

Welcome

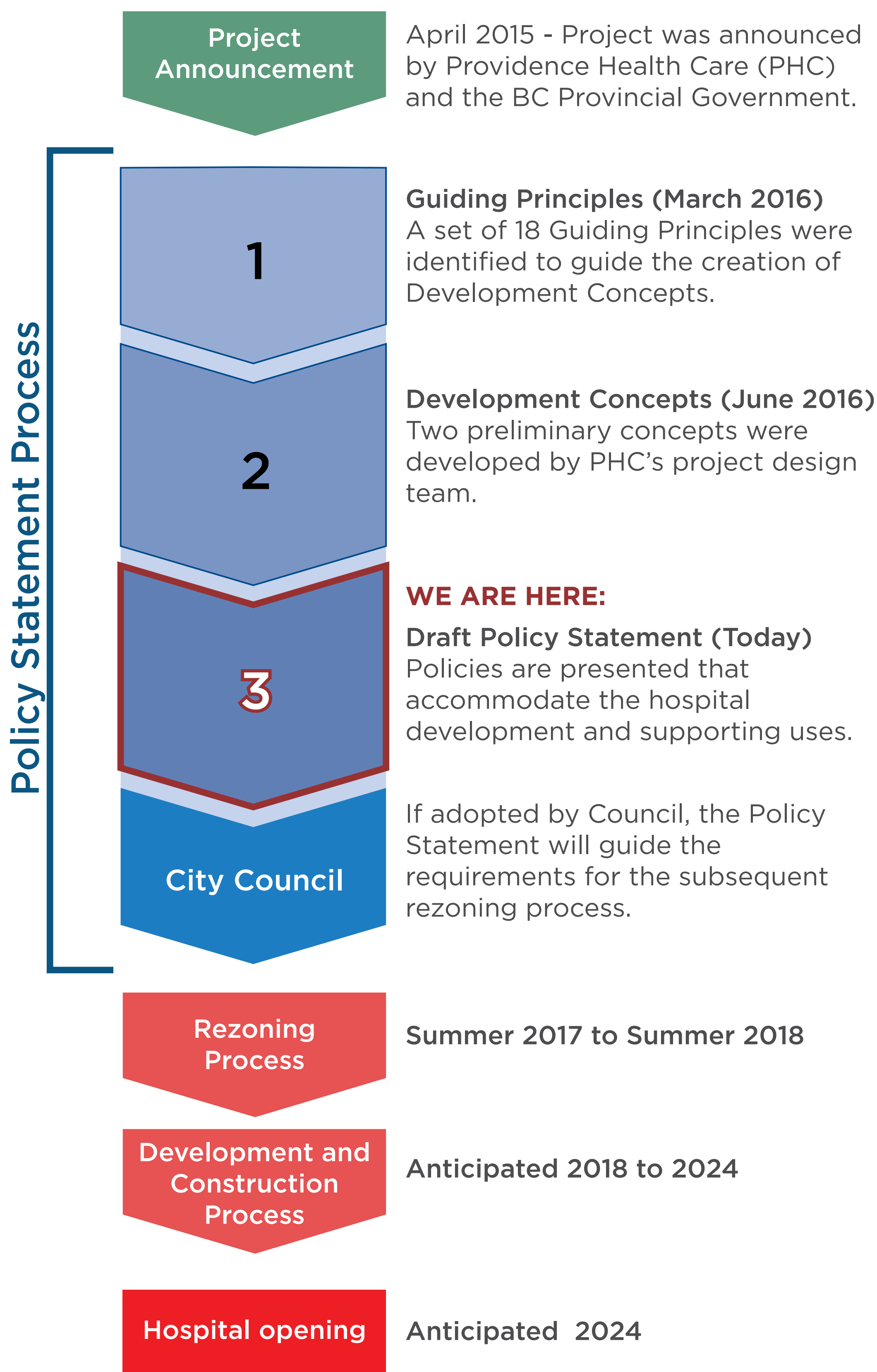


This open house is being held to share the draft policies for the new St. Paul's Hospital and health campus in the False Creek Flats.

Please complete the comment form by May 22, 2017.
The comment form is available at the open house and online at
vancouver.ca/newstpauls

Where are we in the process?

Timeline



What is a Policy Statement?

- Guides the future rezoning and development for a large site.
- Provides clear and robust policies that are flexible enough to accommodate a variety of detailed planning solutions to be refined at the rezoning stage.
- Coordinates with other City policies and planning areas.
- Aligns with the Clinical Plan developed by PHC in consultation with hospital staff, patients, the public, Vancouver Coastal Health and the Ministry of Health.

Policy Areas

- Land Use (See Board 10)
- Built Form and Density (See Board 10)
- Open Spaces (See Board 11)
- Circulation and Transportation (See Board 11)
- Sustainability and Resilience (See Board 12)
- Public Benefits (See Board 12)
- Implementation and Phasing (See Board 12)



At this open house, we are sharing draft policies to guide the site's development and illustrations of a proposed development developed by Providence Health Care (PHC).

City Staff will summarize the community's feedback in its report to City Council and will bring forward what we hear to inform work at the rezoning stage.

