



New St. Paul's Hospital and Health Campus

PHASE 1: Guiding Principles
CONSULTATION SUMMARY

April 2016

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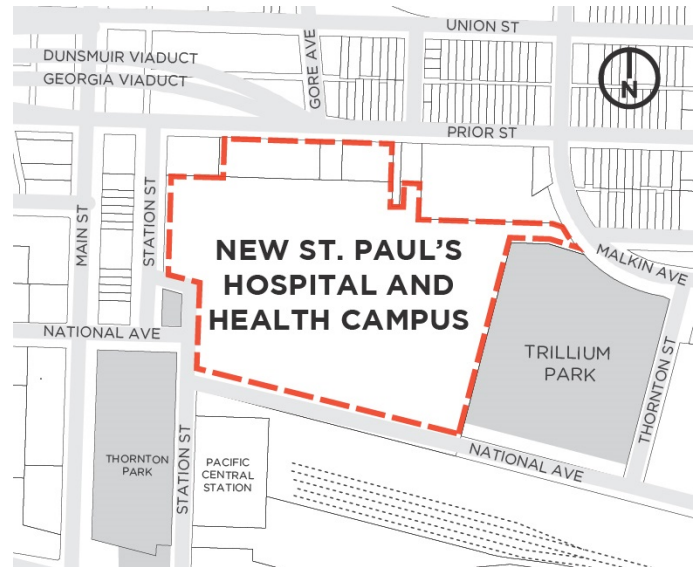
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Background

In April 2015, Providence Health Care announced plans for a new St. Paul's Hospital and health care campus on the Station Street site (see map below). The new St. Paul's will be a modern world-class health care centre, research and teaching facility that meets local and provincial health care needs and achieves social, economic and environmental objectives.

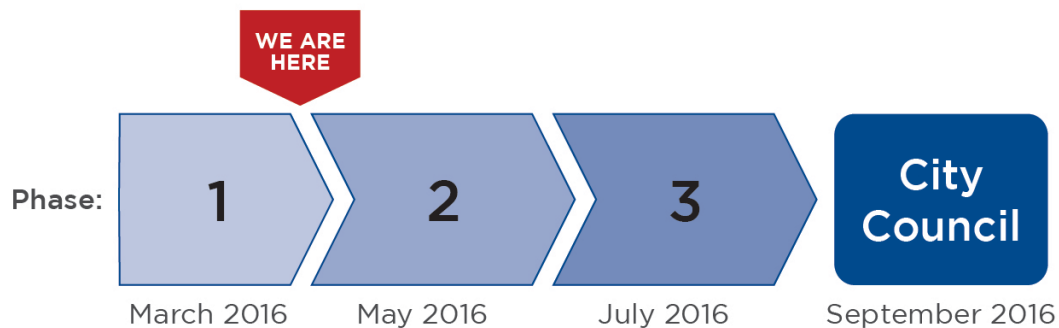
City staff are preparing a Policy Statement that will guide the development of the new St. Paul's site on Station Street. It will guide land use, sustainability, transportation, density, building types and heights, amenities, phases of development, and other site specific considerations.

New St. Paul's site location:



