

# Our Three Phase Redevelopment

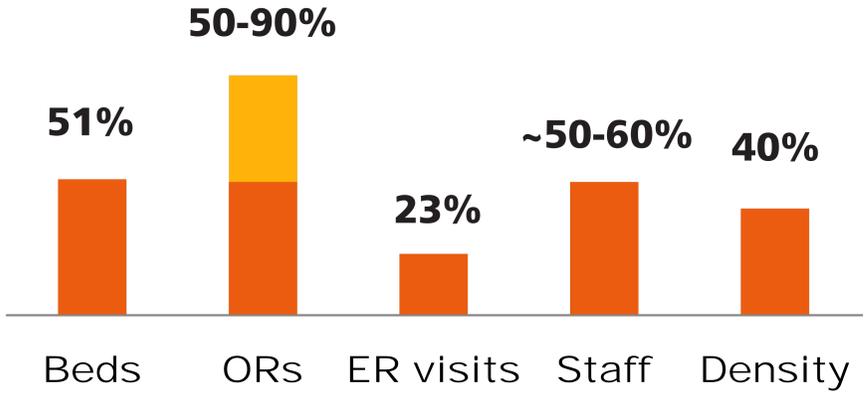


# Royal Columbian Hospital is Growing to Serve You

Your neighbourhood is home to one of BC’s busiest and most specialized critical care hospitals

- **A vital regional hospital for Fraser Health** and New Westminster’s community hospital
- **One of only two adult trauma centres** in BC, receiving trauma patients from across the province.
- **Fraser Health’s ONLY hospital for quaternary care** (i.e. the MOST specialized) for trauma care, heart attack, heart+lung life support, and clot removal in acute stroke patients.
- **A tertiary care (i.e. highly specialized) centre** for critical care, trauma, cardiac care, interventional radiology, vascular/thoracic surgery and neurosurgery for BC, the Lower Mainland, and the Fraser Health region.
- **A major cardiac care centre**, performing more open heart surgeries each year than any other BC hospital.
- **One of BC’s busiest hospitals**, each year treating over 21,000 inpatients, 75,000 Emergency visitors, and 88,000 outpatients.

The hospital’s three phase redevelopment will add more services and capacity to serve British Columbians for generations to come



Planned Growth at Royal Columbian by 2026

## Phase One 2016-2020

New mental health facility and infrastructure

- Add a 75-bed Mental Health and Substance Use Wellness Centre, new energy centre, IT communications hub, and a 450+ stall underground parkade
- Upgrade the IT fibre optic and utilities pathway
- Add temporary parking lots for visitors and staff (COMPLETE)
- Move the heliport (COMPLETE)

## Phase Two 2020-2024

New tower and Emergency Department

- Build a new acute care tower with:
  - More beds for intensive care, cardiac intensive care, obstetrical, and medicine/surgical patients
  - New, larger Emergency with 75 treatment bays and a satellite medical imaging unit
  - More and larger operating rooms, and more interventional radiology and cardiology suites on a surgical and interventional super floor
  - New larger maternity, pediatric, and neonatal intensive care units, and a new maternity operating room
  - New underground parkade, main entrance, and rooftop heliport
- Add more equipment and IT technologies
- Add new mechanical building services and more equipment for the new energy centre
- Replace the old Sherbrooke Centre, power plant, main entrance, and laundry/maintenance buildings with site enhancements to support the new campus

## Phase Three 2023-2026

Expansion within existing buildings

- Convert most four-bed patient rooms in Columbia Tower to private or semi-private rooms
- Expand the pharmacy, laboratory, medical imaging, food services, and diagnostic services
- Add more MRI capacity
- Upgrade and move the cafeteria, administration offices and some ambulatory care services

All details are subject to change



# Our Phase Two Acute Care Tower



VIEW FROM SHERBROOKE STREET. CONCEPT DESIGN ONLY

# Project Team: Phases Two and Three



## Fraser Health Authority Property Owner

Fraser Health is the largest health authority in the province, serving more than 1.8 million people from Burnaby to Hope. Fraser Health is committed to providing excellent health care to those in its care, whether they are in its hospitals, its communities, or in homes.

The communities Fraser Health serves are culturally and geographically diverse including approximately 38,100 First Nations residents associated with 32 bands, new Canadians and refugees. It cares for newborns, centenarians and everyone in between.

