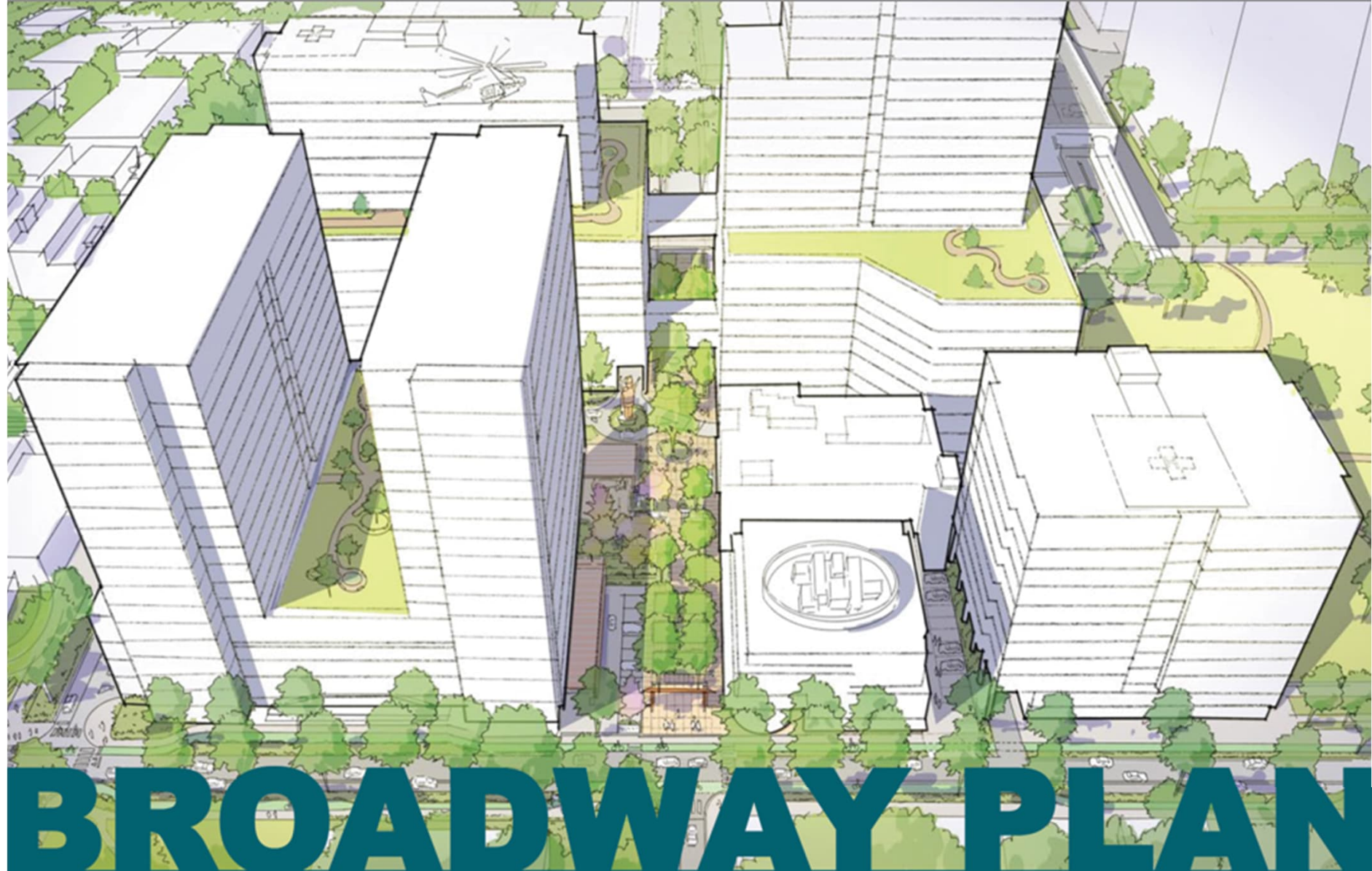


Vancouver General Hospital (VGH) Campus

Broadway Plan Policy Updates

Council Meeting
July 14, 2026

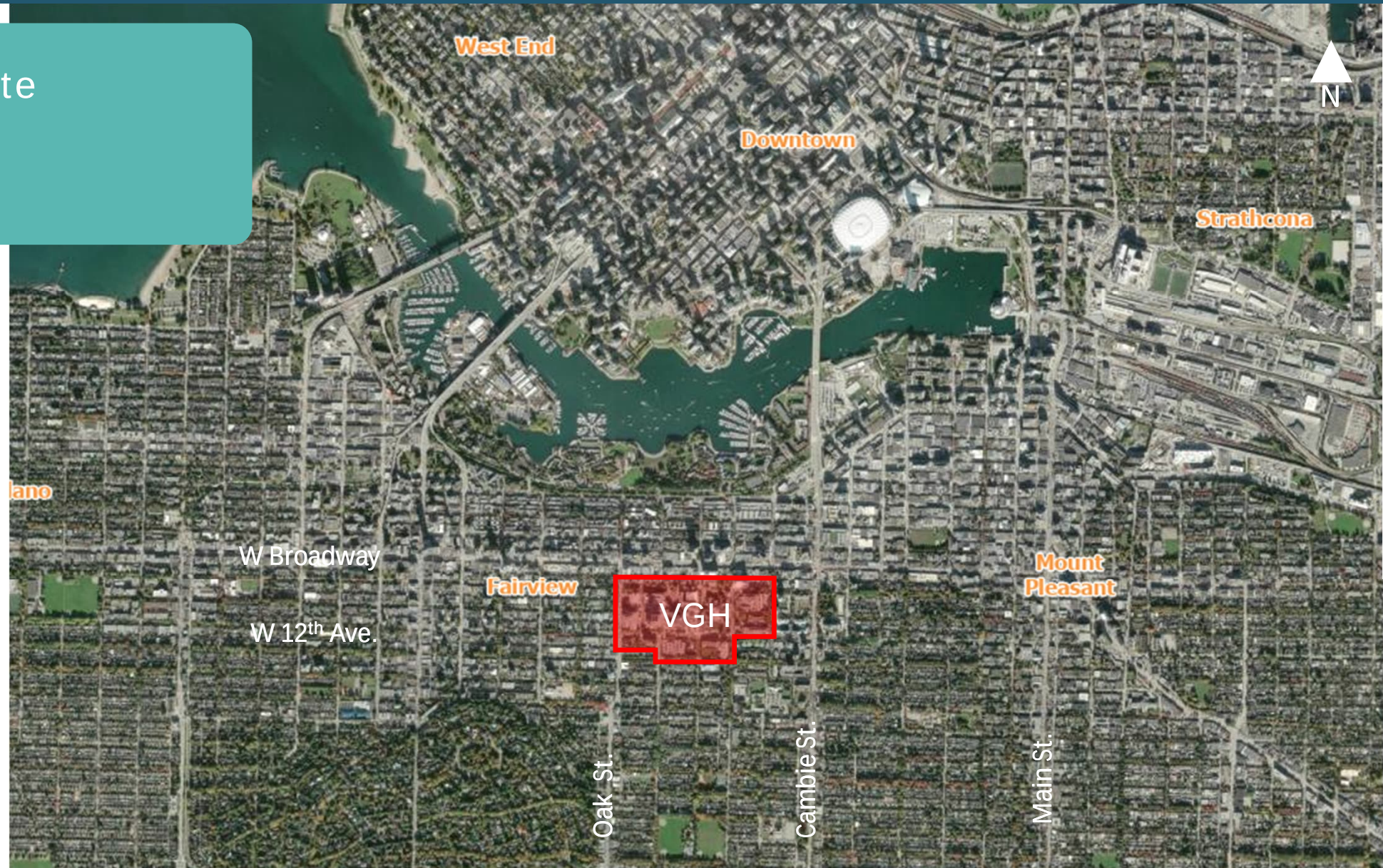


BROADWAY PLAN

Appendix B: Large And Unique Sites VANCOUVER GENERAL HOSPITAL CAMPUS

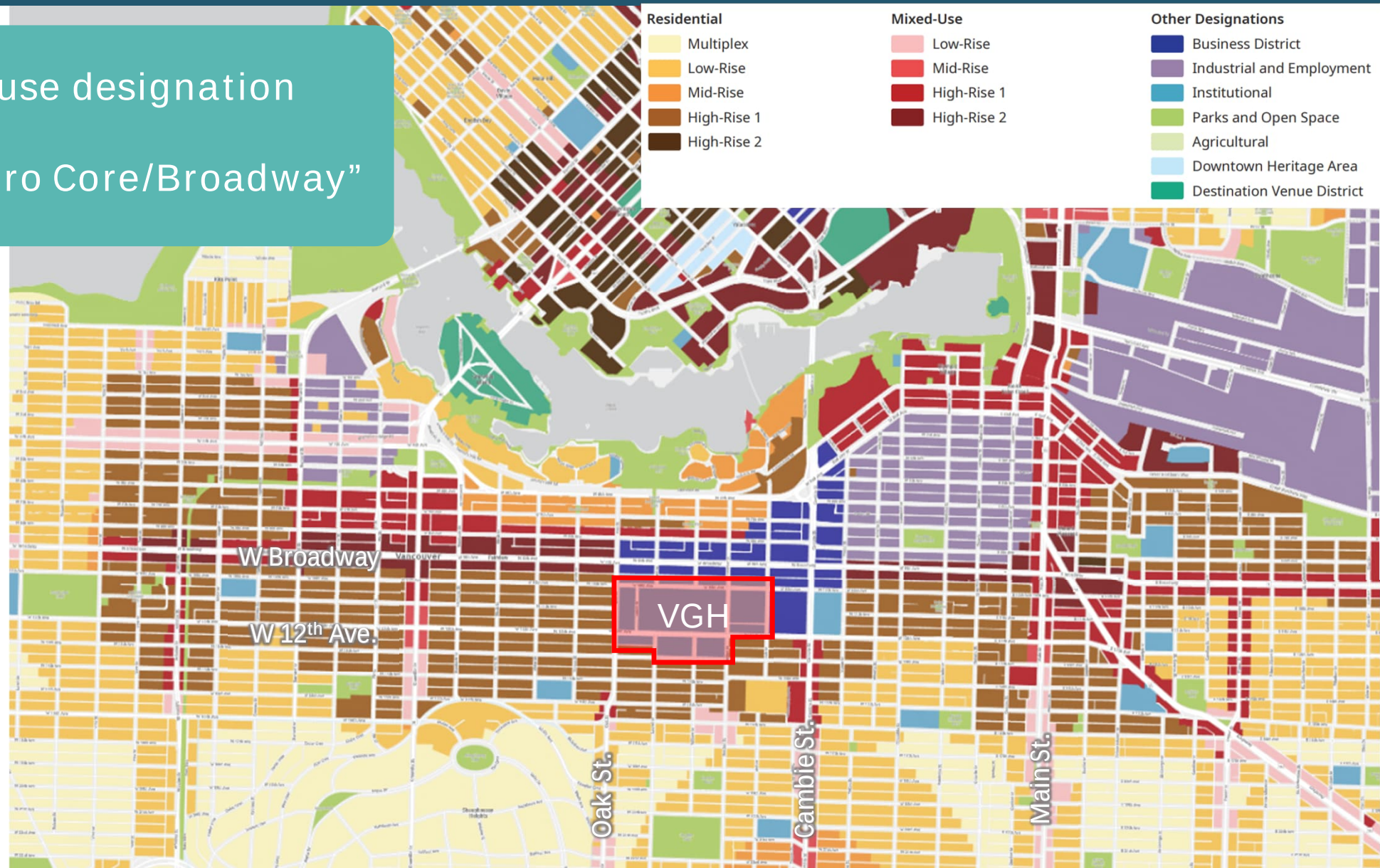
Site & Context

Large and Unique Site



Vancouver Official Development Plan

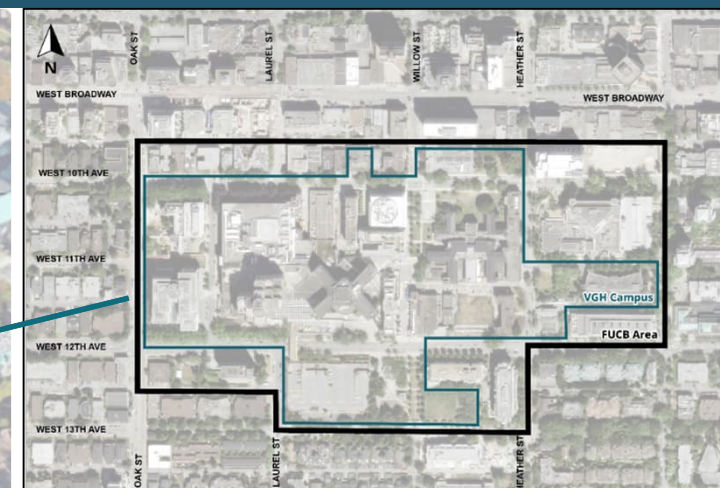
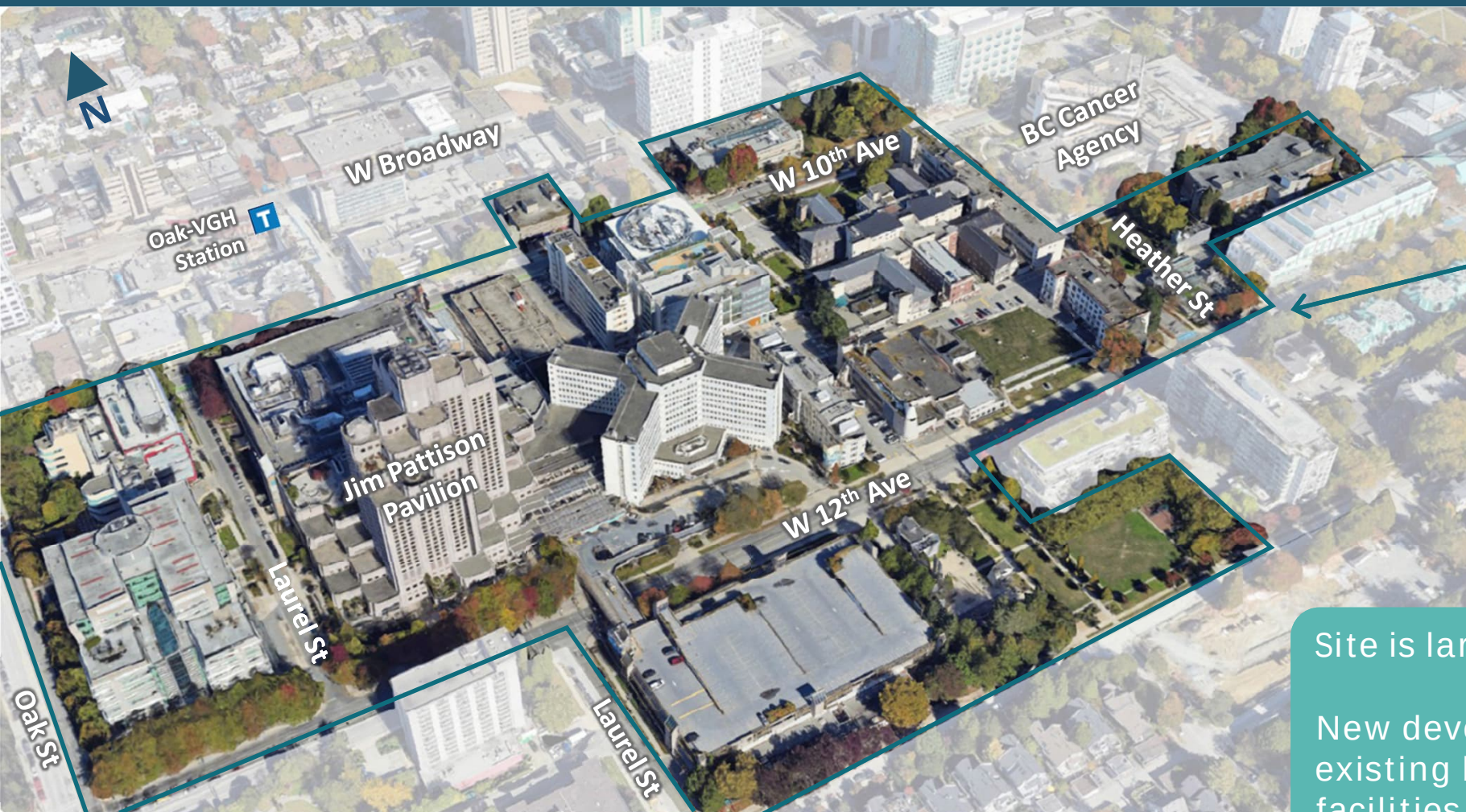
“Institutional” land use designation
Located within “Metro Core/Broadway”



CITY OF
VANCOUVER

- [illegible]

VGH Campus Today



Legend

-  FUCB Area (Broadway Plan)
-  VGHC Campus

Site is largely built out and landlocked

New development requires demolition of existing buildings to make space for new facilities

Ensure continuity of patient care

VGH Campus – Challenges & Future Needs

- VGH Campus buildings and infrastructure are aging - 80% of inpatient beds located in facilities built between 1953-1989.
- Emergency Department (built mid-1970s) too small for current needs.
- In-patient and emergency bed shortages create daily operational challenges.
- Growing and aging population in Vancouver, the region and province – healthcare demand projected to increase 25% by 2035.



Figure: Outdated building at 10th Avenue and Heather



Figure: VGH Emergency Department entrance on 10th Avenue..

VGH Campus – Prioritizing Healthcare

- There is an overwhelming need to expand and modernize healthcare facilities at VGH in response to current challenges and future needs.
- Redevelopment of VGH is a key provincial, regional, and municipal healthcare priority.
- Achieving healthcare objectives has been the primary driver of the City planning process.