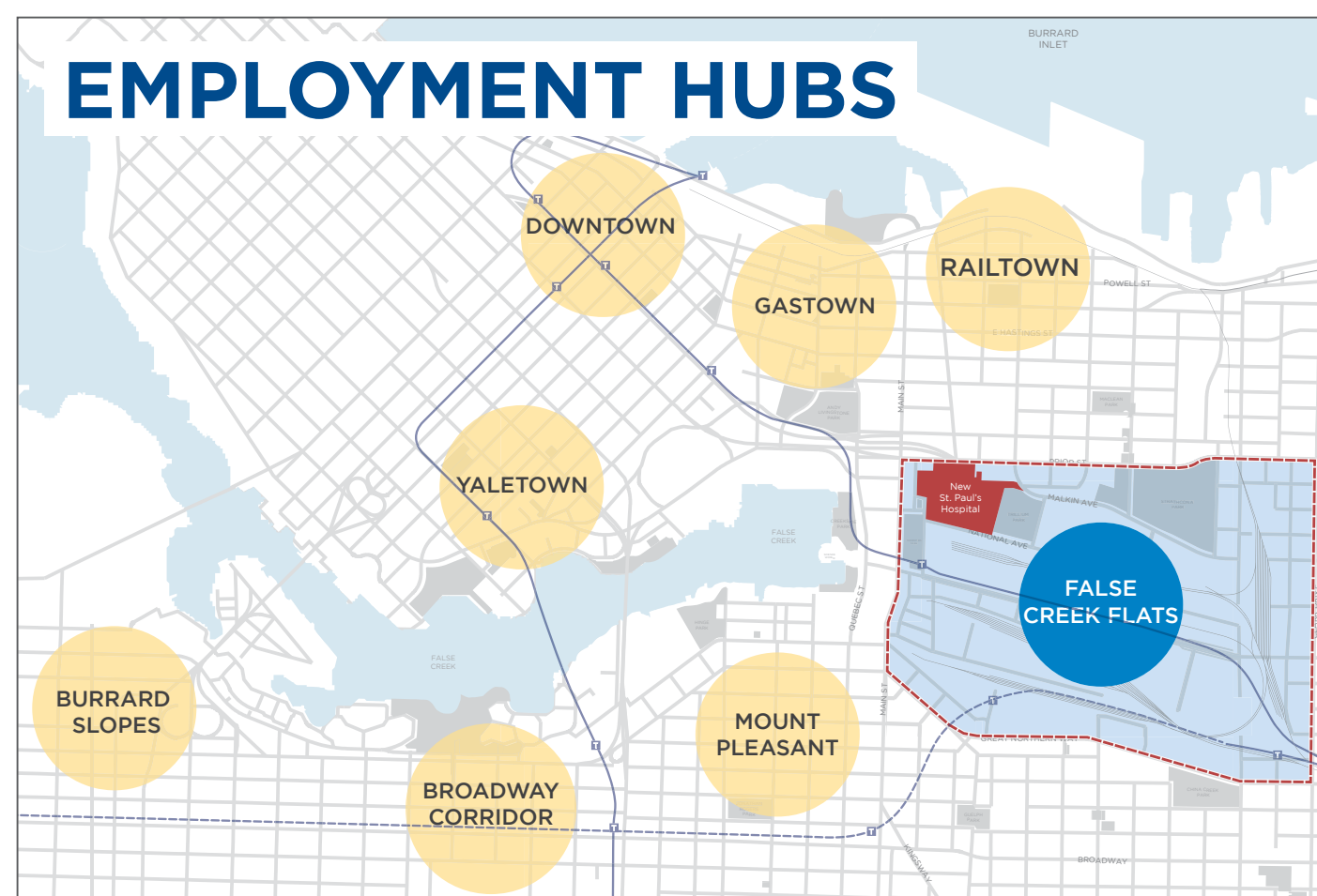
Relocating St. Paul's Hospital

Opportunities



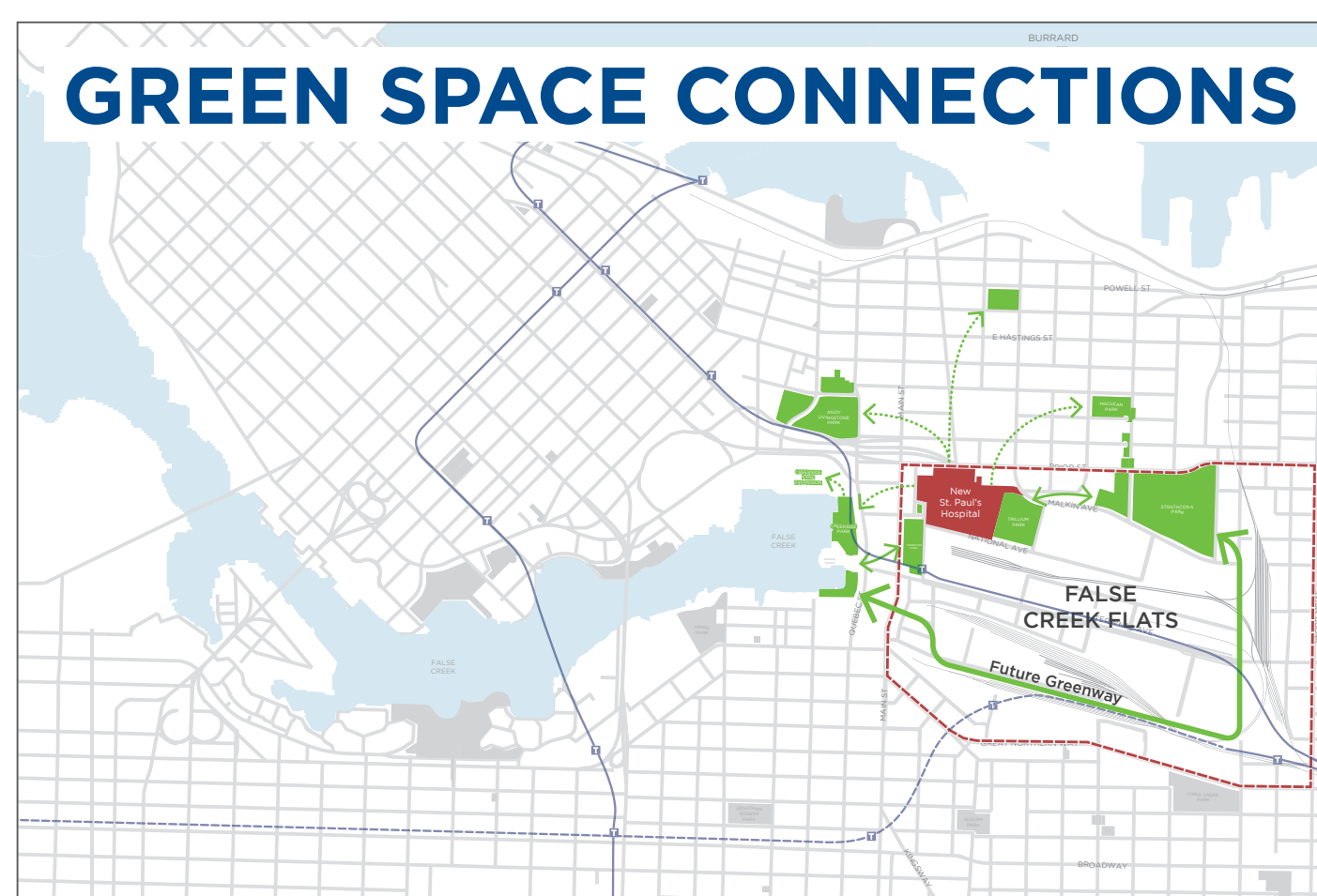
Health and Wellness

- The new campus will deliver a state-of-the-art sustainable and seismically-resilient hospital, with additional services to meet best practice standards of health care.
- The new location will be closer to vulnerable and health-challenged residents in the Downtown Eastside, which make up a large portion of the patients at St. Paul's.



Economy

- The new St. Paul's is expected to be an institutional anchor in the False Creek Flats, establishing a new innovation hub for health care education, research and technology.
- The health campus is anticipated to be a magnet for other health research and tech businesses and jobs to co-locate in this area.



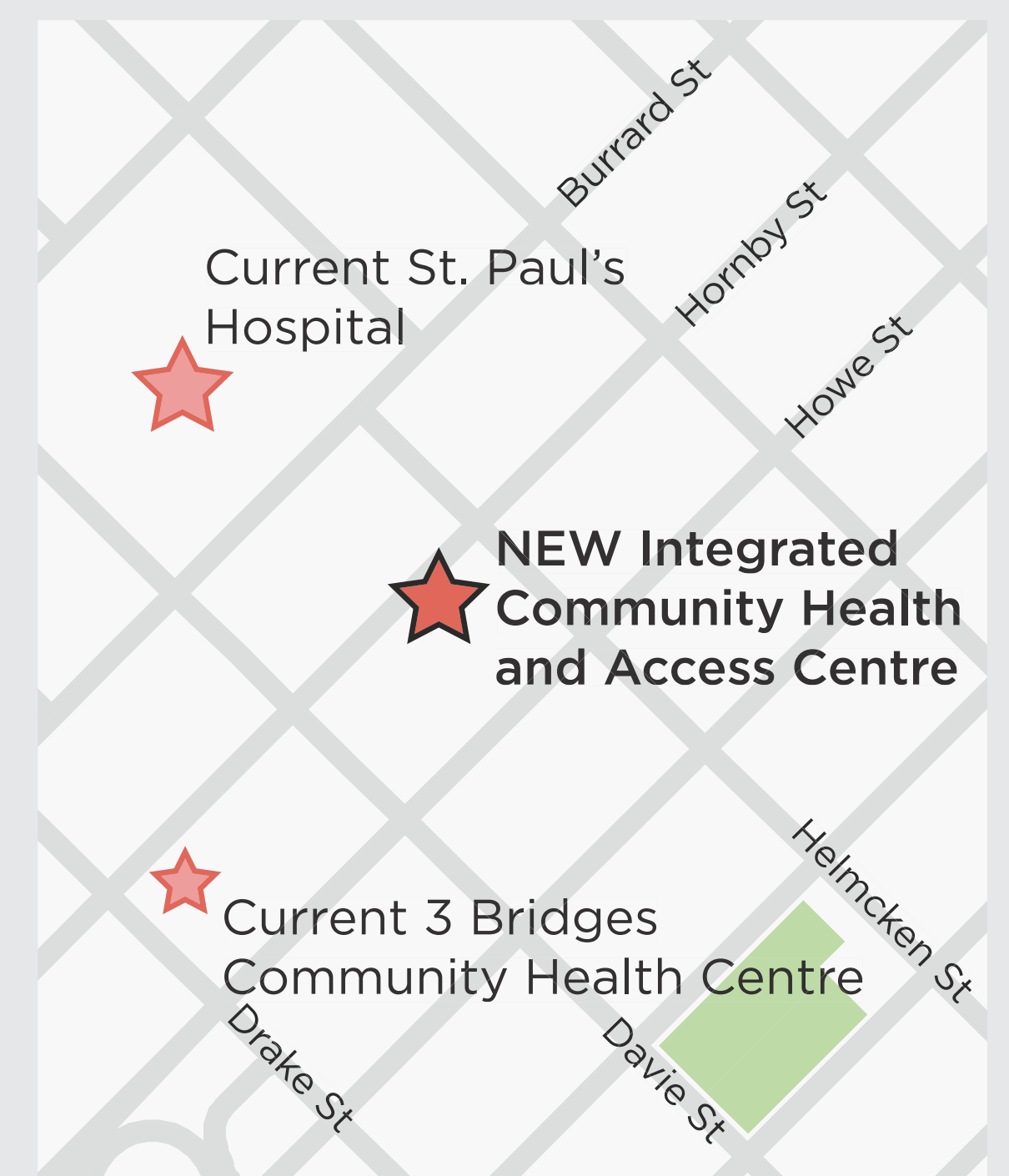
Environment

- The Station Street site provides the opportunity to better connect with new and existing green spaces.
- It is also well situated with regards to regional transit connections, providing sustainable transportation options for workers, patients and visitors to reach the hospital.



