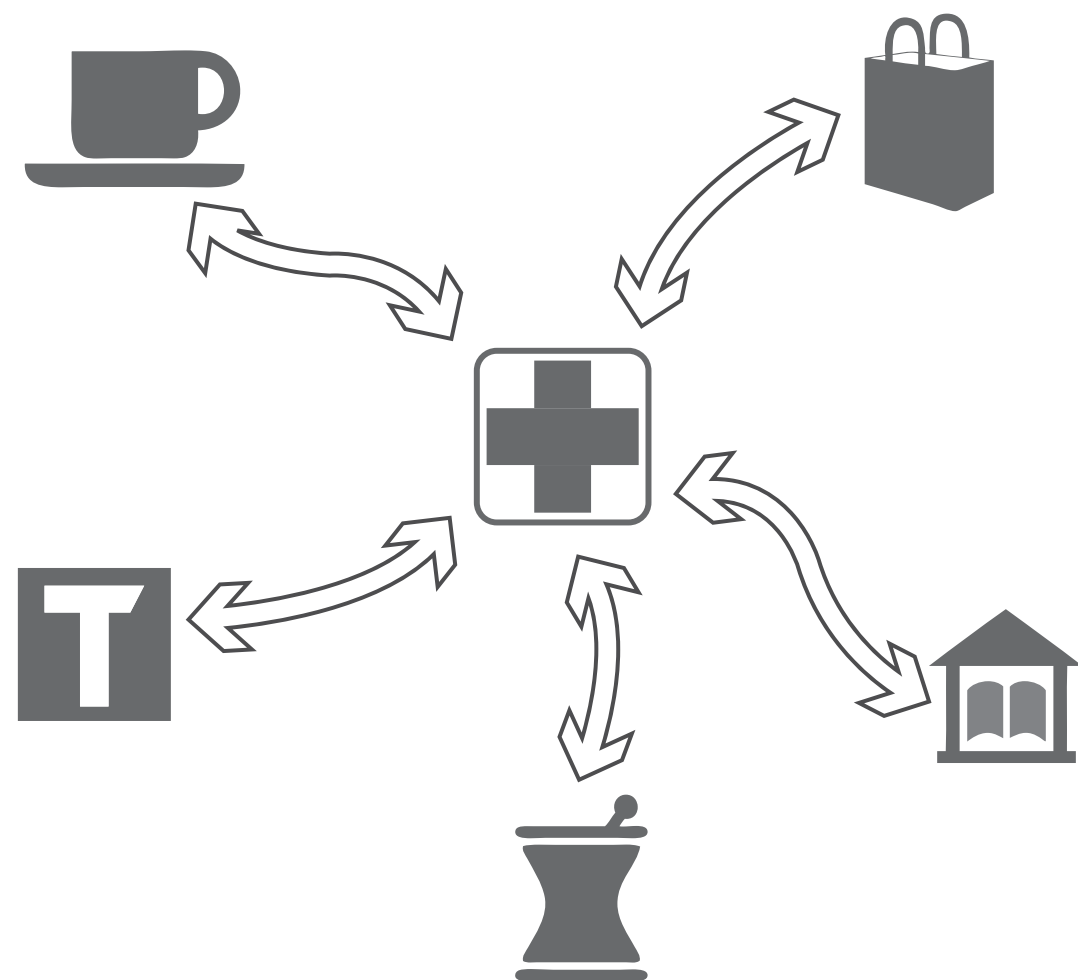


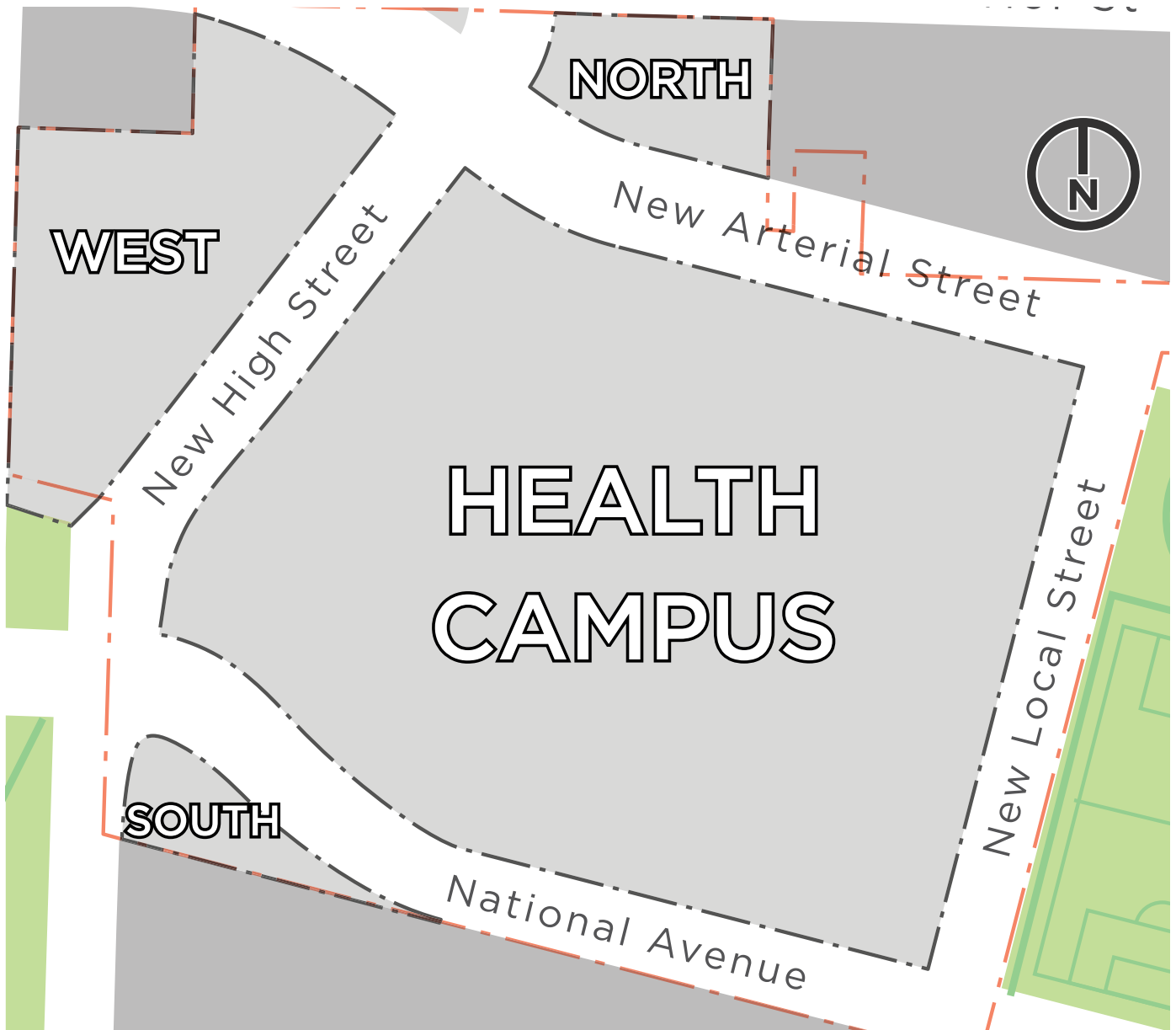
Land Use

Key Considerations

- Four new streets divide the site into four parcels.
- The largest new parcel is the Health Campus, which supports the institutional and health care needs of the hospital.
- The North, West and South Parcels contain supporting uses to serve patients, visitors, staff and the local community.
- The West Parcel is anticipated to be a major hub for health care related research and employment.
- The SIA identified demands for a hotel for visitors and workers' housing (institutional health-related residential).



