1.3 Site Context

1.3.1 Strategic Location

The most significant opportunity and original driver for selecting the Station Street site as the ideal location for the new St. Paul’s is the large size of the parcel of land. With a total area of 18.4 acres, the site provides a great opportunity for Providence to develop the new St. Paul’s Hospital, integrating care models that incorporate best practices in health care with research and teaching, enabling Providence Health Care to continue to be a world-renown academic health science centre. Key advantages to the Station Street site include:

- Centrally located on Station Street in Vancouver’s False Creek Flats to serve patients in communities throughout Metro Vancouver and across B.C.
- Highly accessible, convenient access to major roads, public transit (SkyTrain and bus routes) and Pacific Central Station, which connects to many inter-city and cross-border train and bus routes. Only three kilometres away from the current St. Paul’s Hospital site on Burrard Street.
- Close to areas with increasing patient needs such as the Downtown Eastside, a neighbourhood from where a growing number of patients are presenting to St. Paul’s Hospital, particularly its emergency department.
1.3 Site Context

1.3.2 Existing Circulation & Mobility

The Station Street Site is well connected to the services and amenities located nearby. Main Street, Prior Street, Terminal Avenue and Quebec Street serve as major arterial roads connecting the site to the remainder of the City. Gore Street, National Avenue and Station Street serve as important local streets connecting the site services located nearby.

Public Transportation

The site is well served by public transportation. The Main Street/Terminal SkyTrain Station is located southwest of the site. Numerous bus routes are located nearby the site. The No. 3, No. 8 and No. 19 and No. 22 runs along Main Street. The No. 22 also runs along Prior Street and Terminal Avenue. Lastly, the C23 bus runs along Station Street and Quebec Street.

Bike Route

Local street bikeways and AAA bike routes connect the site to the rest of the City. The Union Street local bike route runs east/west connecting Downtown Vancouver via the Dunsmuir Viaduct to the City of Burnaby. One AAA bike is located west of the site; running adjacent to False Creek, it connects Kitsilano with Downtown Vancouver.

Pedestrian Mobility

Pedestrians can access the site via the adjacent local streets and major arterial roads. In addition, they may access the site via pathways located within Thornton Park.
1.3 Site Context

1.3.3 Existing Land Use

The Station Street Site is surrounded by residential, mixed-use development to the west (Main Street), residential to the north (Strathcona) and industrial to the north and east (the Flats). Thornton Park and Trillium Park provide excellent passive and active open space amenities, with the seawall 300 metres to the west.

Directly adjacent to the site, Pacific Central Station is a busy hub for bus and rail service out of the city, and the Main Street SkyTrain station generates a high volume of foot traffic around the site.

The mixed-use block of Main Street west of the site is currently underutilized, with several vacant lots amidst both new and older commercial businesses and housing developments.
1.3 Site Context

1.3.4 Existing Land Use

Figure 1-13: Adjacent mixed-use: retail, hotel, residential

Figure 1-14: Trillium Park

Figure 1-15: Residential in Strathcona

Figure 1-16: Adjacent industrial and existing trees

Figure 1-17: Pacific Central Station

Figure 1-18: Thornton Park
1.3 Site Context

1.3.5 Existing Vegetation

The site is largely un-vegetated, however there are some existing trees located along the edges of the site. There are a few deciduous trees along National Avenue and some coniferous trees around the existing building on Prior Street. Other vegetation on the site is limited to blackberry bushes, scotch broom and opportunist tree species.

There are more trees located at numerous locations adjacent to the site. Street trees are located along the northern portion of Station Street, on Prior Street and along Malkin Avenue.

The recognizable Pyramidal European Hornbeams framing Prior Street do not extend west to the northern edge of the site. At the termination of Station Street, on Prior Street below the Viaduct, there is a cluster of pine trees.

There are a few Mountain Ash trees on Malkin Avenue and a range of deciduous and coniferous trees in the new park north of the Trillium sports fields that will take several years to mature.

