CITY OF VANCOUVER DEVELOPMENT, BUILDINGS, & LICENSING

DEVELOPMENT PERMIT STAFF COMMITTEE MEETING July 21, 2021

FOR THE DEVELOPMENT PERMIT BOARD August 9, 2021

1002 Station St (COMPLETE APPLICATION) DP-2021-00085 CD-1 (761)

DR/KH/AEM/JF

DEVELOPMENT PERMIT STAFF COMMITTEE MEMBERS

Present:	Also Present:
M. So (Acting Chair), Development Services R. Grover, Engineering Services J. Olinek, Urban Design & Development Planning D. Shearer, Board of Parks & Recreation	D. Robinson, Urban Design & Development Planning K. Hsieh, Development Services A. Maness, Urban Design & Development Planning J. Freeman, Development Services K. Amon, Board of Parks & Recreation
APPLICANT: PCL Constructors Westcoast Inc.	PROPERTY OWNER: PROVIDENCE HEALTH CARE SOCIETY

PCL Constructors Westcoast Inc. 301-13911 Wireless Way Richmond, BC V6V 3B9

PROPERTY OWNER: PROVIDENCE HEALTH CARE SOCIETY 1081 BURRARD ST VANCOUVER BC V6Z 1Y6

EXECUTIVE SUMMARY

• **Proposal:** To develop on this site an 11-storey hospital phase 1a of a campus plan including four levels of underground parking, a "Wellness Walk", associated public plaza and adjacent private roads, subject to Council's approval of the form of Development.

See	Appendix A	Standard Conditions	

- Appendix B Standard Notes and Conditions of Development Permit
 - Appendix C Plans and Elevations
 - Appendix D Landscape Plans
 - Appendix E Applicant's Design Rationale
 - Appendix F Conditions of Rezoning (PH minutes)
 - Appendix G Notification report
 - Appendix H NSP Climate Risk Assessment
- Issues:
- 1. Development of Architectural Expression to Align with CD-1 Guidelines
- 2. Development of Public Realm to Align with CD-1 Guidelines
- 3. Helipad Access (Elevator Overruns Extending into Protected View)
- Urban Design Panel (April 21, 2021): Resubmission recommended (9/0)
- Urban Design Panel (June 23, 2021): Support (6/0)

DEVELOPMENT PERMIT STAFF COMMITTEE RECOMMENDATION: APPROVE

THAT the Board APPROVE Development Application No. DP-2021-00085 submitted, the plans and information forming a part thereof, thereby permitting the development of an 11-storey hospital over four levels of underground parking with access from National Street, subject to the following conditions and approval of the Form of Development by Council:

1.0 Prior to the issuance of the development permit, revised drawings and information shall be submitted to the satisfaction of the Director of Planning, clearly indicating:

- 1.1 design development to enhance the sense of permanence and distinctive enduring nature of this prominent 100-year civic building in response to the Council-approved CD-1 Design Guidelines, through the following design strategies:
 - i. Provision of improved architectural expression to support local placemaking:
 - a) Design development of the west elevation to better reflect and reinforce the character of the civic plaza and Healthcare Boulevard, through the following:
 - Demonstrating fine-grained human scale architectural detail, in particular on lower building floors, and including additional glazing units to the greatest extent feasible;

Note to Applicant: This may be achieved by further exploring 3D cladding articulation, shadow lines and subtle colour and texture variation, as well as unifying the various architectural elements proposed.

• Exploration of simplified design language that supports a more bold and striking west façade expression, recognizing its importance as the primary building elevation and the 'front door' to the campus;

Note to Applicant: Consider limiting the 'podium expression' to the north, east and south elevations to allow a direct relationship between the west façade expression and the ground plane, including Healthcare Boulevard and the civic plaza.

• Provision of a 1.5m (5 ft) west step back for penthouse levels;

Note to Applicant: This condition supports sections 3.1.1, 3.3, 5.1.2, 5.1.3 and 6.3 of the CD-1 Design Guidelines.

• Further developing and enhancing the expression of the perforated panels concealing the mechanical floor to include art, imagery and/or feature lighting in order to add visual interest to the civic plaza and the overall campus;

Note to Applicant: Explore wrapping the perforated panel expression around the adjacent building corners to better unify the north, south and west elevations and to provide additional visual interest. This conditions may be achieved in coordination with the overall New St. Paul's Health Campus (NSPHC) public art strategy. A separate DP will be required for public art.

- b) Design development to enhance visual and physical permeability of the lower building floors, and in particular the at-grade interface, through the following:
 - Including additional glazing units to the greatest extent feasible;

Note to Applicant: Where glazing units are absolutely not possible due to programmatic constraints, explore transparent materials which serve to incrementally break down the massing along with building articulation, materiality and/or colour variation to add visual interest.

 Addressing the uniformity of the northern podium façade by increasing pedestrian interest through building articulation and/or human scale architectural treatments;

Note to Applicant: See also Recommended Condition 1.2i b) and Standard Conditions A.1.3ii c) and A.1.15.

- Providing solutions to further activate and animate the southern interface, including:
 - i. Providing a direct visual and physical connection between the proposed conference centre and the Wellness Walk;
 - ii. Providing opportunity for the food court to open up to the street including relocating the adjacent air intake, as required; and
 - iii. Providing increased permeability between the healing garden, the food court and the Wellness Walk;

Note to Applicant: This may be achieved by reorganizing the healing garden to locate outdoor dining adjacent to and within the public realm (Wellness Walk) while repurposing the interior northern portion of the space for an enlarged spiritual garden and healing space. Refer to 4.1.4 in the CD-1 Design Guidelines. See also Standard Condition A.1.14.

• Highlighting and enhancing the continuous, publicly accessible east-west pedestrian connection through the core hospital building;

Note to Applicant: Architectural expression is central to achieving a strong sense of place reflective of site history and a distinctive and highly legible public realm, as outlined in the Policy Statement and rezoning approval. This condition supports principles 1.2.1, 1.2.2, 2.1, 2.2 and sections 3.2, 3.6, 5.1.2, 6.2 of the CD-1 Design Guidelines. This condition also relates to rezoning conditions #3 and #29.

- ii. Provision of a revised intrinsically high quality and durable material palette that better responds to the CD-1 Design Guidelines as follows:
 - a) A simplified and overall calmer material and colour palette that highlights and unifies each of the four building elevations;
 - Additional high quality material to counterbalance the extensive use of aluminum composite panel and to further distinguish the civic importance of this prominent public building, particularly at-grade;

Note to Applicant: This could be used as a method of further distinguishing the two-storey podium expression and/or highlighting entrances. Refer to suggested materials such as stone, brick and terracotta in 6.3 of the CD-1 Design Guidelines.

c) A natural finish metal material (such as copper or weathering steel) as an accent to compliment the extensive use of grey aluminum composite panel and to highlight the passage of time is strongly recommended;

Note to Applicant: This could serve as an alternative to the mid grey custom panel on stairwell projections or the dark grey accent banding on top of the podium expression.

- d) Explore an expanded application of 3D panel cladding as an opportunity to increase shadow lines and further break down large expanses of blank façade;
- e) A physical catalog sample of C1 (wood look accent) aluminum composite panel. Alternatively, replacement of this material with a natural wood accent is strongly recommended;

Note to Applicant: Natural materials provide for a more authentic pedestrian experience which can better instill sense of place and reflect site history.

Note to Applicant: The material palette should be viewed as an opportunity to directly reflect the distinct heritage of the area and the character of the local community. This condition supports principle 2.2 and sections 1.3 and 6.3 of the CD-1 Design Guidelines.

iii. Reconsider interior programming layouts in an effort to improve upper level massing and provide additional modulation to the roofline to achieve a more sculptural building top expression;

Note to Applicant: The intent of this condition is to present a varied and unique skyline, particularly when viewed from the Skytrain and the adjacent Chinatown and Strathcona neighbourhoods. Elevator and stair penthouses, helipad structures, mechanical rooms, equipment, ducts, vents, and other appurtenances should appear integral with the overall architectural expression. Refer to 6.3 of the CD-1 Design Guidelines.

- 1.2 design development to the public realm interface to prioritize pedestrian safety and comfort and better respond to the CD-1 Design Guidelines through the following design strategies:
 - i. Improving vehicular integration with the public realm interface, including:
 - a) Strong consideration to relocate the public parkade ramp to be wholly enclosed within the building footprint, or otherwise reducing the visual and physical impact of the exposed ramp on the performance of the public realm to an absolute minimum to be demonstrated through detailed architectural documentation; and

Note to Applicant: Refer to 3.1.2.1b and 5.1.4 of the CD-1 Design Guidelines.

b) Enhancing the pedestrian experience along the north portion of the Wellness Walk by absolutely minimizing conflicts with the Mental Health Stabilization Unit parking, exposed parkade ramp and intake venting with consideration of visual, noise, air quality and other potential impacts; Note to Applicant: Refer to 4.1.2 of the CD-1 Design Guidelines.

- ii. Improving the east interface to reduce the impact of vehicles, service areas and air intake vents on the pedestrian experience and to respond to the adjacent Trillium Park, including:
 - a) Exploring a reduction in the number of vehicle accesses by combining access to the emergency drop-off and the Mobile Medical Unit parking area and by limiting the access widths to the absolute minimum required;
 - b) Relocating the air intake vent proposed at the northeast corner of the property out of the public realm and replacing it with robust landscape screening and/or interactive, engaging elements along the Wellness Walk;

Note to Applicant: This condition supports principle 1.2.2.2 and sections 3.1.2.1c and 5.1.4 of the CD-1 Design Guidelines. See also Standard Condition A.1.14.

- iii. Enhancing entrance locations with particular consideration given to the east-west public connection through the building. This may be achieved by:
 - a) Providing substantial weather protection at all entrances;

Note to Applicant: Previous design iterations showed weather protection more directly integrated into the building façades and staff recommend revisiting this approach.

- b) Providing colourful and/or playful elements (such as seating, feature lighting or planters) to highlight and personalize entrances;
- c) Providing clear wayfinding, lighting, planting and signage near and around all entrances, including highlighting the east-west connection through the building;
- iv. Providing further detail demonstrating potential impact on the public realm resulting from the air intake vents proposed at the southwest corner of the building;

Note to Applicant: A clear and legible public realm that is supportive of a highly-walkable community, provides opportunities for healing, and reinforces a sense of place and permeability throughout the site is critical to the overall success of the healthcare campus, as outlined in the Policy Statement and the rezoning approval. The primary hospital building should support the public realm as a natural extension of the healing environment. This condition supports principles 1.2.2, 2.1 and sections 3.1.1, 3.5 of the CD-1 Design Guidelines. This condition also relates to rezoning condition #4. See also Standard Condition A.1.15.

- 2.0 That the conditions set out in Appendix A be met prior to the issuance of the Development Permit.
- 3.0 That the Notes to Applicant and Conditions of the Development Permit set out in Appendix B be approved by the Board.

Technical Analysis

Technical R	eview for 1002 Sta	tion St. (St. F	Paul's)	DP-2021-00085	Pen	ding CD-1
	PERMITT	ED / REQUIF	RED	PROPOS	SED	
Site Area ¹		Minimum				
	Hospital Use	3,700.0	m²		41,760.00	m²
Use ²		Institutional	Use: Hospital	In	stitutional Us	e: Hospital
	Accesorry Us	ses: Church, R	Retail, Parking	Accesorry Uses:	Church, Ret	ail, Parking
Trans	portation + Storage	Use: Aircraft L	_anding Place	Fransportation + Storage Use	: Aircraft Lar	nding Place
Floor Area ³		Maximum				
	<u>Sub-Area A</u>	231,182.0	m²		127,876.7	m²
Exclusions	<u>Sub-Area A</u>	<u>Maximum</u>	dina		1 014 0	m^2
	Detie - Deef Carde		liaaratian		725.2	m^2
	Pallo + Rooi Garde				720.2 All parki	
	Parking spaces etc	. DOP a	liscretion			ig etc.
	<u>Sub-Area A</u>	<u>Maximum</u>				
Height⁴	Top of Parapet	63.1	m		63.1	m
	View Cone				compliance	required
Parking⁵		Minimum				
	Hospital Use	1,375	sp.		1,329	sp.
	Standard	979	sp.		737	sp.
	Small Car Maximun	n 344	sp.		181	sp.
	Accessible	52	sp.	126 Physical spaces	252	sp.
				Green	61	sp.
				Lay-By	15	sp.
				Valet	83	sp.
Loading ⁶	Class <u>A</u>	B	<u>C</u>	<u>A</u>	B	<u>C</u>
	0	46	2	6	8	9
Bicycle ⁷	Class <u>A</u>	B		<u>A</u>	B	B
D 8	TBD	60		140		60
Pasenger	Class <u>A</u>	<u>B</u>	<u>C</u>		<u>B</u>	<u>C</u>
	0	0	U	0	0	U

Notes:

¹ **Note on Site Size and Site Area:** Site area is derived from applicant data and plans prior to any subdivision and creation of new roads and lanes. As per Section 11.15.2 of the Zoning and Development By-Law, the proposed site area meets the minimum requirement of 3,700.0 sq. m for a hospital use development.

² **Note on Use:** As permitted under Sections 5.1 and 5.2, this application proposes Institutional Use; Hospital, and Accessory Uses; Retail store, Church, and Parking uses, and Transportation and Storage Uses; Aircraft Landing Place.

³ **Note on Floor Area**: As per the Section 7.1 of the CD-1 By-Law, this area consists of 4 sub-areas for the purpose of establishing floor area. This application, being the first development in Sub-Area A, is under the maximum permitted floor area of 231,182.0 sq. m. of the CD-1 By-Law.

