



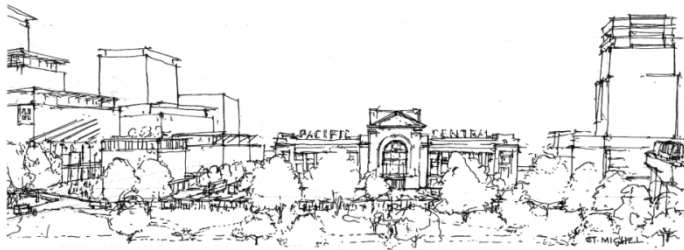
Rezoning Application

**1002 Station Street & 250-310 Prior Street
(New St. Paul's Hospital & Health Campus)**

Site Context



FALSE CREEK FLATS AREA PLAN



(approved May 2017)

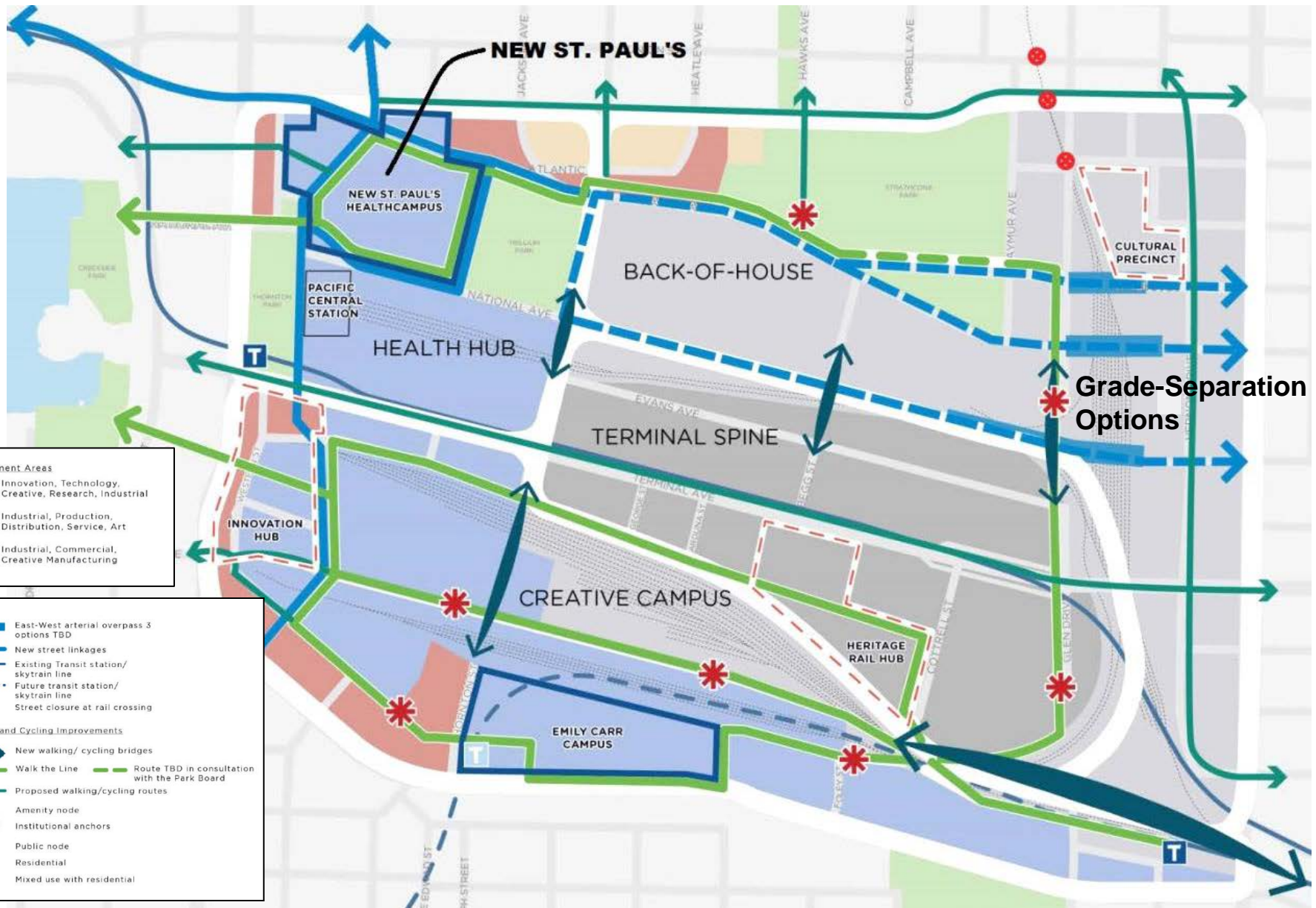
NEW ST. PAUL'S HOSPITAL + HEALTH CAMPUS POLICY STATEMENT

June 2017



(approved June 2017)

False Creek Flats Area Plan



Employment Areas

■	Innovation, Technology, Creative, Research, Industrial
■	Industrial, Production, Distribution, Service, Art
■	Industrial, Commercial, Creative Manufacturing

LEGEND

—	East-West arterial overpass 3 options TBD
—	New street linkages
T	Existing Transit station/skytrain line
- - - T	Future transit station/skytrain line
*	Street closure at rail crossing
Walking and Cycling Improvements	
↔	New walking/cycling bridges
—	Walk the Line
- - -	Route TBD in consultation with the Park Board
—	Proposed walking/cycling routes
- - -	Amenity node
	Institutional anchors
*	Public node
■	Residential
■	Mixed use with residential

