



COUNCIL REPORT

Report Date: June 23, 2026
Contact: Allison Smith
Contact No.: 604.873.7583
RTS No.: 19769
VanRIMS No.: 08-2000-20
Meeting Date: July 14, 2026
[Submit comments to Council](#)

TO: Vancouver City Council
FROM: General Manager of Planning, Urban Design and Sustainability
SUBJECT: CD-1 (59) Text Amendment: Vancouver General Hospital

Recommendations

- A. THAT the application by Kasian Architecture Interior Design And Planning Ltd., on behalf of Vancouver Coastal Health Authority, to amend the text of CD-1 (Comprehensive Development) District (59) By-law No. 4472, which applies to lands as set out in Appendix F of the attached report, to increase the maximum floor space ratio (FSR) from 2.60 to 2.65, increase the maximum site coverage from 55% to 60%, amend floor space ratio exclusions and update parking space requirements, to permit the development of an 11-storey institutional building with hospital uses on the lands located at 818-990 West 10th Avenue and 803-899 West 12th Avenue and a temporary cycling centre on the lands located at 2785 Ash Street, be approved in principle;

FURTHER THAT the draft CD-1 By-law amendment, prepared in accordance with Appendix A of the attached report, be approved in principle;

FURTHER THAT the proposed form of development also be approved in principle, generally as prepared by Kasian Architecture Interior Design And Planning Ltd., received December 12, 2025;

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

- B. THAT Recommendation A 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 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.

Discussion

The referral report of May 19, 2026, containing relevant context and background, discussion, financial implications, and/or legal implications, and referred to Council June 2, 2026, is attached and includes supporting appendices.

Following referral to Council, staff noted an omission in Appendix A of the proposed amendments to the parking rates in the existing CD-1 (59) By-law No. 4472. The original referral report recommends deleting the section outlining specific off-space parking rates for hospital uses, to align parking requirements with the current Parking By-law. Staff have determined that a more comprehensive review of changes to parking rates will occur as part of the campus-wide rezoning which is targeting Council decision in Q1 of 2027.

Staff now recommend maintaining the existing off-street parking rate for hospital uses in CD-1 (59) and adding a new section which allows flexibility to reduce the provision of parking, to the satisfaction of the Director of Planning and the General Manager of Engineering Services. Appendix A in the revised report has been updated to reflect this change. Minor changes to the body of the report relate solely to the proposed parking rate sections.

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REFERRAL REPORT

Report Date: May 19, 2026
Contact: Allison Smith
Contact No.: 604.873.7583
RTS No.: 19769
VanRIMS No.: 08-2000-20
Meeting Date: June 2, 2026

TO: Vancouver City Council
FROM: General Manager of Planning, Urban Design and Sustainability
SUBJECT: CD-1 (59) Text Amendment: Vancouver General Hospital

Recommendation to refer

THAT the rezoning application and plans, described below, be referred to a Council meeting together with the recommendations set out below and with the recommendation of the General Manager of Planning, Urban Design and Sustainability to approve the application, subject to the conditions set out below;

FURTHER THAT the Director of Legal Services be instructed to prepare the necessary zoning by-laws, in accordance with the recommendations set out below, for consideration at the Council meeting and not a Public Hearing because the proposal is consistent with all relevant official development plans including the *Vancouver Official Development Plan*.

Recommendations for Council

- A. THAT the application by Kasian Architecture Interior Design And Planning Ltd., on behalf of Vancouver Coastal Health Authority, to amend the text of CD-1 (Comprehensive Development) District (59) By-law No. 4472, which applies to lands as set out in Appendix F, to increase the maximum floor space ratio (FSR) from 2.60 to 2.65, increase the maximum site coverage from 55% to 60%, amend floor space ratio exclusions and update parking space requirements, to permit the development of an 11-storey institutional building with hospital uses on the lands located at 818-990 West 10th Avenue and 803-899 West 12th Avenue and a temporary cycling centre on the lands located at 2785 Ash Street, be approved in principle;

FURTHER THAT the draft CD-1 By-law amendment, prepared in accordance with Appendix A, be approved in principle;

FURTHER THAT the proposed form of development also be approved in principle, generally as prepared by Kasian Architecture Interior Design And Planning Ltd., received December 12, 2025;

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

- B. THAT Recommendation A 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 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.

Purpose and Executive Summary

This report evaluates an application to amend CD-1 (59) By-law No. 4472, which covers the Vancouver General Hospital (VGH). This amendment is to permit the development of a new 11-storey institutional building at 818-990 West 10th Avenue and 803-899 West 12th Avenue, and a temporary cycling centre at 2785 Ash Street. The proposed 11-storey building would contain approximately 34,000 sq. m (365,973 sq. ft.) of hospital uses including new emergency and inpatient care space.

Section 559.02 (3) of the *Vancouver Charter* provides that a public hearing is not required to consider the zoning by-law amendments in this report because this proposal is consistent with all relevant *Official Development Plans* including the *Vancouver Official Development Plan*. Staff are recommending that this application be referred to a Council meeting as the proposal is minor in nature and in keeping with the *Broadway Plan*. However, Council has the discretion to refer the by-law to a Public Hearing.

This application is consistent with the *Vancouver Official Development Plan (ODP)* and the *Broadway Plan (Plan)*. The General Manager of Planning, Urban Design and Sustainability recommends approval in principle subject to conditions contained in Appendix B.