The total proposed floor area however does not include mechanical areas above grade but below the top of the building, chapels, meditation rooms, portions of roof stairs and elevators, which are all required to be included in floor area calculations.

In addition, floor areas that are unlabeled, incorrectly identified and the conflicting project data on the project summary and FSR verification sheets contribute to the inaccuracy of the floor area calculations. This is resulting in a total floor area above the projected numbers noted on the applicant's master plan and may affect future proposed developments for this site. Please see Standard Condition A.1.12

Standard Condition A.1.6 seeks confirmation of compliance with floor area calculations.

⁴**Note on Height**: The site consists of 4 sub-areas for the purpose of establishing height as per Section 4 of the CD-1 By-Law, and regulated by View Corridors 22 and 3.2.4 (Views from Crown Grouse and Fromme Mountains from Main St. and Queen Elizabeth Park). A view cone analysis indicates portions of the building between gridlines H and I, (stair/elevator accessing the helicopter pad) with a geodetic height of 71.05 m, project into the view cone 22 by 4.65 m. Standard Condition A.1.7 seeks compliance with view cone maximums.

⁵ **Note on Parking:** Parking is calculated per Section 4.2.3.3 of the Parking By-Law. Floor area changes may affect parking requirements and is to be coordinated with TDM evaluations and variances. Standard Condition A.1.8 i seeks confirmation of compliance with parking etc. requirements. Refer also to Engineering Conditions A.2.14.

⁶Note on Loading: Loading is calculated per Section 5.2.3. Floor area changes may affect loading requirements and is to be coordinated with TDM evaluations and variances. Standard Condition A.1.9 seeks confirmation of compliance with loading requirements. Refer also to Engineering Conditions A.2.11.

⁷**Note on Bicycle Parking:** Per Section 6.2.2.2 of the Parking By-Law, bicycle parking rate is calculated for every 17 employees on a maximum work shift. This is to be coordinated with TDM evaluations and variances. Standard Condition A.1.8 seeks confirmation of compliance with bicycle requirements. Refer also to Engineering condition A.2.7 and A.2.11

 Legal Description 	 History of Applica 	 History of Application: 		
Lot: 1	February 2, 2021	Complete DP submission		
District Lot: 2037	April 21, 2021	Urban Design Panel		
Plan: EP105034	June 23, 2021	Urban Design Panel		
PID: 031-266-932	July 21, 2021	Development Permit Staff Committee		

• **Site:** The site is comprised of a portion of one currently vacant lot, referred to as Phase 1a in the application documents within Sub-area "A" of the CD-1 By-law, located within the larger 7.4 hectare (18.4 acre) New St. Paul's Health Campus (NSPHC). The NSPHC is bounded by Station Street to the west, National Avenue to the south, Trillium Park to the east and by Prior Street to the north.

• Context: Significant adjacent development includes:

 (a) Pacific Central Station (b) Main Street Skytrain Station (c) Georgia Viaduct (d) Hogan's Alley (e) Nora Hendrix Place (258 Union) (f) Citygate Towers (g) Chinatown (h) Strathcona (i) Thornton Park (j) Trillium Park 	Three-storey historic building Transit station 960's road infrastructure slated for demolition listoric neighbourhood outlined in the NEFC Plan -storey Temporary Modular Housing 5 to 30-storey towers listoric neighbourhood listoric neighbourhood Public park Public park
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1002 Station St. (Complete Application) DP-2021-00085 – CD-1 (761)



• Background:

This Development Permit (DP) application was submitted on February 2, 2021 for the development of this site under the approved CD-1 By-law. The application is comprised of the core St. Paul's hospital building along with development of significant public infrastructure such as a large civic plaza, new or upgraded streets with cycle facilities, and a circular public pedestrian amenity referred to as the Wellness Walk.

The site is located at the northwest corner of the *False Creek Flats Plan* area and is governed by the *New St. Paul's Hospital and Health Campus Policy Statement*, approved by Council in 2017, and the CD-1 (761) By-law and associated *CD-1* (761) *Design Guidelines*, approved by Council in 2019. The intent is to develop an advanced comprehensive research and health campus with the core hospital serving as a prominent 100-year civic building that is architecturally distinctive and enduring.

At the time of rezoning the City was exploring new arterial road alignments through False Creek Flats, including a new grade-separated rail crossing. The indicative concept plan at rezoning made provision for a new arterial road dedication along the northern boundary of the New St Paul's Health Campus (NSPHC). In October 2019, Council approved a plan to grade-separate the existing rail crossing along the Prior/Venables corridor rather than implement a new arterial road and this revised direction is reflected in the updated NSPHC master plan.

As had been anticipated and communicated to Council at Public Hearing (October 22, 2019), the design proposes reorientation of several NSPHC buildings to achieve specific functional and urban design objectives identified through design development from the original indicative massing prepared at the time of the rezoning application in line with the Policy Statement. The primary change is a 90-degree rotation of the central axis of the core hospital building, the Healthcare Boulevard, and the research centre buildings. Building heights and densities are not affected by this reorientation.

The form of development proposed for the core hospital building is comprised of an east tower in the form of a linear slab to a height of nine storeys and a west tower taking the form of several wings separated by three large inaccessible rooftop courtyards to a height of 11 storeys. The towers are divided above level 5 by a series of linear courtyards located at grade. A two-storey podium is expressed around the perimeter of the building through setbacks and material variation. The primary cladding material proposed is aluminum composite panel applied in a 'basket weave' inspired patterning.

The proposal was reviewed by the Urban Design Panel (UDP) on April 21, 2021. With a unanimous vote, the UDP recommended resubmission. The applicant resubmitted a revised proposal responding to the Panel's commentary and subsequently received unanimous support from the UDP on June 23, 2021. The UDP's comments have been considered by staff and incorporated into the conditions of approval.

• Applicable By-laws and Guidelines:

- CD-1 (761) By-Law approved by council on November 5, 2019
- CD-1 (761) Design Guidelines (2019)
- Conditions of Rezoning Approval (2019)
- False Creek Flats Area Plan (May 2017)
- New St. Paul's Hospital and Health Campus Policy Statement (June 2017)
- View Protection Guidelines (1989, amended 2011)
- Rezoning Policy for Sustainable Large Developments (2013)
- City of Reconciliation Framework (2014)
- Green Buildings Policy for Rezonings (as amended in 2018)

• Response to Applicable Bylaws and Guidelines:

CD-1 (761) By-law

<u>Use and Density</u>: the proposed use conforms to the provisions of the CD-1 By-law. The proposed density is approximately 127,876.7 sq. m (1,376,453 sq. ft.) of floor area, which is lower than the permitted density for Sub-Area "A" in the by-law, as noted in the Technical Analysis. A future DP application is expected for the remainder of the density permitted in Sub-Area "A" to develop clinical research and office buildings along with a childcare centre, as anticipated in the rezoning approval.

<u>Height:</u> the proposed building height complies with the permitted height in the CD-1 By-law, noting the bylaw does not permit any building extending into protected public views. Independent of this DP approval, and not subject to review by this Board, staff are processing a proposed text amendment to the CD-1 By-law to permit elevator overruns and stair enclosures extending approximately 4.65 m (15.26 ft.) into Councilapproved protected public view 22 (Main Street). These proposed minor incursions into the protected view are intended to facilitate rooftop helipad access necessary for critical regional air ambulance services. Staff have conducted a preliminary assessment and have concluded that the proposed amendment appears supportable. The text amendment is being processed concurrently with a target for the referral report in November 2021 and Public Hearing to follow. Should Council support the referral, the public will be notified of the Public Hearing through the City's standard notification procedures.

CD-1 (761) Design Guidelines

The New St. Paul's Health Campus (NSPHC) is intended to be developed through multiple DP applications submitted generally in three phases over several years. The Council-approved *CD-1* (761) *Design Guidelines* (the *Guidelines*) are intended to provide guidance to the applicant throughout their design process, and to City staff in evaluating applications according to clear urban design objectives as the campus develops over time. The *Guidelines* provide the parameters for support of the additional height and density with the intent to achieve innovative, high-quality and green architecture, vibrant and legible public realm, and appropriate relationship in form and use to the existing and future context.

<u>Massing and Shadowing</u>: as indicated in Figure 1 and communicated to Council at the 2019 Public Hearing, the design proposes a 90-degree reorientation of the core hospital building, the Healthcare Boulevard, and the research buildings to achieve specific objectives, including improvements to site circulation, shadow impacts and relationship to the existing urban fabric. The result is a massing that is generally better positioned to respond successfully to the *Guidelines*.



Figure 1: Indicative Design at Rezoning (Left) and Revised Design at Development Permit (Right)

The reorientation results in incremental improved shadow performance for the civic plaza, the Healthcare Boulevard, properties to the north and Trillium Park to the east. Notwithstanding, the future Phase III

hospital expansion does result in increased shadow impacts on Trillium Park. This will be addressed through design development of the overall master plan, as required in Standard Condition A1.2iii.

<u>Form and Expression</u>: massing detail and architectural expression are central to delivering distinctive and enduring civic architecture and achieving a strong sense of place reflective of site history. The delivery of a comprehensive healthcare facility often requires highly specific and complicated functional programs. In the case of NSPHC, relatively large floor plates are necessary to deliver many of the vital hospital programs within the prescribed maximum height.

The *Guidelines* recognize the potential challenges of building massing that is not inherently conducive to well-performing urban design. In response, the *Guidelines* outline the importance of architectural strategies in addressing these concerns, such as employing a high level of design rigour to provide expressive forms with sculptured upper levels and variety at the roofline, avoiding a sense of looming mass through carefully considered building articulation, and enhancing user experience at grade.

The UDP noted concerns around the proposed form and expression and its response to the *Guidelines*. In particular the west elevation was highlighted (including its relationship to the civic plaza and the strong presence of the level 4 mechanical louvres), as well as the need to simplify the architectural expression, distinguish key entrances, and further develop the rooflines to provide visual interest and a sculptural form.

The UDP noted concerns around the proposed public realm interface and its response to the *Guidelines*, including the need for increased physical access and visual permeability, enhanced entrance experiences and a feeling of inclusion for all cultures. In response to these comments, the applicant has provided additional fine-grain detailing at grade and revised the entrance experiences using a common design language that adds warmth through the addition of natural wood and wood-like paneling. The main hospital entrance is distinguished using a dramatic mass timber canopy increased in size to encompass a more muted Chapel expression to the left of the entrance and an added public art opportunity representing the three host nations to the right of the entrance, to be refined through ongoing comprehensive engagement set out in the project's Indigenous Partnering agreement.

Recommended Conditions 1.1i and 1.1iii require further design development to the west elevation, recognizing that it acts as the 'front door' to the campus, as well as improved permeability at grade and a more sculptural building top expression so that the proposal better aligns with the *Guidelines*.

<u>Materiality</u>: section 6.3 of the *Guidelines* outline the expectation for use of intrinsically high quality materials and provide site-specific contextual material palettes for consideration. The primary cladding material proposed is aluminum composite panel applied in a 'basket weave' inspired patterning.

The UDP noted concerns around the proposed materiality in relation to the *Guidelines*, including the extensive use of aluminum cladding and dark grey colour, along with the overly planar nature of the elevations as all adding to the heaviness of the building. The need to express permanence through high quality fine-grain materials at the lower levels was also noted. In response to these comments, the applicant has introduced further material depth and colour to aid in breaking down the massing through additional fine-grained visual interest and an overall lighter appearance.

The material palette is recognized as an opportunity to directly reflect the distinct heritage of the area and the character of the local community. Recommended Condition 1.1ii outlines revisions that better align with the *Guidelines*, including a more simplified palette featuring additional high quality and natural finish materials to compliment the extensive use of aluminum cladding and add a further sense of permanence to this important civic building.

<u>Public Realm Interface</u>: as referenced throughout the *Guidelines*, delivering a vibrant and legible public realm that is supportive of walking and rolling, provides permeability throughout the site, and reinforces

authentic and memorable placemaking for the local community will be critical to the overall success of the healthcare campus.

The reorientation of the campus provides a stronger framework to achieve many of these objectives; however, necessarily large floor plates present inherent challenges in achieving a high performing public realm. This is due to limited setbacks and building interfaces not conducive to providing an active public edge. The *Guidelines* outline specific mitigation strategies to address these concerns, such as carefully considered articulation of massing, providing a high degree of visual interest through legible and evocative architectural expression, and providing a highly permeable interface with grade.

The UDP noted concerns around the proposed public realm interface and its response to the *Guidelines*, including the need for increased physical access and visual permeability, enhanced entrance experiences and a feeling of inclusion for all cultures. In response to these comments, the applicant has provided additional fine-grain detailing at grade and revised the entrance experiences using a common design language that adds warmth through the addition of natural wood and wood-like paneling. The main hospital entrance is distinguished using a dramatic mass timber canopy increased in size to encompass a more muted Chapel expression to the left of the entrance and an added public art opportunity representing the three host nations to the right of the entrance, to be refined through ongoing comprehensive consultation between Indigenous representatives and the applicant.

Recommended Condition 1.2 outlines enhancements that better align the proposal with the *Guidelines*, including further prioritizing pedestrian comfort and safety, improving vehicular integration with the public realm, improving the east interface in response to Trillium Park, and further enhancing the pedestrian experience at entrance locations. Recommended Condition 1.1i b) requires design development to further improve permeability of the lower building levels to the greatest extent feasible, including additional glazing units, articulation of the north façade and further animation of the south façade at grade.

<u>Landscape</u>: sections 4, 6.3 and 7.3 of the *Guidelines* set out expectations for provision of landscape, open space and green roofs. The UDP noted concerns around the proposed landscape strategy as a response to the *Guidelines*, in particular the need to increase the area of green roofs and highlight them as an integrated healing opportunity through greater patient access and increased planting, as well as further design development of the Wellness Walk concept.

