



REFERRAL REPORT

Report Date: January 25, 2022
Contact: Yardley McNeill
Contact No.: 604.873.7582
RTS No.: 14910
VanRIMS No.: 08-2000-20
Meeting Date: February 8, 2022

TO: Vancouver City Council
FROM: General Manager of Planning, Urban Design and Sustainability
SUBJECT: CD-1 (761) Text Amendment: 1002 Station Street and 250-310 Prior Street

RECOMMENDATION TO REFER

THAT the rezoning application and plans, described below, be referred to Public Hearing together with the recommendations set out below and with the recommendation of the General Manager of Planning, Urban Design and Sustainability to approve the application, subject to the conditions set out below;

FURTHER THAT the Director of Legal Services be instructed to prepare the necessary zoning by-laws, in accordance with the recommendations set out below, for consideration at the Public Hearing.

RECOMMENDATION FOR PUBLIC HEARING

- A. THAT the application by Providence Health Care Society, the registered owner of the lands located at 1002 Station Street [*Lots 1, 3 and 4 District Lot 2037 Group 1 New Westminster District Plan EPP105034; PIDs 031-266-932, 031-266-959 and 031-266-967 respectively; and PID 031-266-941; Lot 2 District Lots 196 and 2037 Group 1 New Westminster District Plan EPP105034*] to amend CD-1 (761) By-law No. 12883 to permit elevator overruns and stair enclosures extending 10.6 m (34.8 ft.) above the approved maximum height and to permit floor area exclusions for mechanical uses directly associated with the energy centre up to 22,891 sq. m (246,397 sq. ft.) be approved in principle;

FURTHER THAT that the draft amending by-law, prepared for the Public Hearing in accordance with Appendix A, be approved in principle;

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

- B. THAT Recommendation A 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; 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.

REPORT SUMMARY

This report assesses an application to amend CD-1 (761) By-law No. 12883 (the “CD-1 By-law”) for the New St. Paul’s Health Campus (NSPHC). The first of two proposed amendments would permit elevator overruns and stair enclosures extending 10.6 m (34.8 ft.) above the approved maximum height and protruding approximately 9.5 m (31.2 ft.) into Council-approved protected public view 22 (Main Street) to facilitate rooftop helipad access necessary for critical regional air ambulance services. The second amendment would permit floor area exclusions for mechanical uses directly associated with the energy centre to a maximum of 22,891 sq. m (246,397 sq. ft.). This change would facilitate a relocation of mechanical floor area from the rooftop to level four to create more efficient building energy systems and reduce potential conflicts between rooftop air intakes and emergency air ambulance operations.

Staff recommend that the application be referred to a Public Hearing, with the recommendation of the General Manager of Planning, Urban Design and Sustainability to approve it in principle, subject to the Public Hearing.

COUNCIL AUTHORITY/PREVIOUS DECISIONS

- CD-1 (761) By-Law (enacted 2021)
- CD-1 (761) Design Guidelines (2019)
- Conditions of Rezoning Approval (2019)
- False Creek Flats Area Plan (2017)
- New St. Paul’s Hospital and Health Campus Policy Statement (2017)
- Council Approved Protected Views (1989)
- View Protection Guidelines (1989, last amended 2011)

REPORT

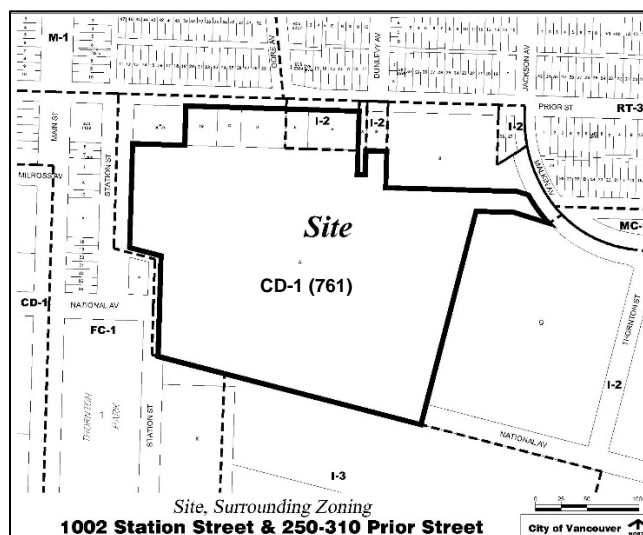
Background/Context

1. Site and Context

The NSPHC is a 7.4 hectare (18.4 acre) site, bounded by Station Street to the west, National Avenue to the south, Trillium Park to the east and Prior Street to the north (see Figure 1). The site of the proposed text amendment is located within Sub-area A of CD-1 By-law (761) (see Figure 2).