Project timeline

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



Phase 1: Guiding Principles

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

Phase 2: Development Concept Options

Identify and evaluate site development options and policy objectives

Phase 3: Preferred Development Concept and Draft Policy

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

Policy Statement considered by City Council

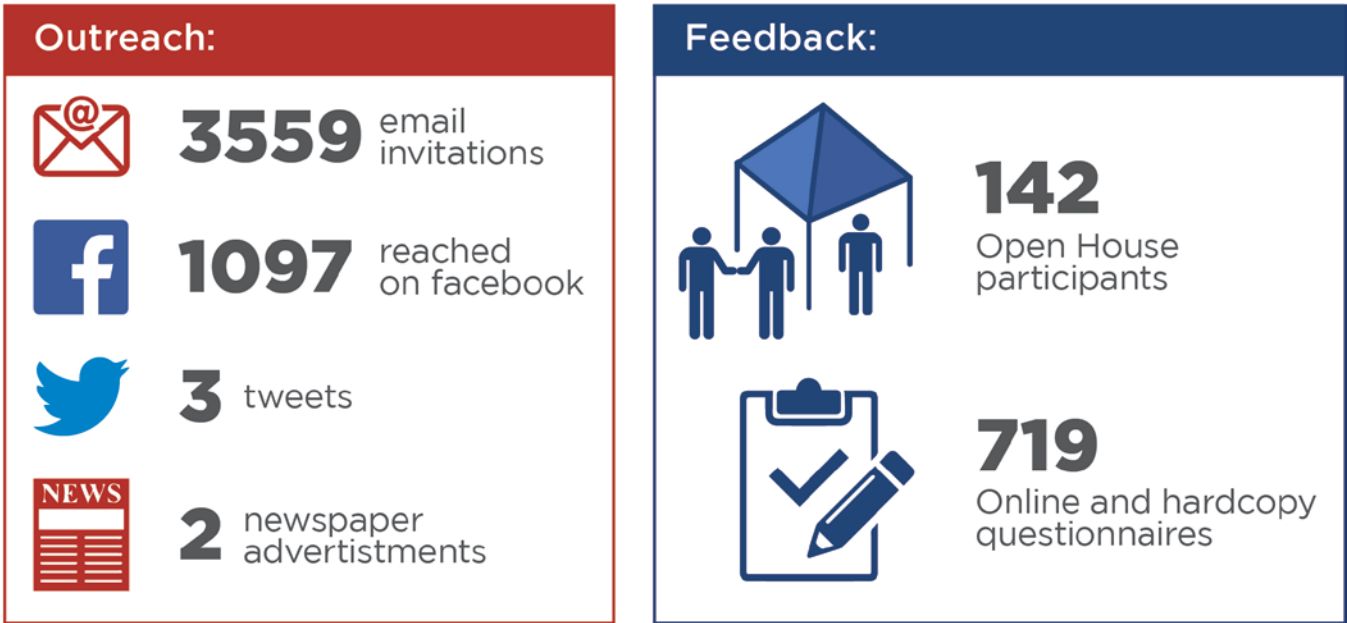
If adopted, the Policy Statement will guide the subsequent rezoning process

Phase 1 Public Consultation

This document summarizes the process and feedback from the first phase of public consultation. On March 8, 2016 City of Vancouver staff hosted a public open house to share the draft Guiding Principles for the new St. Paul’s Hospital and Health Campus. We invited the public to help us identify the key aspirations and concerns for the site. Over 140 people attended the open house and 719 online and hard-copy questionnaires were received.

The responses summarized in this document will be used to help refine the Guiding Principles and guide the development of site conceptual design options in Phase 2.

Phase 1 Metrics



Public Open House Photographs:



For more information on the policy planning process, please visit vancouver.ca/newstpauls.

Draft Guiding Principles

The information boards at the open house and online presented draft Guiding Principles organized into 4 categories: Community Building and Site Planning; Open Spaces and Public Places; Mobility and Connections; and Sustainability.

The draft Guiding Principles are reproduced below:

Community Building and Site Planning

C1. Integrate the health campus. Organize the new St. Paul's hospital and health campus around well-connected public spaces that integrate into the city and adjacent neighbourhoods.

C2. Enhance neighbourhood commercial activity. Locate and design new retail and commercial developments that serve the local community and bring activity and liveliness to existing and new city streets. Provide opportunity for existing businesses on Main Street and adjacent areas to benefit from new development and activity on the site.

C3. Provide community amenities. Provide and enhance community amenities in accessible locations close to transit to support visitors and workers of the new health campus, and those in adjacent neighbourhoods.

C4. Benefit the local community. Maximize socio-economic improvement through community benefits, social procurement and local employment opportunities.

