



City of Vancouver *Zoning and Development By-law*

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CD-1 (59)

Vancouver General Hospital **By-law No. 4472**

(Being a By-law to Amend By-law 3575, being the Zoning and Development By-law)

Effective January 13, 1970

(Amended up to and including By-law No. 11296, dated July 7, 2015)

1 Zoning District Plan Amendment

1.1 [Section 1.1 is not reprinted here. It contains a standard clause amending Schedule D (Zoning District Plan) to reflect this rezoning to CD-1.] [5131; 77 12 13] [5798; 84 07 24] [5859; 85 01 08] [6827; 91 05 14] [8584; 02 11 07]

2 Definitions

2.1 Words defined in the Zoning and Development By-law will have the same meanings in this By-law unless this By-law defines them differently.

2.2 In this By-law:

2.2.1 “Medi-Tech Uses” mean the use of premises for the research, development, and testing of medical, scientific, or technological products, information, or processes specifically for medical applications which improve or advance the delivery of human health care;

2.2.2 “Original Heather Pavilion” means those portions of the building on the site called the Heather Pavilion constructed in or about 1906 and 1908 and having a floor area of approximately 7 990 m²;

2.2.3 “Power Plant” means a plant for the generation of steam power to serve on and off site users;

2.2.4 “Retail Store (Hospital)” means a Retail Store limited to the use of premises for a newsstand or flower shop, or for the retail sale or rental of products designed specifically for medical applications including pharmaceuticals, prosthetics, hearing aids, or similar products;

2.2.5 “site” means all parcels of land within the land area referred to in section 3.1 whether or not dedicated streets separate all or any of those parcels, and consists of 139 085 m², prior to any dedications, at the time of submission to the City of the re-zoning application resulting in this By-law; and

2.2.6 a reference to any specific use listed in section 4.1 will be deemed a reference to the general use followed by the specific use so, for example, a reference to “Restaurant - Class 1” will be deemed a reference to “Service Uses limited to Restaurant - Class 1”. [8947; 04 11 02]

3 Site Description

3.1 The description of the area of land outlined in heavy black on Schedule A attached to and forming part of this By-law is “CD-1 (59)”.