Fraser Health's 26,000 employees, 2,900 physicians and 6,000 volunteers are committed to living the values of respect, caring and trust in the pursuit of its vision: better health, best in health care.



## IBI Group Architectural Consultant

IBI Group Inc. is a globally integrated architecture, planning, engineering, and technology firm with over 2,500 professionals around the world.

For more than 40 years, its dedicated professionals have helped clients create livable, sustainable, and advanced urban environments.

IBI Group believes that cities must be designed with intelligent systems, sustainable buildings, efficient infrastructure, and a human touch.

## To be Determined

## Unknown at this time Construction partner

The construction partner for Phases Two and Three will be selected in Spring 2020.

The final design of Phase Two's acute care tower will be determined at that time.

All details are subject to change



# Site Context

Since 1862, Royal Columbian Hospital has proudly served the community of New Westminister and the citizens of BC.

It has been at its current site since 1889, located within the Sapperton neighbourhood of the New Westminister Official Community Plan, at 330 East Columbia St. and situated between Sherbrooke St. (to the north), Keary St. (to the south), East Columbia St. (to the west), and Brunette Ave. (to the east).

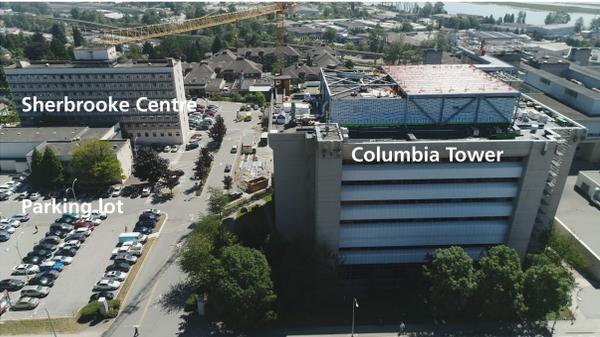
The site's area is 56,490 square metres (608,053 ft<sup>2</sup>).



View above southeast corner of East Columbia Street



View from south along Keary Street



View from above East Columbia Street



View from north east



View from the south



View from above Brunette (Concept rendering)



- Sapperton Station is located on Brunette Avenue, southeast of the site.
- North of the Royal Columbian Hospital Site, the area is occupied primarily by **single family dwelling** units.
- The **Brewery District** is located to the south.
- Commercial uses** are located along East Columbia Street between Braid Street and Debeck Street.
- Brunette Avenue and **Industrial uses** are located to the east.
- Sapperton Park** is located west of the site between Sherbrooke Street and Hospital Street on East Columbia Street.

- Legend**
- Mixed-Use – Low/High-Rise Buildings
  - Commercial and Health Care Buildings
  - East Columbia Street Commercial Corridor
  - Royal Columbian Hospital



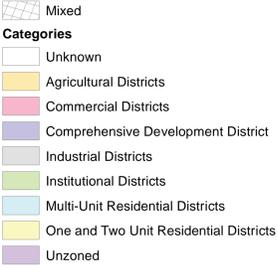
# Planning and Zoning Context

The site is being rezoned to **Comprehensive Development District (Royal Columbian Hospital) CD-87** to allow for construction of Phases Two and Three of the hospital's redevelopment.

The site is currently designated as **"P" for Major Institutional in the Official Community Plan (OCP)**. This proposal is consistent with this designation.

The site is also within a **Special Employment Area**, recognizing the significant role the hospital plays in contributing to local economic activity. The proposed expansion of the hospital should serve as a major catalyst to spur additional office development in the area.

	Current Zoning	Proposed Zoning
Site OCP Designation	Public and Institutional Districts (P-3)	Comprehensive Development District (Royal Columbian Hospital) (CD-87)
Purpose	Large scale institutional uses such as schools and hospitals	Large scale institutional uses such as schools and hospitals
Principal Forms and Uses	Institutional	Institutional
Complementary Uses	Some ancillary commercial and residential uses may be permitted	Some ancillary commercial uses may be permitted
Maximum Density	1.6 plus bonuses Floor Space Ratio (FSR)	2.43 (FSR)
Site Coverage	All principal buildings in total should not cover more than 40% of site area.	65%
Front Yard Setback	Min. 25.0 feet (7.62 metres) in depth	Minimum 10 metres in depth
Rear Yard Setback	Not less than 20% of the depth of the site to a maximum of 25 feet nor less than 20% of the height of the building, whichever is the greater	Minimum 3 metres
Rear Yard Setback above 30'	A distance of not less than 30% of that portion of the building over 30 feet in height	Minimum 3 metres
Side Yard Setback	On each side of the site of not less than 15 feet in width plus an amount equal to 20% of the height of the building over 30 feet except where a side yard is bounded by a street in which case the side yard shall be not less than 25 feet	Minimum 7.62 metres
Building Height	Max. 180 feet (54.9 metres)	75 metres
Applicable Uses	Hospitals including mental health facilities	Hospitals including mental health facilities