The surrounding blocks include a mix of uses including the primarily residential Strathcona neighbourhood to the north, mixed-use to the west, and industrial uses to the south. To the north east of the site, a mixed-use development proposing up to 20-storeys is currently under rezoning review.

Figure 1: Surrounding Zoning and Context



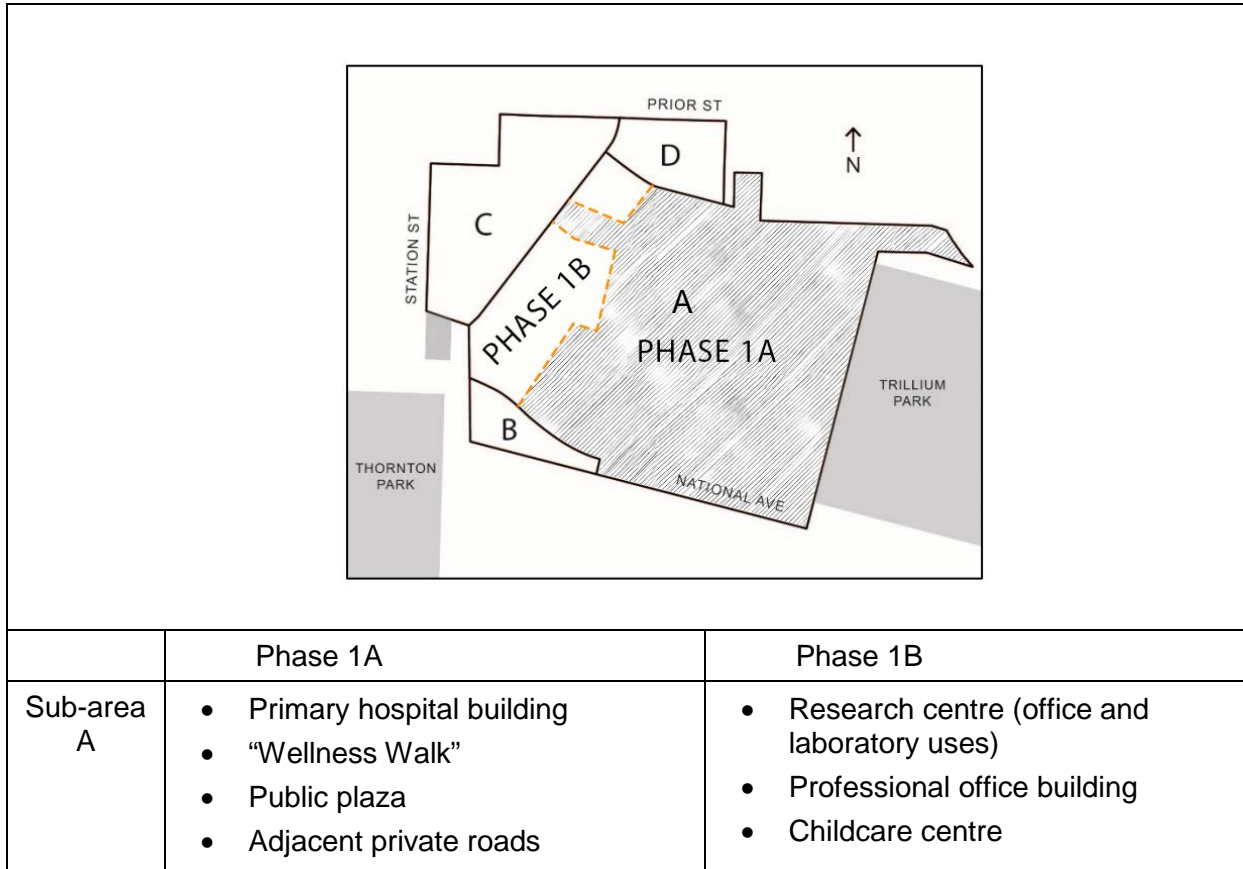
2. Background

Council approved the *New St. Paul's Hospital and Health Campus Policy Statement* (the "Policy Statement") in June 2017. The *Policy Statement* envisioned a new hospital and health campus for this site. CD-1 (761) was approved in principle by Council in November 2019, and enacted in January 2021, and permits the construction of a new hospital building which replaces the current St. Paul's Hospital on Burrard Street. The new hospital and health campus will address the growing need for health services in the City and the province.

On August 9, 2021, the Development Permit Board approved in principle a Development Permit for phase 1A of the campus development plan within Sub-area A. The Development Permit permits the construction of the 11-storey primary hospital building over four levels of underground parking, as well as a "Wellness Walk", public plaza, and adjacent private roads (see Figure 2). The final Form of Development approval for the primary hospital building and associated public realm was brought forward to Council on January 25, 2022.

