

Providence Health Care Society The New St.Paul's Phase 1a

1002 Station Street, Vancouver



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Project Statistics

DEVELOPMENT DATA:

Site Information

Address:	1002 Station Stree, Vancouve B.C
Legal Description:	PID 018-550-185; Lot A District Lots 196 and...

	Proposed
Zoning:	CD-1
Landuses:	Agricultural, Cultural and Recreational, Institutional, Medi-Tech, Office, Parking, Retail, Service

	Allowable	Proposed
Height:	63.1 M	61.31 M
(Geodetic Elevation)		
Height from lowest base surface	-	57.277 M

	Required	Proposed
Setbacks:	M.	M.
North	7.00	7.00
East	0.60	0.60
South	1.00	1.00
West	3.00	3.00

Net Floor Area Breakdown (with FSR Exclusion)

Floor Level	Sq. Ft.	Sq. M.
Level P4	4,265.80	396.31
Level P3	5,299.73	492.36
Level P2	85,510.10	7,944.15
Level P1	13,421.54	1,246.90
Level 1	186,427.61	17,319.69
Level 2	171,822.81	15,962.86
Level 3	169,910.52	15,785.20
Level 4	11,687.90	1,085.84
Level 4 - MDR	27,110.37	2,518.64
Level 5	126,139.33	11,718.73
Level 6	121,785.23	11,314.22
Level 7	121,389.56	11,277.46
Level 8	110,770.68	10,290.93
Level 9	110,337.89	10,250.73
Level 10	66,001.78	6,131.77
Level 11	65,326.61	6,069.04
Roof Level	877.79	81.55
Total Net Floor Area	1,289,588.07	119,806.65
Total Percentage with Gross Floor Area		

Site Area & FAR

FSR - Parcel 1a		
	Sq. Ft.	Sq. M.
Proposed Gross Lot Area for parcel 1a	373,529.22	34,702.00
Net Floor Area With Exclusion:	1,289,588.07	119,806.65
	Allowable	Proposed
Density:	3.89	3.45

Lot Coverage:	Sq. Ft.	Sq. M.
Building & Structures	207,460.36	19,273.70

Total Site Coverage	56%
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Alternative FSR for Sub Parcel A	Adjusted Site Area		Original Rezoning	
	Sq. Ft.	Sq. M.	Sq. Ft.	Sq. M.
Proposed Gross Lot Area for parcel A	449,500.90	41,760.00	426,358.49	39,610.00
	Allowable	Proposed	Allowable	Proposed
Density:	Max. 4.68	2.87	Max. 4.44	3.02

Note parcel A has changed due to adjustment road alignments post rezoning. Anticipated Health Campus Parcel at the time of rezoning was 39,610 Sq. M.

Area Breakdown

Accommodation	Parking / Garage	Mechanical	Church / Sacred	Gross Floor Area	Roof	Green Roof / Patio	Roof Top Mechanical
396.31	13,640.35	-	-	14,036.66	-	-	-
492.36	18,671.09	-	-	19,163.45	-	-	-
7,944.15	15,263.99	-	-	23,208.14	-	-	-
1,246.90	18,874.91	-	-	20,121.81	-	-	-
17,319.69	573.18	1,015.15	365.68	19,273.70	-	901.94	-
15,962.86	-	736.89	27.55	16,727.30	392.72	622.88	45.70
15,785.20	-	622.49	-	16,407.69	1,415.68	95.80	-
1,085.84	-	15,425.26	-	16,511.10	238.91	-	-
2,518.64	-	-	-	2,518.64	-	-	-
11,718.73	-	4,129.59	-	15,848.32	182.91	144.32	-
11,314.22	-	525.34	-	11,839.55	2,817.16	1,175.35	-
11,277.46	-	548.77	-	11,826.22	-	-	-
10,290.93	-	548.08	-	10,839.01	316.13	671.87	-
10,250.73	-	556.97	-	10,807.70	295.21	-	-
6,131.77	-	278.37	-	6,410.13	-	-	1,564.54
6,069.04	-	274.94	-	6,343.99	-	-	-
81.55	-	-	-	81.55	-	-	-
119,806.65	67,023.52	24,661.84	393.23	221,964.95	5,658.72	3,612.16	1,610.24
54%	30%	11%	0%		3%	2%	1%

Parking, Loading and Bicycle Data:

Vehicular Parking Stalls

	Required	Proposed
Total By-Law Required (1 stall / 92 Sq. M.)	1288	1170
Parking break down base on proposed 1170 stalls to be provided		
Disability Parking Spaces (Min. 10%)	117	126
Regular Car Spaces	585	618
Small Car Spaces (Max. 25%)	293	181
Green Car Spaces (Min. 5%)	59	61
EV Regular (Min. 10%)	117	119
Lay-By	-	15
Valet Regular	-	83
Total	1170	1203
Total By-Law Number Count (with Disability Spaces counted as 2)	1170	1329

Carshare (1 stall / 2,300 Sq. M.)	52	60
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Loading Spaces

	Required	Proposed
Class A	6	6
Class B	8	8
Class C (Energy Service)	11	9
Total	25	23

Bicycle Spaces

	Required	Proposed
Class A:		
Storage Locker (Min. 20%)	27	12
Horizontal	67	128
Vertical (Max. 30%)	40	0
Total	134	140
Class B (Min. 6 Spaces at each public entrance)	30	40
Class B (adjacent to the cycling amenities)	20	20
End of Trip Amenities:		
Clothing Lockers	280	70*
Water Closets	14	16*
Wash Basins	8	16*
Showers	14	4*
Grooming Station	14	8*

* Proposed for Cycling Centre, the remainder of the lockers, water closets, wash basins, showers and grooming station will be provided throughout the building.

List of Relaxations	
1	View Cone Relaxation - relaxation of one protrusion on the building rooftop which interferes with the View Cone 22 from Main Street and 6th Avenue. (Refer to section "Protected View Analysis" on page 34 of the design package.)

Parking Stats

	Accessible	EV Regular	Green	Regular	Small	Lay-By	Car Share	Valet Regular	Total per Level	Motorcycle	Ambulance	Pick-Up and Drop Off
Level 1	4	-	-	10	-	15	-	-	29	-	8	-
Level P1	60	22	42	111	45	-	60	-	340	5	-	4
Level P2	24	25	19	41	24	-	-	21	154	-	-	-
Level P3	38	72	-	234	68	-	-	-	412	5	-	-
Level P4	-	-	-	222	44	-	-	62	328	-	-	-
Total	126	119	61	618	181	15	60	83	1263	10	8	4

Bicycle Stats

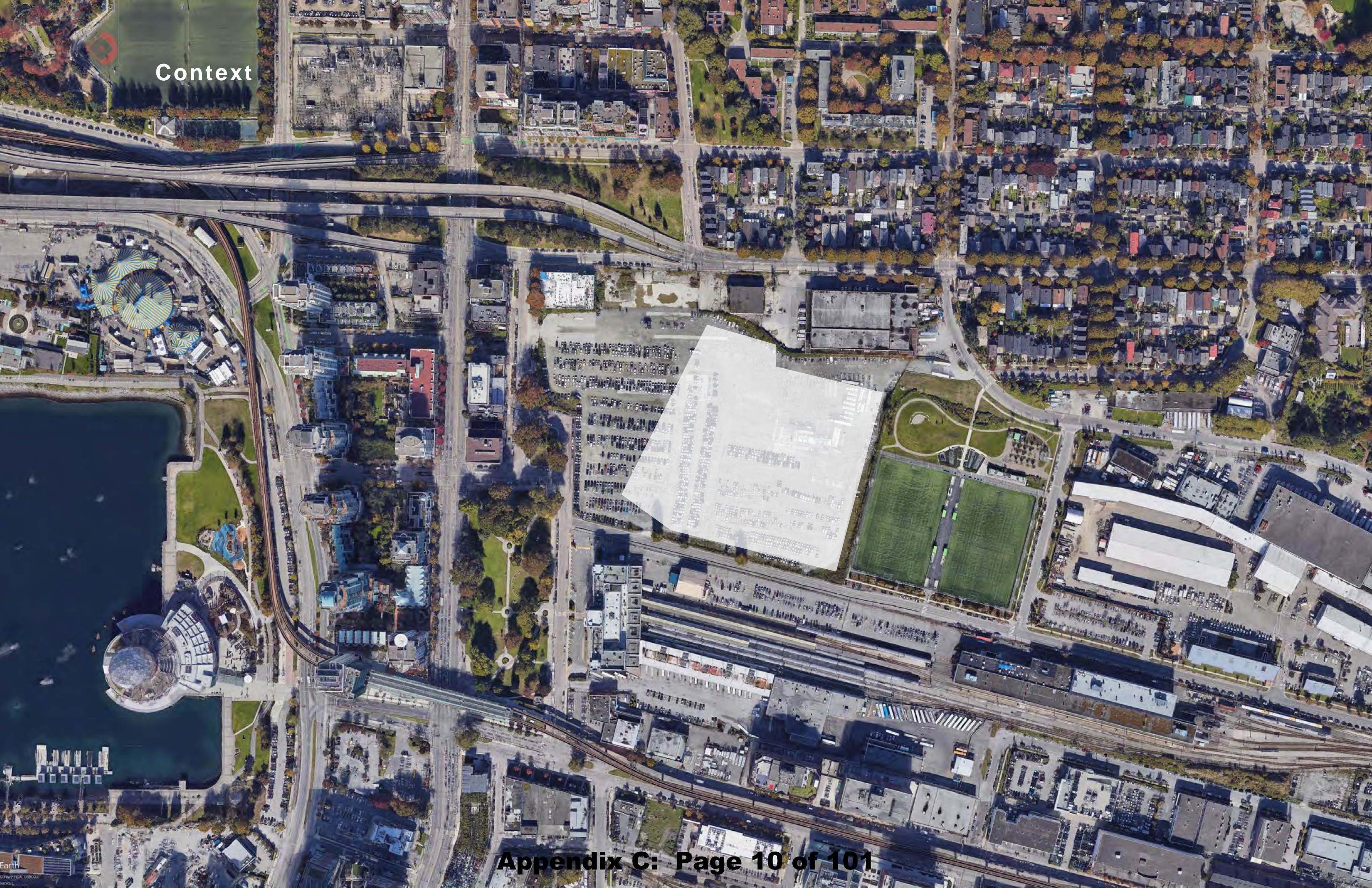
	Horizontal Class A Bike Stalls	Oversized Class A Bike Stalls	Vertical Class A Bike Stalls	Class A Bike Lockers	Class B Bike Stalls	Total per Level
Level 1	-	-	-	-	40	40
Level P1	118	10	-	12	20	160
Total	118	10	0	12	60	200

