



**PROVIDENCE LANDS (ST. PAUL'S HOSPITAL)  
STATION STREET SITE  
POLICY PLANNING PROGRAM**



## **REPORT SUMMARY**

- The purpose of this report is to seek Council's approval of a policy planning program for the relocation of St Paul's Hospital from Burrard Street to a state-of-the-art, integrated care, research hospital and health campus in the False Creek Flats.

## **PREVIOUS COUNCIL DECISION**

- On April 29, 2015, Council adopted a resolution to support the new St Paul's Hospital and health campus on the Station Street Site, but expressed concern that health services remain available to the West End and the Downtown, particularly during emergencies, and requested a robust public consultation on the future of the St Paul's site on Burrard Street.

## RECOMMENDATION SUMMARY THAT:

**A: Council endorse a Policy Program be prepared** for Station Street Site for policies to guide site planning and for assessing future rezoning and/or development proposals; and, confirm that market and non-market residential use is not to be considered (except for institutional health related uses).

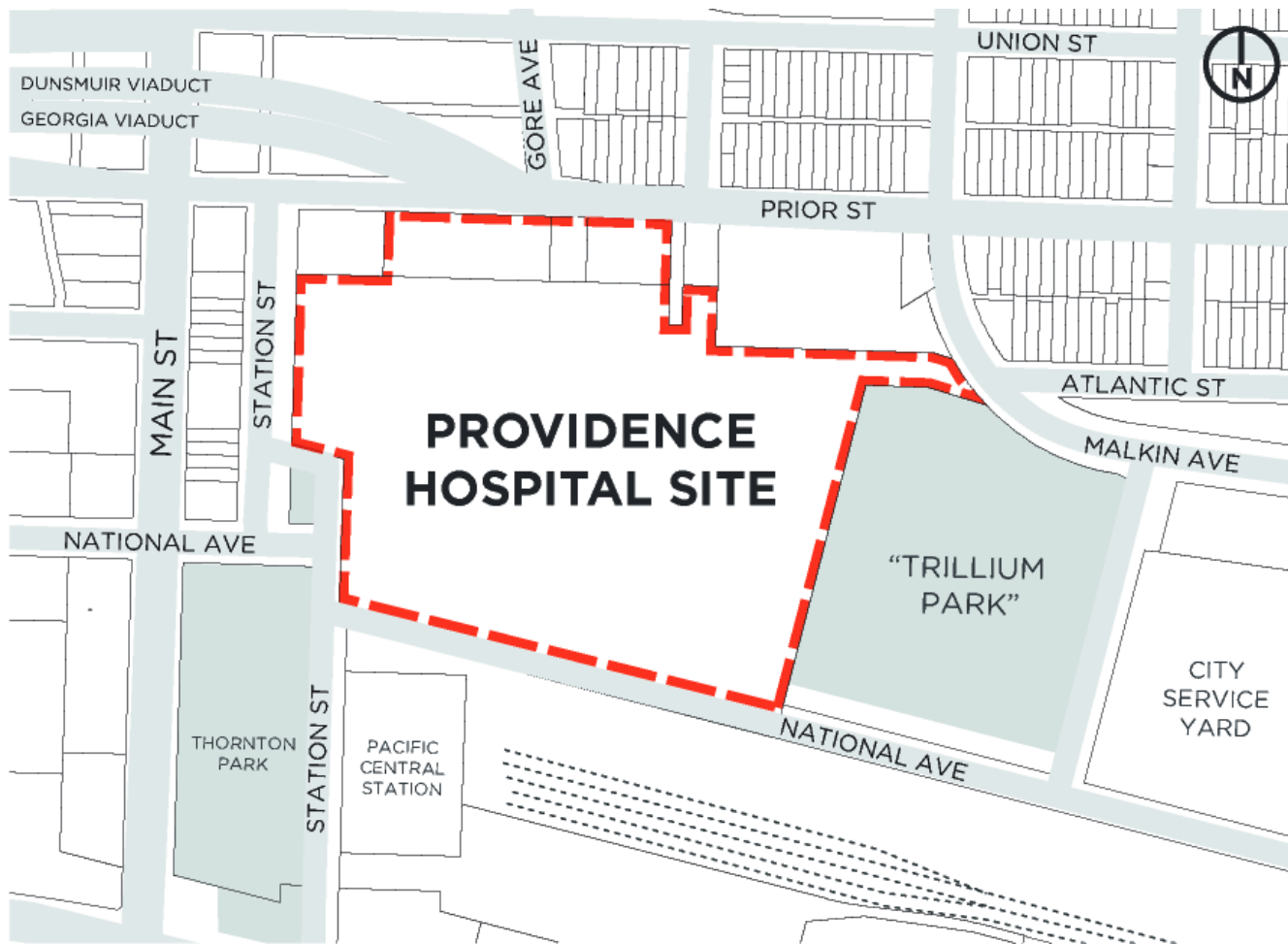
**B: Staff collaborate with Providence and VCH in a robust consultation process** to create public awareness, obtain input on policy options and understand areas of opportunity and concern relating to both the Burrard St and Station St sites.