The most significant trees adjacent to the site are the range of mature maple, oak, plum and various coniferous trees located in Thornton Park and in the open space adjacent to Station Street and National Avenue.
1.4 Policy Context

1.4.1 New St. Paul's Hospital Policy Statement

On April 29, 2015, Council adopted a resolution to support the new St Paul’s Hospital and Health Campus on the Station Street Site and directed Staff to create a Policy Statement to guide its development. According to the accompanying Council Report:

“Developing a world-class health care, research and teaching facility in Vancouver represents an excellent opportunity not only to meet essential local and regional health care needs, but also to achieve the economic and environmental objectives of the City’s Vancouver Economic Action Strategy, Greenest City 2020 Action Plan, and Healthy City Strategy. The new acute care hospital will be situated in close proximity to a vulnerable and health challenged population in the Downtown Eastside, which form a significant portion of St Paul’s Hospital’s patients. The new St Paul’s will also be located in a highly accessible position to all residents of Vancouver and the Lower Mainland, with SkyTrain, cycling facilities and bus facilities nearby. A new facility can also be built to modern seismic standards, which will support a more resilient community in the event of a large earthquake. In addition, the Station Street site is considered ideal in terms of providing a continuum of integrated health care services, research institutions and associated health industry uses that can help to support the emerging digital and green economy activities in the False Creek Flats.” (City Manager comment, council report – pspc4)

The objectives and deliverables of the Providence Lands (St. Paul’s Hospital and Health Campus) Policy Planning Program include:

- Council-approved Policy Statement for Station Street Site – Policies to guide site planning and for assessing future rezoning and/or development proposals.
- Robust consultation for both the Station Street Site and the Burrard Street Site, that is coordinated with related current City of Vancouver planning processes (including the False Creek Flats Area Plan, Northeast False Creek (NEFC)/Viaducts Planning, etc.), the clinical planning of Providence/Vancouver Coastal Health Authority, as well as the work of relevant community stakeholders and processes.

Role of the Policy Statement

The Policy Statement for Station Street establishes planning principles that will guide the future redevelopment of the this Site and the new St. Paul’s Hospital. It provides new policies regarding:

- Land Use
- Built Form and Density
- Open Spaces
- Circulation and Transportation
- Sustainability, Resilience and Green Infrastructure
- Public Benefits
- Implementation and Phasing

Created through a comprehensive planning process, including consultation with the surrounding community and key stakeholders as well as collaboration with Providence Health Care (PHC), the Policy Statement provides clarity on the future of the site and guides the rezoning process. It represents the public and private interests that have been articulated in the planning process and ensures that those interests carry forward with the endorsement of City Council.

The policies in the Policy Statement document are intended to clearly articulate the nature, scale and obligations of the Station Street Site and the new St. Paul’s Hospital, while being flexible enough to accommodate a variety of detailed plans and design solutions to be refined and evaluated during the rezoning stage.
1.4 Policy Context

1.4.1 New St. Paul’s Hospital Policy Statement

Policy Statement’s Guiding Principles

During the Policy Statement process, the City of Vancouver developed a series of guiding principles, which are shown to the right. These guiding principles were developed primarily by City staff, with minor revisions based on three rounds of public consultation.

The guiding principles are focused on the City’s priorities for future development of the Station Street site. The principles are not specific to PHC’s priorities for healthcare design or delivery, which focuses on patient-first objectives.

Guiding Principles

<table>
<thead>
<tr>
<th>Guiding Principles</th>
</tr>
</thead>
<tbody>
<tr>
<td>Celebrate local history and the original shoreline</td>
</tr>
<tr>
<td>Create healthy open spaces and enhance the urban forest</td>
</tr>
<tr>
<td>Create a Wellness Link</td>
</tr>
</tbody>
</table>

Figure 1-25: Open Spaces and Public Places

Guiding Principles

| 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. |
| 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. |
| 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. |
| 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. |
| 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. |

Figure 1-26: Sustainability

Guiding Principles

| 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. |
| 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 north-south 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. Vehicle circulation, drop-off and parking should be addressed so that those who must drive or be driven are able to access hospital services. |
| 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). Noise impacts on adjacent neighbourhoods from sirens and helicopters should be considered and addressed where possible. |
| Improve transit connections | Work with TransLink to ensure the new St. Paul’s site is strongly integrated into the overall transit network, with efficient connections to downtown and the West End. |

Figure 1-27: Community Building and Site Planning

Guiding Principles

| 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. |
| 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. |
| Provide community amenities | Provide and enhance community amenities (e.g. open space, recreation facilities, childcare, cultural spaces) in accessible locations close to transit to support visitors and workers of the new health campus, and those in adjacent neighbourhoods. |
| Benefit the local community | Maximize socio-economic improvement through community benefit agreements, social procurement and local employment opportunities during and after construction. Monitor the social impacts that the development will have on local vulnerable populations and consider services for homeless and low-income populations. |
| 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. |
| Support health-related residential uses | Because the site is designated as a mixed-use area, no new residential uses will be permitted, with the exception of short-term accommodation (e.g. hotel) and/or institutional health-related residential uses (e.g. residential uses for complex care or care of the frail elderly). |