Context and Background

1. Concurrent Planning Processes for Vancouver General Hospital

The Vancouver General Hospital (VGH) is British Columbia's largest hospital, providing specialized care for patients across the province. Vancouver Coastal Health (VCH) has identified the need to increase the hospital's service capacity in response to the demands of a growing and aging population, through the expansion and modernization of VGH's healthcare

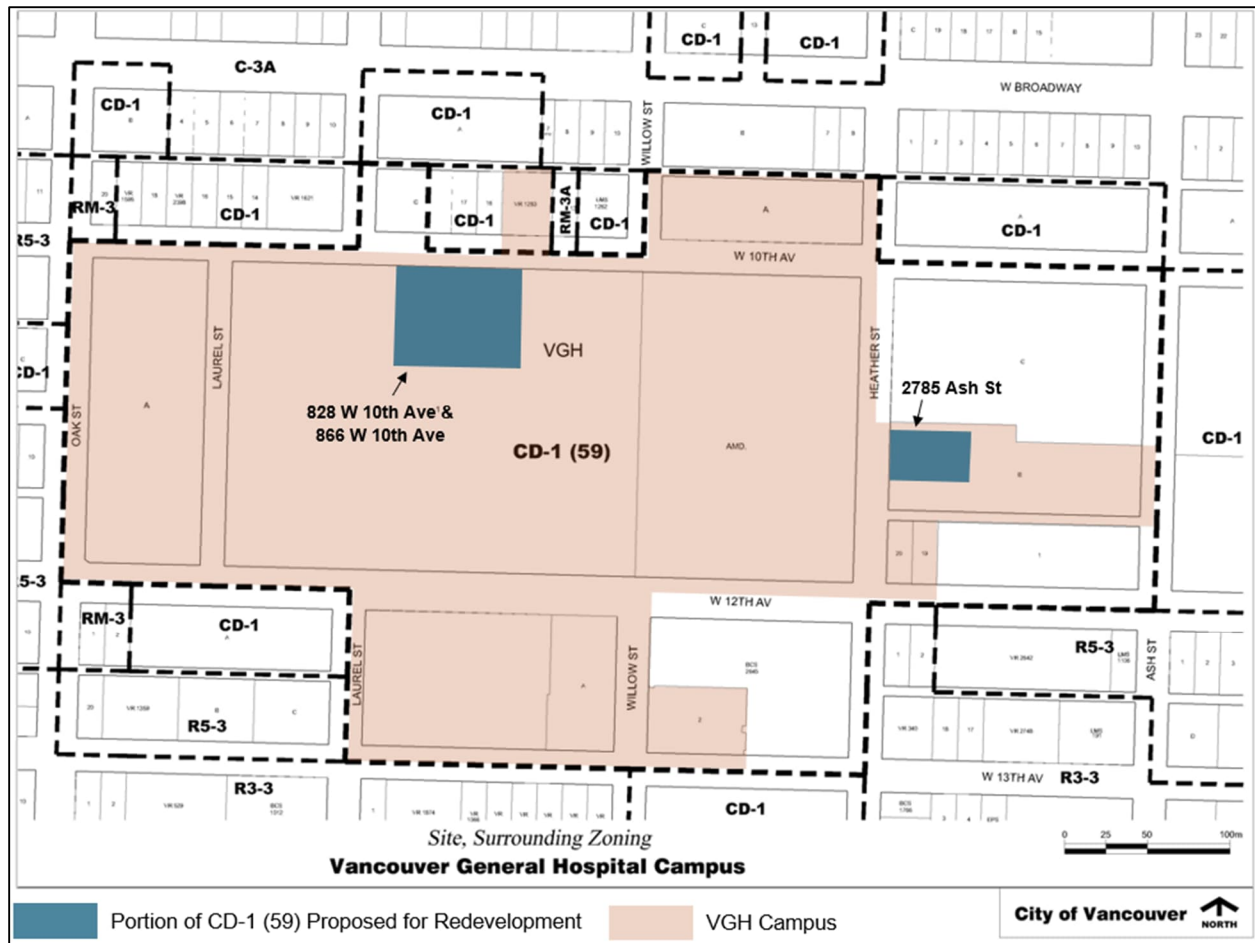
infrastructure. VCH is proposing a long-term phased redevelopment plan in response to the immediate and long-term healthcare needs of the community.

Three concurrent planning processes are underway to support the near- and long-term redevelopment of the VGH campus:

1. **VGH Campus Policy Update:** City staff are currently undertaking policy work, which will result in updated site-specific policies in the *Broadway Plan* to guide the long-term redevelopment of the VGH campus. The policy update is targeting Council consideration in Q3 of 2026.
2. **VGH Campus Rezoning:** A VGH campus-wide rezoning application has also been submitted and proposes new site-specific zoning to support the long-term redevelopment and modernization of the VGH campus over the next 30+ years. The VGH campus rezoning application is targeting consideration by Council in Q1 of 2027.
3. **Current Text Amendment:** As the overall VGH campus rezoning progresses, an interim application to amend VGH's existing zoning, CD-1 (59) By-law No. 4472, has been submitted. The application proposes amendments to existing zoning to allow for the development of a new 11-storey emergency and inpatient care building and a temporary cycling centre, allowing the applicant to pursue near-term development of these two buildings if funding is secured. This application is the subject of this report.

2. Site and Context

Figure 1: Site and Surrounding Zoning



The hospital has a total site area of 112,367 sq. m (1,209,508 sq. ft.) and is located generally between Oak Street to the west, the lane between 10th Avenue and Broadway to the north, Ash Street to the east, and 13th Avenue to the south (see Figure 1). VGH is currently characterized by a mix of existing hospital buildings from different eras of development, as well as various open spaces. The surrounding area is composed of low- to high-rise buildings with residential, institutional, office and commercial uses. The future Oak-VGH SkyTrain station will be located at Broadway and Laurel Street, within close proximity to the hospital. Two bikeways cross the VGH campus, along 10th Avenue and Heather Street.

The portions of the site which are proposed for redevelopment as part of this text amendment are 818-990 West 10th Avenue and 803-899 West 12th Avenue, which is one large parcel, and 2785 Ash Street. The proposed 11-storey building would replace the VGH Research Pavilion (828 West 10th Avenue) and the Laundry Building (866 West 10th Avenue) on the large parcel, and the temporary cycling centre would be located on existing open space along the Heather Street frontage of 2785 Ash Street (see Figure 1).