DRAFT POLICIES



Health Campus Supported Uses

- Hospital
- Office and research
- Some at-grade retail
- Childcare

North Parcel Supported Uses

- Retail at grade
- Office and/or institutional health-related residential*

West and South Parcels Supported Uses

- Retail at grade
- Office and research
- Childcare
- Hotel* and conference centre

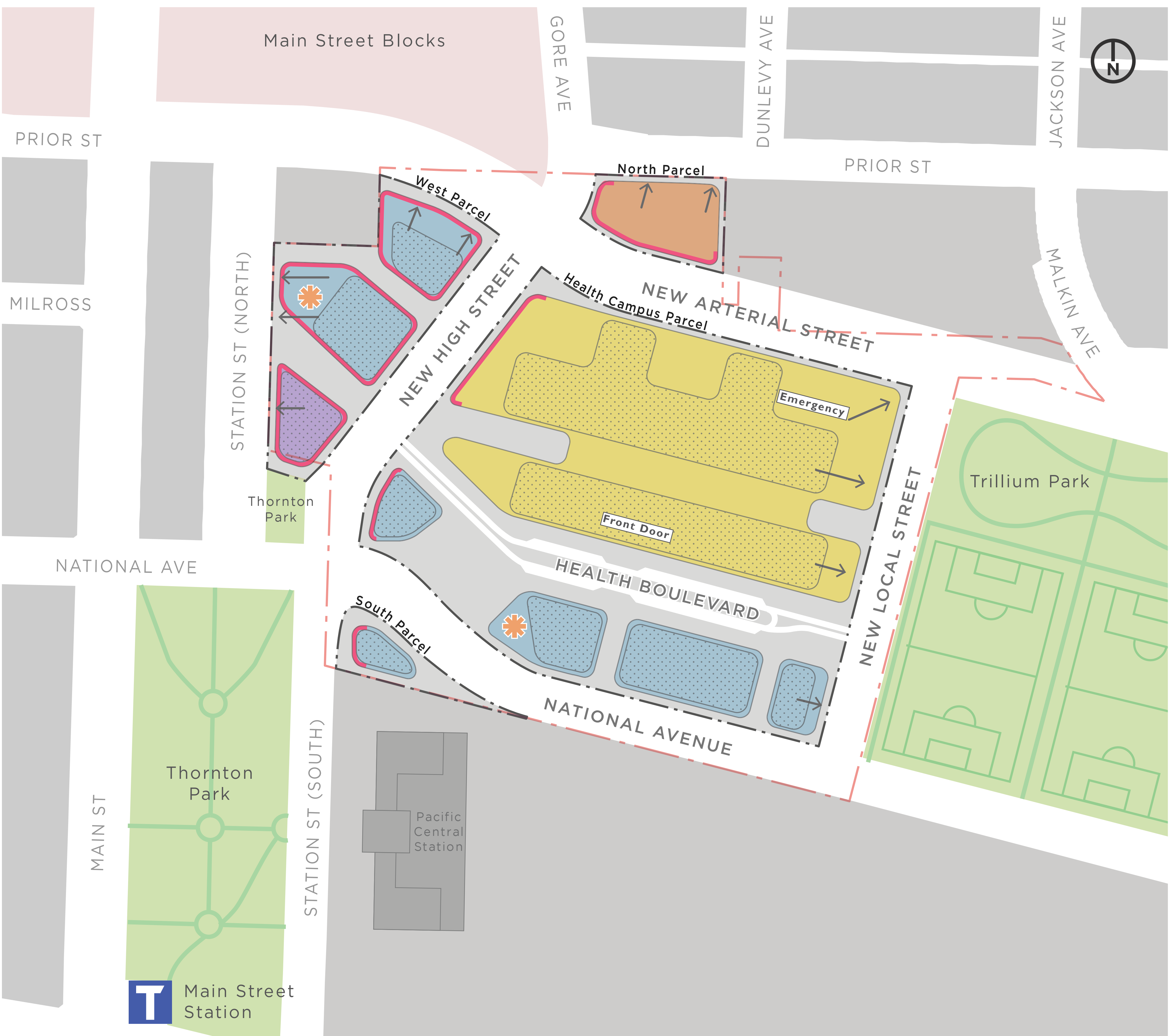
*Institutional health-related residential uses and short-term accommodation

- Institutional health-related rental accommodation may be considered on the site's North Parcel for health campus staff and visiting researchers.
- Provide a hotel to serve health-related visitors. The hotel should be focused on meeting the needs of health-related visitors (i.e. consider long-term stays, suites for families and affordability).

At-grade uses to activate streets and open spaces

- Provide local-serving retail and service uses at grade along New High Street.
- Upper level retail and service uses may be considered.

Conceptual Site Plan: Land Use and Built Form



LEGEND

- PHC Site Boundary
- Parcels
- Parks
- Main Street Blocks (NEFC Planning)

- Building Height
 - Midrise Streetwall Buildings
 - Taller Building Elements
 - Downward Height Transitions

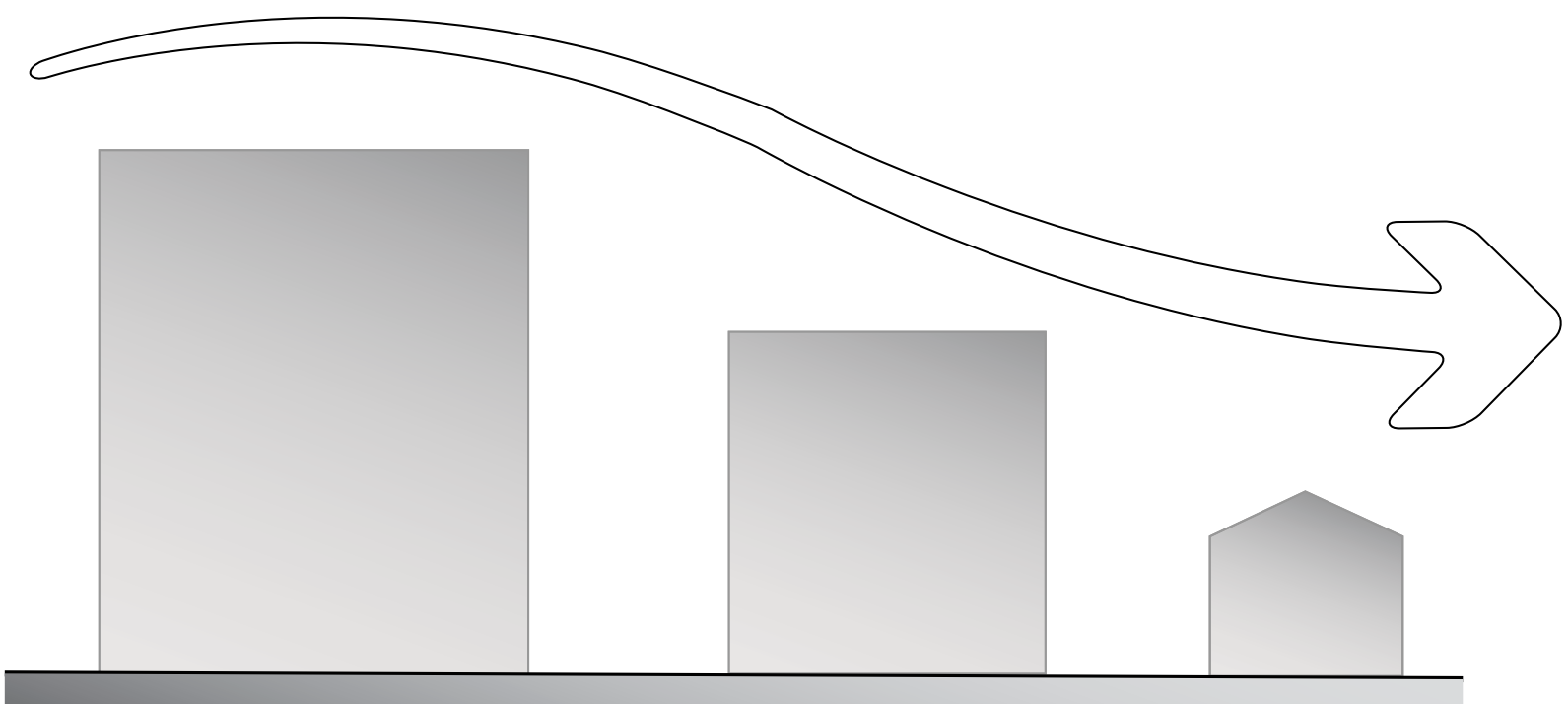
- Uses
 - Core Hospital
 - Research/Office
 - Hotel and Conference Centre
 - Office/Institutional Health- Related Residential
 - Service and Retail at Grade
 - Childcare Facility