**C: Council approve the additional temporary staff resources and the cost recovery of \$810,000** from Providence Health Care to enable the Policy Program.

## Burrard Street Site



### Station Street Site



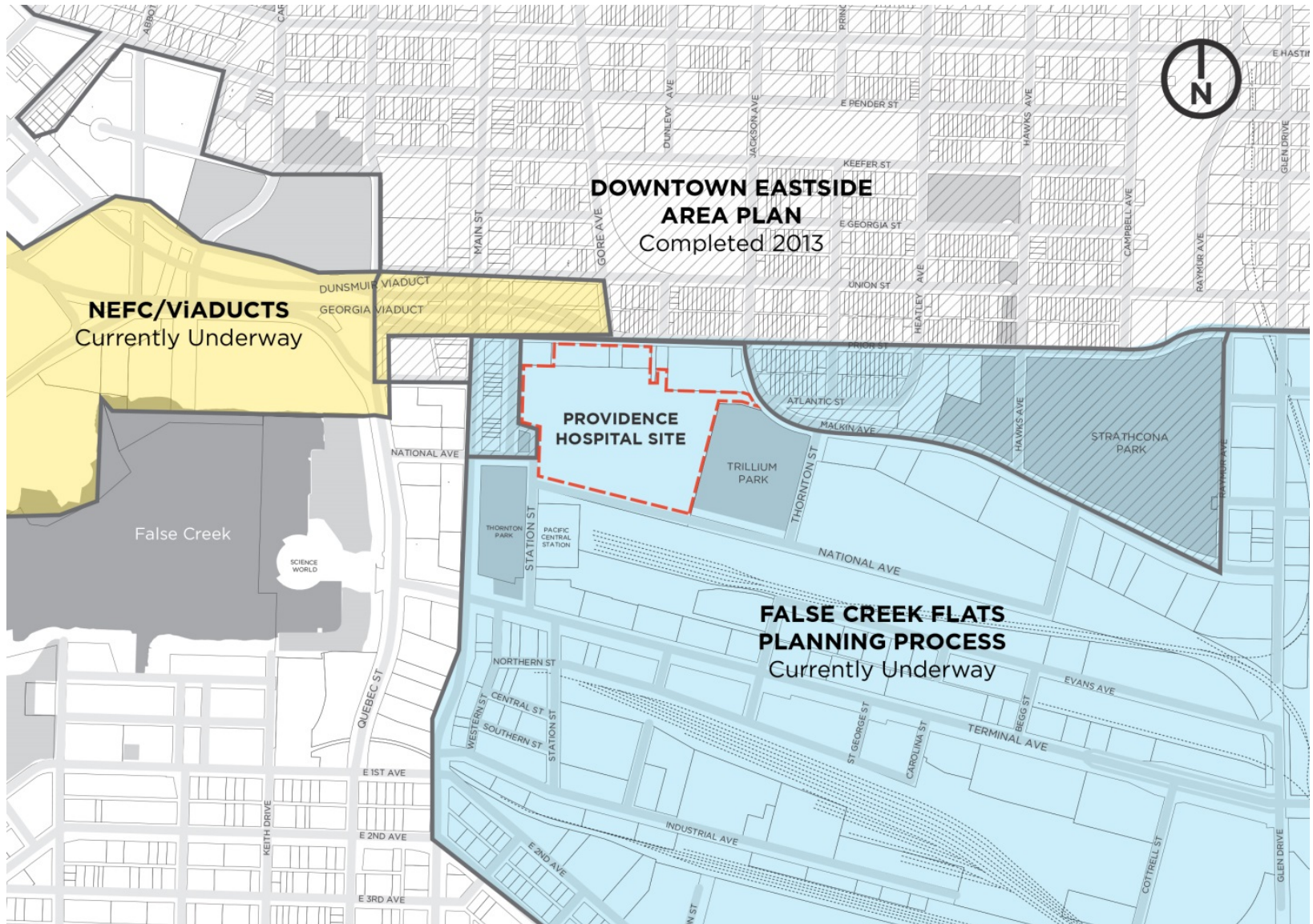


## PROVIDENCE HEALTH CARE PROPOSES TO:

- ↘ Establish consensus on the principles and parameters for development of the Station Street site.
- ↘ Complete a clinical services plan by end April, involving various health care providers (supported by KPMG) to help determine how to deliver patient-centred care.
- ↘ Develop an integrated St. Paul's Hospital and health campus of 1.3 to 1.5 million sq. ft. to meet projected needs.
- ↘ Connect and integrate the new world-class hospital to primary care, community services and support programs.
- ↘ Ensure accessibility and transparency remains a priority and patients and other stakeholders participate in the planning processes for Burrard St and Station St.
- ↘ Consider additional components, including:
  - A 24/7 integrated care centre, a birthing centre, mental health and addiction services, research facilities, support services and residential care for frail elderly patients.
  - Amenities, health-related research institutes, health technology industries and local retail, office and commercial uses.