Applicable Policies and Guidelines

- CD-1 () By-law
- New St. Paul’s Hospital and Health Campus Policy Statement (June 2017)
- False Creek Flats Area Plan (May 2017)
- Rezoning Policy for Sustainable Large Developments (2013)
- Green Buildings Policy for Rezoning (as amended in 2018)
- Greenest City Action Plan 2020 (2011)
- View Protection Guidelines (as amended in 2011)
- Childcare Design Guidelines (2013) - Not in this DP Application.
- Community Amenity Contributions – Through Rezoning (1999, last amended 2018)
- Transportation 2040 (2012)
- Vancouver Neighbourhood Energy Strategy (2012)
- Healthy City Strategy (2015)
- Bird Friendly Design Guidelines (2015)
- Citywide Integrated Rainwater Management Plan (2016)
- Downtown Eastside Local Area Plan (2014)
- Northeast False Creek Area Plan (2018)
- Vancouver Economic Action Strategy (2011)
- City of Reconciliation Framework (2014)
- Regional Context Statement Official Development Plan (2013)



Context

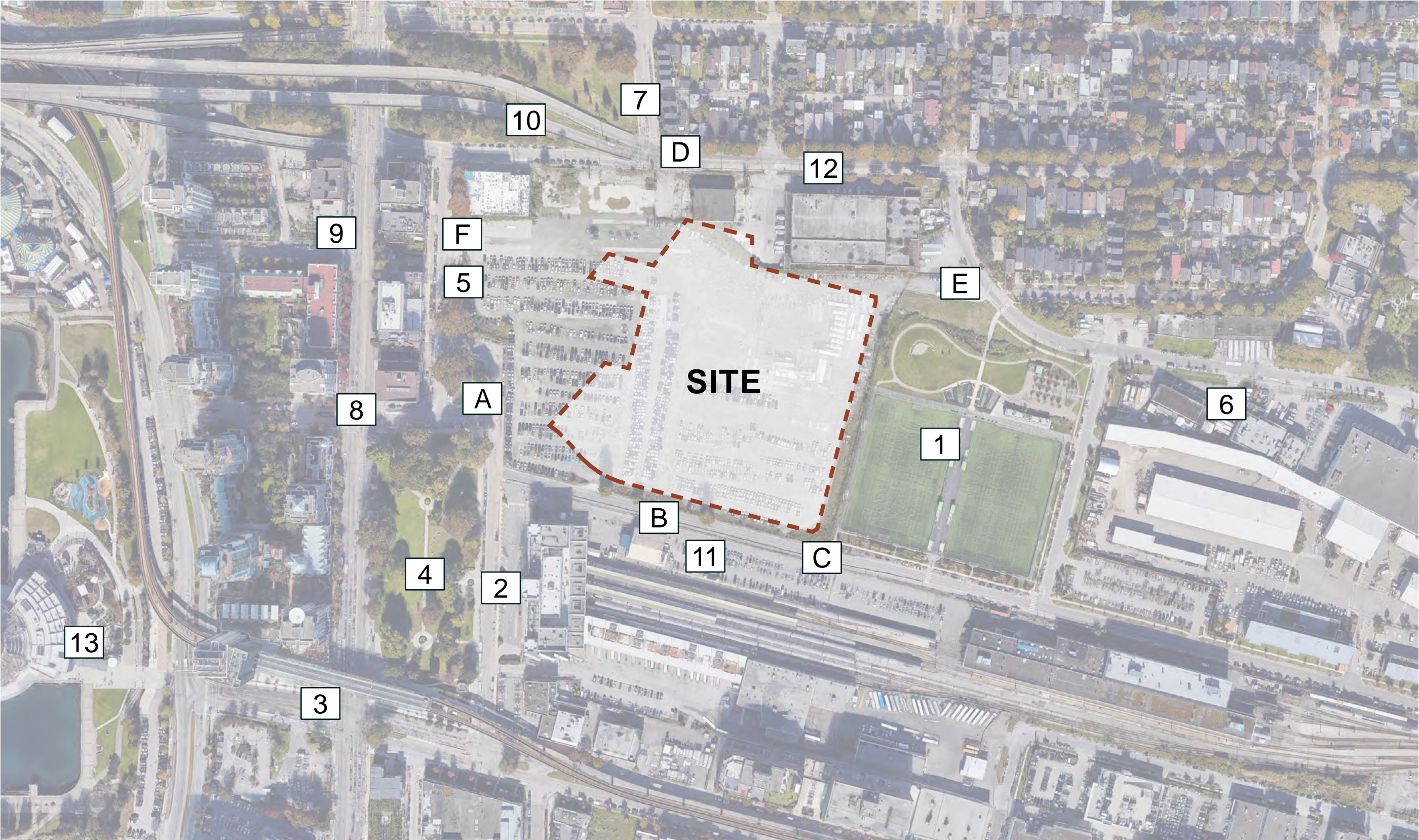


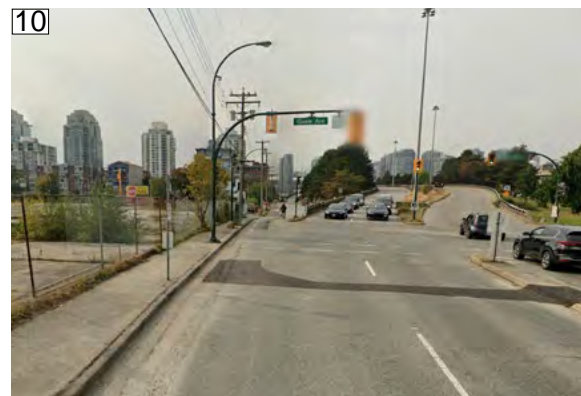
Context Plan

For more than one hundred years, St Paul's Hospital has been a beacon for the City of Vancouver, and the Design of the New St Paul's Phase 1a will help to carry on that legacy. The New St Paul's Phase 1a Project (NSP, the Facility or the Project) will acknowledge its proud history as a foundational building block of Vancouver for anyone who has ever needed care – paying homage to the founding mission to always find a way to help those in need.



Landmarks & Neighbourhood Character





Legend

1. Trillium Park
2. Pacific Central Station
3. Main Street-Science World Skytrain Station
4. Thornton Park
5. Adjacent mixed-use: hotel, retail and residential
6. Adjacent industrial building
7. Neighboring Strathcona residential
8. Neighboring mixed-use high rise
9. Neighboring mixed-used mid rise
10. Georgia Viaduct
11. Pacific Central Station staff parking
12. Neighboring Strathcona residential
13. Science World

Site Photos



A - Station Street facing East and Pacific Central Station



B - National Avenue facing North and Pacific Central Station staff parking



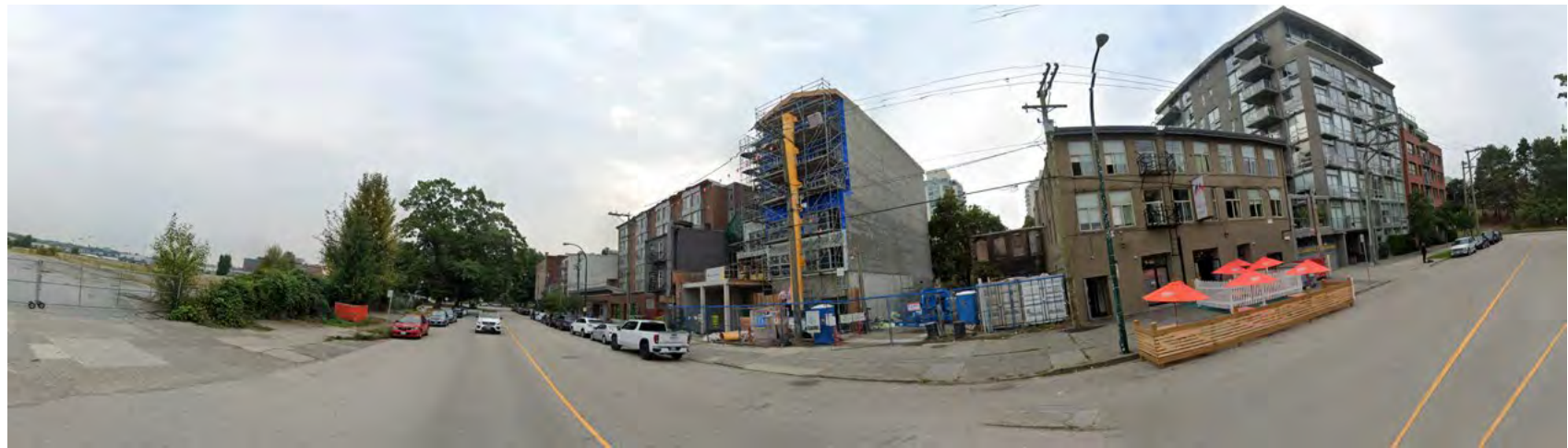
C - National Avenue facing North and Trillium Park



