



# CD-1 Rezoning

900-990 West 12th Avenue

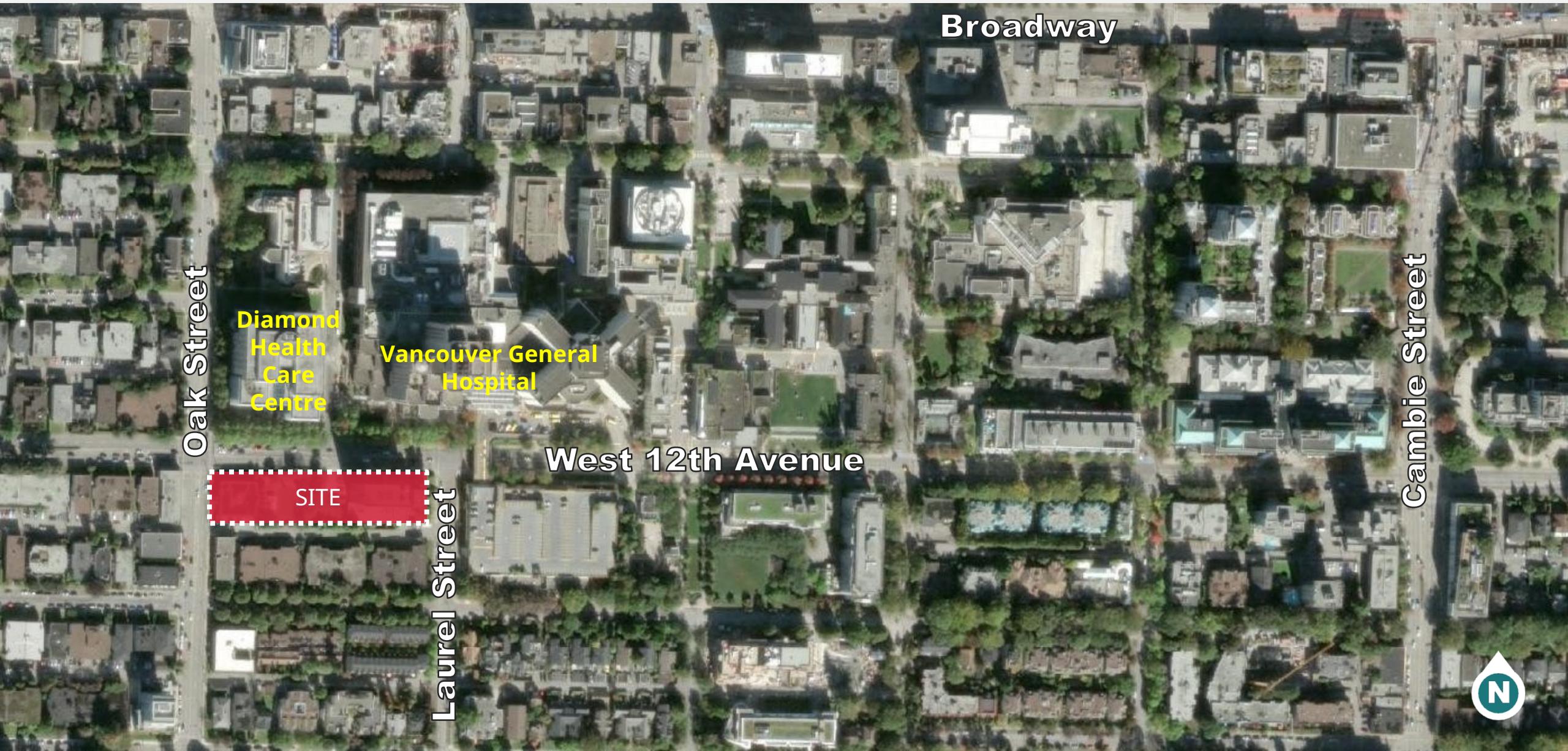
**PUBLIC HEARING** January 15, 2026

Recommend **Support**



# Site and Context

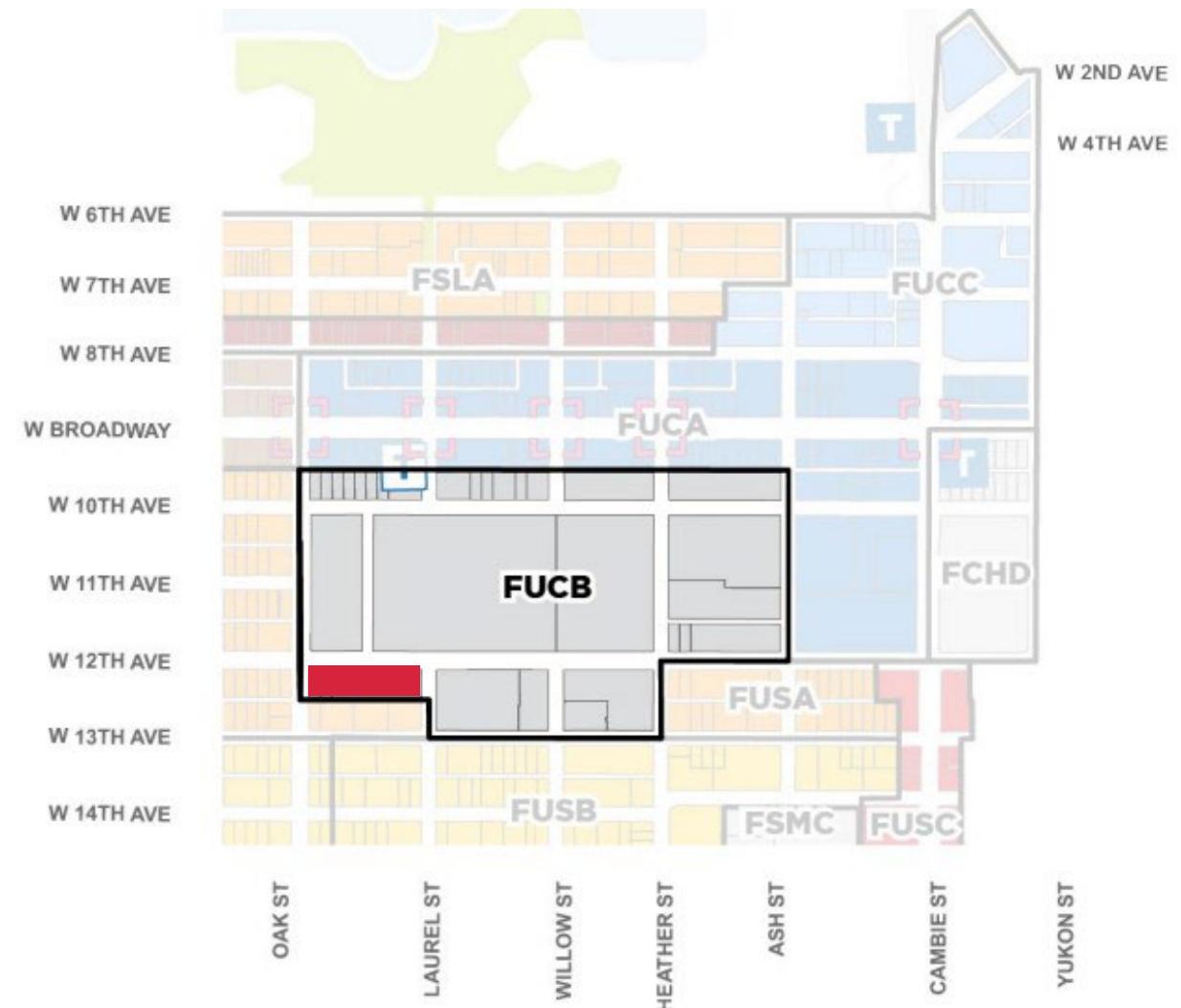
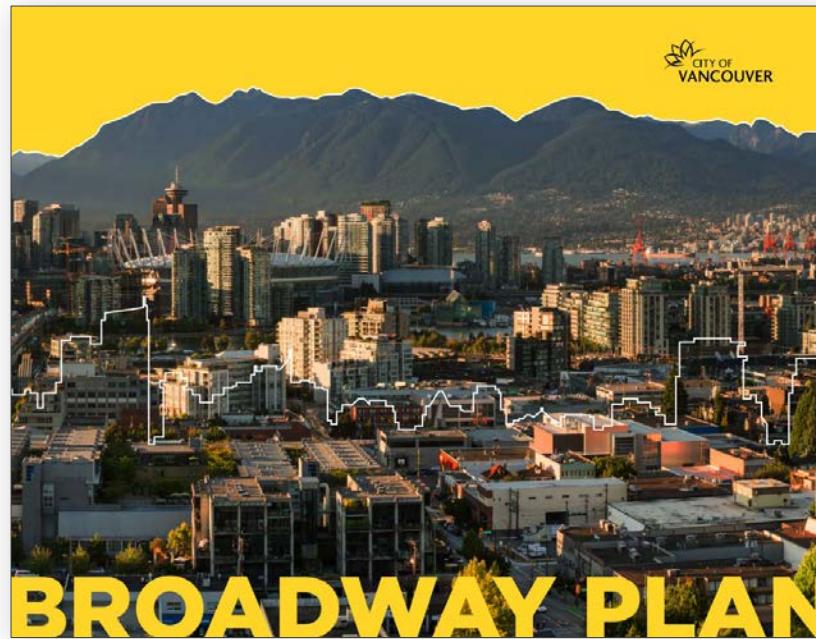
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# Policy: Broadway Plan – Large and Unique Site: Vancouver General Hospital Campus

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# Proposal

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## 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"><li>- clinical, diagnostic and medical support space</li><li>- ground floor commercial space</li><li>- 280 seniors long-term care beds (Phase 1)</li><li>- 25 space childcare (Phase 2)</li></ul>





# Public Consultation

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## 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



# Public Benefits

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**In-kind CAC  
(childcare)**



**DCLs**  
\$29.0 M



**Public Art**  
\$1.7 M

**TOTAL  
\$30.7 M**



## Other Public Benefits

Childcare facility

25 spaces



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

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