All details are subject to change

# Proposal Details

**Adding more buildings, but not more land, will increase the hospital's Floor Space Ratio from 1.04 to 2.43 by the end of Phase Three.**  
 The floor space ratio (FSR) is the total floor area relative to the size of the land upon which the hospital is built.

EXISTING BUILDING FLOOR AREA (in Gross Square Metres)	Allowable	Existing 2018	Current Redevelopment		
			Phase One 2020	Phase Two 2024	Phase Three 2026
Sherbrooke Centre		5,439	5,439	Demolished	Demolished
Emergency building		2,042	2,042	2,042	2,042
Laundry building		921	921	Demolished	Demolished
Maintenance building		625	625	Demolished	Demolished
Power plant		748	748	Demolished	Demolished
Main Entrance building		1,300	1,300	Demolished	Demolished
Columbia Tower		17,435	17,435	17,435	18,000
Health Care Centre		30,469	30,469	30,469	30,469
<b>NEW BUILDING FLOOR AREA</b>					
Phase One: Mental health & Energy centres			21,525	21,525	21,525
Phase Two: Acute care tower				65,000	65,000
<b>TOTAL FLOOR AREA OF ALL BUILDINGS</b>		<b>58,979</b>	<b>80,504</b>	<b>136,471</b>	<b>137,036</b>
<b>SITE AREA (in Square Metres)</b>		<b>56,490</b>	<b>56,490</b>	<b>56,490</b>	<b>56,490</b>
<b>FLOOR SPACE RATIO (FSR)</b> (Total building floor area divided by Site Area)	<b>1.60</b>	<b>1.04</b>	<b>1.43</b>	<b>2.42</b>	<b>2.43</b>
<b>MAX. BUILDING HEIGHT ON-SITE (in Metres)</b>	<b>54.90</b>	<b>42.14</b>	<b>42.14</b>	<b>75.00</b>	<b>75.00</b>