Note: Locations shown on map are indicative of early designs and are subject to change through the rezoning and development process.

Built Form

Key Considerations

- From the “inside out” the hospital’s layout and design requires significant building massing that focuses on patient experience and the efficient movement of patients, staff, visitors and goods/ materials.
- From the “outside in” the site comprises multiple buildings that transition to the existing residential and mixed use neighbourhoods.
- Height across the site is limited to roughly 60 m (200 ft) by a view cone.



DRAFT POLICIES

Approximate floor area, density and height by parcel

Parcel	Approx. Floor Area	Approx. Density	Approx. Height Limit
Health Campus	220,000 sq m	5.6 FSR	Up to 60 m. Transition down to limit shadowing of Trillium Park.
North	6,500 sq m	3.0 FSR	18-20 m. Modest additional height considered along New Arterial Street.
West	57,000 sq m	7.0 FSR	Up to 60 m. Transition down in scale and height to the north and west.
South	6,700 sq m	5.0 FSR	Up to 60 m. Consider shadow impacts on Thornton Park and open spaces. Reference Pacific Central Station form.

General Built Form Policies

- Provide a respectful height transition and interface with the neighbourhoods to the west, north and east to limit shadowing and perceived building mass.
- Sculpt and shape buildings to maximize daylight on open spaces and parks.
- Activate open spaces and provide intuitive wayfinding and thoughtfully locating building entrances.
- Provide a clear visual connection between Thornton Park and the hospital front door.
- Design buildings to optimize solar access to create highly livable internal spaces.
- Provide floor-to-floor heights that are flexible for multiple uses, including 6 m for retail uses.

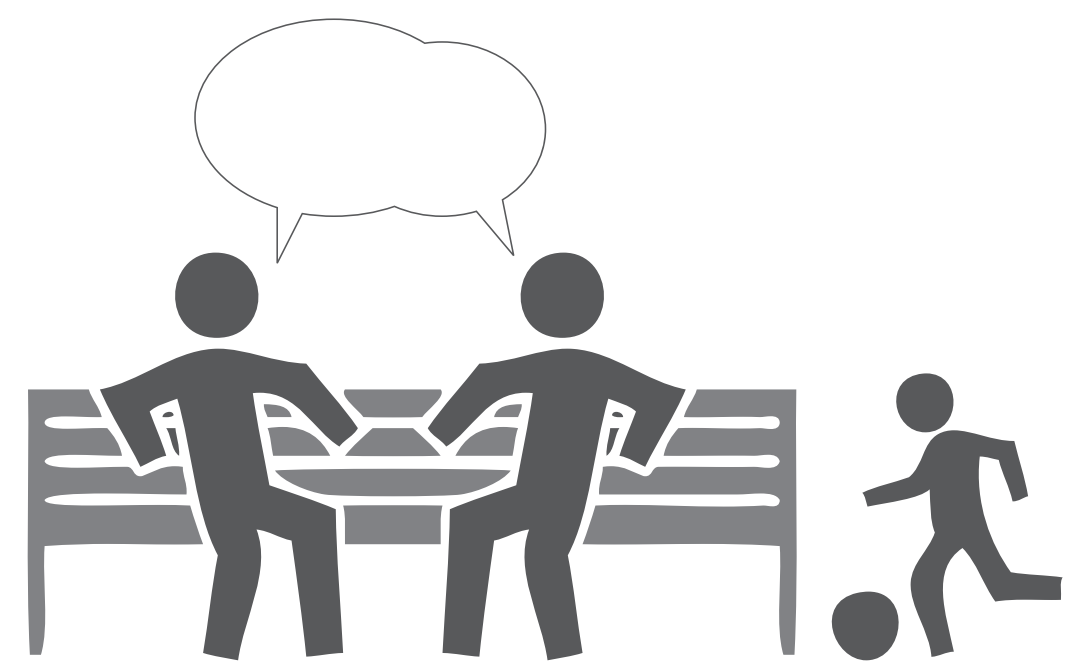
Design Considerations for the North, West and South Parcels

- Accommodate significant employment through research and office uses on the West Parcel.
- Accommodate a hotel and conference centre.
- Provide high quality public spaces, with access through the West Parcel for walking and cycling.
- Include affordable retail spaces that are inclusive for lower-income population groups and spaces for social enterprise and non-profits.

Open Space

Key Considerations

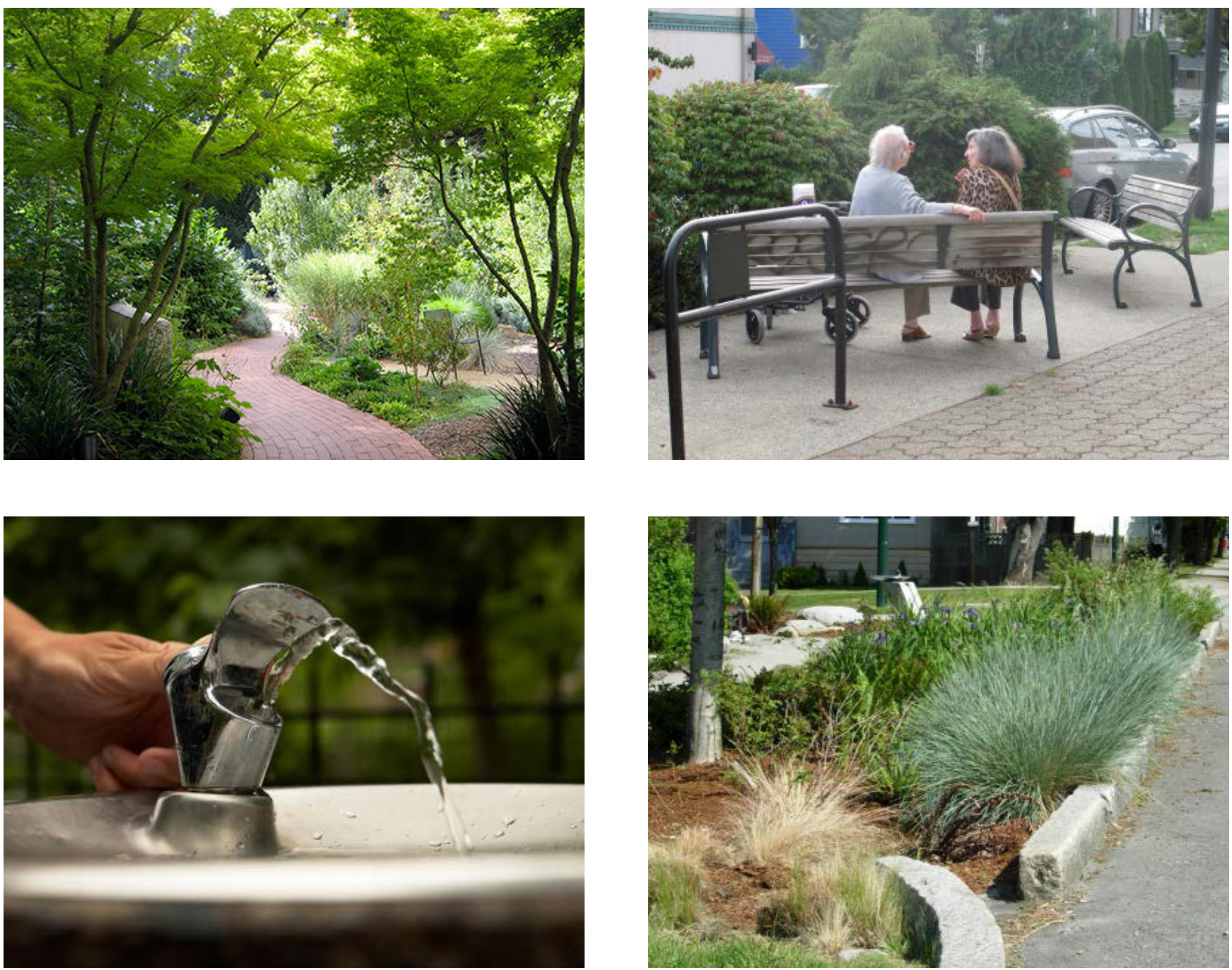
- Healing aspects of open spaces and the outdoors should be considered an accessible extension to the health care program.
- The *False Creek Flats Plan* proposes a Walk the Line greenway connecting the Seaside Greenway to Strathcona Park and beyond. The Wellness Loop and other open spaces should be integrated with this larger opportunity.



