CITY OF VANCOUVER

REFERRAL REPORT

Report Date:	November 25, 2025
Contact:	Helen Chan
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VanRIMS No.:	08-2000-20
Meeting Date:	December 9, 2025

TO: Vancouver City Council

FROM: General Manager of Planning, Urban Design and Sustainability

SUBJECT: CD-1 Rezoning: 900-990 West 12th Avenue

RECOMMENDATION TO REFER

THAT the rezoning application and plans, described below, be referred to Public Hearing 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 by-laws, in accordance with the recommendations set out below, for consideration at the Public Hearing.

RECOMMENDATION FOR PUBLIC HEARING

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) 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, be approved in principle;

FURTHER THAT the draft CD-1 By-law, prepared for the Public Hearing 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 prepared 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.

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; 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, 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; 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.

REPORT SUMMARY

This application proposes to rezone 900-990 West 12th Avenue to a CD-1 (Comprehensive Development) District 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.

Staff have assessed the application and conclude that it meets the intent of the *Broadway Plan*. Staff support the application, subject to design development and other conditions. Staff recommend that the application be referred to a Public Hearing, with the recommendation of the General Manager of Planning, Urban Design and Sustainability to approve it in principle, subject to the Public Hearing, and conditions contained in Appendix B.

COUNCIL AUTHORITY/PREVIOUS DECISIONS

- Vancouver Plan (2022)
- Broadway Plan (2022, last amended 2025)
- CD-1 (Comprehensive Development) District (295) By-law No. 7114 (1993, amended 2008)
- Rezoning Policy for Sustainable Large Developments (2018, last amended 2025)
- Transit-Oriented Areas (TOA) Designation By-law (2024)
- Transit-Oriented Areas (TOA) Rezoning Policy (2024)
- Housing Vancouver Strategy (2017)
- Tenant Relocation and Protection Policy (2015, last amended 2024)
- Rental Housing Stock Official Development Plan (2021)
- Seniors Housing Strategy (2024)
- Green Buildings Policy for Rezonings (2010, amended 2024)
- Urban Forest Strategy (2014, amended 2018)
- Community Benefits Agreement Policy (2018)
- Childcare Design Guidelines (1993, last amended 2021)
- Public Art Policy and Procedures for Rezoned Developments (2014, last amended 2021)
- Community Amenity Contributions Policy for Rezonings (1999, last amended 2025)
- Vancouver Development Cost Levy By-law No. 9755
- Vancouver Utilities Development Cost Levy By-law No.12183

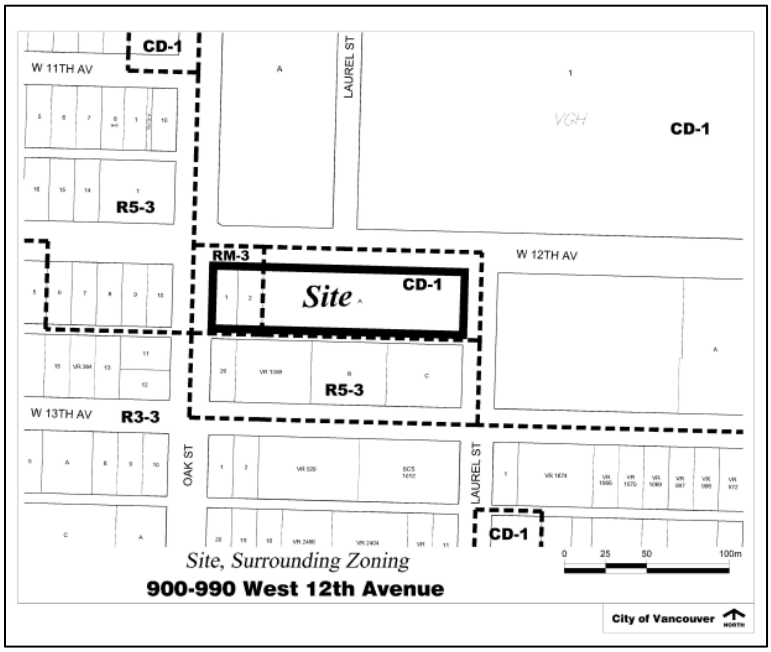
REPORT

Background/Context

1. Site and Context

The subject site is located at the southeast corner of West 12th Avenue and Oak Street (see Figure 1), across from Vancouver General Hospital (VGH) and the Diamond Health Care Centre. The site comprises three parcels, developed with a three-storey rental building at the west portion of the site and Windermere Care Centre at the east portion of the site. The site area is 5,807.1 sq. m (62,507 sq. ft., with a width of 152.4 m (500 ft.) and a depth of 35.0 m (125 ft.). The site contains 26 rental units, with 22 tenancies that are eligible for provisions under the *Tenant Relocation and Protection Policy* (“TRPP”).

Figure 1: Surrounding Zoning and Context



Neighbourhood Amenities – The following amenities are in close proximity:

- *Parks:* Charleson Park (650 m), Willow Park (725 m), Heather Park (740 m) and Douglas Park (805 m).
- *Cultural/Community Spaces:* Firehall Library (350 m) and Douglas Park Community Centre (1 km).

2. Policy Context

Vancouver Plan – The *Vancouver Plan* was approved by Council in 2022 and is a land use strategy to guide long-term growth of the City over the next 30 years. The approved Plan will serve as a framework with further implementation planning work to follow over the next two to four years. The site is located within the *Broadway Plan* which is generally in alignment with the *Vancouver Plan.*

Broadway Plan – The *Broadway Plan* (Plan) is a comprehensive community plan for the area within Vine Street to Clark Drive and 1st Avenue to 16th Avenue. The 30-year plan focuses on opportunities to integrate new housing, jobs, and amenities around the new Broadway Subway. The site is located within the "Large and Unique Site: Vancouver General Hospital (VGH) Campus (FUCB)" sub-area of the Plan. Sub-section 9.19.1 of the Plan supports the expansion of the VGH Campus to meet long-term institutional space needs.

Rezoning Policy for Sustainable Large Developments – Large developments, defined as those larger than 8,000 sq. m (1.98 acres) or containing more than 45,000 sq. m (484,375 sq. ft.) of new floor area must address seven different areas to demonstrate how the proposal will achieve the City's sustainability goals. The application proposes 82,185.3 sq. m (884,635 sq. ft.) of floor area, and the policy has been addressed as part of staff reviews. Affordable housing requirements of the policy are omitted because the majority of the project is institutional in use.

Transit-Oriented Areas (TOA) Designation By-law and Transit-Oriented Areas Rezoning Policy – To align with provincial legislation, Council adopted a by-law and rezoning policy that establishes heights and densities for developments within Transit-Oriented Areas (TOAs). This site is within Tier 2 of the Broadway - City Hall TOA. As the Plan allows more height and density, the application is being assessed under the Plan policies.

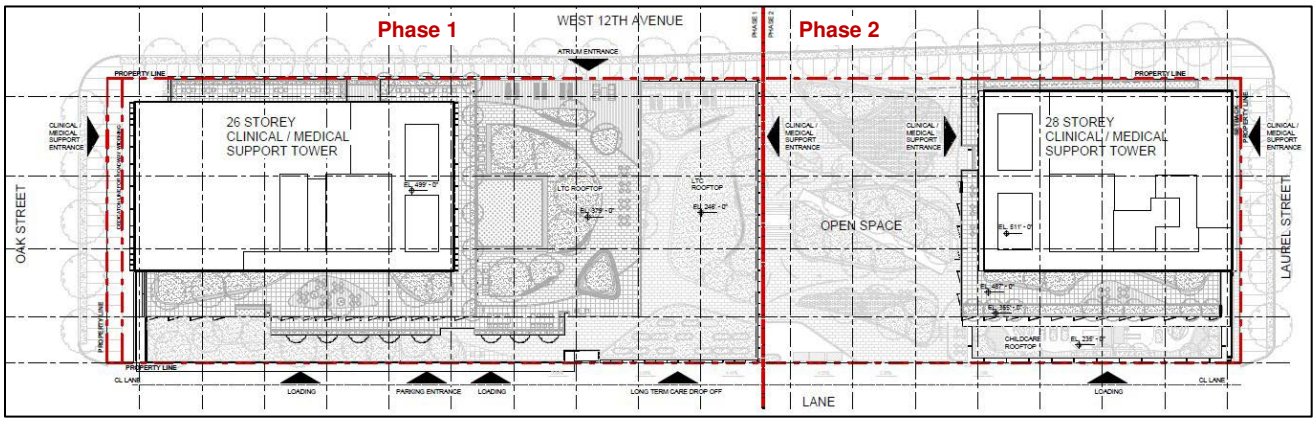
Housing Vancouver Strategy (2017) – Housing Vancouver focuses on the right supply of new homes to meet the continuum of housing types. The strategy includes 10-year housing approval targets, which were updated in 2024, and outlines policies and directions regarding tenant protections and rental replacement.

Strategic Analysis

1. Proposal

The rezoning proposal is for two buildings in a phased development (Figure 2). A 26-storey west building, with 280 new seniors long-term care beds, clinical and diagnostic space and medical offices, is proposed in Phase 1. At the east portion of the site, the Windermere Care Centre will continue to operate until a future Phase 2 is undertaken, in which a 28-storey building with additional medical space, a non-profit operated 25-space childcare, and public open space is proposed. In both phases, commercial space is proposed on the ground floor. A floor space ratio (FSR) of 14.20 is proposed for the entire site.

Figure 2: Site Plan

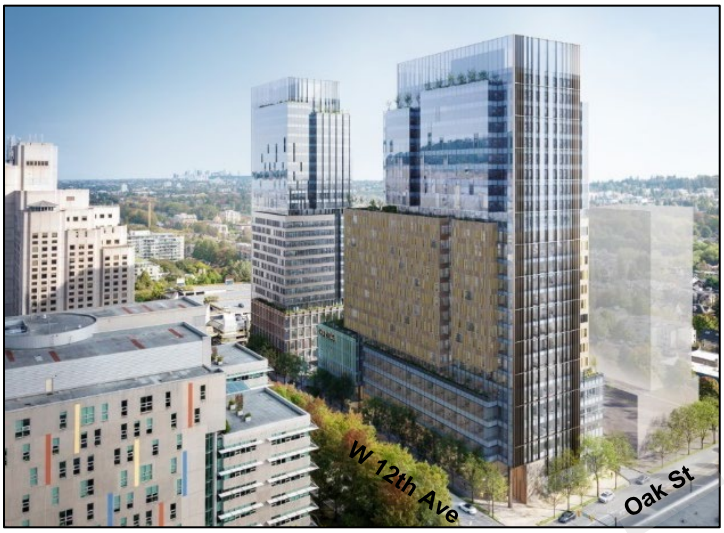


2. Land Use

The proposal is for institutional uses, including additional hospital and health care uses, and provision of public open space, which is consistent with the Plan.

3. Form of Development, Height and Density (refer to drawings in Appendix G and statistics in Appendix I)

Figure 3: Project Perspective Looking Southeast



In assessing urban design performance, staff considered the Plan's built-form expectations for the Vancouver General Hospital Campus which is a large and unique site within the Plan.

Form of Development – This application is consistent with the built form direction of the Plan and proposes two 26 and 28-storey towers each on podium with institutional uses. The proposal generally meets the Plan's expectations for tower heights, separation, protected views and helicopter flight paths. Floorplate sizes are appropriate for the functional requirements of an institutional use. Staff have prepared conditions to improve the overall contextual fit and architectural expression.

Height – The Plan anticipates developments of up to 106.7 m (350 ft.) in height. The proposed height is within the intent of the Plan at 108.4 m (356 ft.) in height to the top of the occupiable floors. This modest overage is acceptable to facilitate the building program.

Density – The Plan anticipates a density that is site-specific and varies with urban design performance which is evaluated according to the Plan's built-form guidelines. The proposal meets the Plan's expectations and proposes a density of 14.20 FSR.

Public Realm and Interface – The Plan envisions development of the public realm including improvements to walking, rolling, and cycling connections and wayfinding, significant open space, and services and amenities for the hospital precinct and larger Uptown area. Active ground floor retail/service uses are strongly encouraged along key pedestrian routes and public spaces. The proposal includes a generously sized central open space, a continuous atrium space that is open to the public, and retail/services at grade across the ground level. Staff have prepared conditions to further improve on the public realm interface.

Private Amenity Space – The development offers generous common indoor and outdoor amenities for the different user groups at grade and on the podiums.

Urban Design Panel (UDP) – The Urban Design Panel reviewed the project on April 23, 2025, and supported this application with recommendations to enhance the amenities, consider connections to the long-term care and childcare spaces, improve the laneway and drop off areas, and refine the architectural expression (see Appendix F).

Staff reviewed the recommendations of the Urban Design Panel, as well as the site-specific conditions, and have concluded that the proposal reflects the Plan's built form, height and density and is appropriate for the context. Staff support the application subject to the Urban Design conditions detailed in Appendix B.

4. Housing and Long-Term Care

Long-Term Care (LTC) Facilities – This project complies with Vancouver's *Seniors Housing Strategy*, which was approved by City Council in 2024, to address the needs of the city's aging population. The Strategy was developed with input from community partners like Vancouver Coastal Health and BC Housing with the goal of shaping a city where all generations can find a home, and older adults have the housing and supports needed to allow for aging in appropriate and affordable housing in their community.