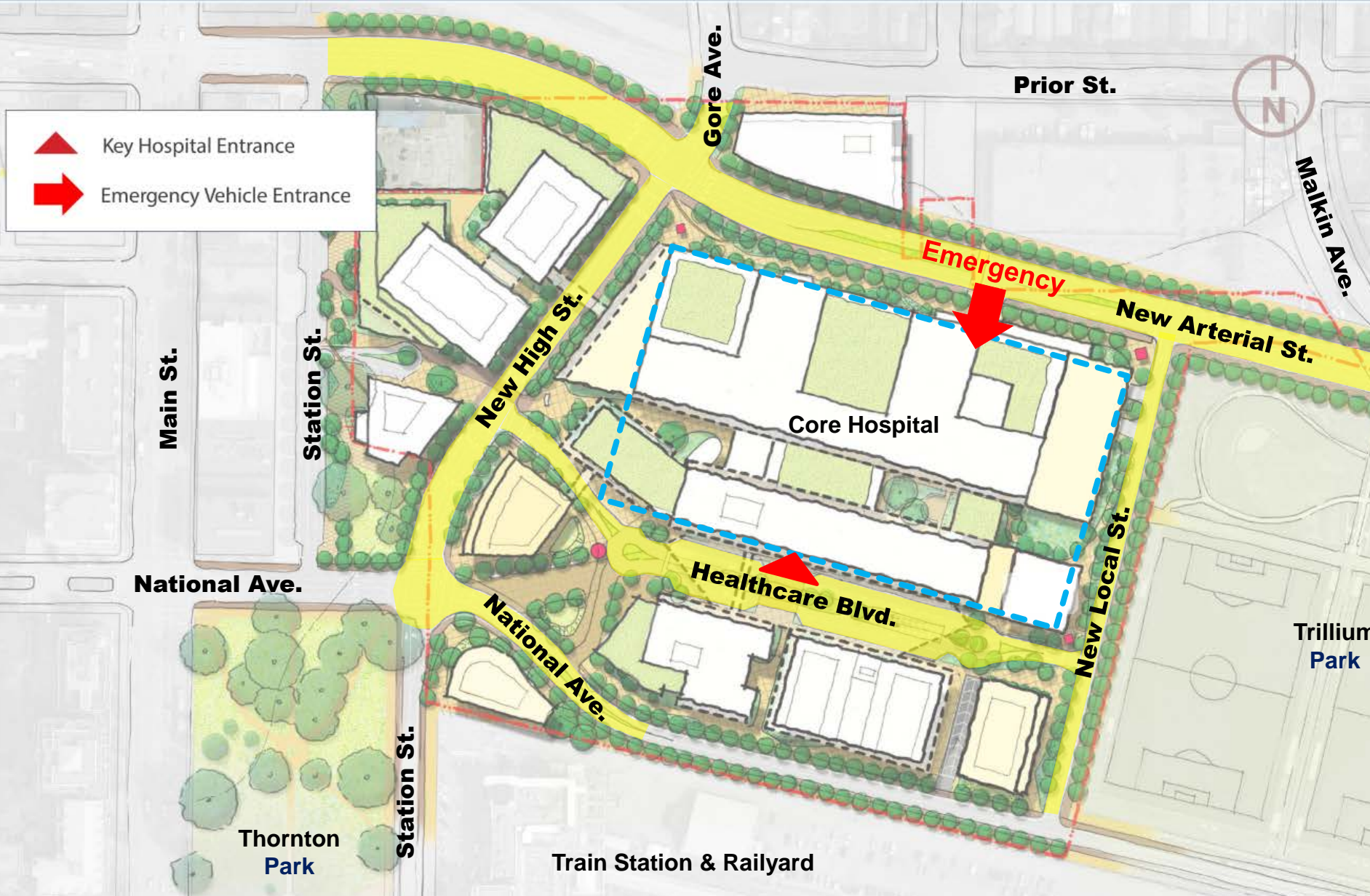
Policy Statement – Site Plan

LEGEND

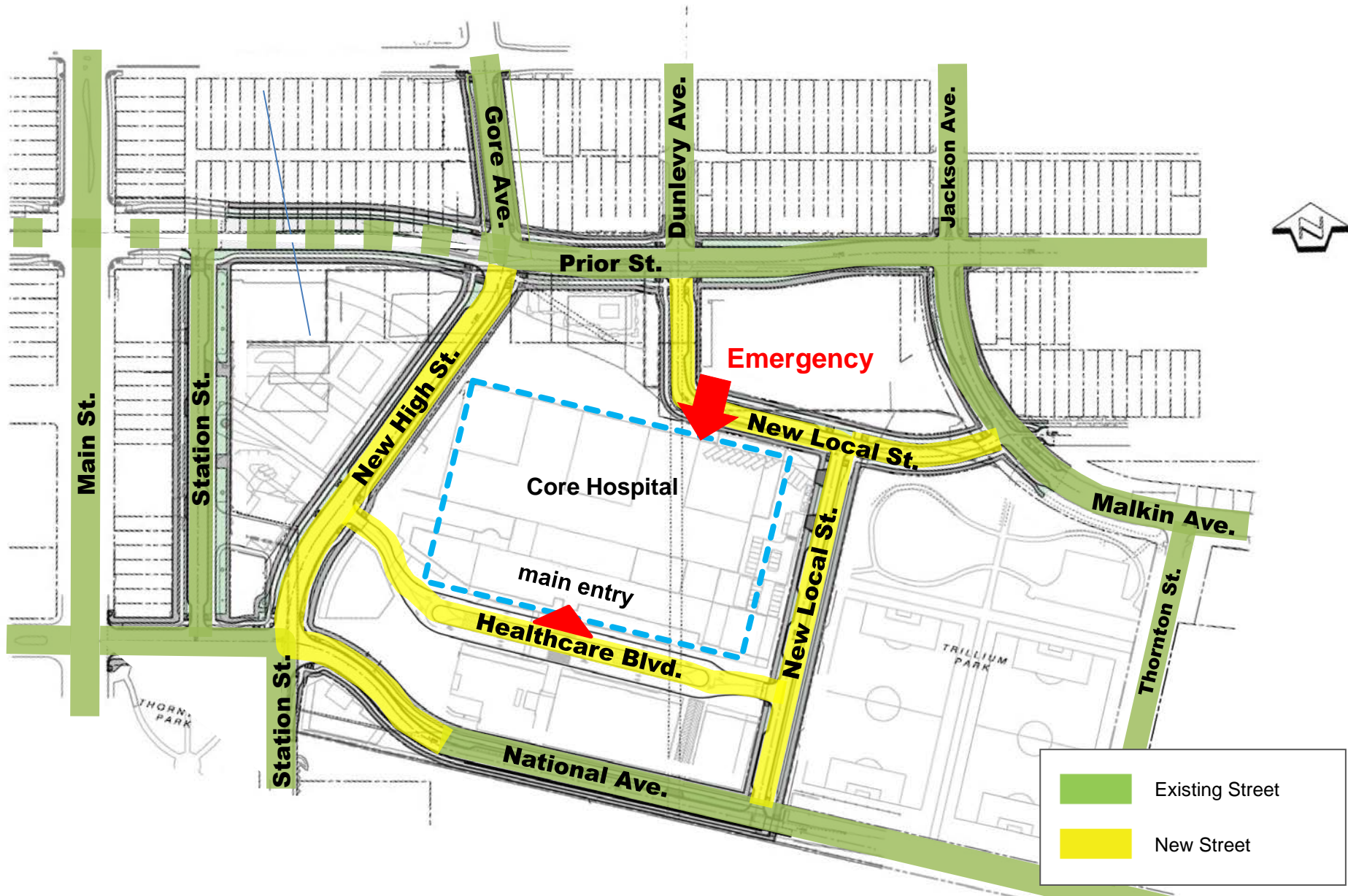
-  Potential Expansion
-  Wellness Loop
-  Key Hospital Entrances
-  Emergency Vehicle Entrance
-  Rooftop Gardens
-  Potential Helipad Location
-  Roof Overhang
-  Wayfinding Landmarks