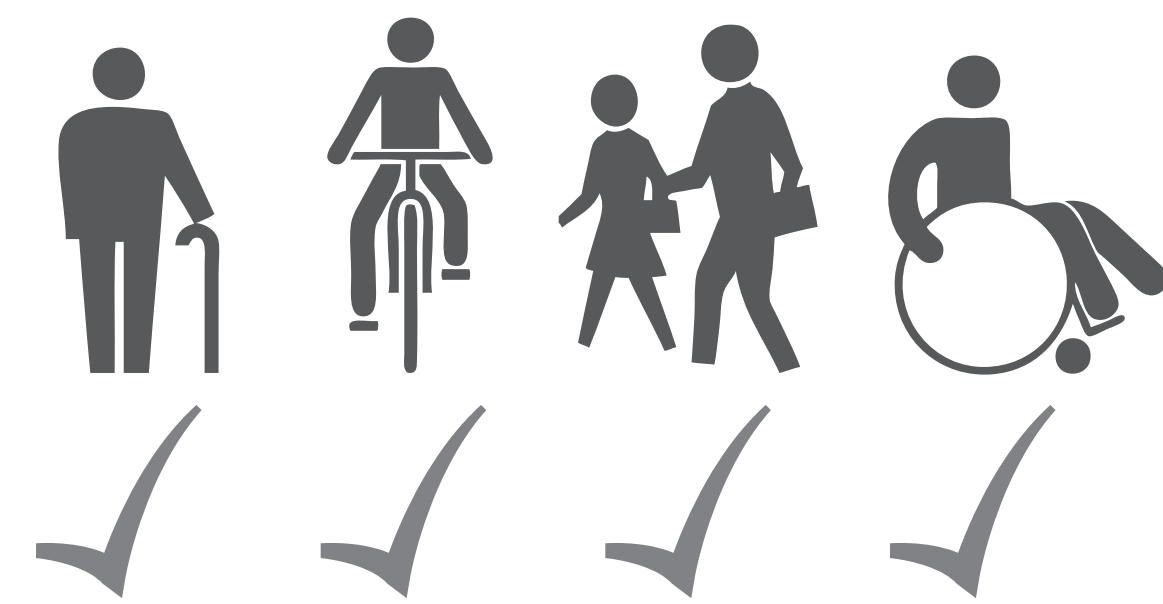
DRAFT POLICIES

General Open Space Policies

- Embrace health-centred approaches to open space design by providing spaces for activity, connections to the natural environment and opportunities for social interaction.
- Provide a mix of public, semi-public and private open spaces with a variety of features and amenities (e.g. playgrounds, green spaces and benches for relaxation, trees and landscaping, weather protection and access to washrooms).
- Provide universal accessibility.
- Recognize history and memory in the open space design.
- Plant new trees and increase biodiversity.
- Set aside space for Aboriginal healing gardens and elements.
- Include semi-public rooftop open spaces where feasible.



Healthy and sustainable approaches to open space design



Universal accessibility

Wellness Loop

- Provide a high quality linear open space with trees, weather protection, landscaping and amenities, linking to other key destinations.