Figure 1-28: Mobility and Connections
1.4 Policy Context

1.4.2 Metro Vancouver Policy Context

Regional Policy Context

The Metro Vancouver regional growth strategy (Metro Vancouver 2040 Shaping Our Future), adopted by the Greater Vancouver Regional District Board in 2011, sets out five major goals for the region:

1. Create a Compact Urban Area
2. Support a Sustainable Economy
3. Protect the Environment and Respond to Climate Change Impacts
4. Develop Complete Communities
5. Support Sustainable Transportation Choices

Each municipality within the metro area develops plans and policies that align with this regional framework. As the metro core of the region, the City of Vancouver has a significant role to play in advancing these goals. Accommodating a growing population, enhancing transit options, and providing employment, amenities and services close together are key strategies towards a more sustainable and livable region.

Recognizing the importance of a diverse economic base in achieving a sustainable economy, Metro 2040 identifies a range of employment lands throughout the region, highlighting mixed employment areas and industrial and rural lands to be preserved. Municipalities are expected to develop policy to support appropriate economic activities, including post-secondary institutions and hospitals, which play a role in local and regional economic development.
1.4 Policy Context

1.4.3 City of Vancouver Policies & Priorities - City-wide Policies

The Policy Statement for the new St. Paul’s is built upon city-wide policies already adopted by the City Council, including:

- City of Vancouver: Regional Context Statement (2013)
- Vancouver Economic Strategy (2011)
- Greenest City 2020 Action Plan (2011)
- Transportation 2040 Plan (2012)
- Healthy City Strategy (2015)
- Rezoning Policy for Sustainable Large Developments (2013)
- Urban Forest Strategy (2014)

City Of Vancouver: Regional Context Statement Official Development Plan (2013)

The City of Vancouver: Regional Context Statement highlights how the City of Vancouver’s plans and policies respond to the 5 goals set out in the Regional Growth Strategy: Metro Vancouver 2040 – Shaping our Future.

2. Healthy City Strategy 2012 – 2020 (Ongoing)
3. Housing and Homelessness Strategy (2012)
4. Transportation 2040 (2012)
5. EcoDensity (2008)

Vancouver Economic Strategy:
An Economic Development Plan For The City (2011)

This strategy has three major areas of focus:

1. Create a healthy climate for growth and prosperity
2. Provide support for local business, new investment and global trade
3. Focus on people – attracting and retaining human capital

Figure 1-30: Vancouver Economic Action Strategy at a Glance
1.4 Policy Context

1.4.3 City of Vancouver Policies & Priorities - City-wide Policies


Approved in 2011, this policy outlines actions required to achieve a healthy, prosperous and resilient city – with the ultimate goal of becoming the world’s greenest city by 2020. It identifies strategies to promote green economic development, eliminate dependence on fossil fuels, promote green transportation options, utilize green building design and ensure everyone has access to nature, clean water and local food. The Plan calls for compact, complete communities which promote walking and cycling, and are well-served by services, amenities and green space. Furthermore, the plan promotes the development of neighbourhood-scale low carbon energy systems, green construction and carbon neutral buildings. The Greenest City Action Plan is a citywide policy that has informed and directed specific policies regarding the City’s sustainability objectives.
1.4 Policy Context

1.4.3 City of Vancouver Policies & Priorities - City-wide Policies

Transportation 2040 Plan (2012)
Approved in 2012, the Transportation Plan is a long-term strategic vision for the City that will help guide transportation, land use decisions and public investments for the years ahead. The goals for the Transportation 2040 Plan are:

- Land Use: Utilize land use to support shorter trips and sustainable transportation choices
- Walking: Make walking safe, convenient, comfortable and fun for people of all ages and abilities
- Cycling: Make cycling safe, convenient, comfortable and fun for people of all ages and abilities
- Transit: Support transit improvements to increase capacity and ensure service that is fast, frequent, reliable, fully accessible and comfortable

Motor Vehicles: Manage the road network efficiently to improve safety and support a gradual reduction in car dependence. Make it easier to drive less and accelerate the shift to low-carbon vehicles.