## STATION STREET SITE: CURRENT POLICY CONTEXT





- ↘ Current zoning is industrial I-3 Industrial
- ↘ False Creek Flats High Technology District rezoning and development policies allow general office uses
- ↘ Higher density office uses (up to 3 FSR) are permitted in employment areas that are served by rapid transit
- ↘ Council may consider applications for site specific rezoning to CD-1 (Comprehensive District) for large format retail, institutional, cultural and recreational uses not normally found or appropriate in a smaller neighbourhood centre
- ↘ In keeping with existing City policies, including the Regional Context Statement ODP, the area is designated a Mixed Employment area and no market or non-market residential uses may be contemplated





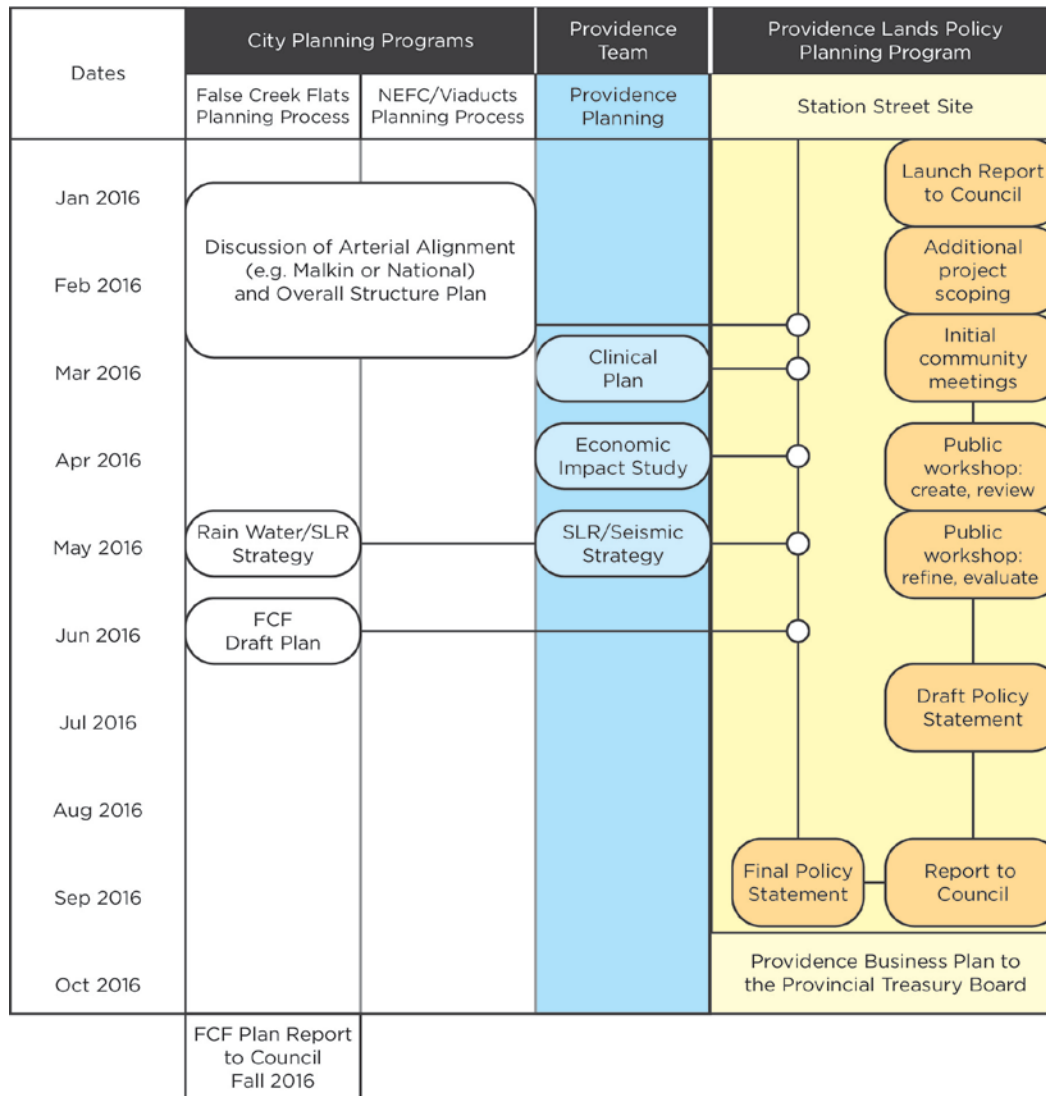
# POLICY STATEMENT SCOPE OF WORK

➤ Guide site planning and provided guidance for assessing future rezoning and/or development proposals.

Applicable Council Policy	Density, Built Form, & Height	Views and Solar Access		Transportation
Parks and Open Spaces		Neighbourhood Energy		Financial Implications
Development Pro-forma Analysis	Sustainability Objectives and Policies	Utilities (Sanitation, Storm Water, Water)	Community Amenities	

# KEY STEPS/TIMING

Policy Inputs and Timing the Planning for Station Street Site



**THANK YOU**