3. Policy Context

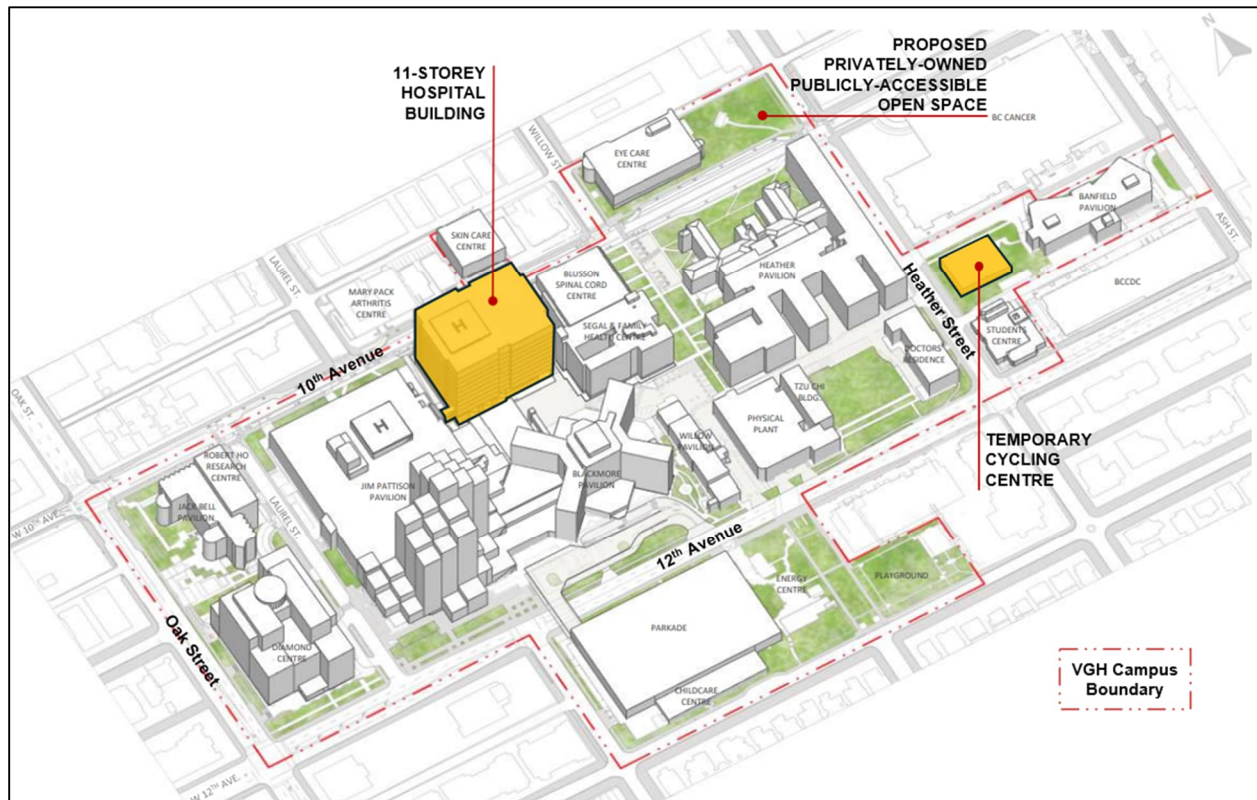
- **Vancouver Official Development Plan:** The site has a Generalized Land Use (GLU) designation of Institutional District, which are generally reserved for essential institutional uses, including major hospitals, college and universities, public schools, and other major government facilities. Permitted building heights are variable.
- **Broadway Plan:** This site is located within sub-area FUCB (Vancouver General Hospital Campus), which supports the expansion of the VGH campus to meet long-term institutional space needs. Building heights up to 106.7 m (350 ft.) or up to the underside of the Queen Elizabeth Park View section 3.2.1-3.2.3 are permitted. VGH is identified as a large and unique site in the *Plan*, requiring detailed policy work. Staff are currently undertaking this policy work, which will result in updated site-specific policies in the *Plan* to guide the long-term redevelopment of the VGH campus.
- **VGH Policy Statement:** A policy statement for the VGH campus was prepared in 2000, to guide the campus development over the past 25 years. The policy statement is anticipated to be repealed and superseded by the VGH Campus Policy Update, described in the Concurrent Planning Processes for Vancouver General Hospital section of the report above.

Discussion

1. Proposal

This application proposes to amend the existing zoning under CD-1 (59) By-law No. 4472, to permit the development of an 11-storey hospital building on a portion of the large parcel fronting 10th Avenue, between Laurel and Willow Streets (see Figure 2). The 11-storey building would replace the VGH Research Pavilion at 828 West 10th Avenue and the Laundry Building at 866 W 10th Avenue, which currently houses the VGH cycling centre. As demolition of the existing cycling centre is required to enable development of the 11-storey hospital building, a one-storey temporary cycling centre is proposed along the Heather Street frontage of 2785 Ash Street to ensure the continued provision of bicycle parking facilities for the VGH campus. A more permanent cycling centre for VGH would be integrated within a new hospital building in a future stage of redevelopment of the overall campus. The Research Pavilion currently contains various research groups, with those groups being redistributed throughout the VGH campus once the building is demolished.

Figure 2: Proposed 11-storey Building and Temporary Cycling Centre on VGH Campus Looking Northeast



The proposed 11-storey hospital building would contain approximately 34,000 sq. m (365,973 sq. ft.) of new emergency and inpatient care space, as well as approximately 250 new underground parking spaces accessed from an internal hospital driveway along the 10th Avenue frontage. The new emergency department space would expand the existing VGH emergency department, connected via a pedestrian bridge, to address the immediate need to increase existing emergency department capacity until a new emergency department is built in later phases of the campus redevelopment. A new heliport is proposed on the rooftop. More detailed design of the proposed building would occur at the development permit application stage.

Minor amendments to the existing zoning are required to enable development of the proposed building. Amendments would primarily increase the site's permitted Floor Space Ratio (FSR) from 2.60 to 2.65, increase the permitted site coverage from 55% to 60%, amend floor space ratio exclusions, and include a section permitting flexibility in the provision of off-street parking spaces. Increasing the density by 0.05 FSR permits approximately an additional 7,000 sq. m (75,347 sq. ft.) above existing zoning.

No amendments to the existing zoning are required to enable development of the temporary cycling centre. The temporary cycling centre is proposed to be constructed on existing open space currently protected by an open space agreement, reducing the amount of on-site public open space available to patients, staff, and the public. To offset this loss of open space, staff have included a condition in Appendix B requiring a Statutory-Right-of-Way (SRW) to secure public access to another open space area on the VGH Campus, at 10th Avenue and Heather Street, to ensure continued public access in the form of a Privately-Owned Publicly-Accessible

Open Space (POPS). Staff are working with the applicant on an overall VGH campus open space strategy as part of the policy update and campus-wide rezoning.