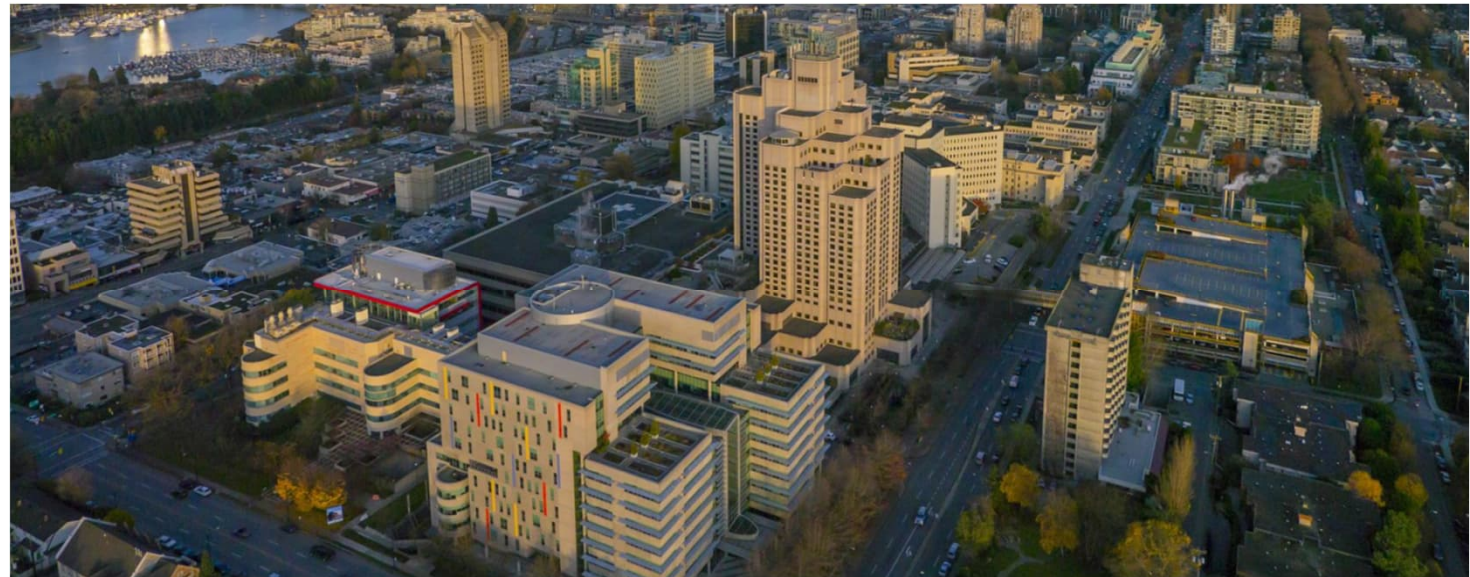
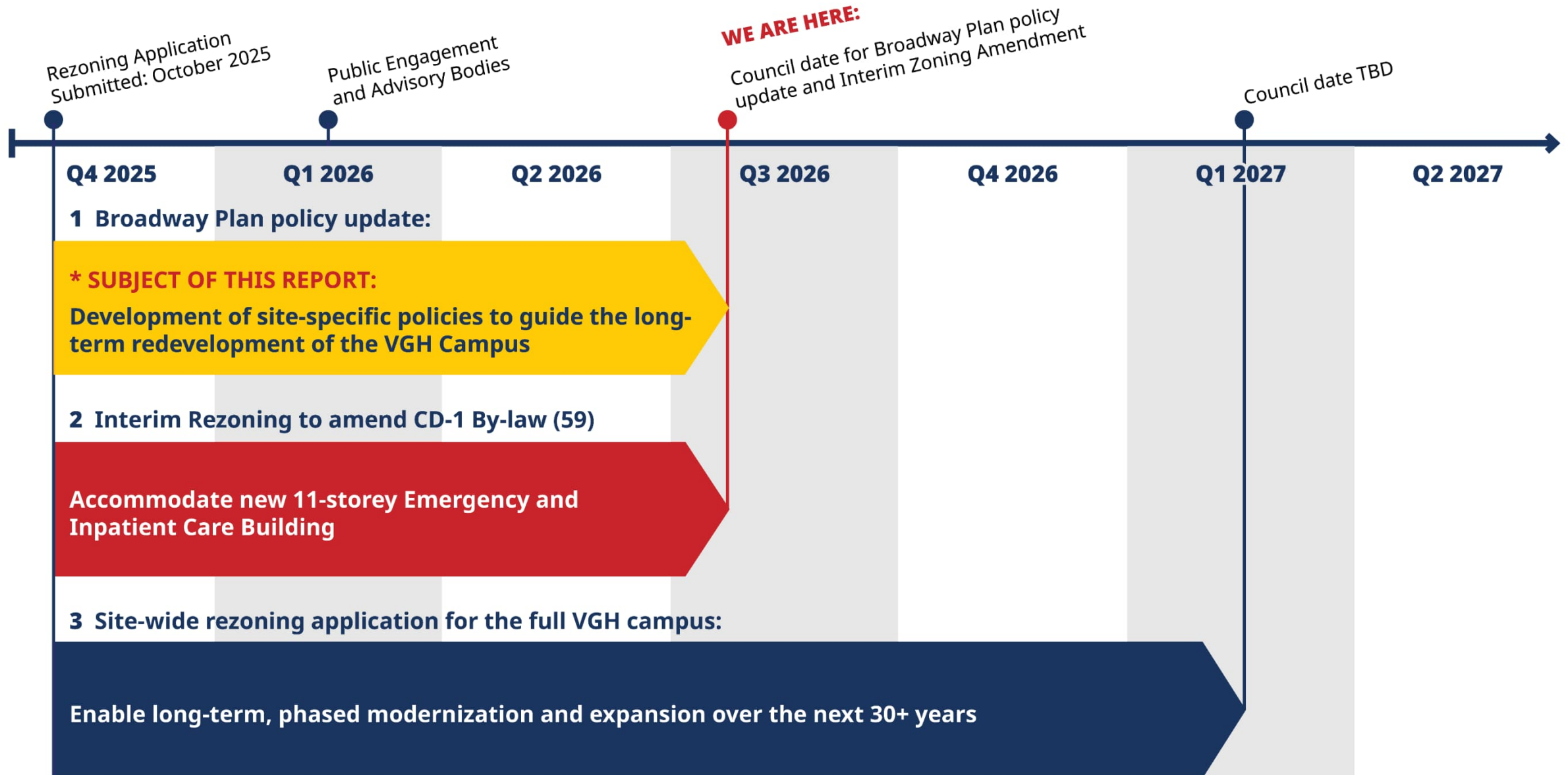


