From: "Amrolia, Armin" <Armin.Amrolia@vancouver.ca>
To: "Direct to Mayor and Council - DL"
Date: 6/11/2026 3:00:06 PM
Subject: Memo to Mayor and Council - Hinge Park in Olympic Village - VSB requirement for construction staging - RTS 18352 0
Attachments: GM REFM - Memo to Mayor and Council - Hinge Park in Olympic Vil lage VSB requirement for construction staging - RTS 18352 (2026 -06-11).pdf

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Dear Mayor & Council,

Further to your February 26 approval of the Olympic Village School rezoning text amendment, and associated motions to maintain Hinge Park as open, public green space, please find attached a memo outlining the supporting rationale for allowing a portion of Hinge Park to be utilized temporarily (4 years) by the Vancouver School Board for construction staging relating to the school development.

While the proposed temporary staging area runs contrary to Council's direction for Hinge Park in the immediate term, in the long-term Hinge Park will be reverted to public open green space. Staff are supportive of the proposed temporary construction staging area, which provides a number of benefits to the neighborhood – as outlined in the attached memo.

Should you have any questions, please reach out to the undersigned or Andrew Newman, Director Real Estate Services at Andrew.newman@vancouver.ca

Best,

Armin

Armin Amrolia - Deputy City Manager (she/her)
armin.amrolia@vancouver.ca

The City of Vancouver acknowledges that it is situated on the unceded traditional territories of the xʷməθkʷəy̓əm/Musqueam, Sḵwx̱wú7mesh/Squamish and səlilwətaɬ/Tsleil-Waututh nations

C O N F I D E N T I A L

M E M O R A N D U M

June 11, 2026

TO: Mayor and Council

CC: City Leadership Team
Donny van Dyk, City Manager
Jason Twa, City Clerk
Mellisa Morphy, Acting Chief of Staff, Mayor's Office
Steve Jackson, General Manager Park Board
Tiina Mack, Director Park Planning & Development, Park Board
Andrew Newman, Director Real Estate Services

FROM: Armin Amrolia
General Manager, Real Estate, Environment and Facilities Management

SUBJECT: Hinge Park in Olympic Village – VSB requirement for construction staging

RTS #: RTS # 18352

On the February 26, 2026, Public Hearing (RTS # 18352), Council approved in principle the CD-1(454) Text Amendment for 215 West 1st Avenue (the "Olympic Village School") and all associated recommendations, including the additional motion as follows:

> *D. THAT Council direct that Hinge Park, identified and referenced in the Referral Report as Figure 6, be maintained as open, green space, such that it remains un-enclosed, un-asphalted, natural green space for public use.*

Upon final construction of the Olympic Village School, Park Board and City Staff will carry out Council's direction to maintain Hinge Park (outlined in red on Appendix A) as open, unenclosed natural green space for public use.

However, during the Olympic Village School's construction period, estimated 4 years commencing late 2026 to 2030, the VSB has proposed utilizing approximately 20,000 sq. ft. of

Hinge Park as a construction staging area to facilitate the Olympic Village School's build-out. The proposed area is outlined in blue, on Appendix B.

Construction staging room is a necessary requirement of most development projects, particularly for complex and minimal setback projects such as the Olympic Village School. Staff explored several options for the school construction staging, including the use of a portion of Columbia Street, use of undeveloped city lands located west of Hinge Park, or use of a portion of Hinge Park. Hinge Park emerged as the recommended option.

While the proposed construction staging area runs contrary to Council's direction for Hinge Park, staff recommend permitting this temporary arrangement with VSB by way of a Temporary Work Space Agreement ("TWSA"), which the Park Board utilizes frequently for other construction projects, and would be charged at prevailing Park Board usage rates. There are several benefits to permitting the TWSA, including:

- Reduced construction traffic, which would be worsened if VSB is required to stage construction on lands farther removed from Olympic Village School (alternative construction staging would likely be on City-lands north of W 1st Ave and Cook St, requiring frequent back/forth shipment of materials and labour on adjacent neighborhood streets, parks or the seawall);
- Reduced neighborhood noise and disruptions due to locating staging in close proximity to construction;
- Potentially reduced construction timelines, due to efficiencies gained through close proximity construction staging; and
- Potential impacts to additional staging area needs at W 1st Ave and Cook St (which relates to seawall pathway realignments)

Park Board revenue from the land use would be collected at the established non-profit rate for temporary parkland use licences (approximately $5/sq.m./year). The Community will be notified of this temporary use through informational signage posted on-site. In addition, the Vancouver School Board will provide residents with a project update via direct mail.

Given the temporary nature of this arrangement and that post-construction, Hinge Park will be reverted to publicly accessible, open greenspace, Staff believe this proposal does not conflict with the long-term intent of Council's motion for Hinge Park and of all the proposed alternatives, use of the park would be the least disruptive to the neighbourhood.

Should Council disagree with this approach or have additional questions, please contact the undersigned or direct your concerns to Andrew Newman and Tiina Mack.

Sincerely,

Armin Amrolia
General Manager, REFM

| armin.amrolia@vancouver.ca

Appendix A – Hinge Park



Appendix B – Proposed Temporary Site Works Area