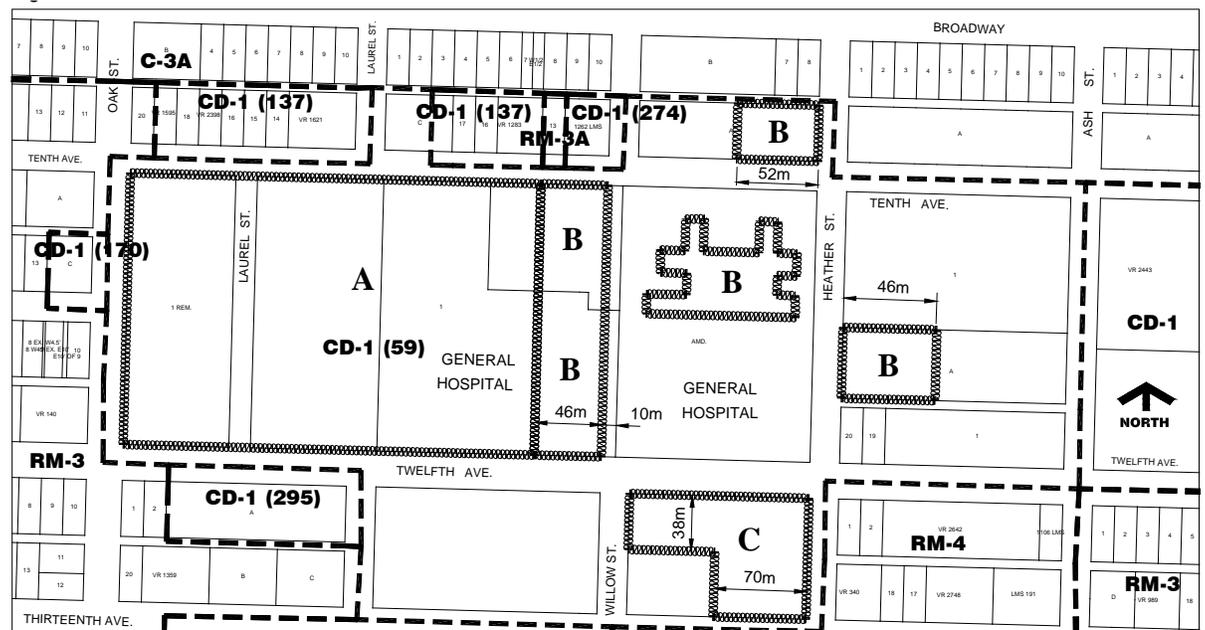
4 Uses and Restrictions on Use

4.1 Subject to Council’s approval of the form of development within the site, to conditions, guidelines, and policies adopted by Council that apply to the site, and to this By-law, the only uses permitted within the site and the only uses for which the City will issue development permits are:

Note: Information included in square brackets [] identifies the by-law numbers and dates for the amendments to By-law No. 4472 or provides an explanatory note.

- 4.1.1 Cultural and Recreational Uses limited to Community Centre or Neighbourhood House and Fitness Centre;
- 4.1.2 Dwelling Uses limited to Multiple Conversion Dwelling and Multiple Dwelling;
- 4.1.3 Institutional Uses limited to Child Day Care Facility; Hospital, and Seniors Supportive or Assisted Housing; [8824; 04 04 06]
- 4.1.4 Medi-Tech Uses;
- 4.1.5 Office Uses limited to Health Care Office;
- 4.1.6 Retail Uses limited to Retail Store, Retail Store (Hospital), Public Bike Share, and Grocery or Drug Store; [10594; 12 10 30]
- 4.1.7 Service Uses limited to Barber Shop or Beauty Salon, Laundromat or Dry Cleaning Establishment, Photofinishing or Photography Laboratory, Photofinishing or Photography Studio, Repair Shop - Class A, and Restaurant - Class 1; and
- 4.1.8 Accessory Uses customarily ancillary to the above uses.