BC Statistics population growth estimates demonstrate a need for LTC beds. The population of older adults 55+ years will increase by approximately 30% between 2024 and 2045. In addition to overall growth, there is anticipated to be a growing cohort of older seniors, with a high share of adults aged 80 and over in 2045. This growth in older populations means a higher need for supports. For older adults who need complex care, there is a shortage LTC beds and assisted living units in Vancouver. According to Vancouver Coastal Health, there is a shortage of 300 subsidized LTC beds and 90 assisted living units (in 2025). This could grow to approximately 1,500 long term care beds and 350 assisted living units by 2035.

Residents in subsidized LTC beds pay a monthly fee of up to 80% of net income that is subject to a minimum and maximum rate, ensuring that a client retains at least $325 per month for personal expenses. If the assessed monthly rate would cause financial hardship, residents can apply to their health authority for a temporary monthly rate reduction.

Phase 1 of this redevelopment project proposes 280 net-new LTC beds on a site which contains an existing rental residential building. The site adjacent to the proposed redevelopment contains 207 existing LTC beds in the Windermere Care Facility, which will not be impacted during Phase 1. The timing of Phase 2 to redevelop the Windermere site is not yet determined.

The proposed redevelopment site is currently zoned RM-3 which is typically subject to the Rental Housing Stock Official Development Plan (RHS ODP). Rental replacement is required under the RHS ODP when the new development is proposing three or more residential units. As this proposal includes new LTC beds, an institutional use, rather than residential units, the RHS ODP does not apply.

There is policy direction in the *Broadway Plan* to support expansion of the VGH campus and associated uses, as well as the significant need for long-term care beds identified in the *Seniors Housing Strategy*. For these reasons, Staff are supportive of the uses proposed.

Tenants – The rezoning site contains an existing rental residential building with 26 units of primary rental housing. Twenty-two of the 26 existing residential tenancies are eligible under the City's *Tenant Relocation and Protection Policy* (TRPP) for the *Broadway Plan* area.

The applicant has provided a Tenant Relocation Plan (TRP) for eligible tenants which meets the enhanced tenant protection requirements of the City's TRPP for the *Broadway Plan* area. The TRP is summarized in Appendix D of this report.

However, since there will be no new rental housing on the site, existing tenants cannot be offered a Right of First Refusal to return to the new development. All other TRPP protections apply, and the City is working with the applicant to provide additional enhanced protections and compensation to tenants in recognition of the fact they cannot to be offered the right to return to a new unit. This will include a focus on finding all eligible tenants secure, alternate rental homes with best efforts to meet individual tenants' needs and priorities.

The existing residents of the LTC beds in the Windermere facility are not being impacted by the first phase of development in this application. The applicant is providing regular updates to the Windermere residents and their families to inform them of the development process on the adjacent site. The project has been carefully planned to minimize disruption to health care services. The current long-term care facility will remain operational, and services across the VGH campus will continue as planned.

The existing residential tenancies are governed by the provincial *Residential Tenancy Act*.

5. Transportation and Parking

The site is well-served by transit, including with a direct bus route from 12th Avenue to downtown Vancouver. It is two and a half blocks away from the future Oak-VGH Subway Station on the Broadway Subway. Broadway, which is three blocks north of the site, is part of TransLink's Frequent Transit Network. There are nearby bikeways on 7th and 10th Avenues, as well as on Alder and Heather Streets.

The sloped site includes 3.5 levels of underground parking, which is accessed from the lane through one parkade entrance at the west portion of the site. The long-term care drop-off and pick-up area is also accessed from the lane, with waiting areas and a direct accessible connection to the reception inside. The application proposes 345 vehicle spaces and 431 bicycle parking spaces. Engineering conditions require pedestrian use and public realm improvements, including statutory rights-of-way along West 12th Avenue, Laurel Street and Oak Street; a 2.0 m (6.6 ft.) dedication along Oak Street for roadway widening, and a Services Agreement for each proposed lot.

6. Environmental Sustainability and Natural Assets

Green Buildings – The *Green Buildings Policy for Rezoning* requires that rezoning applications satisfy the green and resilient building conditions stated within the Policy. The applicant has submitted preliminary modelling analysis detailing design and construction strategies to meet anticipated energy and emissions and embodied carbon targets in the Vancouver Building By-law, a summary of the resilient building measures considered for the application, and a commitment to fulfill energy system sub-metering and enhanced commissioning requirements throughout the project.

Large Developments – The *Rezoning Policy for Sustainable Large Developments* requires rezoning applications to commit to strategies and outcomes in the following areas below. Subject to conditions outlined in Appendix B, staff support the application's response in each of these areas:

- <u>Sustainable site design</u> – In Phase 2, a wide central courtyard on the ground level is proposed, which will be planted with diverse vegetation and have seating areas, serving as a communal hub between the two buildings. A connection to nature will be extended

though rooftop patios in both phases that offer urban agriculture areas, greenery, and outdoor seating. The site design proposes 16% tree coverage and 30% vegetative coverage.

- Sustainable food systems – The application proposes three food assets: rooftop community gardens; edible landscapes including fruit trees and herbs that offer harvestable food for building occupants and site users; and a Phase 1 community kitchen for nutrition, wellness and rehabilitation programs.
- Green mobility – A Transportation Demand Management (TDM) Plan is provided as per the Parking By-law. 45% of vehicle parking spaces for non-dwelling use will be installed with energized outlets, of which 5% will be capable of faster Level 2 charging.
- Potable water management – A relaxation to the policy requirement of a 20% reduction in indoor water use can be accommodated for healthcare facilities, though the application must still meet the Vancouver Building By-law. A 50% reduction in outdoor potable water use is proposed by more efficiently managing rainwater, implementing high-efficiency irrigation systems, and planting of drought-tolerant and native plant species.
- Groundwater management – The project's primary rainwater detention measures will be the use of growing medium to store/reuse water for plant irrigation, as well as the incorporation of permeable landscaping throughout the development's outdoor spaces. A hydrogeological study has been provided, and a full geotechnical report will also be submitted to support the development.
- Zero waste planning – Waste sorting facilities and programming will be offered across the long-term care, clinical support, childcare and commercial spaces. To promote waste reduction, material reuse, composting, and recycling, the development will incorporate a comprehensive waste management system, including waste separation, tenant and occupant outreach, and an engaging, easy-to-use facility design.
- Affordable housing – Omitted because the majority of this project is institutional in use.

Natural Assets – The *Urban Forest Strategy* seeks to protect and strengthen Vancouver's urban forest and tree canopy. The Protection of Trees By-law requires permission to remove trees that meet certain conditions to protect as many healthy, viable trees while still meeting the challenges of development and housing priorities.

The subject site contains 35 permit sized trees, and two trees that straddle the property line and are shared with the City. Existing trees will be removed as the two phases proceed due to excavation required for the underground parking. New boulevard and on-site trees are proposed. The final number of trees planted will be determined through the development permit process. See Appendix B for landscape and tree conditions.

Community Benefits Agreement – The proposed development is over 45,000 sq. m (484,376 sq. ft.) of new development floor area, making this project subject to the *Community Benefits Agreement (CBA) Policy*. The applicant will enter into a CBA to commit that the development and on-going operations of the project contains local, inclusive hiring practices, along with social and local procurement targets. These requirements are geared towards generating local economic benefits through conditions and processes outlined in the rezoning conditions (Appendix B).

7. Public Input

Public Notification – A rezoning information sign was installed on the site on February 27, 2025. Approximately 3,486 notification postcards were distributed within the neighbouring area on or about April 9, 2025. Application information and an online comment form was provided on the Shape Your City (shapeyourcity.ca) platform.

Question and Answer Period – A question and answer period was held from April 11, 2025 to April 24, 2025. Questions were submitted by the public and posted with a response over a two week period. A digital model was made available for online viewing.

Public Response and Comments – Public input is collected via online questions, comment forms, through email, and by phone. A total of 27 submissions were received.

Figure 4: Overview of Notification and Engagement

Below is a summary of feedback received from the public by topic.

Generally, comments of support fell within the following areas:

- **General Support:** Several respondents showed support for the proposed development.
- **Location:** Respondents showed support for the choice of location indicating that it will improve neighbourhood character and livability.

Generally, comments of concern fell within the following areas:

- **Height, density, and massing:** The height of the proposal would be too tall in an area that only has low to mid-rise developments.
- **Sunlight and views:** The proposed development would block sunlight and views of mountains and downtown.

- **Traffic and Parking:** There were concerns about parking availability and traffic congestion with roads being occupied by construction, ambulances, ride share vehicles, and personal vehicles.

Response to Public Comments

- *Height, density, and massing* – The proposed building height is consistent with the intent of the *Broadway Plan*. The Plan anticipates a site-specific density and the massing is appropriate for institutional uses.

- *Sunlight and views* – The proposed development does not create new shadow impacts on parks and school properties between 10 am and 4 pm between the spring and fall equinoxes, as required in the Plan.The site is not located in any Council-adopted public views. There is no policy for the protection of private views.

- *Traffic and Parking* – The application proposals 3.5 levels of underground parking and will meet the requirements of the Parking By-law. The site is also located near frequent transit routes and a future subway station.

8. Public Benefits

Community Amenity Contribution (CAC) – This application is subject to a negotiated CAC under the *Community Amenity Contributions Policy for Rezonings*. Past practice on institutional rezonings has been to apply a nominal $35.21 per sq. m ($3.27 per sq. ft.) target CAC to help offset some of the growth-related impacts resulting from the rezoning. While this application is predominantly an institutional development, it is subject to a negotiated CAC due to the presence of commercial retail within the development. Given that the project will be delivering a 25-space childcare in-kind public benefit in Phase 2, Real Estate Services staff have determined that no additional CAC contribution is required.

As set out in the *Community Amenity Contributions Policy for Rezonings*, in-kind CAC amenities may be owned by the City, senior levels of government, or Indigenous or non-profit organizations subject to a number of conditions to ensure ongoing long-term use and availability of the amenity as if it were City-owned and operated. Delivery of the 25-space childcare, which is anticipated to remain under the ownership of the VGH and UBC Hospital Foundation, will be secured through a childcare agreement.

Development Cost Levies (DCLs) – The site is currently subject to both City-wide and Utilities DCLs. 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. Based on rates in effect as of September 30, 2025 and the anticipated 82,185.3 sq. m (884,635 sq. ft.) of commercial and other floor area, including a nominal rate for childcare space, it is estimated that the project will pay $28,992,261 of DCLs.

DCL rates are subject to future adjustment by Council including annual inflationary adjustments. A development may qualify for 12 months of in-stream rate protection from DCL rate increases, provided that an application has been received prior to the rate adjustment. See the City's DCL Bulletin for details on DCL rate protection.

Public Art Program – This application is subject to a public art contribution estimated at $1,751,577. The public art budget will be calculated on the floor area proposed at the development permit stage. Applicants may elect to provide on-site artwork or cash-in-lieu (at 80% of the public art budget).

A summary of public benefits associated with this application can be found in Appendix H.

Financial Implications

As noted in the Public Benefits section, this project is expected to provide a 25-space childcare, DCLs and a public art contribution. See Appendix H for additional details.

CONCLUSION

Staff conclude that the proposed land use and form of development are consistent with the intent of the *Broadway Plan*. If approved, the project will allow for the increase of health care uses, medical institutions, related retail/service uses and provision of public open space.

The General Manager of Planning, Urban Design and Sustainability recommends that the application be referred to Public Hearing together with a draft CD-1 By-law as generally shown in Appendix A and with a recommendation that these be approved, subject to the Public Hearing, along with the conditions of approval listed in Appendix B.

* * * * *

900-990 West 12th Avenue
PROPOSED CD-1 BY-LAW PROVISIONS

Note: A by-law to rezone an area to CD-1 will be prepared generally in accordance with the provisions listed below, subject to change and refinement prior to posting.

Zoning District Plan Amendment

1. This by-law amends the Zoning District Plan attached as Schedule D to By law No. 3575, and amends or substitutes the boundaries and districts shown on it, according to the amendments, substitutions, explanatory legends, notations, and references shown on the plan attached as Schedule A to this by law, and incorporates Schedule A into Schedule D of By law No. 3575.

   [*Note: Schedule A, not attached to this appendix, is a map that amends the City of Vancouver zoning map. Should the rezoning application be referred to Public Hearing, Schedule A will be included with the draft by law that is prepared for posting.*]

Designation of CD-1 District

2. The area shown within the heavy black outline on Schedule A is hereby designated CD-1 (___).

Sub-areas

3. The site is to consist of two sub-areas generally as illustrated in Figure 1, solely for the purposes of establishing permitted floor area and building height for each sub-area.

Figure 1: Sub-areas

Uses

4. Subject to approval of the form of development, to all conditions, guidelines and policies adopted by Council, and to the conditions set out in this by-law or in a development permit, the only uses permitted within this CD-1 and the only uses for which the Director of Planning or Development Permit Board will issue development permits are:

   (a) Cultural and Recreational Uses;

(b) Institutional Uses;

(c) Office Uses;

(d) Retail Uses;

(e) Service Uses;

(f) Utility and Communication Uses; and

(g) Accessory Uses customarily ancillary to the uses permitted in this section.

Conditions of Use

5. All commercial uses and accessory uses must be carried on wholly within a completely enclosed building, other than the following:

(a) display of flowers, plants, fruits and vegetables in conjunction with a permitted use;

(b) farmers' market;

(c) neighbourhood public house;

(d) public bike share; and

(e) restaurant,

except that the Director of Planning may vary this regulation to permit the outdoor display of retail goods, and the Director of Planning may impose any conditions the Director of Planning considers necessary, having regard to the types of merchandise, the area and location of the display with respect to adjoining sites, the hours of operation and the intent of this by-law.