Recommended Conditions A1.3ii and A.1.17 require an increase in the overall provision of both extensive and intensive therapeutic green areas on all available rooftops, including exploring green walls, wire trellises and water features where appropriate.

The Wellness Walk is intended to be a defining feature of the NSPHC that weaves together the site design and public realm strategy, while also connecting to the larger False Creek Flats area. Several recommended conditions reference enhancements to the overall Wellness Walk concept to recognize its important public function bringing together patients, staff, the local community and visitors at large. Considerations include additional seating, robust planting and interactive elements to offer further moments of drama, play, and calming sensory experience, along with design development to better integrate the north and south building facades through more seamless transitions to the Wellness Walk.

Response to Conditions of Rezoning Approval:

The following summary presents staff's assessment of the conditions of rezoning approval relevant to this first Development Permit application.

Condition of Rezoning Approval	Staff Assessment of Response
Rezoning Condition 1 required relocation of the	The submitted development permit application meets this
medical office building at the southwestern-most	requirement relative to Phase 1a by reorienting the hospital
corner of the Health Campus Precinct to provide	building and Healthcare Boulevard. Subsequent
for a better performing St. Paul's Plaza and clearer	development permit applications will require design

sightlines from Thornton Park to the hospital building's primary point of entry	development to achieve meet this condition, notably Phase 1b and the South Precinct office building. Meeting this condition is critical to the campus achieving an inviting and welcoming entrance experience.
Rezoning Condition 2 required improvement of the daylighting of the Healthcare Boulevard by increasing the distance between buildings at the south side of the Health Campus Precinct	The submitted development permit application meets this requirement relative to Phase 1a by reorienting the hospital building and Healthcare Boulevard. Subsequent development permit applications, in particular Phase 1b, will be required to provide appropriate setbacks and building placement to ensure Healthcare Boulevard has adequate daylight and achieves a sense of openness. Meeting this condition is critical to the campus achieving an inviting and welcoming entrance experience.
Rezoning Condition 3 required design development to prioritize visual and physical permeability of all buildings to create an inviting and engaging interface at grade wherever possible	Recommended Condition 1.1i b) reiterates the requirements of this rezoning condition and provides additional detail and recommendations to better align with the <i>Guidelines</i> and to achieve the public realm objectives outlined above.
Rezoning Condition 4 required design development to better formalize or otherwise improve vehicular integration with the public realm interface	The reorientation of the hospital building and Healthcare Boulevard has improved the overall circulation strategy by directing staff and loading vehicles away from the public parkade ramp and visitor drop-off centered on Healthcare Boulevard. This reduces the potential for congestion and conflict while also improving wayfinding when compared to the wider and more complicated Healthcare Boulevard configuration previously contemplated.
	Recommended Condition 1.2 reiterates the requirements of this rezoning condition with a focus on the exposed public parkade ramp, the interface between vehicles and the Wellness Walk, the interface with at-grade service, parking and loading areas along the east elevation, and mitigating the impacts of parkade air venting.
	The exposed public parkade ramp at the north end of Healthcare Boulevard conflicts with the Wellness Walk and limits pedestrian movement around the northwest corner of the hospital building. Recommended Condition 1.2a) compels the applicant to mitigate these concerns with strong consideration to relocate the ramp to be wholly enclosed within the building, as outlined in section 3.1.2.1b of the <i>Guidelines</i> , while also acknowledging the limits of the programmatic requirements on the ground floor of the building.
Rezoning Condition 5 required design development to explore alternatives to overhead pedestrian bridges across the New High Street	Overhead pedestrian bridges across New High Street are no longer considered as part of the updated master plan.
Rezoning Condition 6 required confirmation that the application is on track to meet the provisions of the Rezoning Policy for Sustainable Large Sites	The application is required to meet the <i>Rezoning Policy for</i> <i>Sustainable Large Developments</i> and as such is expected to demonstrate leadership in sustainable design. It is expected that large developments will take an integrated design approach and employ district-scale solutions where appropriate.
	Staff have determined that this application sufficiently complies with the intent of this policy by employing sustainable site design and green mobility strategies and providing rainwater management and zero waste plans, along with building energy modeling.

Rezoning Condition 7 required a preliminary Crime Prevention Through Environmental Design (CPTED) strategy	The submitted development permit application meets this requirement relative to Phase 1a by submitting a preliminary CPTED strategy. Standard Condition A.1.30 reiterates this requirement.
Rezoning Condition 8 required an updated Master Plan with each Development Permit application, and provision of a comprehensive public realm plan and phasing plan and strategy at the time of the first Development Permit application	The applicant has provided an updated master plan and a draft public realm plan with their application submission; however, further information and detail necessary to satisfy fully the rezoning condition remains outstanding. The UDP reviewed the master plan and comprehensive public realm plan on April 21, 2021 in a non-voting workshop and provided commentary to guide future development of the NSPHC. Recommended Condition A.1.2 reiterates the requirement to provide updated master plan and comprehensive public realm plan documents and outlines specific outstanding items to be addressed, including incorporating the Urban Design Panel commentary. Updates to the master plan will continue to be a requirement with each subsequent Development Permit application.
Rezoning Condition 9 required design development to explore improved solar access to the Healthcare Boulevard by increasing the spacing between buildings at the south side and relocating massing to the southeast corner, subject to review of shadowing impact on the Trillium Park playground area	The submitted development permit application meets this requirement relative to Phase 1a by reorienting the hospital building and Healthcare Boulevard. Standard Condition A.1.2 requires design development to limit shadowing impact on Trillium Park through updates to the master plan.
Rezoning Condition 10 required prioritization of the visibility of Musqueam, Squamish, and Tsleil- Waututh design, art, names, stories, history, and languages (hən q əmin əm and Skwxwú7mesh)	The design includes visible representation of Indigenous cultures that will be incorporated into the design of the facility and the site in a delicately nuanced and invitational way through ongoing comprehensive engagement. The response considers cultural and ceremonial requirements, a traditional medicine garden, and clinical space design guidelines. Separate development permit applications will be submitted for on-site public art.
Rezoning Condition 11 required, in accordance with the agreement to invite Musqueam, Squamish and Tsleil-Waututh Nations and urban Indigenous communities to be involved through the development permit process, design development to address areas on campus that require indigenous sensitivity	As a condition of rezoning enactment, the applicant has entered into an Indigenous Partnering engagement structure that is presently being incorporated into the project. Significant engagement has been organized for the design review process for clinical and nonclinical spaces and assistance with the development of future model of care.
	The design of all patient care rooms thoughfully incorporates and supports the needs of Indigenous communities. The design of public spaces emphasizes community, inclusivity and a welcoming atmosphere. The design incorporates cultural and ceremonial requirements for proper HVAC for smudging and gathering spaces. The hospital includes amenities for patients who frequently use emergency services and houses several unique clinical programs for vulnerable and at-risk populations.

False Creek Flats Area Plan

The False Creek Flats Area Plan (the "Flats Plan") was approved in May 2017, one month before the Policy Statement. As these policy documents were developed concurrently, the Flats Plan fully accounts for the location of New St. Paul's in the northwest corner of the Flats. There are only two development sites within this quadrant that are not owned by Providence Health Care and for which direction is provided in the Flats Plan. On one site, at 220 Prior Street, the Flats Plan calls for development of medical offices under the existing I-3 zoning. The second site, at 456 Prior Street, the Flats Plan calls for rezoning to CD-1 for rental

housing with commercial uses at grade, to create a transition to the residential area of Strathcona to the east.

New St. Paul's Hospital and Health Campus Policy Statement (the "Policy Statement")

The Policy Statement laid out a new street network through the site which divided it into four parcels, or Sub-Areas, outlined in the CD-1 By-law. The largest parcel, Sub-Area "A", contains the core hospital building, research and administrative office buildings, a childcare centre and a civic plaza. Access to the Health Campus Parcel is by way of a new Healthcare Boulevard, intended to be the primary point of entry for visitors, patients, and staff arriving by vehicle for non-emergency purposes. Sub-Area "C", the second largest development parcel located on the west side of the New High Street, is to include office/research and hotel uses, and a second childcare centre.

The Policy Statement also laid out a set of guiding principles to be used through the rezoning and development phases to guide the submission, review and approval of applications. Other policies in the Policy Statement focused on open spaces; circulation and transportation; sustainability, resilience and green infrastructure; public benefits; and implementation and phasing. This direction formed the basis of the *CD-1* (761) *Design Guidelines*.

Council-Approved Protected Public Views and View Protection Guidelines

The subject site falls under two Council-approved protected public views, and is most impacted by protected public view 22 (Main Street). This view cone defines the overall building height for the majority of the NSPHC buildings, including the core hospital building.

The CD-1 By-law does not permit any building to extend into protected public views. Staff are currently processing a proposed text amendment to the CD-1 By-law to permit elevator overruns and stair enclosures to extend into protected public view 22. Staff have conducted a preliminary assessment and conclude that the proposed amendment appears supportable. No further building is anticipated to extend into any protected public view throughout the development of the NSPHC.

• Conclusion:

The proposal represents a significant intervention in a highly visible and unique part of the False Creek Flats, at the confluence of several of the City's culturally defining communities. The applicant has demonstrated consideration of this context while also looking to the future in establishing a new comprehensive health campus on a strategic site that has long laid vacant. In addition, the project will deliver on significant public realm infrastructure that enhances and knits into the existing urban fabric. Further refinements are recommended to the overall architectural expression, material palette and public realm interface, as outlined in the recommended conditions of approval.

The application conforms to the intent of the indicative form of development in the rezoning approval, except as noted under the CD-1 (761) By-law section of the Response to Applicable Bylaws and Guidelines. Staff conclude that the proposal, on balance, will contribute positively to the community, serving as a critical regional asset over at least the next century. Staff recommend approval of this proposal subject to the outlined recommended conditions, and those in Appendix A.

URBAN DESIGN PANEL

The Urban Design Panel reviewed this application on April 21, 2021, and provided the following comments:

EVALUATION: Resubmission Recommended: (9/0 Support)

Derek Robinson began by indicating that the purpose of this session is two-fold. The first portion is reserved as a non-voting workshop to discuss the proposed public realm plan for the overall campus area. The second portion will proceed as a standard review and voting session covering the area that has been submitted with this first DP application (Phase 1a), including the main hospital building, the healthcare boulevard, the majority of the central plaza, and the majority of the Wellness Walk.

Part 1: Overall Campus Public Realm Non-Voting Workshop

Derek Robinson began by providing an overview of the existing site, the surrounding context and relevant policy. In 2017, a Policy Statement was approved by City Council. In 2018, a rezoning application was submitted to the city for the overall New St. Paul's (NSP) campus that was approved at public hearing in 2019. At that time, Council also approved a set of site specific design guidelines for the campus, which will be used to evaluate all future development permit applications.

There are 18 guiding principles to be considered for the development of the new hospital campus, stemming from the policy statement. Three key Urban Design Principles are also outlined in the CD-1 Guidelines.

The campus includes four Precincts: Parcel A is the new primary hospital building and the research centre, which will be submitted as 2 separate Development Permits. The hospital building will be approximately 63.1 m in height. This is driven by view cone 22, which covers most of the site. Parcel B or the South Precinct proposes a mixed use office building with retail at grade south of National Avenue up to approximately 9 storeys and a height of 39m. This building has a key interface with Pacific Central Station.

The form of development of the West precinct (or Parcel C) consists of hotel and office buildings with a childcare facility, and articulated by a modest plaza. The hotel is proposed up to 17 storeys with retail at grade, and the office with retail at grade is proposed up to 15 and 13 storeys up to maximum height of 66.1m. The north precinct (or Parcel D) proposes a 6 storey mixed use building with retail at grade and workforce housing above up to 24m.

Build out of the campus is intended to occur generally in three phases, with Phase I being the development of the hospital and health care campus consisting of 2 separate DPs. Phase 2 consists of the west and north parcels, including hotel office, childcare and workforce housing uses. Phase 3 includes the medical office building south of National Avenue and potential expansions of the research facility and the main hospital.

The rezoning application was presented to the Urban Design Panel (UDP) on three occasions. In January 2019, a non-voting workshop was held to receive early feedback from the panel on the site principles. In May 2019, the application was recommended for resubmission by the Panel, noting that the design had not progressed since previous iterations, that the design will not be able to meet a number of the guidelines, and that the massing was problematic with a highly unrelenting scale, a critical north-south connection through the site missing, and a concept that was reacting to its constraints and prioritizing tower plates over open space. In July 2019, the UDP supported the application unanimously.

Panel noted the following in their support of the project: that the public realm is critical and the success of the campus relies on wayfinding, pedestrian crossings, and the relationship with vehicles, landscaping and public art. There should be a focus on spaces for everyone from toddlers to the elderly and Pockets of greenery to visually soften the service area interfaces. The panel also noted that a world class building means world class sustainability and recommended a holistic approach rather than chasing LEED points. In July 2019, the panel summarized a number of additional items for future design development in relation to the guidelines, which can be found in the relevant minutes of that meeting.

In response to previous panel comments and staff review, the design now proposes a reorientation of the central campus to achieve specific functional and urban design objectives identified through the rezoning

application process. The primary change is a 90-degree rotation of the central axis of the main hospital building, the 'Healthcare Boulevard', and the research centre buildings.

Alina Maness, Landscape Planner, then noted that the landscape is tasked with restoring natural systems on this site, as well as restoring human wellness and health. This is critically important as the site, currently barren, eventually becomes a green oasis for this urban heath care campus and for the public realm integration into the urban fabric. The applicant and panel should comment on how the proposal will achieve an open space strategy as a network of open spaces linked through a strong health and wellness concept, quality landscape materiality and the importance of providing quality materials; and strategies to achieve a level a maintenance to sustain the proposed landscape design.

