

# Welcome

We are preparing a Policy Statement that will guide the development of the new St. Paul's site on Station Street. This process develops policies before rezoning where supporting policy does not exist. It will guide:

- Land use
- Sustainability
- Transportation
- Density
- Building types and heights
- Amenities
- Phases of development, and
- Other site specific considerations.

## Who's involved?

City staff are working with Providence Health Care (the owner and operator of St. Paul's Hospital) and its team of design consultants, Vancouver Coastal Health (the regional health authority), stakeholder groups, and the public.

## What's the process?

The Policy Statement will be developed through three phases before it is considered by City Council:



### Phase 1: Guiding Principles (March 2016)

Identify aspirations and concerns that will shape the initial concepts and site options

### Phase 2: Development Concept Options (Today)

Identify and evaluate site development options and policy objectives

### Phase 3: Preferred Development Concept and Draft Policy (July - September 2016)

Review and refine a preferred development concept and draft set of policies

### Policy Statement considered by City Council (September 2016)

If adopted, the Policy Statement will guide the subsequent rezoning process

## For more information & to stay involved in the Policy Statement process:

Website: [vancouver.ca/newstpauls](http://vancouver.ca/newstpauls)

Email: [newstpauls@vancouver.ca](mailto:newstpauls@vancouver.ca)

Phone: 3-1-1

Twitter: [#thenewstpauls](https://twitter.com/thenewstpauls)

## Why are we here today?

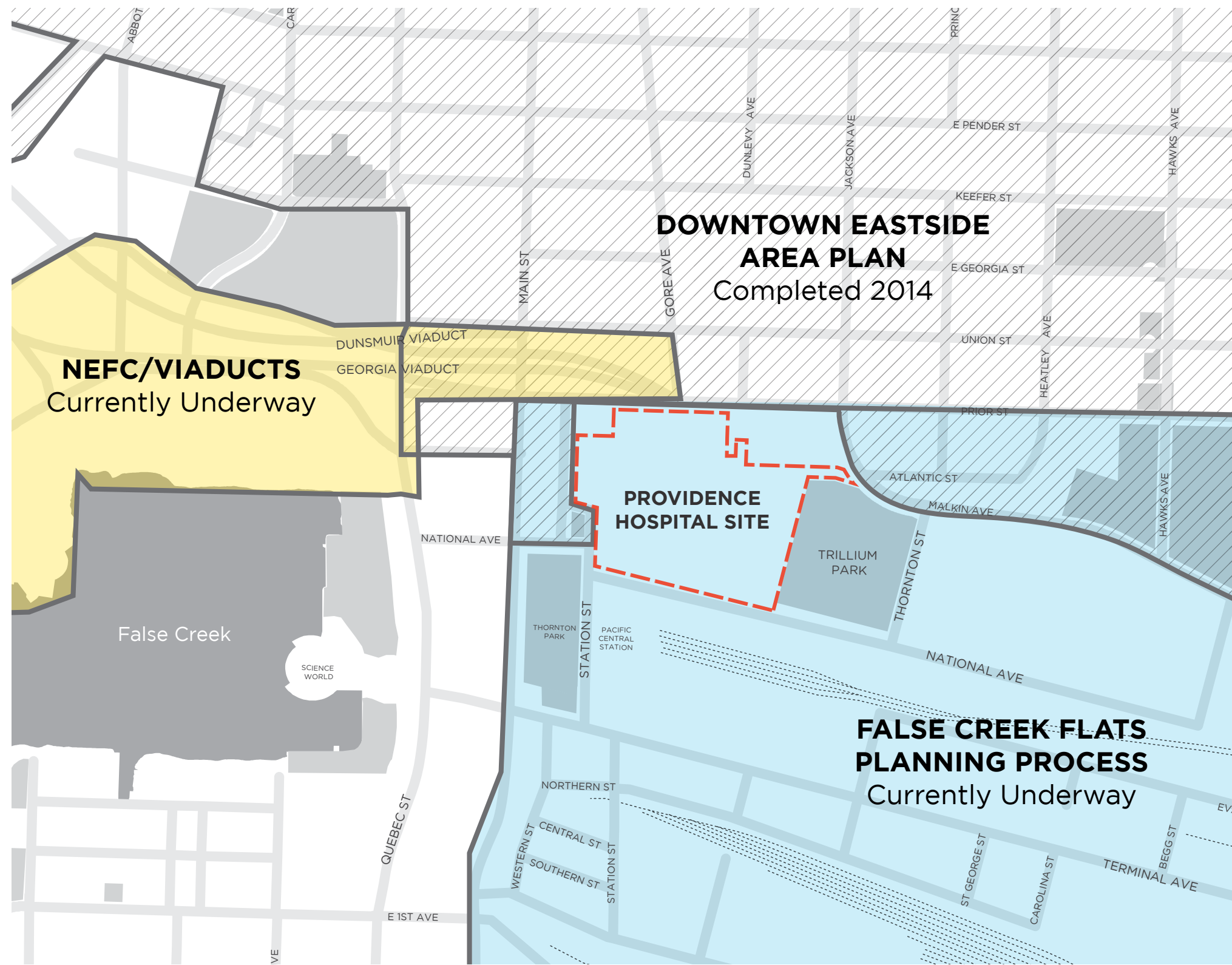
To discuss and evaluate two development concepts for the new hospital and health campus, and capture your feedback related to the project.