The applicant is currently preparing for phase 1B, which will complete the development of Sub-area A. Phase 1B is anticipated to include office and laboratory uses and a childcare centre. All future phases of the NSPHC build-out will be required to meet the intent of the CD1 (761) Design Guidelines and are subject to urban design performance and separate Development Permit processes, with the final form of development brought forward to Council for approval.

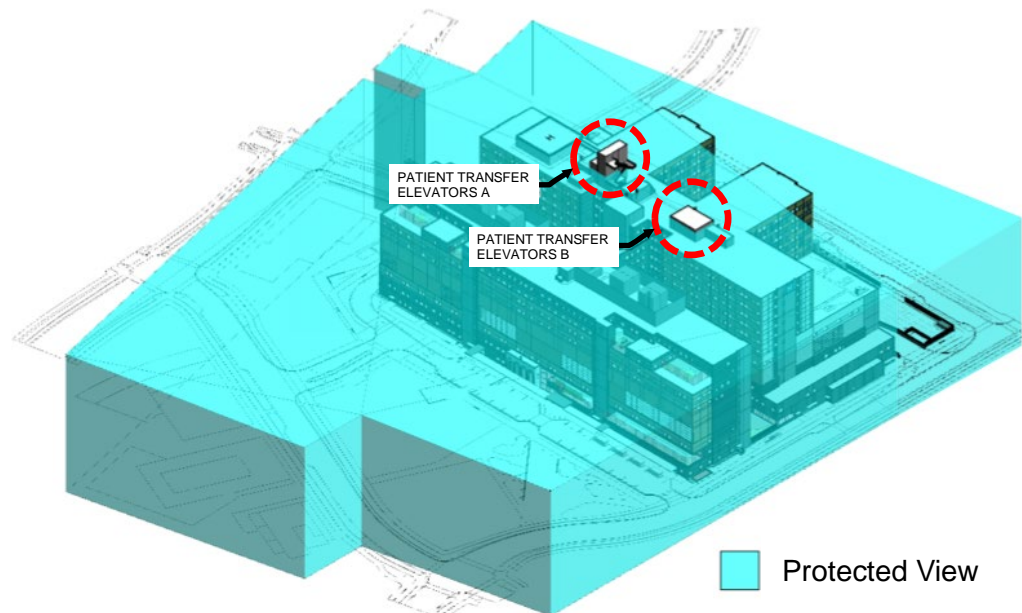
Figure 2: Sub-area A Phasing



Strategic Analysis

1. Proposal

The proposed amendments to the existing CD-1 By-law would permit elevator overruns and stair enclosures extending 10.6 m (34.8 ft.) above the approved maximum height and protruding approximately 9.5 m (31.2 ft.) into Council-approved protected view 22 (Main Street). This protected view defines the overall building height for the majority of the NSPHC buildings and the enacted CD-1 By-law does not permit any building to extend into protected public views. These proposed minor incursions into the protected view are intended to facilitate rooftop helipad access necessary for critical regional air ambulance services (see Figure 3).

Figure 3: Protected View Envelope with Viewcone Intrusion in White

The application also proposes to exclude 22,891 sq. m (246,397 sq. ft.) of floor space directly associated with the energy centre from floor area calculations. The energy centre allows the hospital to be fully operational off-grid and thus maintain operations in a post-disaster situation.

2. Form of Development, Density and Height

Form of Development and Density – During the rezoning application stage, the majority of the required mechanical equipment associated with the energy centre was proposed to be located on the hospital rooftop and the CD-1 By-law excluded the space from the calculation of floor area. The CD-1 By-law was approved in principle in 2019 and enacted accordingly in 2021.

Through detailed design development, the mechanical consultant determined that locating mechanical systems on level four of the building envelope was preferable. The proposed design allows for increased building efficiency, an increase in useable floor area and reduces potential conflicts between rooftop air intakes and emergency air ambulance operations. The proposed text amendment permits the exclusion of floor area directly associated with the energy centre in its new location to ensure that the future research centre (Phase 1B) has sufficient floor area available to develop as intended in the earlier rezoning approval.

The relocation of the energy centre and associated mechanical equipment was anticipated and outlined in the original development permit application, which was submitted on February 2, 2021. This design was assessed by staff through the development permit review process. Form of development considerations related to the energy centre location have been addressed through the recommended design conditions that were approved by the Development Permit Board on August 9, 2021. Following the development permit approval, staff worked extensively with the applicant to address the conditions of approval and to ensure the proposal complies with the intent of the Council approved Design Guidelines.