Goods, Services and Emergency Response: Support a thriving economy and the role as a major port and Asia-Pacific gateway while managing related environmental and neighbourhood impacts. Maintain effective emergency response times for police, fire and ambulance.

Education, Encouragement and Enforcement: Encourage sustainable transportation choices and educate road users to promote safe and respectful behavior. Support legislation and enforcement practices that target dangerous conduct. Transportation 2040 includes specific and measurable targets that align with the larger goals of the plan:

1. By 2040, at least two-thirds of all trips will be made on foot, bike or transit. The total number of trips by sustainable modes will grow significantly, while motor vehicle volumes will slightly decline.
2. Transportation 2040 supports the Greenest City targets for reducing distance driven. By 2020, the average distance driver per resident will be reduced by 20% (from 2007 levels).
3. Vancouver’s ultimate safety goal is to eliminate all fatalities from its transportation system.
1.4 Policy Context

1.4.3 City of Vancouver Policies & Priorities - City-wide Policies

Healthy City Strategy (2015)
The Healthy City Strategy, adopted by Council in 2014, represents the third pillar of the City’s sustainability plan, which includes the Greenest City: 2020 Action Plan and the Vancouver Economic Strategy. The major goal of the strategy is to affect the conditions that impact the health and well-being of people, places and the planet.
The 12 goals identified by the strategy include:
1. A Good Start
2. A Home for Everyone
3. Feeding Ourselves Well
4. Healthy Human Services
5. Marking Ends Meet and Working Well
6. Being and Feelings Safe and Included
7. Cultivating Connections
8. Active Living and Getting Outside
9. Lifelong Learning
10. Expressing Ourselves
11. Getting Abroad
12. Environments to Thrive In
13. Collaborative Leadership for a Healthy City for All

Rezoning Policy For Sustainable Large Developments (2014)
The rezoning policy applies to sites of 2 acres or more and establishes policies to achieve higher sustainability standards as an essential component in the rezoning of large development sites. The policy requires submission of plans and studies to address the following:
1. Sustainable Site Design
2. Access to Nature
3. Sustainable Food Systems
4. Green Mobility
5. Rainwater Management
7. Affordable Housing
8. Low Carbon Energy

Green Buildings Policy For Rezoning (2017)
The updated Green Buildings policy, which came into effect on May 1, 2017, builds on the City’s Greenest City Action Plan goals and Zero Emissions Building Plan. The policy offers two routes to meet emission targets:
1. Passive House or an alternate near zero emission building standard, or
2. LEED® Gold certification for Building Design and Construction and a series of 10 additional performance criteria.

Urban Forest Strategy (2014)
The Urban Forest Strategy identified the need to stop the decline of the City’s canopy cover as a method to mitigate the effects of climate change, clean the air, manage rainwater, provide wildlife habitat access to nature. The three action items to protect canopy cover include:
- Amending Section 4 of the Protect of Trees By-law to limit to removal of healthy trees on private property
- Retaining more trees on development sites
- Creating a comprehensive framework to encourage retention of trees and discourage removals.

City of Reconciliation Framework (2014)
The City of Vancouver was designated a City of Reconciliation in 2014. The Framework seeks to further strengthen our services and ongoing relationships with the Musqueam, Squamish, and Tsleil-Waututh First Nations, and urban Aboriginal communities. It provides goals and directions to:
- Form a sustained relationship of mutual respect and understanding with local First Nations and the urban Aboriginal communities, including key agencies.
- Incorporate a First Nations and urban Aboriginal perspective into our work and decisions.
- Promote Aboriginal peoples arts, culture, awareness, and understanding.
- Provide services that benefit members of the First Nations and urban Aboriginal communities.

PHC, in its engagement with Aboriginal communities, has committed to incorporating key program supports, staff training, traditional health care practices and cultural design elements that will enhance the experience of all patients and visitors on the campus.
1.4 Policy Context

1.4.4 City of Vancouver Policies & Priorities - Area-specific Policies

Planning for the new St. Paul’s Hospital and Health Campus is occurring alongside three concurrent City planning initiatives:

- False Creek Flats Area Plan (2017)
- Northeast False Creek Area Plan (2017)
- Downtown Eastside Plan (2014)

False Creek Flats Area Plan
The False Creek Flats Area Plan was adopted by Council in May 2017. The Plan identifies four sub areas with specific themes. Envisioned as an economic engine, the plan focuses on clusters related to health, education, arts and culture, food, manufacturing transportation and others. Formed around 10 guiding principles, the False Creek Flats Area plan is looking to help this unique economic neighbourhood flourish as a productive, sustainable, and connected place.