Figure 1. Sub Areas



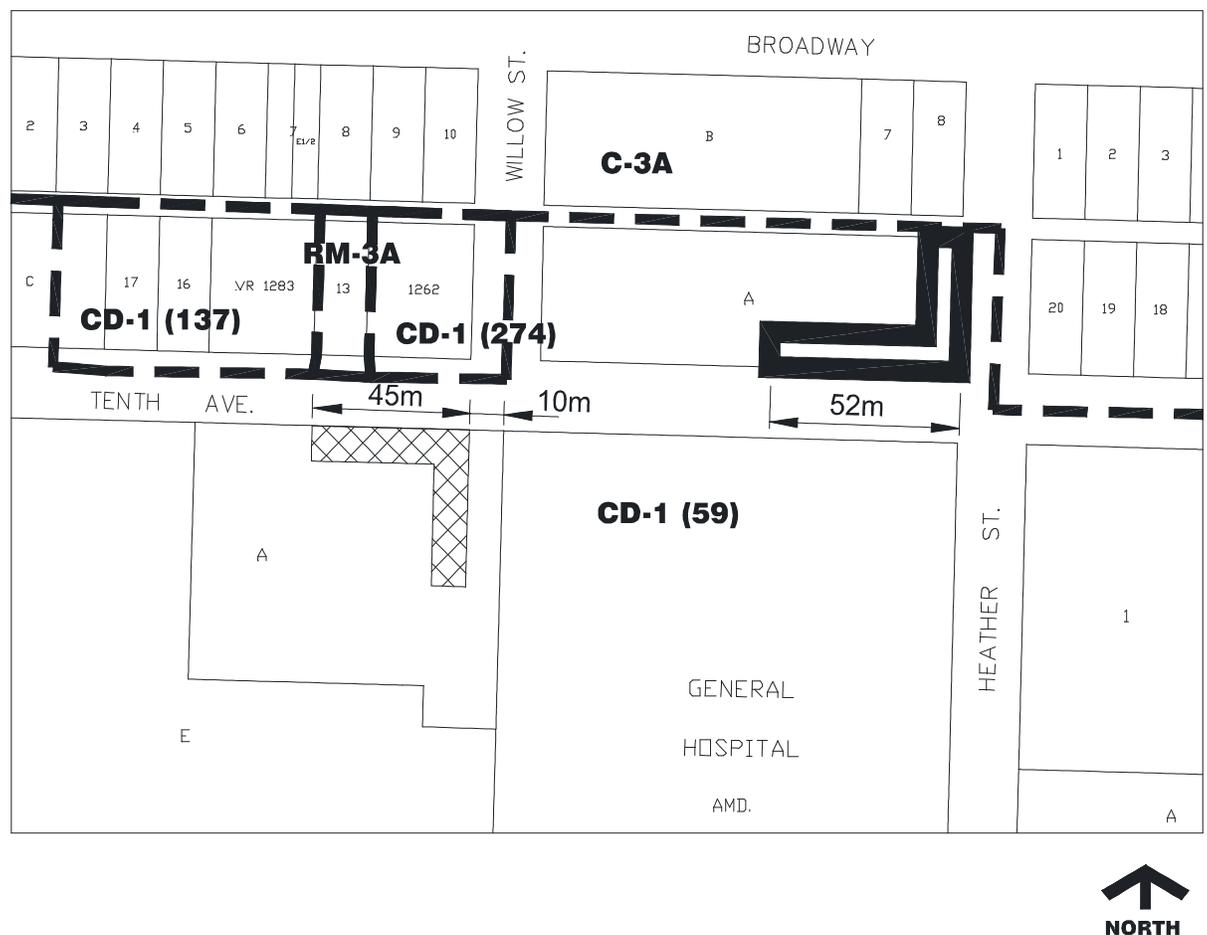
[8947; 04 11 02]

4.2 The following uses are permitted only in the following site sub-areas identified in Figure 1:

- 4.2.1 Retail Store (Hospital) in Sub-Area A;
- 4.2.2 Fitness Centre in Sub-Area A and in Sub-Area B;
- 4.2.3 Grocery or Drug Store in Sub-Area A, Sub-Area B, and Sub-Area C but, in Sub-Area B, any such use must be on floors that are within 2 m of grade adjoining locations that front Heather Street or 10th Avenue as outlined in bold black in Figure 2; [9060; 05 06 14]
- 4.2.4 Restaurant - Class 1 in Sub-Area A and in Sub-Area B north of 12th Avenue;

- 4.2.5 Medi-Tech Uses in Sub-Area B but, for Medi-Tech uses in buildings adjacent to positions that front Heather Street or 10th Avenue as outlined in bold black in Figure 2, other Retail Uses or Service Uses permitted in Sub-Area B must occupy the grade level of such buildings;
- 4.2.6 Health Care Office in Sub-Area B but all Health Care Office premises must have direct exterior entries on floors within 2.0 m of grade, as shown hatched in black in Figure 2;
- 4.2.7 Service Uses listed in subsection 4.1.7 in Sub-Area B but such uses must be on floors that front Heather Street or 10th Avenue as outlined in bold black in Figure 2 or in the Original Heather Pavilion;
- 4.2.8 Retail Store in Sub-Area B but such uses must be on floors within 2 m of grade adjoining locations that front Heather Street or 10th Avenue as outlined in bold black in Figure 2 or in the Original Heather Pavilion; and
- 4.2.9 Seniors Supportive or Assisted Housing, Multiple Dwelling, and Multiple Conversion Dwelling in Sub-Area C. [8824; 04 04 06]