New Vancouver City Centre Integrated Community Health and Access Centre

- Integration of Three Bridges Community Health Centre and West End Mental Health Team at one site, with increased space, expanded operating hours and more capacity (early 2018).
- Open 7 days a week, including ambulatory care, primary care, and specialty services.
- After-hours on-call nurse/physician.
- For a full list of services, please speak to a staff member.

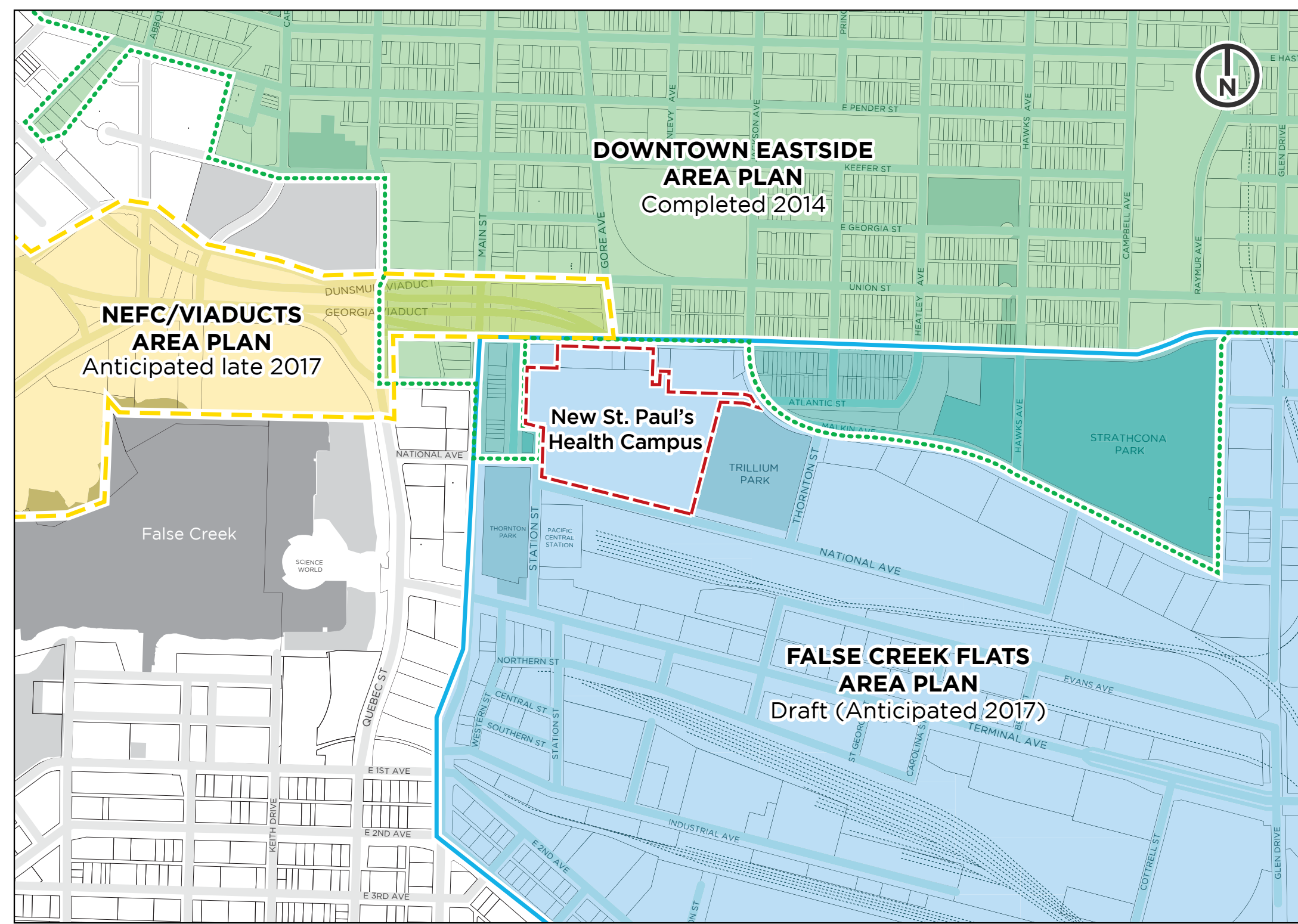


SITE CONTEXT



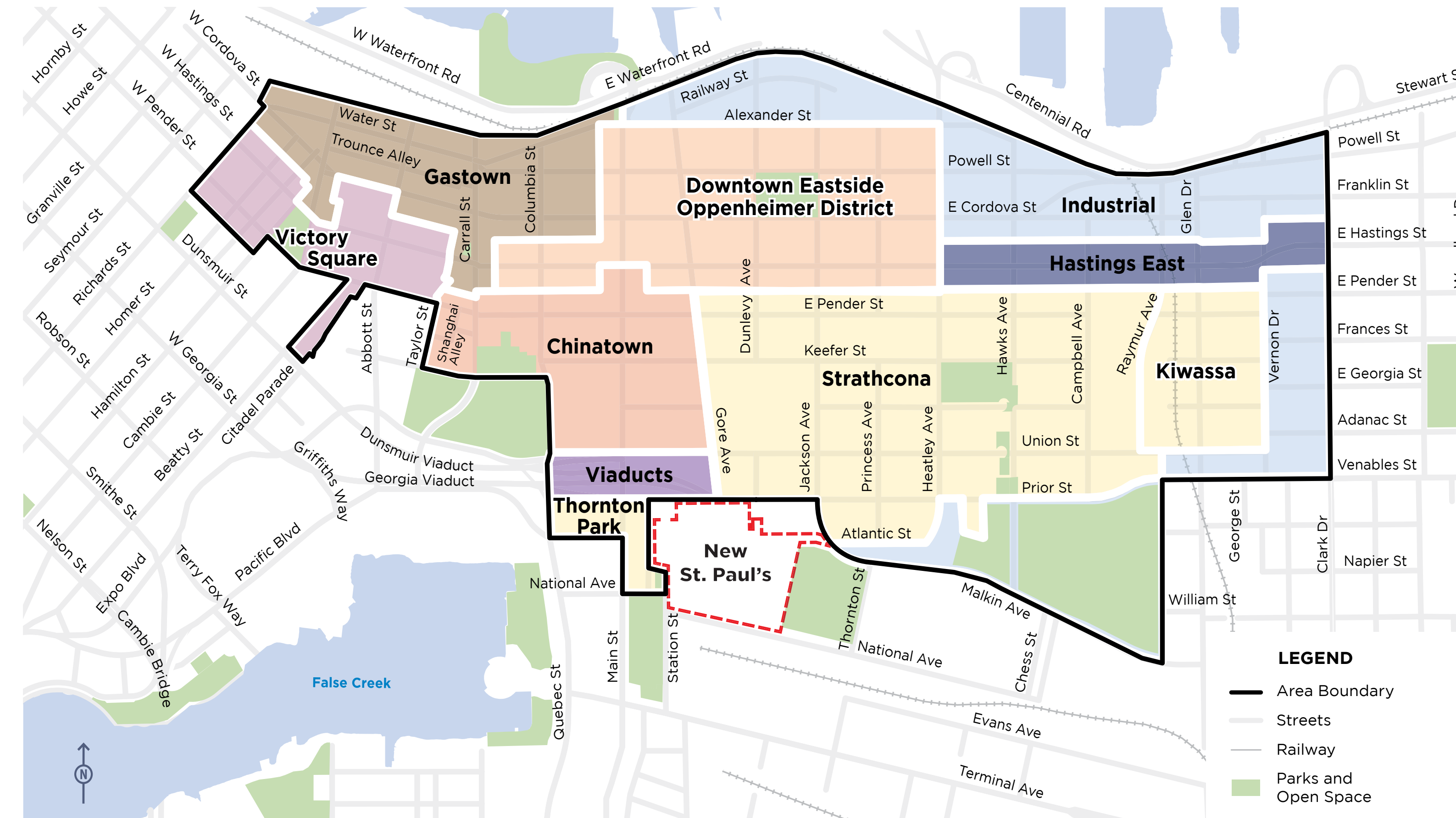
Planning Context

The new St. Paul's site lies at the centre of three existing and ongoing policy planning areas:



Downtown Eastside Plan

This approved Plan provides a policy context for new development focused on meeting the needs of residents, particularly the low-income and vulnerable. The *Downtown Eastside Social Impact Assessment* examines potential social impacts of development in the area. To learn more, visit vancouver.ca/dtes



Northeast False Creek Area Planning Process

Planning is underway for the replacement of the viaducts with a vibrant new mixed-use waterfront community and a large waterfront park. New services and mixed-income housing can serve and complement the institutional uses and services of the new St. Paul's. The replacement of the viaducts with a new street network represents an opportunity to create an important post-disaster connection between the Downtown and the new St. Paul's site.