Height – Through detailed design development following rezoning approval, the applicant has expressed a desire to futureproof the hospital structural design by facilitating rooftop helipad access necessary for future critical regional air ambulance services. This requires specific rooftop access locations to provide a direct elevator link to the surgical floors, which results in elevator overruns and stair enclosures extending 10.6 m (34.8 ft.) above the approved maximum height and protruding approximately 9.5 m (31.2 ft.) into Council-approved protected view 22.

The proposal has been shaped to limit the intrusion into the protected view to be as constrained as is feasible, resulting in only a minor incursion of access stair and elevator overrun and minimal impact on the public view, illustrated in Figure 4.

Figure 4: Section North-South Protected View



Staff support the minor incursion, given the specific programmatic requirements of the healthcare campus, the critical regional service that would be facilitated and the limited nature of the impact to the protected public view. No further construction will be permitted to extend into any protected public view throughout the development of the NSPHC.

Urban Design Panel and Development Permit Board – The development permit application for Phase 1A was reviewed by the Urban Design Panel and supported unanimously on June 23, 2021. The commentary from the Urban Design Panel was incorporated into the recommended conditions of approval that were approved by the Development Permit Board on August 9, 2021 and subsequently addressed by the applicant.

3. Public Input

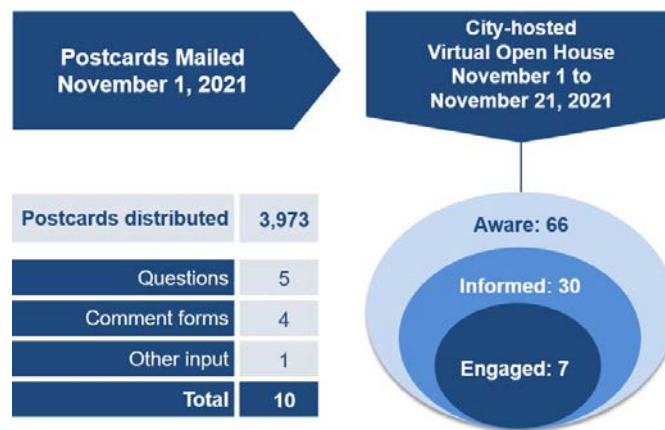
Public Notification – A rezoning information sign was installed on the site on October 28, 2021. Approximately 3,973 notification postcards were distributed within the neighbouring area on or about November 1, 2021. Notification and application information, as well as an online comment form, was provided on the City's new digital engagement platform *Shape Your City Vancouver* (shapeyourcity.ca/).

Virtual Open House – In-person open houses were put on hold based on the provincial health authority’s restrictions for public gatherings due to the COVID-19 pandemic. In lieu of an in-person event, a virtual open house was held from November 1, 2021 to November 21, 2021 on the Shape Your City platform. The virtual open house consisted of an open-question online event where questions were submitted and posted with a response over a period of three weeks. Digital presentations from the City and the applicant were posted for online viewing, along with a digital model representation of the proposed application.

Due to the pandemic, a virtual engagement strategy was put in place to ensure the City’s process for public discussion and obtaining feedback was maintained. This virtual approach allowed people to access materials online and engage at different levels at a time and location of their choosing. An extended virtual open house period allowed people to ask questions regarding the proposal, which staff actively monitored and responded to publicly.

Public Response and Comments – Public input was received throughout the application process through online questions and comment forms, and by email and phone. A total of ten submissions was received. A summary of all public responses may be found in Appendix B.

Figure 5: Overview of Notification and Engagement



Below is a summary of feedback received from the public by topic and ordered by frequency.

Generally, comments of concern, which were specific to the text amendment application, fell within the following areas:

- **Protected Views:** Concerns over potential for protected views and sight lines being affected negatively and obstructed.
- **Process:** The current public feedback process is not sufficient enough.

Response to Public Comments – The proposed additional height will be limited to elevator overruns and stair enclosures and will thus result in a small portion of the primary hospital building protruding into the protected view. Furthermore, these structures have been shaped to minimize impacts on the public view. Given the critical regional service that would be provided by air ambulance access and the minor view impacts, staff support the proposed additional height.

With respect to concerns related to the public feedback process, typical notification, public input and City review procedures were followed.

4. Public Benefits

Development Cost Levies (DCLs) – DCLs collected from development help pay for facilities made necessary by growth, including parks, childcare facilities, replacement housing (social/non-profit housing) and engineering infrastructure.