C5. Transition in scale and form. Consider public views and respect view cones. Respond to the scale of Pacific Central Station and Main Street with edges that frame Thornton Park. Transition down in form and scale to the existing neighbourhoods to the north and Trillium Park to the east.

C6. Support health-related residential uses. Because the site is designated as a mixed employment area, no new residential uses will be permitted, with the exception of short-term accommodation and/or institutional health-related residential uses (e.g. 'hotel', residential uses for complex care or care of the frail elderly).

Open Spaces and Public Places

O1. Celebrate local history and the original shoreline. Reflect the histories of the site (i.e. the original False Creek shoreline, First Nations history, Hogan's Alley, the Great Northern Station and industrial history) through building placement and design, public space design and public art.

O2. Create healthy open spaces and enhance the urban forest. Embrace health-centred approaches to open space design, providing a variety of public places that foster social interaction and promote wellness. Manage rainwater in the design of open spaces and support Vancouver's Urban Forest Strategy by retaining the existing significant trees on the site and planting new legacy trees in open spaces and on streets.

O3. Create a Wellness Link. Create a Wellness Link through the site connecting Thornton Park with Trillium Park and beyond to open spaces and places of interest in adjacent neighbourhoods. The Link would be part of a longer walking and cycling route connecting the False Creek Flats and the historic shoreline with the Seawall and False Creek.

Mobility and Connections

M1. Connect the city fabric. Integrate the hospital and health campus into a city-serving street network connecting new and existing streets that form the backbone for development.

M2. Mobility for all ages and abilities. Reflecting the goals of the Transportation 2040 Plan, new and existing transportation connections will accommodate all modes of travel and give priority to people of all ages and abilities who walk, cycle and take transit. East-west and northsouth connections across the site should integrate into a broader walking and cycling system for the False Creek Flats. Accessibility will be a priority in all aspects of site and building design.

M3. Plan for emergency vehicles and helicopters. Accommodating the efficient movement of emergency vehicles will be a crucial consideration. Connections will be considered in consultation with the public, immediate neighbourhoods, Fire and Rescue Services, and our government partners (e.g. BC Emergency Health Services, Transport Canada).

Sustainability

S1. Rezoning Policy for Sustainable Large Developments. The redevelopment of the site will meet or exceed the City's Rezoning Policy for Sustainable Large Developments, including sustainable site design, access to nature, sustainable food systems, green mobility, rainwater management, zero waste planning, and low-carbon energy supply. All buildings should demonstrate leadership in energy conservation and indoor air quality following a standard such as LEED or Passive House.

S2. Regenerative approach and visible green elements. A holistic and regenerative approach to health will underlie all aspects of the site development, considering people, community facilities, food, transportation, energy, water and ecology. Buildings will have visible and educational green elements.

S3. Renewable energy. Explore opportunities to use low-carbon energy, including on-site integration of an energy centre to serve the hospital campus and adjacent neighbourhoods.