Figure 2. Frontages



- 4.3** The following uses within the site are subject to the following size restrictions:
- 4.3.1 the sales area of any Retail Store (Hospital) must not exceed 93 m², except for one such store where the sales area must not exceed 233 m², and one such store where the sales area must not exceed 466 m²; [9236; 06 03 21]
- 4.3.2 the maximum sales area of any premises used for Grocery or Drug Store must not exceed 93 m², except for one such premises where the maximum sales area must not exceed 557 m²; and
- 4.3.3 premises used for Seniors Supportive or Assisted Housing must be located only in the former Nurse's Residence building existing in Sub-Area C before January 1, 2002 and in any expansion of the floor area of that building, parallel and adjacent to 12th Avenue, by a maximum of 3 611 m². [8824; 04 04 06]
- 4.4** The maximum floor area for each of the following uses within the site must not exceed:
- 4.4.1 59 920 m² for all Medi-Tech Uses;
- 4.4.2 1 115 m² for all Health Care Offices;
- 4.4.3 2 694 m² for all Retail Store (Hospital), Grocery or Drug Store, Restaurant - Class 1, and Fitness Centre uses permitted in Sub-Area A;
- 4.4.4 929 m² for additional Restaurant - Class 1 uses in Sub-Area B north of 12th Avenue and additional Fitness Centre uses in any part of the site except for Sub-Area A or Sub-Area C;
- 4.4.5 20 976 m² for all Seniors Supportive or Assisted Housing uses; [8824; 04 04 06]
- 4.4.6 13 935 m² for all new construction Multiple Dwelling uses;
- 4.4.7 7 041 m² for all Multiple Conversion Dwelling, in addition to the 13 935 m² for all new construction Multiple Dwelling uses, but only in a building converted from the former Nurse's Residence; and
- 4.4.8 1 400 m² for all Cultural and Recreational Uses, Retail Uses, and Service Uses permitted in Sub-Area B north of 10 th Avenue;
- except that calculation of such maximum floor areas will not include any Child Day Care Facility, Fitness Centre, Service Uses, or Retail Uses at grade, or Health Care Office, Hospital or Medi-Tech Uses above grade in the Original Heather Pavilion.
- 4.5** Except for access points approved by Council as part of the form of development, a power plant must be underground. [8947; 04 11 02]
- 5** Frontage
- 5.1** The frontage for each of the premises used for Retail Uses or Service Uses, and located on a floor having an elevation within 2.0 m of street grade, must not exceed 7.7 m, except for:
- 5.1.1 Restaurant – Class 1;
- 5.1.2 uses in the Original Heather Pavilion; and
- 5.1.3 uses in the Academic Ambulatory Care Centre at 2775 Laurel Street in Sub-Area A. [9235; 06 03 21]

6 Floor Space Ratio

6.1 The floor space ratio for the site, excluding the Original Heather Pavilion, must not exceed 2.6.

6.2 The computation of floor space ratio must include the following:

6.2.1 all floors having a minimum ceiling height of 1.2 m including earthen floor, both above and below ground level, to be measured to the extreme outer limits of the building; and

6.2.2 stairways, fire escapes, elevator shafts, and other features which the Director of Planning considers similar, to be measured by their gross cross-sectional areas and included in the measurements for each floor at which they are located.

6.3 The computation of floor space ratio must exclude the following:

6.3.1 open balconies or sun decks, and any other appurtenances which, in the opinion of the Director of Planning, are similar to the foregoing;

6.3.2 patios and roof gardens, provided that the Directory of Planning first approve the design of sun roofs and walls;

6.3.3 where floors are used for off-street parking and loading, the taking on or discharging of passengers, bicycle storage, heating and mechanical equipment, underground utility corridors and walkways, or uses which, in the opinion of the Director of Planning, are similar to the foregoing, those floors or portions thereof so used which are at or below the base surface, except that the maximum exclusion for a parking space must not exceed 7.3 m in length;

6.3.4 amenity areas, including day care facilities, recreation facilities, and meeting rooms, to a maximum total of the lesser of 20 percent of the permitted floor area or 2 000 m²; and