D - Prior Street facing South and Georgia Viaduct

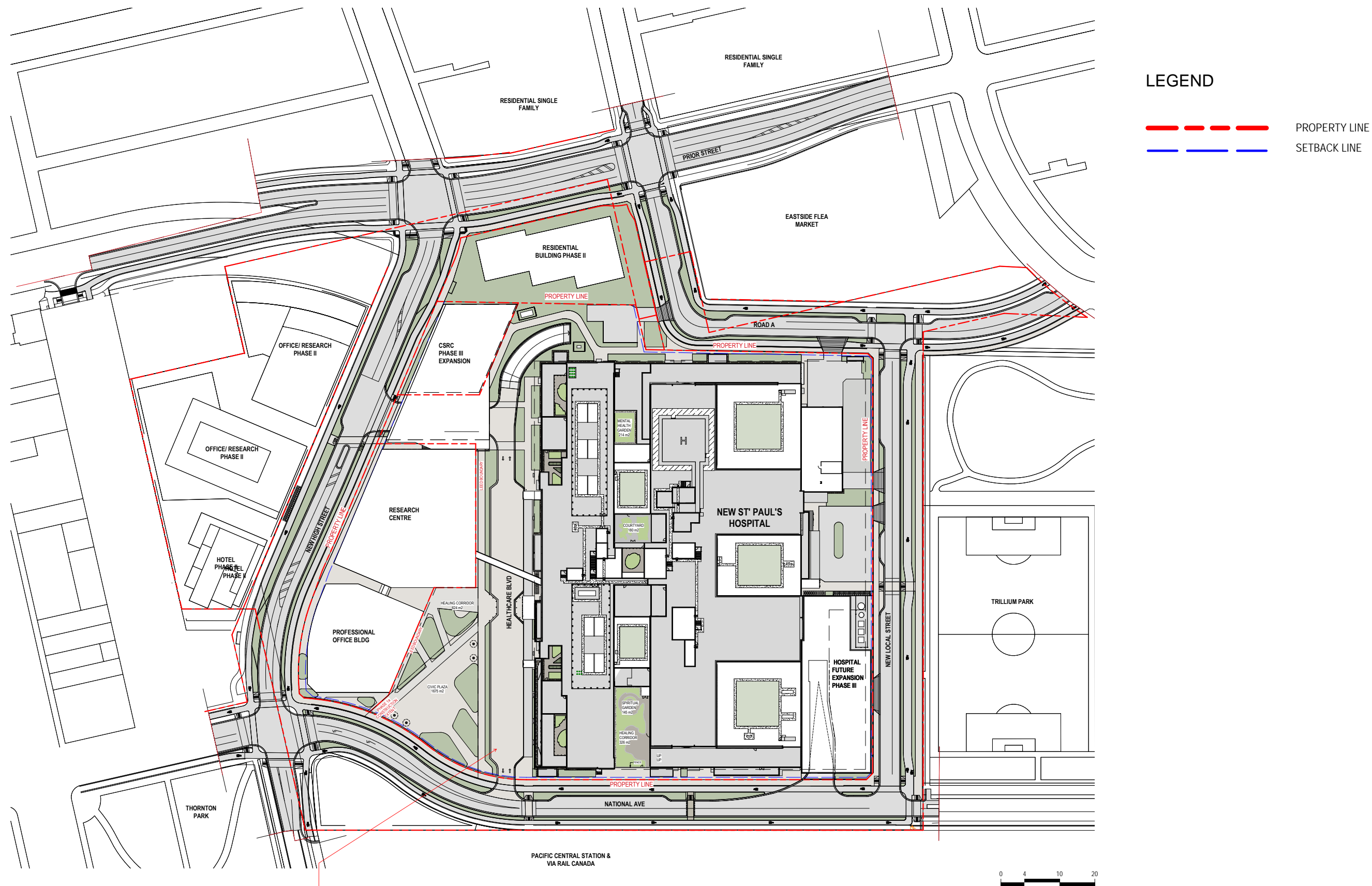


E - Malkin Avenue facing West and Trillium Park



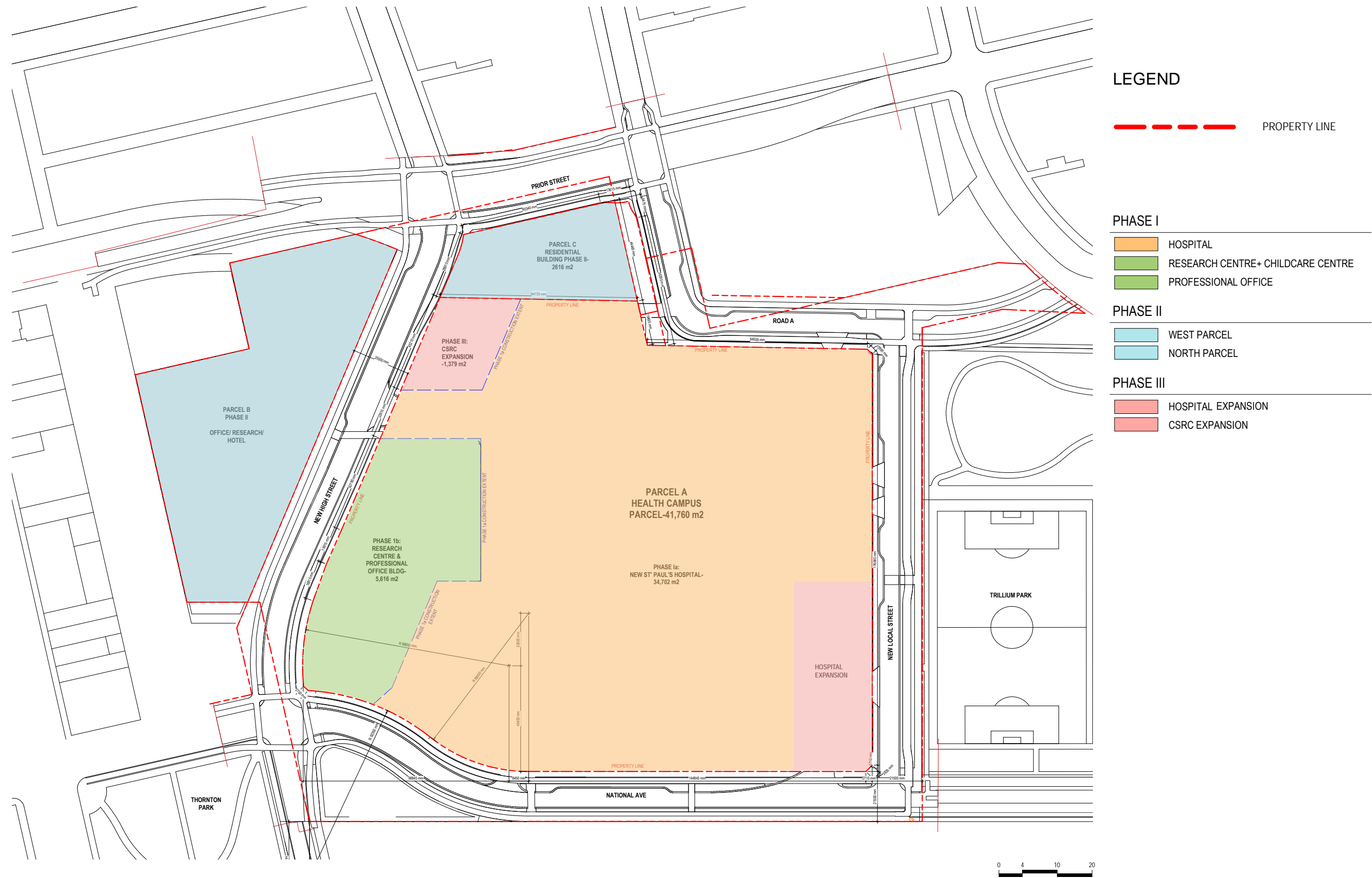
F - Station Street facing West and adjacent existing buildings