# Timelines

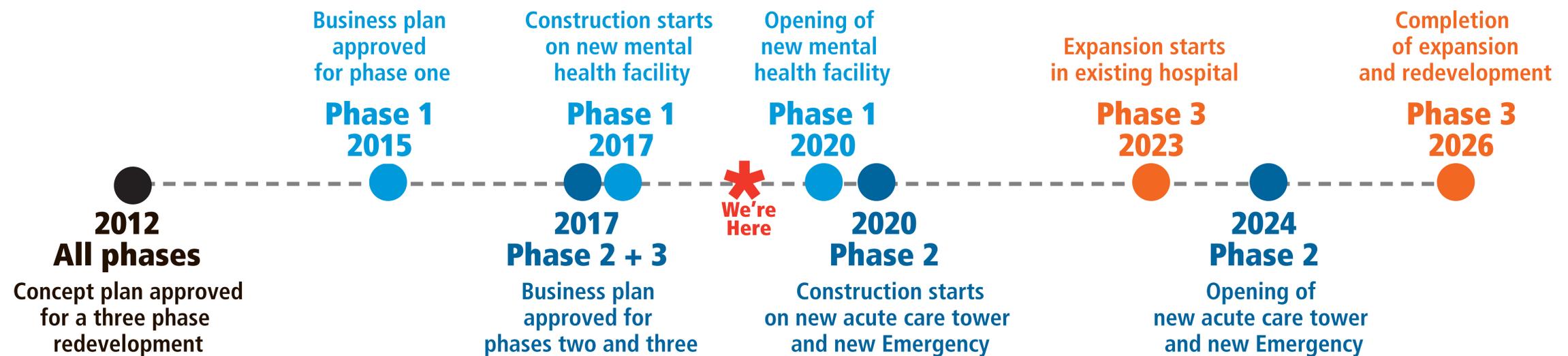
## Rezoning Timeline

2019 Jan 22	Community Working Group Session on Transportation #1.
2019 Feb 7	Preliminary Presentation to McBride Sapperton Residents' Association.
2019 Mar 14	Community Working Group Session on Transportation #2.
2019 Mar 26	Presentation to City of New Westminster Design Panel.
2019 Apr 3	Neighbourhood Open House.
2019 Apr 4	McBride Sapperton Residents' Association.
2019 TBD	Presentation to City of New Westminster Advisory Planning Commission.
2019 TBD	City's first and second reading for Rezoning Amendment Bylaw.
2019 TBD	Public Hearing of Third Reading for Rezoning Amendment Bylaw.
2019 TBD	Council consideration of adoption for Rezoning Amendment Bylaw.

There may be additional consultation with community groups and the Community Working Group on Transportation

## Construction Timeline

Now to Spring 2020	<b>Phase One:</b> New Mental Health and Wellness Centre, Energy Centre, parkade, IT/utilities perimeter pathway, IT communications hub.
2020 to 2024	<b>Phase Two:</b> Acute care tower, Emergency, parkade.
2023 to 2026	<b>Phase Three:</b> Upgrades inside existing Columbia Tower, Health Care Centre, and expansion of the Medical Imaging Unit.



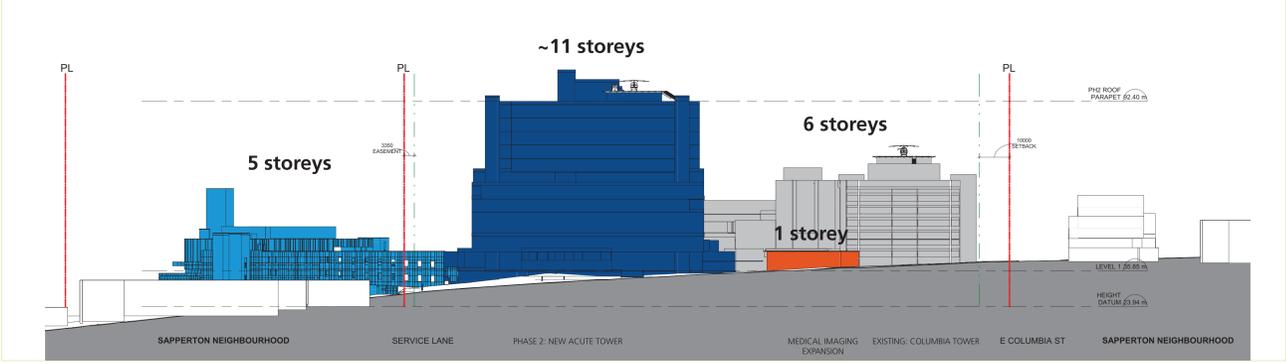
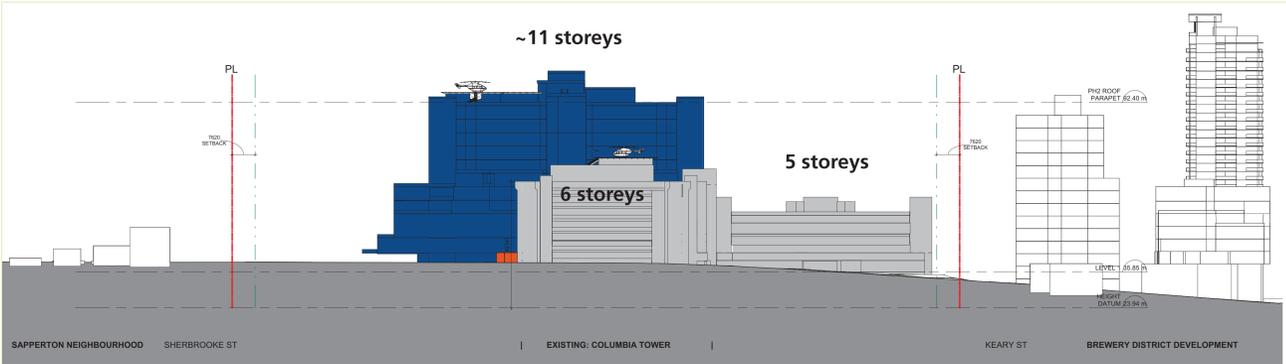
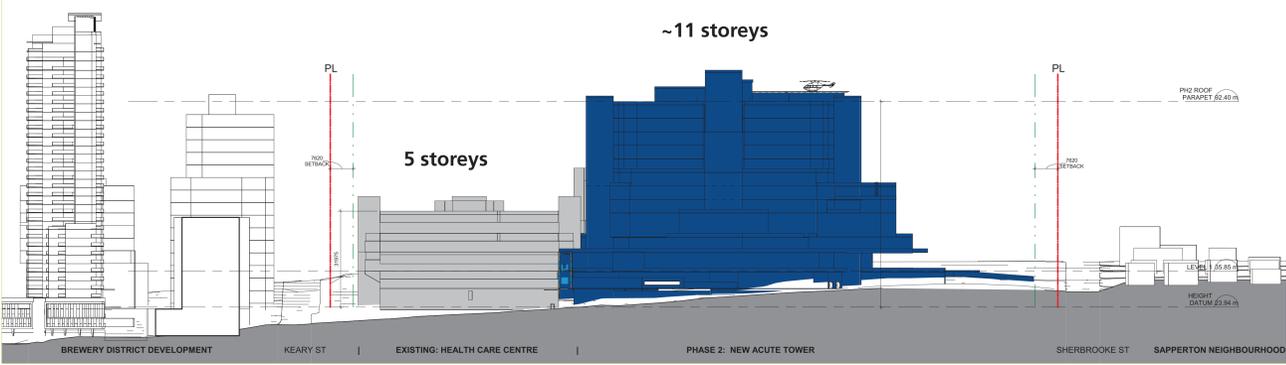
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# Building Heights and Separations: 2026