6.3.5 areas of undeveloped floors which are located:

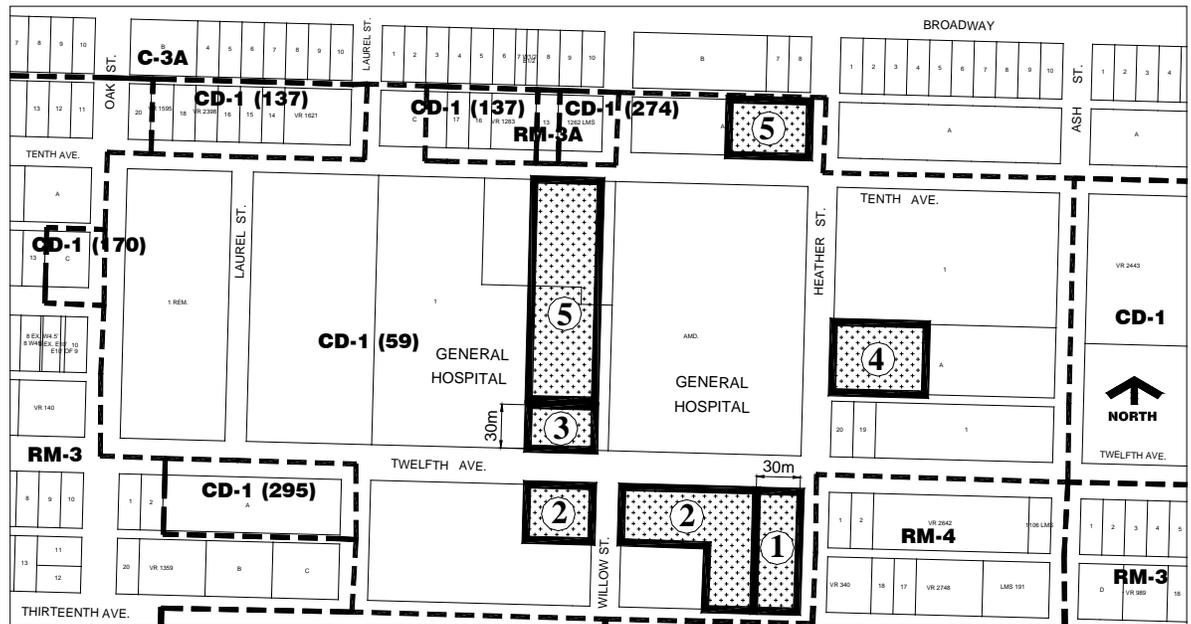
- (a) above the highest storey or half-storey and to which there is no permanent means of access other than a hatch, or
- (b) adjacent to a storey or half-storey with a ceiling height of less than 1.2 m;

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

6.3.7 where exterior walls greater than 152 mm in thickness have been recommended by a Building Envelope Professional as defined in the Building By-law, the area of the walls exceeding 152 mm, but to a maximum exclusion of 152 mm thickness, except that this clause will not apply to walls in existence prior to March 14, 2000, and;

6.3.8 all residential storage space above or below base surface, except that if the residential storage space above base surface exceeds 3.7 m² per dwelling unit, there will be no exclusion for any of the residential storage space above base surface for that unit.
[9060; 05 06 14]

Figure 3. Maximum Heights



[9060; 05 06 14]

7 Height

7.1 The maximum height for each building in each of the following areas numbered and outlined in bold black in Figure 3 must not exceed:

- 7.1.1 31 m in Area 1 on the north side of 13th Avenue; [9060; 05 16 14]
- 7.1.2 19 m in Area 2 on the south side of 12th Avenue; [9060; 05 06 14]
- 7.1.3 24.4 m in Area 3 on the north side of 12th Avenue;
- 7.1.4 26 m in Area 4 on Heather East; and;
- 7.1.5 26 m in Area 5 on Willow West and on 10th Avenue.