Northeast False Creek Area Plan
This plan is looking to replace the Dunsmuir and Georgia Viaducts with a new at-grade street network and turn downtown’s largest undeveloped area into a vibrant and mixed-use waterfront district. The plan includes 11 guiding principles to create a diverse and active waterfront neighbourhood, which is shifted away from automobiles and focused on public life.

Downtown Eastside Plan
The plan provides a policy context for new development focused on meeting the needs of residents, particularly the low-income and vulnerable. It aims to improve the lives of Downtown Eastside’s diverse community. The sub areas discussed in the plan include Gastown, Victory Square, Chinatown, Downtown Eastside Oppenheimer District, Thornton Park, Strathcona and several identified industrial districts.

Figure 1-36: False Creek Flats Community Ideas
Figure 1-37: False Creek Flats Preliminary Sub-Areas
Figure 1-38: Downtown Eastside Healthy City Strategy
1.4 Policy Context

1.4.4 City of Vancouver Policies & Priorities - Area-specific Policies

Other area-specific planning policies that the New St. Paul’s Hospital Policy Statement recognizes are:

- Metro Core Jobs and Economy Land Use Plan (2007)
- False Creek Flats Rail Strategy (2008)

Removal Of The Georgia And Dunsmuir Viaducts (2015)

In the Fall 2015, the Vancouver City Council approved a conceptual plan for Northeast False Creek that recommends the removal of the Georgia and Dunsmuir Viaducts (Staff Report) and replacing it with a new and seismically resilient street network.

The new street network is expected to handle 100% of the current and future traffic volume. It will include a 2-way Georgia Ramp that bridges the natural escarpment behind BC Place and Rogers’ Area, a reconfigured Pacific Boulevard that improves connectivity to and from surrounding neighbourhoods and a future E-W arterial south of Prior Street towards Clark Drive (Prior Street and Venables Street downgraded to a local street as a result).

In total, the removal of the viaducts enables the delivery of the larger park, increased connectivity to adjacent neighbourhoods, improved urban design, affordable housing and other public amenities in the Northeast False Creek Neighbourhood.

North of the Station Street Site, the removal of the Georgia and Dunsmuir Viaducts frees up two city blocks of land located east and west of Main Street between Prior Street and Union Street. Located within the boundaries of the Downtown East Local Area Plan, the plan and previous Council direction identifies new mixed income housing opportunities located above at-grade retail opportunities.
1.4 Policy Context

1.4.4 City of Vancouver Policies & Priorities - Area-specific Policies

Metro Core Jobs And Economy Land Use Plan: Issues & Directions (2007)

The purpose of the Metro Core Jobs & Economy Land Use Plan is to ensure that there is enough development and transportation capacity to accommodate future job growth and economic activity within the Metro Core (between 16th Ave. to the south and Burrard Inlet to the north and between Clark Drive to the east and Burrard Street to the west).

In the first of four steps of the Metro Core Jobs & Economy Land Use Plan identified the Metro Core as an area that plays a key economic role within a growing region. It identified an economy that is diverse with distinctive job clusters.

The second step of the Metro Core Jobs & Economy Land Use Plan, the plan projected continued and diverse job growth in the future within the Metro Core that can be accommodated within the short term. Within the long term, however, demand for job space may exceed what current zoning may supply.

The third and current step of the Metro Core Jobs & Economy Land Use Plan identified a need for more commercial and industrial jobs spaces, a need for a diversity of job spaces and the need to protect industrial lands to support the production, distribution and repair role of the local economy and to generate export revenue.

The plan has identified the western edge of the False Creek Flats as an area to increase office, service and research employment while the eastern edge of the False Creek Flats has been identified as an area for production, distribution and repair employment. The plan identifies the future hospital site as having a major impact on the demand for office space in the area.