The planning program will also guide the design for the Main Street blocks (northwest of the new St. Paul's site) which are anticipated to include mixed-use development with housing and new public spaces. To learn more, visit vancouver.ca/nafc



False Creek Flats Area Planning Process and Prior/Venables Arterial Replacement Project

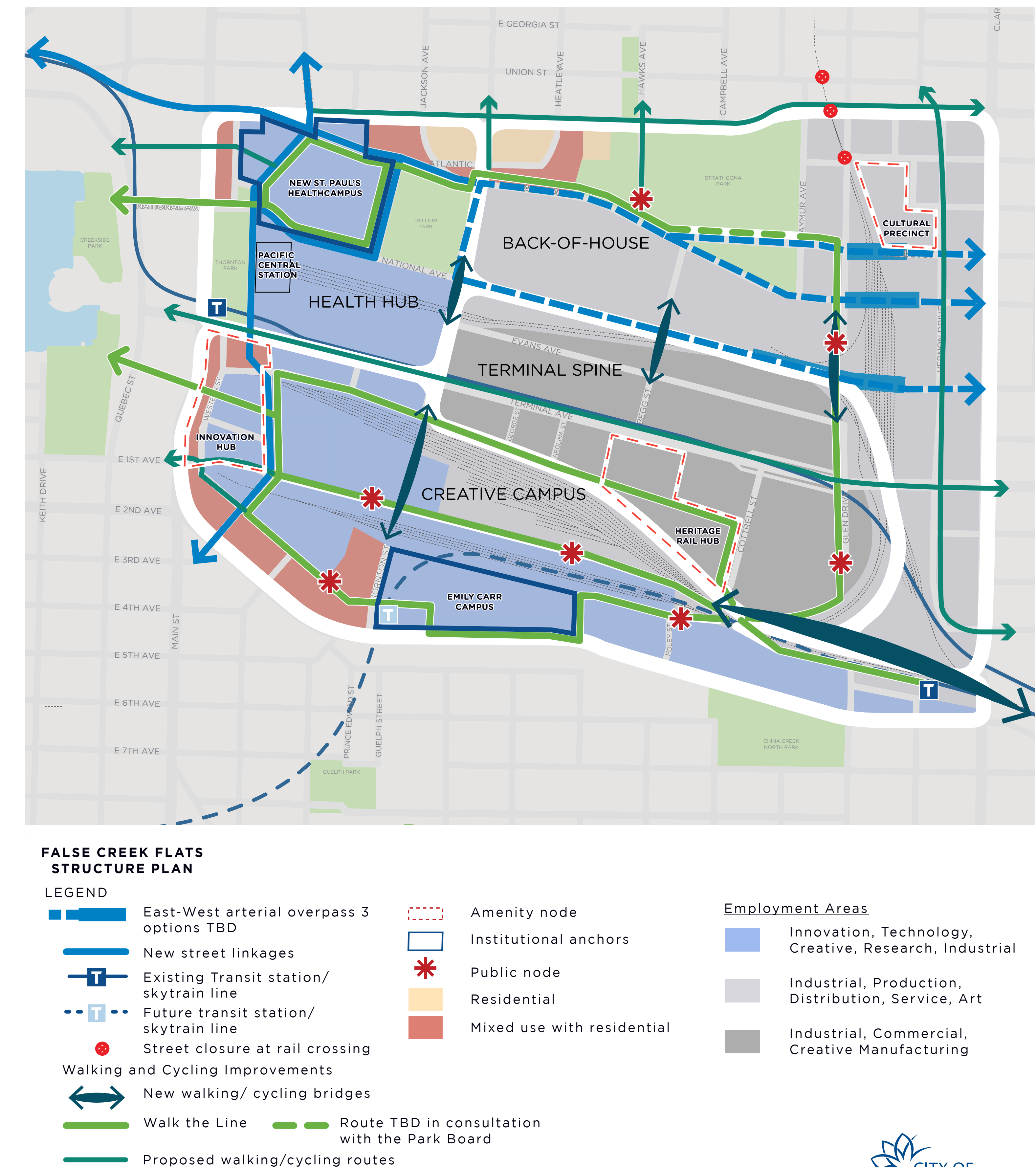
The new St. Paul's anchors the "Health Hub" sub-area of the *False Creek Flats Area Plan*. The Plan aims to foster new economic activity in the areas of green technology, innovation, health, creative industries, education and research.

The Plan proposes:

- An economic development strategy to intensify jobs and businesses.
- Development of amenity places and spaces to enhance employment opportunities.
- Improved street, bike and pedestrian connections across rail to improve accessibility.

Staff are working to identify an alternative east-west arterial to improve rail operations in the False Creek Flats, while also downgrading Prior and Venables Streets to local serving streets. While an overall decision has not been made on the alignment of the east-west connection throughout the Flats, the location of New Arterial Street on the new St. Paul's site remains consistent across the options under consideration.

To learn more, visit vancouver.ca/falsecreekflats



Guiding Principles

Community Building and Site Planning

C1. Integrate the health campus

Organize the new St. Paul's Hospital and health campus around well-connected public spaces that integrate into the city and adjacent neighbourhoods.

C2. Enhance neighbourhood commercial activity

Locate and design new retail and commercial developments that serve the local community and bring activity and liveliness to existing and new city streets. Provide opportunity for existing businesses on Main Street and adjacent areas to benefit from new development and activity on the site.

C3. Provide community amenities

Provide and enhance community amenities (e.g. open space, recreation facilities, childcare, cultural spaces) in accessible locations close to transit to support visitors and workers of the new health campus, and those in adjacent neighbourhoods.

C4. Benefit the local community

Maximize socio-economic improvement through community benefit agreements, social procurement and local employment opportunities during and after construction. Monitor the social impacts that the development will have on local vulnerable populations and consider services for homeless and low-income populations.

C5. Transition in scale and form

Consider public views and respect view cones. Respond to the scale of Pacific Central Station and Main Street with edges that frame Thornton Park. Transition down in form and scale to the existing neighbourhoods to the north and Trillium Park to the east.

C6. Support health-related residential uses

Because the site is designated as a mixed employment area, no new residential uses will be permitted, with the exception of short-term accommodation and/or institutional health-related residential uses (e.g. 'hotel', residential uses for complex care or care of the frail elderly).

Open Spaces and Public Places

O1. Celebrate local history and the original shoreline

Reflect the histories of the site (i.e. the original False Creek shoreline, First Nations history, Hogan's Alley, the Great Northern Station and industrial history) through building placement and design, public space design and public art.

O2. Create healthy open spaces and enhance the urban forest

Embrace health-centred approaches to open space design, providing a variety of public places that foster social interaction and promote wellness. Manage rainwater in the design of open spaces and support Vancouver's Urban Forest Strategy by retaining the existing significant trees on the site and planting new legacy trees in open spaces and on streets.

O3. Create a Wellness Link

Create a Wellness Link (i.e. a walking and potentially slow-cycling pathway) through the site with open spaces along the way to sit and rest. The pathway should connect Thornton Park with Trillium Park and beyond to places of interest in adjacent neighbourhoods. The Link would be part of a longer walking and cycling route connecting the False Creek Flats and the historic shoreline with the Seawall and False Creek.