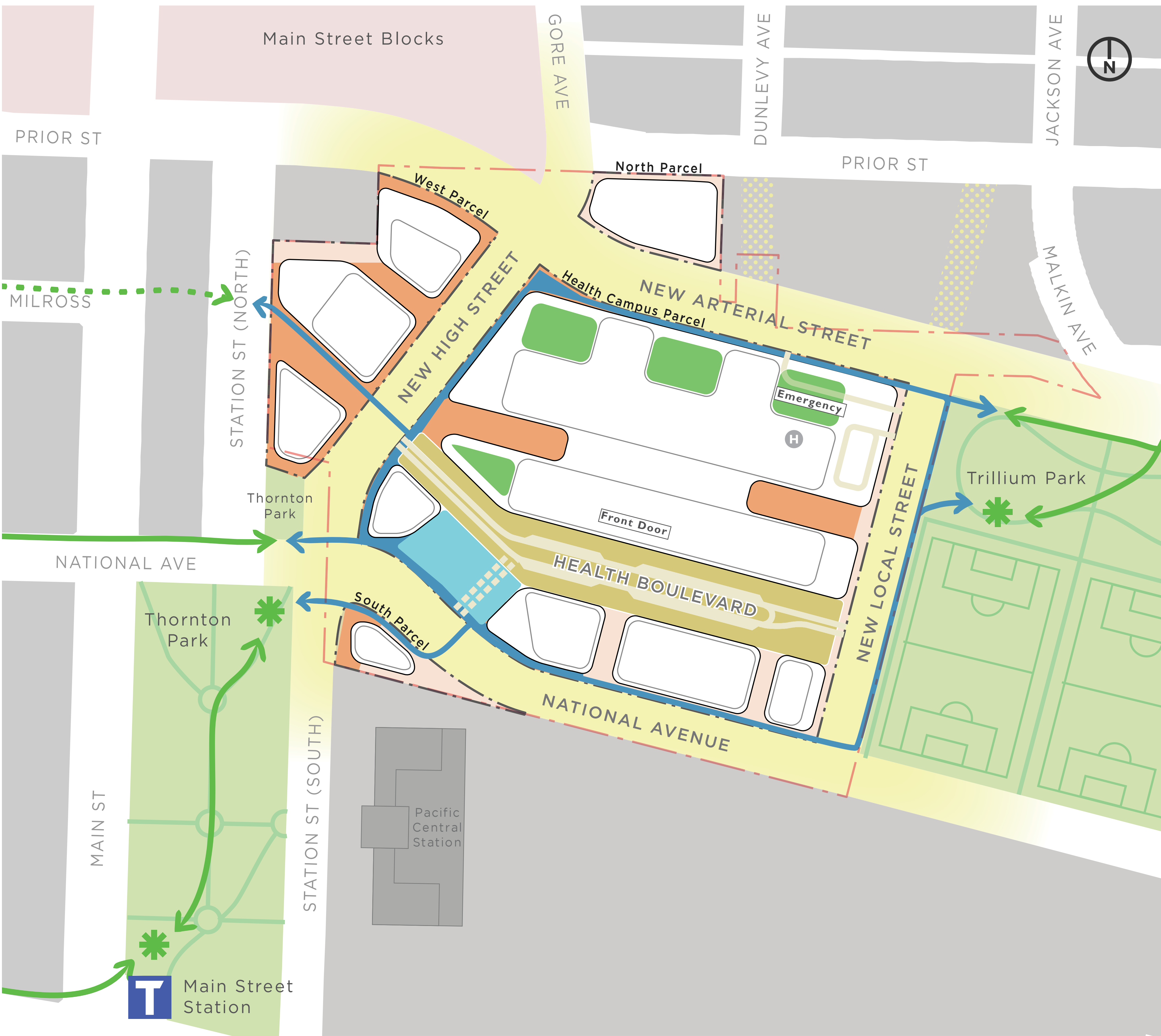
Civic Plaza

- Provide a central open space near the hospital front door for gathering and relaxing.
- Provide intuitive wayfinding for pedestrians to reach the hospital front door and other destinations.



Union and Canadian National Railway Stations, c. 1919-1925. (Albertype Company/Library and Archives Canada/PA-031692)

Conceptual Site Plan: Open Space and Transportation



LEGEND

- PHC Site Boundary
- Parcels
- Parks
- Main Street Blocks (NEFC Planning)

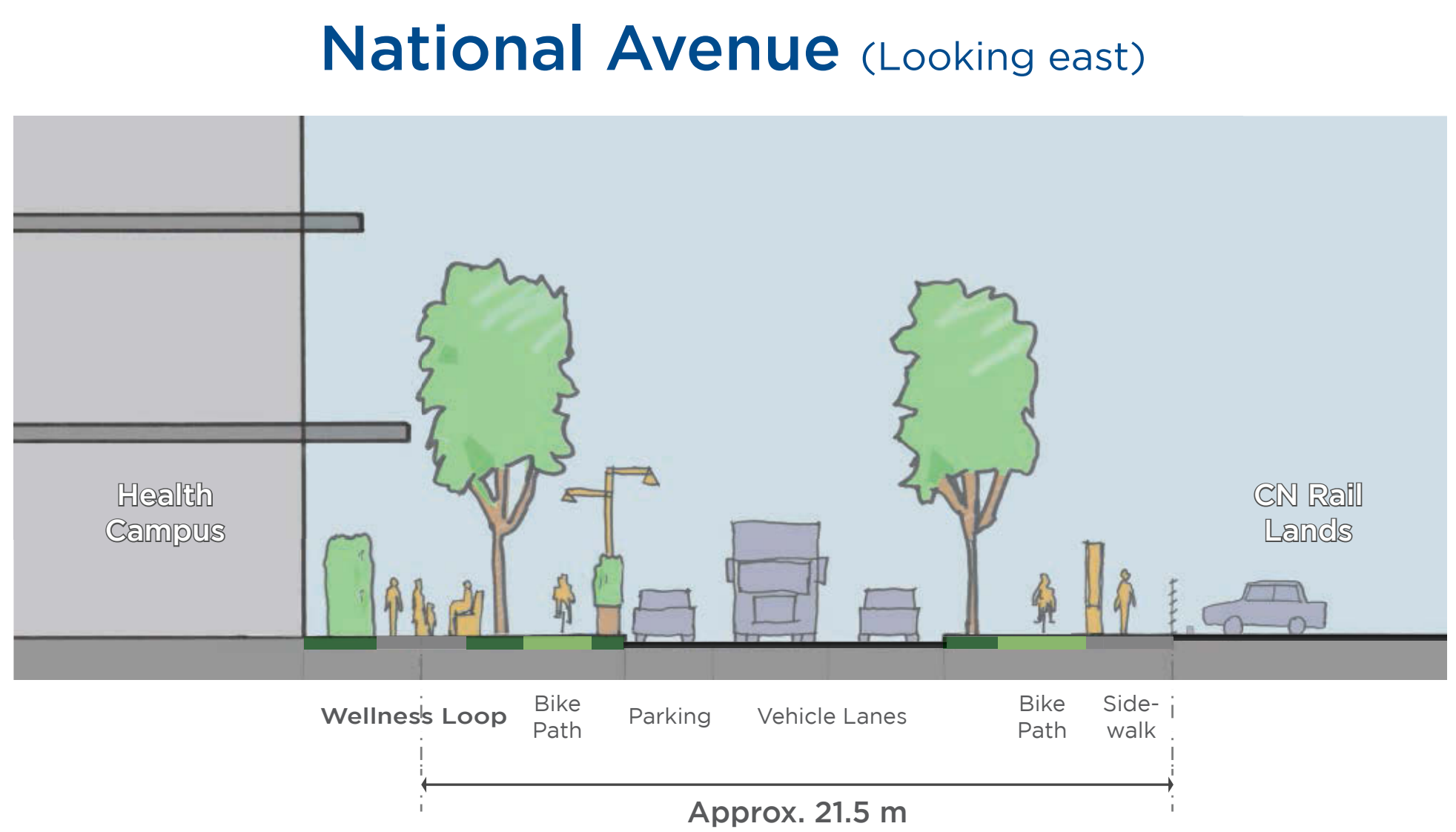
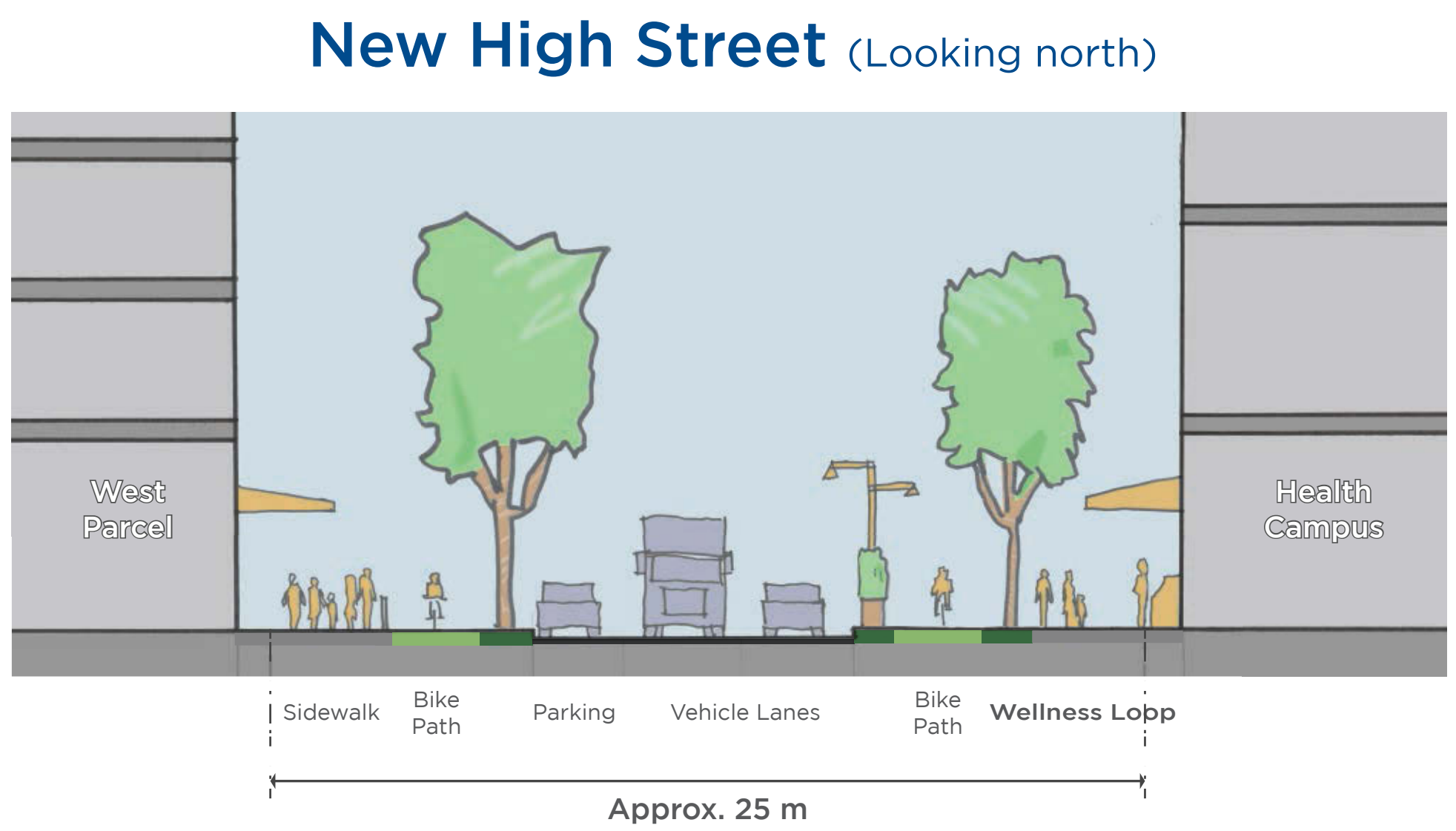
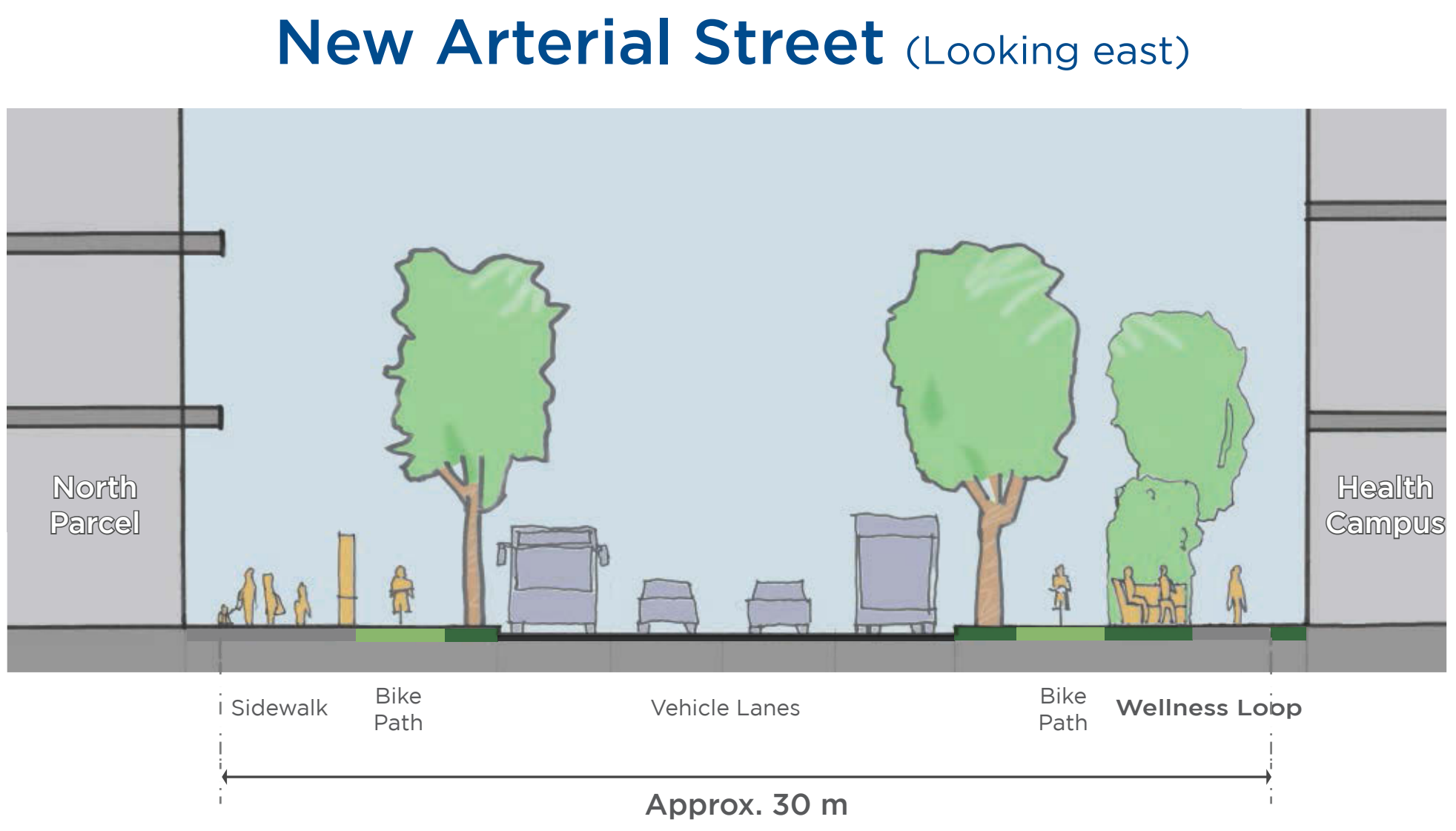
- Open Space**
 - Wellness Loop
 - Potential Walk the Line Route Off Site
 - Potential Walk the Line Destinations
 - Civic Plaza
 - Health Boulevard
 - Other Open Spaces
 - Driveways and Setbacks
 - Potential Rooftop Open Spaces