Development Master Plan



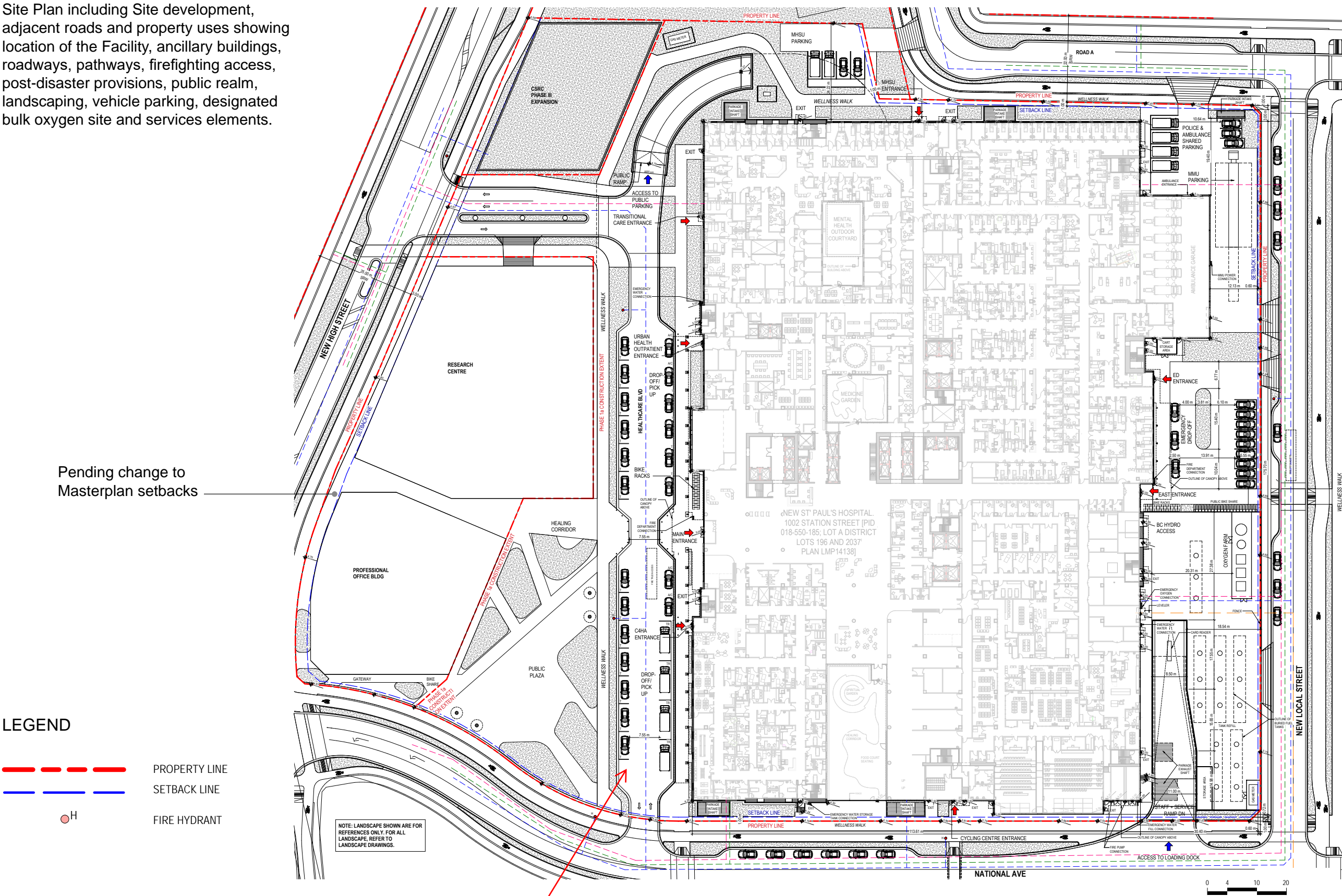
Note: East Layby lane on Healthcare Blvd is part of the CSRC Phase 1b development and only shown for Masterplan review; this portion of HealthCare Blvd is not part of Hospital Phase 1a development.

Phasing Plan



Site Plan

Site Plan including Site development, adjacent roads and property uses showing location of the Facility, ancillary buildings, roadways, pathways, firefighting access, post-disaster provisions, public realm, landscaping, vehicle parking, designated bulk oxygen site and services elements.



Pending change to Masterplan setbacks

LEGEND

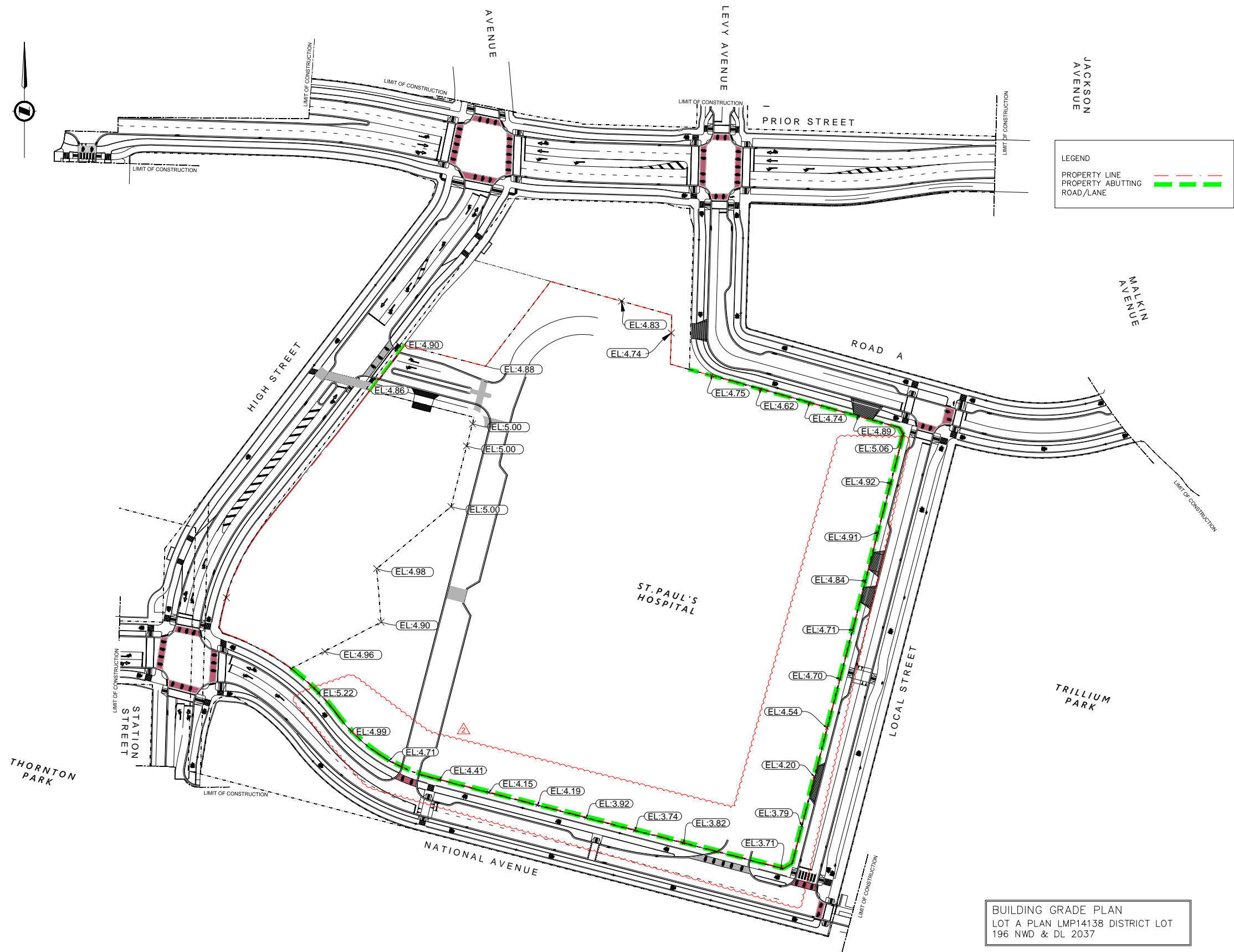
PROPERTY LINE

SETBACK LINE

FIRE HYDRANT

Note: East Layby lane on Healthcare Blvd is part of the CSRC Phase 1b Development and only shown for Masterplan review; this portion of Healthcare Blvd is not part of Hospital Phase 1a Development.