Advice from the Panel on this application is sought on the following:

Overall masterplan

Recognizing that the primary hospital building includes highly specific functional requirements, provide commentary on the revised site strategy's ability to:

• Deliver an innovative and contextually appropriate response to the guidelines for all future campus buildings;

• Adequately transition in scale and form to achieve permeability through the site and integration into the existing fabric of the neighbourhood; and

• Improve the future performance of the New High Street.

Public realm and open space

Provide commentary on the revised site strategy's ability to achieve an exceptional public realm and to guide future open space development throughout the campus in a flexible way, including:

• Wellness Walk: The strength of the Wellness Walk to foster social interaction and promote healing;

• **Legibility:** The provision of an intuitive and legible network of well-connected open spaces offering a variety of experiences reflective of the unique site history and future healing functions;

• **Public Realm Interface:** The success of the proposed building interfaces with the public realm achieving active edges and permeability throughout the campus;

• **Pedestrian Amenity:** The degree of priority for pedestrians, including maximizing pedestrian comfort and achieving an adequate human scale at grade; and

• **Sustainability Strategy:** The overall sustainability strategy, including a regenerative approach to landscape as a critical component and any additional opportunities or measures to be explored that further enhance the sustainability performance of the overall campus.

Applicant's Introductory Comments: Part 1 – Overall Campus Public Realm

The applicant began by noting the previous scheme proposed parking under the entire joint phase 1a and phase 1b, and in the current rotated proposal, we were able to achieve parking within the hospital building footprint. The orientation of both the plaza and Healthcare Blvd is much improved. In the previous scheme they were largely shadowed by the adjacent building.

Pedestrian connections have been enhanced by allowing a north-south and east-west connection through the building and by providing underground access to the building in two locations at Healthcare Boulevard, and a separate staff and a loading entrance, as well as separate emergency location, a separate ambulance location and a separate mental health emergency entrance. The applicant presented the vision and background for public realm, legibility and wayfinding, connectivity and permeability, diversity, uniqueness and vibrancy, sustainability and resiliency.

Regarding the storm water management strategy, in the central plaza there are full depth soils, capturing runoff in collecting green roof water as well and maximizing ground level absorption. This is a neighborhood with very limited tree cover and site permeability, and in the future we will be adding more greenery.

Materiality is durable, robust and comfortable and reduces glare while the landscape consists of coastal plant ecology. There will be about 7 trees retained while about 22 others need to be removed.

The heart of the public open space network is the plaza, taking advantage of the southern exposure, inviting people to the front door and available for for community and hospital use. The Wellness Walk takes advantage of the spaces to provide natural distractions, add tree canopy and minimize vehicular conflicts. Healthcare Blvd is the arrival and drop-off area connecting with the Wellness Walk along the west side. The Healing Corridor connects the plaza to the front door and future expansion areas. The Spiritual Garden is a combination of two spaces, one lively and one meditative with great southern exposure as a calming place for people. The Hotel Plaza is a traffic court that maximizes access with its proximity to the centre of the campus.

Green roof open spaces are varied in character: The level three critical care garden has access to daylight, walking paths and places for people to be outside, with unique views, some to the mountains, some to the south. The rehab deck will have full sun exposure, views to the plaza and can bring rehab exercises from the inside to the outdoors.

Therapeutic green spaces include the medicine garden as a traditional First Nation's place for reconnecting and place of hope, surrounded by medicinal plants and ceremonies that happen from the inside can come out and get up and close to plants and nature. The stabilization unit courtyard is a quiet visual garden with daylight for the patient rooms.

There will be two childcare spaces in the campus area. Office spaces will have outdoor spaces for employees, maximizing view and exposure to daylight. Off site landscape design includes about 200+ trees in 1.2 kilometers of Boulevard sidewalks.

The applicant then gave an overview of the proposed heights for the campus buildings and an overview of the circulation concept. The sustainability strategy will include green building standards and is pursuing LEED gold certification under the LEED Healthcare rating system. Site design features related to sustainability and those intended to increase resilience of the built environment and adapt to future climate conditions were outlined. Staff and the applicant team then took questions from the panel.

Panel Commentary on Part 1: Overall Campus Public Realm Non-Voting Workshop

- General support for the central plaza and rotated plan.
- Central plaza and entrance adds to legibility. Consider an improved connection between Thornton Park, the small park to the north and the central plaza. Connections between the open space could be improved.
- Concerns with the medical building on the south parcel shadowing the plaza most of the year. Recommendation to relocate this density and extend the plaza to Thornton Park.
- Support for the Wellness Walk but there is a substantial opportunity to do much more. Consider connecting to Trillium Park. Consider the two parks as meandering extensions of the wellness walk. Consider more interesting treatments and additional plantings between the wellness walk and buildings.
- Wellness Walk will be a great benefit but needs to be enhanced. For example, if it could be free from the ground plane would be transformative if portions could be elevated in an accessible way from the sidewalk, for views over of the railway and the trillium fields.
- Encourage more extensive green roofs and more accessible outdoor space.
- Consider adding more rain screening and covered canopy areas.
- Design development to improve public realm interface and the emergency hospital entrance.
- Permeability explore strategies to introduce rain garden and to limit storm water runoff.
- Concerns with Spiritual Garden being in shadow most of the time.

- Encourage stronger link between the hospital entrance and professional office building by widening the mid-block connection to New High Street, consider broader link and legibility from National Ave to the front entrance.
- Permeability and vegetation has improved but there is opportunity to do more. The existing green roofs on the east side (# 14 on the plan) should be maximized for their soil volume. Literature noted there are better patient outcomes when they have access to green space.
- Consider having higher trees to buffer across the courtyard as it would improve outlook of patient rooms.
- Appreciate the smaller gardens i.e. rehab garden, note plant choices will be limited due to access to light.
- Work with Parks Board to get connection at northwest corner of trillium so Wellness Walk can connect to the Park as an extension.
- Concern with screening around the back of house areas consider a more solid screen and more decent soil pockets in terms of structural soil underneath adjacent walk way to ensure planting along there can get a decent size.
- Legibility of the main entrance and emergency is challenging to find. It gets lost on a private street, consider moving it to a city street.
- Connection east to west through the hospital is an opportunity to reinforce the different grids and connections.
- Noted the closeness of the building to all the roads around it, the hospital building is bursting to the roads and is this is a detriment to the public realm and the civic nature of the building.

Part 2: Phase 1a Primary Hospital Building Complete DP Voting Session

Derek Robinson began by stating the second staff presentation is brief and focuses on the five topic areas that are outlined in the questions to the panel, each of which relates to different sections in the Council-approved CD-1 Guidelines.

Staff do recognize that this first DP for the primary hospital building may not be able to fully reflect all of the objectives laid out in the guidelines due to the highly specific and complicated functional requirements of delivering such a program. This also means, however, that the future campus buildings and the overall public realm will be relied on heavily to achieve the overall campus goals and principles outlined in the policy statement and the guidelines. Staff then proceeded to outline relevant sections of the guidelines which relate to each of the five topic areas in the questions to the panel.

Advice from the Panel on this application is sought on the following:

1. Architectural expression

Provide commentary on the proposal's ability to achieve innovative, contextual and enduring architecture, serving as a focal point that sufficiently responds to the Guidelines (5.1.2), including but not limited to the following:

• Reducing, to the greatest extent feasible, any appearance of monolithic bulk and expansive horizontality;

- Providing for variety and visual interest at the roofline and contributing to a sculpted skyline;
- Breaking up of massing through architectural design at grade and through expression of upper building elements; and

• Supporting the healing and wellness intent of the facility, which may include employing architectural elements that contribute to environmental performance.

2. Materiality

Provide commentary on the proposed building and landscape material palette and its ability to reinforce a sense of permanence and distinctiveness while reflecting site history and appropriately responding to the Guidelines (6.3).

3. Interface with the public realm and the central plaza

Provide commentary on the relocated central plaza's configuration and its ability to create a welcoming sense of arrival through visual and physical connection to Thornton Park, the Skytrain and the main entrance of the hospital.

Provide commentary on the relocated central plaza's relationship to the hospital building and its ability to serve as the campus focal point that sufficiently responds to the Guidelines (4.1.1).

4. Circulation

Provide commentary on the Wellness Walk and its ability to encompass the overall health and wellness imperative and adequately respond to the Guidelines (4.1.2).

Does the Healthcare Boulevard strike an appropriate balance and establish a clear hierarchy between pedestrian and vehicular uses while responding adequately to the Guidelines (4.1.3)? Please comment on the overall vehicle and loading strategy and the proposed exposed parkade access, noting the Guidelines highly encourage locating underground parking entrances and ramps wholly inside a building envelope.

5. Sustainability

Does the proposed sustainability strategy advance the City's objectives for innovation in green building design, while also responding to the City's Climate Emergency Action Plan and Rezoning Policy for Sustainable Large Developments?

Applicant's Introductory Comments: Part 2 - Phase 1a Primary Hospital Building Complete DP

The project provides broadly distributed access points into the building, both public and restricted. The service yard is also accessed to the east and to the south along with dedicated staff parking and loading access, and the cycling center access as well. Healthcare Blvd is intended for drop off and pickup, while emergency has dedicated drop off and pickup on the east side with public access below grade for additional pickup and drop off with direct access to public elevators. There are a number of specific loading and access requirements, both at grade and below.

The applicant then outlined the various emergency service access points and the bikeways provided on all bounding streets and the various cycling facilities proposed.

Heights and massing are largely impacted by the multiple view cones crossing the site. It is proposed that elevator shuttles that would go to a helicopter landing facility would protrude into the view cone in a limited way and a separate concurrent application is being made to amend the CD-1 for this purpose. The shadow study diagram, shows the effects at 2pm and at 4pm of the medical office building in the south portion of the site.

The form and materiality takes inspiration from nearby industrial residential characters. Looking at some traditional elements of native weaving provided inspirations around both pattern making in the ground plane and pattern making on the building. The building and envelope concept for articulation and massing is guided by the separation of an outpatient facility, which is a tower bar to the west and an inpatient facility which is a tower bar to the east, those two elements are the programs to be articulated independently of each other, and then rounding that on a more podium based foundation where these elements can spring from. This allowed the further breaking down of components into mass nodes relative to both their program and their orientation, and their relationship to each other, as this will allow for a unique experience of the building from all sides. Also looking at creating an articulation of podium, primarily in some setback and the material changes from both the podium or urban landscape level to the

tower elements that are above and then introducing the partial exterior vertical circulation elements and the stair cores to further break down the massing.

The applicant team then further outlined their proposed strategy for materials, color palette and expression. Upper elements are a single skin metal material that allows it to fold and bend to create further lines both horizontal and vertical, as well as building on that layer of color variation between grays and light colours to create weaving approach to the envelope. The separation of the podium element which is effectively delineated by the first two floors of the facility and that expressed in a composite metal panel in a darker tone and considering wood tones to create some softness around the entries and create prominence there and again at the top of the building. The exterior expression ends are also muted down, taking more of a planar approach to the application of these forms and expressions as they blanket themselves around the building as opposed to volumetric one because of the complexity of the program. The applicant then further outlined the material patterning and expression of the various building components, followed by presenting the below grade plans and the various requirements and services provided for.

The main atrium is double height and to the left on the north side is the indigenous First Nations sacred space and the traditional medicine garden. On either side of the plants are very large programmatic elements. The applicant then outlined the location and varied access requirements for the emergency department and the design of the northeast portion of the building. The applicant then outlined the specific functional and rather complicated layout requirements of the ground level as well as the upper level floor plans. The applicant then presented elevations in context which show the relationship to the surrounding site and outlined the interior wayfinding strategy and the sustainability and resilience components of the project. Staff and the applicant team then took questions from the panel.

Panel's Consensus on Key Aspects Needing Improvement:

Having reviewed the project, it was moved by **MS. ENMAN** and seconded by **MS. LONG** and was the decision of the Urban Design Panel:

THAT the Panel RECOMMEND RESUBMISSION of the project to demonstrate the application responds to the design guidelines as established and to incorporate the panel's comments.

Summary Comments from the Chair:

- There was general support for the overall massing, approach and configuration of the building and an appreciation for the 'basket weave' concept, material color selection and the reconfigured central plaza.
- No issues were expressed regarding the proposed limited minor height increase into the view cone for roof access overruns.
- Concern was noted around some detailed elements of the architectural expression with recommendation to simplify the expression, particularly on the west elevation. Concern noted over strong presence of mechanical louvres, particularly on the west façade.
- Concern around the planar nature of the elevations with recommendation to revisit this in order to further achieve some of the architectural objectives.
- Concern noted around the proposed materiality, particularly at the base of the building, some noting the dark grey material as adding to the heaviness of the massing.
- Further design development required on the proposed rooflines, without substantially changing any floorplan layouts, in order to meet objectives in the guidelines to provide visual interest and a sculptural form.
- Improvement to further distinguish key entrances through building expression and urban cues rather than just relying on signage.
- Strong support for the Wellness Walk concept noting that design development is needed to more fully achieve the goals set out in the guidelines.
- Opportunity to increase the area of green roofs including greater accessibility and planting robustness, highlighting green roofs as an additional healing opportunity.

• Design development to the interface with the public realm through both increased physical access and visual porosity at grade, where feasible.