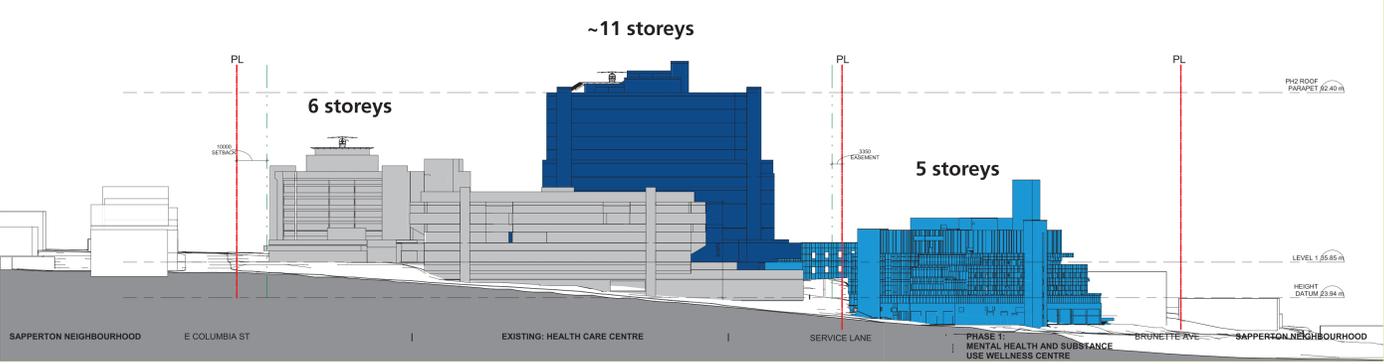
In 2015 and today, the tallest building is the 6-storey Columbia Tower.

In 2024 and 2026 the tallest building on the site will be Phase Two's ~11-storey acute care tower at approximately 75.0 metres.