2. Form of Development

The proposed 11-storey hospital building aligns with the *Plan's* intent to support the continued growth of the VGH campus. The proposed form of development is generally consistent with the existing CD-1 By-law and the proposed height is in keeping with the *Plan's* objectives and maintains compliance with the Queen Elizabeth View Cone and applicable flight path requirements. Therefore, a comprehensive built form and urban design analysis was not performed at this stage of approvals and will be reviewed in detail by staff at the Development Permitting stage where detailed review of built form, massing and urban design performance will be undertaken.

Urban Design Panel (UDP): The UDP did not review the text amendment application as a standalone item, however it was considered as part of the broader VGH campus rezoning application at the [March 25, 2026 meeting](#). This session was conducted as a workshop to review the larger area scope and long-term phased master plan.

The Panel expressed general support for the overall campus master plan proposal, with recommendations focused primarily on enhancing the public realm interface and strengthening the campus' relationship to surrounding streets and open spaces. While these recommendations were directed at the broader VGH campus rezoning, they are also applicable to this application which forms part of the overall planning framework.

Natural Assets: The *Urban Forest Strategy* and the Protection of Trees By-law were used to evaluate the proposal. To facilitate delivery of the new hospital building and the temporary cycling centre, 13 on-site trees and one City-owned tree are proposed for removal. The final numbers of trees proposed for removal and the final number of new trees will be confirmed at the development permit stage. See Appendix B for landscape conditions.

Refer to the rezoning [application booklet](#) for drawings and the Council agenda for renderings. These drawings and statistics are posted as-submitted by the applicant to the City. Following staff review, the final approved zoning statistics are documented within this report and final drawings are prepared for the development permit application to follow.

3. Transportation and Parking

In Appendix A, staff recommend adding a section in CD-1 (59) to allow for a reduction in the minimum number of required parking spaces in any case where literal enforcement would result in unnecessary hardship, to the satisfaction of the Director of Planning and the General Manager of Engineering Services. Parking, loading, bicycle and passenger loading spaces will be finalized at the time of development permit.

4. Public Input

The public input process for VGH is combined for the three concurrent planning processes. Public input primarily included mailed postcards, a site sign, a webpage with a digital model, an in-person information session, an online comment form, and question and answer (Q&A) period. Refer to the application webpage: <https://www.shapeyourcity.ca/855-w-12-ave>

In total, approximately 19 submissions have been received to date. Comments primarily focus on the overall VGH campus rezoning, with little input provided on the subject of this text amendment. Refer to Appendix C for the public consultation summary.

6. Public Benefits

Refer to Appendix D for full summary of public benefits.

- **Development Cost Levies (DCLs):** It is expected that the project will pay DCLs of \$9,595,480 based on December 2025 rates.
- **Community Amenity Contributions (CAC):** Staff are working with the applicant on the delivery of public benefits as part of the overall VGH campus, which will also take into consideration this phase of the campus redevelopment.
- **Public Art:** Staff are working with the applicant on the overall VGH campus public art strategy, which will also take into consideration this phase of the campus redevelopment.

Financial Implications

This project is expected to provide DCLs, with a CAC and public art strategy to be considered as part of the wider VGH campus rezoning. See Appendix D for additional details.

Conclusion

The proposed land use, form of development and public benefits are consistent with the *Vancouver Official Development Plan* and the *Broadway Plan*. The General Manager of Planning, Urban Design and Sustainability recommends approval of the amended CD-1 By-law generally shown in Appendix A, subject to conditions contained in Appendix B.

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APPENDIX A
818-990 WEST 10TH AVENUE AND 803-899 WEST 12TH AVENUE
PROPOSED CD-1 BY-LAW PROVISIONS TO AMEND CD-1 (59) BY-LAW NO. 4472

Note: A by-law to amend CD-1 (59) By-law No. 4472 will be prepared generally in accordance with the provisions listed below, subject to change and refinement prior to posting.

1. This by-law amends the indicated provisions of By-law No. 4472.

2. Council strikes out section 6.1 and substitutes the following:

“6.1 The floor space ratio for the site, excluding the Original Heather Pavilion, must not exceed 2.65.”

3. Council strikes out section 6.3.6 and substitutes the following:

“6.3.6 where floors or portions thereof are used for access to or occupancy by heating and mechanical equipment or utilities and are above the base surface;”

4. Council strikes out section 9.1 and substitutes the following:

“9.1 The maximum site coverage for all buildings, which shall be based on the projected area of the outside of the outermost walls of all buildings, excluding the Original Heather Pavilion, is 60%.”

5. Council adds a new section **10.3** as follows:

“10.3 The Director of Planning, in consultation with the General Manager of Engineering Services, on conditions that are satisfactory to them, may reduce the minimum number of required off-street parking spaces in any case where literal enforcement would result in unnecessary hardship.”

* * * * *

APPENDIX B CONDITIONS OF APPROVAL

Note: Any changes to the conditions approved by Council will be contained in its decision. Applicants are advised to consult the minutes for any changes or additions to these conditions.

PART 1: CONDITIONS OF APPROVAL OF THE FORM OF DEVELOPMENT

Note: Consideration by Council of the proposed form of development is in reference to plans prepared by Kasian Architecture Interior Design And Planning Ltd., received on December 12, 2025.

THAT, prior to approval of the form of development, the applicant shall obtain approval of a development application by the Director of Planning or Development Permit Board who shall have particular regard to the following:

Landscape

- 1.1 Design development to enhance the public realm interface and pedestrian experience along West 10th Avenue within the building setback.

Note to Applicant: This may be achieved by providing layered landscape planting, including trees on private property where feasible, and pedestrian amenity such as seating where appropriate, while maintaining regard for hospital operational requirements.

- 1.2 Provision of complete landscape drawings and Arborist report at time of Development Permit application.

Note to Applicant: Documents should incorporate full scope of work including temporary cycling centre.

Park Board

- 1.3 Design development to ensure location of "temporary cycling centre" minimizes impact on open space.

Note to Applicant: This may require moving the location of the proposed "temporary cycling centre" to an existing building or another area within the VGH campus with lower-quality open space, or permanently securing other open space for permanent park purposes. Refer to Services and Open Space Agreement.

- 1.4 Design development to minimize loss of trees from development. An arborist report and tree retention plan will be required at time of Development Permit submission.

Note to applicant: No City trees to be removed without prior consent.

Engineering

- 1.5 Provision of construction details to determine ability to meet municipal design standards for shotcrete removal (City of Vancouver Design Guidelines, Construction Standards and

Encroachment By-law (#4243) section 3A) and access around existing and future utilities adjacent your site prior to Building Permit issuance.