Floor Area and Density

6.1 Computation of floor area must assume that the site area is 5,807.1 m^2, being the site area at the time of the application for the rezoning evidenced by this by-law, prior to any dedications.

6.2 The maximum floor space ratio for all uses combined is 14.20.

6.3 Despite section 6.2 of this by-law, the floor area for all permitted uses in each sub-area must not exceed the maximum permitted floor area for that sub-area, as set out in Table 1.

Table 1: Permitted Floor Area

Sub-area	Maximum Permitted Floor Area (m^2)
A	50,750 m^2
B	31,650 m^2

6.4 In sub-area A, the total floor area for Community Care or Assisted Living Facility – Class B uses must not be less than 22,702 m^2.

6.5 In sub-area B, the total floor area for child day care facility use must not be less than 247 m^2.

6.6 Computation of floor area must include all floors having a minimum ceiling height of 1.2 m, both above and below base surface, measured to the extreme outer limits of the building.

6.7 Computation of floor area must exclude:

(a) balconies and decks and any other appurtenances which, in the opinion of the Director of Planning, are similar to the foregoing, provided that:

(i) the total area of these exclusions must not exceed 12% of the floor area being provided, and

(ii) the balconies must not be enclosed for the life of the building;

(b) patios and roof decks, if the Director of Planning considers the impact on privacy and outlook;

(c) floors or portions thereof that are used for:

(i) off-street parking and loading located at or below base surface, provided that the maximum exclusion for a parking space does not exceed 7.3 m in length,

(ii) bicycle storage, and

(iii) heating and mechanical equipment, or uses that the Director of Planning considers similar to the foregoing;

(d) entries, porches and verandahs if the Director of Planning first approves the design;

(e) all storage area below base surface for non-dwelling uses.

6.8 The Director of Planning or Development Permit Board may exclude from the computation of floor area:

(a) common amenity areas, to a maximum of 10% of the total floor area being provided, and,

(b) additional floor area as required to meet licensing requirements for the Child Day Care Facility,

if the Director of Planning or Development Permit Board considers the intent of this by-law and all applicable Council policies and guidelines.

Building Height

7.1 Building heights in each sub-area must not exceed the permitted height for that sub-area, as set out in Table 2.

7.2 Despite section 7.1 of this by-law and the building height regulations in section 10 of the Zoning and Development By-law, if the Director of Planning permits architectural features or mechanical appurtenances including elevator overrun and rooftop access structures in a sub-area, the height of the portions of the building with the permitted architectural features or mechanical appurtenances must not exceed the permitted building height for that sub-area, as set out in Table 2.

Table 2: Permitted Building Height

Sub-area	Building height	Building height for portions of the building with permitted architectural features or mechanical appurtenances
A	103.0 m	112.0 m
B	109.0 m	118.0 m

* * * * *

900-990 West 12th Avenue
CONDITIONS OF APPROVAL

Note: If the application is referred to a Public Hearing, these Conditions of Approval will be referenced in the Summary and Recommendations included in the hearing agenda package. Any changes to the conditions approved by Council will be contained in its decision. Applicants are advised to consult the hearing minutes for any changes or additions to these conditions.

PART 1: CONDITIONS OF APPROVAL OF FORM OF DEVELOPMENT

Note: Consideration by Council at the Public Hearing of the proposed form of development is in reference to plans prepared Musson Cattell Mackey (MCM) Partnership, received December 6, 2024, and supplemental plans received June 20, 2025 and October 9, 2025, and provides that the Director of Planning may allow minor alterations to this form of development when considering the detailed scheme of development submitted with the development application.

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

Urban Design

1.1 Design development to further refine the architectural expression and perceived massing through the use of architectural details and materials.

1.2 Design development to improve on the public realm interface design by improving the laneway pick-up and drop-off design with architectural and landscaping elements (also see Landscape Condition 1.3).

1.3 Staff will be undertaking comprehensive planning work on the Large and Unique Site: Vancouver General Hospital (VGH) Campus. Future permitting processes should consider and incorporate emerging and/or approved policy direction as applicable.

Note to Applicant: This may include considering and incorporating the site within the broader campus through improved walking, rolling and cycling connections. As well as participating in an overall health campus wayfinding strategy.

Landscape

1.4 Design development to enhance the public-private realm interface with special attention to the streetscape and lane interface (also see Urban Design Condition 1.2) by the following:

(a) Further enhance the small entry area at the corner of West 12th Avenue and Laurel Street by incorporating high-quality paving materials. Strengthen the visual and pedestrian connection to the VGH Campus, and relocate parking vents away from the entry area to create a more inviting public realm; and

(b) Provide a landscaped buffer to enhance and soften the laneway and drop-off area adjacent to the south neighbouring property.

1.5 Design development to maximize growing medium and planting depths for new trees, particularly within the central plaza areas, to enhance tree canopy coverage and ensure long term viability of the landscape.

Note to Applicant: Refer to *Broadway Plan* - Sustainability Section 11.1.59. This may be achieved by, but not limited to the following:

- Reduce the extent of underground parking and consider providing below grade setback and/ or notching the parkade, allowing the central plaza area to be off-slab as much as possible. This will increase permeable site areas and support rainwater infiltration; and
- Plant replacement trees at grade with larger size and species, where possible, to offset the loss of canopy cover and tree biomass on site;

1.6 Provision of an interim Landscape and Phasing Plan as part of the Landscape drawing package to confirm the existing tree grouping on the eastern side of the project site will be retained and protected until the commencement of Phase 2.

Note to Applicant: Since the project will be constructed in two phases, with the west building planned for Phase 1, removal of the existing tree groupings on the eastern side of the site is not supported until Phase 2 begins and the existing Windermere Care Centre building is cleared for demolition.

1.7 Provision of the following plans and documents at time of development permit application:

(a) A detailed Landscape Plan illustrating soft and hard landscaping;

Note to Applicant: The plans should be at 1/8”: 1 ft. scale minimum. The Plant List should include the common and botanical name, size and quantity of all existing/ proposed plant material. Plant material should be clearly illustrated on the Plan and keyed to the Plant List. The landscape plan should include the public realm treatment (to the curb) and all existing or proposed street trees, adjoining walkways, surface materials, PMT/Vista transformers and public utilities such as lamp posts, hydro poles, fire hydrants).

(b) Detailed architectural and landscape cross sections (minimum 1/4" inch scale) through common open spaces, semi-private patio areas and the public realm;

Note to Applicant: The sections should illustrate the slab design and location, the soil profile, tree root ball, tree canopy and any associated landscaping. For private patios and amenity areas, illustrate and dimension planters on slab, planter sizes (inside dimension), soil, root ball, retaining walls, steps, patios and portions of the adjacent building, such as residential units or amenity rooms.

(c) A soil depth overlay sheet;

Note to Applicant: Soil volumes for tree planning, growing mediums and planting depths must exceed CSLA standards.

(d) A canopy and vegetative cover calculation sheet;

Note to Applicant: Calculation should include the percentage of canopy cover relative to overall site area and total building roof area, refer to the *Rezoning Policy for Sustainable Large Developments*.

(e) A Tree Management Plan as part of the Landscape Plans, in coordination with arborist report tree management plan; and

Note to Applicant: It is preferred that the arborist tree management plan become the primary document for tree removal/ protection related matters.

(f) An arborist "letter of undertaking" to include signatures by the owner and arborist.

Note to Applicant: The signatures confirm that all parties are aware of the roles and responsibilities and that the project is on track to satisfy the steps and recommendations outlined by the arborist. For example, advanced planning will be needed to ensure that certain works, such as site supervision checkpoints, are coordinated.

Childcare

1.8 Design development to ensure the 25-space childcare facility is licensable by Community Care Facilities Licensing (CCFL) and meets the intent of the City's Childcare Design Guidelines, to the satisfaction of the General Manager of Arts, Culture and Community Services, which design shall include but is not limited to the following:

(a) The 25-space childcare facility must comprise not less than 247 sq. m (2,659 sq. ft.) of gross indoor area and not less than 350 sq. m (3,767 sq. ft.) of contiguous outdoor area, with adequate space for each program.

Note to applicant: The applicant should plan for an additional 15% of indoor area for mechanical, electrical, and garbage rooms, stairwells, lobby and storage.

(b) Applicant to refer to the Childcare Design Guidelines to ensure that indoor and outdoor activity spaces and support spaces meet requirements for each licensed group in childcare design.

(c) Design the childcare facility to ensure the outdoor play area complies with the minimum daily sunlight exposure requirements.

(d) The facility should be located no higher than 25 m (82 ft.) above grade.

(e) Provide sufficient parking stalls to meet Parking By-Laws.

Social Policy

1.9 Provision for the main entrance(s) to be recognizable and accessible to visitors approaching from West 12th Avenue, Oak Street and the plaza. Once inside, visitors should be able to easily navigate to a highly visible greeting/reception area for the long-term care.

1.10 Provision of adequate, accessible storage area for scooters at parking level with ample space to accommodate a 1.5 m turning radius.

1.11 Provision that floor design and layout supports persons with dementia by limiting the number of units per 'household' to support residents with smaller scale, reduced interactions, increased privacy and improved orientation/wayfinding.

1.12 Provision that common areas on each level of long-term care be designed at a household scale including small groupings of furniture.

1.13 Provision of a continuous walking loop through corridors on each level of long-term care.

1.14 Provision for unrestricted access to indoor/outdoor activity spaces to serve residents on each level of long-term care.

1.15 Provision for common area washrooms to be fully accessible, including signage/wayfinding for quick identification.

1.16 Provision to ensure common corridors are differentiated in appearance, accessible and wide enough to allow residents and visitors to pass each other unimpeded. Corridors should be wide enough to accommodate two walkers/wheelchairs to pass each other unimpeded.

1.17 Ensure main outdoor paths are wide enough for two users either walking or in wheelchairs to pass easily. Incorporate a simple looped path system in secure courtyard area to lead users along a journey of interesting focal points. Provide level walking surface with minimal glare, slip resistant treatment. Edge paving will support wayfinding and assist residents in staying on the hard surface. Handrails should be incorporated for those who are unsteady on their feet. Residents will have a habit of using handrails or walkers indoors and a continuation of that design element and physical support will allow them to be more confident going outdoors.

1.18 Consideration of a 'family room' space: a private area for any family visiting from a remote location due to a residents' illness or passing. This space should include furnishings that adjust for overnight stays including a television and internet access.

1.19 Provision of an operating plan, which must include, but may not be limited to information on details such as the following:

- Anticipated resident profile (target market);
- Proposed tenure of the units, i.e., rental, strata-title, or mix;
- Meals service;
- Other services provided on site;
- How the common spaces will be used and programmed; and
- Staffing, in particular, how 24 hour on-site emergency response and non-ambulatory residents will be achieved.

Note to Applicant: The operating plan is required at the development permit and Building Permit stages of the permitting process.

1.20 Provision to meet the *Seniors Housing, Community Care Facility and Group Residence Guidelines*.

Note to Applicant: Additional information and refinement may be required with respect to the design attributes of the facility to incorporate evidence-based design interventions that support social abilities, functionality, and well-being of older adults in long-term care settings.

Food Assets

1.21 Fulfill, to the satisfaction of the Director of Social Policy, the Sustainable Food Systems requirements of the *Rezoning Policy for Sustainable Large Developments*.

Note to Applicant: The applicant has proposed the development to provide edible landscaping, urban agriculture space, and a community kitchen. The Applicant is encouraged to discuss revisions with Social Policy staff (foodpolicy@vancouver.ca) prior to development permit submission.

1.22 Design Phase 1 of the development to include a minimum 175 sq. m (1,891 sq. ft.) dedicated community kitchen, with access to a 66 sq. m (712 sq. ft.) multipurpose space to support kitchen activities, satisfying the requirements of the *City-Affiliated Kitchen Design Guidelines* and *Sustainable Large Developments Administrative Bulletin*, or any other applicable policy at the time of development.

Note to Applicant: The current drawings indicate a kitchen design with limited flexibility. Staff are open to collaborating at the development permit stage to (1) revise the design to enable multiple uses (e.g., food literacy, celebrations, meal preparations, etc.) and (2) facilitate partnerships with other organisations that can optimise the impact of the kitchen.

1.23 Design development to include sufficient allocation of edible landscaping throughout the site consistent with the City's *Sustainable Large Developments Administrative Bulletin* and *Urban Agriculture Guidelines for the Private Realm*.

Note to Applicant: Staff are supportive of the intention to integrate food from the edible landscaping with the community kitchen programming.

The Applicant should collaborate with Vancouver Coastal Health to ensure co-benefits from the Food Infrastructures for Planetary Health Playbook are realized to increase the

impact of the edible landscaping (e.g., hiring a social enterprise to maintain the landscaping to support community economic development).

Please provide an edible plant list and table denoting edible landscaping as a proportion of the total landscaped area at development permit to facilitate staff review. Edible landscaping should be delivered in each phase of the project.

1.24 Design development to include urban agriculture plots and support facilities satisfying the *Rezoning Policy for Sustainable Large Developments Administrative Bulletin* (the "Large Sites Bulletin") and the *Urban Agriculture Guidelines for the Private Realm*, or any other applicable policy at the time of development permit.

Note to Applicant: Staff noted 13 urban agricultural plots in the drawings. This is lower than what is typically generated from a project of this scale; however, this lower number is amendable given the site's use and provided there is sufficient scale and impact generated from all the food assets. To facilitate Staff review, please provide:

(a) A scale test fit indicating the count and location of the garden plots and support facilities, including plots with enhanced accessibility features to accommodate persons who may have mobility restrictions;

(b) A shadow study demonstrating sufficient solar access for food production; and

(c) A viable operations plan outlining how plots will be activated and stewarded, including examples of activities to be considered.