1.4.4 City of Vancouver Policies & Priorities - Area-specific Policies

Figure 1-41: Metro Core Proposed Future Roles & Policy Directions

Map 1 provides an overview of the proposed future roles for each of the job areas within the Metro Core, and illustrates how the policy directions undertaken in the Metro Core study will affect existing job space policy and trends. Some general notes to consider when reviewing Map 1 include:

• Areas with up-arrows are where the policy directions proposed in this document intend to increase the amount of job space beyond what was projected to be available in 2030 under existing zoning;
• Areas with circles are where the amount of job space is forecast to decrease from 2006 levels, generally because Council policy calls for residential, mixed use or "choice of use" to meet public objectives such as providing housing and retaining heritage. Even with these changes, significant job space will remain in these areas by 2030 (e.g. most retain approximately 80% of the job space that was present in 2006). The proposed policy directions aim to protect the majority of job space in these areas and to compensate for any loss through increases in other areas;
• The growth in job space has been directed toward areas that are well-served by public transit. Although the current and future transit stations have been omitted from Map 1 for ease of reading, they are displayed on each of the area maps in the Issues and Directions Report;
• The text on various job areas is only intended to give a brief indication of the intent of the policy directions. More detailed information is contained in each of the area role and directions sheets in the Issues and Directions Report.
1.4 Policy Context

1.4.5 City of Vancouver Policies & Priorities - Other Pertinent Policies

Other planning policies were incorporated in the organization of New St. Paul’s Hospital Policy Statement:
- False Creek Flats Rezoning Policy: Additional General Office Use in “High Technology Districts” (2009)
- Neighbourhood Energy Strategy (2012)
- Renewable City Strategy (2015)
- Flood Plains Standards & Requirements (2014)

**Industrial Land Policies (1995)**
Industrial Lands Policies provides a framework to guide future decisions on the use of industrial land. The policies are divided into three sections: overall objectives; area-specific policies; and policies concerning the rezoning of industrial land. The overall objective of the Industrial Lands Policies is to retain existing industrial land for industry and service business to meet the needs of port and river related industrial and city-serving and city-oriented industry. Areas identified as requiring area-specific policies include the Burrard Waterfront, Powell/Clark, False Creek Flats/Mt. Pleasant, Grandview/Boundary and Marine/Fraser. Pertaining to the Station Street Site, the False Creek Flats is identified as an area used for city-serving industry, transport, and service uses. In addition, all rezoning decisions within the False Creek Flats area shall be made within the context of the proposed City-initiated planning study.

**False Creek Rezoning Policy: Additional General Office Use in “High Technology Districts” (2009)**
The intent of the policy is to broaden the range of permitted office uses in areas zoned for high technology in the False Creek Flats, while providing opportunities to intensify employment near existing or potential rapid transit. Rezonings may include uses that are supportive of the needs of area employees such as child care, local area serving restaurants and other relevant services.

**Neighbourhood Energy Strategy (2012)**
Neighbourhood Energy Strategy aims to develop neighbourhood renewable energy systems throughout the city to meet the goals of the Greenest City 2020 Action Plan and Renewable City Strategy. It provides strategies to cut carbon emissions, reduce our dependence on fossil fuels, keep energy affordable in the long term and achieve 100% of our energy needs from renewable sources before 2050.
1.4 Policy Context

1.4.5 City of Vancouver Policies & Priorities - Other Pertinent Policies

Renewable City Strategy (2015)

The Renewable City Strategy sets the direction for Vancouver to “Derive 100% of the energy used in Vancouver from renewable sources before 2050” and “Reduce greenhouse gas emissions by at least 80% below 2007 levels before 2050”. The strategy is the natural continuation of the Greenest City 2020 Action Plan that establishes the City’s environmental targets to 2020, and compliments the City’s existing approach to the three pillars of sustainability: social (Healthy City Strategy), economic, (Vancouver Economic Action Strategy) and environmental (Greenest City 2020 Action Plan), Renewable City Strategy Booklet (2015).


City Council has adopted view cones to protect selected threatened public views. This document maps and lists those view cones and explains the process to be followed to determine if a site falls within a view cone. View Protection Guidelines (1989, Amended February 2017).

Flood Plains Standards & Requirements (2014)

The document provides guidance on meeting the City’s designated flood plain standards as described in the Vancouver Building By-law and applied to building permits and subdivisions. The flood plain standards apply to all lands designated as flood plains and subject to flood construction level (FCL) requirements. Flood Plain Standards & Requirements (2014).
1.4 Policy Context

1.4.6 Public Engagement

Since April 2015, Providence Health Care has gathered feedback and ideas from hundreds of individuals and stakeholder groups on plans for the new St. Paul’s.