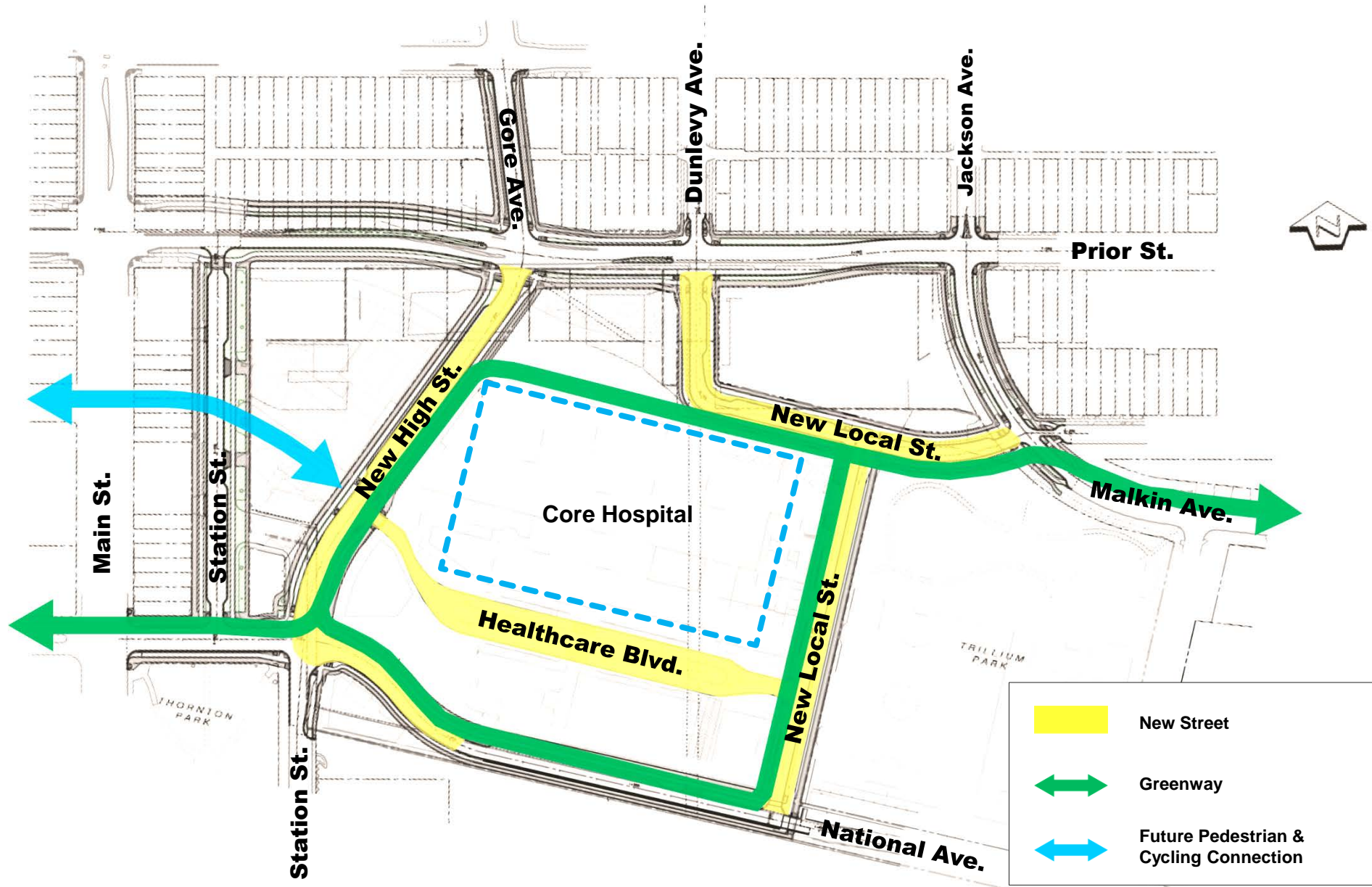
Policy Statement – Road Network



Revised Road Network



Pedestrian/Cycling Connections



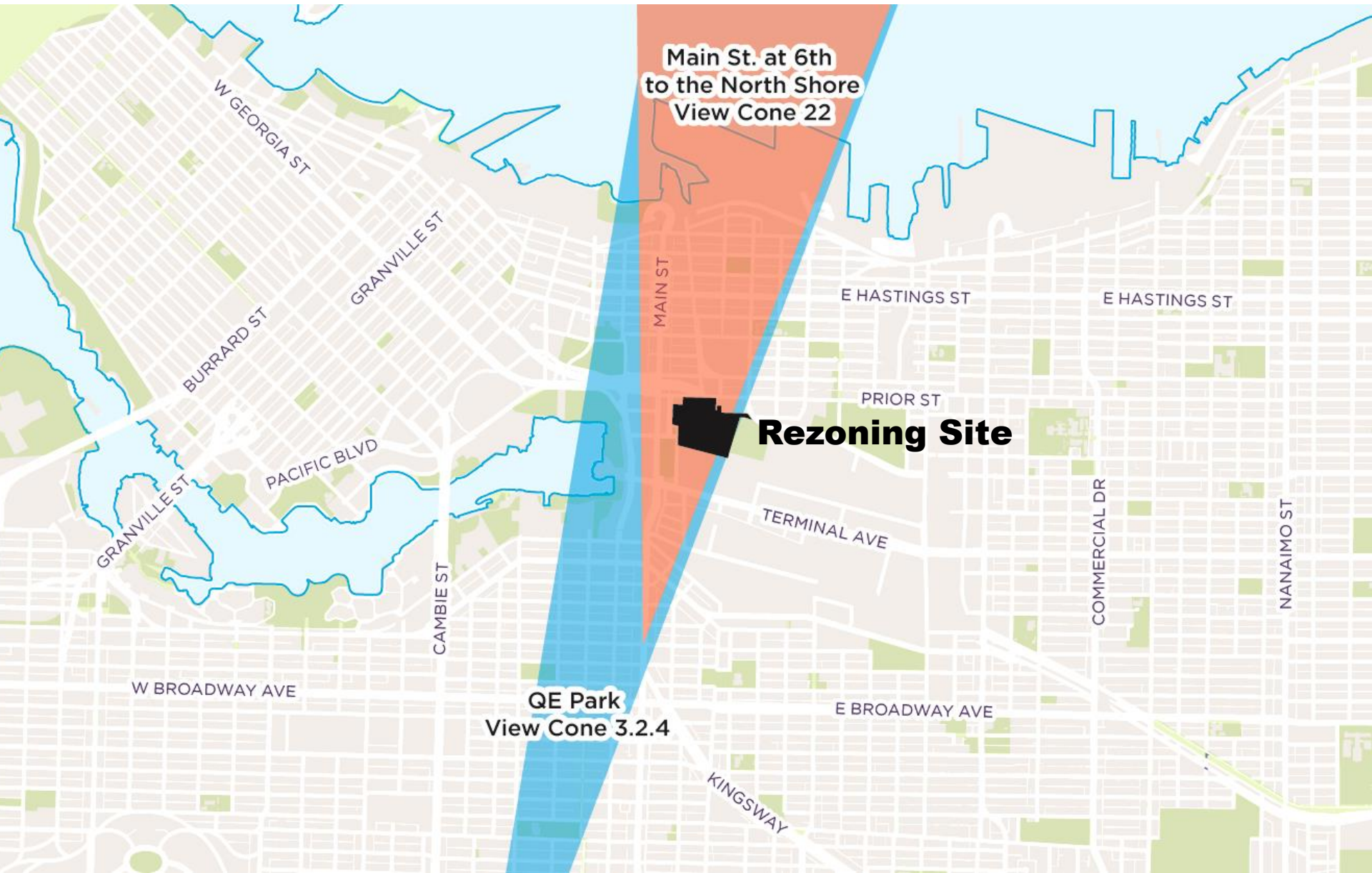
Revised Master Plan



Master Plan - Parcels



View Cones



Health Campus Parcel – Core Hospital



Core Hospital Building

- 11-12 storeys (65.5 m)