Sustainability

1.25 All new buildings in the development will meet the requirements of the *Green Buildings Policy for Rezonings* (amended November 27, 2024) located here: https://guidelines.vancouver.ca/policy-green-buildings-for-rezonings.pdf.

Note to Applicant: Refer to the most recent bulletin *Green Buildings Policy for Rezonings – Process and Requirements*.

Engineering

1.26 Provision of a Construction Management Plan directly to TransLink (MRN@translink.ca) with a copy of the correspondence provided to the City of Vancouver a minimum of eight weeks prior to the start of any construction activity.

Note to Applicant: The City of Vancouver and TransLink have authority over construction works carried out on a City Street that is designated as part of the Major Road Network (MRN). This development site has been identified as being adjacent the MRN, as defined under the South Coast British Columbia Transportation Authority Act (https://www.translink.ca/plans-and-projects/projects/roads-bridges-and-goods-movement) on one or more frontages. Potential impacts to the road network due to site specific construction activity must be reviewed and approved for all sites proposing street use outside of currently regulated zone limitations.

1.27 Provision of construction details to determine ability to meet municipal design standards for shotcrete removal (COV Design Guidelines and 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 building occupancy. Provision of written acknowledgement of this condition is required. 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

1.28 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 days lead time 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

1.29 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.

1.30 Provision of a lighting simulation to support all offsite lighting upgrades to City standards and IESNA recommendations.

1.31 Provision of garbage and recycling storage amenity design to the satisfaction of the General Manager of Engineering Services, particularly the following:

(a) The total area of each waste room should equate to 2-2.5 times the physical footprint of the waste and recycling containers to allow for maneuverability.

Note to Applicant: Per staff calculation, depending on collection frequency, the weekly waste generation volume may exceed the capacity of the residential waste room. Pending information on the planned collection frequency of each waste stream, staff may recommend that the developer consider an increase to the size of the waste rooms or the use of compactors to reduce the frequency of collections.

(b) A vertical clearance of 4.5 m should be accommodated through the entire access route for a waste collection vehicle. Where the vehicle is tipping a front-end bin, allow 6.5 m-7.5 m vertical clearance.

(c) Separate waste rooms should be provided for each individual building use (long-term care, clinical support, daycare and retail).

(d) Clearly indicate staging location for garbage/recycling on the architectural plan. All collection activities shall occur on private property, not City property.

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.

https://guidelines.vancouver.ca/guidelines-garbage-recycling-storage-facility-design.pdf

1.32 As Phase 1 satisfies the requirement for large developments as per the *Rezoning Policy for Sustainable Large Developments*, Phase 1 is expected to be a leader in waste minimization and waste diversion. At time of issuance of a Phase 1 development permit, the applicant must provide a Zero Waste Design and Operations Plan that includes:

(a) Adequate space for collection bins and zero waste initiatives in buildings (F.3.1). Mandatory requirements for Zero Waste Initiatives:

(i) Solid waste storage amenity should be located at grade (ground level) and adjacent to the area where collection vehicles are allowed access to the amenity. If at grade amenity is not permissible, the amenity should be placed no more than one level down from grade. They must be designed to ensure all waste collection day activities occur on-site, as opposed to placing bins onto City property for collection.

(ii) The size of storage rooms must be in compliance with the guidelines set out in the *Garbage and Recycling Storage Amenity Design Supplement* allowing a sufficient number of carts/containers to meet the needs of the entire building.

(iii) The space allotted must exceed the minimum set out in the guidelines to allow for waste diversion programs to ensure items banned from garbage are not put in garbage (e.g. electronics, plastic bags, foam packaging).

(iv) There must be an infrastructure and maintenance plan to maintain a litter-free environment in exterior areas (e.g. public sidewalks and paths).

1.33 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, installed with approved root barriers and appropriate soil. Installation of Engineered Soil may be required to obtain appropriate soil volumes based on site conditions. Root barriers shall be of rigid material, 8 feet long and 12 inches in depth. Planting depth of root ball must be below sidewalk grade. Contact Park Board at pbdevelopment.trees@vancouver ca inspection after tree planting completion".

(iii) “The required Green Instructure improvements on Laurel Street will be as per City-issued design”.

Note to Applicant: Callouts must be included along with the note.

(iv) Off-site assets are to be constructed to the satisfaction of the General Manager of Engineering Services and as per the approved City geometric design, with the final design and location to be determined once the City geometric is received.

Note to Applicant: Drawings submitted as part of the Development Permit application will be preliminary with appropriate placeholders, and the final off-site geometric design will be provided by the City of Vancouver. An Engineering Project Coordinator will engage the Developer to facilitate the delivery of any City design after Development Permit issuance.

(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 guy wires 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 the VGH (Vancouver General Hospital) 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.

1.34 Provision of a Transportation Demand Management (TDM) Plan.

Note to Applicant: Submit TDM Plan A, B, or C. These requirements will apply to site development permits following this rezoning.

1.35 Provision of parking access, per Parking By-law Section 4 and the Design Supplement:

(a) Safe, functional grades on the ramp and in parking areas, including:

(i) Between 7.5% to 10% transition ramp grades for a minimum 4 m (13.1 ft.) at the bottom of the ramp; and

(ii) Remove column encroachments in the Class A Passenger Loading court on P1 of Phase 1.

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

(a) Dimension of columns and column encroachments into parking spaces;

(b) 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

(c) Design elevations at all breakpoints on both sides of ramps, drive aisles, loading and passenger loading spaces, accessible spaces, and entrances.

1.37 Provision of a complete Hydrogeological Study, as required by the Zoning and Development By-law (Section 4.3.4), which addresses the requirements outlined in the *Groundwater Management Bulletin*, including but not limited to:

(a) 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: The revised report should include findings from the recommendations in Section 8.0 of the Preliminary Hydrogeological Investigation Report (dated October 28, 2024).

The City does not support the long-term discharge of groundwater to our sewer system. Every effort should be made to prevent or limit this discharge, with the details reflected in the Groundwater Management Plan.

Construction-related discharge to the sewer must be measured and reported to the City. This monitoring must include daily average flow rates, and be submitted monthly to groundwater@vancouver.ca . A hold will be placed on the issuance of a building permit for excavation. To remove the hold, provide an anticipated start date for excavation, and the contact details for the professional services that have been retained to conduct this monitoring, to groundwater@vancouver.ca.

(b) An updated Impact Assessment to confirm that there are no significant risks from groundwater extraction/diversion.

Note to Applicant: The revised report should include additional information to support conclusions regarding the presence or absence of an historic stream on site.

1.38 Provision of a sewer abandonment plan by the Developer's Engineer that details the following:

(a) The abandonment or removal of all existing storm, sanitary, and combined connections to the development site.

Note to Applicant: The abandonment plan is required to be reviewed and accepted by the City Engineer prior to issuance of the Sewer Permit. Abandonment of the existing services must be specified on the engineering drawings and completed prior to occupancy of the proposed development.

1.39 Provision of all third-party utility services (e.g., BC Hydro, Telus and Shaw) to be underground. BC Hydro service to the site shall be primary. All required electrical plants will 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.

1.40 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 is to be shown on the plan (e.g., BC Hydro, Telus, 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

1.41 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.

1.42 Provision of a canopy application may be required should the encroaching structure(s) meet the specifications set out in Section 1.8.8 of the Vancouver Building By-Law.

Note to Applicant: Canopies must be fully demountable and drained to the buildings internal drainage systems. Please submit a copy of the site and elevation drawings of the proposed canopy for review at Development Permit application stage.

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, the General Manager of Engineering Services and the General Manager of Arts, Culture and Community Services, as necessary, and at the sole cost and expense of the owner/developer, make arrangements for the following:

Engineering

2.1 Make arrangements to the satisfaction of the General Manager of Engineering Services and the Director of Legal Services for release of an Easement & Indemnity Agreement 551203M (commercial crossing), prior to building occupancy.

Note to Applicant: Arrangements are to be secured prior to zoning enactment, with release to occur prior to issuance of an occupancy permit for the site. Provision of a letter of commitment will satisfactorily address this condition for zoning enactment.

2.2 Make arrangements to the satisfaction of the General Manager of Engineering Services, the Director of Legal Services and the Approving Officer for consolidation of Lots 1 and 2, both of Plan 1276, and Lot A, Plan 14143; all of Block 416 District Lot 526 to create a single parcel, subdivision of that site into the proposed development lots and dedication of the west 2.0 metres for road purposes.

Note to Applicant: A subdivision plan and application to the Subdivision and Strata Group is required. For general information see the subdivision website at: http://vancouver.ca/home-property-development/apply-to-subdivide-or-join-properties.aspx

2.3 Provision of a statutory right-of-way (SRW) for public pedestrian use over a portion of the site, adjacent to West 12th Avenue, to achieve a 5.5 m offset distance from the back of the existing curb to the building face. The SRW will be free of any encumbrance such as structure, stairs, planter walls, and mechanical vents at grade and is to accommodate the underground parking structure within the SRW agreement.

Note to Applicant: A survey plan prepared by a British Columbia Land Surveyor showing the existing dimension from the back of the City curb to the existing property line to determine the final SRW width required. The preparation of this legal agreement includes statutory rights-of-way and the requirement for collection of a fee for service and will be due prior to issuance of the development permit.

2.4 Provision of a statutory right-of-way (SRW) for public pedestrian use over a portion of the site, adjacent to Laurel Street, to achieve a 5.5 m offset distance from the back of the existing curb to the building face. The SRW will be free of any encumbrance such as structure, stairs, planter walls, and mechanical vents at grade and is to accommodate the underground parking structure within the SRW agreement.

Note to Applicant: A survey plan prepared by a British Columbia Land Surveyor showing the existing dimension from the back of the City curb to the existing property line to determine the final SRW width required. The preparation of this legal agreement includes statutory rights-of-way and the requirement for collection of a fee for service and will be due prior to issuance of the development permit.

2.5 Provision of a statutory right-of-way (SRW) for public pedestrian use over a portion of the site, adjacent to Oak Street, to achieve a 1.6 m offset distance from the new property line. The SRW will be free of any encumbrance such as structure, stairs, planter walls, and mechanical vents at grade and is to accommodate the underground parking structure within the SRW agreement.

Note to Applicant: A survey plan prepared by a British Columbia Land Surveyor showing the existing dimension from the back of the City curb to the existing property line to determine the final SRW width required. The preparation of this legal agreement includes statutory rights-of-way and the requirement for collection of a fee for service and will be due prior to issuance of the development permit.

2.6 Provision of a natural watercourse agreement.

Note to Applicant: Records indicate the potential presence of natural watercourse (a historic stream). A legal agreement is required to ensure that should the watercourse be discovered or impact the site during development and beyond, that its flow will not be obstructed.

SERVICES AGREEMENT – PHASE 1

2.7 Provision of a Services Agreement to detail the on-site and off-site works and services necessary or incidental to the servicing of the site (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 are provided. No development permit for the site, or any portion thereof, or for any building or improvements thereon will be issued until the letter of credit or such other form of alternative security that may be acceptable to the City in its sole discretion, as security for the services is provided. The timing for the 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) Provision of adequate water service to meet the fire flow demands of the project. Based on the confirmed Fire Underwriter's Survey Required Fire Flows submitted by AME Group on February 5, 2025, no water main upgrades are required to service the development.

Note to Applicant: After subdivision, the proposed development for Phase 1 can be serviced by either the 150 mm main on West 12th Avenue or the 200 mm main on Laurel Street. Should the development require water service connections larger than the servicing main, 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 upgrading. 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 By-law, the principal entrance must be within 90 m 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 with the aforementioned by-law will be required. The developer is responsible for 100% of the cost of this upgrade.

(b) Provision of adequate sewer (storm and sanitary) service to meet the demands of the project.

Note to Applicant: Implementation of development(s) at 900-990 West 12th Avenue does not require any sewer upgrades.

Development Phase 1 to be serviced to the existing 300 mm SAN and 600 mm STM on West 12th Avenue.

Note to Applicant: The City of Vancouver Council has approved a Vancouver Building By-law change that will go into effect on January 1, 2026. The onsite rainwater release rate requirement is anticipated to be changed to the following: The post-development 10-year flow rate discharged from the site shall be no greater than 25 L/s/Ha of site area, and the first 15 mm of rainfall over areas not covered in landscaping shall be controlled to 5 L/s/ha. The post-development estimate shall utilize the 2100 IDF curves to account for climate change. Acceptable calculation methods will also be specified. This site will be required to comply with these requirements. More information is available at vancouver.ca/rainwater.

(c) Provision of street improvements, and appropriate transitions, along West 12th Avenue adjacent to the Phase 1 site, including:

(i) Minimum 3.0 m wide broom finish saw-cut concrete sidewalk;

(ii) Minimum 2.0 m wide front boulevard with street trees where space permits;

Note to Applicant: Final spacing, quantity and location of the trees 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 material, 8 feet long and 18 inches deep, center 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.

(iii) Corner curb ramp;

(iv) Removal of the existing driveways and replacement with full-height curb with gutter, boulevard and sidewalk;

(v) Integral concrete curb and slab at the bus stop on West 12th Avenue per CoV standards, and

(vi) Removal of existing stairs, walls and other encroachments from CoV boulevard along West 12th Avenue.

(d) Provision of street improvements, and appropriate transitions, along Oak Street adjacent to the site, including:

(i) Minimum 3.0 m wide broom finish saw-cut concrete sidewalk;

(ii) Minimum 2.0 m wide front boulevard with street trees;

Note to Applicant: Final spacing, quantity and location of the trees 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 material, 8 feet long and 18 inches deep, center 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.