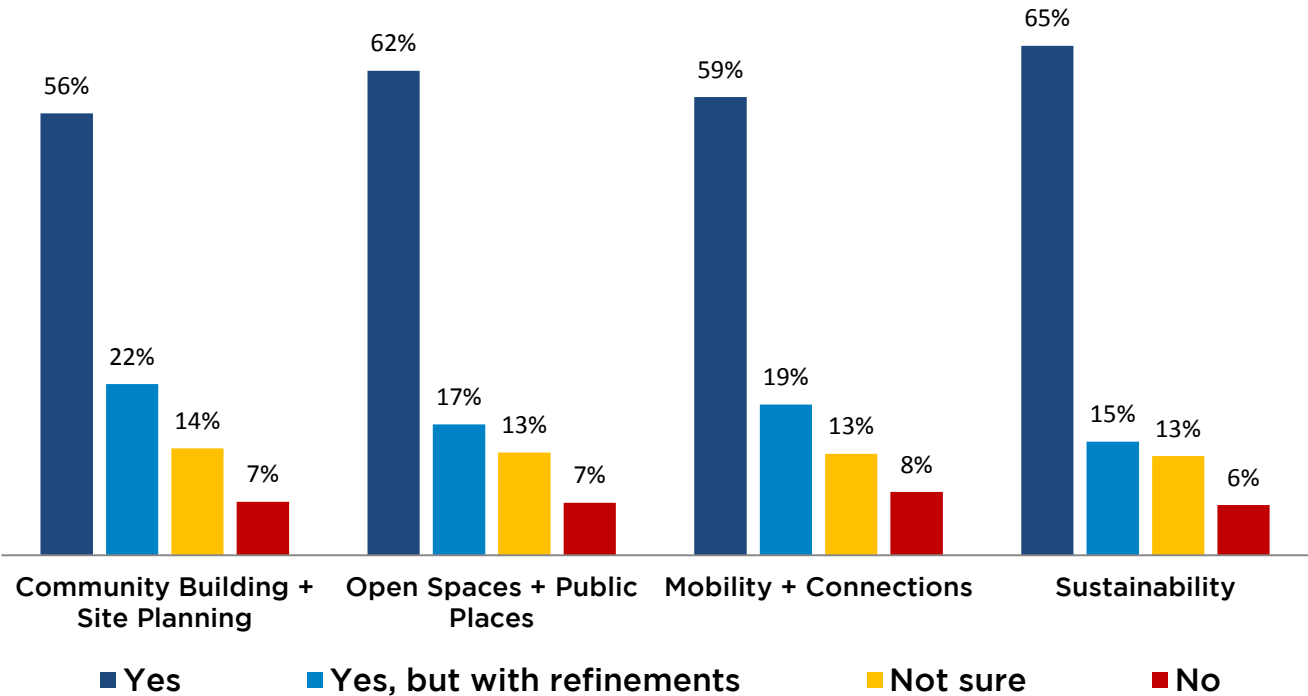
S4. Disaster preparedness. Design and construct new buildings, streets, and infrastructure to the appropriate standards in preparation for disasters, including earthquakes, flooding and fire, consistent with best practices.

S5. Climate resilience. Design and construct new buildings, streets, and infrastructure for resiliency and adaptation to climate change impacts, including sea-level rise, increased rainfall, and higher temperatures.

Feedback Summary

We received 719 online and hard-copy questionnaires. In general, the draft Guiding Principles were viewed positively. In all categories, 78 to 80 percent of people responded that the Guiding Principles reflected the future needs for the site as written or with refinements.

Question: Do the Guiding Principles for [category] reflect the future needs for the site?



(Note: Percentages may not equal 100% because of rounding.)

Summary of Written Responses

For each category, we asked for suggestions or refinements to the draft Guiding Principles. The table below briefly summarizes the main themes for each category; the following pages summarize the responses in greater detail.

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

Written Suggestions and Refinements

The most commonly received written comments are listed below. The tables below gives a paraphrased summary statement, number of instances received, and verbatim examples of this statement as written by individuals.

Category: Community Building

(263 total comments received)

