

REVISED SUMMARY AND RECOMMENDATION

**3. REZONING: 1002 Station Street and 250-310 Prior Street
(New St. Paul's Hospital and Health Campus)**

Summary: To rezone 1002 Station Street and 250-310 Prior Street from I-3 (Industrial) and I-2 (Industrial) Districts to CD-1 (Comprehensive Development) District to allow for a New St. Paul's Hospital and Health Campus including institutional, office, research, hotel, retail-service, and Indigenous cultural uses, along with limited rental housing for health care workers. The proposal includes a new public plaza and two child care facilities. Proposed building heights generally range from 24 to 61 metres. Total floor area proposed is 312,074 square metres.

Applicant: IBI Group Inc. on behalf of Providence Health Care Society

Referral: This item was referred to Public Hearing at the Standing Committee on City Finance and Services Meeting of October 3, 2019.

Recommended Approval: By the General Manager of Planning, Urban Design and Sustainability, subject to the following conditions as proposed for adoption by resolution of Council:

- A. THAT the application by IBI Group on behalf of Providence Health Care Society to rezone 1002 Station Street [*PID 018-550-185; Lot A District Lots 196 and 2037 Plan LMP14138*], and 250-298 Prior Street [*Lot 19 District Lots 181, 196 and 2037 Plan 6780; and Lots C and D both of Blocks 15 to 18 District Lots 196 and 2037 Plan 12884; PIDs 010-813-217, 008-776-300 and 008-776-326 respectively*] from I-3 (Industrial) District and 310 Prior Street [*Lots E and F both of District Lots 196 and 2037 Plan 13449; PIDs 008-126-780 and 008-126-798 respectively*] from I-2 (Industrial) District all to CD-1 (Comprehensive Development) District to allow for the phased construction of the New St. Paul's Hospital and Health Campus comprised of four development parcels with 231,182 sq. m of hospital, office and research uses on a main Health Campus Parcel; 66,638 sq. m of hotel and office uses on a West Parcel; 6,700 sq. m of hotel and office uses on a South Parcel; and 7,554 sq. m of rental housing for health care workers on a North Parcel, with all parcels also having grade-level retail-service uses on the major street frontages, and with maximum building heights generally ranging from 24 to 62 m, generally as presented in Appendix A of the Policy Report dated September 17, 2019, entitled "CD-1 Rezoning: 1002 Station Street and 250-310 Prior Street (New St. Paul's Hospital and Health Campus)" be approved in principle;

FURTHER THAT the proposed form of development also be approved in principle, generally as prepared by IBI Group Inc. and received on August 9, 2019, provided the Director of Planning may allow minor alterations to this form of development when approving the detailed scheme of development;

FURTHER THAT the above approvals be subject to the Conditions of Approval contained in Appendix B of the Policy Report.

B. THAT, if Council approves in principle the rezoning and the Housing Agreement described in Part 2 of Appendix B of the Policy Report, dated September 17, 2019, entitled "CD-1 Rezoning: 1002 Station Street and 250-310 Prior Street (New St. Paul's Hospital and Health Campus)", the Director of Legal Services be instructed to prepare the necessary Housing Agreement By-law for enactment prior to enactment of the CD-1 By-law, subject to such terms and conditions as may be required at the discretion of the Director of Legal Services and the General Manager of Arts, Culture and Community Services.

C. THAT the application to amend the Sign By-law to establish regulations for this CD-1, generally as set out in Appendix C of the Policy Report dated September 17, 2019, entitled "CD-1 Rezoning: 1002 Station Street and 250-310 Prior Street (New St. Paul's Hospital and Health Campus)", be approved.

FURTHER THAT the Director of Legal Services be instructed to bring forward for enactment the by-law to amend the Sign By-law at the time of enactment of the CD-1 By-law.

D. THAT the consequential amendment to the Regional Context Statement Official Development Plan By-law to change the Regional Designation of the lands planned for rental housing (sub-area D in the CD-1) from "Mixed Employment" to "General Urban", generally as set out in Appendix C of the Policy Report dated September 17, 2019, entitled "CD-1 Rezoning: 1002 Station Street and 250-310 Prior Street (New St. Paul's Hospital and Health Campus)", be approved;

FURTHER THAT the Director of Legal Services be instructed to bring forward for enactment the by-law to amend the Regional Context Statement Official Development Plan By-law at the time of enactment of the CD-1 By-law.

E. THAT the consequential amendment to the Zoning and Development By-law with regard to the I-3 District Schedule, generally as set out in Appendix C of the Policy Report dated September 17, 2019, entitled "CD-1 Rezoning: 1002 Station Street and 250-310 Prior Street (New St. Paul's Hospital and Health Campus)", be approved;

FURTHER THAT the Director of Legal Services be instructed to bring forward for enactment the by-law to amend the Zoning and Development By-law at the time of enactment of the CD-1 By-law.

F. THAT, subject to enactment of the CD-1 By-law, the Director of Legal Services be instructed to bring forward for Council approval amendments to the Noise Control By-law, generally as set out in Appendix C of the Policy Report dated September 17, 2019, entitled "CD-1 Rezoning: 1002 Station Street and 250-310 Prior Street (New St. Paul's Hospital and Health Campus)".

G. THAT, subject to enactment of the CD-1 By-law, the General Manger of Planning, Urban Design and Sustainability be instructed to bring forward for Council approval CD-1 Guidelines for the Rezoning Site, generally in accordance with the draft CD-1 Guidelines contained in Appendix D of the Policy Report dated September 17, 2019, entitled "CD-1 Rezoning: 1002 Station Street and 250-310 Prior Street (New St. Paul's Hospital and Health Campus)".

H. THAT A through G be adopted on the following conditions:

- (i) THAT the passage of the above resolutions creates no legal rights for the applicant or any other person, or obligation on the part of the City; and any expenditure of funds or incurring of costs is at the risk of the person making the expenditure or incurring the cost;
- (ii) THAT any approval that may be granted following the Public Hearing shall not obligate the City to enact a by-law rezoning the property, and any costs incurred in fulfilling requirements imposed as a condition of rezoning are at the risk of the property owner; and
- (iii) THAT the City and all its officials, including the Approving Officer, shall not in any way be limited or directed in the exercise of their authority or discretion, regardless of when they are called upon to exercise such authority or discretion.

**[RZ – 1002 Station Street and 250-310 Prior Street
(New St. Paul's Hospital and Health Campus)]**