- Transportation**
 - New Complete Streets Connecting to the City Network
 - Potential Street Connections
 - Driveway (Private street)
 - Potential Driveway
 - Potential Rooftop Helicopter Pad

Note: Locations shown on map are indicative of early designs and are subject to change through the rezoning and development process.

Transportation

New Complete Streets



Note: Section elements are indicative of early designs and are subject to change through the rezoning and development process

Key Considerations

- New streets are required to integrate the site into the city grid and serve the health campus.
- People walking, cycling and taking transit need to be able to reach the hospital safely and efficiently. At the same time, the site also needs to accommodate emergency vehicles, patient drop-offs and private vehicles.

DRAFT POLICIES

New complete streets

- Provide new complete streets, including protected bike lanes, sidewalks, landscaping, green infrastructure, street furniture, transit and on-street parking.

Emergency Department

- Provide dedicated access to the Emergency Department off New Arterial Street.
- Provide an Emergency Response Plan that considers response routes, noise and traffic impacts, and potential conflicts between ambulances, pedestrians and cyclists.

Support transit, walking and cycling

- Support walkability by providing ground-oriented active uses, weather protection, retail spaces and multiple entrances.
- Provide wayfinding signage that maximizes legibility of walking connections.
- Provide end-of-trip and bike share facilities.

Traffic and parking

- Meet the parking demand by providing underground parking and car share.
- Manage traffic and parking impacts in the surrounding neighbourhood.

Health Boulevard

- Provide efficient access to the hospital front door, enhanced pedestrian pathways, intuitive wayfinding, drop-off areas for HandyDart, taxis and vehicles, and access to parking.