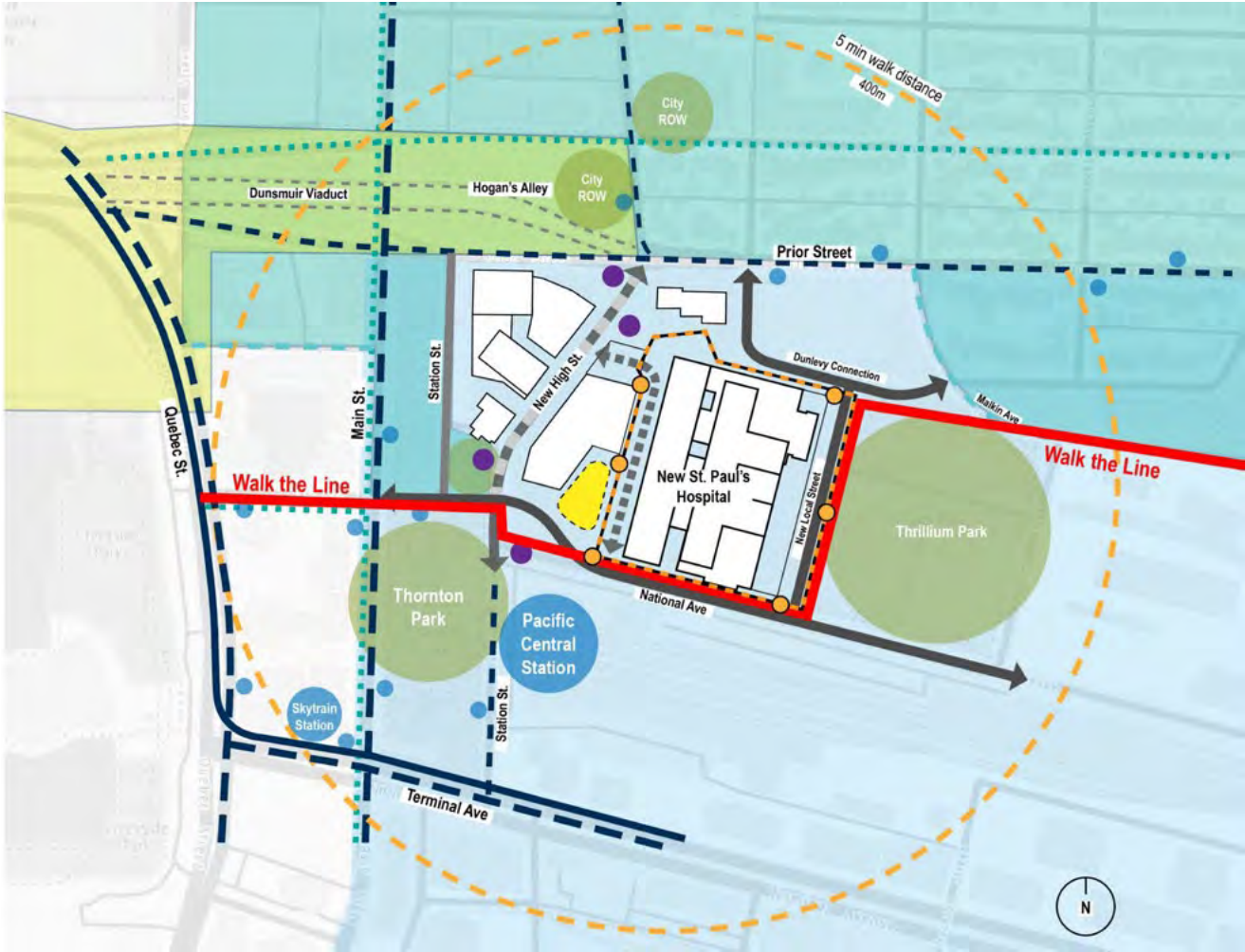
Building Grades Plan



Design Rationale

Master Plan Concept

The main feature of the proposed master plan concept consists of a north-south orientation on the Site which creates a strong sense of Campus in collaboration with the future Clinical Support and Research Centre (CSRC) that benefits from improved siting on the New High Street. The two parts become one stronger unified collective enabling NSP to become the catalyst for future urban renewal and development for generations to come. The CSRC's new siting, will have both a public face onto New High Street providing ground floor animation as well as one facing inward towards the Facility and the Civic Plaza.



Site Diagram

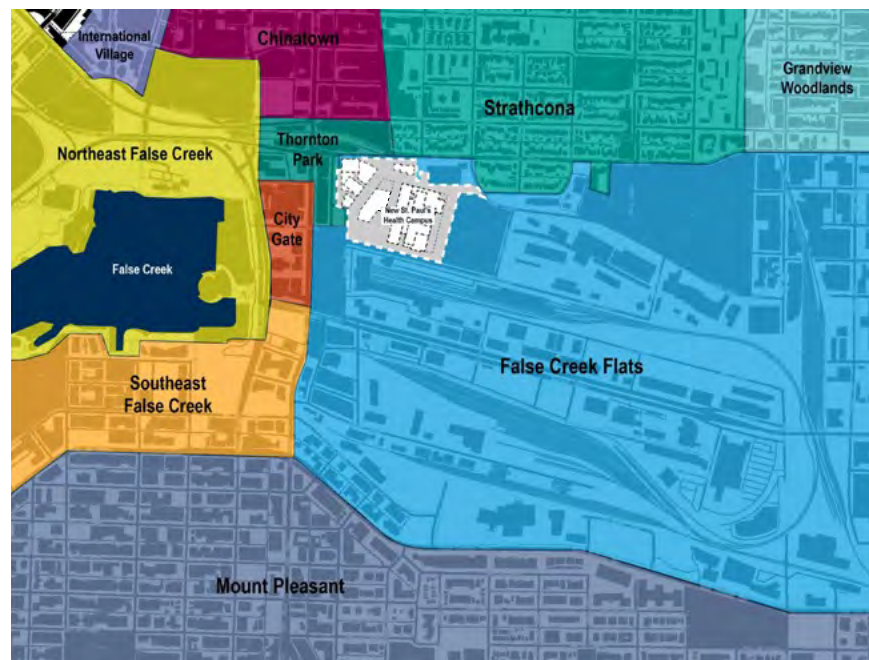


Design Rationale

Master Plan Concept



Urban Context - Figure-Ground



Urban Context - Neighbourhoods

The geometry of the Site and the position of the two building masses naturally opens up to the south towards National Avenue, creating an urban Plaza that provides a strong feeling of arrival along with enhanced opportunity for direct sunlight penetration deep into the Health Campus and along Healthcare Boulevard. The Civic Plaza will be a modern, urban piazza with strong edges bounded by the Hospital and the CSRC.

The CSRC position on New High Street enhances development opportunities and greater connections for the Health Campus to the West Parcel on the west side of New High Street.



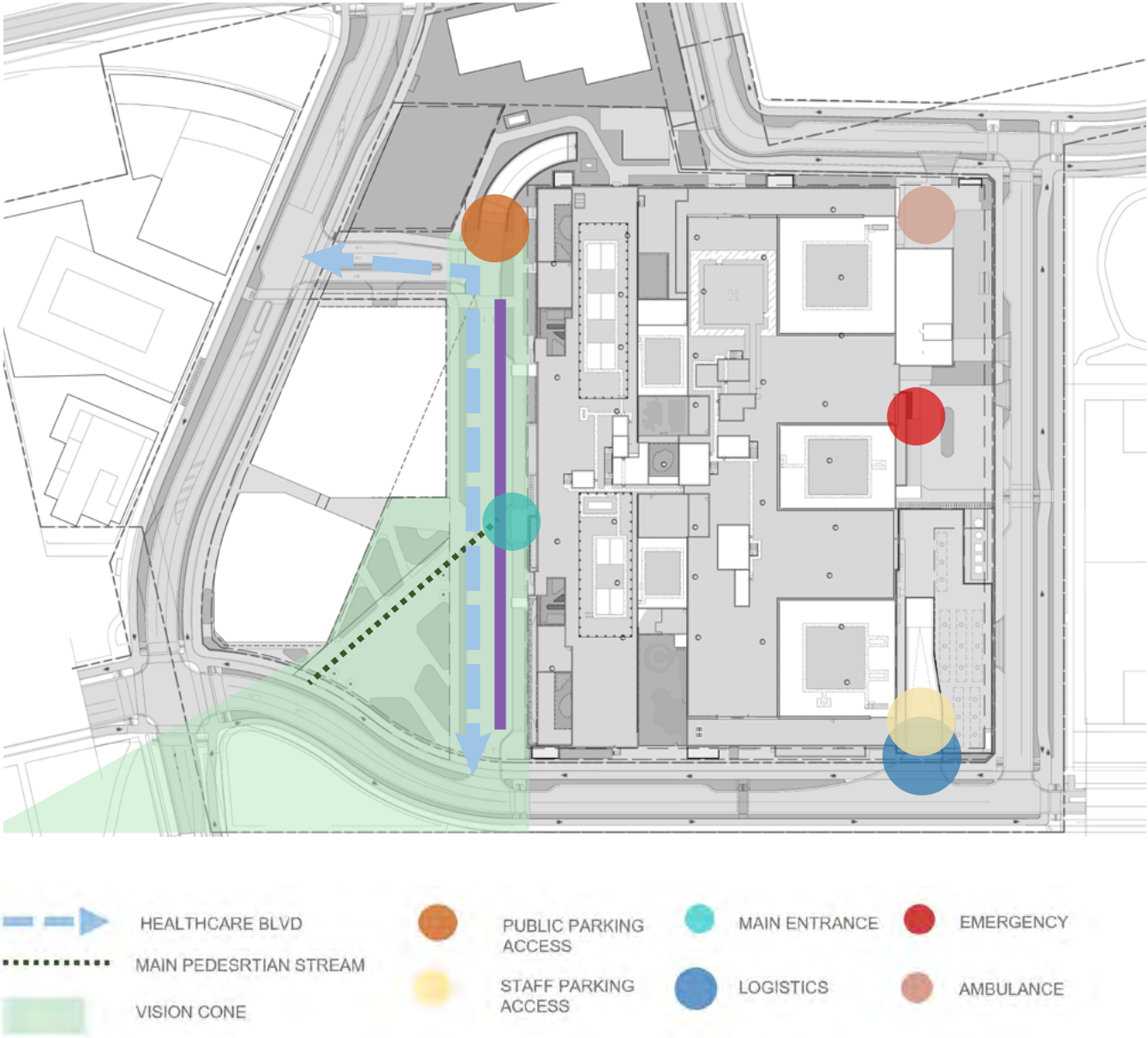
North-South Orientation of Facility allows organization of the Site in a logical manner and creates a Civic Plaza connection.