The rezoning site is subject to the City-wide DCL, City-wide Utilities DCL and False Creek Flats Layered DCL. DCLs are payable at building permit issuance based on rates in effect at that time and the floor area proposed at the development permit stage. As the proposed text amendments include changes to floor area exclusions with no increase in the overall floor area, there would be no additional DCL payable associated with this application.

Public Art Program – The *Public Art Policy for Rezoning Development* requires that rezonings involving a floor area of 9,290 sq. m (100,000 sq. ft.) or greater allocate a portion of their construction budgets to public art as a condition of rezoning.

The proposed text amendment is not subject to the *Public Art Policy and Procedures for Rezoned Developments* as there is no additional floor area proposed.

Community Amenity Contribution (CAC) – Within the context of the City's *Financing Growth Policy*, an offer of a CAC to address the impacts of rezoning can be anticipated from the owner of a rezoning site. CACs typically include on-site amenities and/or a cash contribution and take into consideration community needs, area deficiencies and the impact of the proposed development on City services.

As per the CAC Policy under Sec 8.2(b), this application is exempt from CACs since it includes a change of use without a change in additional floor area.

FINANCIAL IMPLICATIONS

As the amendment is limited to allowing minor protrusions into protected views and alterations to the excludable floor area, no Community Amenity Contribution is anticipated. There will likewise be no change to the Development Cost Levies or Public Art amount payable as they only apply to new floor area.

CONCLUSION

Assessment of proposed amendments to CD-1 (761) has concluded that the changes to the permitted floor area exclusions and building height are supported as it has no significant effect on the previously approved form of development while improving building efficiencies and emergency services.

The General Manager of Planning, Urban Design and Sustainability recommends that the rezoning application be referred to a public hearing with a recommendation that, subject to the public hearing, the rezoning application be approved in principle.

* * * * *

**1002 Station Street and 250-310 Prior Street
PROPOSED CD-1 BY-LAW PROVISIONS
TO AMEND CD-1 (761) BY-LAW NO. 12883**

Note: A By-law to amend CD-1 (761) By-law No. 12883 will be prepared generally in accordance with the provisions listed below, subject to change and refinement prior to posting.

1. Council strikes out section 7.4(d) and substitutes:

- “(d) where floors are used for heating and mechanical equipment or uses which in the opinion of the Director of Planning are similar, those floors or portions thereof so used, which are:
- (i) at or below the base surface or at the top of the building, or
 - (ii) located in the same building as the Hospital use in sub-area A, up to a maximum of 22,891 m².”

2. Council strikes out section 8.1 and substitutes:

- “8.1 In sub-area A, building height must not exceed the geodetic elevation of 63.1 m, except that the Director of Planning or the Development Permit Board may approve an increase in height provided that the buildings do not protrude into the approved view corridors, as set out in the City of Vancouver View Protection Guidelines, other than protrusions into view cone 22, which may be considered to facilitate rooftop helipad access necessary for critical air ambulance services up to the geodetic elevation of 73.7 m.”

* * * * *

1002 Station Street and 250-310 Prior Street
PUBLIC CONSULTATION SUMMARY

1. List of Engagement Events, Notification, and Responses

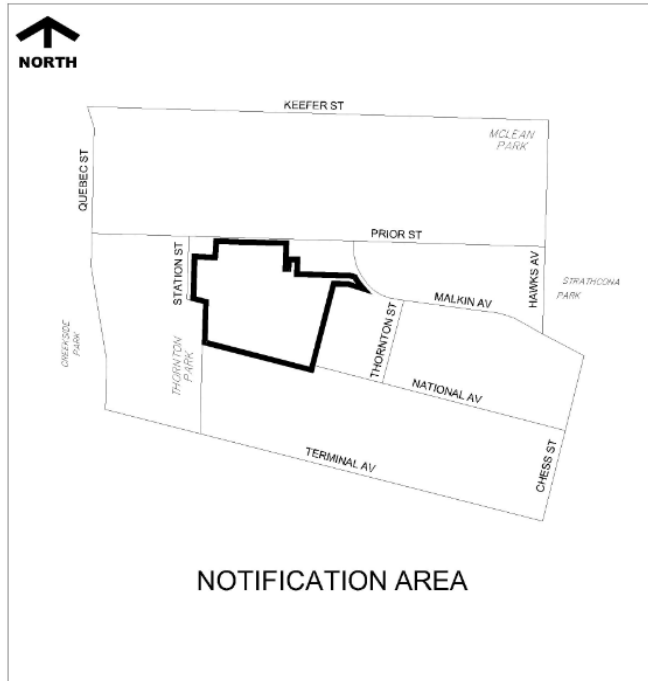
	Date	Results
Event		
Virtual open house (City-led)	November 1, 2021 to November 21, 2021	66 participants (aware)* <ul style="list-style-type: none"> • 30 informed • 7 engaged
Public Notification		
Postcard distribution – Notice of rezoning application and virtual open house	November 1, 2021	3,973 notices mailed
Public Responses		
Online questions	November 1, 2021 to November 21, 2021	5 submittals
Online comment forms <ul style="list-style-type: none"> • Shape Your City platform 	October – November, 2021	4 submittals
Overall position <ul style="list-style-type: none"> • support • opposed • mixed 	October – November, 2021	4 submittals <ul style="list-style-type: none"> • 0 responses • 2 responses • 1 response
Other input	October – November, 2021	1 submittals
Online Engagement – Shape Your City Vancouver		
Total participants during online engagement period	October – November, 2021	83 participants (aware)* <ul style="list-style-type: none"> • 32 informed • 7 engaged