(iii) Corner curb ramp;

(iv) Curb and gutter, including road reconstruction as required to accommodate the new curb and gutter, and

Note to Applicant: Road reconstruction on Oak Street to meet CoV Bus Routes standards.

(v) Raise existing light and trolley poles on Oak Street to accommodate new full height curb.

Note to applicant: City of Vancouver to provide approved Geometric design. All elements of the Geometric design must be constructed to meet City Standards including, but not limited to relocation of existing catch basins or installation of new catch basins where required to accommodate the geometric design.

(e) Provision of street improvements along the lane and appropriate transitions, adjacent to the Phase 1 site, including the following:

(i) Full depth pavement reconstruction;

Note to Applicant: Lane reconstruction to meet CoV “Higher-Zoned Lane” standards.

(ii) New standard concrete lane crossings, with new lane returns and ramps on both sides, at the lane entrances on Oak Street.

Note to Applicant: Refer to the City design guidelines and construction standards. https://vancouver.ca/streets-transportation/street-design-construction-resources.aspx

(f) Provision of upgraded street lighting (roadway and sidewalk) and existing lane lighting to current City standards and IESNA recommendations.

(g) Provision of new or replacement duct banks adjacent the development site that meet current City standards.

Note to Applicant: Duct banks are to consist of electrical and communication ducts and cables, and connect to existing electrical and communication infrastructure.

The detailed Electrical Design will be required prior to the start of any associated electrical work to the satisfaction of the General Manager of Engineering Services, and, in conformance with current CoV Engineering Design Manual, Construction Specifications, Standard Detail Drawing, Canadian Electrical Code and the Master Municipal Construction Documents. Submission of the detailed Electrical Design does not occur until the Rezone has been enacted and a City Project Coordinator is assigned to the project.

Existing electrical conduits in this area may contain asbestos, ensure appropriate identification and remediation methods are accounted for.

(h) Provision of lane lighting on standalone poles with underground ducts, if BC Hydro poles with attached City lane lights are planned to be removed.

Note to Applicant: The ducts must be connected to the existing City street lighting grid.

(i) Provision of new electrical service cabinet/kiosk on Oak Street, if existing City's traffic signal and street lighting services affixed to BC Hydro poles in the lane south of development site to be removed/relocated due to development's requirement.

Note to Applicant: The kiosk shall be fed by BC Hydro underground grid. As such, a right-of-way (ROW) space shall be provided on-site to accommodate BC Hydro pad mounted transformer.

A Development and Major Projects construction coordinator will contact the Applicant in the development permit stage and coordinate the submission of the detailed Electrical design. The detailed Electrical design is required prior to the start of any associated electrical work and is to conform with the current City Engineering Design Manual, Construction Specifications, Standard Detail Drawing, Canadian Electrical Code, and the Master Municipal Construction Documents.

(j) Provision for the installation of parking regulatory signage on streets adjacent to the site to the satisfaction of the General Manager of Engineering Services.

SERVICES AGREEMENT – PHASE 2

2.8 Provision of a Services Agreement to detail the on-site and off-site works and services necessary or incidental to the servicing of the site (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 are provided. No development permit for the site, or any portion thereof, or for any building or improvements thereon will be issued until the letter of credit or such other form of alternative security that may be acceptable to the City in its sole discretion, as security for the services is provided. The timing for the 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) Provision of adequate water service to meet the fire flow demands of the project. Based on the confirmed Fire Underwriter's Survey Required Fire Flows submitted by AME Group on February 5, 2025, no water main upgrades are required to service the development.

Note to Applicant: After subdivision, the proposed development for Phase 2 can be serviced by either the 150 mm main on West 12th Avenue or 300 mm main on Oak Street. Should the development require water service connections larger than the servicing main, 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 upgrading. 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 By-law, the principal entrance must be within 90 m 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 with the aforementioned by-law will be required. The developer is responsible for 100% of the cost of this upgrade.

(b) Provision of adequate sewer (storm and sanitary) service to meet the demands of the project.

Note to Applicant: Implementation of development(s) at 900-990 West 12th Avenue does not require any sewer upgrades.

Development Phase 2 to be serviced to the existing 300 mm SAN and 600 mm STM on West 12th Avenue.

Note to Applicant: The City of Vancouver Council has approved a Vancouver Building By-law change that will go into effect on January 1, 2026. The onsite rainwater release rate requirement is anticipated to be changed to the following: The post-development 10-year flow rate discharged from the site shall be no greater than 25 L/s/Ha of site area, and the first 15 mm of rainfall over areas not covered in landscaping shall be controlled to 5 L/s/ha. The post-development estimate shall utilize the 2100 IDF curves to account for climate change. Acceptable calculation methods will also be specified. This site will be required to comply with these requirements. More information is available at vancouver.ca/rainwater.

(c) Provisions of street improvements, and appropriate transitions, along Laurel Street adjacent to the site, including:

(i) Minimum 3.0 m wide broom finish saw-cut concrete sidewalk;

(ii) Provision of minimum 2.0 m wide front boulevard with street trees where space permits;

Note to Applicant: Final spacing, quantity and location of the trees 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 material, 8 feet long and 18 inches deep, center 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.

(iii) Corner curb ramp;

(iv) Curb bulge, including relocation of the existing catch basin and road reconstruction as required to accommodate the curb bulge;

(v) Full depth road reconstruction from curb to curb along the site's frontage;

Note to Applicant: Road reconstruction on Laurel Street to meet City of Vancouver Higher Zoned Street standards; and

(vi) Removal of the existing driveways and replacement with full-height curb with gutter, boulevard and sidewalk.

(d) Provision of street improvements, and appropriate transitions, along W 12th Ave adjacent to the Phase 2 site, including:

(i) Minimum 3.0 m wide broom finish saw-cut concrete sidewalk;

(ii) Minimum 2.0 m wide front boulevard with street trees where space permits;

Note to Applicant: Final spacing, quantity and location of the trees 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 material, 8 feet long and 18 inches deep, center 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.

(iii) Corner curb ramp; and

(iv) Removal of the existing driveways and replacement with full-height curb with gutter, boulevard and sidewalk.

Note to applicant: City of Vancouver to provide approved Geometric design. All elements of the Geometric design must be constructed to meet City Standards including, but not limited to relocation of existing catch basins or installation of new catch basins where required to accommodate the geometric design.

(e) Provision of street improvements along the lane, adjacent to the Phase 2 site and appropriate transitions, including the following:

(i) Full depth pavement reconstruction; and

Note to Applicant: Lane reconstruction to meet CoV "Higher-Zoned Lane" standards.

(ii) Provision of new standard concrete lane crossings, with new lane returns and ramps on both sides, at the lane entrances on Laurel Street.

Note to Applicant: Refer to the City design guidelines and construction standards. https://vancouver.ca/streets-transportation/street-design-construction-resources.aspx

(f) Provision of upgraded street lighting (roadway and sidewalk) and existing lane lighting to current City standards and IESNA recommendations.

(g) Provision of new or replacement duct banks adjacent the development site that meet current City standards.

Note to Applicant: Duct banks are to consist of electrical and communication ducts and cables, and connect to existing electrical and communication infrastructure.

The detailed Electrical Design will be required prior to the start of any associated electrical work to the satisfaction of the General Manager of Engineering Services, and, in conformance with current COV Engineering Design Manual, Construction Specifications, Standard Detail Drawing, Canadian Electrical Code and the Master Municipal Construction Documents. Submission of the detailed Electrical Design does not occur until the Rezone has been enacted and a City Project Coordinator is assigned to the project.

Existing electrical conduits in this area may contain asbestos ensure appropriate identification and remediation methods are accounted for.

(h) Provision of lane lighting on standalone poles with underground ducts, if BC Hydro poles with attached City lane lights are planned to be removed.

Note to Applicant: The ducts must be connected to the existing City street lighting grid.

(i) Provision of new electrical service cabinet/kiosk on Oak Street., if existing City's traffic signal and street lighting services affixed to BC Hydro poles in the lane south of development site to be removed/relocated due to development's requirement.

Note to Applicant: The kiosk shall be fed by BC Hydro underground grid. As such, a right-of-way (ROW) space shall be provided on-site to accommodate BC Hydro pad mounted transformer.

A Development and Major Projects construction coordinator will contact the Applicant in the Development Permit stage and coordinate the submission of the detailed Electrical design. The detailed Electrical design is required prior to the start of any associated electrical work and is to conform with the current City Engineering Design Manual, Construction Specifications, Standard Detail Drawing, Canadian Electrical Code, and the Master Municipal Construction Documents.

(j) Provision of Green Infrastructure improvements to the satisfaction of the General Manager of Engineering Services, including:

(i) At the northern end of Laurel Street, install a bioretention system in curb bulge to treat and retain 90% of average annual rainfall from the right-of-way (RoW) to the greatest extent practical.

Note to Applicant: These improvements generally include placement of plants, street trees, growing medium, and perforated pipe sub drain connected to the sewer system. Green infrastructure design will be coordinated with Urban Forestry, Streets and Transportation to approve all infrastructure proposed within the public realm.

Green Infrastructure (GI) should be used to manage rainwater from the street right-of-way as required in the Rain City Strategy. The retention standard for the right-of-way is to treat and retain 90% of average annual rainfall where possible. These design standards are applied to the prescribed GI measures listed above.

(k) Provision for the installation of parking regulatory signage on streets adjacent to the site to the satisfaction of the General Manager of Engineering Services.

Housing

2.9 Enter into a Section 219 Covenant and/or such other agreements as the General Manager of Planning, Urban Design and Sustainability and the Director of Legal Services determine are necessary to require the applicant to:

(a) Provide a Tenant Relocation Plan to the satisfaction of the General Manager of Planning, Urban Design and Sustainability as per the *Broadway Plan* and the *Tenant Relocation and Protection Policy* (TRPP) that is effective at the time of submission of the development permit application.

(b) Provide a notarized declaration prior to issuance of the development permit that demonstrates that each tenant has been given written notice of the intent to redevelop the property; that indicates the number of units occupied on the date of the notice; and includes copies of a letter addressed to each eligible tenant summarizing the Tenant Relocation Plan offer and signed as received by each eligible tenant.

(c) Provide an Interim Tenant Relocation Report to the satisfaction of the General Manager of Planning, Urban Design and Sustainability prior to issuance of the demolition permit. The Report must include, but may not be limited to, the names of tenants; the names of any tenants who have ended their tenancy; the reason for its end (e.g. tenant decision or mutual agreement to end tenancy); the outcomes of their search for alternate accommodation (if assistance was requested by the tenant), and their total compensation amount(s); the names of tenants still remaining in the building; the status of the applicant's search for relocation options (if assistance was requested by the tenant) and/or additional assistance rendered, as required through their Tenant Relocation Plan.

Note to Applicant: If a long period of time elapses between Public Hearing and before issuance of demolition permit, the City may request an additional Interim Tenant Relocation Report be submitted.

(d) Provide a Final Tenant Relocation Report to the satisfaction of the General Manager of Planning, Urban Design and Sustainability prior to issuance of the Occupancy Permit should this be requested by staff and/or any tenants were still residing in the building at the time of the Interim Relocation Report. The Report must include, but may not be limited to, the names of tenants; and the outcome of their search for alternate accommodations; the total monetary value given to each tenant (moving costs, financial compensation), and any other compensation).

Childcare

2.10 Make arrangements to the satisfaction of the Director of Legal Services, in consultation with the General Manager of Arts, Culture and Community Services, for the provision of a fully fit, finished, equipped and supplied 25-space childcare facility. To secure this condition, the Applicant will enter into one or more agreements with the City, which will include without limitation a Section 219 Covenant registered on title to the lands, and such agreement(s) will include to the following conditions:

(a) The 25-space childcare facility must consist of no less than 247 sq. m (2,659 sq. ft.) of gross indoor space with adjacent outdoor space of no less than 350 sq. m (3,767 sq. ft.);

(b) The childcare facilities must meet the intent of the City of Vancouver *Childcare Design Guidelines*, and must be licensable by meeting the Child Care Licensing Regulation pursuant to the Community Care and Assisted Living Act, as administered by Community Care Facilities Licensing (CCFL);

(c) The provision of childcare services must be secured for 75 years or for the life of the building, whichever is longer;

(d) The operation of the childcare facility must be by a non-profit operator(s) selected by, or satisfactory to, the Managing Director of Social Policy;

(e) The Owner shall bear all start up costs and be responsible for maintaining and repairing the childcare facility; and

(f) Such other terms and conditions as the Director of Legal Services, in consultation with the General Manager of Arts, Culture and Community Services may in their sole discretion require.

Community Benefits Agreement

2.11 Make arrangements to the satisfaction of the Director of Legal Services, in consultation with the General Manager of Arts, Culture and Community Services, per the City of Vancouver's *Community Benefits Agreement Policy*, to enter into a Community Benefits Agreement, which will commit the Applicant and its development partners to:

(a) Strive for an overall target of 10% of all labour (including that for contractors, subcontractors and other possible vendors) are local and from equity seeking groups; including women and gender-diverse individuals, Indigenous peoples, racialized communities, and others facing barriers to opportunity due to discrimination, exclusion and stigmatization. They must provide best efforts to achieve this target by prioritizing new and entry-level hires through a First Source Hiring Program, in consultation with community stakeholders and a third party monitor.