The CSRC is broken above grade into two parts, an office building component and a research building component allowing for an important pedestrian connection between the two and connecting the Hospital Main Entrance to New High Street and the West Parcel. The wedge shape of the Civic Plaza provides greater “storefront” exposure of the CSRC and the Hospital towards the south and by extension to Thornton Park and the Main Street Station.

In addition to this, it provides enhanced opportunity for direct sunlight through the Site and on Healthcare Boulevard, the Main Entry and program entrances for the Centre for Healthy Aging and Urban Health Outpatient Services. The Civic Plaza will be a modern, urban piazza with strong edges bounded by the Facility and the CSRC.

The Main Entrance becomes a clear and legible visual destination from the corner of New High Street and National Avenue.

The project team has reviewed extensively and considered vehicular traffic flows to delineate and effectively stream traffic from the Site perimeter towards one’s potential destination: the CSRC, the Facility Visitor underground parking, Healthcare Boulevard, Emergency entrance, Staff parking or shipping and receiving.



Site Plan Diagram

Design Rationale

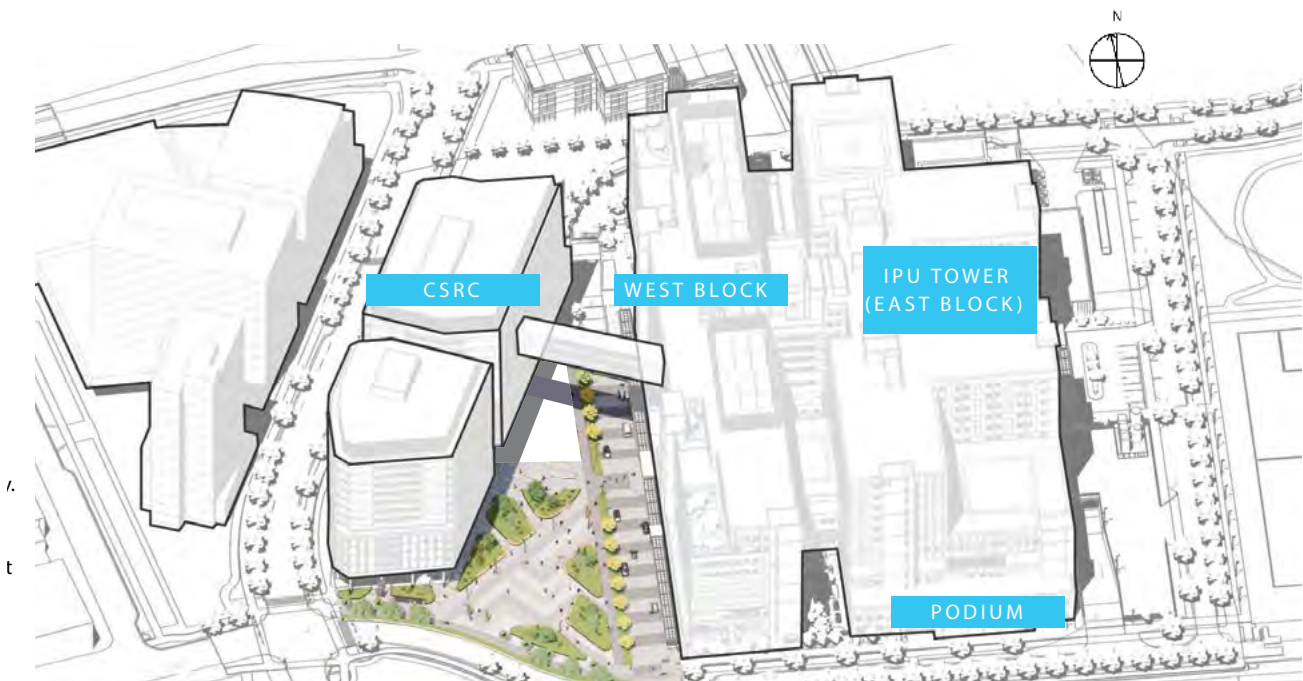
Site Design

This effort ultimately supports the Patient’s experience, alleviating the potential stresses of wayfinding to and throughout a large, multi-dimensional social institution such as the NSP. The siting has important operational benefits as well; it maximizes the utility of the available urban street network to serve more distinct purposes which is essential for such a large, complex infrastructure Project.

List of specific functional requirements addressed in the site organization and design:

- Access to Staff parking is separated from Visitor traffic flow
- Logistics and service traffic will be steered away from busy public areas
- Urgent emergency vehicle traffic will be separated from public entries

With the Civic Plaza situated on the south side and stretching westward towards the corner of New High Street and National Avenue, it will become an activated pedestrian zone that will become the gathering point for people coming to the NSP via public transit, conveniently located at the Main Street Station. The Wellness Walk will be an accessible, multi-faceted amenity that will weave its way around the Campus and will create both an important link to the City fabric and a place of respite for Staff and Patients. The Wellness Walk will accommodate places to sit and reflect, as well as incorporate points of interest that will educate and acknowledge the legacy of Indigenous Peoples and the historic shoreline of False Creek.