Note to Applicant: Current construction practices regarding shotcrete shoring removals have put City utilities at risk during removal of encroaching portions of the shoring systems. Detailed confirmations of these commitments will be sought at the Building Permit stage with final design achievements certified and confirmed with survey and photographic evidence of removals and protection of adjacent utilities prior to Occupancy Permit issuance. Please contact Engineering Services at shoringreview@vancouver.ca for details.

<https://vancouver.ca/streets-transportation/street-design-construction-resources.aspx>

<https://vancouver.ca/home-property-development/construction-street-use-permits.aspx#shoring-and-excavation>

- 1.6 The owner or representative is to contact Engineering Services at StreetUseReview@vancouver.ca to acquire the project's permissible street use after Building Permit issuance.

Note to Applicant: Prepare a mitigation plan to minimize street use during excavation and construction (i.e., consideration to the building design or sourcing adjacent private property to construct from) and be aware that a minimum 60-day lead time is required for any major crane erection / removal or slab pour that requires additional street use beyond the already identified project street use permissions.

<https://vancouver.ca/home-property-development/construction-street-use-permits.aspx>

- 1.7 Provision of any gas service to connect directly to the building without any portion of the service connection above grade within the road right-of-way.
- 1.8 Provision of garbage and recycling storage amenity design to the satisfaction of the General Manager of Engineering Services as presented in the Garbage and Recycling Storage Amenity Design Supplement, subject to compatibility with all applicable health and safety requirements, healthcare best practices and hospital standard operating procedures.

Note to Applicant: Draw and label container outlines and if the site is mixed use, demonstrate separated solid waste amenities for use types, and label each amenity.

Amenities designed below grade should enable access and pick up from a location without reliance of the lane for extended bin storage. If this cannot be confirmed, then an on-site garbage bin staging area is to be provided adjacent to 10th Avenue. Pick up operations should not require the use of public property for storage, pick up or return of bins to the storage location.

- 1.9 Submission to Engineering of an updated landscape plan reflecting all the public realm changes, including demonstration of:
- (a) Display of the following note(s):

- (i) "This plan is "NOT FOR CONSTRUCTION" and is to be submitted for review to Engineering Services a minimum of 8 weeks prior to the start of any construction proposed for public property. No work on public property may begin until such plans receive "For Construction" approval and related permits are issued. Please contact Engineering, Development and Major Projects and/or your Engineering, Building Site Inspector for details."
 - (ii) "Tree species, final spacing, quantity and location to the satisfaction of the General Manager of Engineering Services. New trees must be of good standard, minimum 6 cm caliper, and installed with approved root barriers, tree guards and appropriate soil volumes. Installation of Engineered Soil may be required to obtain appropriate soil volumes based on site conditions. Root barriers shall be of rigid construction, 8 feet long and 18 inches deep, centre on each street tree adjacent to the sidewalk and any off-street bike facility. Planting depth of root ball must be below sidewalk grade. Contact Park Board at pbdevelopment.trees@vancouver.ca for inspection after tree planting completion".
- (b) Existing locations of:
- (i) Street furniture; and

Note to Applicant: For drawings with existing street furniture displayed, a note must be added stating:

"All removals, relocations, reinstallations and replacements of street furniture must be carried out by the City Street Furniture Contractor in coordination with the City Street Furniture Coordinator."
 - (ii) Poles and guy wires.

Note to Applicant: Poles and guywires that are to be removed or relocated must be called out and the existing and proposed locations shown. Letters must be provided from the appropriate public utility companies that confirm that pole relocation proposed is possible.
- (c) All proposed streetscape materials on City property to be City standard materials.

Note to Applicant: Deviations from the standard streetscape materials must be justified in a report and approved by City prior to the Development Permit application. Encroachment agreements may be required for non-standard streetscape materials on City property.
- (d) Streetscape designed in compliance with City of Vancouver's VGH Streetscape Design Guidelines.

Note to Applicant: Where a design detail is not available, make note of the improvement on the plan. Public realm changes include all off-site improvements sought for this rezoning. The Streets Design Guidelines are viewable online at

<https://vancouver.ca/streets-transportation/streetscape-design-guidelines.aspx> and are to be used alongside the City design guidelines and construction standards.

- 1.10 Parking, loading, bicycle, and passenger loading space quantities must be provided and maintained in accordance with the requirements of the Vancouver Parking By-Law and CD-1 (59) By-law.

Note to Applicant: Relaxations to loading requirements, where applicable, may be considered at the time of DP application review.

- 1.11 Provision of parking access, per [Parking By-law Section 4](#) and the [Design Supplement](#):

(a) Safe, functional parkade access interface with the City right-of-way, including:

- (i) Exploration of potential relocation of access off West 10th Avenue so that all vehicular access for Building 1 and the Blusson Spinal Cord Centre is provided from a single consolidated driveway off West 10th Avenue, with due consideration to projected traffic volumes, road geometry requirements and user safety.

Note to Applicant: Modifications to the existing Blusson Spinal Cord Centre driveway and parking should be explored, with the intent to be combined with the new driveway crossing for Building 1 subject to projected future traffic volumes, available space to accommodate required road geometry, and safety considerations related to potential additional complexity introduced in the internal hospital circulation system.

The Temporary Cycling Centre must be constructed prior to demolition of the Laundry Building and must meet or exceed the existing Class A bicycle supply and End of Trip Facilities currently provided.

- 1.12 Provision of the following general revisions to architectural plans, including:

- (a) All types of parking, loading, bicycle, end-of-trip facilities and passenger loading spaces individually numbered, and labelled on the drawings;
- (b) Dimension of columns and column encroachments into parking spaces;
- (c) Identification of columns in the parking layouts;
- (d) Section drawings showing elevations and minimum vertical clearances for parking levels, loading bays, ramps, and to the underside of raised security gates considering mechanical projections and built obstructions; and
- (e) Design elevations at all breakpoints on both sides of ramps, drive aisles, loading and passenger loading spaces, accessible spaces, and entrances.

- 1.13 Provision of a complete hydrogeological study, as required by the Zoning and Development By-law (Section 4.3.8), which addresses the requirements outlined in the Groundwater Management Bulletin, including but not limited to:

- (a) A revised groundwater management plan and/or impact assessment.