(b) Demonstrate Best Efforts to procure a minimum of 10% of material goods and services from third party certified social impact and/or equity seeking businesses and social enterprises, across the entire lifecycle of the development site, prioritizing Vancouver-based ventures but extending through supply chains regionally and outside the Province and the Country where and when required. This Includes, where applicable, post-occupancy and ongoing service needs; and

(c) Demonstrate Best Efforts to procure a minimum of 10% of materials, goods and services from Vancouver companies or companies located in Metro Vancouver or British Columbia. These may or may not also be equity seeking 3rd party certified businesses as defined in the policy;

Note to Applicant: It is highly recommended that the applicant contact the CBA planner (harris.watt@vancouver.ca) at the rezoning stage.

Food Assets

2.12 Fulfill, to the satisfaction of the Director of Social Policy, the Sustainable Food Systems requirements of the *Rezoning Policy for Sustainable Large Developments* by delivering a minimum of three food assets. To secure this condition, the applicant may be required to enter into one or more agreements with the City, all to be satisfied at no cost to the City and to the City's satisfaction, which agreement(s) may include, but not limited to, the following provisions and requirements:

(a) Certain permit holds subject to completion of the design, construction, and satisfactory acceptance of the food assets.

(b) Covenants regarding the installation and maintenance of the food assets and statutory rights of way to secure public access thereto.

(c) Such other terms and conditions as the Director of Legal Services, in consultation with the General Manager of Arts, Culture and Community Services, may in their sole discretion require.

Public Art

2.13 Execute an agreement satisfactory to the Director of Legal Services and the General Manager of Arts, Culture and Community Services for the provision of public art in accordance with the City's *Public Art Policy*, such agreement to provide for security in a form and amount satisfactory to the aforesaid officials.

Note to Applicant: Consult with the City's Head of Public Art regarding opportunities for investment in public spaces as per the *Broadway Plan*.

Note to Applicant: Provide development details to the satisfaction of the Head of Public Art (a checklist will be provided) confirming the selection of Option A, Art on Site, or Option B, 80% cash-in-lieu of art.

Note to Applicant: Please contact Public Art staff at publicart@vancouver.ca to discuss your application.

Environmental Contamination

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

(a) Submit a site disclosure statement to Environmental Services;

(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.

Agreements

Note to Applicant: 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 Covenants pursuant to Section 219 of 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-laws 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.

* * * * *

900-990 West 12th Avenue
PROPOSED CONSEQUENTIAL BY-LAW AMENDMENTS

DRAFT AMENDMENT TO REPEAL CD-1 (295) 900 WEST 12TH AVENUE BY-LAW NO. 7114

This by-law repeals CD-1 (295) By-law No. 7114.

DRAFT AMENDMENTS TO THE SIGN BY-LAW NO. 11879

Amend Schedule A (CD-1 Zoning Districts Regulated by Part 9) by adding the following:

"900-990 West 12th Avenue [CD-1#] [By-law #] [C-2]"

DRAFT AMENDMENT TO THE NOISE CONTROL BY-LAW NO. 6555

Amend Schedule B (Intermediate Zone) by adding the following:

"[CD-1 #] [By-law #] 900-990 West 12th Avenue"

900-990 West 12th Avenue
SUMMARY OF TENANT RELOCATION PLAN TERMS

Tenant Relocation and Protection Requirements	Tenant Relocation Plan Offer
Financial Compensation	Compensation in the form of free rent, a lump sum payment, or a combination of both, will be available for each unit eligible for Tenant Relocation Plan according to the following schedule: ▪ 4 months' rent for tenancies up to 5 years; ▪ 5 months' rent for tenancies over 5 years and up to 10 years; ▪ 6 months' rent for tenancies over 10 years and up to 20 years; ▪ 12 months' rent for tenancies over 20 years and up to 30 years; ▪ 18 months' rent for tenancies over 30 years and up to 40 years; and ▪ 24 months' rent for tenancies over 40 years.
Notice to End Tenancies	Landlord to provide regular project updates to tenants throughout the development approvals process. A minimum of four months' notice to end tenancy after all permits are issued is required (e.g. all development, building, and demolition permits in place).
Moving Expenses (flat rate or arrangement of an insured moving company)	A flat rate of $750 or $1000 will be provided to all eligible tenants depending on the type of unit.
Assistance in Finding Alternate Accommodation (3 options)	Staff will distribute tenant needs assessment surveys and the results will be used to identify tenants' needs and preferences in to help with relocation efforts. As the Right of First Refusal is not available, the applicant will be required to provide an assistance and compensation package tailored to the needs of existing eligible tenants that focuses on finding new rental homes that are appropriate to their needs and with best efforts to secure homes that are affordable to their household.
Additional Support for Low Income Tenants or Tenants Facing Other Barriers to Appropriate Housing	The applicant is partnering with a property manager/Tenant Relocation Coordinator to assist existing tenants with finding alternate accommodation. For low-income tenants and tenants facing other barriers to housing, as defined in the *Tenant Relocation and Protection Policy* (TRPP), the applicant will be required to commit to assisting in securing a permanent, suitable affordable housing option.

900-990 West 12th Avenue
PUBLIC CONSULTATION SUMMARY

1. List of Engagement Events, Notification, and Responses

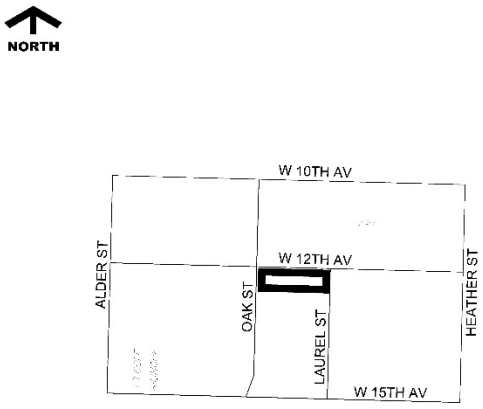
	Date	Results
Event		
Question and Answer Period (City-led)	April 11, 2025 – April 24, 2025	159 participants (aware)* • 51 informed • 9 engaged
Public Notification		
Postcard distribution – Notice of rezoning application and Question and Answer Period	April 9, 2025	3,486 notices mailed
Public Responses		
Online questions	April 11, 2025 – April 24, 2025	2 submittals
Online comment forms • Shape Your City platform	February – August 2025	22 submittals
Overall position • support • opposed • mixed	February – August 2025	22 submittals • 12 responses • 7 responses • 3 responses
Other input	February – August 2025	3 submittals
Online Engagement – Shape Your City Vancouver		
Total participants during online engagement period	February – August 2025	1383 participants (aware)* • 511 informed • 24 engaged

Note: All reported numbers above are approximate.

* The Shape Your City platform allows staff to capture more nuanced levels of engagement associated with the rezoning application, categorized as:

- **Aware**: Number of unique visitors to the application webpage that viewed only the main page.
- **Informed**: Visitors who viewed documents or the video/photo gallery associated with the application; *informed* participants are a subset of *aware* participants.
- **Engaged**: Visitors that submitted a comment form or asked a question; *engaged* participants are a subset of *informed* and *aware* participants.

2. Map of Notification Area



NOTIFICATION AREA

3. Analysis of All Comments Received

Below is an analysis of all public feedback by topic.

Generally, comments of support fell within the following areas:

- **General Support:** Several respondents showed support for the proposed development.
- **Location:** Respondents showed support for the choice of location indicating that it will improve neighbourhood character and livability.

Generally, comments of concern fell within the following areas:

- **Height, density, and massing:** The height of the proposal would be too tall in an area that only has low to mid-rise developments.
- **Sunlight and views:** The proposed development would block sunlight and views of mountains and downtown.
- **Traffic and Parking:** There were concerns about parking availability and traffic congestion with roads being occupied by construction, ambulances, ride share vehicles, and personal vehicles.

The following miscellaneous comments were received from the public (note: these were topics that were not ranked as highly as above).

General comments of concern:

- There should be more affordable housing coming from this development.
- Felt that people were not adequately consulted or that their opinions were not heard.
- There is a lack of amenities in the area to support a larger population.
- There is not enough green space associated with the project.

Neutral comments/suggestions/recommendations:

- There should be more rental availability.
- Increase the parking infrastructure and availability.
- Would like to see pet free areas.
- The building and surrounding space should be AAA (All Ages & Abilities).
- Would like to see there be a faith-based/mediation room.

* * * * *

900-990 West 12th Avenue
URBAN DESIGN PANEL

1. URBAN DESIGN PANEL MINUTES

The Urban Design Panel (UDP) reviewed this application on April 23, 2025. A summary of the decision is provided below. The full meeting minutes can be found online:

EVALUATION: Support with Recommendations (6/0)

Having reviewed the project, it was moved by HELEN BESHARAT and seconded by JON STOVELL and was the decision of the Urban Design Panel:

THAT the Panel recommends Support with recommendations

THAT the applicant team carefully review the summary of panel consensus comments, as reflected in the meeting minutes.

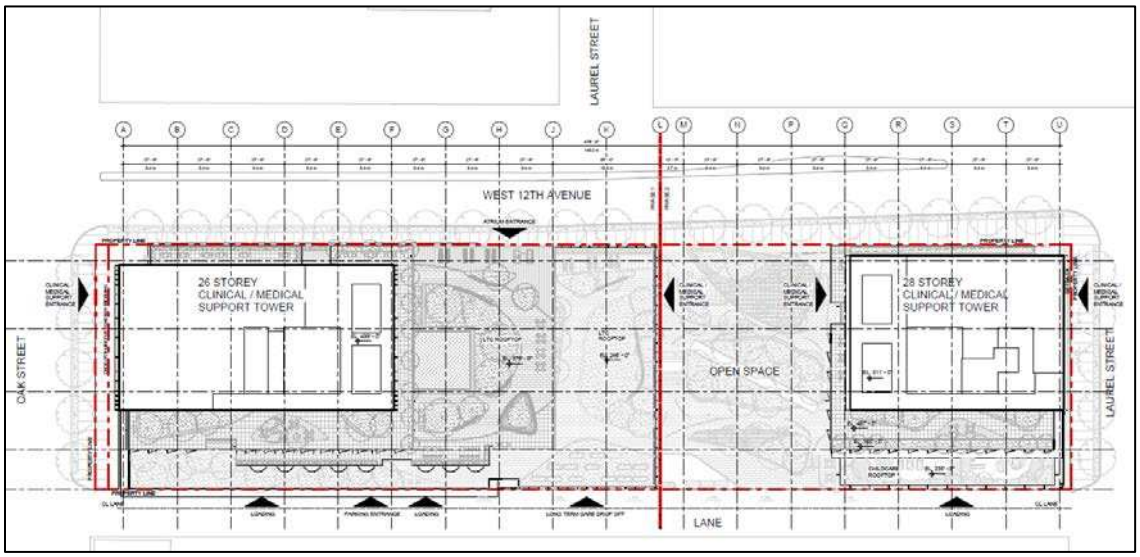
Summary of Panel Consensus Comments

- Consider flexibility and possible future impacts to the south development.
- Consider shadow analysis potential for southern development on the children play space and outdoor areas to benefit end users.
- Consider providing connections to the long-term care and childcare space for residents. Consideration to laneway and drop off area.
- Further consideration to the articulation and massing.