Note: All reported numbers above are approximate.

* The Shape Your City platform allows staff to capture more nuanced levels of engagement associated with the rezoning application, categorized as:

- **Aware:** Number of unique visitors to the application webpage that viewed only the main page.
- **Informed:** Visitors who viewed documents or the video/photo gallery associated with the application; *informed* participants are a subset of *aware* participants.
- **Engaged:** Visitors that submitted a comment form or asked a question; *engaged* participants are a subset of *informed* and *aware* participants.

2. Map of Notification Area



3. Analysis of Comments Received

Below is an analysis of all public feedback by topic and ordered by frequency.

Generally, comments of concern, which were specific to the text amendment application, fell within the following areas:

- **Protected views:** Concerns over potential for protected views and sight lines being affected negatively and obstructed have been expressed.
- **Process:** The current public feedback process is not sufficient enough.

* * * * *

APPENDIX C: REDLINE VERSION
1. CD-1 (761) BY-LAW NO. 12883

This document is being provided for information only as a reference tool to highlight the proposed amendments. The draft amending by-laws attached to the council report rts no. 14910 entitled CD-1 Amendment: 1002 Station Street and 250-310 Prior Street represent the amendments being proposed to council for approval. Should there be any discrepancy between this redline version and the draft amending by-laws, the draft amending by-laws prevail.

BY-LAW NO. 12883

**A By-law to amend
Zoning and Development By-law No. 3575
to rezone an area to CD-1**

THE COUNCIL OF THE CITY OF VANCOUVER, in public meeting, enacts as follows:

Zoning District Plan Amendment

1. This By-law amends the Zoning District Plan attached as Schedule D to By-law No. 3575, and amends or substitutes the boundaries and districts shown on it, according to the amendments, substitutions, explanatory legends, notations, and references shown on the plan marginally numbered Z-759 (a) attached as Schedule A to this By-law, and incorporates Schedule A into Schedule D of By-law No. 3575.

Definitions

2. Words in this By-law have the meanings given to them in the Zoning and Development By-law, except that:

“Medi-Tech Uses” means the use of premises for the research, development, and testing of medical, scientific, or technological products, information, or processes specifically for medical applications which improve or advance the delivery of human health care.

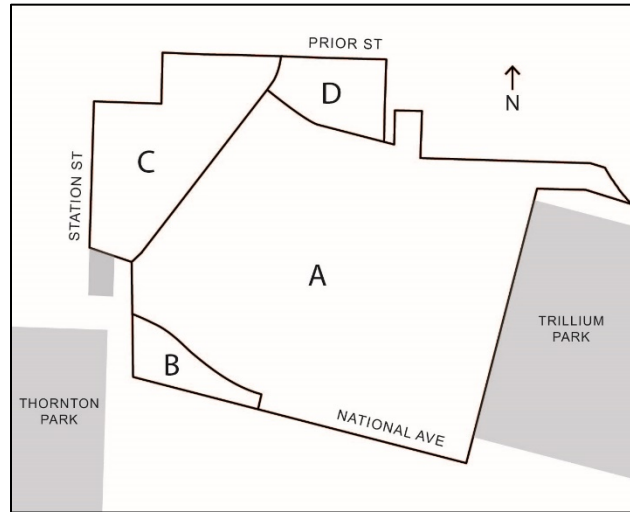
Designation of CD-1 District

3. The area shown within the heavy black outline in Schedule A is hereby designated CD-1 (761).

Sub-areas

4. The site is to consist of four sub-areas generally as illustrated in Figure 1, solely for the purpose of establishing maximum permitted floor areas, building heights, and permitted uses for each sub-area.