Note to Applicant: Provide a revised hydrogeological study for each proposed building which includes details of the recommended groundwater management strategy.

- (b) Characterization and/or monitoring of soil and groundwater conditions above the proposed slab depth.

Note to Applicant: Provide a final hydrogeological study for each proposed building which includes: 1) a cross-section schematic(s) showing features such as site stratigraphy; current site grade; planned excavation, foundation slab, boreholes, monitoring wells including screen intervals, static water level, seasonal range of water level; and any proposed groundwater management solutions; and 2) findings from a supplementary site investigation including monitoring of groundwater conditions and hydraulic conductivity testing (e.g. slug tests) in any hydrostratigraphic unit that would contribute to groundwater discharge from the site.

- (c) Construction-related and permanent groundwater management, including quantitative estimates (in litres per minute) of anticipated construction and permanent (post-construction) groundwater discharge rates for City approval.

Note to Applicant: Provide a revised hydrogeological study with a seepage analysis for each proposed building.

- 1.14 Developer's Engineer to submit a sewer abandonment plan to the City that details the abandonment/removal of all existing storm, sanitary, and combined connections to the development site; and all existing storm, sanitary and combined sewer mains that are no longer in use due to the development of the site.

Note to Applicant: As per Section 2.12 of the Sewer and Watercourse Bylaw #8093, the existing combined, storm and sanitary sewer mains and connections to the site are to be abandoned.

- 1.15 Provision of all third-party utility services (e.g., BC Hydro, Telus, and Shaw) to be underground, BC Hydro service to the site to be primary, and all required electrical plants to be provided within private property.

Note to Applicant: BC Hydro System Vista, Vista switchgear, pad mounted transformers, low profile transformers and kiosks as well as telecommunications kiosks are to be located on private property with no reliance on public property for placement of these features.

For questions on this requirement, please contact Utilities Management Branch at 604-829-9447 or at umb@vancouver.ca.

- 1.16 A Key Plan shall be submitted by the applicant and approved by the City prior to any third-party utility drawing submissions, and third-party utility service drawings will not be reviewed by the City until the Key Plan is defined and achieves the following objectives:

- (a) The Key Plan shall meet the specifications in the City of Vancouver Engineering Design Manual Section 2.4.4 Key Plan <https://vancouver.ca/files/cov/engineering-design-manual.PDF>; and
- (b) All third-party service lines to the development are to be shown on the plan (e.g., BC Hydro, TELUS, and Shaw, etc.) and the applicant is to provide documented acceptance from the third-party utilities prior to submitting to the City.

Note to Applicant: It is highly recommended that the applicant submits a Key Plan to the City for review as part of the Building Permit application.

Use of street for temporary power (e.g., temporary pole, pole mounted transformer or ducting) is to be coordinated with the city well in advanced of construction. Requests will be reviewed on a case- by-case basis with justification provided substantiating need of street space against other alternatives. If street use for temporary power is not approved, alternate means of providing power will need to be proposed. An electrical permit will be required.

<https://vancouver.ca/files/cov/Key%20Plan%20Process%20and%20Requirements.pdf>

- 1.17 Show all City supplied building grades and entranceway design elevations on the architectural and landscape plans, while ensuring any topographic survey used for design purposes is derived from a benchmark with elevations consistent with those denoted on the City issued building grade plan.

Note to Applicant: When providing additional property line elevations for proposed entrances, interpolate a continuous grade between the elevations provided on the City supplied building grade plan.

For more information, please contact Engineering, Streets Design Branch at building.grades@vancouver.ca or call 604-871-6373.

<https://vancouver.ca/home-property-development/building-grades-for-sidewalk-and-street-elevation.aspx>.

PART 2: CONDITIONS OF BY-LAW ENACTMENT

THAT, prior to enactment of the CD-1 By-law, the registered owner shall on terms and conditions satisfactory to the Director of Legal Services, the General Manager of Planning, Urban Design and Sustainability, and the General Manager of Engineering Services, as necessary, and at the sole cost and expense of the owner/developer, make arrangements for the following:

Park Board

- 2.1 Provision of a Statutory Right of Way and Section 219 Covenant, to be registered on title to the lands located at 2550 Willow Street (PID:015-018-750; Lot A Block 358 District Lot 526 Plan 1991), to secure an approximate 0.47 acre (1,900 sq. m.) Privately-Owned Publicly-Accessible Open Space (POPS) to the satisfaction of the General Manager of Parks and Recreation in consultation with the General Manager of Planning, Urban Design and Sustainability, and the Director of Legal Services. The location of the POPS is the existing Open Space Area at the northwest corner of West 10th Avenue and

Heather Street, measuring approximately 51 m wide and 38 m deep, running from 10th Avenue to the lane and contiguous to Heather Street.

Note to Applicant: The existing Services and Open Space Agreement (registered under registration numbers BT406263-4, as modified by BX441205-6, CA5941930 and BB4098717) will be reviewed to determine if any amendments are needed, and those amendments will be prepared concurrently with the POPS Statutory Right of Way.

Engineering

- 2.2 Provision of a natural watercourse agreement, to be registered on title to the lands located at 818-990 West 10th Avenue and 803-899 West 12th Avenue (PID: 025-504-088, Parcel 1 Blocks 376 and 377 District Lot 526 Group 1 New Westminster District Plan BCP1644) and 2785 Ash Street (PID: 026-325-314; Lot B Block 379 and 399 District Lot 526 Group 1 New Westminster District Plan BCP17941).

Note to Applicant: Records indicate a natural watercourse passes through this site, a legal agreement ensuring that should the watercourse be discovered or impact the site during development and beyond that its flow will not be obstructed.

- 2.3 Provision of a Services Agreement, to be registered on title to the lands located at 818-990 West 10th Avenue and 803-899 West 12th Avenue (PID: 025-504-088, Parcel 1 Blocks 376 and 377 District Lot 526 Group 1 New Westminster District Plan BCP1644) and 2785 Ash Street (PID: 026-325-314; Lot B Block 379 and 399 District Lot 526 Group 1 New Westminster District Plan BCP17941), to detail the on-site and off-site works and services necessary or incidental to the servicing of the lands described herein (collectively called the “Services”) such that they are designed, constructed and installed at no cost to the city and all necessary street dedications and rights-of-way for the Services and provided. No development permit for the lands described herein, or any portion thereof, or for any building or improvements thereon, as it relates strictly to the development proposed in this rezoning, will be issued until the letter of credit, as security for the Services, is provided. The timing for delivery of the Services shall be determined by the General Manager of Engineering Services in his sole discretion and holds shall be placed on such permits as deemed necessary in his sole discretion. The Services are not excess and/or extended services, and the applicant is not entitled to a Latecomer Agreement.