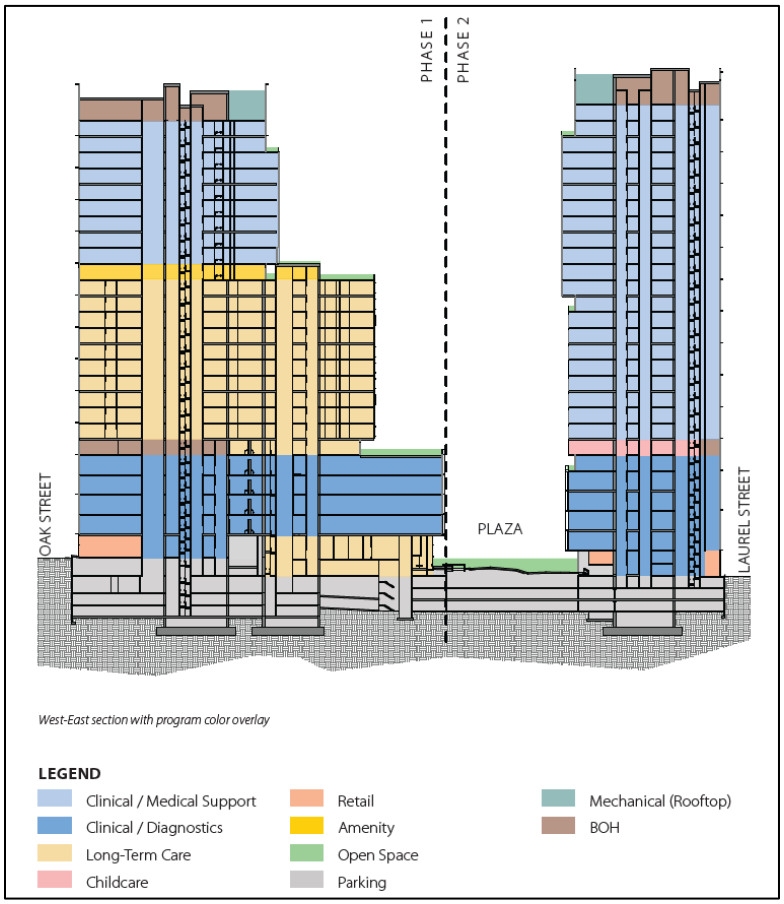
* * * * *

900-990 West 12th Avenue
FORM OF DEVELOPMENT DRAWINGS

Site Plan with Subdivision

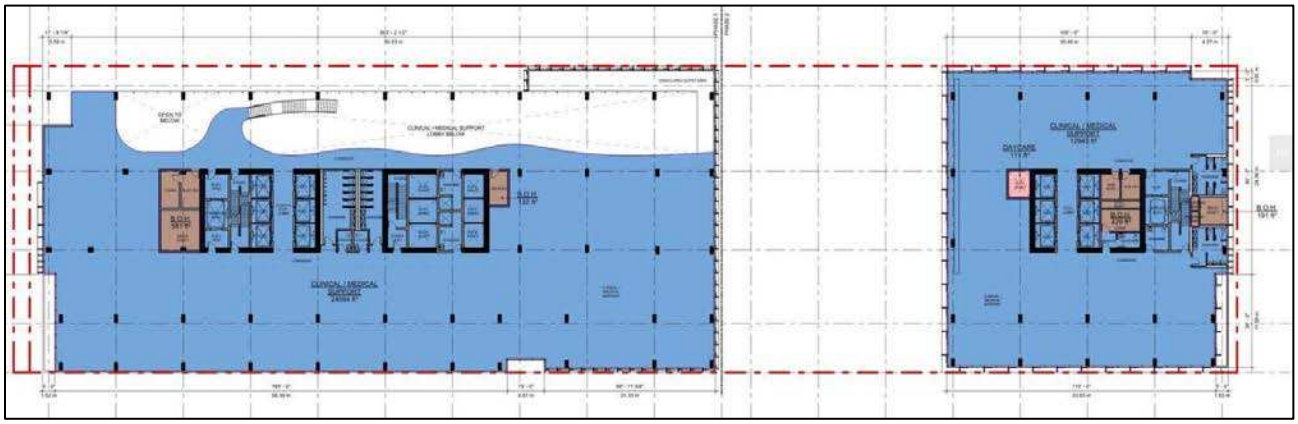


Building Program

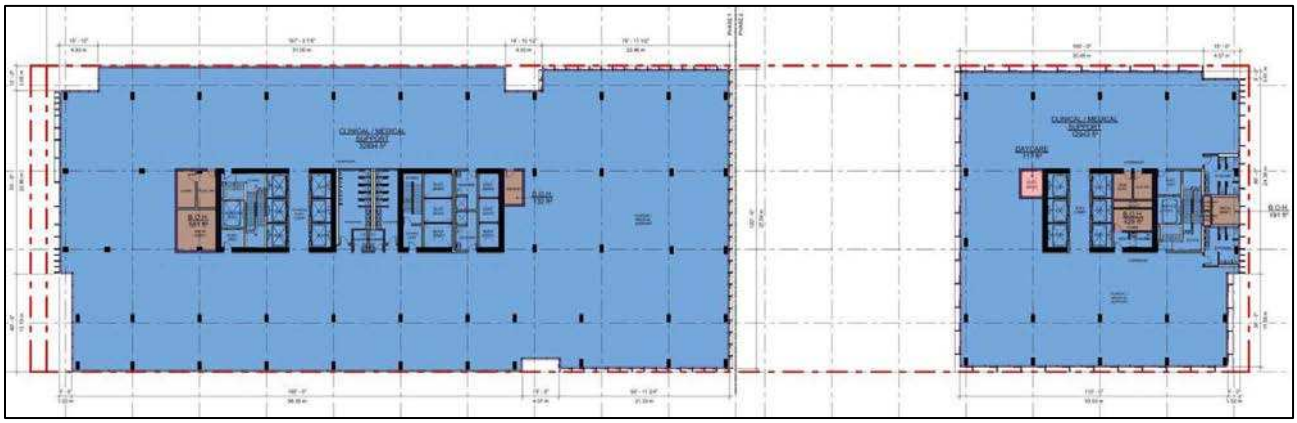


Ground Level Plan

Level 2 Plan



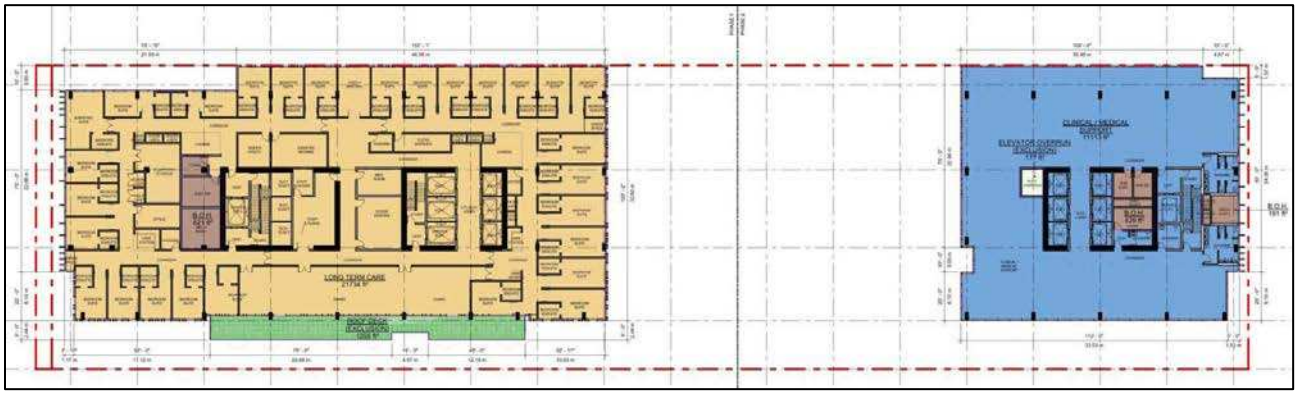
Level 3 Plan



Level 6 Plan

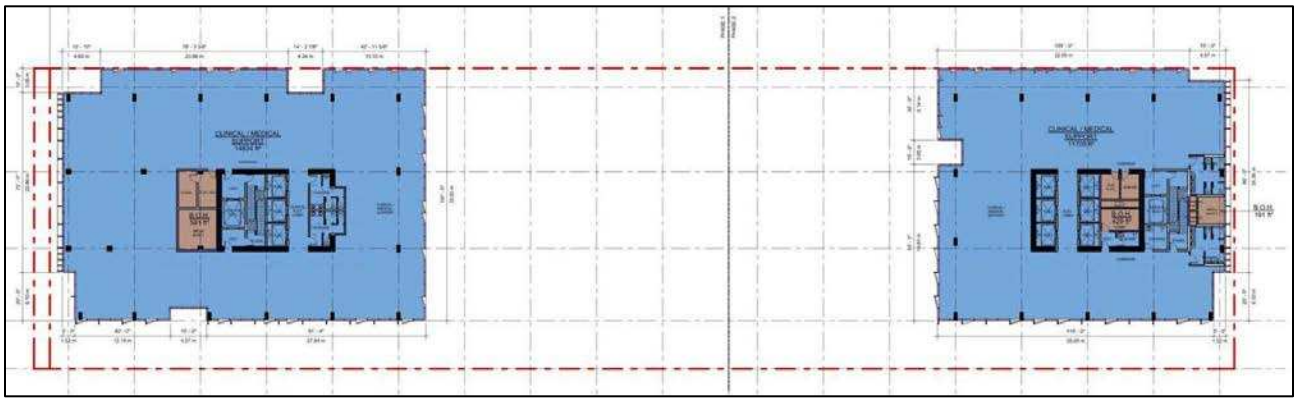
Revised Plan for 25-Space Childcare

Level 7 Plan

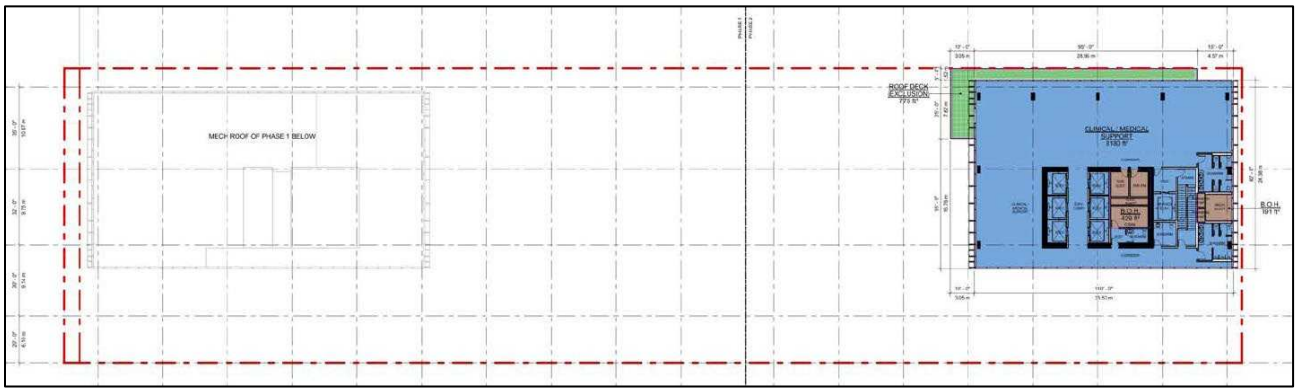


Level 17 Plan

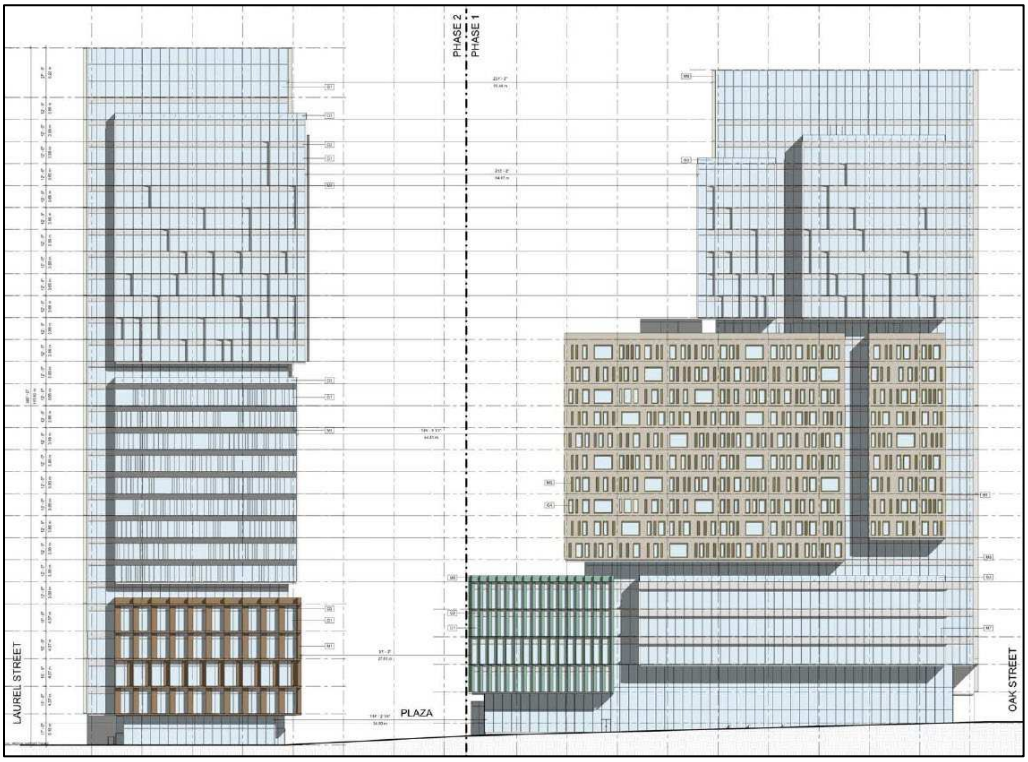
Level 18-24 Plan



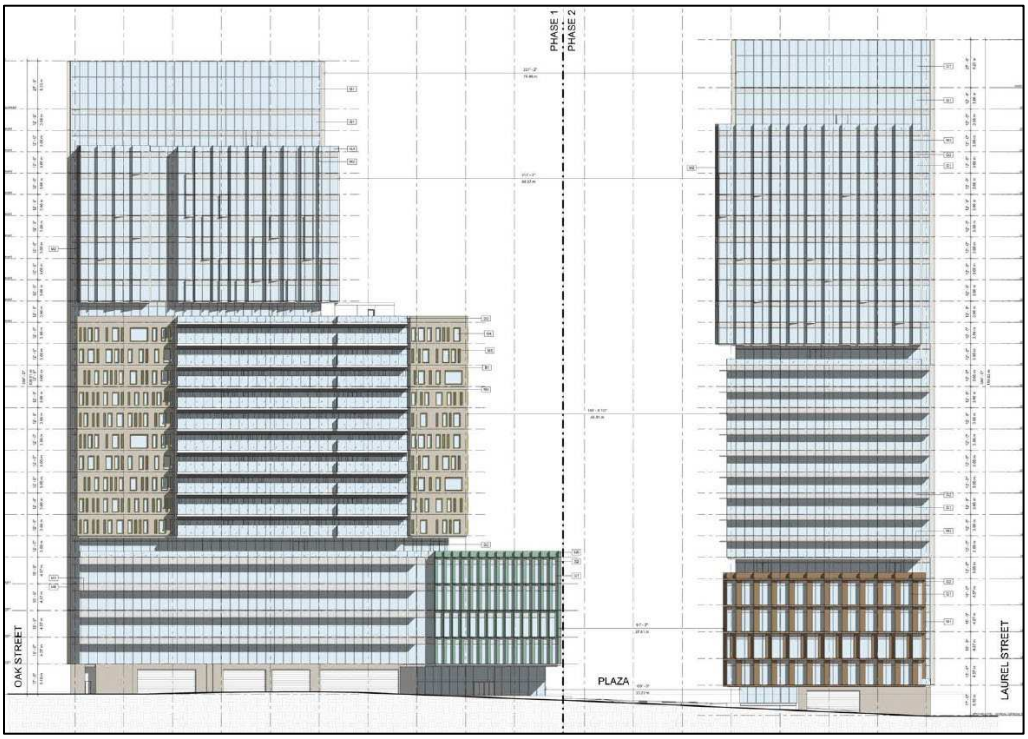
Level 28 Plan



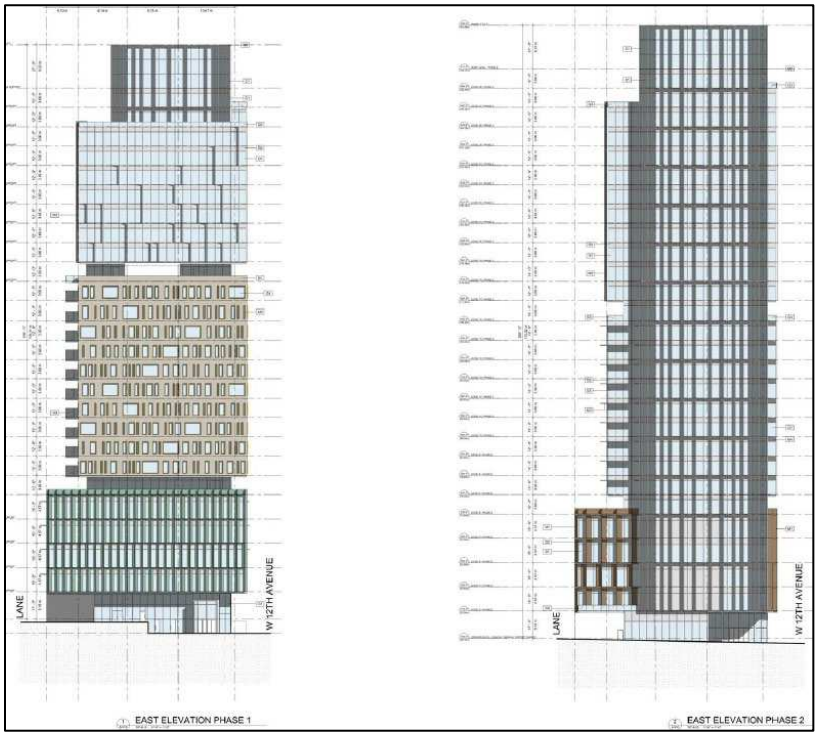
North Elevation



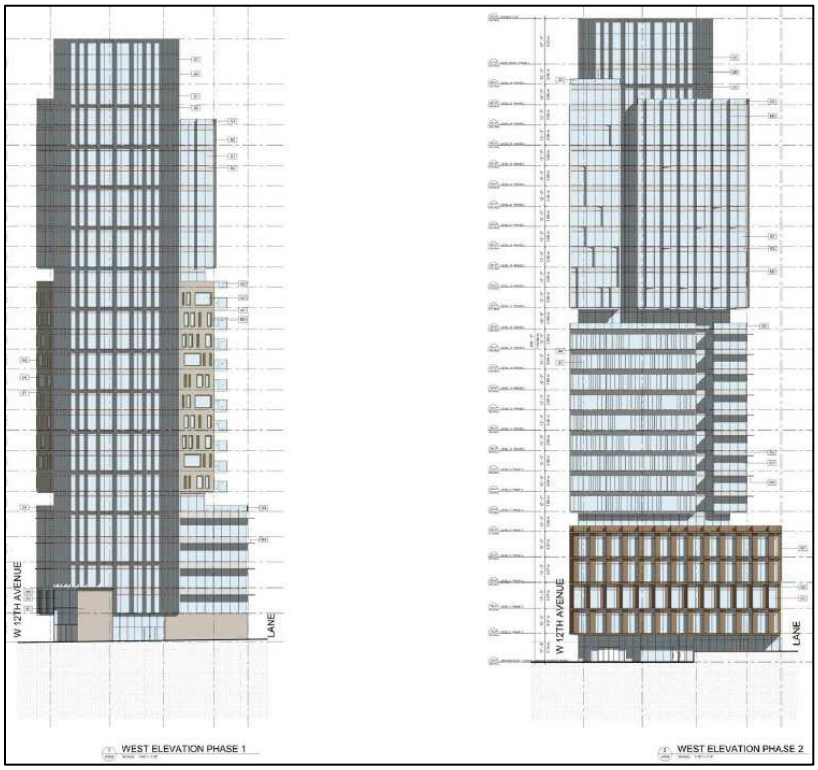
South Elevation



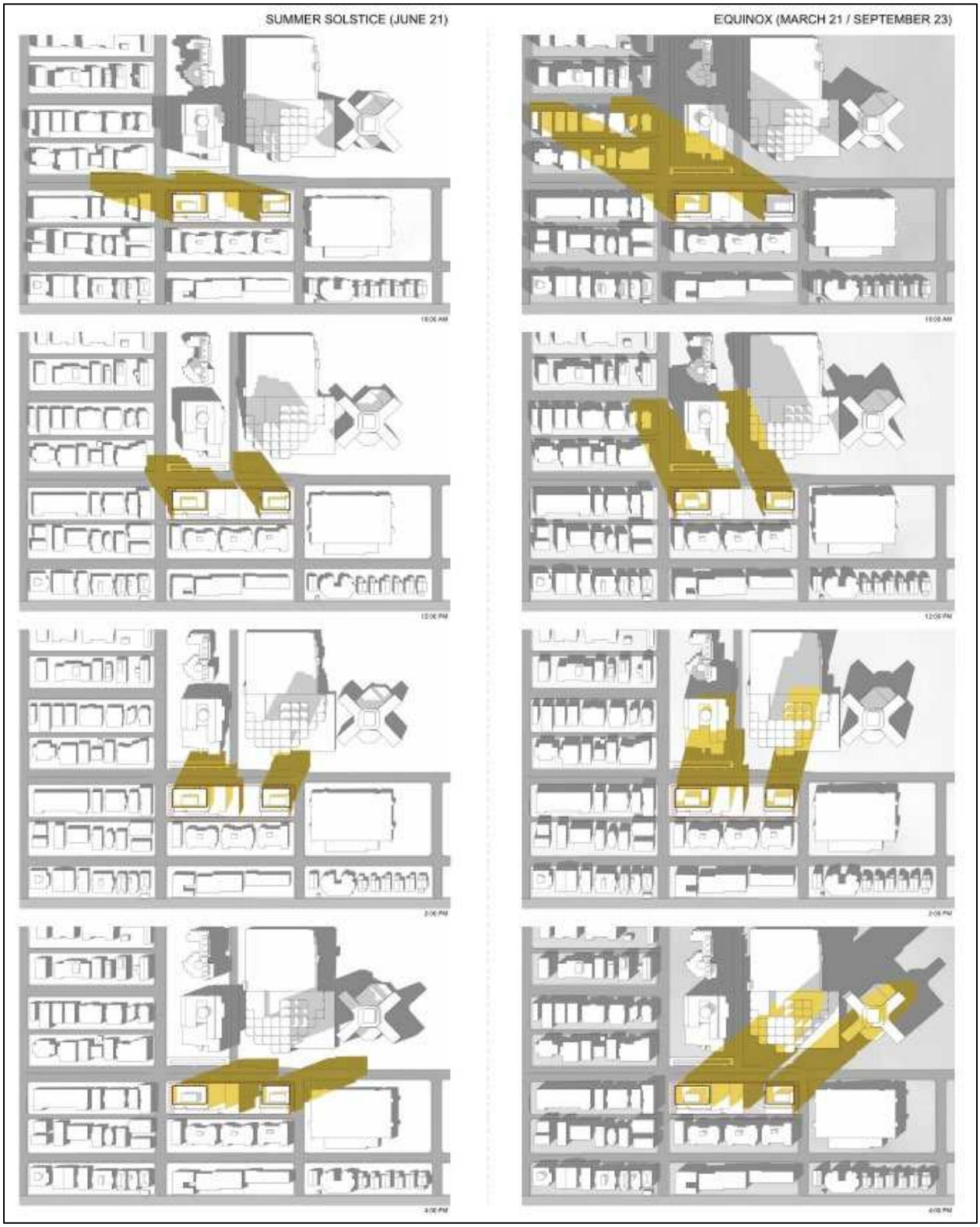
East Elevations



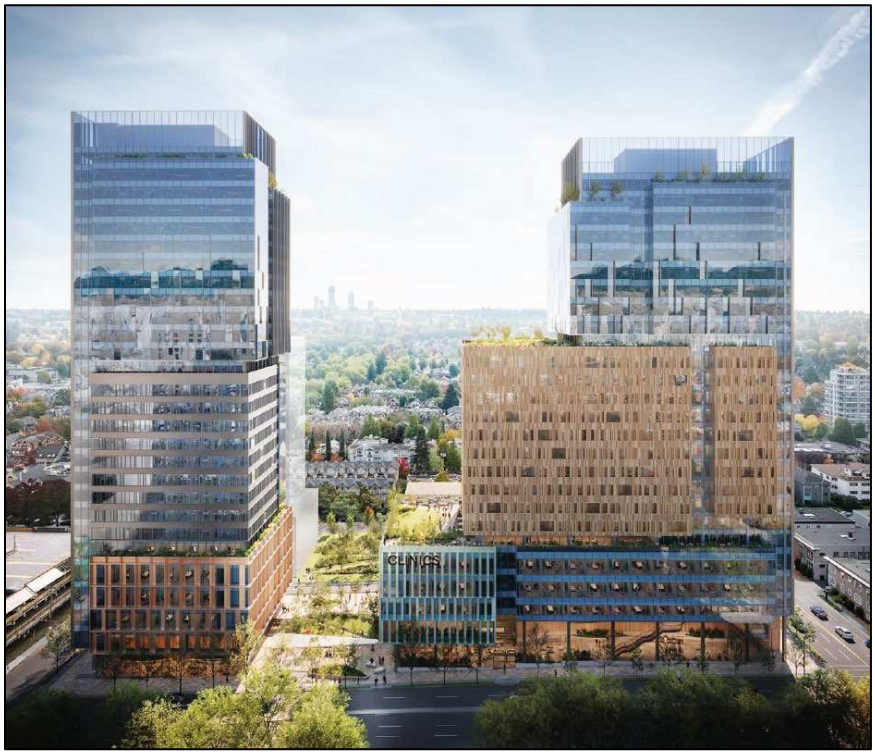
West Elevations



Shadow Studies



View from 12th Avenue Looking South



View from Corner of 12th Avenue and Oak Street Looking Southeast

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900-990 West 12th Avenue
PUBLIC BENEFITS SUMMARY

Project Summary

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.

Public Benefit Summary

25-space non-profit owned and operated childcare, a DCL payment and a public art contribution.

	Current Zoning	Proposed Zoning
Zoning District	RM-3 / CD-1 (295)	CD-1
FSR (site area = 5,807.1 sq. m (62,507 sq. ft.)	1.27 / 2.45	14.20
Floor Area	1,474.8 sq. m (15,875 sq. ft.) / 11,382.2 sq. m (122,517 sq. ft.)	82,185.3 sq. m (884,635 sq. ft.)
Land Use	Residential / Institutional	Mixed-Use Institutional

Summary of Additional Development Contributions Expected under Proposed Zoning

City-wide DCL[1]	$22,075,605
Utilities DCL[1]	$6,916,656
Public Art[2]	$1,751,577
TOTAL	**$30,743,838**

Other In-kind Community Benefits (non-quantified components): 25-space childcare facility (non-profit owned).

