

From: **"Mochrie, Paul"** <Paul.Mochrie@vancouver.ca>

To: **"Direct to Mayor and Council - DL"** [REDACTED]

Date: 2/8/2022 4:40:31 PM

Subject: Response to Questions on New St. Paul's Healthcare Campus (NSPHC) CD-1 Guidelines

Attachments: Memo to Mayor Council - New St. Pauls Healthcare Campus (NSPHC) CD-1 Guidelines.pdf

Dear Mayor and Council,

Please find enclosed a memo from Theresa O'Donnell which is in follow up to questions from Council raised during the January 25, 2022 meeting pertaining to Administrative Motion 4 – New St. Paul's Healthcare Campus (NSPHC) CD-1 Guidelines. The objective for CD-1 Guidelines is to provide general guidance for future applicants on the administration of Council's adopted policies and regulations. Guidelines do not supersede or alter regulations (height, setbacks, floor area, et cetera) in any way.

The memo provides information on the CD-1 Guidelines, including:

- ☐ background and context,
- ☐ the intent and application of the Guidelines,
- ☐ updates and changes to made to the CD-1 Guidelines, compared to that which was originally presented in Draft at the October 1, 2019 Public Hearing.

Staff apologize for not providing a briefing and the foregoing details in advance of Council's consideration of the CD-1 Guidelines. Staff will endeavour to provide information in this regard prior to the consideration of future similar CD-1 Guidelines. Should you have any follow up questions, please don't hesitate to contact Theresa O'Donnell (Theresa.o'donnell@vancouver.ca)

Best,
Paul

Paul Mochrie (he/him)
City Manager
City of Vancouver
paul.mochrie@vancouver.ca
[REDACTED]



The City of Vancouver acknowledges that it is situated on the unceded traditional territories of the xʷməθkʷəy̓əm (Musqueam), Skwxwú7mesh (Squamish), and səlilwətaʔ (Tsleil-Waututh) Nations.

MEMORANDUM

February 7, 2022

TO: Mayor and Council

CC: Paul Mochrie, City Manager
Karen Levitt, Deputy City Manager
Armin Amrolia, Deputy City Manager
Katrina Leckovic, City Clerk
Lynda Graves, Administration Services Manager, City Manager's Office
Maria Pontikis, Director, Civic Engagement and Communications
Anita Zaenker, Chief of Staff, Mayor's Office
Neil Monckton, Chief of Staff, Mayor's Office
Alvin Singh, Communications Director, Mayor's Office
Jason Olinek, Assistant Director, Development Planning
Yardley McNeill, Assistant Director, Rezoning Centre

FROM: Theresa O'Donnell
General Manager, Planning, Urban Design and Sustainability

SUBJECT: Response to Questions relating to January 25th, 2022
Administrative Motion 4 – New St. Paul's Healthcare Campus (NSPHC) CD-1
Guidelines

RTS #: 13410

This memo is to follow up to questions from Council raised during the January 25th, 2022 meeting pertaining to Administrative Motion 4 – New St. Paul's Healthcare Campus (NSPHC) CD-1 Guidelines. This memo also seeks to clarify the intent of the CD-1 Guidelines, and any future consideration by Council relating to changes to the CD-1 Bylaw.

Background:

The NSPHC CD-1 Guidelines were presented to Council at Public Hearing on October 22, 2019 and included in the Staff Report RTS 13410 in draft form in Appendix D - <https://council.vancouver.ca/20191001/documents/p13.pdf>. The objective for CD-1 Guidelines is to provide general guidance for future applicants on the administration of Council's adopted policies and regulations. Guidelines do not supersede or alter regulations (height, setbacks, floor area, et cetera) in any way. Other CD-1 Bylaws adopted with guidelines include Vancouver General Hospital Precinct, BC Children's and Women's Masterplan Guidelines and Little Mountain to name a few. In total there are more than 30 adopted CD-1 Guidelines

providing explanatory material and qualitative guidance for future development of Council's adopted policies and regulations. The NSPHC CD-1 Design Guidelines were brought forward as draft at the time of the Public Hearing for two primary reasons; The resolution of the road network had not yet been determined and the P3 (Public-Private Partnership) design development and delivery process had not yet concluded.

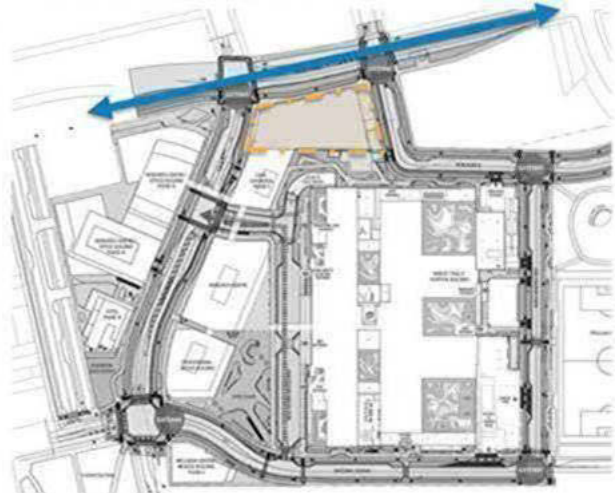
Road Network:

After extensive technical analysis and consultation with the community a finalized road network was approved by Council on October 1, 2019

(<https://council.vancouver.ca/20191001/documents/rr1.pdf>). The arterial road alignment through the hospital campus changed the context of the campus and the resulting parcel block plans. The diagrams below show a comparison of the two arterial road orientations; The Malkin Street alignment (*Indicative Design at Rezoning*) and the Prior Street alignment (*Development Permit Master Plan*). The finalized Guidelines have been amended to reflect this road orientation and block plan.