Figure 1: Sub-Areas for Maximum Permitted Floor Areas, Building Heights, and Permitted Uses



Uses

5.1 Subject to Council approval of the form of development, to all conditions, guidelines and policies adopted by Council, and to the conditions set out in this By-law or in a development permit, the only uses permitted within CD-1 (761), and the only uses for which the Director of Planning or Development Permit Board will issue development permits are:

- (a) Agricultural Uses;
- (b) Cultural and Recreational Uses;
- (c) Institutional Uses;
- (d) Medi-Tech Uses;
- (e) Office Uses;
- (f) Parking Uses;
- (g) Retail Uses;
- (h) Service Uses, except that Hotel use is only permitted in sub-areas B and C; and
- (i) Accessory Uses customarily ancillary to the above uses.

5.2 In addition to the uses listed in section 5.1, the following uses are permitted in sub-area A:

- (a) Transportation and Storage Uses, limited to Aircraft Landing Place; and
- (b) Utility and Communication Uses, limited to Public Utility.

5.3 In addition to the uses listed in section 5.1, the following uses are permitted in sub-area D:

- (a) Dwelling Unit in conjunction with other uses;
- (b) Multiple Dwelling; and
- (c) Seniors Supportive or Assisted Housing.

Conditions of Use

6.1 All commercial uses permitted by this By-law shall be carried on wholly within a completely enclosed building except for:

- (a) Farmers' Market;
- (b) Restaurant;
- (c) Neighbourhood Public House; and
- (d) Display of plants, flowers, fruit and vegetables in conjunction with a permitted use.

6.2 The design and layout of at least 35% of all dwelling units shall:

- (a) be suitable for family housing;
- (b) include two or more bedrooms; and
- (c) comply with Council's "High Density Housing for Families with Children Guidelines".

Floor Area and Density

7.1 The floor area for all permitted uses in each sub-area of Figure 1 must not exceed the maximum permitted floor area as set out in Table A.

Table A: Maximum Permitted Floor Area

Sub-Area of Figure 1	Maximum permitted Floor Area (m²)
A	231,182
B	6,700
C	66,638
D	7,554

7.2 The minimum floor area for hotel use is 13,000 m².

7.3 Computation of floor area must include:

- (a) all floors having a minimum ceiling height of 1.2 m, including earthen floor, both above and below ground level, to be measured to the extreme outer limits of the building; and
- (b) stairways, fire escapes, elevator shafts, and other features which the Director of Planning considers similar, measured by their gross cross-sectional areas and included in the measurements for each floor at which they are located.

7.4 Computation of floor area must exclude:

- (a) open residential balconies or sundecks and any other appurtenances which, in the opinion of the Director of Planning, are similar to the foregoing, except that:
 - (i) the total area of all such exclusions must not exceed 12% of the residential floor area in any sub-area, and
 - (ii) no enclosure of balconies is permissible for the life of the building;
- (b) patios and roof gardens, if the Director of Planning first approves the design of sunroofs and walls;
- (c) where floors are used for off-street parking and loading, the taking on or discharging of passengers, bicycle storage, or uses which in the opinion of the Director of Planning are similar to the foregoing, those floors or portions thereof so used, which are at or below the base surface, except that the exclusion for a parking space must not exceed 7.3 m in length;
- ~~(d) where floors are used for heating and mechanical equipment or uses which in the opinion of the Director of Planning are similar, those floors or portions thereof so used, which are at or below the base surface or at the top of the building;~~
- (d) where floors are used for heating and mechanical equipment or uses which in the opinion of the Director of Planning are similar, those floors or portions thereof so used, which are:
 - (i) at or below the base surface or at the top of the building, or
 - (ii) located in the same building as the Hospital use in sub-area A, up to a maximum of 22,891 m²;
- (e) amenity areas accessory to a residential use, including recreation facilities and meeting rooms provided that the total area being excluded for amenity areas shall not exceed the lesser of 10% of the permitted floor area or 1,000 m²; and
- (f) all residential storage area above or below base surface, except that if the residential storage area above base surface exceeds 3.7 m² for a dwelling unit there will be no exclusion for any of the residential storage area above base surface for that unit.

7.5 The floor area excluded under section 7.4 must not include any use other than that which justified the exclusion.

Building Height

~~8.1 In sub-area A, building height must not exceed the geodetic elevation of 63.1 m, except that the Director of Planning or the Development Permit Board may approve an increase in height provided that the buildings do not protrude into the approved view corridors, as set out in the City of Vancouver View Protection Guidelines.~~

8.1 In sub-area A, building height must not exceed the geodetic elevation of 63.1 m, except that the Director of Planning or the Development Permit Board may approve an increase in height provided that the buildings do not protrude into the approved view corridors, as set out in the City of Vancouver View Protection Guidelines, other than protrusions into view cone 22, which may be considered to facilitate rooftop helipad access necessary for critical air ambulance services up to the geodetic elevation of 73.7 m.

