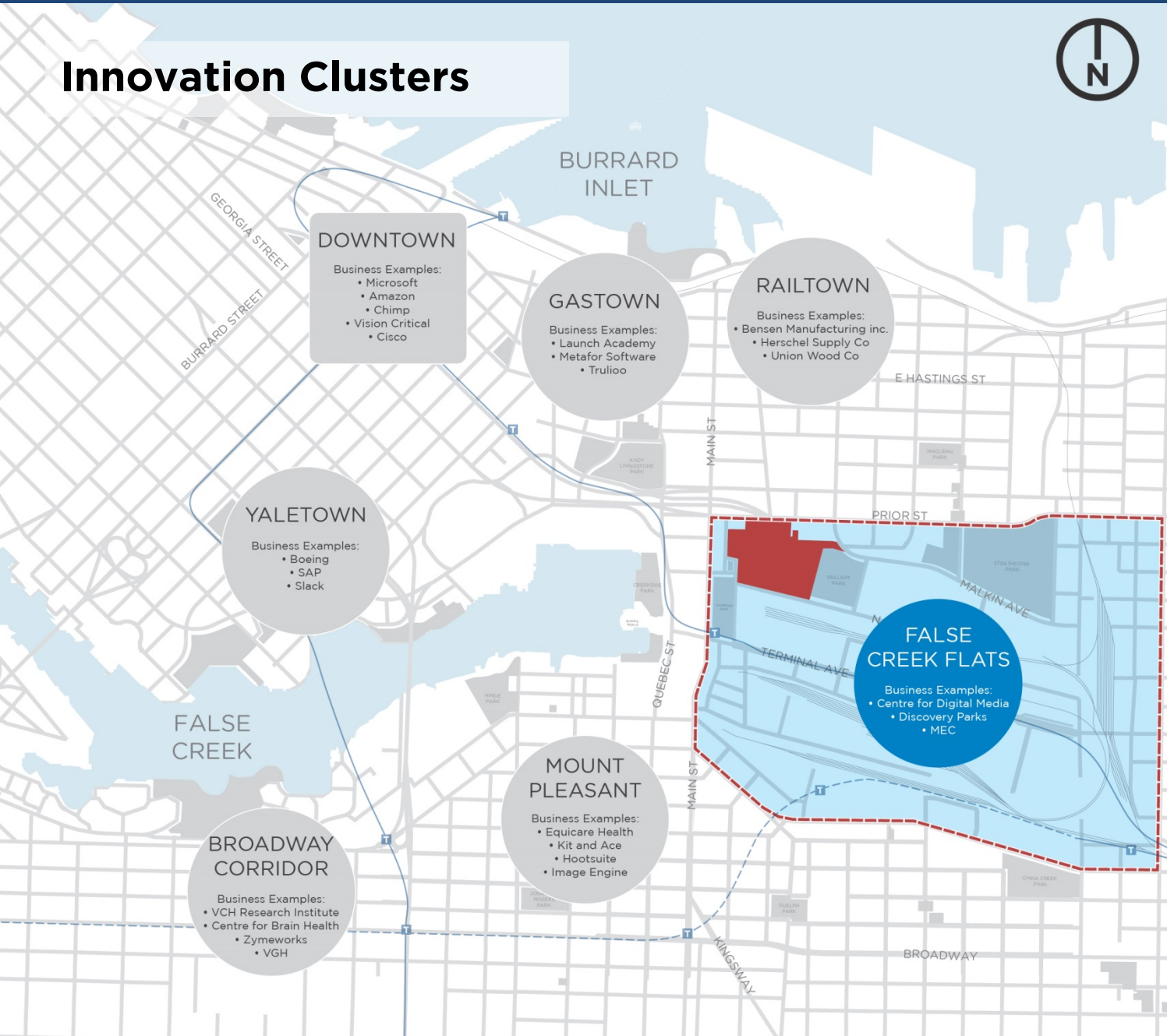
Relocation of St. Paul's



Health

Modernize the delivery of health care

Innovation Clusters



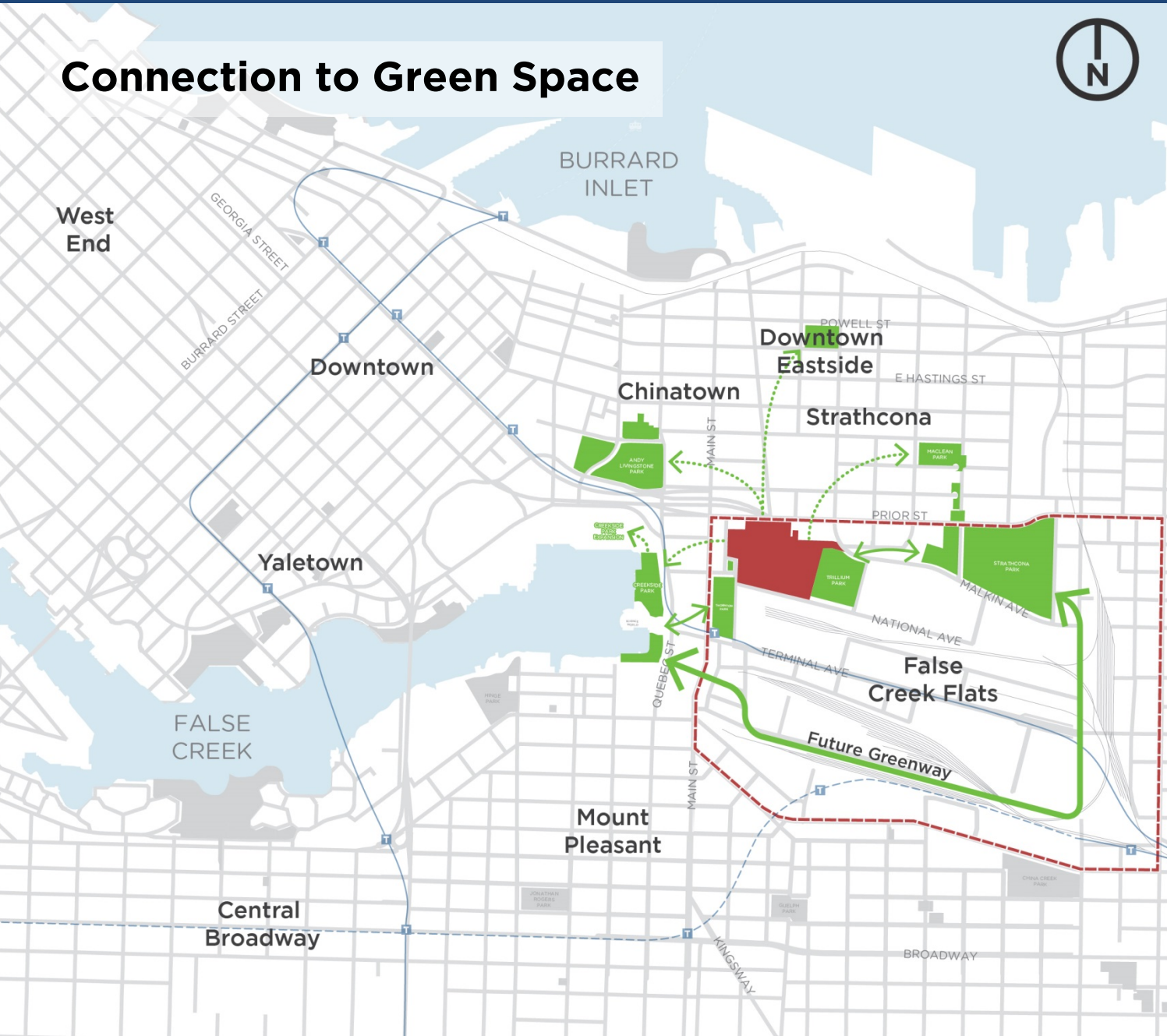
Health

Modernize the delivery of health care

Economy

Establish an innovation hub for health care, research and technology

Connection to Green Space



Health

Modernize the delivery of health care

Economy

Establish an innovation hub for health care, research and technology

Environment

Provide a better connected hospital and healthy open spaces



Chinatown

Downtown Eastside

Strathcona

Northeast False Creek

Creekside Park

Science World

Thornton Park

New St. Paul's Health Campus

Pacific Central Station

Main Street-Science World SkyTrain Station

Trillium Park

National Works Yard

Strathcona Park

5-minute walk

5-minute walk

5-minute walk

5-minute walk









LAND USE



**BUILT FORM
AND DENSITY**



**OPEN
SPACES**



**CIRCULATION AND
TRANSPORTATION**



**SUSTAINABILITY,
RESILIENCE
AND GREEN
INFRASTRUCTURE**



**PUBLIC
BENEFITS**



**IMPLEMENTATION
AND PHASING**

Key Considerations

- Maximizing Health Campus parcel
- Creating a new high street
- Mitigating social impacts

Key Policies

Health Campus parcel:

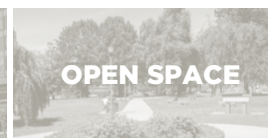
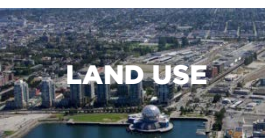
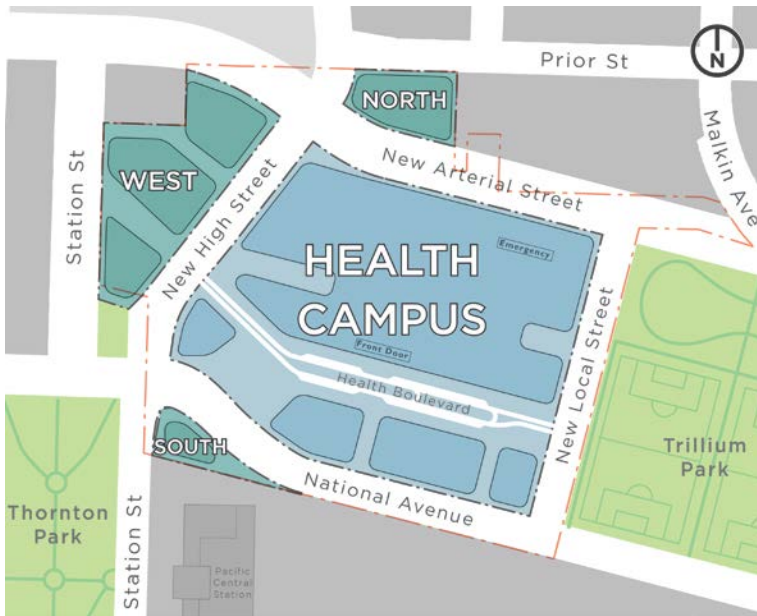
- Hospital uses
- Office and Research
- At-grade retail along New High Street
- Childcare

North parcel:

- Retail/service uses at grade
- Office or Institutional health-related rental accommodation

West and South parcels:

- Retail/service uses at grade
- Research and ancillary office
- Hotel
- Childcare



LAND USE

BUILT FORM

OPEN SPACE

TRANSPORTATION

SUSTAINABILITY

PUBLIC BENEFITS

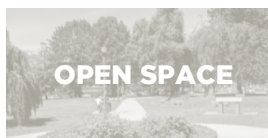
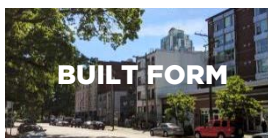
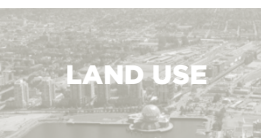
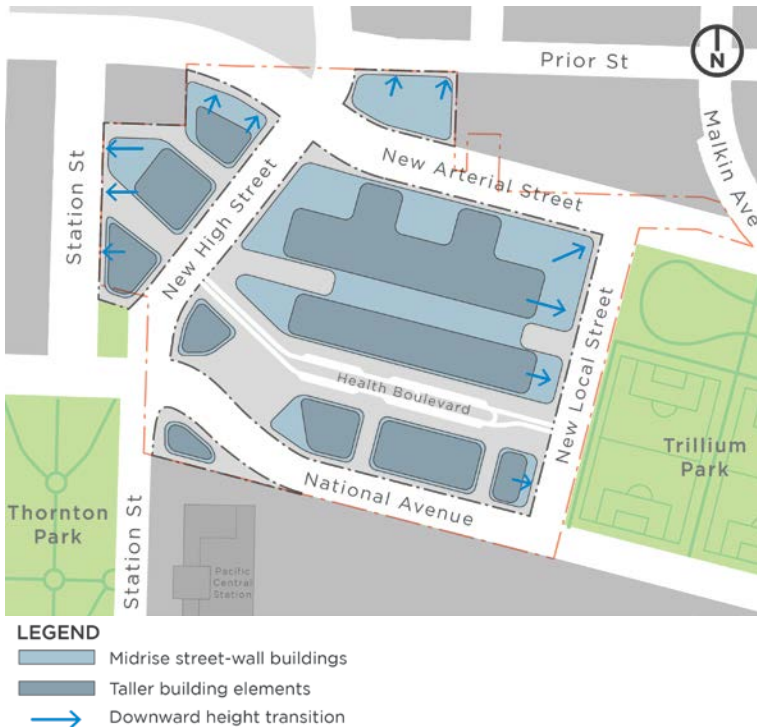
IMPLEMENTATION

Key Considerations

- Hospitals are **BIG**
- View cone limits
- Surrounding communities

Key Policies

- Transitions to surrounding neighbourhoods
- Minimize impacts on Thornton and Trillium Parks
- Enhanced setbacks on all parcels
- Minimum floor-to-floor heights
- Visual connection to front door
- Total development: 292,000 m²
- Additional density may be considered subject to exemplary performance:
 - Architecture, public space design and sustainability
 - Spaces for social enterprises and non-profits



Key Considerations







- Significant site coverage vs. demand for open space
- Wellness Loop connecting to Walk the Line

Key Policies

- Mix of public, semi-public and private open spaces
- Civic plaza as the key public open space and entry point
- Wellness Loop around the Health Campus parcel on an enhanced setback
- Rooftop open spaces and healing gardens
- Include green / sustainable elements in open space design