- Phase 1** Mental Health building 5 storeys
- Phase 2** Acute Care Tower 11 storeys (est.)
- Phase 3** Existing Columbia tower 6 storeys
- Existing Health Care Centre 5 storeys
- Medical Imaging Expansion 1 storey



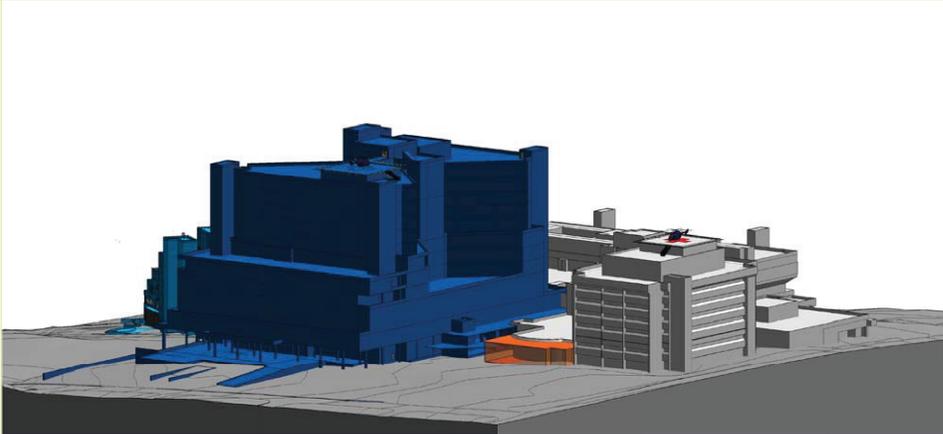
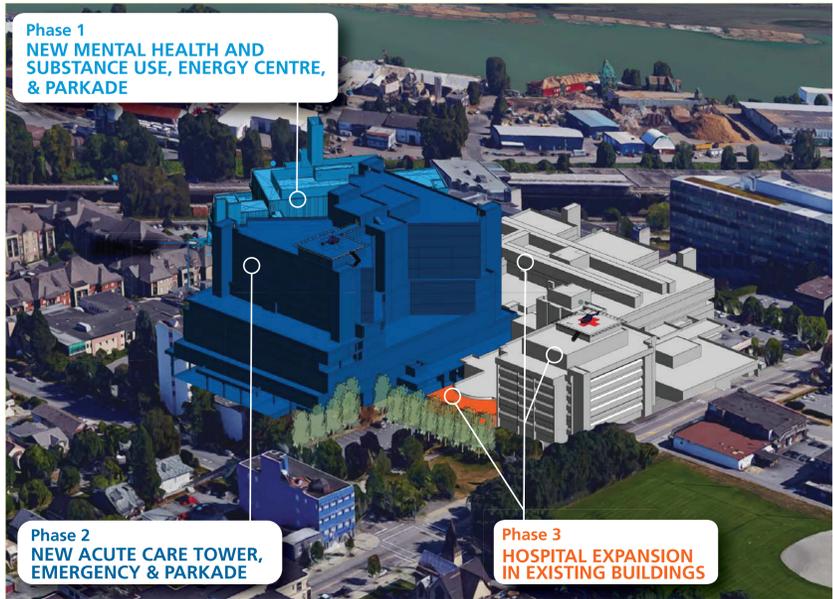
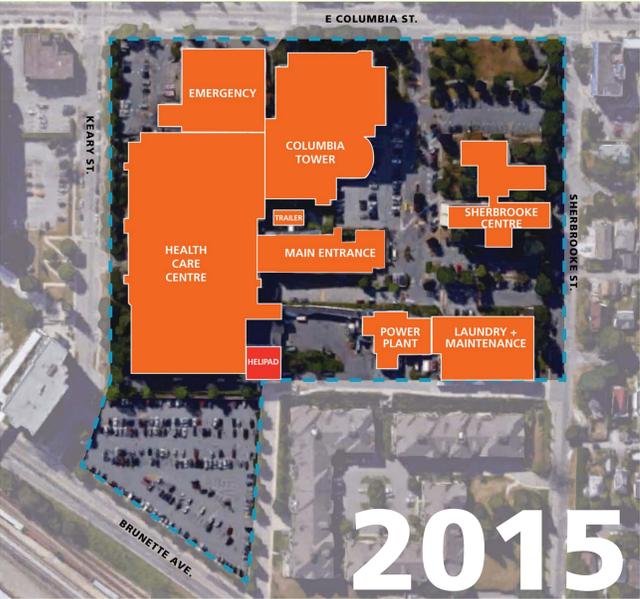
- Legend
- Existing
- Phase 1
- Phase 2
- Phase 3



