



BURRARD VIEW HOSPICE – VANCOUVER COASTAL HEALTH

Lease Agreement Renewal

Park Board Committee Meeting
Monday, June 1, 2026



- Present new opportunity involving lease of space for the Burrard View Park field house
- Review the needs and benefits of the proposed lease
- Seek the Board's approval to pursue the opportunity for an initial period of ten (10) years, with two five (5) year renewals

- In 1997, the Park Board entered into a lease agreement Bloom Group Community Services Society to provide hospice care to up to 10 terminally ill adults
- In May 2024, Bloom Group ceased providing hospice care and served early notice of lease termination effective March 31, 2025
- As a result of community, Board and Council inquiries and concerns, Vancouver Coastal Health (VCH) contacted the City and Park Board to engage in discussions to directly operate the hospice
- VCH has been operating the hospice under a month-to-month licence agreement since April 2026

- The Park Board has a vested interest in ensuring the facility remains in good condition and provides a public benefit
- VCH has committed to an initial capital investment of \$600,000 in the building in the first year and committed to a minimum of \$55,000/year in annual facility maintenance/repairs
- The rent structure enables new revenue stream to the Park Board

Proposed Lease Terms



Lease Item	Previous Lease	New Lease With VCH
Lease Term	35 years: November 1, 1997 – October 31, 2032; lease was surrendered effective March 31, 2025	20 years: effective September 1, 2026; initial 10-year term, with two 5-year renewals
Rent Structure	\$1.00/year	\$53,640/year for the first 10 years at the non-profit rate of \$10.00/ft ²
Payment in Lieu of Taxes (PILT)	\$0.00	\$804.60/year based on 2026 Council approved Supportive Housing rate of \$0.15/ft ²
Cancellation Clause	N/A	VCH has 180-day cancellation right if funding for hospice care is no longer available

Lease Item	Previous Lease	New Lease With VCH
Tenant Responsibility	<p>Maintenance, repairs, and improvements.</p> <p><i>City and Park Board responsible for envelope and structural components of the building</i></p>	<p>Maintenance, repairs, and improvements.</p> <p>Initial investment of \$600,000 in the first year with a minimum commitment of \$55,000/year towards facility maintenance and repairs</p> <p><i>City and Park Board responsible for envelope and structural components of the building</i></p>

- The City and Park Board currently have competing demands for limited funding to cover needed facility maintenance
- VCH will provide an initial investment of \$600,000 into the field house and provide annual maintenance of at least \$55,000/year for maintenance and repairs
- Secure new revenue of \$53,640/year for the next 10 years
 - Rent will be subject to market reviews at the renewal milestones

- Finalize and execute all documents, agreements, or other that may be required to complete the lease

- A. THAT the Vancouver Board of Parks and Recreation (“Park Board”) authorize staff to negotiate to the satisfaction of the Park Board’s General Manager, the City of Vancouver’s (the “City”) Director of Legal Services, and the City’s Chief Purchasing Official, and enter into a lease agreement, with Vancouver Coastal Health (“VCH”) for the field house at Burrard View Park for an initial term of ten (10) years, with two additional five (5) year renewals, for a total contract term of twenty (20) years effective September 1, 2026; Recommendation 2
- B. THAT the City’s Director of Legal Services, Chief Purchasing Official and Park Board’s General Manager be authorized to execute on behalf of the Park Board the contract contemplated by Recommendation A above.
- C. THAT no legal rights or obligations will be created by the Park Board’s adoption of Recommendations A and B above unless and until such contract is executed by the authorized signatories of the City as set out in these Recommendations.

