



CD-1 Rezoning

900-990 West 12th Avenue

PUBLIC HEARING January 15, 2026

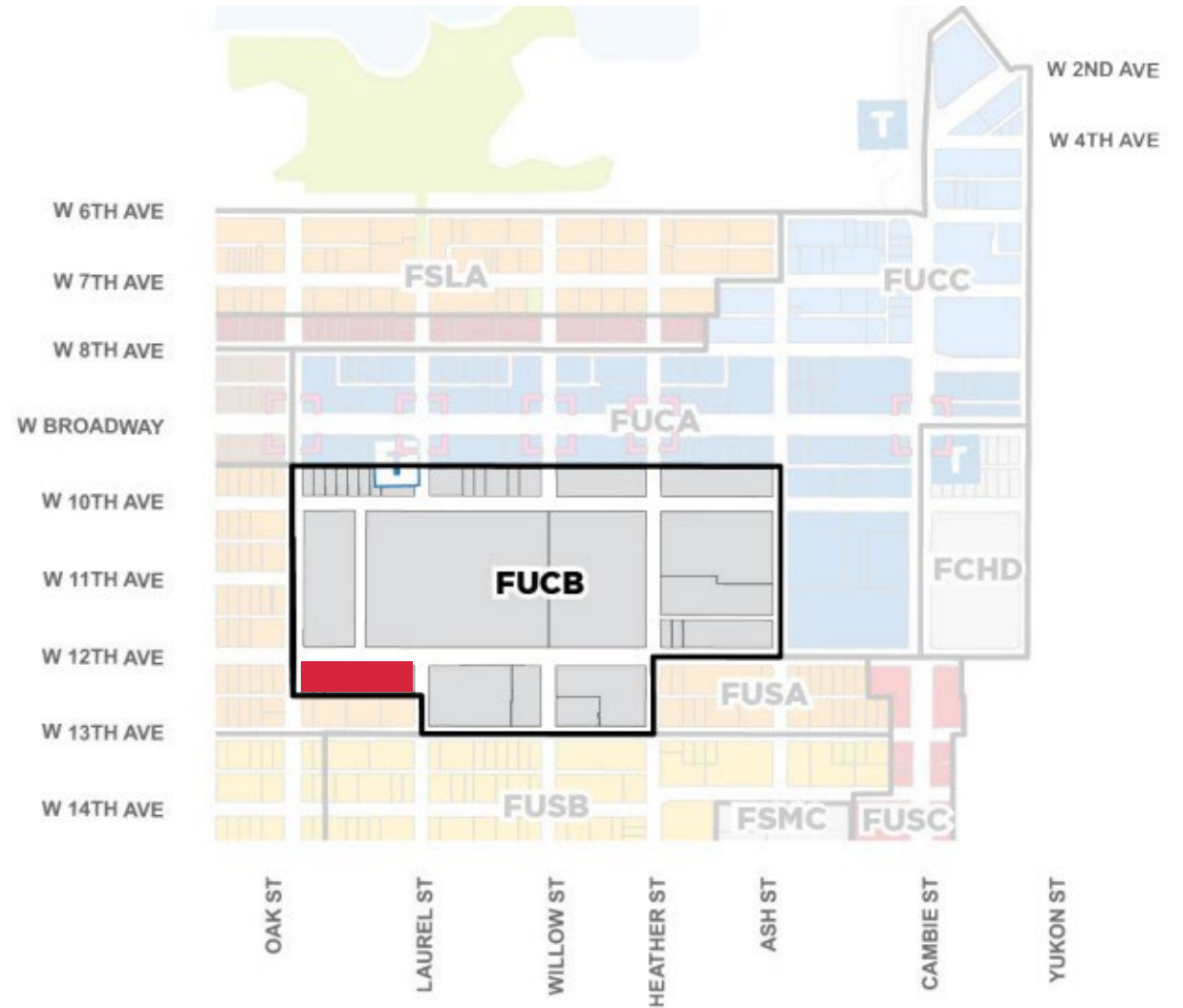
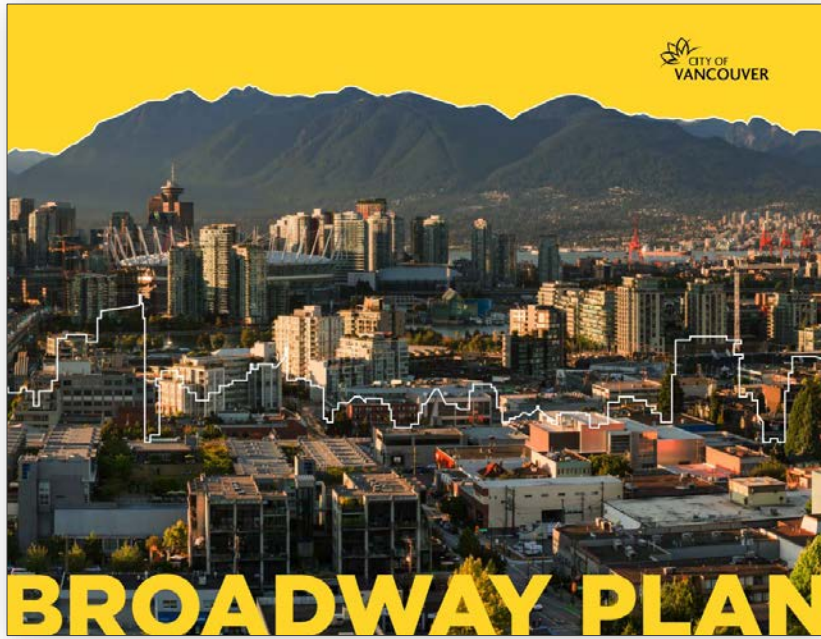
Recommend **Support**





Policy: Broadway Plan – Large and Unique Site: Vancouver General Hospital Campus

Public Hearing | 900-990 West 12th Avenue





Summary

Height	26-storey west building 28-storey east building
Density	14.2 FSR
Land uses	Mixed-use Institutional
Details	<ul style="list-style-type: none">- clinical, diagnostic and medical support space- ground floor commercial space- 280 seniors long-term care beds (Phase 1)- 25 space childcare (Phase 2)





Support:

- **Development proposal**
- **Location / neighbourhood character**

Concerns and Responses:

- **Height, density and massing**
 - ✓ Consistent with Plan
 - ✓ Massing appropriate for institutional uses
- **Sunlight and views**
 - ✓ No new shadows on parks and school properties
 - ✓ Not in Council-adopted public views
 - ✓ No policy for protection of private views
- **Traffic and parking**
 - ✓ Underground parking
 - ✓ Near frequent transit and future subway station





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- Application meets policy
- Staff support, subject to Appendix B

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