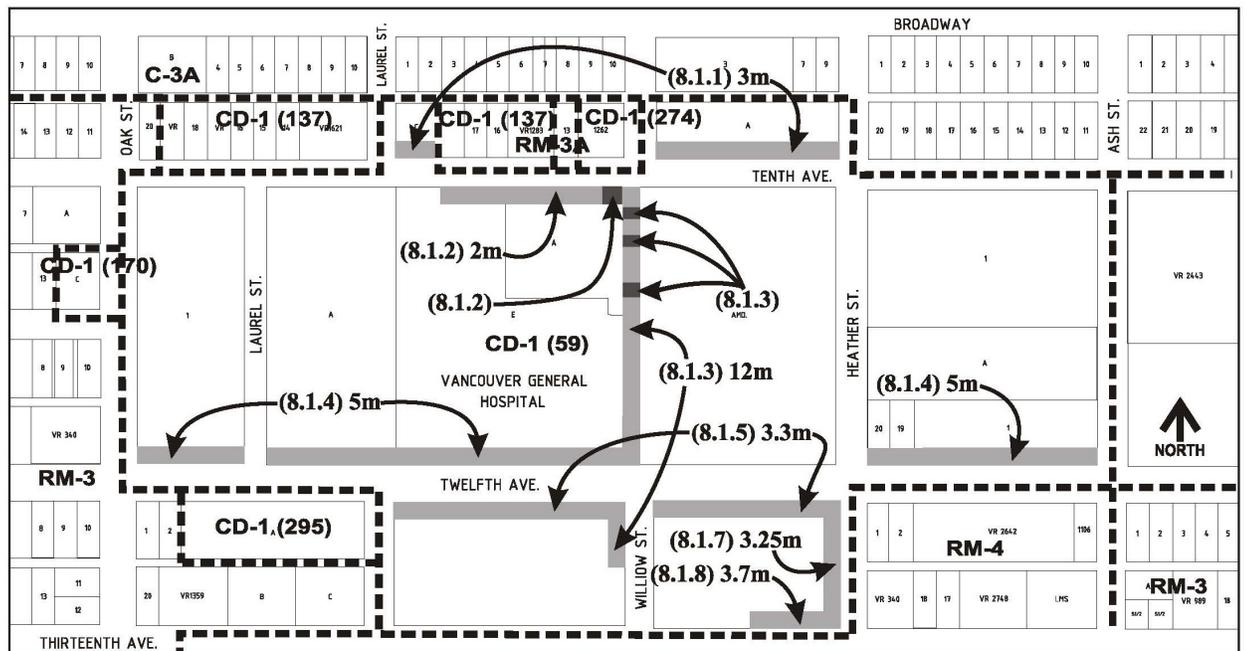
7.2 Despite subsection 7.1.5, the Director of Planning, after due consideration of relevant guidelines for areas corresponding to Area 5, may permit an increase in the maximum height to not more than 38.4 m for portions of the principal structures and 42.7 m for mechanical penthouses.

8 Setbacks

8.1 The minimum setback of buildings within the site will be:

- (a) 3 m from the south boundary of lots adjoining the north side of 10th Avenue;
- (b) 2 m from the north boundary of lots adjoining the south side of 10th Avenue, from the theoretical extension of the center line of Willow Street, to a point 116 m east of Laurel Street, except that if any building meets VGH Precinct CD-1 Guidelines for building articulation, and fits into the overall urban design goals for the Precinct, the Development Permit Board may reduce this setback to no less than 0.4 m between the distances of 13.9 m and 23.4 m from the theoretical extension of the centre line of Willow Street; [9282; 06 05 16] [11296; 15 07 07]
- (c) 12 m west of the theoretical extension of the centre line of Willow Street through the site from 10th Avenue to 12th Avenue, except that the Director of Planning may reduce the setback to a minimum of 11 m if:
 - (i) in the opinion of the Director of Planning, the proposed building meets the Vancouver General Hospital (VGH) Precinct CD-1 Guidelines for building articulation, and
 - (ii) the location of the setback, measured from the north boundary of the site, is:
 - (a) between 4.1 m and 12.5 m to the south,
 - (b) between 33.0 m and 41.7 m to the south, or
 - (c) between 73.0 m and 85.0 m to the south;
 [9282; 06 05 16] [11296; 15 07 07]
- (d) 5 m from the south boundary of lots adjoining the north side of 12th Avenue;
- (e) 3.3 m from the north boundary of lots adjoining the south side of 12th Avenue; [9060; 05 06 14]
- (f) Repealed; [8947; 04 11 02]
- (g) 3.25 m from the east site boundary adjoining Heather Street south of 12th Avenue; and [9060; 05 06 14]
- (h) 3.7 m from the south site boundary adjoining 13th Avenue. [9060; 05 06 14]