Mobility and Connections

M1. Connect the city fabric

Integrate the hospital and health campus into a city-serving street network connecting new and existing streets that form the backbone for development.

M2. Mobility for all ages and abilities

Reflecting the goals of the Transportation 2040 Plan, new and existing transportation connections will accommodate all modes of travel and give priority to people of all ages and abilities who walk, cycle and take transit. East-west and north-south connections across the site should integrate into a broader walking and cycling system for the False Creek Flats. Accessibility will be a priority in all aspects of site and building design. Vehicle circulation, drop-off and parking should be addressed so that those who must drive or be driven are able to access hospital services.

M3. Plan for emergency vehicles and helicopters

Accommodating the efficient movement of emergency vehicles will be a crucial consideration. Connections will be considered in consultation with the public, immediate neighbourhoods, Fire and Rescue Services, and our government partners (e.g. BC Emergency Health Services, Transport Canada). Noise impacts on adjacent neighbourhoods from sirens and helicopters should be considered and addressed where possible.

M4. Improve transit connections

Work with TransLink to ensure the new St. Paul's site is strongly integrated into the overall transit network, with efficient connections to downtown and the West End.

Sustainability

S1. Rezoning Policy for Sustainable Large Developments

The redevelopment of the site will meet or exceed the City's Rezoning Policy for Sustainable Large Developments, including sustainable site design, access to nature, sustainable food systems, green mobility, rainwater management, zero waste planning, and low-carbon energy supply. All buildings should demonstrate leadership in energy conservation and indoor air quality following a standard such as LEED or Passive House.

S2. Regenerative approach and visible green elements

A holistic and regenerative approach to health will underlie all aspects of the site development, considering people, community facilities, food, transportation, energy, water and ecology. Buildings will have visible and educational green elements.

S3. Renewable energy

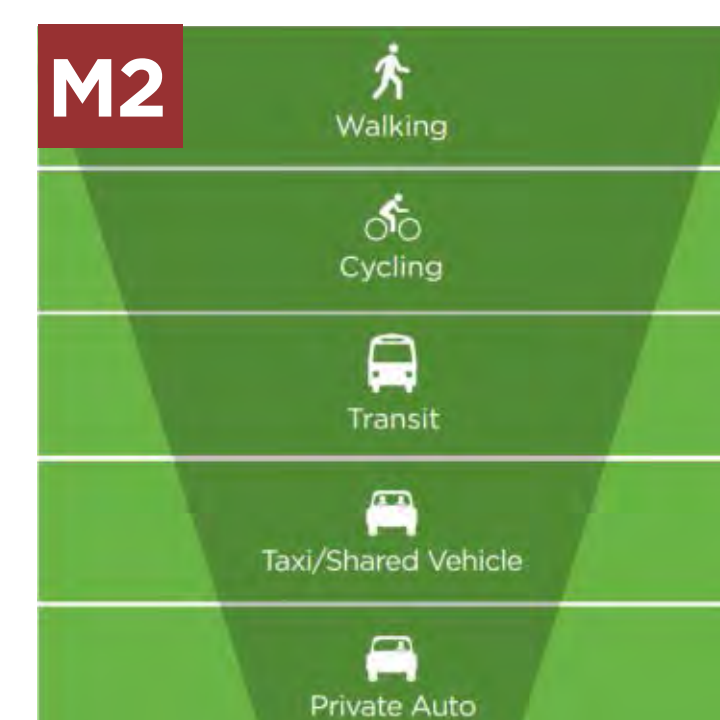
Explore opportunities to use low-carbon energy, including on-site integration of an energy centre to serve the hospital campus and adjacent neighbourhoods.

S4. Disaster preparedness

Design and construct new buildings, streets, and infrastructure to the appropriate standards in preparation for disasters, including earthquakes, flooding and fire, consistent with best practices.

S5. Climate resilience

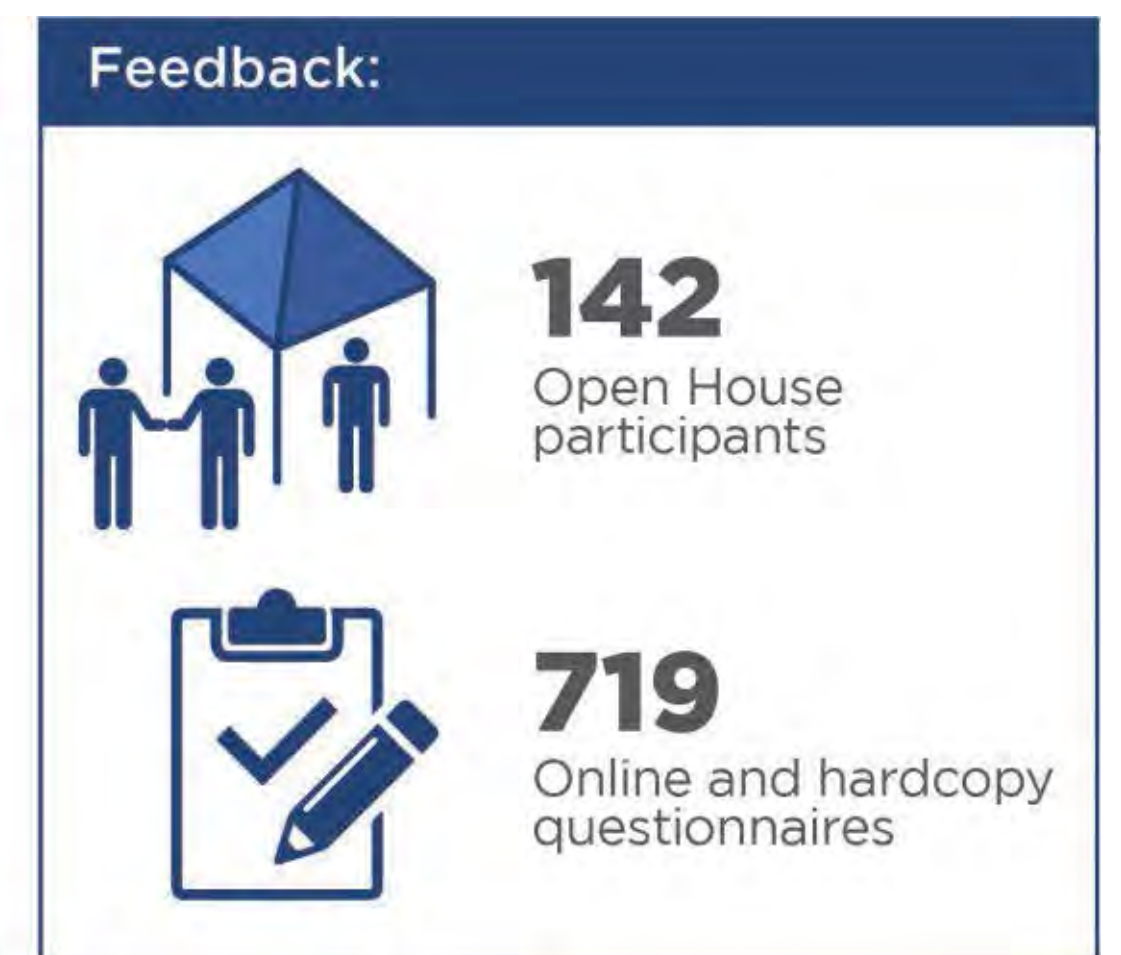
Design and construct new buildings, streets, and infrastructure for resiliency and adaptation to climate change impacts, including sea-level rise, increased rainfall, and higher temperatures.



