



Date: November 26, 2001

**TO: Board Members - Parks and Recreation**  
**FROM: General Manager - Parks and Recreation**  
**SUBJECT: Vancouver General Hospital Re-zoning**

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## RECOMMENDATION

- A. THAT the Board approve in principle the phasing plan for the delivery of public open space at the Vancouver General Hospital, as indicated in the VGH Master Plan Construction Schedule, dated November 23, 2001;
- B. THAT Council be advised that final Board approval of the phasing plan be contingent on securing the timely delivery of the public open space in the proposed legal agreements according to the principles and milestones listed in this report.

At the Board Meeting of November 5, 2001, the Board requested that staff report back on the timetable for delivery of public open space at the Vancouver General Hospital (VGH).

## BACKGROUND

In 1989, VGH entered into a legal agreement with the City of Vancouver for the creation of a 5.1 acre public open space at the hospital as a condition of the development permit for the Laurel Pavilion. The open space was to be delivered within 24 months of achieving building permits for 70% of the building.

While the deadline has not yet been reached, it is clear that the hospital will be in no position to abide by the legal agreement due to changes in their operational priorities that were made years ago. The Laurel Pavilion will no longer receive the intended proportion of those hospital functions currently occupying the area of the future public open space. Buildings other than the Laurel Pavilion will have to be built (e.g. the Ambulatory Care Centre) or renovated (e.g. the Willow Pavilion) before the future open space can be created.

As a result, the delivery of the public open space has been pushed further into the future. The VGH Master Plan Construction Schedule dated November 23, 2001, shows completion of the entire public open space in August 2006.

## DISCUSSION

The VGH construction schedule demonstrates that the timely delivery of the public open space is contingent on six major hospital construction projects each proceeding as planned. VGH has yet to secure funding for three of these projects, consequently, adherence to the proposed schedule may therefore depend on provincial funding priorities or ability to receive private funds. Additional concerns have been raised regarding potential future changes in the hospital's operational priorities that could further impede or delay the creation of the public open space.

The current proposed re-zoning conditions which will be considered by City Council on December 6, 2001, contain conditions pertaining to the creation of public open space:

"(iv) provision of a phasing plan for the delivery of the major public realm and public open space system including demonstration that the proposed development is consistent with a revised timetable for phasing and timing of the delivery of public open space approved by Council and the Vancouver Park Board;"

"(xi) demonstration of approval from the Director of Current Planning and the General Manager of Parks and Recreation for revised design schedule and conceptual design of the public open space; and

(xii) to ensure continuous provision of usable public open space at all stages during redevelopment, if a structure is to be erected on a site providing open space:

at the northwest corner of 10th Avenue and Heather Street or a space provided to compensate for that space, demonstrate that a comparable area of open space has been created and landscaped north of 12th Avenue;  
west of Willow Street between 12th and 13th Avenues demonstrate that the open space shown in the Preliminary Development Plan fronting 13th Avenue east and west of Willow Street has been completed; and  
on the tennis court site at 12th Avenue and Oak Street provide comparable space for relocation of these tennis courts."

These conditions ask that no existing open space be demolished without the creation of either temporary replacement open space or permanent open space. This principle is intended to provide some open space throughout the next five years for hospital staff, residents and visitors.

The above proposed re-zoning conditions also request that the Park Board approve timetables regarding the design and delivery of the public open space, consisting of the Heritage Common and a smaller open space on W. 13<sup>th</sup> Avenue.

Staff have reviewed the VGH Master Plan Construction Schedule, dated November 23, 2001, indicating progress over the years as follows:

- 2003, creation of two temporary greenspaces to make up for the loss of the tennis courts at Oak Street, and the loss of the existing, un-secured greenspace at Heather Street and 10<sup>th</sup> Avenue;
- 2005, demolition of most of the buildings on the future Heritage Common, also beginning construction of the Heritage Common;
- 2006, demolition of the remaining buildings on the future Heritage Common, delivering all public open space including the Heritage Common and the new open space at W. 13<sup>th</sup> Avenue including greening of Willow Street between W. 12<sup>th</sup> and W. 13<sup>th</sup> Avenues.

The existing open space agreement between the City of Vancouver and VGH will have to be replaced with a new agreement. Staff propose that the new agreement be based on the dates set in the VGH Master Plan Construction Schedule, dated Nov, 23, 2001, and be structured according to the following principles and milestones:

#### Principles and Milestones

1. The delivery of public open space shall be triggered by progress on major hospital buildings irrespective of medi-tech development: The completion of 100% of the permanent public open space shall occur no later than 24 months after achieving occupancy permits for 70% of the proposed new Ambulatory Care Center or of the renovated Centennial Pavilion, whichever occurs first.

VGH's construction schedule demonstrates that this is intended and achievable. This provision echoes a similar provision in the existing legal agreement.

2. The development of medi-tech buildings shall be contingent on progress in the creation of the public open space, certain buildings or the equivalent floor area shall only receive occupancy permits once certain milestones in the completion of open space have been reached:
  - a. Medi-tech building 1 A, or the equivalent floor area in an alternate location, shall not receive an occupancy permit until completion of a new temporary open space replacing the existing Women's Residence;
  - b. Medi-tech building 5 A, or the equivalent floor area in an alternate location, shall not receive an occupancy permit until completion of at least 50% of the public open space called the Heritage Common.
  - c. Medi-tech buildings 4 A, 2A and 2B, or the remainder of the allowable floor area for this use, shall not receive an occupancy permit until completion of the entire public open space including the Heritage Common, the open space along W. 13<sup>th</sup> Avenue, and the greening of Willow Street between 12<sup>th</sup> and 13<sup>th</sup> Avenues.

VGH's construction schedule is not in disagreement with these provisions, only one med-tech building is scheduled to be occupied in advance of delivery of all of the open space.

It should be noted, that a revised proposed re-zoning condition in the Council Report will ask VGH to demonstrate at every development permit application that the proposed schedule for the delivery of public open space is being adhered to, until it has been delivered.

## SUMMARY

VGH has proposed a timetable that projects delivery of public open space no later than 2006. This report recommends to approve the timetable in principle, and asks that these projections become the basis for legal agreements committing VGH to deliver as proposed.

Prepared by:

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