Figure 4. Setbacks



[8947; 04 11 02] [9060; 05 06 14] [9282; 06 05 16] [11296; 15 07 07]

9 Site Coverage

9.1 The maximum site coverage for all buildings, which shall be based on the projected area of the outside of the outermost walls of all buildings, excluding the Original Heather Pavilion, is 55%.

9.2 Any additional site coverage created by retention of the Original Heather Pavilion is permissible.

10 Off-Street Parking, Loading, and Bicycle Spaces

10.1 The provision, development, and maintenance of parking, loading, and bicycle spaces within the site must meet the requirements of the Parking By-law, except that:

10.1.1 a minimum of one off-street parking space must be provided for each 93 m² of floor area of Hospital use;

10.1.2 a minimum of one off-street parking space must be provided for each 57.5 m² of gross floor area of Medi-Tech Use;

10.1.3 a maximum of one off-street parking space must be provided for each 42 m² of gross floor area for Medi-Tech Use;

10.1.4 a minimum of 0.75 off-street parking spaces must be provided for every dwelling unit and one additional off-street parking space for each 220 m² of gross floor area, except that no more than 2.2 off-street parking spaces for every dwelling unit need be provided; and

10.1.5 there must be at least 20 parking spaces for residents' visitor parking, allocated from the parking spaces required under section 10.1.4 or in addition to them; and
[9060; 05 06 14]

10.1.6 the Director of Planning and General Manager of Engineering Services, on conditions that are satisfactory to them, may allow the substitution of co-operative vehicles and associated parking spaces for the required parking spaces at a 1:3 ratio, up to 1 co-operative vehicle for each 60 dwelling units, rounded to the nearest whole number.
[9060; 05 06 14]

10.2 A heritage revitalization agreement that applies to the Original Heather Pavilion may relax all or some of the off-street parking space requirements for the Original Heather Pavilion.

11 Acoustics

11.1 A development permit application for Dwelling Uses listed in subsection 4.1.2 will require evidence in the form of a report and recommendations prepared by persons trained in acoustics and current techniques of noise measurements, demonstrating that the noise levels in those portions of the Dwelling Units listed in section 11.2 must not exceed the noise levels expressed in decibels set opposite such portions of the Dwelling Units.