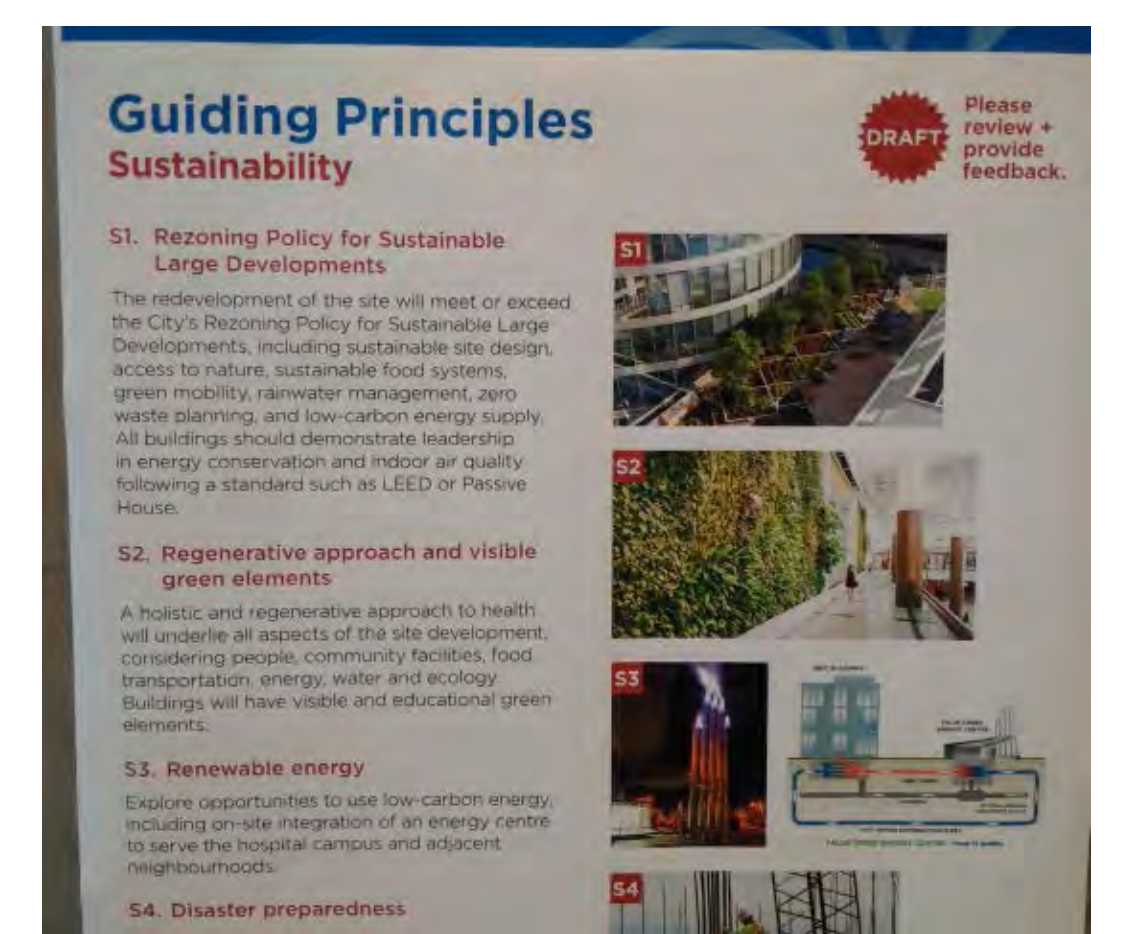
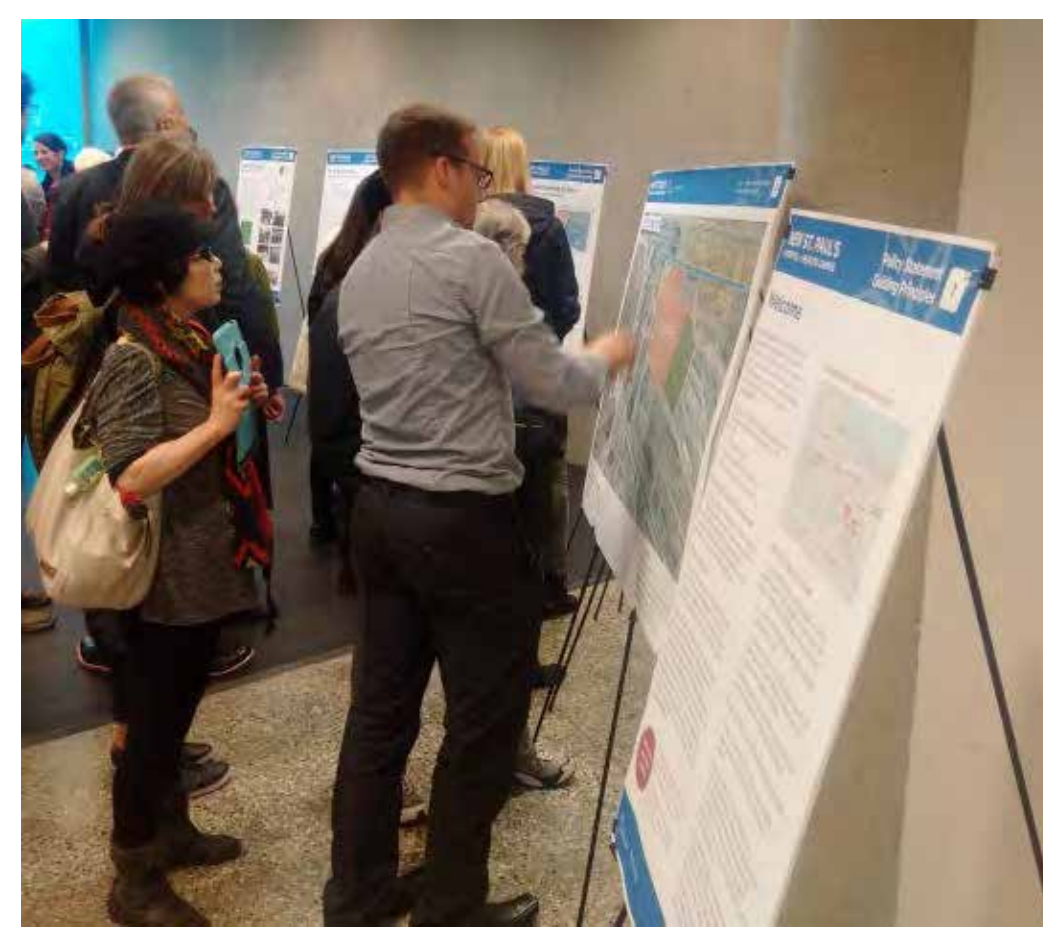
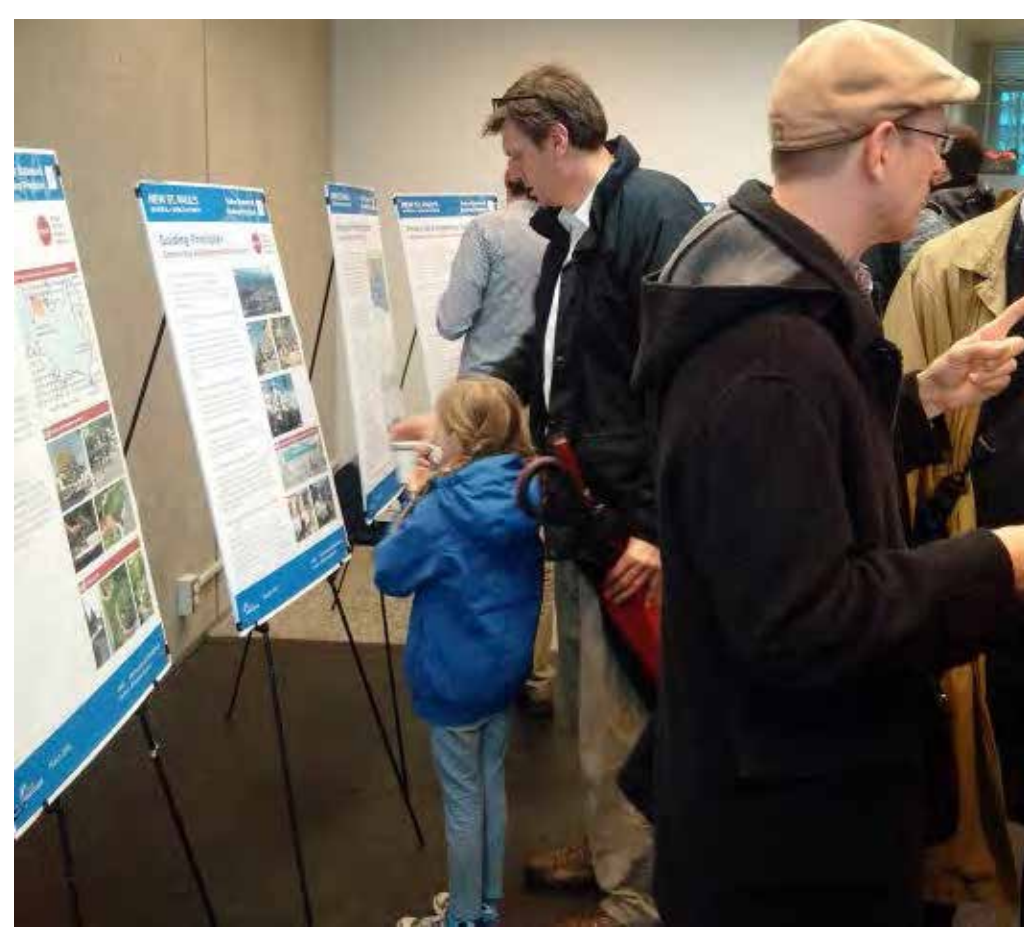
Phase 1 Consultation Summary

We held an open house on March 8th, 2016 to share the draft Guiding Principles. The responses were used to help refine the principles and inform the development concepts considered in phase 2.

