

7 Implementation & Phasing

7.1 Phasing Plan

Phasing is driven by the priority to deliver the new St. Paul's Hospital and the required infrastructure that will serve it. The timeline for construction targets 2024 for completion of the hospital. Components of ancillary development on other parcels may be complete in a similar timeframe to the hospital, but overall phasing is anticipated to follow the following sequence:

PHASE I:

I-A: Development of the hospital and construction and dedication of surrounding streets and infrastructure:

- New High Street – segment between New Arterial Street and National Avenue
- National Avenue – between Station Street and Trillium Park
- New Arterial Street – in a final or interim condition, depending on the status of the Prior/Venables Arterial Replacement Project and development of adjacent properties to the north. For details of the New Arterial Street's interim condition refer to Circulation and Transportation section.
- New Local Street – segment between New Arterial Street and National Avenue

I-B: Development of research centre and professional office buildings on the Health Campus parcel

Delivery of public benefits:

- Health care functions and programs
- Child care facility
- Public realm improvements including bike lanes, sidewalks, Wellness Walk, plazas and open spaces on the Health Campus parcel and adjacent streets
- Public art commitments

PHASE II:

Development of the West, North and South parcels.

Upgrades to Station Street associated with the development of the West parcel.

Delivery of remaining public benefits:

- Child care facility on the West parcel
- Potential meeting spaces and/or retail spaces on the West parcel
- Plaza spaces on the West parcel
- Public art commitments

PHASE III:

Development of expansion spaces on the Health Campus based on program needs and available funding.

7.1 Phasing Plan

Figure 7-1: Indicative Phasing Plan