- 135,810 sq. m (1,462,000 sq. ft.)
- Design-Build finance (DBf) process
- Completion 2026

Health Campus Parcel – Office/Research



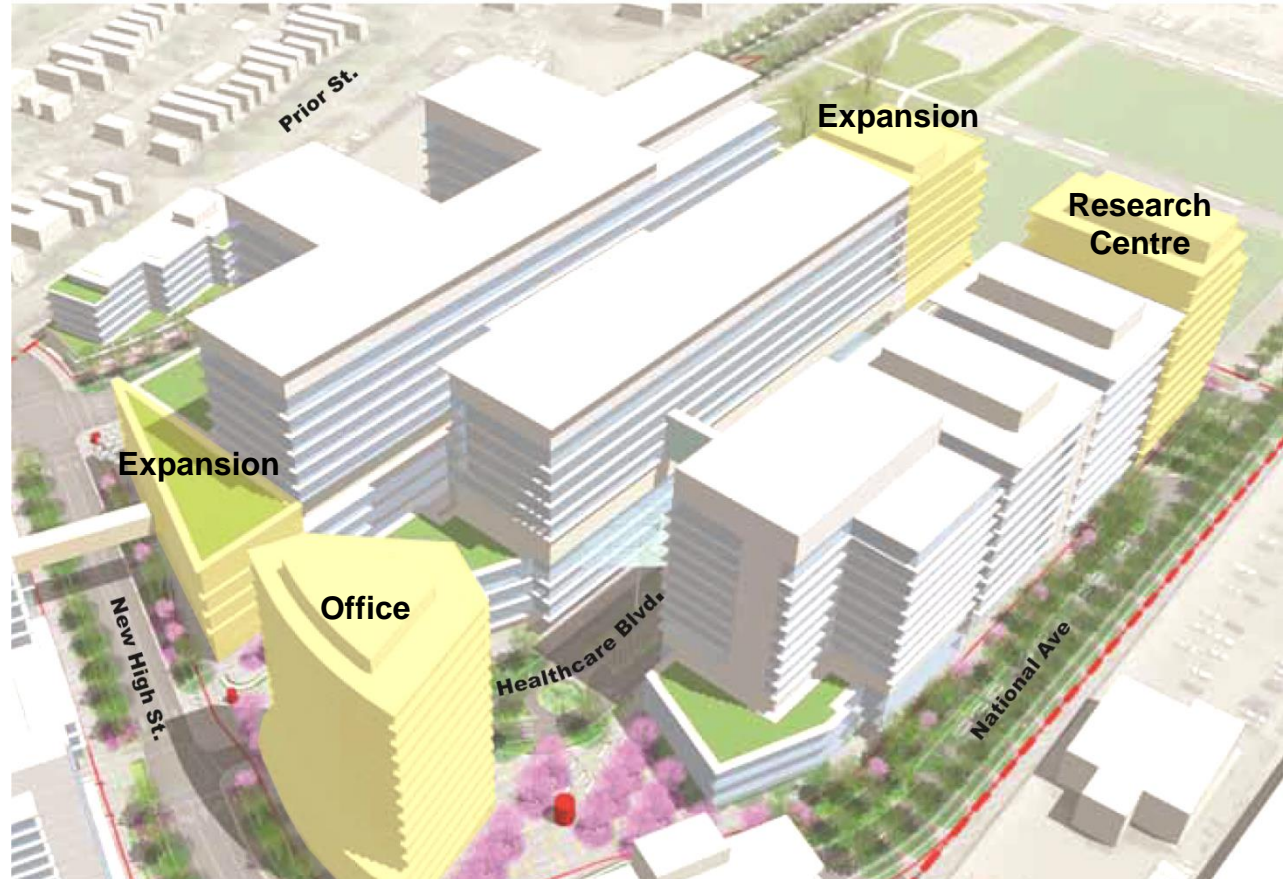
- 20,871 sq. m professional offices & retail
- 27,850 sq. m research centre (office, laboratory & retail uses)
- 11-12 storeys
- 69-space childcare centre
- New public plaza