To view the full consultation summary, please visit vancouver.ca/newstpauls or speak to a staff member



Phase 1 metrics



Event Photos

What we heard about the draft Guiding Principles?

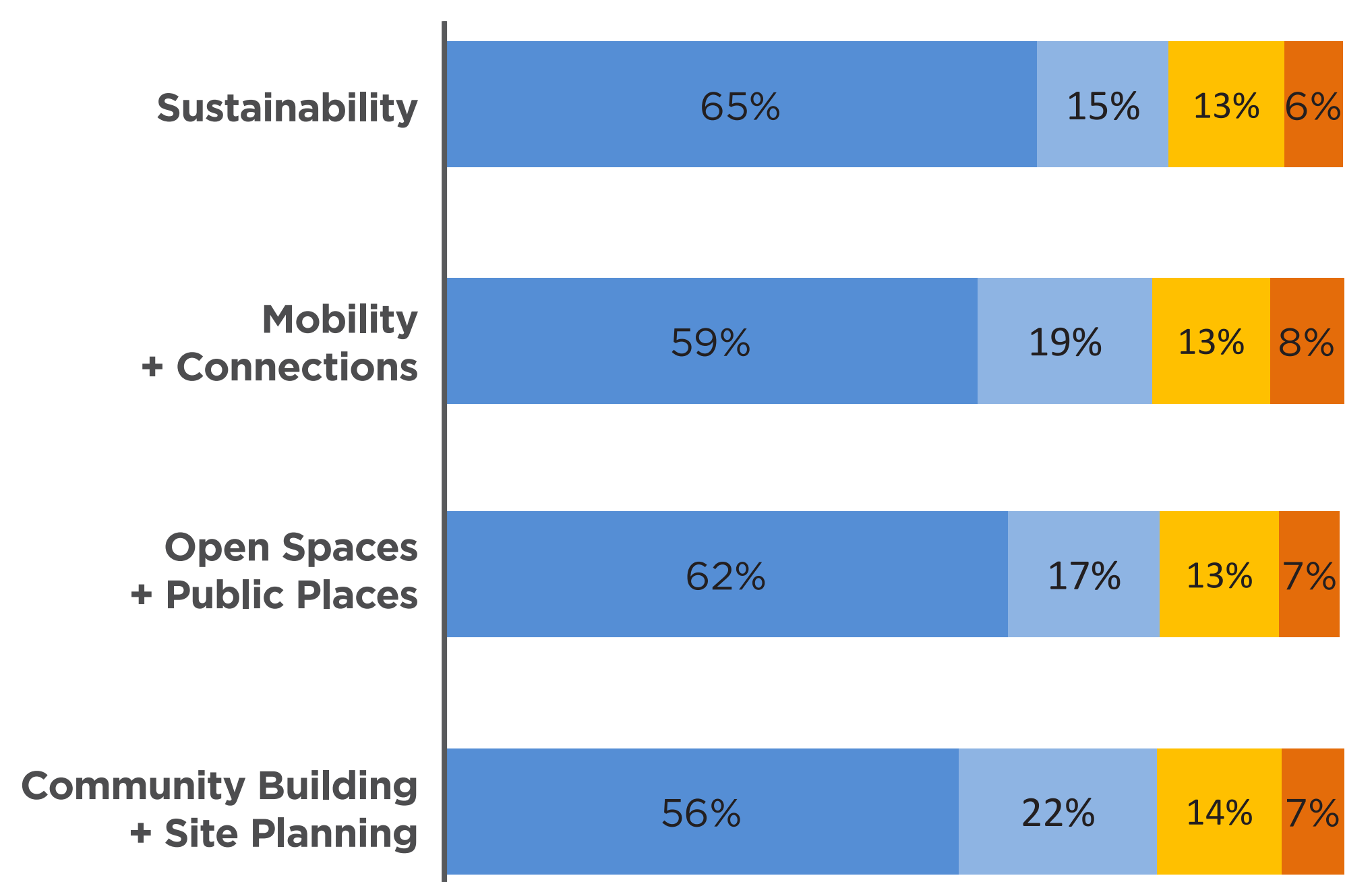
In general, the draft Guiding Principles were viewed positively. In all categories, 78 to 80 percent of people responded that the Guiding Principles reflected the future needs for the site as written or with refinements.

For each category, we asked for suggestions and refinements. The table below summarizes the themes we heard about most.

Questionnaire responses:

Do the Guiding Principles for ___ reflect the future needs for the site?

- Yes
- Yes, but with refinements
- Not sure
- No



(N=719 responses)

Category	Main focus/ theme of comments
Community Building and Site Planning	<ul style="list-style-type: none"> Impacts on adjacent neighbourhoods and vulnerable populations Impacts on the West End when the hospital moves Concerns about traffic and housing
Open Spaces and Public Places	<ul style="list-style-type: none"> Design and health benefits of open spaces How and whether to commemorate history and the original shoreline Connections through the site and to adjacent neighbourhoods
Mobility and Connections	<ul style="list-style-type: none"> Concerns about traffic congestion Need for better transit connections and walking/cycling improvements Concerns about emergency vehicle access and response
Sustainability	<ul style="list-style-type: none"> Hospital should use low-carbon energy Concerns about site suitability due to soil conditions and sea level rise Design of open spaces, amenities and architecture