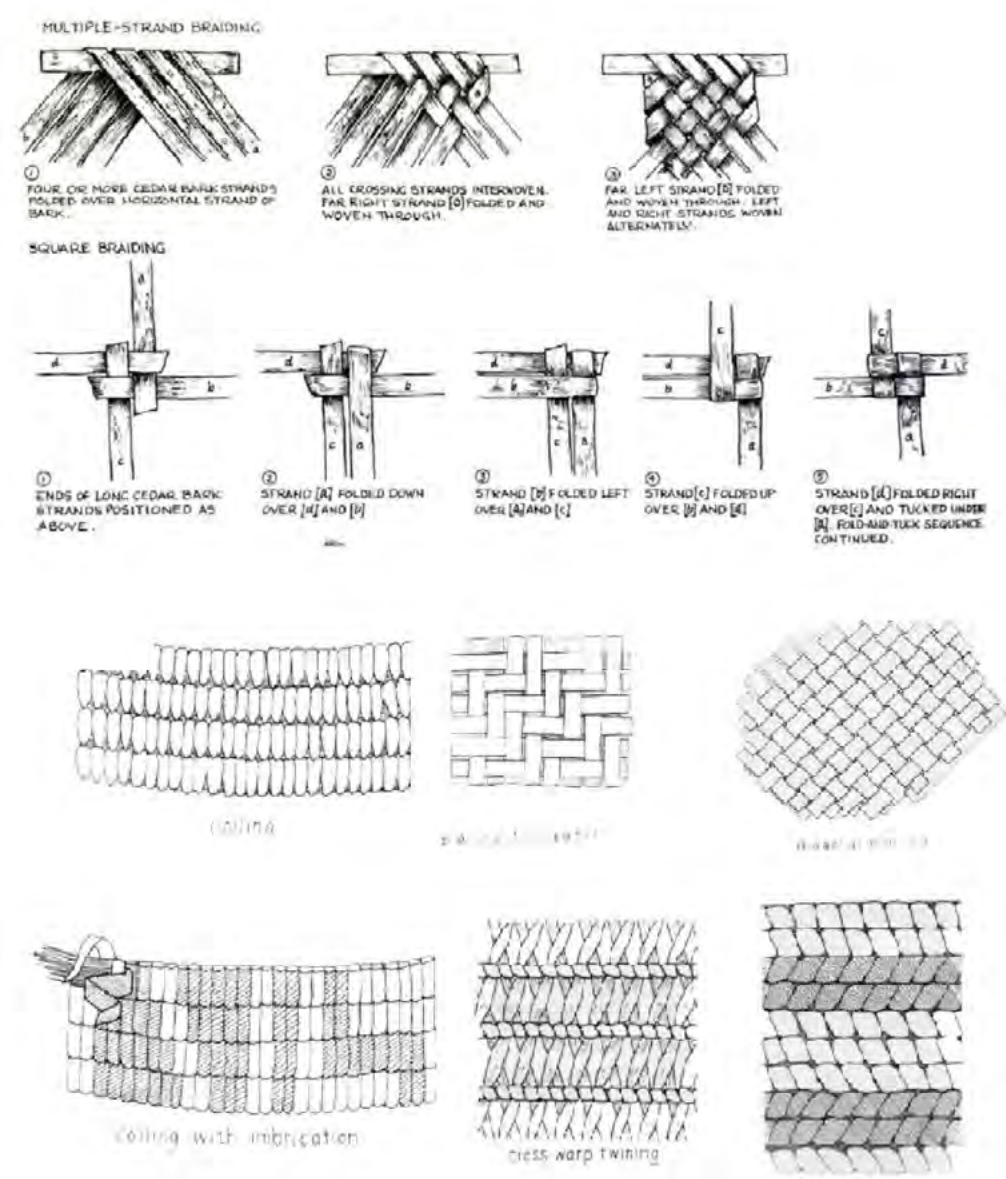


Site and Building Massing Diagram

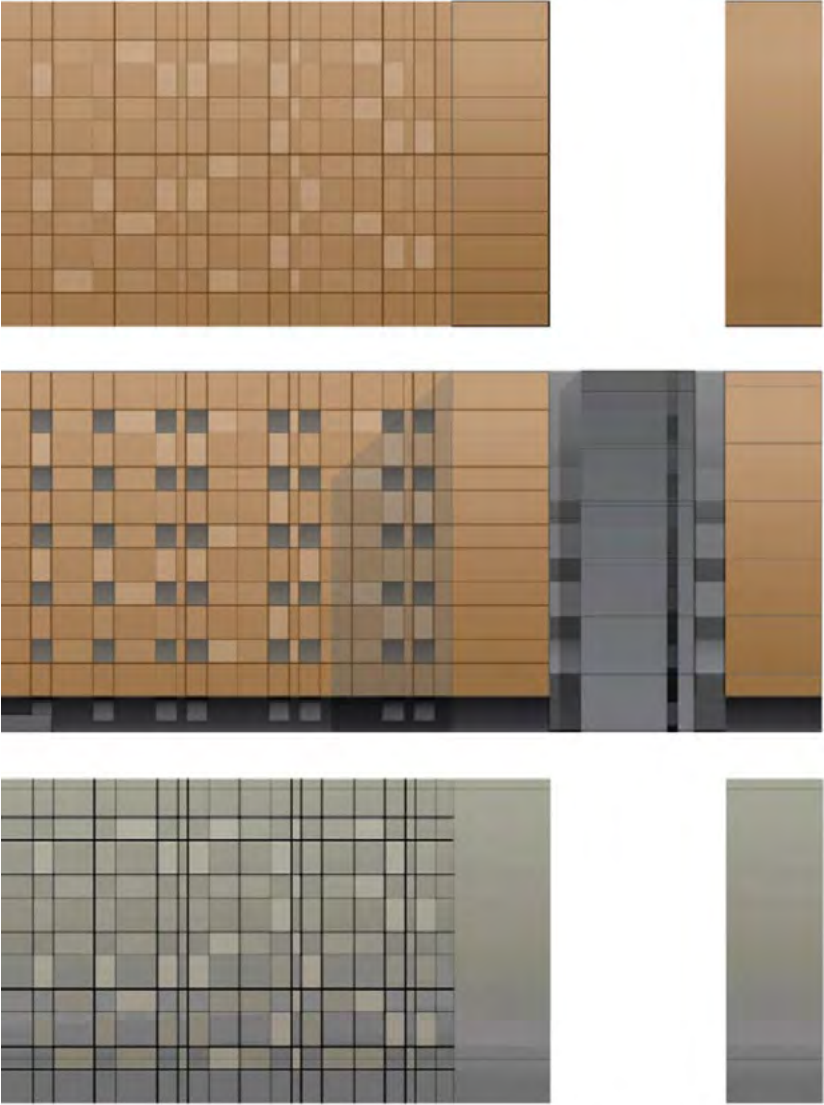


Design Rationale

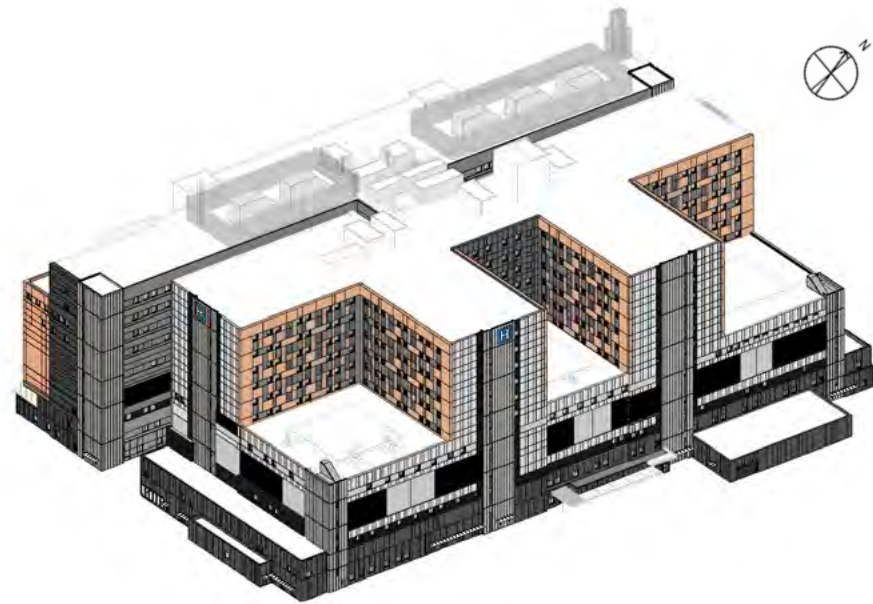
Building Massing and Envelope Concept



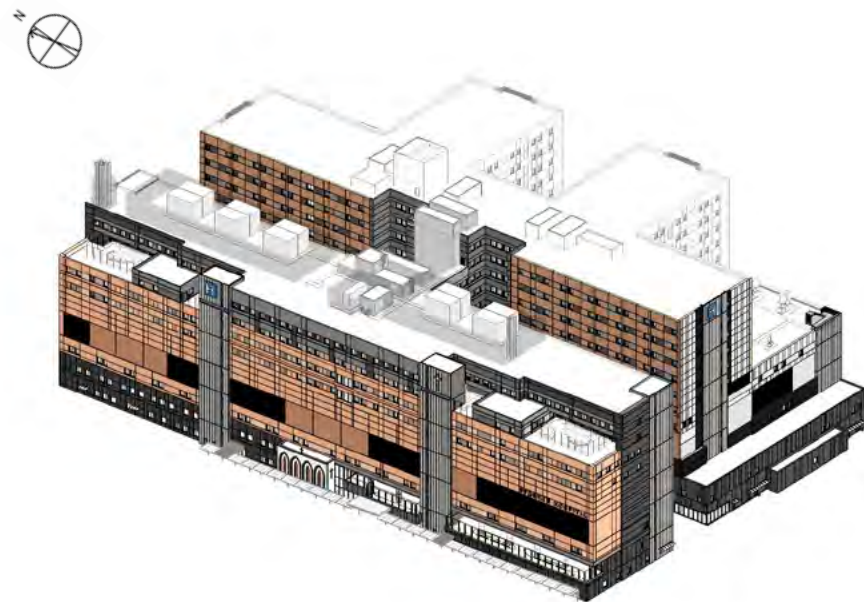
Weave Pattern Inspiration (Pacific Northwest native weave techniques)



Developed weave pattern on the facades



South East View - Woven pattern on patient towers



South West View - Woven pattern on west south facades

The weave concept is the metaphor enabling the Facility to be an anchor for the community, bringing together adjacent City neighbourhoods while acknowledging Indigenous and Catholic cultures as distinct, yet reconciling their presence and strength together.

Early in the Design, Indigenous weaving techniques started to inform the exterior expression of the building. The building massing is very large, yet it needed to be broken down into elements in order for it to sit in its urban context and be appropriately scaled to be welcoming and relatable at an individual/personal level.

Breaking down the large building mass is aided by the functional separation of program components into a West Block and East Block massing. A pedestrian-level scale is created in the form of a two-storey dark gray band encircling the whole building enabling points of interest such as the various entrances to “pop out” as highlighted destinations articulated with accent colour, material, signage and lighting.

The body of the podium up to Level 5 is further defined depending on its façade exposure. The East Block massing is further articulated by the inpatient unit configuration above Level 5.

The eastern exposure of the Inpatient Towers (East Block) enables Patient bedrooms to have individual views to the south, east and north. The individual scale of the Patient is expressed in the façade where metal panel colour and texture create a kind of quilt acknowledging the individual while producing a comprehensible whole pattern. The exit stairs serve as strongly expressed vertical elements on all four facades binding together the quilt of the New St. Paul’s Hospital.

The composition of the facades is enhanced by the use of colour. The earth and dust from which people are born and return is expressed predominantly in ochre, copper and clay tones. This range of colour is used as a “forward welcoming embrace” at key locations such as the public-facing West Block façade. To breakdown the large building massing and to contrast with the forward earth tones, dark gray/black is used to create recessive, shadowed areas of the facades. Areas of distinction such as the Chapel and the Main Entrance, are highlighted against the dark gray/black pedestrian-level podium in light gray masonry.

Design Rationale

Building Massing and Envelope Concept

The Building massing is, in part, articulated by a West block and an East block. The physical separation between these two forms facilitates daylight to penetrate deeply into the central core of the Facility through to the ground floor in the form of enclosed courtyards, and a south facing exterior space comprising a portion of the Healing Corridor and the Spiritual Garden. Tying the West and East blocks together is a two-storey, ground oriented podium base, intersected by strong vertical elements which are the stair towers. The Energy Centre is completely absorbed into the body of the building at Level 5, effectively hidden and providing greater flexibility to accommodate clinical elements at the building perimeter.