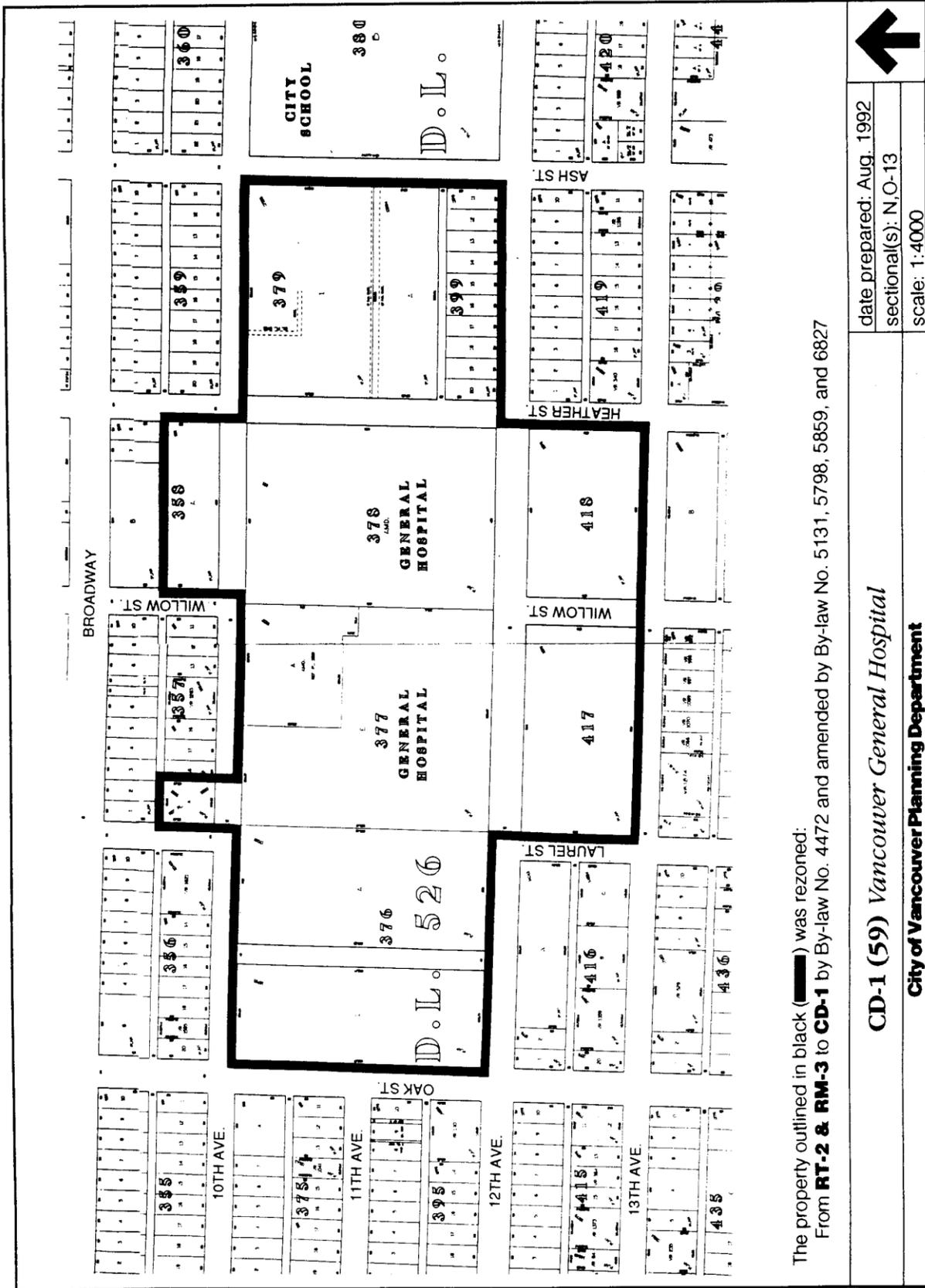
11.2 For the purposes of section 11.1, the noise level is the A-weighted 24-hour equivalent (Leq) sound level, and will be defined simply as the noise level in decibels:

Portions of dwelling units	Noise levels (Decibels)
Bedrooms	35
Living, dining, recreation rooms	40
Kitchen, bathrooms, hallways	45

12 Force and effect
[8584; 02 11 07]

12.1 *[Section 12.1 is not reprinted here. It contains a standard clause including the Mayor and City Clerk's signature to pass the by-law and certify the by-law number and date of enactment.]*

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The property outlined in black (■) was rezoned:
 From **RT-2 & RM-3** to **CD-1** by By-law No. 4472 and amended by By-law No. 5131, 5798, 5859, and 6827

date prepared: Aug. 1992
 sectional(s): N,O-13
 scale: 1:4000

CD-1 (59) Vancouver General Hospital
City of Vancouver Planning Department