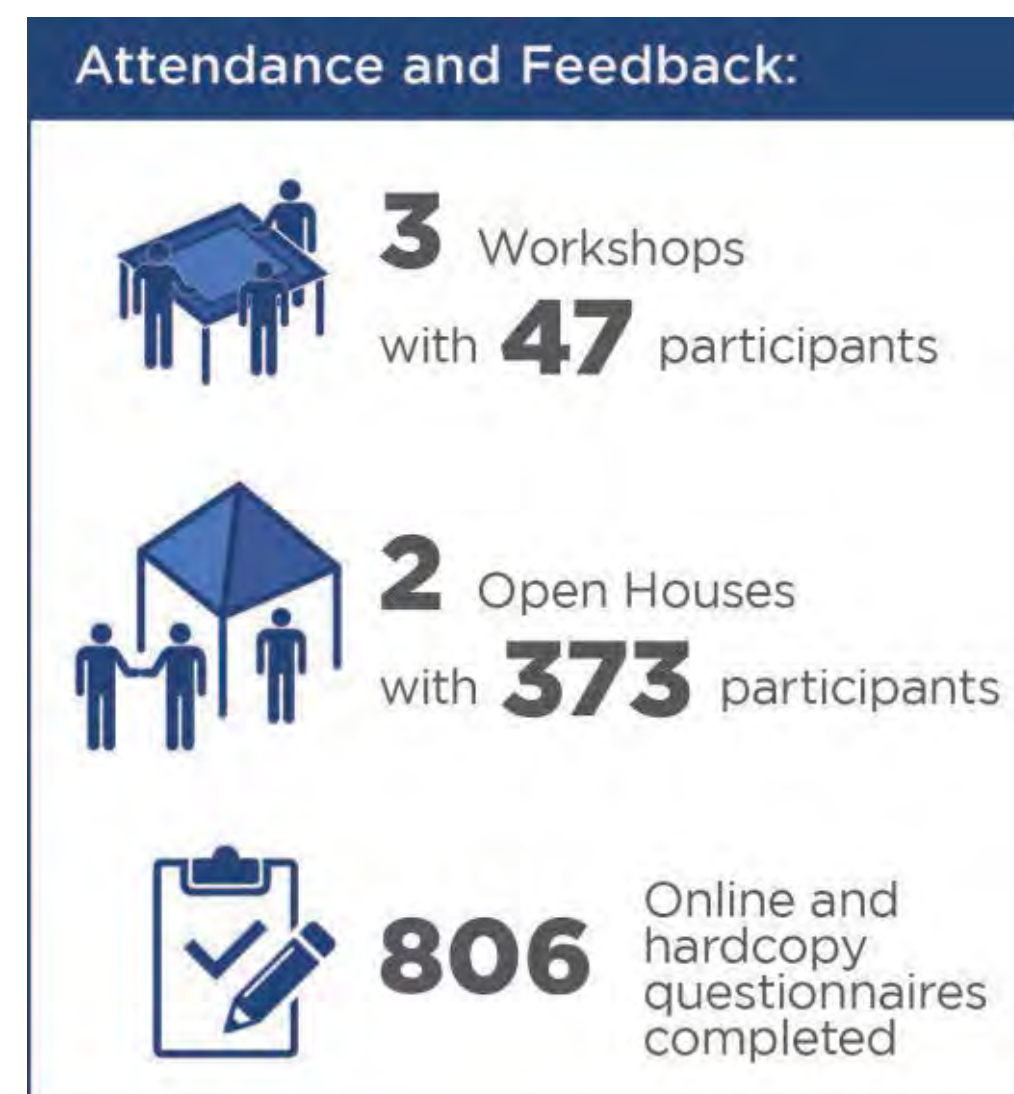
Phase 2 Consultation

In June 2016, we held public open houses and stakeholder workshops to discuss two preliminary design concepts. What we heard during this phase of consultation helped inform the draft policies and the preferred design that are being considered today.

To view the full consultation summary, please visit vancouver.ca/newstpauls or speak to a staff member.



Phase 2 metrics



Phase 2 Workshop and Open House Photos



What we heard about the development concepts

Respondents identified the different strengths and weaknesses for each design, as well as a set of additional suggestions for further consideration.

Concept 1: Urban Court - Strengths

- The Urban Court as an open space extension of Thornton Park and the ability to clearly see the front door of the Hospital.
- The hotel location.

LEGEND

- | | |
|-------------------------------------|-------------------|
| Hospital Core | Medical Office |
| Inpatient Tower (above) | Hotel |
| Central Hub | At-grade Retail |
| Dedicated Research Facility | Potential Daycare |
| Ambulatory Care/ Outpatient Clinics | |
| Mental Health | |



Concept 2: Pedestrian Spine - Strengths

- The ability to walk through the site via the Pedestrian Spine.
- The north-south orientation of the inpatient tower.

LEGEND

- | | |
|-------------------------------------|-------------------|
| Hospital Core | Medical Office |
| Inpatient Tower (above) | Hotel |
| Central Hub | At-grade Retail |
| Dedicated Research Facility | Potential Daycare |
| Ambulatory Care/ Outpatient Clinics | |
| Mental Health | |



Additional suggestions

- Provide enough parking and manage traffic to reduce impacts on the neighbourhood.
- Provide good connections to the site, including for those in the West End who are currently patients at St. Paul's and for those with mobility challenges.
- Ensure that the site will be stable and resilient in the case of sea level rise, floods and earthquakes.
- Provide high quality open space.
- Provide good wayfinding so people can easily find their way around the health campus.
- Consider and mitigate the consequences that the hospital will have on the people who currently live in the neighbourhood.

Social Impact Assessment (SIA)

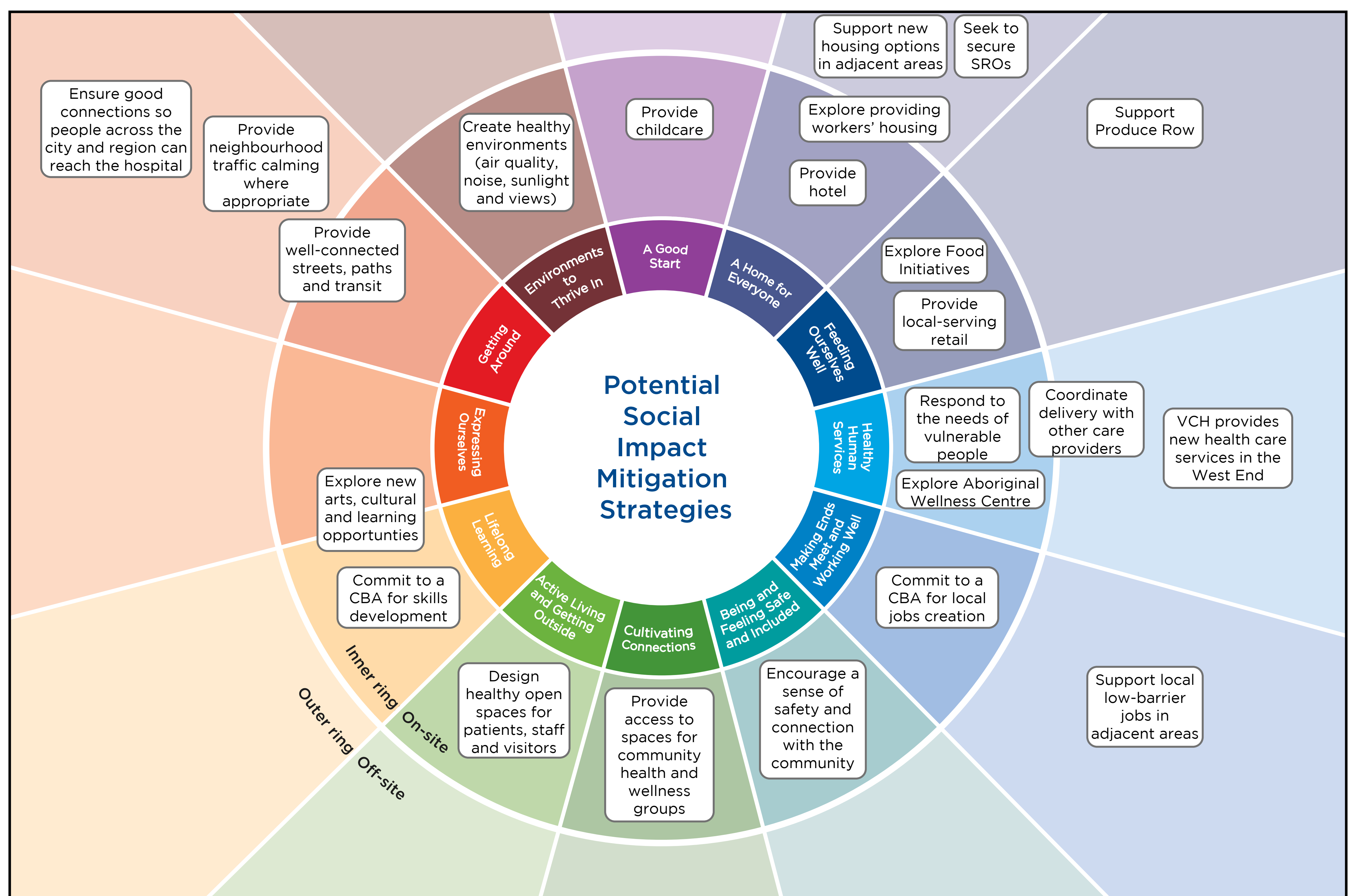
The City engaged CommunityIMPACT Consulting to conduct an SIA for the new St. Paul's. The SIA's purpose was to assess how this development may affect people living and working nearby and to identify ways to maximize potential benefits and minimize negative impacts.

Over 600 people and 30 groups were consulted through workshops and small group meetings between April and June 2016.

Participants identified a number of common themes, including:

- Increasing costs of living and a shortage of affordable housing.
- The ability for vulnerable individuals to access to health care and other services.
- Inclusiveness and accessibility at the new health campus.
- Transportation to and through the site.

The table below suggests some strategies that may be considered for addressing social impacts. They have been organized according to the 12 goal areas of the *Healthy City Strategy*.



The SIA was used to inform the Policy Statement. It is anticipated that PHC will develop a Social Impact Management Strategy in collaboration with the City through the rezoning process.

For further details on the SIA, please visit vancouver.ca/newstpauls or speak to a staff member.