Health Campus Parcel – Future Expansion



Phase 3

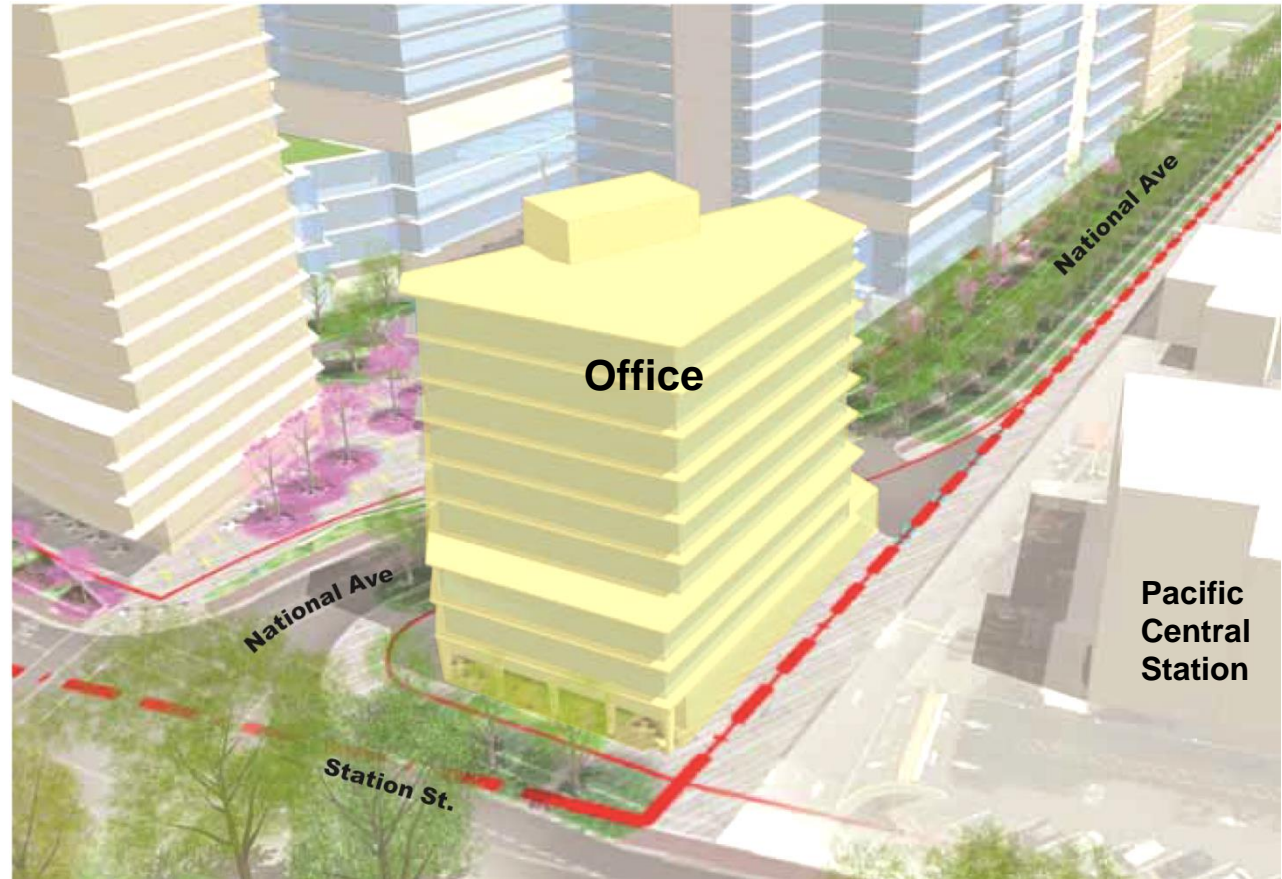
- 20,085 sq. m hospital expansion
- 14,355 sq. m additional professional offices
- 11,447 sq. m additional research centre (office & laboratory uses)



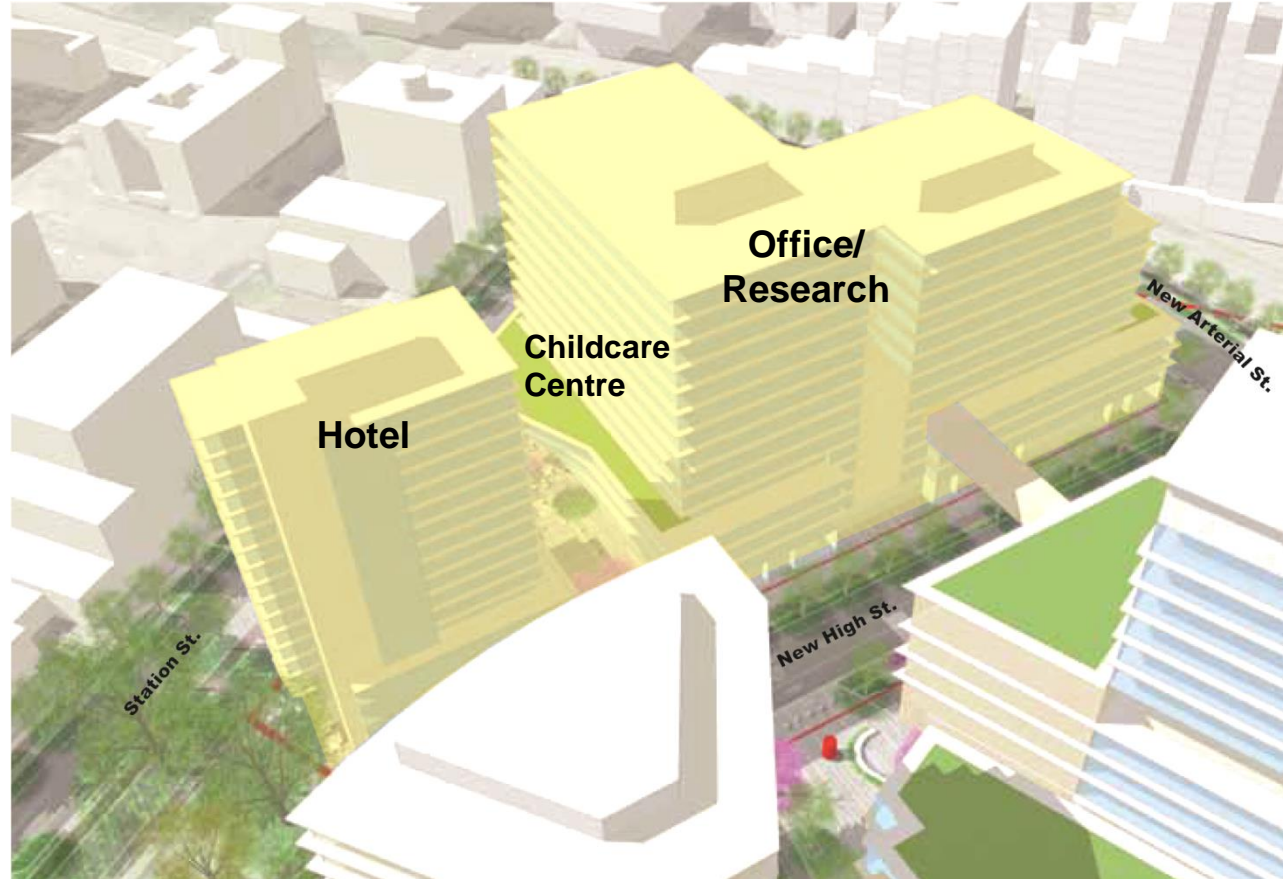
South Parcel



- 9 storeys
- 6,700 sq. m office & retail uses
- Allows for hotel use



West Parcel



- 51,556 sq. m office and laboratory at 15 and 13 storeys
- 11,578 sq. m suites hotel at 17 storeys
- Retail at grade
- Forecourt plaza at hotel entry
- 49-space childcare centre

North Parcel



- **6-storey residential mixed-use building**
- **Approx. 75 market rental units**
- **35% family units**
- **Housing Agreement securing units for health-related employees or researchers**



Urban Design Panel Review



- **January 23, 2019 – non-voting workshop**
- **May 1, 2019 – resubmission recommended**
- **July 24, 2019 – panel voted in support**