8.2 In sub-area B, building height must not exceed 39.0 m above the base surface.

8.3 In sub-area C, building height must not exceed the geodetic elevation of 66.1 m, except that the Director of Planning or the Development Permit Board may approve an increase in height provided that the buildings do not protrude into the approved view corridors, as set out in the City of Vancouver View Protection Guidelines.

8.4 In sub-area D, building height must not exceed 24.0 m above the base surface.

Horizontal Angle of Daylight

9.1 Each habitable room in dwelling use must have at least one window on an exterior wall of a building.

9.2 The location of each such exterior window must allow a plane or planes extending from the window and formed by an angle of 50 degrees, or two angles with a sum of 70 degrees, to encounter no obstruction over a distance of 24.0 m.

9.3 Measurement of the plane or planes referred to in section 9.2 must be horizontally from the centre of the bottom of each window.

9.4 The Director of Planning or Development Permit Board may relax the horizontal angle of daylight requirements in section 9.2 and 9.3 if the Director of Planning or Development Permit Board first considers any applicable policies and guidelines.

9.5 An obstruction referred to in section 9.2 means:

- (a) any part of the same building or an adjacent building including permitted projections; or
- (b) the largest building permitted under the zoning on any site adjoining CD-1 (761).

9.6 A habitable room referred to in section 9.1 does not include:

- (a) a bathroom; or
- (b) a kitchen whose floor area is the lesser of:
 - (i) 10% or less of the total floor area of the dwelling unit; or
 - (ii) 9.3 m².

Acoustics

10. A development permit application for dwelling uses must include an acoustical report prepared by a registered professional acoustic engineer demonstrating that the noise levels in those portions of the dwelling units listed below will not exceed the noise levels expressed in decibels set opposite such portions of the dwelling units. For the purposes of this section, the noise level is the A-weighted 24-hour equivalent (Leq24) sound level and will be defined simply as noise level in decibels.

Portions of dwelling units	Noise levels (Decibels)
Bedrooms	35
Living, dining, recreation rooms	40
Kitchen, bathrooms, hallways	45

Zoning and Development By-law

11. Sections 2 through 14 of the Zoning and Development By-law apply to this CD-1 (761).

Severability

12. A decision by a court that any part of this By-law is illegal, void, or unenforceable severs that part from this By-law, and is not to affect the balance of this By-law.

Force and effect

13. This By-law is to come into force and take effect on the date of its enactment.

* * * * *

**1002 Station Street and 250-310 Prior Street
APPLICANT, PROPERTY AND DEVELOPMENT PROPOSAL INFORMATION**

Property Information:

Address	Property Identifier (PID)	Legal Description
1002 Station Street	031266941	LOT 2 DISTRICT LOTS 196 AND 2037 GROUP 1 NEW WESTMINSTER DISTRICT PLAN EPP105034
	031266959	LOT 3 DISTRICT LOT 2037 GROUP 1 NEW WESTMINSTER DISTRICT PLAN EPP105034
	031266932	LOT 1 DISTRICT LOT 2037 GROUP 1 NEW WESTMINSTER DISTRICT PLAN EPP105034
	031266967	LOT 4 DISTRICT LOT 2037 GROUP 1 NEW WESTMINSTER DISTRICT PLAN EPP105034

Applicant Information:

Applicant/Architect	Providence Health Care Society
Property Owner	Providence Health Care Society

Development Statistics:

	Permitted Under Existing Zoning	Proposed
Zoning	CD-1 (761)	Amended CD-1 (761)
Site Area	74,380 sq. m (800,619.66 sq. ft.)	74,380 sq. m (800,619.66 sq. ft.)
Land Use	Agricultural, Cultural and Recreational, Institutional, Medi-Tech, Office, Parking, Retail, Service	No change
Floor Area	Health Campus Parcel: 231,182 sq. m West Parcel: 66,638 sq. m North Parcel: 7,554 sq. m South Parcel: 6,700 sq. m Total: 312,074 sq. m	No Change
FSR	4.2	No Change
Height	Health Campus Parcel: 63.1 m (geodetic elevation) West Parcel: 66.1 m (geodetic elevation) North Parcel: 24 m (79 ft.) South Parcel: 39 m (128 ft.)	Health Campus Parcel: 73.7 m (geodetic elevation) West Parcel: no change North Parcel: no change South Parcel: no change
Parking, Loading, and Bicycle Spaces	As per Parking By-law	As per Parking By-law

* * * * *