Related Panel Commentary:

- Architectural expression is generally well handled, however, there are several competing horizontal and vertical elements, the dark vertical elements that are right up against the street is severe.
- Noted there are many departures from the guidelines. The guidelines refer to the contextual fit and refer to historic shorelines and the local industrial history.
- Architectural expression still feels too monothlitic and massive. There is an opportunity to further express aspects of local culture and healing.
- Consider how the design can be expressed in the most welcoming light for people of all cultures and faiths, particularly in the context of the City's reconciliation efforts.
- Restudy the elevations in an effort to simplify, particularly the west façade as the primary elevation, as they feel too planar. Consider a cladding approach that has more relief, the basket weave reference would be reinforced if the cladding had more perceived depth and undulation. Large mechanical louvres on the west façade is impacting how the building reads from the public plaza, consider replacing it with public art instead. There could be opportunity for public art on the building.
- There is little sculptural quality at the roofline, further develop the visual interest.
- There are large flat roofs without greening. Roof space on the southwest corner is a missed opportunity. Recommend intensive green roofs with large green trees, consider moving rooftop mechanical equipment or cover it with large trees. Noted the three meter maintenance strip around the building doesn't need to be there.
- Regarding livability, windows will look into the space between the east and west parts of the building at the lower levels and will be quite dark. Consider more windows for natural lighting. The staircases could benefit from more natural lighting to encourage use.
- Material palette does not correspond to any of the themes considered in the guidelines.
- More varied robust material palette recommended to express this permanence, the building appears too dark for a place of healing, consider a lighter palette. Encourage more high quality stone and brick and terracotta materials.
- Consider more texture and fine grain materials at the grade of the building. Appreciate durability of materials, would be nice to consider local sourcing.
- Central plaza has improved, but it will be in shade most of the time according to shadow analysis.
- Consider relocating small medical building at the southwest that is shadowing plaza.
- Appreciate the interior wayfinding strategy, consider incorporating the segments into the exterior as well for improved wayfinding.
- Wayfinding is relying on signage rather than clear cues to delineate the major entrances.
- Concern with the ground plane at the drop off on Healthcare Blvd it won't be a comfortable place for pedestrian drop off zone.
- Noted there is a lot of space dedicated to road which is over-powering the public realm and compromising the wellness walk and the interface between interior and exterior.
- Critical to maximize regenerative and renewable energy sources. Consider applying solar panels to façade.

Applicant's Response: The applicant team thanked the Panel for their comments.

The Urban Design Panel reviewed this application on June 23, 2021, and provided the following comments:

EVALUATION: SUPPORT (6/0)

Introduction:

Derek Robinson, Development Planner, began by noting this is a resubmission of the first Development Permit (DP) application, referred to as Phase 1a, of the New St Paul's Health Campus (NSPHC). This first

DP includes the primary hospital building, Healthcare Boulevard, the majority of the central plaza, and the majority of the Wellness Walk.

A brief background and context was then presented, including the 2017 Policy Statement, the 2019 rezoning approval and the site specific design guidelines for the Campus, intended to serve as a guide for subsequent development permit applications. A brief overview of the proposal was presented, including the hospital building proposed to be approximately 63 m or 206 ft. in height, which is driven by protected public view 22, which covers the majority of the site.

The Panel reviewed the updated masterplan and this original DP submission on April 21, 2021. At that time, staff asked the Panel to provide comments on five topic areas each pertaining to different sections in the Council-approved CD-1 Design Guidelines. Those five topic areas were Architectural Expression, Materiality, Interface with the Public Realm, Circulation and Sustainability. The Panel's consensus summary comments from the minutes of the April 21 meeting were then presented.

It was noted that the scope of this review is to assess the applicant's response to those previous panel comments directly related to the area of Phase 1a only, and the intent is not to introduce new items for revision that were not previously captured in the original review. This is outlined in AIBC Bulletin 65 which notes that discussion and comments should be limited to the items in question from the previous submission. It was also noted that the intent today is not to review any other parcels within the overall NSPHC area. The masterplan and comprehensive public realm plan will be updated in the future and subsequently brought back to the Panel for discussion with the next phase of development.

With that it was noted then that staff had only one question for the Panel's consideration this evening.

Advice from the Panel on this application is sought on the following:

Has the applicant responded successfully to the panels previous consensus advice related to Phase 1a?

Applicant's Introductory Comments:

The applicant noted they completed a series of design workshops with the owner and city staff in order to advance the project.

One of the improvements of the project is the development of the interface with the public realm. The applicant noted they have gone through a series of planning and updates in order to enhance the porosity at grade and successful distribution of different program access points through the site. There are additional access points through the garden and atrium spaces that are open to the public during daylight operation hours.

The real gem of the public realm is the wellness walk. The public realm takes advantage of its adjacent context and it connects to the park. They applicant noted they are working with interpretative and signage planners to activate nodes and points of interests.

The project has added close to 335 trees to the onsite and offsite public realm and the amount of extensive green roofs has also increased.

The project did a total relook at the entrance and its connection to the plaza and public realm and looked at making it more inclusive, considering the narrative of all under one roof.

Elements of house posts and welcome figures were added to the entrances. Wood grain elements were added to all the secondary entrances to create visual markers, create warmth, and contrast. The owners and user engagement groups the applicant is working with have supported the present scale and dominance of the entries.

The applicant noted they have worked to address concerns of the planer nature of the elevations and the dominance of the louvres along the elevations, in addition to the comments of the proposed roofline and how massing was stepping and articulating.

All the elements are reading as volumetric rather than planer. There is a better separation between the tower and podium elements and materiality around the base was adjusted so there is an entirely composite façade, this allowed for more flexibility with the solid wood panel expression.

The applicant noted they are expressing their weave themes more three dimensionally, taking advantage of shade and light reflection. This move simplifies the façade and removes the dominance of the louvres, allowing for variation of the louvres to not come across so monolithic.

The applicant noted they are working with the owner to go through a consultation process with the colour palette, trying to pull on the key themes of the guidelines. They are looking to bring the opportunities for colour and variation to both the base and tower components of the building.

The staff and applicant team then took questions from the panel.

Panel's Consensus on Key Aspects Needing Improvement:

Having reviewed the project, it was moved by **MS. MARCEAU** and seconded by **MS. STAMP** and was the decision of the Urban Design Panel:

THAT the Panel **SUPPORT** the project with the following commentary to be reviewed by City staff.

Related Commentary:

There was appreciation from the panel for the human response of the project.

The panel appreciated the improvements in terms of transparency and legibility that have made the project more successful.

The panel noted their appreciation for the design development around the wellness walk. The wellness walk is a lively feature with its own character but could be pushed further. Explore additional changes in grade.

The panel supported and appreciated the development and legibility of the entrances, especially on the west elevation, including the development of the canopies. Further development of the post and the columns at the base is needed.

The panel noted the attention to sensitivities and toning down of cultural references as the right move.

Several panel members suggested an increase in the amount of glazing, particularly on the west elevation which is still challenging. Develop the expression of the corners so the elevations better relate to one another.

The materiality of the expression of the middle band has improved, however still feels high and long and can be made more friendly.

Materiality could be further simplified and there were concerns noted around metal being the only cladding material used.

The panel noted concerns regarding the roof lines, there is more opportunity that has not been explored.

Suggest revisiting the roof decks to provide substantially more planting that can be seen from patient rooms.

Applicant's Response: The applicant team thanked the panel for their comments.

ENGINEERING SERVICES

The change in orientation of the Hospital Building from the East-West orientation shown at rezoning to North-South orientation being proposed at Development Permit application does not result in any significant changes to Engineering conditions. The key changes to note are modifications the location of existing SRWs, location of a Public Bike Share, and a land dedication due to change in location of Healthcare Boulevard. Applicant has requested a further relaxation on the loading spaces from what was previously approved at rezoning, Engineering supports this request for a total of 3 Class A, 11 Class B, and 8 Class C spaces. However, Engineering does not support the reduction in Class A Passenger Loading spaces, recommended by the loading management study, and still requires a total of 16 Class A passenger loading spaces. Furthermore, applicant is no longer proposing a sharing of loading court between Phase 1a and Phase 1b, and will be providing separate loading spaces for Phase 1b. Vehicle parking and bike spaces not provided in phase 1a must be provided as a part of phase 1b. Refer to Standard Condition A.2.12.

Design and construction of roadways containing critical infrastructure and providing redundant access to core hospital buildings consistent with best practices for disaster-resilience to the satisfaction of the General Manager of Engineering Services. All new sewer infrastructure should conform to resiliency standards to the satisfaction of the General Manager of Engineering Services and are consistent with the design standards for the Northeast False Creek resilient utility design. All new water mains shall be Kubota ductile iron pipe or a City of Vancouver Waterworks Engineer approved equivalent fully restrained seismically resilient pipe. Engineering is working closely with the applicant to minimize traffic and parking impacts in the neighborhood.

The recommendations of Engineering Services are contained in the prior-to conditions noted in Appendix A attached to this report.

CRIME PREVENTION THROUGH ENVIRONMENTAL DESIGN (CPTED)

The recommendations for Crime Prevention through Environmental Design are contained in the prior to conditions noted in Appendix A attached to this report.

LANDSCAPE

The recommendations of Landscape Planning are contained in the prior-to conditions noted in Appendix A attached to this report.

ENVIRONMENTAL PROTECTION BRANCH

The recommendations of Environmental Protection are contained in the prior-to conditions noted in Appendix A attached to this report.

BUILDING REVIEW BRANCH

The recommendations of Building Review Branch are contained in the prior-to conditions noted in Appendix B attached to this report.

NOTIFICATION

A Development Permit application sign was installed on the property on April 28, 2021. Approximately 3501 notification postcards were distributed within the neighbouring area on March 25, 2021. Notification and application information, as well as an online comment form, was provided on Shape Your City webpage for

the application. A second postcard was sent out on May 7, 2021 to neighbours alerting them of a change in dates for the Development Permit Board.

A Virtual Open House was held from April 12 through April 18, 2021. During the review process 132 visitors to the site viewed documents and details. Six individuals wrote in with comments. Four wrote in support for the application. Two had mixed comments and no one wrote in opposition.

Comments came from the adjacent neighbourhood as well as from the surrounding region. Those that wrote in were generally frustrated with the length of time it takes to approve such an important public building. One person wrote in with aesthetic concerns. Members of the public raised no specific questions. Please see more details in Appendix G

DEVELOPMENT PERMIT STAFF COMMITTEE COMMENTS:

The Staff Committee has considered the approval sought by this application and concluded that with respect to the Zoning and Development By-law and Downtown District Official development Plan it requires decisions by both the Development Permit Board and the Director of Planning.

With respect to the decision by the Development Permit Board, the application requires the Development Permit Board to exercise discretionary authority as delegated to the Board by Council.

The Staff Committee supports this proposal subject to the conditions contained in this report.

M. So Acting Chair, Development Permit Staff Committee

Due Roberco.

D. Robinson Development Planner

mh

K. Hsieh Project Coordinator

Project Facilitator: John Freeman

DEVELOPMENT PERMIT STAFF COMMITTEE RECOMMENDATIONS

The following is a list of conditions that must also be met prior to issuance of the Development Permit.

A.1 Standard Conditions

A.1.1 The proposed form of development can and does become approved by City Council

Urban Design Conditions

- A.1.2 provision of updated master plan and comprehensive public realm plan documents for the overall New St Paul's Health Centre (NSPHC) site to reflect the comments of the Urban Design Panel and to better respond to the CD-1 Design Guidelines, including, but not limited to, the following. This condition relates to rezoning condition #8;
 - i. Provision of improved visual and physical relationship with Thornton park through revisions to the massing of the south CSRC building and the South Precinct building to better signal the primary arrival to the campus from Main Street and the Skytrain. This condition relates to rezoning condition #1;

Note to Applicant: This should include a thorough exploration of possible relocation and/or reduction in height and density of the South Precinct building to improve shadow performance on the central plaza and Healthcare Boulevard, while also improving the massing's relationship with Pacific Central Station.

- ii. Improvements to the overall public realm strategy, including but not limited to:
 - a) Delivering a highly-permeable interface with grade, including architecturally breaking up large floor plates, with particular attention given to Phase 1b and West Precinct office buildings. The Phase 1b east-west pedestrian mews should be wide enough to provide a substantial break in the massing and some relief to the high street wall along New High Street;

Note to Applicant: Refer to section 5.1.3 of the CD-1 Design Guidelines for required upper level setbacks.

 b) Delivering suitable solar exposure and minimizing a sense of large building mass looming over Healthcare Boulevard, the primary hospital entrance, the civic plaza and the pedestrian mews;

Note to Applicant: Any proposal to push the east CSRC façade closer to Healthcare Boulevard will need to be further reviewed for urban design performance.

- c) Enhancing and clearly indicating on plans the east-west public access through the site and through the primary hospital building;
- d) Coordinating with Engineering to deliver and clearly indicate on plans a mid-block pedestrian crossing on New High Street connecting the Phase 1b pedestrian mews with the West Precinct hotel forecourt and mini-plaza;

Note to Applicant: The West Precinct hotel forecourt and mini-plaza should be refined to provide safe, welcoming and usable pedestrian space while treating vehicles as secondary visitors.

- iii. Refining the Phase III future hospital expansion massing to meet rezoning condition #31;
- Identification of productive interim uses for phase III development areas (CSRC expansion and South Precinct) which positively contribute to the public realm and/or sustainability of the campus;
- v. Provision of a detailed written response demonstrating how the documents satisfy all requirements outlined in Rezoning Condition #8 and incorporate the April 21, 2021 Urban Design Panel NSPHC workshop commentary;

Note to Applicant: Satisfying this condition should include collaborative workshops between staff and applicant teams. Refer to the CD-1 Design Guidelines for further guidance

- A.1.3 design development to enhance the site sustainability strategy and reinforce the key concept themes of health, wellness and healing through the following. This condition relates to rezoning condition #6;
 - i. Demonstration of an increase in access to natural light throughout the building, to the greatest extent feasible;

Note to Applicant: This may be achieved through additional fenestration and by exploring expressed light shafts, skylights or other such devices.