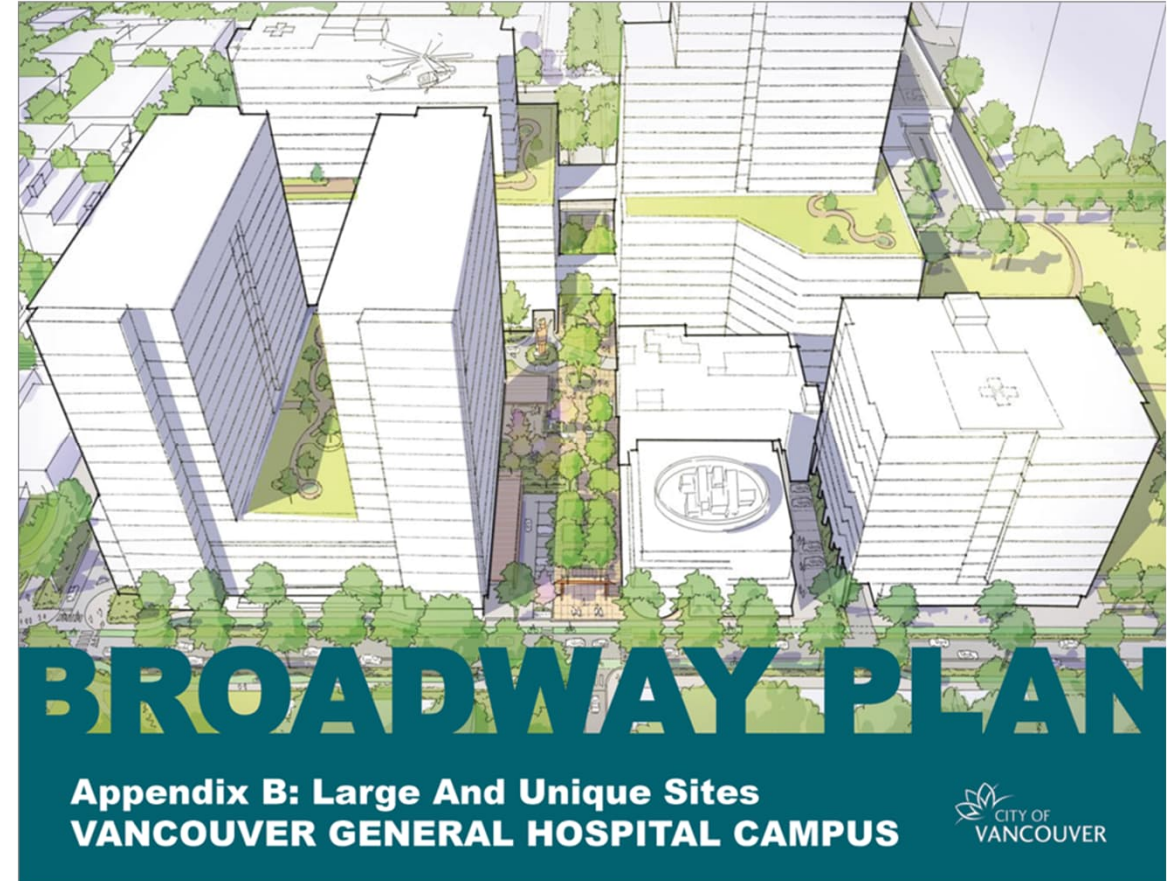
Figure: VGH Campus today – view from south-west.

Planning Program & Rezoning



VGH Campus Policy Statement

- A long-term vision for the future of the VGH Campus to enable the renewal, growth and modernization of healthcare facilities.
- Clear and robust framework of planning principles and design parameters, while maintaining flexibility.
- Some departures from past policies, approvals and obligations in recognition of current challenges and future needs.



VGH Campus Policy Statement

Reconciliation

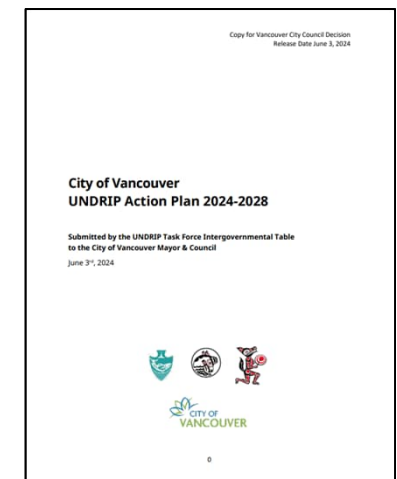
Foster culturally safe and welcoming environments that visibly and respectfully reflect x^wməθk^wəyəm (Musqueam), Sk̓wx̓wú7mesh Úxwumixw (Squamish), and səliłwətał (Tseil-Waututh) values, histories, knowledge, languages and art, ensuring Indigenous presence and perspectives are embedded throughout the campus.

Key policy directions:

- Explore opportunities to collaborate with local Nations to ensure priorities for cultural visibility shape the use, naming, design, cultural expression, and commemorative aspects of the public realm and open spaces.
- Building design, including interior and exterior spaces, should contribute towards creating culturally safe environments with a strong emphasis on local Nations' values, history and culture.



Figure: Indigenous welcome figures at Lions Gate Hospital



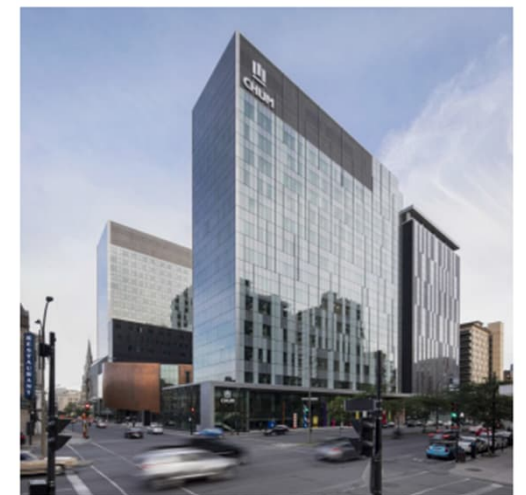
VGH Campus Policy Statement

Land Use and Density

Mix of land uses and development density to support and expand on core healthcare functions, with flexibility to adapt to evolving service needs.

Key policy directions:

- Enable a flexible mix of healthcare-focused land uses while allowing complementary uses (e.g. office, retail, and service) to support a major hospital campus.
- Overall density and floor area to be determined through rezoning, based on healthcare requirements and the ability to achieve high-quality built form, site design, and open space outcomes.



