

**4. CD-1 REZONING: 900-990 West 12th Avenue**

**Summary:** To rezone 900-990 West 12th Avenue from RM-3 (Residential) District and CD-1 (295) (Comprehensive Development) District to CD-1 (Comprehensive Development) District, to permit a phased mixed-use development with two buildings of 26 storeys and 28 storeys with clinical, diagnostic and medical support space, 280 seniors long-term care beds, a 25-space childcare and commercial space on the ground floor. A floor space ratio (FSR) of 14.20 and a height of 109.0 m (358 ft.), are proposed.

**Applicant:** Musson Cattell Mackey (MCM) Partnership

**Referral:** This relates to the report entitled “CD-1 Rezoning: 900-990 West 12th Avenue”, dated November 25, 2025 (“Report”), referred to Public Hearing at the Council Meeting of December 9, 2025.

**Recommended Approval:** By the General Manager of Planning, Urban Design and Sustainability, subject to the following conditions as proposed for adoption by resolution of Council:

A. THAT the application by Musson Cattell Mackey (MCM) Partnership, on behalf of VGH & UBC Hospital Foundation, the registered owner of the lands located at:

- 900 West 12th Avenue [*PID 007-947-542; Lot A Block 416 District Lot 526 Plan 14143*], and
- 990 West 12th Avenue [*Lots 1 and 2, Block 416 District Lot 526 Plan 1276; PIDs 014-674-564 and 014-674-602 respectively*],

to rezone the lands from RM-3 (Residential) District and CD-1 (295) (Comprehensive Development) District to CD-1 (Comprehensive Development) District to increase the floor space ratio (FSR) from 1.27 and 2.45 respectively, to 14.20 and the maximum building height from 36.6 m (120 ft.) and 38.4 m (126 ft.) respectively to 109.0 m (358 ft.), with additional height for architectural features and mechanical appurtenances, to permit a phased mixed-use development with two buildings of 26 storeys and 28 storeys for expansion of the Vancouver General Hospital Campus, with clinical, diagnostic and medical support space, 280 seniors long-term care beds, a 25-space childcare and commercial space on the ground floor, generally as presented in the Report, be approved in principle;

FURTHER THAT the draft CD-1 By-law, prepared for the Public Hearing in accordance with Appendix A of the Report, be approved in principle;

FURTHER THAT the proposed form of development also be approved in principle, generally as prepared by MCM Architects, received December 6, 2024 and supplemental plans received June 20, 2025 and October 9, 2025;

AND FURTHER THAT the above approvals be subject to the Conditions of Approval contained in Appendix B of the Report.

- B. THAT subject to the approval of the new CD-1 By-law, CD-1 (295) 900 West 12th Avenue By-law No. 7114 be repealed, generally as set out in Appendix C of the Report;

FURTHER THAT the Director of Legal Services be instructed to bring forward the By-law to repeal CD-1 (295) By-law No. 7114 at the time of enactment of the new CD-1 By-law.

- C. THAT subject to approval of the CD-1 By-law, the application to amend the Sign By-law to establish regulations for the CD-1, generally as set out in Appendix C of the Report, be approved.

- D. THAT subject to approval of the CD-1 By-law, the Noise Control By-law be amended to include the CD-1, generally as set out in Appendix C of the Report;

FURTHER THAT the Director of Legal Services be instructed to bring forward the amendment to the Noise Control By-law at the time of enactment of the CD-1 By-law.

- E. THAT Recommendations A to D be adopted on the following conditions:

- (i) THAT the passage of the above resolutions creates no legal rights for the applicant or any other person, or obligation on the part of the City; and any expenditure of funds or incurring of costs is at the risk of the person making the expenditure or incurring the cost;
- (ii) THAT any approval that may be granted following the Public Hearing shall not obligate the City to enact a by-law rezoning the property, and any costs incurred in fulfilling requirements imposed as a condition of rezoning are at the risk of the property owner; and
- (iii) THAT the City and all its officials, including the Approving Officer, shall not in any way be limited or directed in the exercise of their authority or discretion, regardless of when they are called upon to exercise such authority or discretion.

**[CD-1 Rezoning: 900-990 West 12th Avenue]**