Summary statement	Count	Verbatim examples
Concerned about social and economic impacts on surrounding neighbourhoods inc. DTES	35	<i>Addressing homeless needs and services in the area.</i> <i>something needs to be done to ensure that people are not going to be renovicted/evicted/have their rents hiked up; NO ONE should become displaced and/or homeless as a result of the building of this hospital</i>
Keep St. Paul's Downtown / Maintain health care services in the West End	34	<i>What about the community you're leaving behind?</i>
Ensure adequate parking and vehicle access	22	<i>What are the plans for parking for seniors and people with disabilities who wish to visit and find public transportation difficult.</i>
Build and maintain supportive/affordable/SRO/rental housing either on-site or nearby	20	<i>Increased density and more residential, not solely health-related residential.</i>
Concerned about traffic in the neighbourhood	19	<i>With the viaduct closing down and creating a hub in this area how will this affect congestion?</i>
Focus on the functional requirements of the hospital above other principles	19	<i>Save money and just build a hospital. No need to discuss amenities, commercial activities...etc..</i>
Suggestions and questions related to delivery of health care	17	<i>Medical services specific to the women of the downtown eastside -- perinatal residence among other considerations. Medical services specific to first nations/indigenous peoples. ... I want these two high-needs group to be specified, and well served at this location.</i>
Worried site will not withstand earthquakes/floods	16	<i>this is reclaimed land NOT a good place to build a hospital in an earthquake zone</i>
Provide amenities that support the community (including open space, recreation, childcare and cultural space)	13	<i>Refinements should include CULTURAL CORRIDOR -- there are many creatives and artists in this zone and it should be considered and included</i>
Include new retail space and a mix of uses on the site	11	<i>A retail component is great too for family members who are waiting for word on their loved ones, etc..</i>
Include health-related residential uses (e.g. hotel)	11	<i>Hotel space for family of patients from out of town - within easy walking distance from hospital.</i>
Ensure walking and cycling routes available	10	<i>Be accessible: both in the meaning of it being easy to access for disabled people, and in the other meaning of it being easy to get there without a car, and to park if you do have a car.</i>
Improve transit access	10	<i>It should be a carbon neutral campus. It should promote accessibility by foot, cycle and transit above cars.</i>

Category: Open Spaces and Public Places

(192 total comments received)

Summary statement	Count	Verbatim examples
Connections to nature help health and well-being. Include quiet natural spaces, community gardens and native plants	21	<p><i>Could the Wellness Link also integrate education along the pathways? Such as examples of animal/plant species that are indigenous to the area, history starting with First nations on to Industrial age to present day etc.</i></p> <p><i>the space needs to promote the general well-being of patients and staff (recreational spaces, green spaces, etc.)</i></p>
Focus on delivery of health care; do not focus on open spaces	15	<p><i>we don't need a wellness link or historical reference. We need a hospital that is built for purpose not for design</i></p> <p><i>this should all be secondary to ensuring quality and QUANTITY of necessary facilities.</i></p>
Do not support recognizing the original shoreline	14	<i>The original shoreline history should not compromise the viability of the project or dominate the design</i>
Do not like or understand the term "Wellness Link"	13	<i>I feel like a "wellness link" is a buzz word</i>
Ensure amenities on paths and in open spaces (such as benches, shelter from the rain, public washrooms, water fountains, playgrounds, and outdoor fitness equipment)	13	<i>I really support a green walking link. Please could it allow for seniors - lots of benches. Nearby access to a public toilet, coffee wagons, food trucks would be good</i>
Support commemorating history on the site (First Nations, African Canadian, Chinese, South Asian, Montreal Massacre memorial, Railway)	12	<i>the recognition of history, especially First Nations' and black history must be recognized in a meaningful way, in consultation with the communities who used to use and occupy the space.</i>
Ensure good linkages to adjacent neighbourhoods	12	<i>connect the Strathcona Community Garden, Strathcona Park, the neighbourhood to the north of Prior Street, Clark Drive and the neighbourhoods east of Clark Drive, Terminal Avenue, China Creek Park, and the neighbourhood south of second avenue.....Without those linkages this hospital will become it's own little isolated island of healthcare</i>
Provide help and services for vulnerable, homeless and low-income populations	10	<p><i>Accessibility and affordability for low income residents of Vancouver.</i></p> <p><i>Although I support historical preservation and public art, I think this is a much lower priority than creating safe access to food, water and sleeping spaces for the DTES homeless. Or better yet, actual HOMES that the poor can afford.</i></p>
Include sustainable features in building design	10	<i>this hospital should have solar panels, a green roof, an urban garden etc</i>

Category: Mobility and Connections

(226 total comments received)