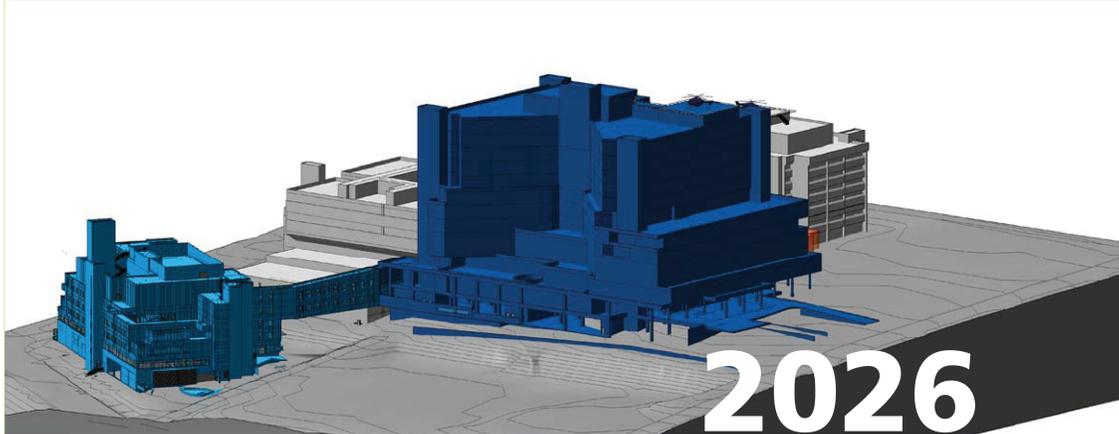
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# Site Plan and Massing: 2026

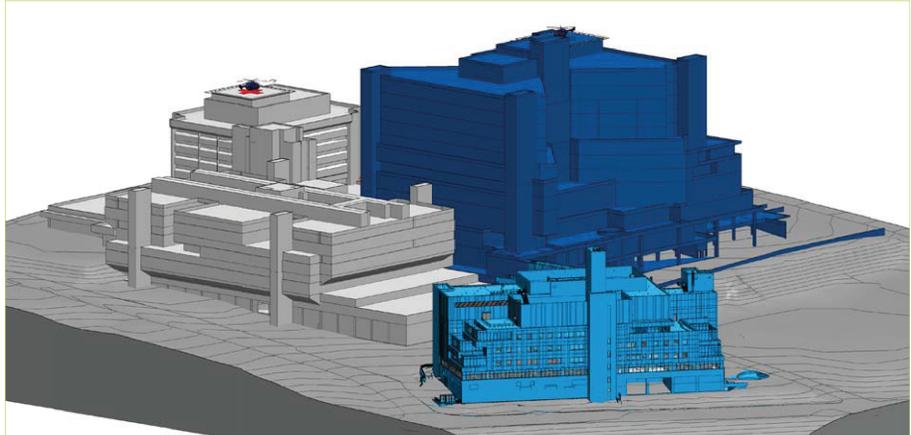


view from northwest

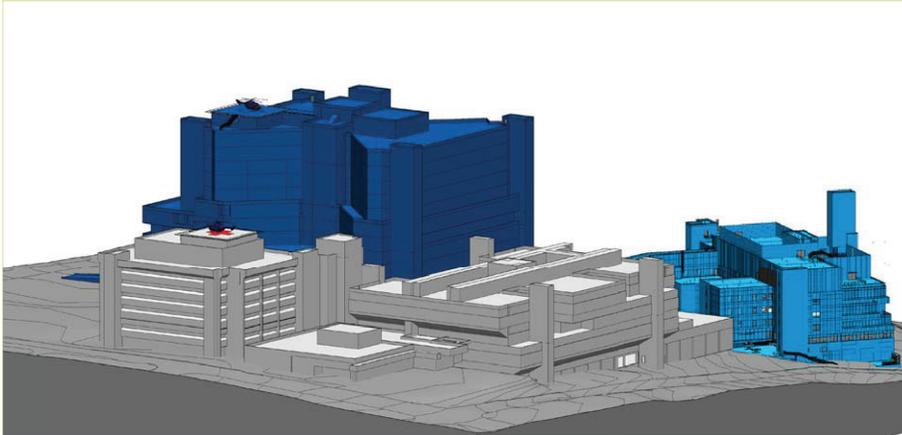


view from northeast

2026



view from southeast



view from southwest

- Legend
- Phase 1
  - Phase 2
  - Phase 3
  - Existing

All details are subject to change