**Please provide your feedback by completing the comment form at the open house or online (at [vancouver.ca/newstpauls](http://vancouver.ca/newstpauls)) before June 28.**

Your feedback will be used alongside technical analysis to help identify and refine a preferred development concept and draft set of policies.

# Planning Context

## Adjacent Planning Programs and Future Streets



Adjacent planning program boundaries

**The False Creek Flats Area Planning Process** is looking to help this unique economic neighbourhood flourish as a more productive, sustainable, and connected area of our city.

**The Northeast False Creek Planning Process** is looking to replace the Dunsmuir and Georgia Viaducts with a new street network and create a vibrant waterfront community, large waterfront park, and new mixed housing and commercial opportunities on City land near Main Street.

**The Downtown Eastside Plan (Council approved 2014)** provides a policy context for new development focused on meeting the needs of residents, particularly the low-income and vulnerable.

### Future street network

It is anticipated that the replacement street network for Northeast False Creek will be complete before the new St. Paul's opens.

Through the False Creek Flats process, the City is considering the location of a Prior-Venables arterial replacement between Main Street and Clark Drive independent of this project. Based on two years of analysis and engagement with a number of stakeholders, City staff are recommending two leading options for further consideration – Malkin Avenue and National Avenue. Both options have the same impact on the new St. Paul's site.

### Northeast False Creek

Proposed transportation network for Northeast False Creek:



### False Creek Flats

Prior-Venables arterial replacement options being explored in the False Creek Flats:



**To learn more or become involved in these projects:**

**Northeast False Creek:**

**False Creek Flats:**

**Downtown Eastside:**

[vancouver.ca/nefc](http://vancouver.ca/nefc)

[vancouver.ca/falsecreekflats](http://vancouver.ca/falsecreekflats)

[vancouver.ca/dtes](http://vancouver.ca/dtes)

# Guiding Principles

Draft Guiding Principles were presented at the March 8th open house

## 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.



# Guiding Principles

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## 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

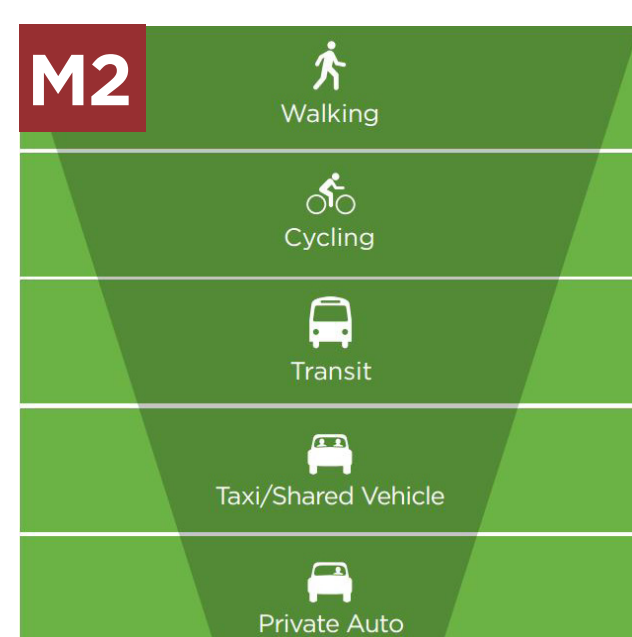
Reflecting the goals of the Transportation 2040 Plan, new and existing transportation connections will accommodate all modes of travel and give priority to people of all ages and abilities who walk, cycle and take transit. East-west and north-south connections across the site should integrate into a 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