As much as the NSP will be an important patch woven into the quilt that is the City of Vancouver, The design team has borrowed on the First Nations form of expression of weaving to create an identity for the Facility that is both timeless and relevant to the history of the Site. The distinct East Block massing, which comprises the inpatient units, uses colour and pattern to create a woven quilt pattern that is representative of each individual Patient within the care of St Paul’s Hospital.

List of Relaxations:

1. The applicant would like to apply for relaxation of one protrusion on the building rooftop which interferes with the View Cone 22 from Main Street and 6th Avenue. (Refer to section Protected View Analysis on page 34 and 35.)



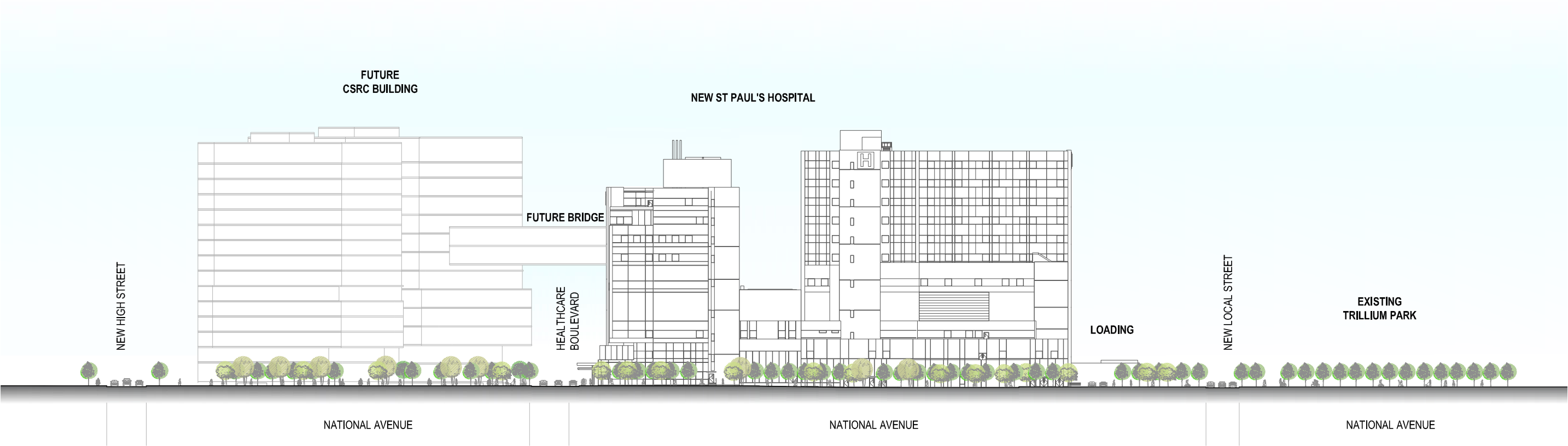
Design Rationale

Renders

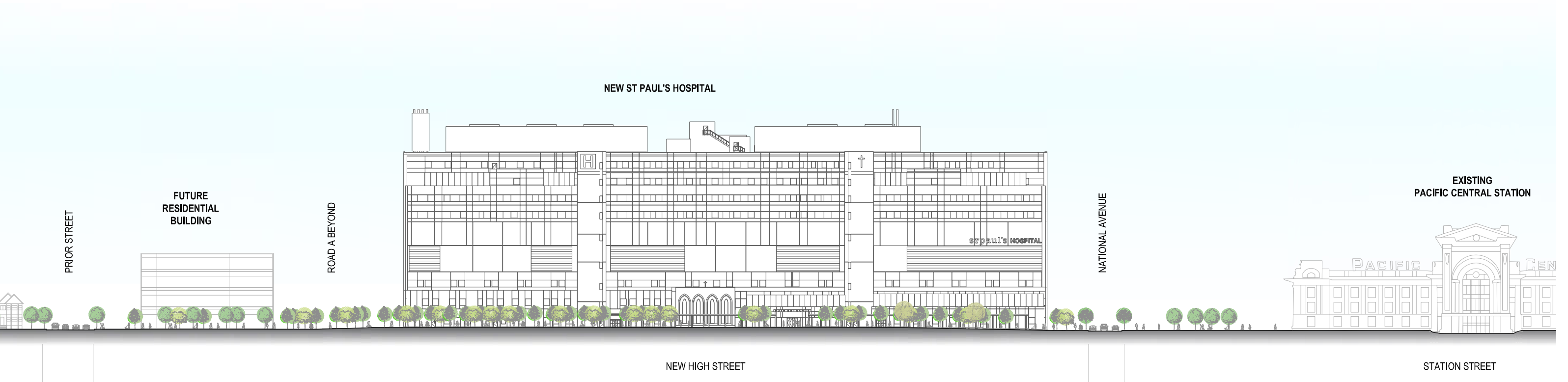




Streetscape Elevations

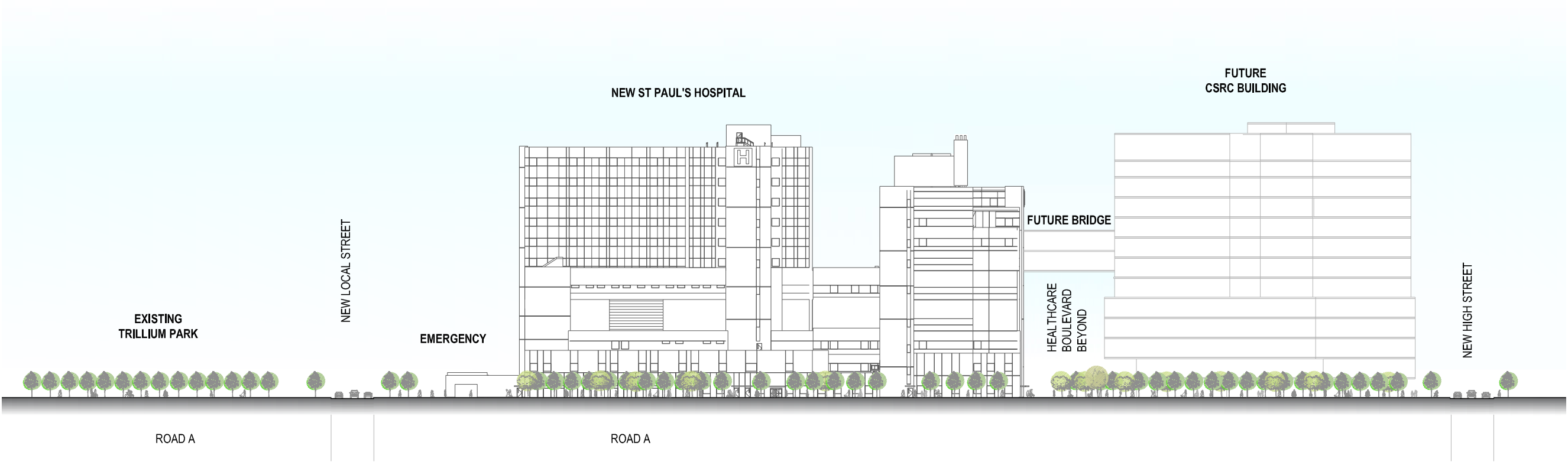


Streetscape Elevation South

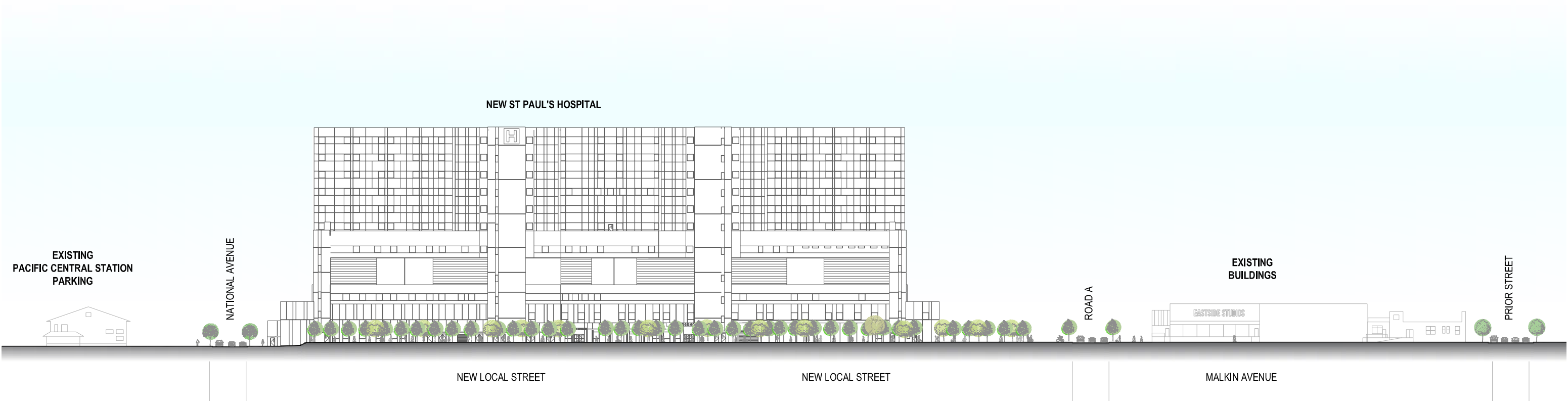


Streetscape Elevation West

Streetscape Elevations



Streetscape Elevation North



Streetscape Elevation East