Figures: Centre Hospitalier de L'Universite de Montreal (CHUM)

VGH Campus Policy Statement

Built Form and Site Design

Enable a coherent, high-performing healthcare environment, balancing the complex functional requirements of hospital facilities with good urban design to improve the experience of patients, staff, visitors and the broader community.

Key policy directions:

- Accommodate large, efficient building forms needed for healthcare functionality.
- Respect protected public views and helicopter flight paths.
- Ensure high-quality design and a more legible, coherent, and accessible campus.
- Strengthen the public realm and improve integration with surroundings.

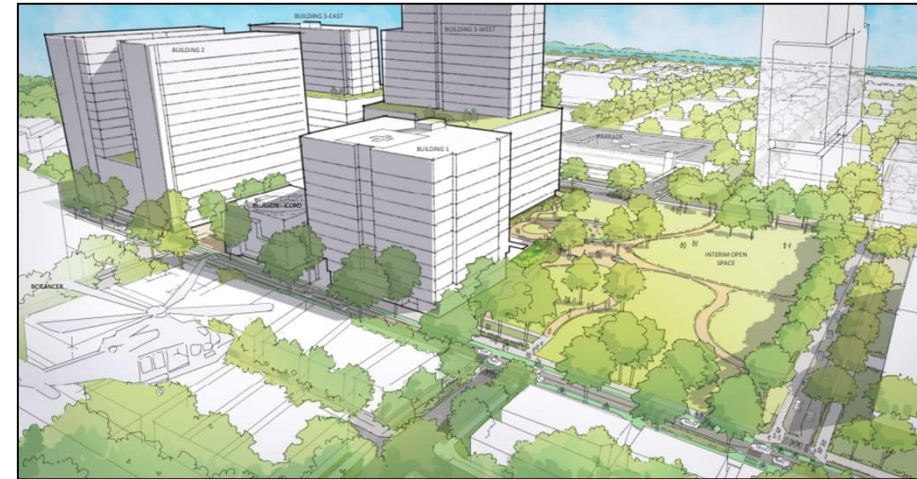


Figure: Conceptual illustration of future VGH Campus looking north-east



Figure: Conceptual illustration of VGH Campus at 12th Avenue and Willow looking south

VGH Campus Policy Statement

Open Space (contd.)

Establish a cohesive, connected open space network.

Key policy directions:

- Connected open space network with a system of linear corridors and nodes, bringing structure to the campus.
- Minimum 4.0 acres target for permanent public open space.
- ~30% of the campus as public open space through a mix of permanent spaces and interim spaces that evolve with phased development.
- Continuous “Wellness Walk” along streets and corridors linking buildings and open spaces.

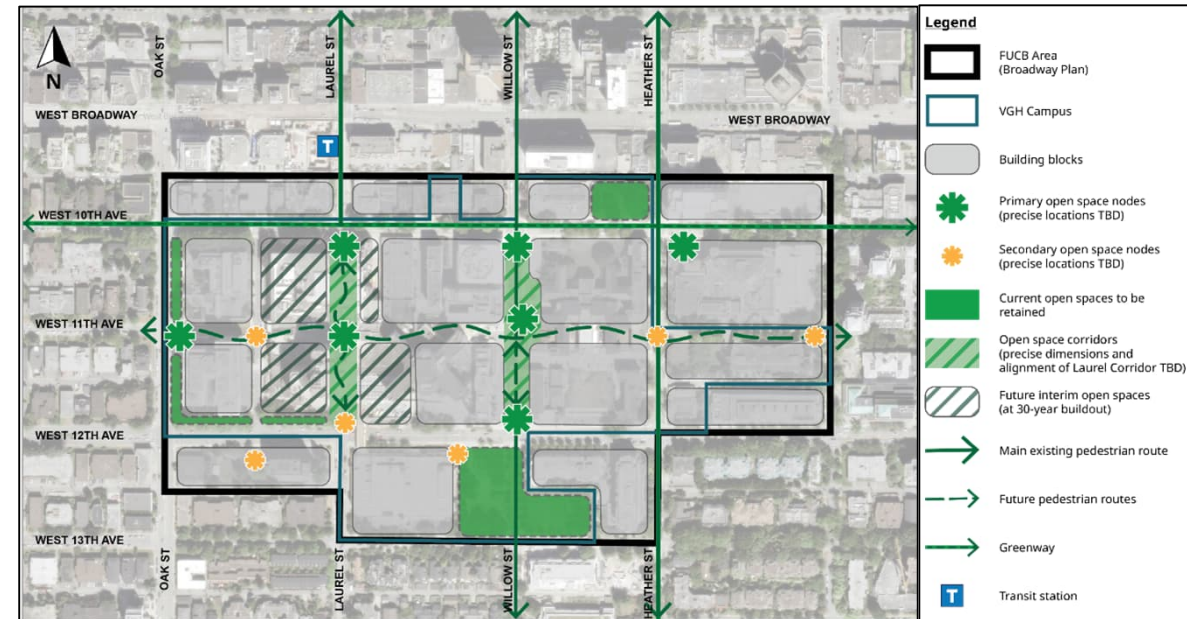


Figure: Proposed open space concept (2026)

VGH Campus Policy Statement

Heritage

- Original portions of the Heather Pavilion are municipally designated and protected through Heritage Revitalization Agreement (HRA), however:
 - Building has not been used for patient care in over 20 years - functionally obsolete for modern healthcare uses.
 - Retrofitting to meet contemporary standards would be complex, prohibitively expensive and sub-optimal compared to a new purpose-built facility.
- Recognising these challenges - plus growing healthcare demands and campus space constraints - Heather Pavilion is proposed for demolition.