- ii. Demonstration of an increase in the overall provision of both extensive and intensive therapeutic green roofs, and an increase in visual and physical access to nature for patients and staff, wherever feasible, including:
 - a) Increasing the overall amount of green areas provided on all available rooftops through more substantial planting areas and additional accessible roof space for patients and staff, including exploring green walls, wire trellises and water features;
 - b) Maximizing the area of accessible roof space on level 8 to the greatest extent feasible;
 - c) Activating the north podium rooftop through provision of extensive and intensive green roof in conjunction with the level 3 staff lounge;

Note to Applicant: This condition supports principle 1.2.4.2 and sections 3.4, 4.2.1, 5.1.2, 5.1.3, and 6.3 of the CD-1 Design Guidelines. See also Standard Condition A.1.16.

iii. Exploration of enhancements to the overall Wellness Walk concept through additional interventions that offer further moments of drama, intrigue, play, reflection and calming sensory experiences;

Note to Applicant: It should be recognized that the Wellness Walk may be the only opportunity for a substantive outdoor experience and public interaction for certain long term patients. This could be achieved through interventions such as subtle grade shifts of the walk itself, shade structures, water features, and/or quiet activities such as large-sized chess or outdoor fitness equipment particularly where additional activation is required due to unengaged building frontages such as the north interface. See also Standard Condition A.1.13.

- iv. Provision of a detailed response as to how the proposal responds to section 3.4(a/b) and principles 1.2.4.2 and 1.2.4.3 of the CD-1 Design Guidelines;
- v. Demonstration that the application is on track to meet the provisions of the Rezoning Policy for Sustainable Large Sites;

Note to Applicant: The New St. Paul's Health Campus should be a leading example of sustainable development and sustainability measures. Consider measures such as renewable energy, building integrated photovoltaics and locally sourced materials in coordination with meeting the requirements of the Rezoning Policy for Sustainable Large Sites, the Green Buildings for Rezonings policy and the Community Benefits Agreement.

- A.1.4 Provision of the following typical architectural and key design details to sufficiently understand the proposed architectural expression;
 - i. Fences and walls fronting the public realm;
 - ii. Parkade trellis;
 - iii. Landscape and architectural perforated panels and mechanical louvres;
 - iv. Weather protection and entrance canopies including proposed soffit treatments; and
 - v. Other significant architectural elements fundamental to the building expression;

Note to Applicant: Architectural design details, rather than building envelope or construction details, are required for development permit review. The intent is to ensure the provision of highquality materials and construction. Review of these drawings may result in additional Urban Design comments or conditions.

A.1.5 Identification on the architectural and landscape drawings of any built features intended to create a bird-friendly design;

Note to Applicant: Refer to the Bird Friendly Design Guidelines for examples of built features that may be applicable, and provide a design rationale for the features noted. For more information, see the guidelines at <u>http://former.vancouver.ca/commsvcs/guidelines/B021.pdf</u>.

Development Review Branch Conditions

- A.1.6 confirmation that floor area meets Section 7 (Floor Area) of the Pending CD-1 By-Law by providing FSR verification sheets noting the following:
 - i. include mechanical areas which are located above grade but below top of building, chapels, meditation rooms, portions of roof stairs and elevators, and void interior spaces;
 - ii. identify all indoor and outdoor floor areas;
 - iii. coordinate and matching FSR verification sheet data and project summary data;
- A.1.7 compliance with Section 8 (Height) of the CD-1 By-Law;

Note to Applicant: remove or lower portions protruding into View Cones 22 and 3.2.1.

- A.1.8 confirmation of compliance with Section 4 to 7 (Parking, Loading, Bicycle and Passenger spaces) of the Parking By-Law as follows:
 - i. update technical data on project summary and floor plans to include:
 - a. required By-Law minimums and maximums;
 - b. proposed number and size of parking, loading, bicycle; and passenger spaces;
 - c. TDM requirements and variances; Refer to Engineering Conditions A.2.7, A.2.11 and A.2.14.
- A.1.9 confirmation that the "healing corridor and civic plaza" is proposed in this Development Permit:

Note to Applicant: Further review and conditions may be required.

- A.1.10 provision of revised drawing package that includes the following:
 - i. update project data for this DP as follows:
 - a. remove uses listed in project data but currently not proposed under this development permit;
 - b. provide total floor area in relation to pending CD-1 By-Law;
 - ii. provision of north navigational arrow on all drawings;
 - iii. provide notation of scale for all drawings;
 - iv. update floor plans as follows:
 - a. label all floor area use;
 - b. correctly label outdoor uses as patio, roof gardens etc. as defined under Section 2 of the Zoning and Development By-Law;
 - c. include dimensions of all structures on the roof; and
 - d. dimensioned and provide floor area for mechanical, circulations (stairs and elevators) on roof plans;
 - e.
 - v. notations on plans:
 - a. "All signs and/or public are installations including but not limited to the "Light of Hope" sign, is shown for reference only and requires a separate permit"
 - b. "All building dimensions, setbacks and yards are to the outside of cladding";
 - c. "Mechanical equipment (ventilators, generators, compactors, and exhaust systems) will be designed and located to minimize noise impacts on the neighbourhood and comply with Noise By-law No. 6555";
 - d. "The acoustical measures will be incorporated into the final design and construction, based on the consultant's recommendations"; and
 - e. "Adequate and effective acoustical separation will be provided between the residential and non-residential portions of the building".

- A.1.11 submission of 2 original, signed and sealed survey plan of the site, verified by a British Columbia Land Surveyor;
- A.1.12 provision of a tracking matrix showing provision of requirements from the approved Rezoning at each development permit including phasing and the Masterplan;

Note to Applicant: Matrix should include but not be limited to requirements for FSR, parking, loading, bicycle, passenger loading spaces, sustainability and resiliency reporting, Planning and food assets. The Matrix should be updated at each Development Permit application.

Landscape Conditions

- A.1.13 design development to further articulate and enhance the Wellness Walk as the defining feature of the campus, to strengthen the wellness and health concept by providing detailed nodes and ample seating areas with additional, more significant and robust planting. See also Recommended Condition 1.2 ii b;
- A.1.14 design development enhance public realm interface by the following (see also Recommended Condition 1.2):
 - i. Provide significant additional planting at all building entrances, consisting of friendly, evergreen woody plant material;
 - ii. Provide additional articulation by the addition of seating opportunities, site furnishings, gateways, trellises and other features;
- A.1.15 design development to enhance visual and physical permeability between Wellness Walk and other open spaces by providing smoother, more seamless transitions between Wellness Walk and Civic Plaza, Healing Garden and Healthcare Boulevard; See also Recommended Condition 1.1 i b)
- A.1.16 design development to further improve the overall wellness concept by the following (See also Recommended Condition 1.2.):
 - i. Expand the amount of intensive and extensive green roofs and provide additional public accessible roofs;
 - ii. Add significantly more planting at all site edges; and
 - iii. Allow increased visual accessibility from windows onto gardens and vegetation;
- A.1.17 provision of an improved east interface to reduce the impact of vehicles, service areas and air intake vents on the pedestrian experience by providing a strong green edge that increases the amount of landscaped area adjacent to the public realm, including a row of street trees on private property.

Note to Applicant: Refer to section 3.1.2.1c of the Guidelines.

- A.1.18 design development to further reflect site history and neighbourhood character by the use of high quality, relevant landscape materials;
- A.1.19 design development to expand programming as follows:
 - i. Integrate outdoor children's play areas with maximized solar orientation, ensuring there is visual access to from contiguous indoor amenity areas;

ii. Increase amount of Urban Agriculture plots in the common outdoor spaces;

Note to Applicant: Urban agriculture plots should follow the City's Urban Agriculture Guidelines for the Private Realm and include infrastructure required, such as potting benches, hose bibs, etc.

A.1.20 provision of referenced larger-scale detail sections (minimum ½"=1') for all typical landscape features and construction (rather than precedent images), including but not limited to benches, walls, trellises for vine support confirming low maintenance type, planters on structure with dimensioned depth of soil, fences, screens, etc.

Note to Applicant: Depth of growing medium for planting on structures should exceed the CSLA Standard for viability into the future.

A.1.21 provision of confirmation of a high-efficiency irrigation system for all planting areas, with common access for maintenance;

Note to Applicant: This can be a notation on the plans.

- A.1.22 provision of a Tree Management Plan as part of the Landscape Plans, in coordination with updated arborist documents;
- A.1.23 provision of updated Arborist Report with Tree Management Plan and Letter of Assurance for arborist supervision, with recent dates, reflecting current site conditions due to other on-going site work;
- A.1.24 coordination for the provision of new street trees with Engineering and the Park Board;

Note to applicant: New street trees to be shown and confirmed on the development permit plans. Contact Engineering (604.871.6131) to confirm tree planting locations and Park Board (604.257.8587) for tree species selection and planting requirements. Provide a notation on the plan as follows, "Final spacing, quantity and tree species to the satisfaction of the General Manager of Engineering Services. New trees must be of good standard, minimum 6cm caliper, and installed with approved root barriers, tree guards and appropriate soil. Root barriers shall be 8 feet long and 18 inches deep. Planting depth of root ball must be below sidewalk grade. Call Park Board for inspection after tree planting completion".

A.1.25 deletion of tree barriers for any existing street trees in concrete cutouts or grates;

Note to Applicant: Standard tree barriers cannot be installed in concrete cutouts or tree grates.

- A.1.26 provision of a Letter of Assurance for arborist supervision, with recent date of less than six months, signed and dated by arborist, owner and contractor;
- A.1.27 provision of confirmed trenching locations for utility connections, avoiding conflict with tree root zones and addition of the following note:
- A.1.28 "Trenching for utility connections to be coordinated with Engineering Department to ensure safe root zones of retained trees. Methods of tree protection for street trees to be approved by Park Board".

Note to Applicant: Methods of tree protection for street trees (as approved by Park Board) to be shown on plan. Relocation of trenching locations are required if in conflict with tree protection.

A.1.29 provision on the landscape drawings of landscape features intended to create a bird friendly design;

Note to Applicant: Bird friendly plants should be included on the plant palette, enabling bird habitat conservation and bird habitat promotion. Refer to the Bird Friendly Design Guidelines for examples of built features that may be applicable, and provide a design rationale for the features noted. For more information, see the guidelines at: http://former.vancouver.ca/commsvcs/guidelines/B021.pdf.)

Crime Prevention Through Environmental Design (CPTED)

- A.1.30 provide a Crime Prevention Through Environmental Design strategy having particular regard for the following.;
 - i. Potential for activity such as vandalism, graffiti, and other such activities through the use of high quality materials and provision of appropriate landscape treatments;
 - ii. Pedestrian and public safety through provision of a comprehensive lighting and wayfinding strategy;
 - iii. 24 hour visibility at entrances and along building frontages, including maximizing entrances, activity and glazing at-grade along all frontages; and
 - iv. Theft from vehicles;

Note to Applicant: This condition relates to rezoning condition #7. The site and the adjacent community has numerous CPTED challenges that should be addressed through built form and public realm design throughout the campus, and should be a major consideration through all stages of the design development process. Refer to section 3.6 of the CD-1 Design Guidelines.

Arts, Culture and Community Services Conditions (ACCS)

- A.1.31 design development to include three food assets reflective of the size of the site and the strong linkages between food and health, accompanied by a description of how the proposed food assets fit in with the site context and management/operations including provision of the following:
 - i. On-Site Organics Management technology that accepts most types organic waste and can turn materials directly into compost and/or energy;

Note to Applicant: Discharge of organic waste into the sewer system is not supported by staff. (eg: aerobic or anaerobic in-vessel systems) The system must have sufficient capacity to process 90% of organic waste anticipated on the site.

ii. A Farmers Market in the Civic Plaza; and

Note to Applicant: Satisfy the farmers market design guidelines in the Sustainable Large Developments Bulletin, and design requirements specified by the farmers market operator in consultation with ACCS.

iii. A third Food Asset provided to the satisfaction of the ACCS;

Note to Applicant: Sustainable local food procurement at the onsite food services does not meet intent of the Rezoning Policy for Sustainable Large Developments and is not supported by staff. Staff recommend as the third food asset to provide secured, low-cost, healthy meal

provision for low-income residents of the neighbourhood and users of the NSP facilities or on-site urban agriculture facilities.

Please continue to refine plans for delivery of food assets, a test fit where needed and confirmation of the third food asset in consultation with Caitlin Dorward, Social Planner: caitlin.dorward@vancouver.ca

A.1.32 indication of the on-site organic management unit(s) location in plans submitted as part of the development submissions;

Park Board Conditions

- A.1.33 design development to retain and protect adjacent trees within Thornton Park (north and south parcels) throughout construction;
- A.1.34 design development to limit the impact of new sidewalks on critical root zones of significant trees within parkland;

Note to applicant: Including, but not limited to the trees in Thornton Park north parcel, at northwest corner of National Ave and New High Street. Design and construct sidewalk to ensure minimized impact to significant trees, to the satisfaction of the General Manager of the Vancouver Park Board.

Where sidewalks for National Avenue and New Street are shown within Thornton Park (north and south parcels) design coordination is required with Park Board staff to the satisfaction of the General Manager of Park Board. New sidewalks should be designed to tie into existing park pathways with minimized impacts on park space. Future drawings to show internal park pathways and park features adjacent to changing conditions.

