

URBAN DESIGN PANEL MINUTES

DATE: April 23, 2025

TIME: 3:00 pm

PLACE: Webex-Virtual

PRESENT: MEMBERS OF THE URBAN DESIGN PANEL:

Catherine Lemieux (Chair)
Helen Besharat
Bob Lily
Aik Ablimit
Jon Stovell
Aya Abdelfatah

REGRETS:

RECORDING SECRETARY: M. Sem

ITEMS REVIEWED AT THIS MEETING
1. 900-990 W 12th Ave

Chair Catherine Lemieux called the meeting to order at 3:00pm. The panel then considered applications as scheduled for presentation.

1. Address:	900-990 W 12th Ave
Description:	To rezone the site from CD-1 (295) (Comprehensive Development) District and To rezone the site from CD-1 (295) (Comprehensive Development) District and RM-3 (Residential) District to CD-1 (Comprehensive Development) District to allow for phased expansion of the Vancouver General Hospital (VGH) campus and development of two mixeduse buildings with institutional space and ground floor commercial. The proposal includes: a 26-storey west building with 280 new seniors long-term care beds, clinical and diagnostic space, clinical support functions, and physician offices; a 28-storey east building in a future phase, with clinical space, medical offices, childcare, and public open space; total floor space ratio (FSR) of 14.15; and west building height of 100.3 m (329 ft.) and east building height of 107.6 m (353 ft.). This application is being considered under the Broadway Plan with an amendment to the Rental Housing Stock Official Development Plan.
Zoning:	CD-1 (295) and RM-3 To CD-1
Application Status:	Rezoning Application
Review:	First
Architect:	MCM
Delegates:	Mark Thompson MCM Architects Chris Phillips, PFS Studios
Staff:	Helen Chan, Rezoning Planner Mehdi Einifar, Development Planner

EVALUATION: Support with Recommendations (6/0)

Planner's Introduction:

Helen Chan, Rezoning Planner, introduced the project with a description of the existing site context, followed by an overview of the existing policy framework as well as the anticipated policy context being considered under the Broadway Plan. Helen concluded with a description of the site and a summary of the rezoning proposal.

Mehdi Einifar, Development Planner then gave an overview of the neighbourhood context in relation to the proposal, followed by the expectations of the built form and public realm guidelines for this project. Mehdi then gave a description of the proposed project before concluding with Staff questions for the Panel.

Advice from the Panel on this application is sought on the following:

1. The contextual fit of the proposed form and height, particularly in relationship to the potential development to the south.
2. Public realm plan, site organization of the central open space, pedestrian movement, and the interface along the street and lane.

Applicant's Introductory Comments:

Mark Thompson MCM Architects noted the objectives and gave a general overview of the project. Chris Phillips, Landscape Architect, PFS Studios then gave a presentation on the landscape strategy.

Staff and the applicant team then took questions from the panel.

Panel's Consensus on Key Aspects Needing Improvement:

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's 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.

Staff's Response: The Staff team thanked the panel for their comments.