NEW ST. PAUL'S HEALTHCARE CAMPUS (NSPHC) CD-1 GUIDELINES

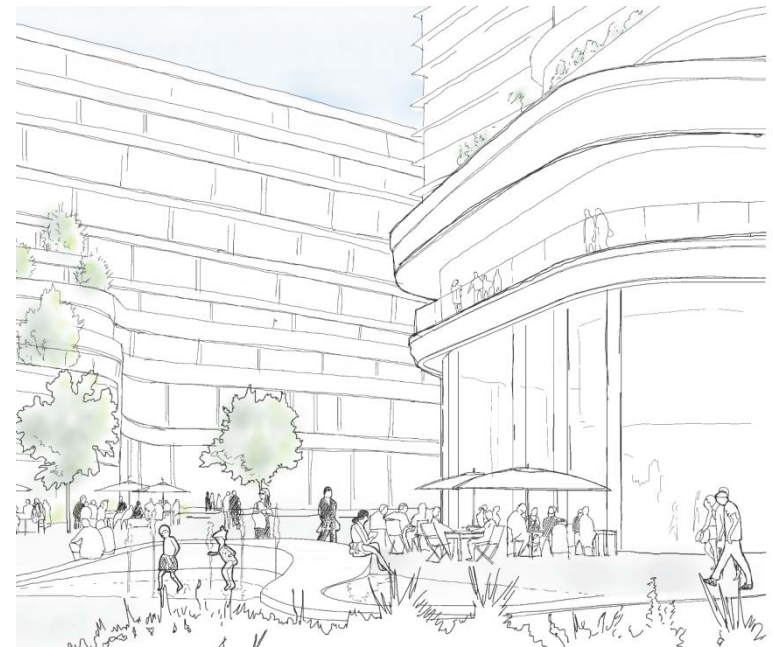
Adopted by City Council on (date TBD)

[Note: Council has directed that these guidelines be used by applicants and staff for development permit applications for the site zoned CD-1 ()]



3.5 Active Uses at Grade and Public Realm Interface

Providing active uses such as retail, community amenity space, and frequent points of entry will result in a sustained level of at-grade activity throughout the day, will give the campus character, will reinforce a sense of safety and security, and will weave the development into the existing urban fabric.



Other Policy Statement Objectives

Sustainable Large Development

- Transportation Demand Management
- Neighbourhood Energy Utility

Resilience

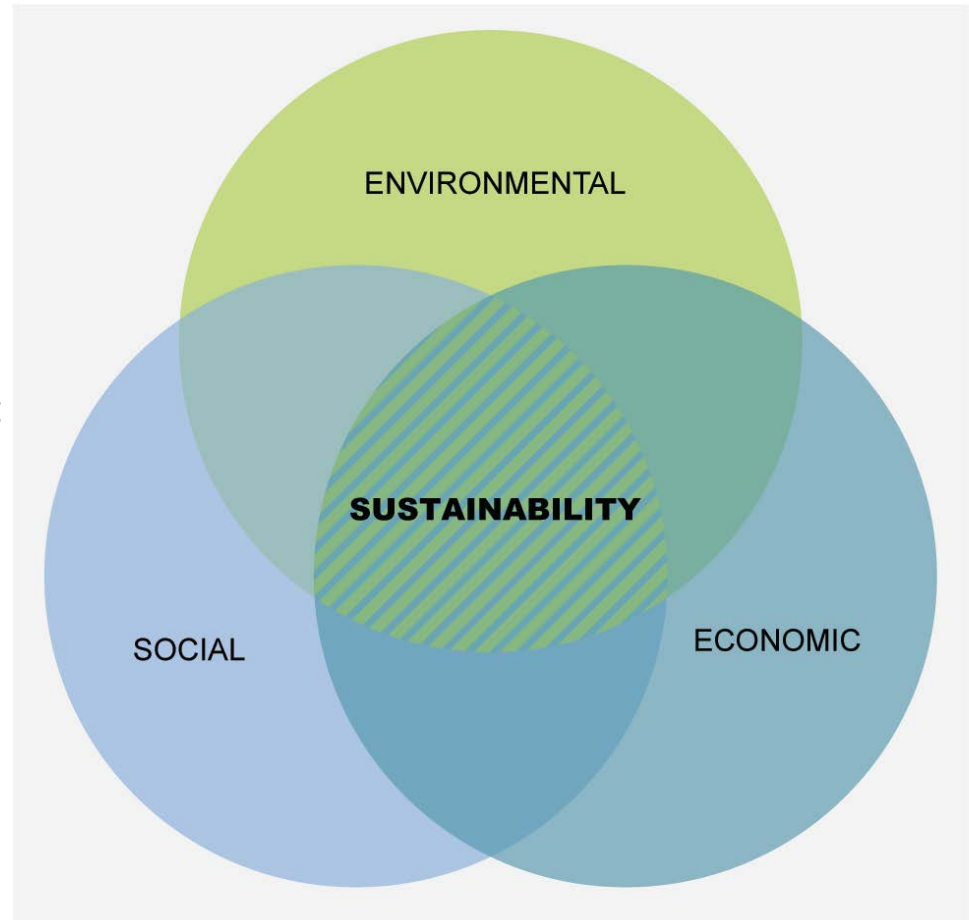
- Sea-level rise
- Seismic
- Multi-hazard & vulnerability assessment

Community Benefits Agreement

- First-source hiring
- Social procurements
- Supplier diversity & local purchasing

Indigenous Reconciliation & Inclusiveness

- Engagement on building & open space design
- St. Paul's Aboriginal Health Team



Open Houses & Workshops during St. Paul's Policy Statement

March 2016

June 2016

May 2017

Total Attendees from
All Events: **700**
Total Comment Forms,
Surveys or Emails: **2,075**