Summary statement	Count	Verbatim examples
Concerned about increased auto traffic and congestion (including concerns about the Prior-Venables replacement and removal of the Viaducts)	37	<p><i>We are very concerned with increased automobile and emergency vehicle traffic on already over-congested residential streets in the area</i></p> <p><i>How is traffic going to flow/accessibility if the viaduct is removed.</i></p>
Transit connections to the site need to be improved	35	<p><i>Bus route should be added or modified to bring people right to hospital without long walk.</i></p> <p><i>allow for transit, by foot, bike and light rail</i></p>
Support access for those walking and biking	34	<p><i>Specifically: bikes and pedestrians, separated from traffic</i></p> <p><i>Walking (or scooter access) should be priority</i></p>
Ensure adequate car/taxi access and parking	33	<p><i>Large parkades and extensive underground parking. People do not cycle to hospitals.</i></p>
Need to ensure emergency vehicles can move and respond efficiently	19	<p><i>Somehow, it just seems that ambulance travel time could be 'significantly' increased to get to the new site...from downtown and the west end for certain, but possibly from all directions. I would like to see something that specifically addresses this concern for emergency access by ambulance & car.</i></p>
Concerned about ambulance and helicopter noise	17	<p><i>Plan for emergency vehicles MUST include provision for noise abatement given high density of neighbouring residential communities.</i></p>
Keep St. Paul's Downtown / Maintain health care services in the West End	13	<p><i>There MUST be a footprint in the West End. It will be hard for seniors to get out to the new site.</i></p>

Category: Sustainability

(166 total comments received)

Summary statement	Count	Verbatim examples
Consider different or more aggressive sustainable energy targets and approaches	30	<i>I'd like to see a stronger commitment than 'explore' low carbon energy use. Why not "USE low carbon energy"?</i> <i>It should be a carbon neutral campus.</i>
Concerns regarding site suitability for a hospital considering soil conditions	18	<i>Given that the area was once water great care should be taken to ensure stability in the event of an earthquake and/or rising sea levels.</i> <i>Hope the site (some of which is on fill), and access to the site from other parts of town, can be made stable enough to withstand the big earthquake we are expecting. It will be the most important place for miles around in times of major disaster.</i>
Focus on green spaces, rainwater management, urban agriculture and healing gardens	17	<i>Roof top gardens are healing places</i> <i>how will the site support/foster sustainable food systems?</i>
Concerned about good urban design, amenities, and impact to the neighbourhood	17	<i>It's important to strive to protect and enhance real local businesses rather than suburban style chain stores</i>
Hospital, roads and/or infrastructure should be built to post-disaster standards	16	<i>Hospital buildings, access roads and infrastructure must be built to POST-disaster standard, not usual life-safety standards. This must be clear. Too vague as it currently is stated.</i>
Sustainability principles will lead to unnecessary expense	15	<i>build it to be cost effective not with visible green elements or renewable energy flights of fancy</i>
Worried site will not withstand future flooding and sea level rise	13	<i>Sea level rise, if likely at all, should disqualify the site. You can't "plan" it away.</i>