[1] Based on by-laws in effect as of September 30, 2025. 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 details.

[2] Based on rates in effect as of 2016. Rates are subject to adjustments, see Public Art Policy and Procedures for Rezoned Developments for details.

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900-990 West 12th Avenue
APPLICANT, PROPERTY, AND DEVELOPMENT PROPOSAL INFORMATION

Property Information

Address	Property Identifier (PID)	Legal Description
900 West 12th Avenue	007-947-542	Lot A Block 416 District Lot 526 Plan 14143
990 West 12th Avenue	014-674-564 and 014-674-602	Lots 1 and 2 respectively, Block 416 District Lot 526 Plan 1276

Applicant Information

Applicant / Architect	Musson Cattell Mackey (MCM) Partnership
Registered Owner	VGH and UBC Hospital Foundation, Inc.

Development Statistics

	Permitted Under Existing Zoning	Proposed
Zoning	990 West 12th Avenue: RM-3 / 900 West 12th Avenue: CD-1 (295)	CD-1
Site Area	1,161.3 sq. m (12,500 sq. ft.) / 4,645.8 sq. m (50,007 sq. ft.)	5,807.1 sq. m (62,507 sq. ft.)
Land Use	Residential / Institutional	Mixed-Use Institutional
Maximum Density	1.27 / 2.45 FSR	14.20 FSR
Maximum Height	36.6 m (120 ft.) / 38.4 m (126 ft.)	108.4 m (356 ft.) to top of occupied level 118.0 m (387 ft.) to top of mechanical appurtenances and glazed curtain wall screening
Floor Area	1,474.8 sq. m (15,875 sq. ft.) / 11,382.2 sq. m (122,517 sq. ft.)	82,185.3 sq. m (884,635 sq. ft.)
Parking and Bicycle Spaces	As per Parking By-law	Vehicle spaces: 317 Passenger loading: 15 Service loading: 13 Class A bicycle spaces: 405 Class B bicycle spaces: 26 Confirmed at development permit stage
Natural assets	By-law trees on-site: 35 Shared City trees: 2	Retained trees: 0 Proposed new trees: 29 boulevard trees and 186 on-site trees Confirmed at development permit stage

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