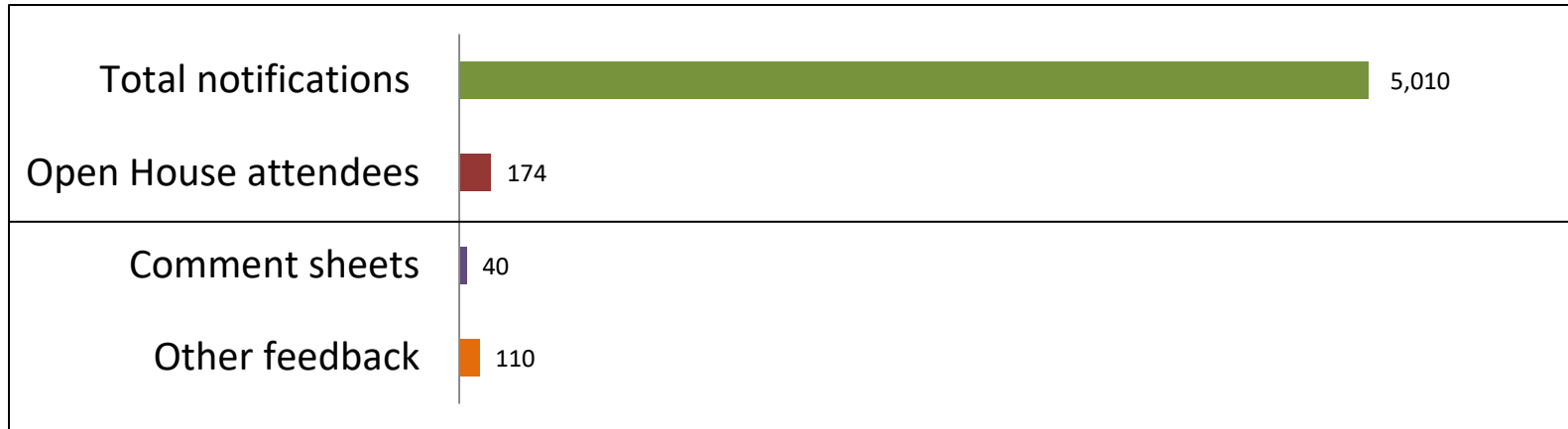
Open House for Rezoning Application

November 20, 2018

Total Attendees: **174**
Comment Forms or Emails: **150**



Public Consultation: What We Heard



Support

- Location and neighbourhood fit
- Massing, form, and height
- Range of services including childcare, office, and staff housing

Concern

- Building articulation and open spaces
- Traffic congestion and parking
- Interface with Station Street
- Animal testing

Public Benefits



	Public Benefit
In-Kind Benefits	<ul style="list-style-type: none"> • 69-space Childcare Centre • 49-space Childcare Centre • Public Open Space <ul style="list-style-type: none"> St. Paul's Plaza Wellness Walk Healing Corridor Hotel Forecourt • Community Benefits Agreement
Development Cost Levies	\$91,049,663
Public Art	\$6,617,821
Total Value of Public Benefits	\$97,667,484




Rezoning Application

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additional slides, if needed to answer questions

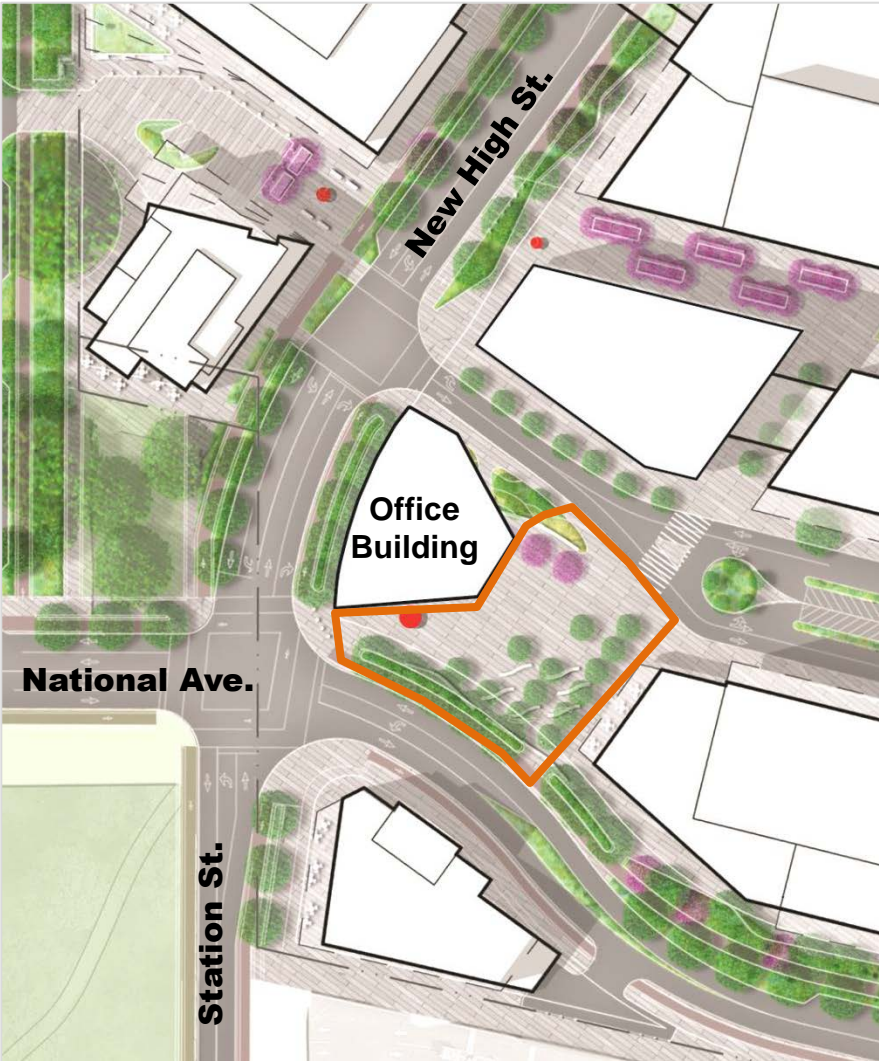
Cost-Recovered Planning Process

For large sites without policy direction for rezoning

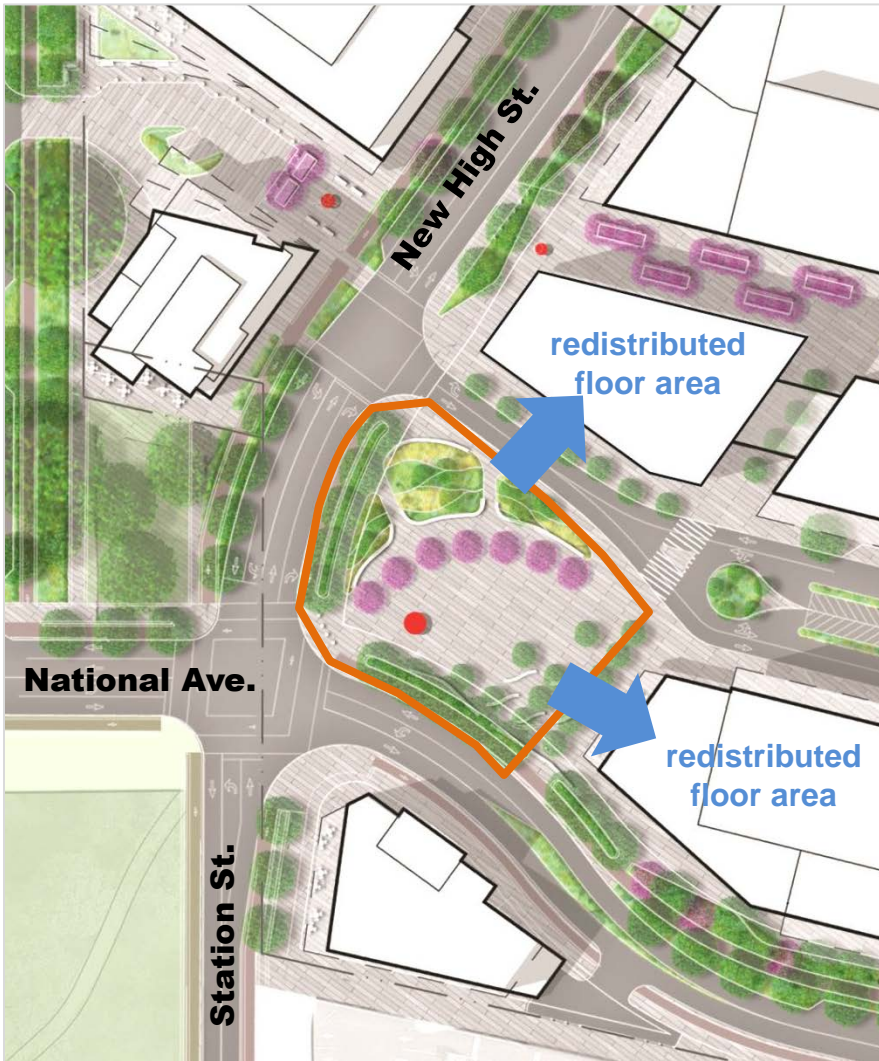
2016–2017	Policy Statement	<i>New St. Paul's Fees</i> <i>\$ 810,000</i>
	Council Decision	
		