Sustainability and Resilience

Key Considerations

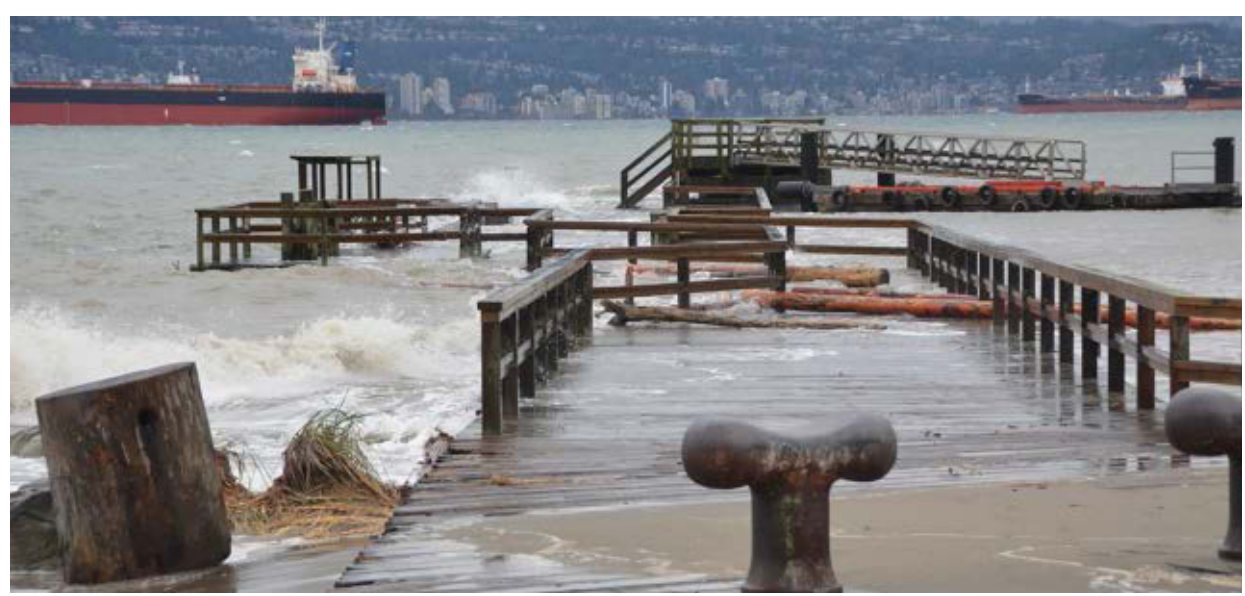
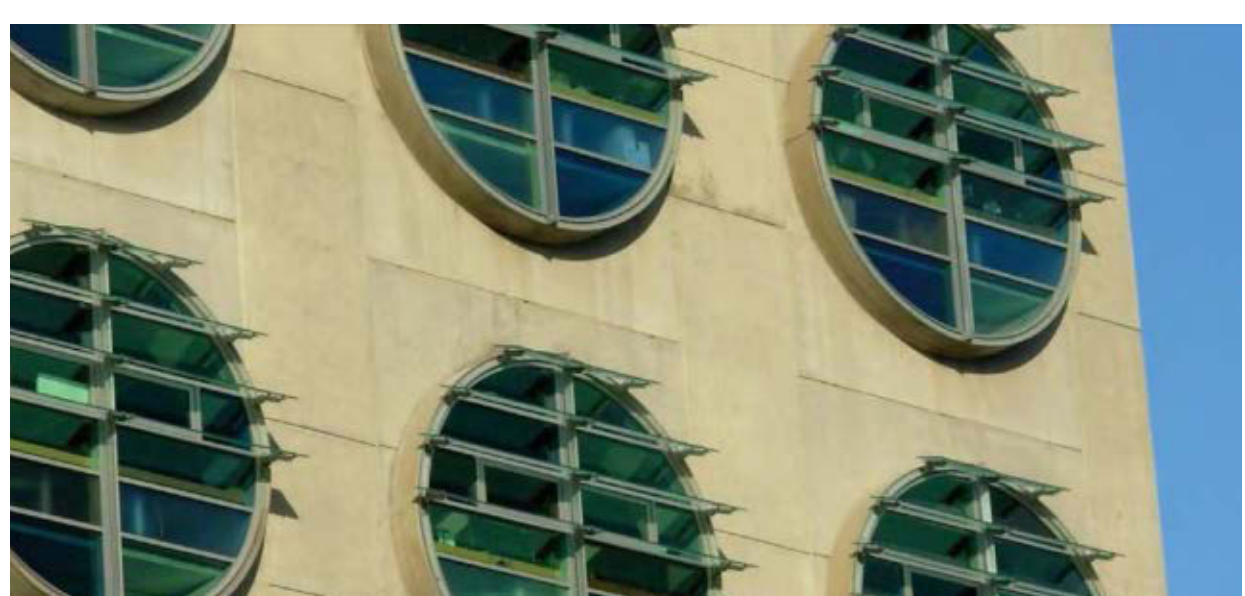
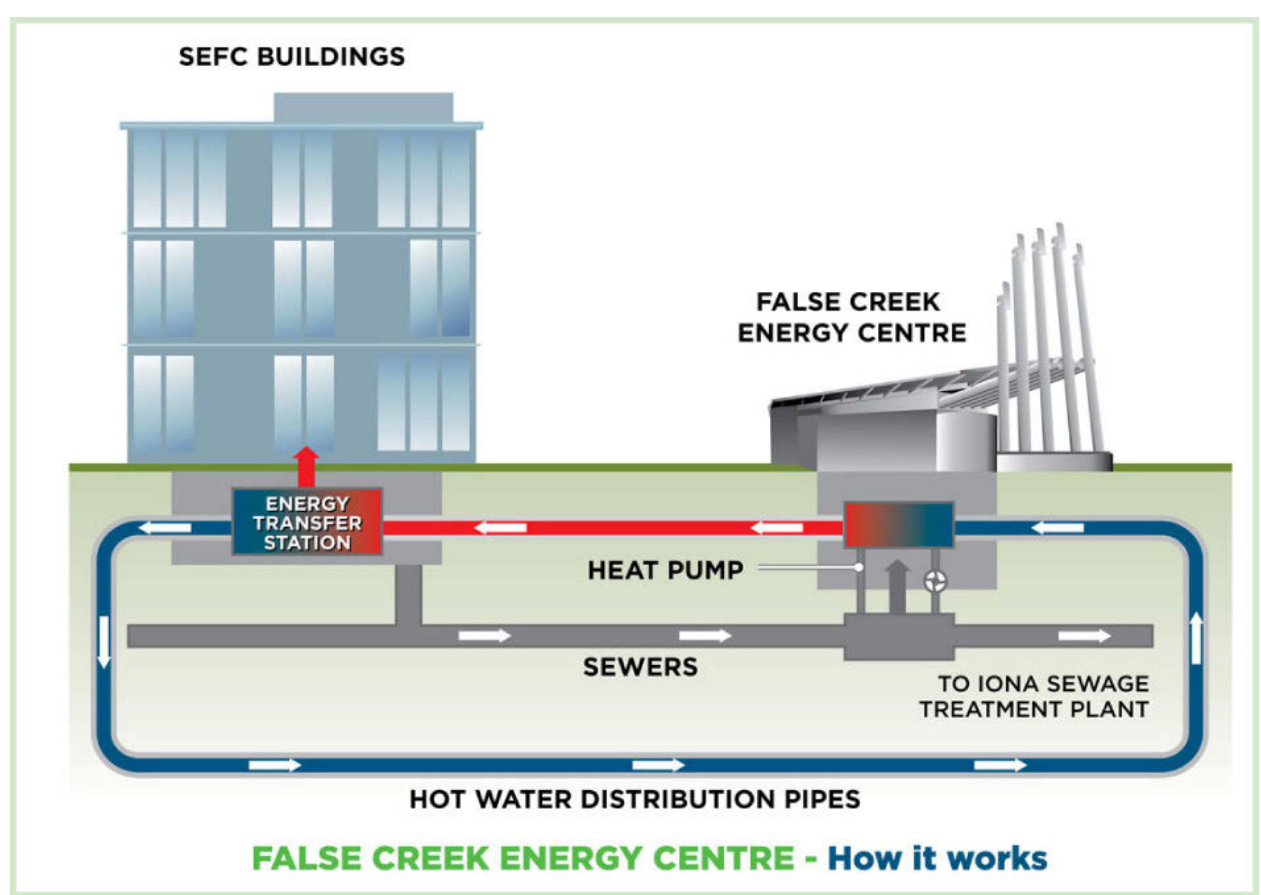
- The City has various applicable policies that apply to new large developments to ensure they meet very high levels of sustainability (e.g. *Green Building Policy*, *Renewable City Strategy*, *Rezoning Policy for Sustainable Large Sites*).
- The hospital has stringent technical requirements for resilience that are mandated by the Vancouver Building By-law, Provincial standards and CSA Standards.
- Resilience relates to our ability to survive and adapt in the face of chronic stresses and acute shocks that Vancouver may experience in the future.