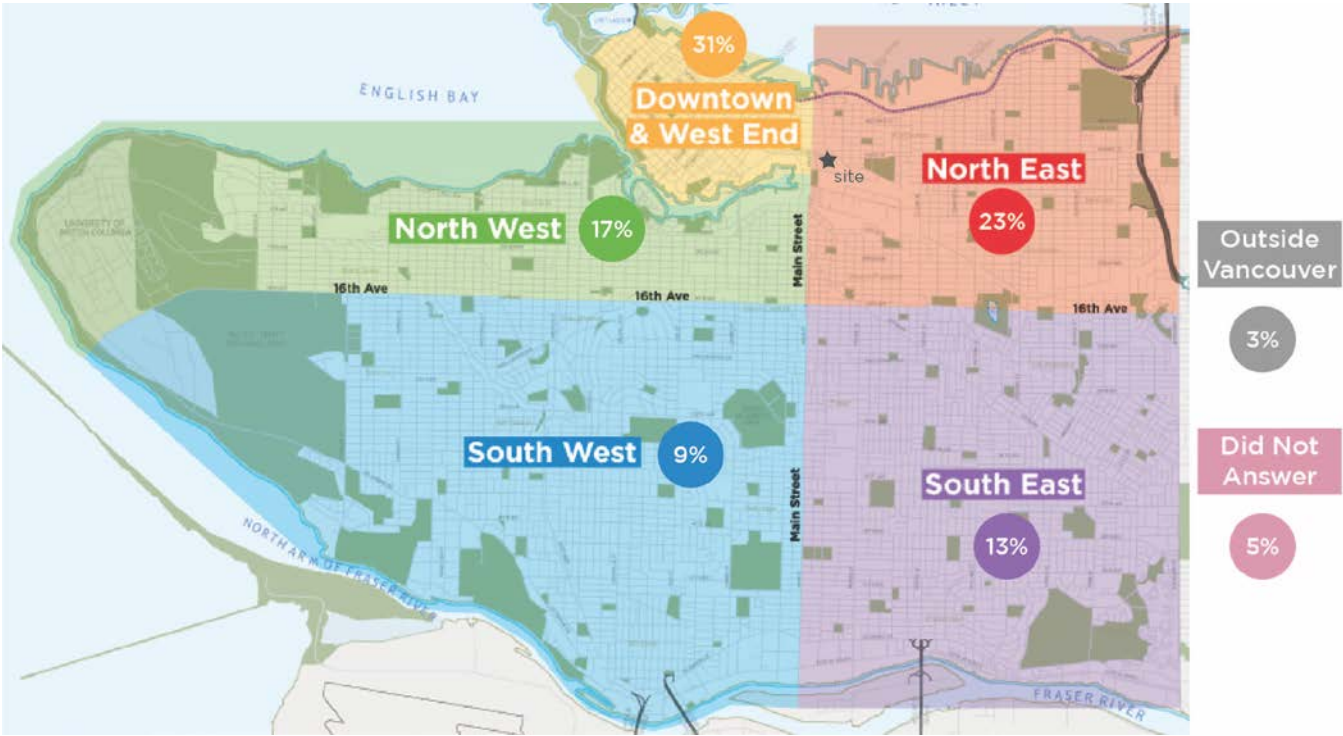
Who did we hear from?

(Note: Percentages may not equal 100% due to rounding.)

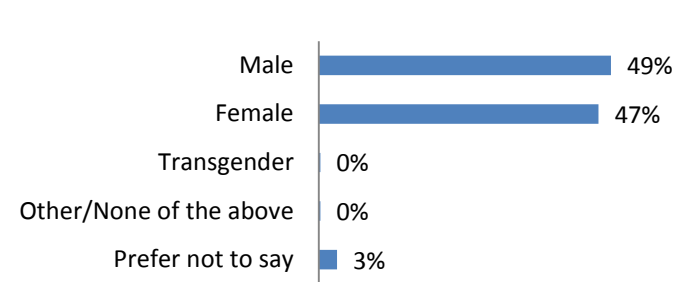
Number of respondents: 717

Area of the City

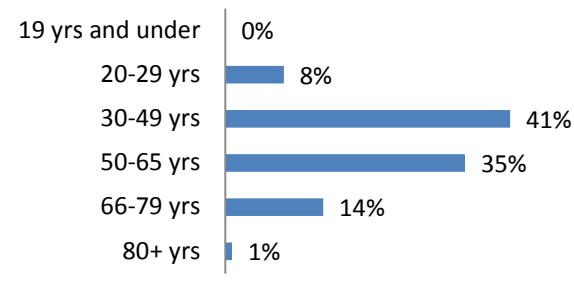
(based on home postal code):