2018–2019	Rezoning Application	<i>\$ 1,507,000</i>
	Council Decision	
	<i>Total Fees</i>	<i>\$ 2,317,000</i>

Applicant response to UDP comments

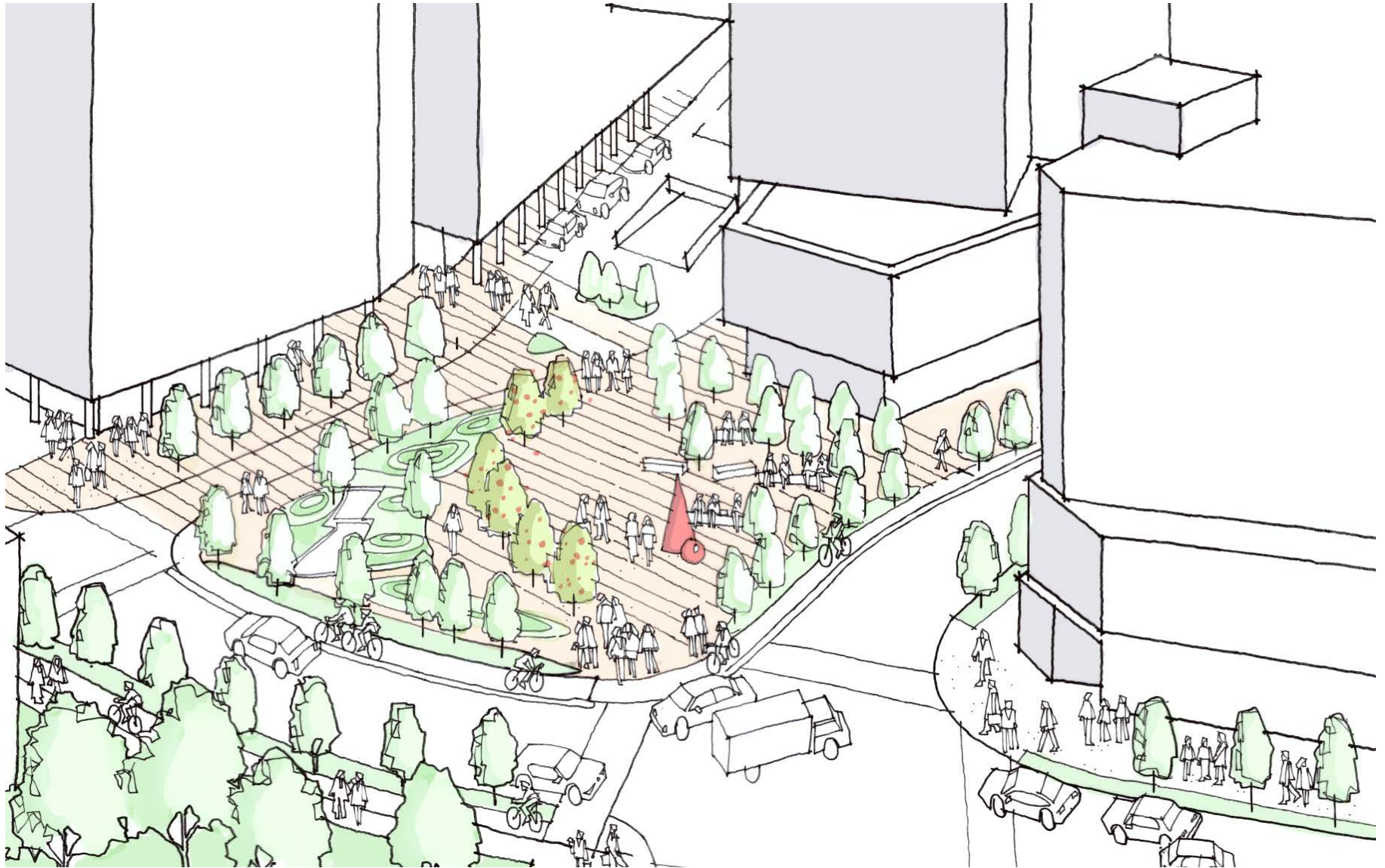
Original Submission



Revised St. Paul's Plaza



Revised St. Paul's Plaza



Sustainable Site Design

Access to Nature

Food Systems Sustainable

Green Mobility

- Transportation Demand Management

Rainwater Management

Zero Waste Planning

Affordable Housing

Low Carbon Energy Supply

- Neighbourhood Energy Utility



Resilience

- Flood Construction Level Requirement
- Multi-hazard and Vulnerability Assessment and Reporting
- Seismic & Multiple-Climate Hazard Risk Assessment Reporting
- Experts Review Emergency Response, Building and Seismic, and Climate Change Response
- Flood-Proofing Measures
- Resilient Roads



Community Benefit Agreement

- **First Source Hiring** – 10% of new entry level jobs available to people in Vancouver first, specifically those who are equity seeking.
- **Social Procurement** – Valuing the positive social environmental impacts created by purchasing select goods and services, in addition to value for money.
- **Supplier Diversity** – At least 51% owned by equity seeking group.
- **Locally Purchased** – A minimum of 10% of goods and services from local businesses.



Indigenous Reconciliation & Inclusiveness

- First Nations Programming and Design Elements
- Aboriginal Health Team
- Translation Services and Support
- Indigenous Patient Navigators, Elders, and Social Workers
- Traditional Healing Practices, Medicine, and Healing Gardens
- Nations Sacred Space for Indigenous Spiritual Services (e.g. Smudging, Prayers)