DRAFT POLICIES

Green buildings

- Meet or exceed the requirements of the *Green Building Policy for Rezoning*s.
- Include visible green building elements and employ passive design elements (e.g. green roofs, use of solar orientation, operable windows).



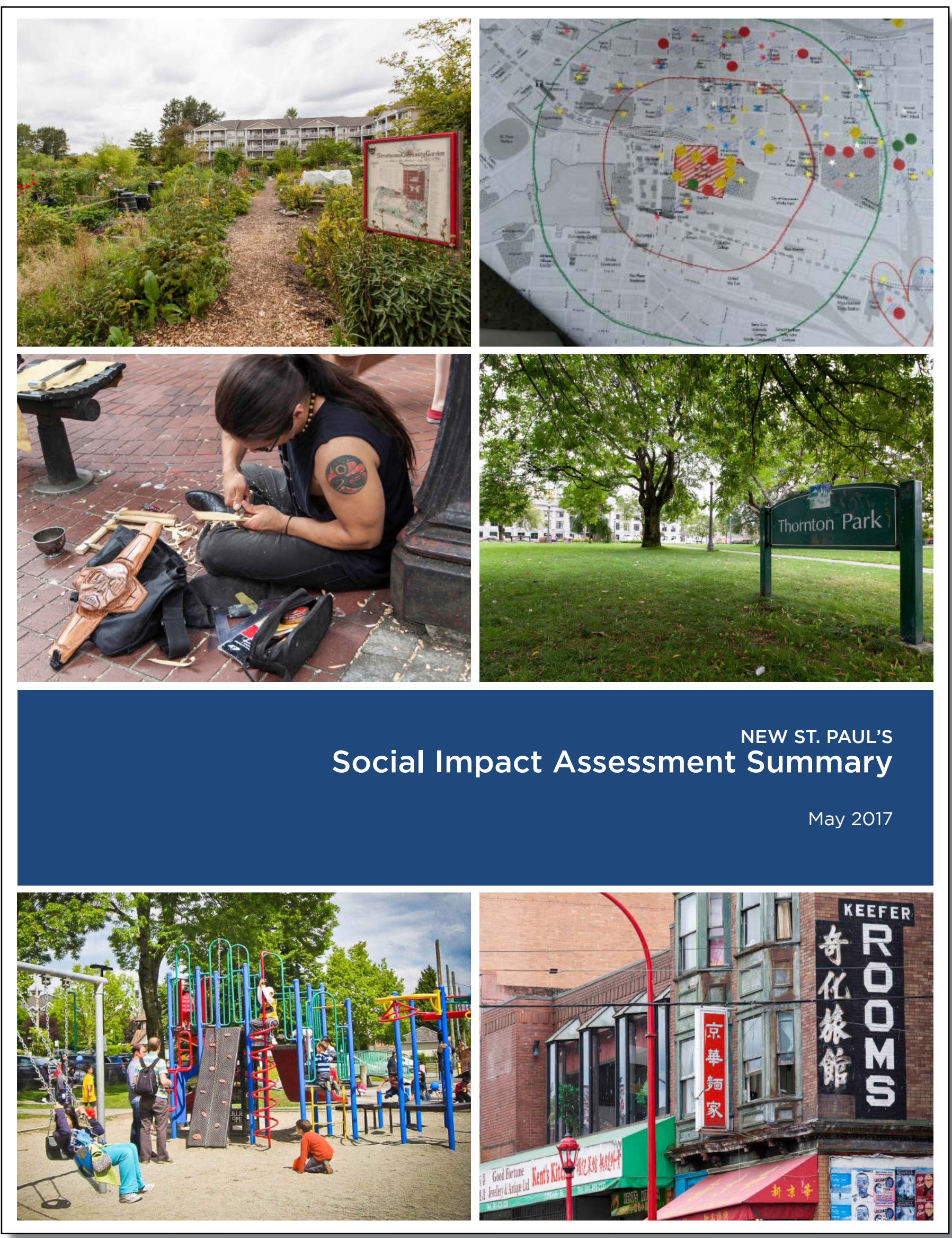
Resilience

- Design critical buildings to meet post-disaster requirements.
- Provide disaster resilient infrastructure and back-up systems.
- Meet the City's *Floodplain Standards and Requirements*.
- Work with the City's Resilience team to address key vulnerabilities during major shocks (e.g. earthquakes and flooding).
- Remediate contaminated soils on the site.

Public Benefits

Key Considerations

- The Social Impact Assessment (SIA) looked at the impact the hospital would have on vulnerable populations near the site and recognized that the new St. Paul's is one part of a wider context of neighbourhood change.
- The SIA recommended strategies to capitalize on positive impacts and mitigate negative ones.



DRAFT POLICIES

Childcare centres

- Provide two childcare centres to serve children of employees and the local community.

Community Benefits Agreement (CBA)

- Work with the City to develop a CBA to ensure social and economic benefits for the inner city.
- The CBA should apply to construction and ongoing operations and include targets for:
 - Low-barrier employment for vulnerable people.
 - Procurement from local businesses or social development agencies.

Spaces for community use

- Provide office, meeting rooms and/or multi-purpose spaces for use by compatible health-related community groups (secured through a Community Use Agreement).
- Provide space for social enterprise and non-profits.

Retail affordability

- Provide spaces for inclusive and affordable retail that help serve the needs of residents in the local neighbourhood as well as lower-income patients.

Implementation and Phasing

Key Considerations

- PHC anticipates that the hospital will grow in the future and space on the site is reserved for this expansion. *Note: The policy statement guides and illustrates the full build-out of the site.*
- The *Prior/Venables Arterial Replacement Project* is contingent on many factors and the health campus may require an interim street network in the scenario that New Arterial Street is not completed before the hospital opens.



DRAFT POLICIES

Construction phasing

- In Phase 1, deliver the core hospital, streets, infrastructure, and one childcare centre.
- In Phase 2, deliver offices, hotel, retail, public open spaces and a second childcare centre.
- Phase 2 ancillary uses are key to supporting the needs of the Health Campus and they should aim to open at the same time or as soon as possible after Phase 1.
- Phase 3 will include future expansions to the health campus program.

Temporary open space

- Provide interim open spaces on Phase 3 building locations (anticipated to include plazas and green spaces with high quality public realm treatments)

Interim transportation network

- Consider an interim hospital access design in the scenario that the New Arterial Street is not complete in time for the hospital's opening.