## Guiding Principles Open House

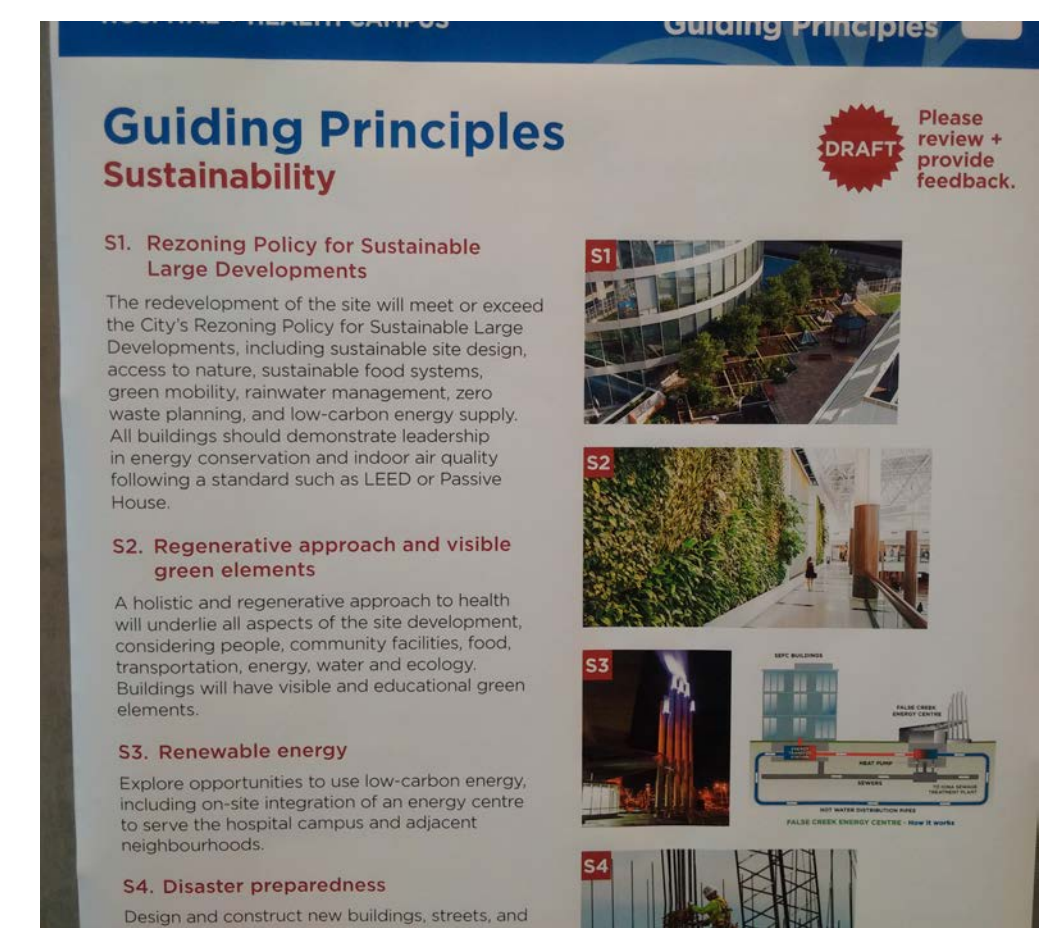
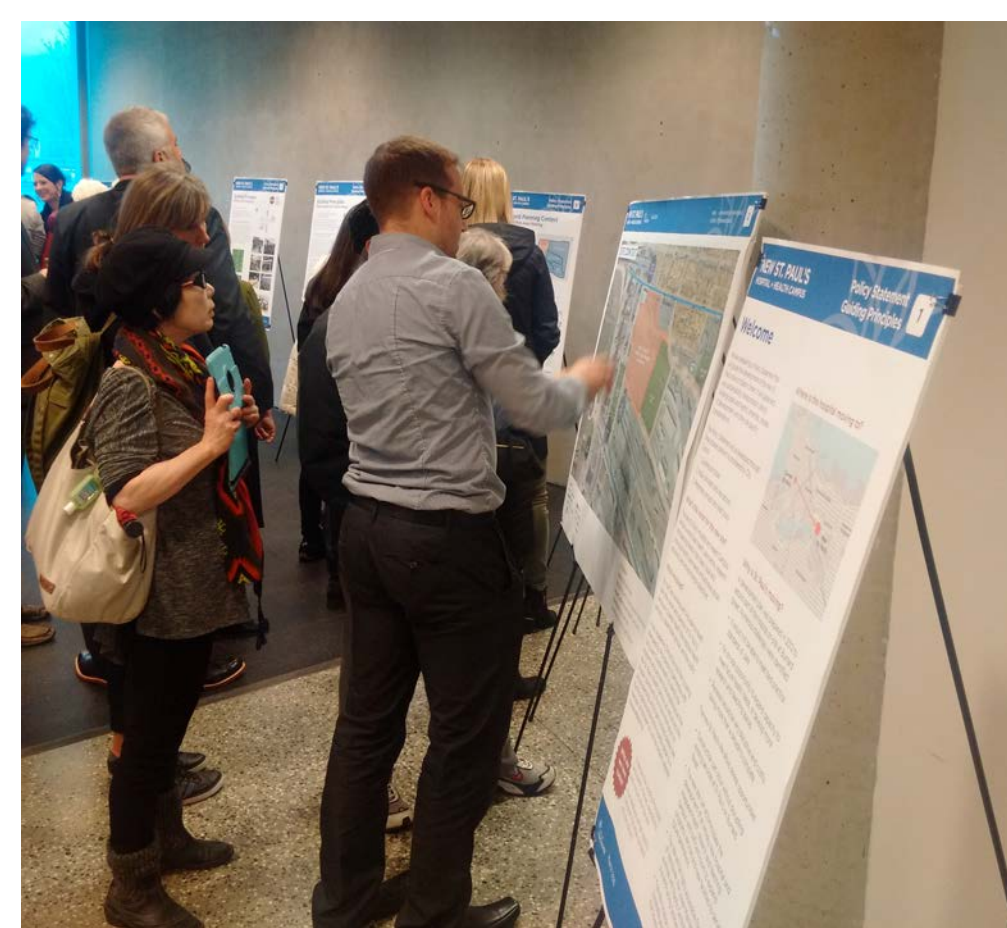
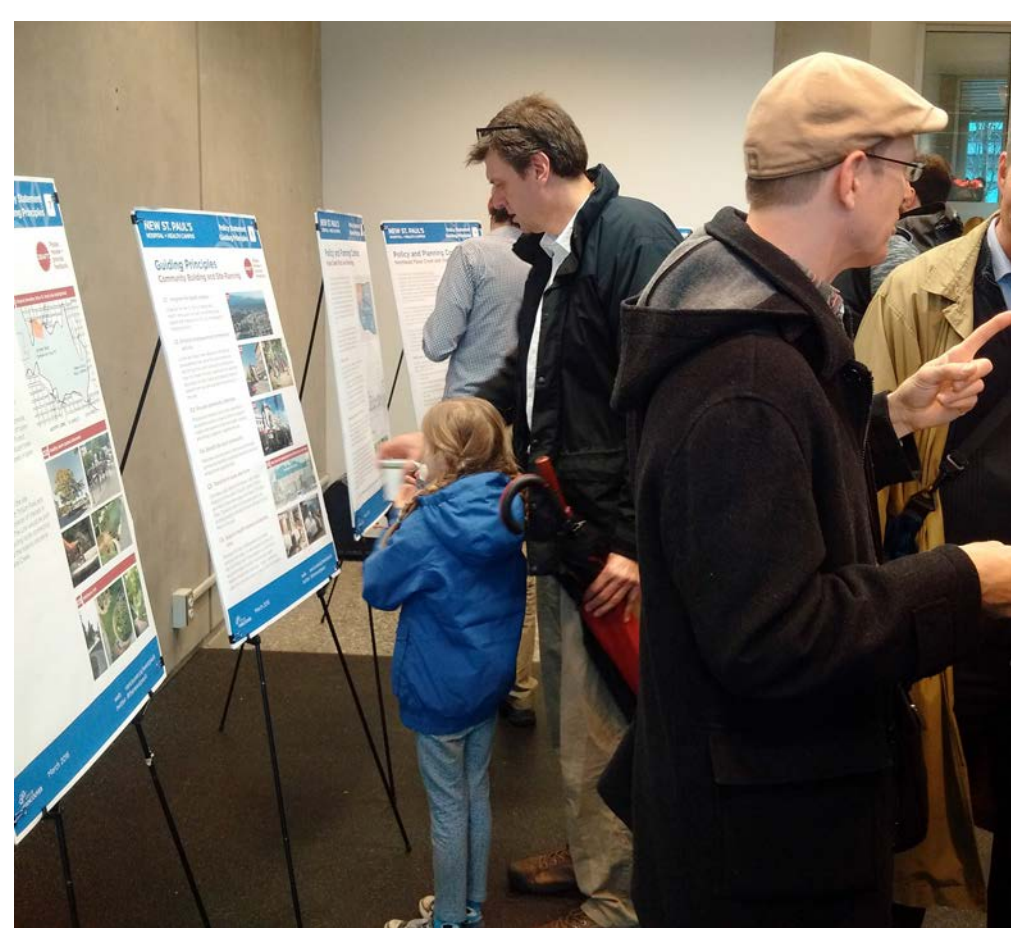
We held an open house on March 8th, 2016 to share the draft Guiding Principles. The responses were used to help refine the principles and inform the development of the concepts presented today.