Indicative Design at Rezoning



Development Permit Master Plan

Design Development:

Based on the new road geometrics, servicing and access requirements, public realm obligations and other regulatory requirements and obligations approved by Council as well as incorporating their own hospital technical design criteria, the resulting master plan and facility design was submitted. Compared with the 'indicative design' approved at public hearing, the most notable changes in the Development Permit Master Plan are a direct response from the applicant to the Council-approved rezoning conditions and generally include:

- the reorientation of Healthcare Boulevard, the main entry to the hospital building and the central plaza design to improve circulation, solar access and pedestrian safety;
- the resolution of site circulation, including patient pickup and drop-off and emergency access;
- reconnecting the north parcel to the main campus following the finalized road network;

The finalized Guidelines were updated to reflect these design improvements while maintaining the urban design performance objectives and without requiring changes to any of the regulations approved in the CD-1 (761) Bylaw (height, setbacks, floor area, use, etc...).

Housing:

In response to the new configuration, in particular the North Parcel, staff worked to explore opportunities for a revised massing strategy for the future development of this area. Originally proposed to only include a residential building, there is potential to provide a more mixed-use development. The goal is to not only maintain the amount of proposed workforce housing but explore opportunities to increase it where appropriate. There aren't unit counts available but the minimum floor area of residential approved at rezoning will be maintained while looking to maximize the number of family units and all future housing on this site will continue to be targeted towards 'workforce housing'. The CD-1 Guidelines are supportive of this goal and are intended to help inform this work as staff continue to collaborate with Providence Health. Note: consideration for additional height and density beyond the approved CD-1 Bylaw will require Council's approval.

Mental Health Services:

An update on the Motion at Public Hearing to explore addition of Mental Health and Substance Use treatment into the program was requested. The Motion itself reads:

I. THAT, if Council approves in principle the draft CD-1 By-law as amended following representations at the public hearing, staff be directed to engage and explore with Providence, as part of the development permit process, the possibility of integrating mental health and substance use treatment beds into the St. Paul's Hospital and Health Campus.

PHC has offered the following update: The new St. Paul's Hospital facility is providing an Urban Health and Integrated Mental Health and Substance Use program that rises to the challenge of mental health, substance use, HIV/HCV and the health burdens related to poverty and urban living. We will work in partnership with Patients and their families to improve the lives of people impacted by HIV/HCV, mental health and/or substance use disorders, and reduce the impact of infectious diseases, mental illness, substance misuse and related harms. Our aim to further integrate clinical care, teaching and clinical research across the spectrum of care from primary care to highly specialized services.

The Urban Health and Integrated Mental Health and Substance Use program provides the following services:

- Stabilization Unit
- Outpatient Services comprised of the following clinics:
 - John Ruedy Clinic
 - HIV/HCV Specialist Services
 - Rapid Access Addiction Clinic
 - Brief Intervention Clinic
- Mental Health Inpatients
- Urban Health Acute Care Unit
- Transitional Care Centre

Our mandate is to work closely with other partners in the health system to create and offer a comprehensive network of services.

Cantilevered Floor Space:

Due to programmatic constraints requiring large floor plates for specific health and research related uses, some minor cantilevering of building massing may be required. The guidelines have been updated to address this while seeking to ensure that building design does not detract from the provision of a high-quality public realm. The Guidelines set strong performance objectives for considering cantilevered building forms including:

- Where they contribute to building expression and/or provide weather protection;
- Cantilevering over open space is generally discouraged but will be considered in specific instances where there is a need due to critical programmatic constraints requiring large floor plates for specific health and research related uses;
- In select locations (as indicated in the Public Realm Plan) in order to achieve desired sightlines; and
- In such instances where design objectives such as openness to the sky, high level of pedestrian interest, active and inviting soffits, adequate lighting, seating, appropriate high quality landscape, and other pedestrian amenities are provided.

Accordingly, cantilevered building forms may be required, limited to exceptional circumstances, in order to support certain core functions and critical programs and the guidelines set out expectations that the resulting public realm and building design is well considered and contributes to pedestrian experience and amenity.

Future Applications:

All future major Development Permit (DP) Applications are required to comply with the Council adopted Policies and Regulations. This includes the CD-1 (761) By-law and NSPHC CD-1 Guidelines as well as all other applicable policies and the Zoning and Development By-Law. These DP applications will, in general, be subject to an enhanced consultation and reviews including potential reviews by the Urban Design Panel and Development Permit Board. The process includes requirements to update the Master Plan and Public Realm Plan. In addition, any approved development permit for the campus will require a Motion for Council to Approve the Form of Development.

Further, it is not unusual for institutions of this scale to request amendments to the CD-1 by-law. Council will be considering a proposed amend the CD-1 Bylaw to increase height for roof top heli-pad operations and mechanical floor area exclusions (this matter will be considered for referral on February 8, 2022, and if referred, to a future public hearing on March 3, 2022). The text amendment is not directly related to the CD-1 guidelines; the guidelines, as described above, set the general urban design performance objectives for the campus. These changes were not anticipated by the initial Policy and Rezoning process and therefore require the subsequent text amendments.

Staff apologize for not providing a briefing and the foregoing details in advance of Council's consideration of the CD-1 Guidelines. Staff will endeavour to provide information in this regard prior to the consideration of future similar CD-1 Guidelines. Should you have any follow up questions, please don't hesitate to contact me.

Thank you,

A handwritten signature in black ink, reading "Theresa O'Donnell". The signature is written in a cursive style with a large, stylized 'T' and 'O'.

Theresa O'Donnell
General Manager, Planning, Urban Design and Sustainability
604.673.8434 | theresa.o'donnell@vancouver.ca