In early spring 2016, as part of clinical planning, PHC initiated an engagement process with both internal and external stakeholders. This included public outreach and consultation to share information about plans for the new St. Paul’s and to gather input, with a key focus on understanding the health care needs of the community and how the new St. Paul’s could best support these.

During February and March 2016, Providence Health Care hosted eight community forums, in partnership with Vancouver Coastal Health Authority, in the neighbourhoods closest to the current and future St. Paul’s sites (West End, Downtown Eastside and False Creek). In addition, participants also shared ideas via an online survey, in one-on-one stakeholder meetings, by email, phone, social media and other means.

More than 500 individuals and stakeholder groups shared their ideas and feedback. Input has been captured, summarized and shared with our key planning partners, including Vancouver Coastal Health Authority, the Ministry of Health, City of Vancouver and others to inform project planning, and will be included as part of our business plan for the new St. Paul’s.
1.4 Policy Context

1.4.6 Public Engagement

City of Vancouver Consultation

In March 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 where members of the public helped identify key aspirations and concerns for the site. Over 140 people attended the open house and 719 online and hard-copy questionnaires were received.

In June 2016, The City of Vancouver held 3 workshops, 2 open houses, and opened a questionnaire to community input in considering two Development Concepts for the new St. Paul’s Hospital and Health Campus. Over 400 people participated in the events and over 800 people completed the questionnaire.

In May 2017, a third round of open house was held by the City of Vancouver. The main purpose of these open houses was to provide an overview of the draft Policy Statement and introduce the new development concept.

Workshops provided a chance for stakeholders with a variety of perspectives to have in-depth conversations with each other, City staff, Providence Health Care staff, and project planning and design consultants.

Open Houses allowed members of the public to view information materials, fill out a questionnaire, and speak with City staff, Providence staff, and design consultants.

All information presented at the public forums – including materials, questionnaires, responses and summaries – are available online.
Providence Health Care (PHC) is committed to providing culturally safe, respectful and responsive health care that meets the diverse needs of those we serve. The St. Paul’s redevelopment team is working hard to ensure the new St. Paul’s meets the unique needs and priorities of our Indigenous communities. We are actively engaging with Aboriginal patients, families, community members, government organizations and health care organizations to help us shape the new St. Paul’s and the feedback we gather is being considered at every stage of our planning from program delivery to campus design. Working in partnership with Aboriginal patients, communities and organizations to develop new and better ways to address health and access issues will continue to be a focus for us as we proceed.
1.4 Policy Context

1.4.7 Aboriginal Engagement

Engagement On The St. Paul’s Redevelopment Project
(Summer 2015—Summer 2017)

August 20, 2015 | Presentation: PHC’s Urban Health team presented to the Vancouver Coastal Health Authority and First Nations Health Authority (FNHA).

September 14, 2015 | Leader to Leader: PHC CEO had a one-on-one meeting with the head of the Vancouver Native Health Society (VNHS).

January 20, 2016 | Invitation to Engage: PHC CEO wrote to local First Nations bands and organizations.

• Musqueam Nation
• Squamish Nation
• Tsleil-Waututh Nation
• B.C. Elders Communications Centre Society
• City of Vancouver Urban Aboriginal Peoples Advisory Committee
• First Nations Health Authority
• Urban Native Youth Association
• Vancouver Aboriginal Friendship Centre Society

February 28, 2016 | Community Feast and Talking Circle: PHC’s Urban Health team and its planning consultants from Sterling hosted a formal Talking Circle on St. Paul’s Redevelopment Project.

February and March 2016 | Community Forums: PHC’s community consultation process included representatives from the VNHS and the Native Courtworker and Counselling Association of Canada as well as a number of individuals identifying as First Nations.

June 7, 2016 | Leadership Luncheon: PHC CEO, the Chief Project Officer for the St. Paul’s Redevelopment Project and PHC’s Urban Health team hosted a luncheon for the VNHS at the All Nations Sacred Space located in St. Paul’s Hospital to provide updates on the Redevelopment Project and discuss VNHS needs and priorities.

June 29, 2016 | Leadership Luncheon: VNHS hosted the Chief Project Officer for the St. Paul’s Redevelopment Project to teach them about the needs and services of the organization.

February, 2016 | New VP of Mission, Ethics and Spirituality assumed executive sponsorship to advance PHC’s First Nations strategy.