Figure: VGH Main Building (circa 1908), later renamed Heather Pavilion

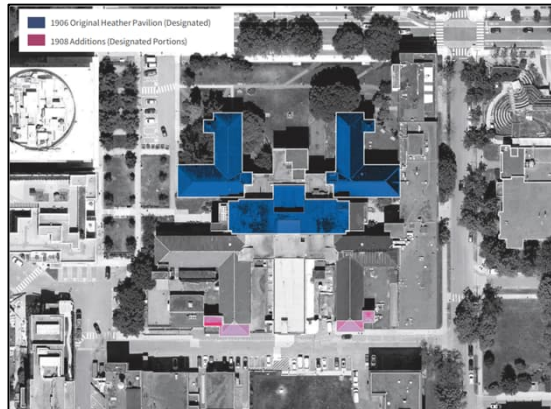


Figure: 1906 original Heather Pavilion (blue)



Figure: Heather Pavilion today

VGH Campus Policy Statement

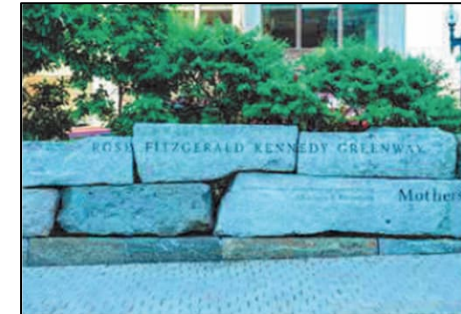
Heritage (contd.)

Key policy directions:

- Establish a Heritage Conservation Management Plan to inform the future phased redevelopment of the VGH Campus.
- Enable consideration of interpretation as the primary conservation approach, as an alternative to preservation and rehabilitation of the Heather Pavilion.
- Review existing heritage agreements - identify modifications and Council approvals needed for contemplated demolition of Heather Pavilion.
- Advance substantive and meaningful interpretation strategies to commemorate the heritage value of the campus (e.g. reuse of salvaged materials and heritage elements into new buildings and landscape).

Vancouver Heritage Commission (VHC) - Presented March 2026

Support in principle for the proposed redevelopment of the VGH Campus - subject to further work on conservation approaches for the Heather Pavilion.



Figures: Examples of interpretive approaches to heritage conservation

VGH Campus Policy Statement

Transportation

Strengthen connections to and through the campus, prioritizing universal accessibility and supporting the diverse mobility needs unique to a healthcare environment.

Key policy directions:

- Improve safety and comfort for all road users.
- Reduce conflicts, simplify vehicle movements and support efficient hospital operations.
- Enhance walking, cycling and rolling through protected active travel lanes, wider sidewalks, greenways, and a high-quality public realm.
- Support clear wayfinding and strong internal campus connections.



Figure: 10th Avenue greenway looking west

Sustainability, Resilience, and Infrastructure

Emphasize the sustainable and resilient redevelopment of the VGH Campus, designing buildings to be low-carbon, environmentally sustainable, and capable of withstanding climate change impacts and hazards such as earthquakes.

Key policy directions:

- Pursue high-performance, low-carbon design strategies and visible green elements, where feasible, without compromising patient care and operations.
- Integrate passive cooling and heat adaptation measures (e.g. shading, building orientation).
- Design buildings, infrastructure and systems to meet post-disaster standards to maintain continuous operation of critical hospital services.

VGH Campus Policy Statement

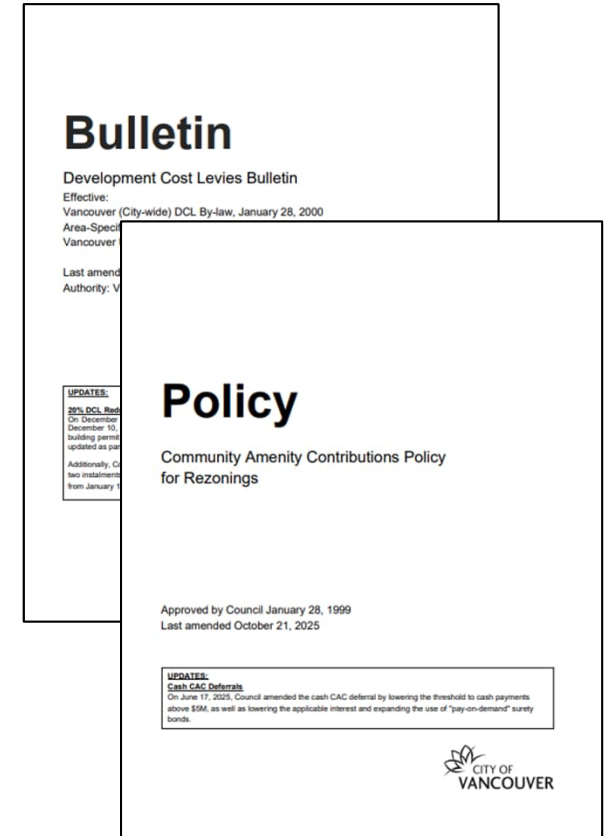


Public Amenities

Redevelopment subject to Development Cost Levies (DCLs) and, where applicable, Community Amenity Contributions (CACs) or Amenity Cost Charges (ACCs).

Key policy directions:

- Encourage the provision of campus and community-serving amenities such as childcare and flexible spaces for non-profits and health-related community uses.
- Encourage a Community Benefit Agreement to advance local employment, inclusion, and procurement.



*Determination of public benefits will be subject to Council approval of future rezoning applications.

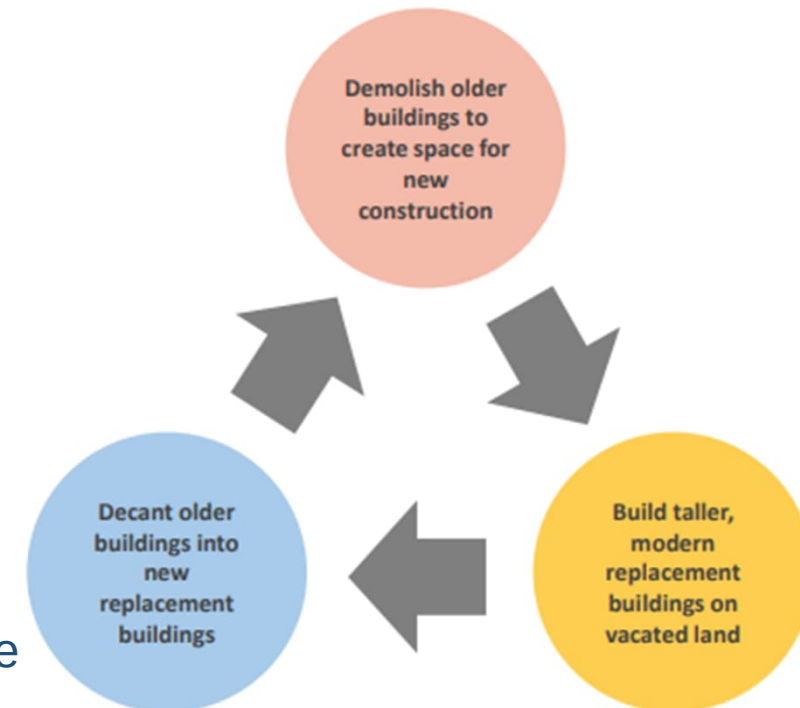
VGH Campus Policy Statement

Development Phasing

Redevelopment of the VGH Campus to occur in phases over 30+ years. Phases will include construction of new clinical health and support buildings, and demolition of older buildings while maintaining operations.