A.1.35 design development to minimum solar access requirements on adjacent parkland;

Note to applicant: to meet rezoning condition #31 related as specified in rezoning condition #31, "No other additional shadow cast on adjacent parks is permitted beyond what was deemed acceptable at the time of submission of the rezoning application (February 2019 Shadow Analysis). This includes potential future expansion".

A.1.36 confirmation that the Wellness walk/eastern sidewalk of New Local Street is contained entirely within the road right of way;

Note to applicant: the Park Board will consider connections between the Wellness walk and internal pathways within Trillium Park through future park development.

A.1.37 improvement of grade transition between New Local Street right of way to existing grade in Trillium Park to ensure maximum accessibility for pedestrians, mobility-challenged, and cyclists;

Sustainability

A.1.38 provision of strategies, actions and details to address the recommendations and staff responses to the Climate Risk Assessment and conditions of the Rezoning relating to seismic and climate resiliency;

Note to Applicant: Contact Angela Danyluk, Senior Sustainability Specialist at 604.871.6619 or Angela.Danyluk@vancouver.ca for more information. Please see Appendix H and Standard Condition A.1.12.

A.2 Standard Engineering Conditions

- A.2.1 arrangements are to be made to the satisfaction of the General Manager of Engineering Services (GMES) and the Director of Legal Services for the modification of the surface right of way agreement (CA8694438-41) over Healthcare Boulevard for public access;
- A.2.2 provision of a surface statutory right of way (SRW) for public pedestrian use over each portion of the Wellness Walk located on site;

Note to Applicant: The SRW will be free of any encumbrance such as structure, stairs, bicycle parking, and plantings at grade.

A.2.3 arrangements to be made to the satisfaction of the GMES, the Director of Legal Services and the Approving Officer for the closure and transfer of a portion of Gore Avenue that was previously dedicated on Plan EPP105034 for the access entrance to Healthcare Boulevard from the rezoning of the site;

Note to Applicant: This closed road is to be consolidated with Lot 1 in exchange for the dedication of road for the redesigned Healthcare Boulevard road access further North along Gore Avenue. Approval from Council will be required for this land exchange. Final dimensions of the new road dedication are to be finalized as per the geometric design review process.

- A.2.4 arrangements to be made for release of the no Development Covenant CA8694443 related to the pedestrian overpass encroachment over Gore Avenue (High Street);
- A.2.5 provision for a surface Statutory Right of Way and pad to accommodate space for a Public Bike Share (PBS) Station meeting the following requirements:
 - i. Size: At a minimum 19m x 4m (linear) or 10m x 8m (back-to-back) sized station shall be accommodated. The full length of the space is to be continuous. The physical station with docked bicycles is 2m wide and has a required bicycle maneuvering zone of 2m for a total width of 4m;
 - ii. Location: The station must be fully located on private property while still clearly visible to the public with 24/7 public access. The preferred location is near the main cycling centre entrance off National Avenue or within the public plaza west of Healthcare Boulevard;
 - iii. Access: Consideration for placement of building elements (e.g. fire department connections, HVAC vents, hose bibs, etc.) and landscaping that require frequent access and maintenance directly adjacent to the PBS space. These elements shall not be in conflict or cause frequent disruption to the PBS station;
 - iv. Surface treatment: A hard surface, CIP concrete (saw cut or broom finished) is required with no utility access points (including vents, drains, etc.) within the PBS station footprint (except as noted below). Any utility access point within 1m of the PBS space is to be identified and shown in a detailed drawing submitted. Other firm, paved materials are subject to approval;

- v. Grades: The surface must be leveled with a maximum cross slope of 3% and have a consistent grade (i.e. no grade transitions) along the length with a maximum slope of 5%. At minimum, spot elevations at the four corners of the station must be provided;
- vi. Sun exposure: There must be a minimum of 5m vertical clearance from ground level to the top of the station in order to maximize sun exposure as station operates on solar power. Ideally the station should receive 5 hours of direct sunlight a day; and
- vii. Power: Provision of an electrical service and electrical power is to be available in close proximity to the PBS station. Show power source connection on the landscape and site plans.

Note to Applicant: Given the revised orientation of the Hospital Campus with Healthcare Blvd now running north-south through the site and back-of-house uses focused at the east edge of the site along 'New Local Street' across from Trillium Park, the PBS space is to be relocated to a central and highly visible area of the Hospital Campus. The proposed PBS space, as shown on Drawing A1.003 located mid-block at the rear of the main hospital building, does not provide for high visibility nor likely to best serve potential bike share users. The preferred location for the 19.0m x 4.0m (linear) or 10.0m x 8.0m (back-to-back) PBS station is on private property near the main cycling centre entrance off National Ave, or within the public plaza on Parcel A (Health Campus)

- A.2.6 registration of a Rainwater Management Agreement to the satisfaction of the General Manager of Engineering Services and the Director of Legal Services prior to the issuance of the Development Permit;
- A.2.7 subject to the acceptance of the finalized Transportation Demand Management (TDM) Plan, entry into a TDM agreement, to the satisfaction of the General Manager of Engineering Services and the Director of Legal Services, which:
 - a. Secures provision of funding towards long-term TDM monitoring funding, including \$200,000 for monitoring for the Hospital Campus.
 - b. Secures the provision of TDM measures on the site:
 - i. ACT-01: Additional Class a Bike Parking
 - ii. ACT-02: Improved Access to Class A Bicycle Parking
 - iii. ACT-03: Enhanced Class B Bicycle Parking
 - iv. ACT-05: Bike Maintenance Facilities
 - v. ACT-06: Improved End-of-Trip Amenities
 - vi. ACT-07: Public Bicycle Share Space
 - vii. COM-01: Car Share Spaces
 - viii. PKG-02: Parking Supply
 - c. Permits the City to access and undertake post occupancy monitoring of the Transportation Demand Management (TDM) measures proposed.
 - d. Agrees to make reasonable adjustments to the TDM measures as requested by the City, based on the TDM monitoring results.
- A.2.8 provision of final building grades based on the final approved road geometry;
- A.2.9 provision of a minimum 3.0m wide sidewalk, clear of all obstacles and obstructions for the Wellness Walk;

Note to Applicant: relocate the proposed benches where required in order to provide this minimum 3.0m wide clear sidewalk.

- A.2.10 provision of improved access and design of bicycle parking and compliance with the Bicycle Parking Design Supplement, including the following:
 - i. Provision of Class A bicycle lockers to accommodate 1 bicycle;

Note to Applicant: Oversized bicycle lockers are not supported. Reference Section 6.3.19 of the Parking Bylaw.

ii. Provision of automatic door openers for all doors providing access to Class A bicycle storage;

Note to Applicant: Show and/or note automatic door openers on plans. Reference Section 6.3.10 of the Parking Bylaw.

iii. Provision of minimum 0.6m (2ft) x 1.8m (6ft) dimensions for each Class B bicycle space; and

Note to Applicant: Class B spaces appear to be 0.46m (1.5ft) x 1.8m (6ft). Reference Section 6.4.2 of the Parking Bylaw.

iv. Provision of directional signage to be provided to Class B bicycle racks not readily visible to visitors to a site;

Note to Applicant: Show and note the location of Class B signage on plans for access to underground Class B bicycle spaces. Reference Section 6.4.5 of the Parking Bylaw.

- A.2.11 Provision of improved access and design of passenger loading and loading spaces and compliance with the Parking and Loading Design Supplement, including the following:
 - i. Provision of minimum 16 Class A passenger loading spaces;
 - ii. Provision of minimum 2.9m (9.5ft) x 5.5m (18ft) dimensions for Class A passenger spaces, except for the first passenger space which must be a minimum width of 4.0m (13.1ft). Where parallel parking occurs minimum 6.5m long spaces are required;

Note to Applicant: Clearly label, number and dimension all Class A passenger spaces proposed within the parkade and at grade. Reference Section 7.3.2 of the Parking Bylaw.

iii. Provision of convenient, internal, stair-free loading access to all site uses from the parking level P2 load court;

Note to Applicant: Clearly show and/or note how stair-free loading access is provided from the consolidated load court to within the hospital and CSRC buildings for Phase 1B.

- iv. Stair-free loading access from the raised loading docks to the vehicle level within the parking level P2 load court; and
- v. Turning analysis for the ingress, egress and maneuvering required for loading vehicles gaining access to the surface servicing courtyard. All required maneuvering must be accommodated on-site.

- A.2.12 provision of improved access and design of the parkade layout and compliance with the Parking and Loading Design Supplement to the satisfaction of the General Manager of Engineering Services, including the following:
 - i. Provision of access by vehicles to all off—street parking spaces by means of an unobstructed maneuvering aisle;
 - ii. Note to Applicant: As proposed, tandem valet parking spaces may not be counted toward total required parking. Reference Section 4.8.5 of the Parking Bylaw for additional information;
 - iii. Provision of wheel stops for all vehicle spaces facing another space or pedestrian circulation route;
 - iv. Provision of parabolic mirrors at all 90 degree turns on parking ramps;
 - v. Provision of minimum 3.0m (10ft) width for each security gate accommodating one lane of travel on bi-directional parking ramps; and
 - vi. Provision of minimum 2.9m (9.5ft) width and 5.5m (18ft) depth for shared vehicle parking spaces.

Note to Applicant: Spaces appear to be approximately 2.3m (7.5ft) wide by 4.65m (15.3ft) deep.

- A.2.13 provision of the following information is required for drawing submission to facilitate a complete Transportation review:
 - i. Updated landscape and site plan to reflect all on-site and public realm changes required to accommodate the Public Bike Share (PBS) station(s);
 - ii. A complete tech table is required showing the calculations for the minimum required parking, loading, bicycle spaces and end-of-trip facilities, passenger loading and the number of spaces being provided. Information provided in the technical table must coincide with details provided on architectural plans, TAMS, Transportation Demand Management Plan and PHC Memo dated May 6th, 2021;
 - iii. Note the following with technical tables:
 - a. Remaining 172 Class A bicycle spaces are to be provided at Phase 1B;
 - b. Total of 1728 vehicle spaces are required as part of the Health Care Campus. Outstanding vehicle parking spaces not provided as part of Phase 1A must be provided as part of Phase 1B.
 - iv. All types of bicycle, passenger and loading spaces individually numbered, dimensioned, and labelled on the drawings;
 - v. Updated Level 1 Floor plan to clearly show, label and dimension all loading spaces provided within the surface servicing courtyard;
 - vi. Dimensions for typical parking spaces and all types of Class A bicycle spaces;
 - vii. Dimension of columns and column encroachments into parking stalls;

- viii. Dimensions of manoeuver aisles and the drive aisles on the main parking ramps, within the parkade, at all gates and for the emergency at grade parking;
- ix. Section drawings showing elevations and minimum vertical clearances for parking levels, loading bays, ramps, and security gates including emergency ambulance parking. These clearances must consider mechanical projections and built obstructions; and
- x. Additional partial section plans to show the entire length of both the public and employee loading ramps including the slope, length, elevations, grades and minimum vertical clearances for the largest vehicle requiring access to the ramps. These clearances must consider mechanical projections and built obstructions;
- xi. Areas of minimum vertical clearances labelled on parking levels;
- xii. Design elevations on both sides of the ramps and drive aisles at all breakpoints, loading bays, disability spaces, and at all entrances. The slope and length of the ramped sections at all breakpoints to be shown on the submitted plan drawings;
- xiii. A dedicated bicycle elevator or parking ramp if required;
- xiv. Notation of the following on all ground level and parking level plans:
 - i. Vehicle parking layout approved, subject to compliance with approved Transportation Demand Management (TDM) Plan;
 - ii. Loading layout approved, subject to compliance with approved Loading Management Plan.
- xv. Indicate the primary stair-free access route from each Class A bicycle storage room to reach the outside. Note use of a dedicated bicycle elevator or parking ramp if required; and

Note to applicant: Use of runnels and stairs is acceptable provided they are not the primary access to bicycle storage.

- xvi. Update plans to clearly show and dimension each of the minimum 6 Class B bicycle spaces located adjacent each public entrance.
- A.2.14 parking, loading, bicycle, and passenger loading spaces must be provided and maintained in accordance with the requirements of the Vancouver Parking By-Law;

Note to applicant: Engineering supports the following proposed parking, loading, passenger loading and bicycle parking for Phase 1A of the Health Campus Precinct. Please also see Standard Condition A.1.8.

	Support
Vehicle	*1255
Loading	3 Class A
	11 Class B
	8 Class C
Passenger Loading	16 Class A
Bicycle	*140 Class A
	60 Class B

*The remaining required vehicle parking (on-site and off-site) and Class A bicycle spaces are to be provided at Phase 1B of the Health Campus Precinct.

- A.2.15 provision of a Loading Management Plan (LMP), including the following:
 - i. Management and operation of the facility, including on-site loading manager;
 - ii. Size of the largest delivery vehicle delivering to the site and the expected frequency of all of the deliveries;
 - iii. Specify routing of the trucks from the arterial streets to and from the loading space;
 - iv. Clarify the largest truck that the loading space(s) are designed to accommodate and provide all vehicle dimensions;
 - v. An expected Schedule of Loading Activity table for all uses including for the CSRC;
 - vi. Clarify how the CSRC will access the consolidated load court;
 - vii. Turning analysis for the ingress, egress and maneuvering required for loading vehicles gaining access to the surface servicing courtyard. All required maneuvering must be accommodated on-site;
 - viii. Identification of loading bays that can be used for unscheduled Class B and Class C loading deliveries; and
 - ix. Loading Management and Communications Protocol for all tenants.
- A.2.16 provision of a finalized Transportation Demand Management (TDM) Plan for the Health Care Campus that applies to both Phases 1a and 1b, to the satisfaction of the General Manager of Engineering Services;

Note to Applicant: A TDM Plan with a minimum of 30 points is required. The proposed plan appears to achieve 36 points. A single TDM measure may count towards multiple land uses if it is usable by each land use. Refer to <u>Schedule B</u> of the TDM policy for detailed requirements for each measure. Provide TDM Plan as a separate package with complete TDM worksheets. The following additional information and clarifications are required to accept the TDM measures proposed:

- a. ACT-01 Additional Class A bicycle parking
 - ix. Show and/or identify the number and location of the additional Class A bicycle parking on plans. Additional Class A bicycle parking spaces must meet the standards and minimums identified in the Parking By-law, and/or applicable Design Guidelines.