LEGEND

- | | | | |
|---|-------------------------------|---|-----------------------------------|
|  | Wellness Loop |  | Wellness Loop along Trillium Park |
|  | Health Boulevard | | |
|  | Civic Plaza | | |
|  | Other open space | | |
|  | Potential rooftop open spaces | | |

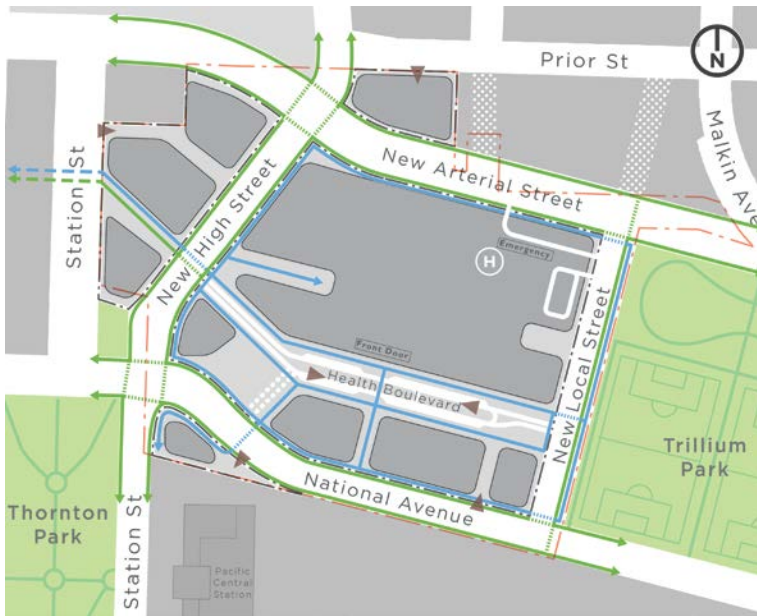


Key Considerations

- Contiguous Health Campus parcel
- Accommodating all forms of transportation in design

Key Policies

- Complete streets
- Realigned National Avenue
- Private access streets/lanes
- Dedicated access for service and delivery vehicles
- Rooftop helicopter landing pad permitted (if necessary)



LEGEND

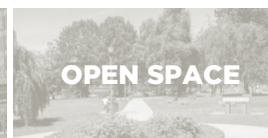
	Enhanced pedestrian paths		Underground access
	Potential pedestrian connection		Helicopter pad (rooftop)
	New protected cycling route		Potential driveway
	Potential cycling connection		Potential street connection



LAND USE



BUILT FORM



OPEN SPACE



TRANSPORTATION



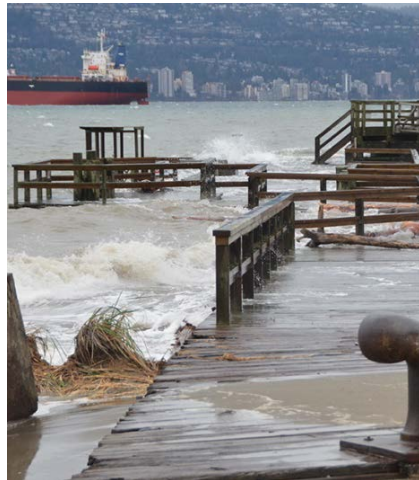
SUSTAINABILITY



PUBLIC BENEFITS



IMPLEMENTATION



Sustainability Policies

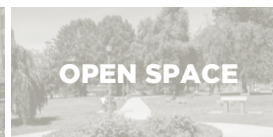
- Meet or exceed the City's policies
- Connect to Neighbourhood Energy System

Resilience Policies

- Work with City's Resilience team
- Address seismic and sea level rise challenges

Green Infrastructure Policies

- Deliver infrastructure at no cost to the City
- Employ engineered systems to capture, treat and convey rainwater to City stormwater system





NEW ST. PAUL'S
Social Impact Assessment Summary

May 2017



Key Considerations

- New St. Paul's is a significant public benefit to Vancouver and the province
- Subject to layered DCLs
- Public Art

Key Policies

- 2 childcare centres
- Community Benefits Agreements
- Community Use Agreements
- Inclusive and affordable retail spaces
- Affordable spaces for non-profits

Social Impact Mitigation Measures

- Hotel and institutional health-related rental accommodation

Key Considerations

- Three phases anticipated
 1. Core hospital buildings and uses
 2. Research and supporting mixed-use development
 3. Future expansion

Key Policies:

- All infrastructure to be delivered up front
- Phase 2 encouraged as soon as possible
- Interim open space on expansion areas
- Interim transportation network may be required



LEGEND

- Anticipated Phase 1
- Anticipated Phase 2 (may be concurrent with Phase 1)
- Anticipated Phase 3 - Future hospital expansion
- Potential street connection





Thank you