- (a) Based on the confirmed Fire Underwriter’s Survey Required Fire Flows and domestic flows for Phase 1 (Temporary Cycling Centre, dated March 05, 2026) and Phase 2 (Building 1, dated February 26, 2026) submitted by Aplin & Martin Consultants Ltd., no water main upgrades are required to service the development.

Note to Applicant: The main servicing the proposed Building 1 is 200 mm on West 10th Avenue. The main servicing the proposed Temporary Cycling Centre is 300 mm on Heather Street. Should the development require water service connections larger than 200 mm on West 10th Avenue, the developer shall upsize the existing main to the satisfaction of the General Manager of Engineering Services. The developer is responsible for 100% of the cost of the upgrade. The maximum water service connection size is 300 mm.

Should the development’s Fire Underwriter’s Survey Required Fire Flow calculation change as the building design progresses, a resubmission to the City

of Vancouver Waterworks Engineer is required for re-evaluation of the Water System.

As per the City of Vancouver Building Bylaw, the principal entrance must be within 90m of a fire hydrant. Should the final design of the building change such that this requirement is no longer satisfied, provision of a new hydrant to be installed in accordance to the aforementioned bylaw will be required. The developer is responsible for 100% of the cost of this upgrade.

- (b) Development Building 1 to be serviced to the existing 375 mm SAN and 450 mm STM sewers in West 10th Avenue.
- (c) Temporary Cycling Centre to be serviced to the existing 450mm STM and 750mm SAN on Heather Street.

Note to Applicant: An Easement(s) or Right(s) of Way may be required based on servicing strategy. No structure encroachment is accepted to the Easement through the site at 2785 Ash Street.

- (d) Street improvements, and appropriate transitions, along West 10th Avenue adjacent to the site, including:
 - (i) Removal of the existing driveway crossing (between the Laundry Building and the Research Pavilion) and reconstruction of the curb and gutter, sidewalk, and bike lane; and
 - (ii) Exploration of potential modifications to the existing driveway crossing (between the Research Pavilion and the Blusson Spinal Cord Centre) with the intent to accommodate all vehicular access for Building 1 and the Blusson Spinal Cord Centre from a single consolidated driveway, subject to projected traffic volumes, required road geometry, user-safety considerations and maintenance of the existing handicapped parking stalls so as to support the access to the Blusson Center for the patient population.
- (e) Installation of parking regulatory signage on streets adjacent to the site;
- (f) Provision of street trees where space permits.

Note to Applicant: Final spacing, quantity and location to the satisfaction of the General Manager of Engineering Services. Tree species to the approval of the City Arborist. Street tree planting to include appropriate soil volumes and approved root barriers of rigid construction, 8 ft. long and 18 in. deep, centre on each street tree adjacent to the sidewalk and any off-street bike facility. Installation of Engineered Soil under new sidewalks may be required to obtain appropriate soil volumes based on site conditions.

Environmental Contamination

2.4 The following conditions must be met prior to enactment of the rezoning:

- (a) Submit a site disclosure statement to Environmental Services for the lands located at 818-990 West 10th Avenue and 803-899 West 12th Avenue (PID: 025-504-088, Parcel 1 Block 376 and 377 District Lot 526 Group 1 New Westminster District Plan BCP1644) and 2785 Ash Street (PID: 026-325-314; Lot B Block 379 and 399 District Lot 526 Group 1 New Westminster District Plan BCP17941);
- (b) As required by the Manager of Environmental Services and the Director of Legal Services, in their discretion, do all things and/or enter into such agreements deemed necessary to fulfill the requirements of Section 571(B) of the *Vancouver Charter*; and
- (c) If required by the Manager of Environmental Services and the Director of Legal Services, in their discretion, enter into a remediation agreement for the remediation of the site and any contaminants which have migrated from the site on terms and conditions satisfactory to the Manager of Environmental Services, the General Manager of Engineering Services and Director of Legal Services, including a Section 219 Covenant that there will be no occupancy of any buildings or improvements constructed on the site pursuant to this rezoning until separate Certificates of Compliance, satisfactory to the City, for the on-site and off-site contamination, issued by the BC Ministry of Environment and Parks, have been provided to the City.

Note to Applicant: Based on information provided in the site disclosure statement (SDS), the site has an ongoing Schedule 2 use which qualifies for exemption from the SDS process.

Agreements

Note: Where the Director of Legal Services deems appropriate, the preceding agreements are to be drawn, not only as personal covenants of the property owners, but also as registerable charges pursuant to the Land Title Act.

The preceding agreements are to be registered in the appropriate Land Title Office, with priority over such other liens, charges and encumbrances affecting the subject site as is considered advisable by the Director of Legal Services, and otherwise to the satisfaction of the Director of Legal Services prior to enactment of the By-law and at no cost to the City.

The preceding agreements shall provide security to the City including indemnities, warranties, equitable charges, letters of credit and withholding of permits, as deemed necessary by and in a form satisfactory to the Director of Legal Services. The timing of all required payments, if any, shall be determined by the appropriate City official having responsibility for each particular agreement, who may consult other City officials and City Council.