Key policy directions:

- Phasing of redevelopment will be based on expansion and modernization needs of the hospital.
- Without compromising hospital operations, sites cleared for future development to be landscaped and programmed for public use in the interim.



VGH Campus Policy Statement



Local Nations Engagement (Ongoing)

- City and VGH staff are in consultation with the local Nations - incorporated policies on cultural visibility and creating safe healthcare spaces.
- Further discussion anticipated as part of the ongoing campus-wide rezoning process.

Public Input (January – April 2026)

Support	Concern
Modernization and expansion of the hospital	Impacts from size of new buildings
Addition of more hospital rooms	Demolition of the Heather Pavilion
Retention of green space	Lack of privacy for neighbouring residential properties
Provision of multi-modal transportation options	Need for VGH to adhere to previous agreements with the City

VGH Campus Policy Statement



Figure: VGH Campus today

Figure: Conceptual VGH Campus of the future

Thank you



BROADWAY PLAN

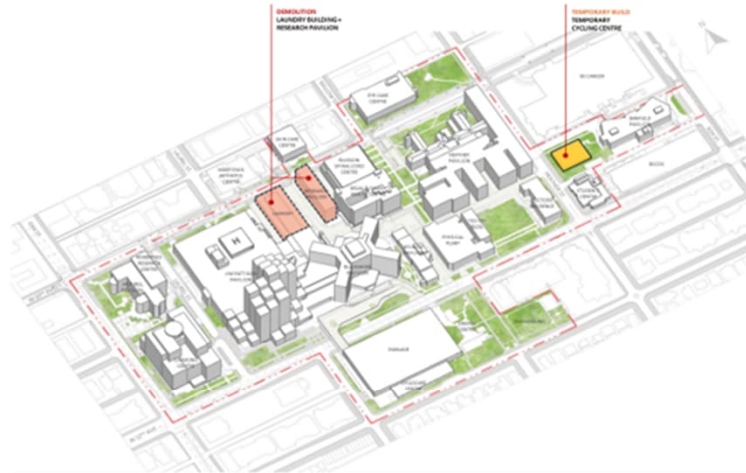
Appendix B: Large And Unique Sites
VANCOUVER GENERAL HOSPITAL CAMPUS

VGH Rezoning Application



Slides after this are for backup purposes if needed

VGH Rezoning Application



PHASE 1

Demolition of Laundry Building and Research Pavilion, Relocation of VGH Cycling Centre



PHASE 2

Construction of New Building (Building 1) for Emergency and Inpatient Care



PHASE 3

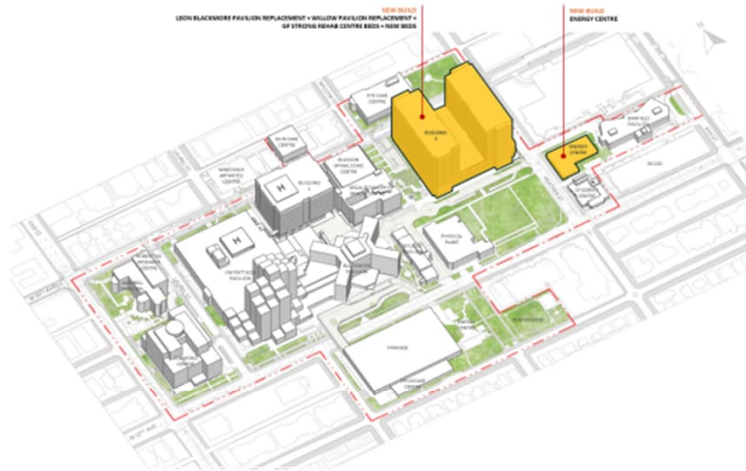
Demolition of older Support Buildings (Heather Street to Willow Street, 10th Avenue to 12th Avenue)



PHASE 4

Landscaping of site cleared by demolition of buildings in Phase 3

VGH Rezoning Application



PHASE 5

Construction of new Acute Care building (Building 2) in the northern part of cleared site + Heather Street, 11th Avenue, Willow Street Updates



PHASE 6

Demolition of Leon Blackmore Pavilion, Willow Pavilion and Physical Plant Building



PHASE 7

Landscaping of site cleared by demolition of buildings in Phase 6



PHASE 8

Construction of new Acute Care building (Building 3) + 12th Avenue and Willow Corridor Updates

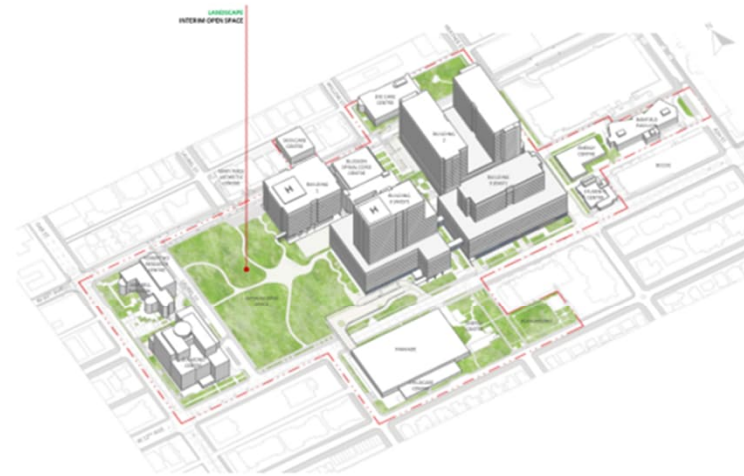
VGH Rezoning Application



PHASE 9

Demolition of Jim Pattison Pavilion North and South

Cycling Centre



PHASE 10

Landscaping of site cleared by demolition of Jim Pattison Pavilion