Gender

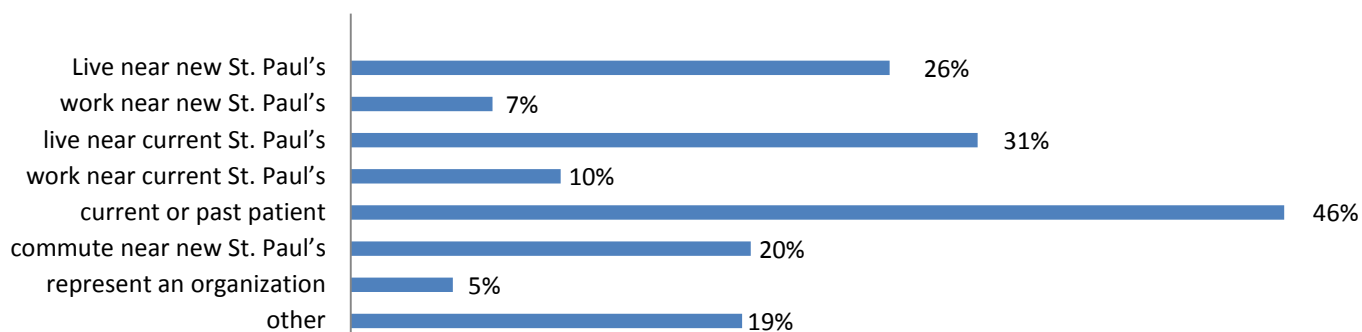


Age



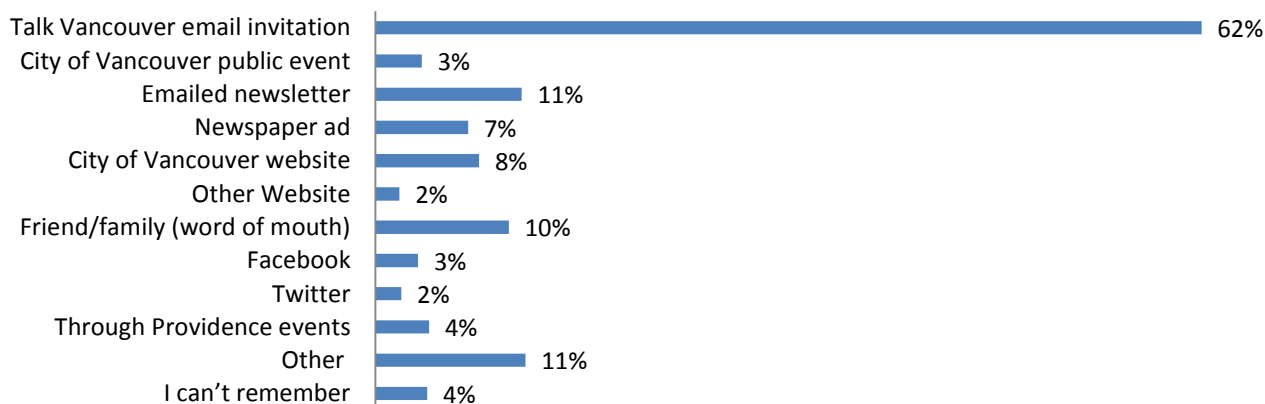
What is your connection to the new St. Paul's?

(check all that apply):



How did you hear about the new St. Paul's consultation?

(check all that apply):



Questions asked on the questionnaire

*Do the Guiding Principles for **Community Building & Site Planning** reflect the future needs for the site?*

☐ Yes ☐ Yes, but with refinements ☐ Not sure ☐ No

Is there anything missing? Suggestions or Refinements?

*Do the Guiding Principles for **Open Spaces and Public Places** reflect the future needs for the site?*

☐ Yes ☐ Yes, but with refinements ☐ Not sure ☐ No

Is there anything missing? Suggestions or Refinements?

*Do the Guiding Principles for **Mobility and Connections** reflect the future needs for the site?*

☐ Yes ☐ Yes, but with refinements ☐ Not sure ☐ No

Is there anything missing? Suggestions or Refinements?

*Do the Guiding Principles for **Sustainability** reflect the future needs for the site?*

☐ Yes ☐ Yes, but with refinements ☐ Not sure ☐ No

Is there anything missing? Suggestions or Refinements?

Please use this space to provide further comments or if there is anything we missed.