**Outreach:**

- 3559** email invitations
- 1097** reached on facebook
- 3** tweets
- 2** newspaper advertistments

**Feedback:**

- 142** Open House participants
- 719** Online and hardcopy questionnaires



Event Photos

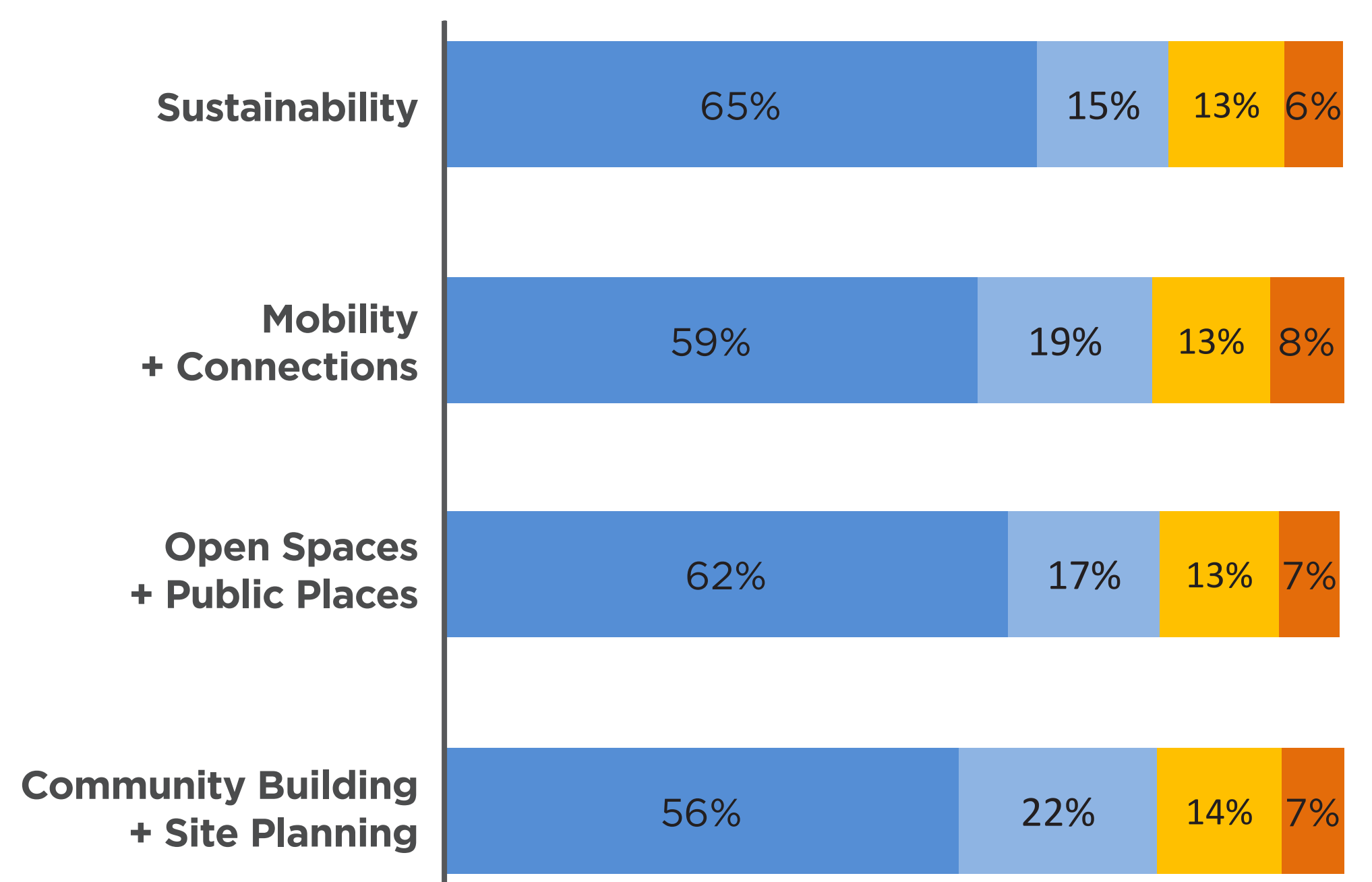
## Feedback Summary

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.

### 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)

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

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

(To look at the full consultation summary, speak to a staff member or download it from our website.)