March 23, 2017 | Talking Circle: PHC’s Urban Health team hosted an introduction to Indigenous health with the St. Paul’s Redevelopment Project Team.

April 4, 2017 | Talking Circle: PHC’s Urban Health team and the St. Paul’s Redevelopment Project Team hosted a Talking Circle on the redevelopment with Indigenous health care and social service providers.

June 21, 2017 | Meeting: PHC’s Urban Health team hosted a meeting to initiate coordination between the Squamish Nation and the St. Paul’s redevelopment team.

Ongoing Engagement | Urban Health: PHC’s Urban Health team meets regularly with the First Nations community and has discussed redevelopment in several Talking Circles and ceremonial events to get input from community members.

Ongoing Engagement | Indigenous Cultural Safety Training: PHC will continue to require senior leaders, program directors, emergency department staff and others to take Indigenous cultural safety training. Several St. Paul’s redevelopment team members have completed advanced training.
1.4 Policy Context

1.4.7 Aboriginal Engagement

Next Steps: Communicating
The communications & engagement team for the St. Paul’s Redevelopment Project has developed messages to communicate with the public and Aboriginal audiences about our commitments related to Aboriginal engagement, cultural sensitivity and planning considerations. These messages are anticipated to evolve as we proceed with our planning and gather more information about the needs and priorities of First Nations governments, community groups, care delivery organizations and planning partners.

Sharing
We will continue to share the information we gather from our engagement with participants, the public and our planning partners including the City of Vancouver, Vancouver Coastal Health Authority and the Ministry of Health.

Relationship Building
An important part of our Aboriginal engagement will be the continuation of our work to build relationships and partnerships with local Aboriginal governments, community groups, health care delivery organizations and health care authorities. These relationships will be an essential resource to identify the unique needs and priorities of our Aboriginal patients and refine our ideas and designs as the project evolves. Honouring these relationships requires an ongoing commitment to transparency on behalf of the St. Paul’s redevelopment team.

Incorporating
The feedback we receive from Aboriginal stakeholders is being considered at every stage of our planning for the new St. Paul’s from program delivery to the physical design of the buildings and landscape. Although program and design details will continue to evolve for many years with ongoing input from these stakeholders, Providence has committed to incorporating key program supports, staff training, traditional health care practices and cultural design elements that will enhance the experience of all patients and visitors on the campus. Aboriginal related program and design features of the new St. Paul’s will include:

- An Aboriginal health team
- An Indigenous patient navigator to assist with advocacy, translation and access to care and spiritual services
- An Indigenous nurse practice leader
- Translation services and supports
- Traditional healing practices and medicine
- An All Nations Sacred Space to accommodate ceremonial practices on site
- First Nations design elements in the hospital and elsewhere on the campus
- Indigenous works of art showcased as part of our art program.

Culturally Safe Care
Providence continues to work towards providing culturally safe acute and outpatient care across all services and programs through staff training and employee support. More Providence employees have completed cultural safety training than in any other centre in the province.

Research
The Centre for Health Evaluation and Outcome Sciences (CHEOS) is a multidisciplinary centre focused on research and research support activities across Providence services. With over 140 research staff, the centre conducts its own research across a range of disciplines and provides research services to the broader Providence community.

The Cedar Project is a partnership between Indigenous leaders and health researchers at CHEOS to examine vulnerability to HIV among Indigenous people who use drugs in Prince George and Vancouver.

The recent appointment of the inaugural First Nations Health Authority Chair in Heart Health and Wellness at Providence and SFU will pose a significant opportunity to place a holistic, culturally sensitive focus on First Nations and Aboriginal people’s cardiac health to drive research initiatives and improve care.
1.4 Policy Context

1.4.7 Aboriginal Engagement

Partnering

Providence recognizes the importance of working collaboratively with our strategic partners on Aboriginal engagement, socio-economic issues, land use planning and health care delivery planning related to the new St. Paul’s. In the development and delivery of an Aboriginal engagement strategy, we will continue to coordinate and consult with the City of Vancouver, Vancouver Coastal Health Authority and First Nations Health Authority, which have established processes and protocols for consulting with First Nations on issues which may impact them. Providence will be guided by Vancouver Coastal Health Authority protocols for engaging with First Nations Health Authority. We will also continue engaging with our community-based partners, including the Vancouver Native Health Society, to identify new and better ways to serve the urban Aboriginal community.