* * * * *

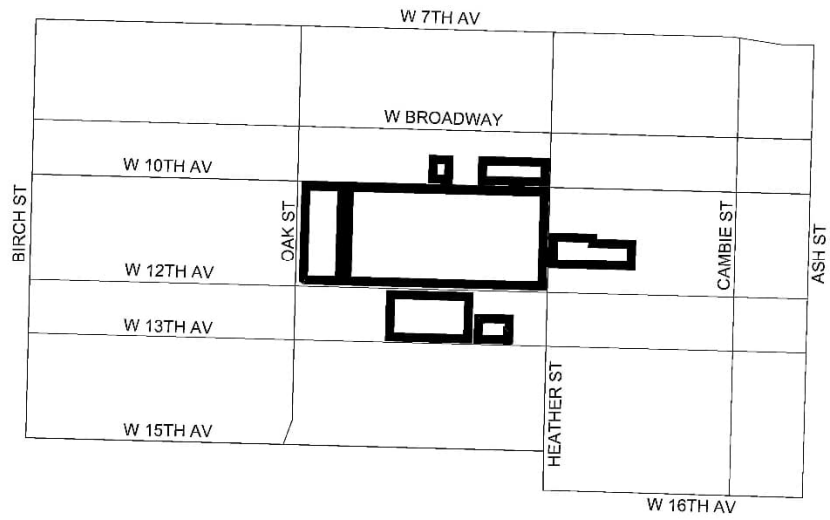
APPENDIX C ADDITIONAL INFORMATION

Public Consultation Summary

In-person Information session: The applicant held an in-person information session on February 18, 2026 at the Vancouver General Hospital, to collect early feedback on the three concurrent planning processes. Approximately 41 people attended this event. A total of 4 written comments were received with 2 comments in support, 1 expressing concerns, and 1 expressing mixed feelings.

Event	Date(s)	Details
Webpage published	January 21, 2026	https://www.shapeyourcity.ca/855-w-12-ave
Postcard mailed	February 10, 2026	9,737 notices mailed (approximate)
Site sign installed	January 21, 2026	n/a
Online comment form	January 2026 to April 2026	18 submissions <ul style="list-style-type: none"> • 6 responses support • 6 responses opposed • 4 responses mixed
Question and Answer (Q&A) period (2 weeks)	February 11, 2026 to February 24, 2026	1 submission
Other input (phone calls, direct emails, etc.)	January 21, 2026 to April 17, 2026	0 submissions
Total webpage views	January 21, 2026 to April 17, 2026	1,890 page views
Total Submissions (Comments submitted + questions asked + other input methods)		19 submissions

Map of Notification Area



NOTIFICATION AREA

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**APPENDIX D
PUBLIC BENEFITS**

City-wide DCL ¹	\$7,306,260
Utilities DCL ¹	\$2,289,220
TOTAL	\$9,595,480

¹ Based on rates in effect as of December 10, 2025 and the proposed 34,000 sq. m (365,973 sq. ft.) of institutional floor area.

DCLs are payable at building permit issuance based on rates in effect at that time and the floor area proposed at the development permit stage. DCL By-laws are subject to future adjustment by Council including annual inflationary adjustments. A development may qualify for 12 months of in-stream rate protection. See the City's [DCL Bulletin](#) for more details.

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APPENDIX E REZONING APPLICATION SUMMARY

Properties Proposed for Redevelopment in Current Text Amendment (See Appendix F for Comprehensive List of Properties Subject to CD-1(59))

Address	Parcel Identifier (PID)	Legal Description
818-990 West 10th Avenue and 803-899 West 12th Avenue	025-504-088	Parcel 1 Blocks 376 And 377 District Lot 526 Group 1 New Westminster District Plan BCP1644
2785 Ash Street	026-325-314	Lot B Block 379 And 399 District Lot 526 Group 1 New Westminster District Plan BCP17941

Applicant Team

Applicant & Architect	Kasian Architecture Interior Design And Planning Ltd.
Developer & Property Owner	Vancouver Coastal Health Authority

Statistics

	Permitted Under Existing Zoning	Proposed
Zoning	CD-1 (59)	CD-1 (59)
Site Area (CD-1 area)	139,085 sq. m (1,497,098 sq. ft.)	139,085 sq. m (1,497,098 sq. ft.)
Land Use	Mixed-Use	Mixed-Use
Maximum FSR	2.6	2.65
Site Coverage	55%	60%
Natural Assets	517 on-site trees 126 street trees	13 on-site trees proposed for removal. 1 City tree proposed for removal. Final numbers of removed and new trees to be confirmed at development permit stage.

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APPENDIX F
PROPERTIES SUBJECT TO CD-1(59): VANCOUVER GENERAL HOSPITAL

PROPERTY INFORMATION

Address	Property Identifier	Legal Description
2635-2787 Laurel Street and 2660-2790 Oak Street	028-103-319	Lot A Block 376 District Lot 526 Group 1 New Westminster District Plan BCP42844
818-990 West 10th Avenue and 803-899 West 12th Avenue	025-504-088	Parcel 1 Blocks 376 and 377 District Lot 526 Group 1 New Westminster District Plan BCP1644
895 West 10th Avenue	007-875-070	Lot C Block 357 District Lot 526 Plan 21311
889 West 13th Avenue and 890 West 12th Avenue	009-163-492	Block 417 (Explanatory Plan 5647) District Lot 526 Plan 1276, Except Part Subdivided by Plan BCP35779
820 West 12th Avenue	027-497-941	Lot A Block 417 District Lot 526 Group 1 New Westminster District Plan BCP35779
2550 Willow Street	015-018-750	Lot A Block 358 District Lot 526 Plan 991
795 West 13th Avenue	027-306-569	Lot 2 Block 418 District Lot 526 Group 1 New Westminster District Plan BCP33534
2733-2775 Heather Street and 700 West 10th Avenue and 711-789 West 12th Avenue	003-065-774	Block 378 District Lot 526 Plan 991
2821-2851 Heather Street and 710-750 West 12th Avenue	027-308-961 027-308-979 027-308-987 027-308-995 027-309-002 027-309-011 027-309-029 027-309-037 027-309-045 027-309-053 027-309-061	Strata Lots 1-232 District Lot 526 Group 1 New Westminster District Strata Plan BCS2645 Together with an Interest in the Common Property in Proportion to the Unit Entitlement of the Strata Lot as Shown on Form V

	027-309-070	
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	027-311-210	

	027-311-228 027-311-236 027-311-244 027-311-252	
2615-2675 Ash Street and 600 West 10th Avenue	026-325-322	Lot C Block 379 and 399 District Lot 526 Group 1 New Westminster District Plan BCP17941
2785 Ash Street	026-325-314	Lot B Block 379 and 399 District Lot 526 Group 1 New Westminster District Plan BCP17941
2750 Heather Street	002-622-718 014-683-288	Lots 19 and 20 Block 399 District Lot 526 Plan 1276
655 West 12th Avenue	019-056-095	Lot 1 Block 399 District Lot 526 Plan LMP20009

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