Note to applicant: A total of 8 points appear achievable for this measure.

- b. ACT-02 Improved Access to Class A bicycle Parking
 - i. Provision of concept design for excellent design of lighting, finishes, grades, convenience.

Notes to Applicant: A total of 2 points appear achievable for excellent design with provision of the above noted information.

Clarify if a dedicated bike elevator is being proposed. ACT-02 notes no bike elevator while ACT-03 notes that one is being provided. If an elevator is proposed, it shall be accessible to both the Class A and Class B spaces located on the P1 parking level. The elevator is to have doors on both ends to allow bicycles to easily roll in from one end and roll out the other. The elevator shall be a freight style elevator with durable finishes to comfortably accommodate two people with two bicycles and provide minimum interior dimensions of 5'-6" x 6'-8" ", and 3'6" wide doors. Accommodation of oversized bicycles within this elevator may increase requirements.

Bike stair ramps are not accessible to cyclists of all ages and abilities and do not accommodate oversized bikes i.e. cargo and recumbent bikes. These ramps do not count toward additional points toward the TDM plan.

- c. ACT-03 Enhanced Class B bicycle parking
 - i. Provision of concept design for enhanced Class B bicycle parking with respect to lighting, finishes, grades and convenience.
 - ii. Identify the number, location and characteristics of the enhanced Class B bicycle parking on plans

Note to Applicant: A total of 2 points appear achievable for excellent design and finishes with provision of the above requested information. Confirm if a dedicated bicycle elevator is proposed.

- d. ACT-05 Bicycle Maintenance Facilities
 - i. Provision of an operational plan detailing:
 - 1. A description of the amenities to be provided,
 - 2. A means of providing access to all residents, commercial tenants, and the public (if applicable), and
 - 3. Plan for maintaining these amenities.
 - ii. If available, provision of any additional information regarding this measure (e.g. tool receipts, instructions for using an online sign-up portal, or marketing/ instructional materials) that demonstrates how the property owner will operate, administer, and maintain this common facility.

Note to Applicant: A total of 2 points appear achievable for this measure.

- e. ACT-06 Improved End-of-Trip Amenities
 - i. Clearly identify the location, number and type of additional end-of-trip amenities being provided on plans toward this measure.

Note to Applicant: A total of 4 points appear achievable for an additional 50% end-of-trip amenities. This total must be calculated based on the 312 Class A bicycle spaces required per ACT-01. The following is required:

	Water Closets	Wash Basins	Showers	Grooming Stations	Lockers
Hospital	30	21	30	30	656

- f. ACT-07 Public Bike Share Space
 - i. Illustrate the dimensions and location of the PBS space(s) being provided, and how the development project is meeting the requirements as specified by City staff on plans.

Note to Applicant: A total of 8 points appear achievable for this measure. Update plans to clearly show and dimension the PBS stations.

g. COM-01 – Car Share Spaces

Note to Applicant: A total of 8 points are achieved for this measure.

h. PKG-02 – Parking Supply

Note to Applicant: A total of 2 points achieved for this measure.

- A.2.17 provision of compliance with the Transportation Demand Management (TDM) Plan, as per the finalized TDM agreements;
- A.2.18 provision of a letter of credit and a letter of guarantee for the Services Agreement works to the satisfaction of General Manager of Engineering Services;
- A.2.19 provision of a Final Hydrogeological Study which meets the requirements of the Groundwater Management Bulletin (https://bylaws.vancouver.ca/bulletin/bulletin-groundwatermanagement.pdf). Staff have provided the following comments on the preliminary hydrogeological study submitted by the applicant:
 - 1. Section 5.4.1 of the Preliminary Hydrogeological Study (dated July 3, 2020) states that groundwater discharge will be directed to a catch basin adjacent site during construction; however, due to the contaminated soils on site, this is prohibited. Alternatively, obtain a Waste Discharge Permit to allow construction discharge to the sanitary sewer system;
 - 2. The current groundwater management design assumes that the till will provide an impermeable barrier to upward groundwater flow below the foundation. Confirm this assumption with in situ testing of the till;
 - The permanent groundwater management plan does not eliminate groundwater discharge. Provide a quantitative analysis of the anticipated groundwater discharge for City approval. The analysis should consider seepage through the cutoff wall and from below the foundation slab;
 - 4. It is our understanding that an environmental consultant has been retained to determine if the groundwater discharge anticipated post construction is suitable for the storm sewer system. The environmental consultant retained must provide a report detailing how the quality of the groundwater discharge will meet the City bylaw requirements and provincial regulations; and
 - 5. Construction-related discharge to the sewer must be measured, and reported to the City. This monitoring must include daily average flow rates, and be submitted monthly to groundwater@vancouver.ca. A hold will be placed on the Building Permit; to lift the hold, provide an anticipated start date for excavation, and the contact details for the professional services that have been retained to conduct this monitoring, to <u>groundwater@vancouver.ca</u>.

A.2.20 provision of a draft final Rainwater Management Plan (RWMP) to be submitted to address all relevant outstanding conditions of approval to the satisfaction of General Manager of Engineering Services.

Note to Applicant: Comments have been provided as per Policy Report dated September 17, 2019 and included in the associated "Staff Design Review Comments" spreadsheet. As it is acknowledged that not all design components are advanced fully at this stage, placeholders will be accepted in this resubmission with the expectation the final RWMP will include all relevant details. Additional comments may be necessary based on the proposed design changes included updated iterations of the RWMP. Please contact the City of Vancouver's Rainwater Management Review group for any questions or concerns related to the conditions or comments prior to resubmission with the DP application. A meeting may be scheduled upon request by contacting rainwater@vancouver.ca.

- A.2.21 submission of a "Key Plan" to the City for review and approval prior to submission of any third party utility drawings is required. The review of third party utility service drawings will not be initiated until the Key Plan is defined and achieves the following objectives:
 - i. The Key Plan shall meet the specifications in the City of Vancouver Engineering Design Manual Section 2.4.4 Key Plan https://vancouver.ca/files/cov/engineering-designmanual.PDF; and
 - ii. All third party service lines to the development is to be shown on the plan (e.g., BC Hydro, Telus, Shaw, etc.) and the applicant is to provide documented acceptance from the third party utilities prior to submitting to the City.

Note to Applicant: Use of street for temporary power (e.g., temporary pole, pole mounted transformer or ducting) is to be coordinated with the city well in advanced of construction. Requests will be reviewed on a case by case basis with justification provided substantiating need of street space against other alternatives. If street use for temporary power is not approved, alternate means of providing power will need to be proposed. An electrical permit will be required.

For questions on this requirement, please contact Utilities Management Branch at 604-829-9447 or at umb@vancouver.ca.

A.3 Conditions of the Development Permit

Standard Licenses & Inspections (Environmental Protection Branch) Conditions:

- A.3.1 Submission of a Site Disclosure Statement to Environmental Services;
- A.3.2 As required by the Manager of Environmental Services and the Director of Legal Services in their discretion, do all things and/or enter into such agreements deemed necessary to fulfill the requirements of Section 571(B) of the Vancouver Charter and Section 85.1(2)(g) of the Land Title Act, if applicable;
- A.3.3 If required by the Manager of Environmental Services and the Director of Legal Services, in their discretion, enter into a remediation agreement for the remediation of the site and any contaminants which have migrated therefrom on terms and conditions satisfactory to the Manager of Environmental Services and Director of Legal Services, including a Section 219 Covenant that

there will be no occupancy of any buildings or improvements on the site constructed pursuant to this development, until a Certificate of Compliance for each of the on-site contamination and the dedicated lands, if any, have been issued by the Ministry of Environment and provided to the City.make arrangements to enter into a remediation agreement to the satisfaction of the Manager of Environmental Protection and Director of Legal Services, for the remediation of the site and any contaminants which have migrated there on terms and conditions, including a Section 219 Covenant that there will be no occupancy of any buildings or improvements on the site constructed pursuant to this development, until a Certificate of Compliance or an "Instrument of Approval" satisfactory to the City for the on-site contamination, issued by the Ministry of Environment, has been provided to the City;

Engineering

- A.3.4 Provision of a final Rainwater Management Plan (RWMP), which includes a written report, supporting calculations, computer models and drawings to the satisfaction of the General Manager of Engineering Services and the City Engineer prior to the issuance of any building permit.
- A.3.5 Provision of a final standalone Operations and Maintenance (O&M) Manual to the satisfaction of the General Manager of Engineering Services and the City Engineer prior to the issuance of any building permit.

Sustainability

A.3.6 Provision All new buildings in the development will meet the requirements of the Green Buildings Policy for Rezonings (amended May 2, 2018), including all requirements for either Low Emissions or Near Zero Emissions Buildings. These requirements are summarized at http://guidelines.vancouver.ca/G015.pdf.

Note to Applicant: The applicant will be required to demonstrate that the development is on track to achieve the above requirements at each stage of the permit process. For more detail on what must be submitted at the building permit stage for Low Emissions Green Buildings, refer to section B.2) of the most recent bulletin titled Green Buildings Policy for Rezonings – Process and Requirements (amended June 14, 2019 or later).

A.3.7 Prior to issuance of Development Permit, the applicant must provide updated energy modelling demonstrating that the Core Hospital Building is on track to meeting the Low Carbon Performance Requirement (that 70% of the total thermal energy for the Core Hospital Building come from onsite mechanical heat recovery equipment).

Note to Applicant: There is an Energy Reporting Agreement registered on title.

Connection of the Core Hospital Building to the NEU has deemed unfeasible by the General Manager of Engineering and there are no NEU design requirements for the Core Hospital Building.

B.1 Standard Notes to Applicant

- B.1.1 The applicant is advised to note the comments of the Building Review Branch, Vancouver Coastal Health Authority and Fire and Rescue Services Departments contained in the Staff Committee Report dated July 21, 2021. Further, confirmation that these comments have been acknowledged and understood, is required to be submitted in writing as part of the "prior-to" response.
- B.1.2 It should be noted that if conditions 1.0 and 2.0 have not been complied with on or before (February 09, 2022), this Development Application shall be deemed to be refused, unless the date for compliance is first extended by the Director of Planning.
- B.1.3 This approval is subject to any change in the Official Development Plan and the Zoning and Development Bylaw or other regulations affecting the development that occurs before the permit is issuable. No permit that contravenes the bylaw or regulations can be issued.
- B.1.4 Revised drawings will not be accepted unless they fulfill all conditions noted above. Further, written explanation describing point-by-point how conditions have been met, must accompany revised drawings. An appointment should be made with the Project Facilitator when the revised drawings are ready for submission.
- B.1.5 A new development application will be required for any significant changes other than those required by the above-noted conditions.

B.2 Conditions of Development Permit:

B.2.1 All new buildings in the development will meet the requirements of the *Green Buildings Policy for Rezonings* (amended May 2, 2018), including all requirements for Near Zero Emissions Buildings (i.e. Passive House certified or an alternate standard approved by the Director of Sustainability). The requirements are summarized at <u>http://guidelines.vancouver.ca/G015.pdf</u>.

(<u>Note to Applicant</u>: The applicant will be required to demonstrate that the development is on track to achieve the above requirements at each stage of the permit process. For more detail on what must be submitted at the building permit stage, 5.5 of *Guidelines for the Administration of Variances in Larger Zero Emission Buildings.*)

- B.2.2 All approved off-street vehicle parking, loading and unloading spaces, and bicycle parking spaces shall be provided in accordance with the relevant requirements of the Parking Bylaw prior to the issuance of any required occupancy permit or any use or occupancy of the proposed development not requiring an occupancy permit and thereafter permanently maintained in good condition.
- B.2.3 All landscaping and treatment of the open portions of the site shall be completed in accordance with the approved drawings prior to the issuance of any required occupancy permit or any use or occupancy of the proposed development not requiring an occupancy permit and thereafter permanently maintained in good condition.
- B.2.4 Any phasing of the development, other than that specifically approved, that results in an interruption of continuous construction to completion of the development, will require application to amend the development to determine the interim treatment of the incomplete portions of the site to ensure that the phased development functions are as set out in the approved plans, all to the satisfaction of the Director of Planning.

- B.2.5 The issuance of this permit does not warrant compliance with the relevant provisions of the Provincial Health and Community Care and Assisted Living Acts. The owner is responsible for obtaining any approvals required under the Health Acts. For more information on required approvals and how to obtain these, please contact Vancouver Coastal Health at 604-675-3800 or visit their offices located on the 12th floor of 601 West Broadway. Should compliance with the health Acts necessitate changes to this permit and/or approved plans, the owner is responsible for obtaining approval for the changes prior to commencement of any work under this permit. Additional fees may be required to change the plans.
- B.2.6 The owner or representative is advised to contact Engineering to acquire the project's permissible street use. Prepare a mitigation plan to minimize street use during excavation & construction (i.e. consideration to the building design or sourcing adjacent private property to construct from) and be aware that substantial lead time for any major crane erection / removal or slab pour that requires additional street use beyond the already identified project street use permissions.
- B.2.7 This site is affected by a Development Cost Levy By-law and levies will be required to be paid prior to issuance of Building Permit