



City of Vancouver *Zoning and Development By-law*

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CD-1 (126)

4500 Oak Street

Children's & Women's Hospital

By-law No. 5091

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

Effective June 14, 1977

(Amended up to and including By-law No. 10871, dated March 11, 2014)

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 to By-law No. 3575. [10546; 12 07 24]

2 Uses

2.1 The area shown included within the heavy black outline on Schedule “A” shall be more particularly described as CD-1 (126), and the only uses permitted within the outlined area, subject to such conditions as Council may by resolution prescribe, and the only uses for which development permits will be issued are

- (a) Hospital,
- (b) Child Day Care Facility,
- (c) Retail Store,
- (d) Community Care Facility – Class B, and
- (e) Accessory Uses customarily ancillary to a hospital. [9727; 08 09 30] [10546; 12 07 24] [10871; 14 03 11]

2.2 More than one principal building shall be permitted on the site. [8098; 99 10 19]

3 Floor Space Ratio

3.1 Computation of floor area must assume that the site consists of 186 954 m². [10546; 12 07 24]

3.2 The floor space ratio shall not exceed 1.05 for all uses. [10871; 14 03 11]

3.3 The following shall be included in the computation of floor space ratio:

- (a) 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;
- (b) 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.

3.4 The following shall be excluded in the computation of floor space ratio:

- (a) open balconies or sundecks, and any other appurtenances which, in the opinion of the Director of Planning, are similar to the foregoing;
- (b) patios and roof gardens, provided that the Director of Planning first approves the design of sunroofs and walls;
- (c) 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
 - (i) are at or below the base surface, provided that the maximum exclusion for a parking space shall not exceed 7.3 m in length, or
 - (ii) are above the base surface and where developed as off-street parking are located in an accessory building situated in the rear yard, provided that the maximum exclusion for a parking space shall not exceed 7.3 m in length;
- (d) amenity areas, including recreation facilities, and meeting rooms, to a maximum total of the lesser of 20 percent of the permitted floor area or 1 000 m²;

[10546; 12 07 24]

Note: Information included in square brackets [] identifies the by-law numbers and dates for the amendments to By-law No. 5091 or provides an explanatory note.

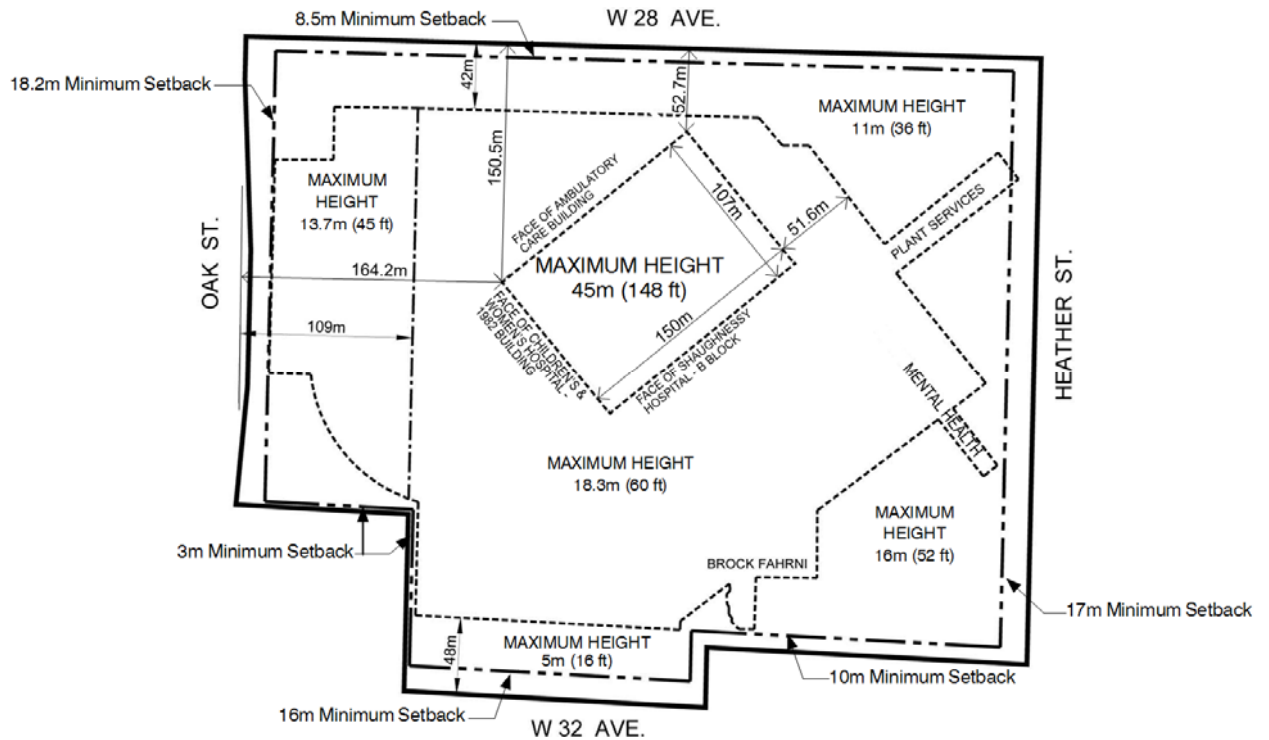
- (e) areas of undeveloped floors which are located
 - (i) above the highest storey or half-storey and to which there is no permanent means of access other than a hatch; or
 - (ii) adjacent to a storey or half-storey with a ceiling height of less than 1.2 m; and
- [8098; 99 10 19]
- (f) child day care facility. [8169; 00 03 14] [10546; 12 07 24]

4 Site Coverage

4.1 The maximum site coverage for buildings is 33% of the site area. [10871; 14 03 11]

5 Building Height and Setbacks

5.1 Maximum building heights must conform with Diagram 1:



[8298; 01 02 20] [8701; 03 07 08] [10546; 12 07 24] [10871; 14 03 11]

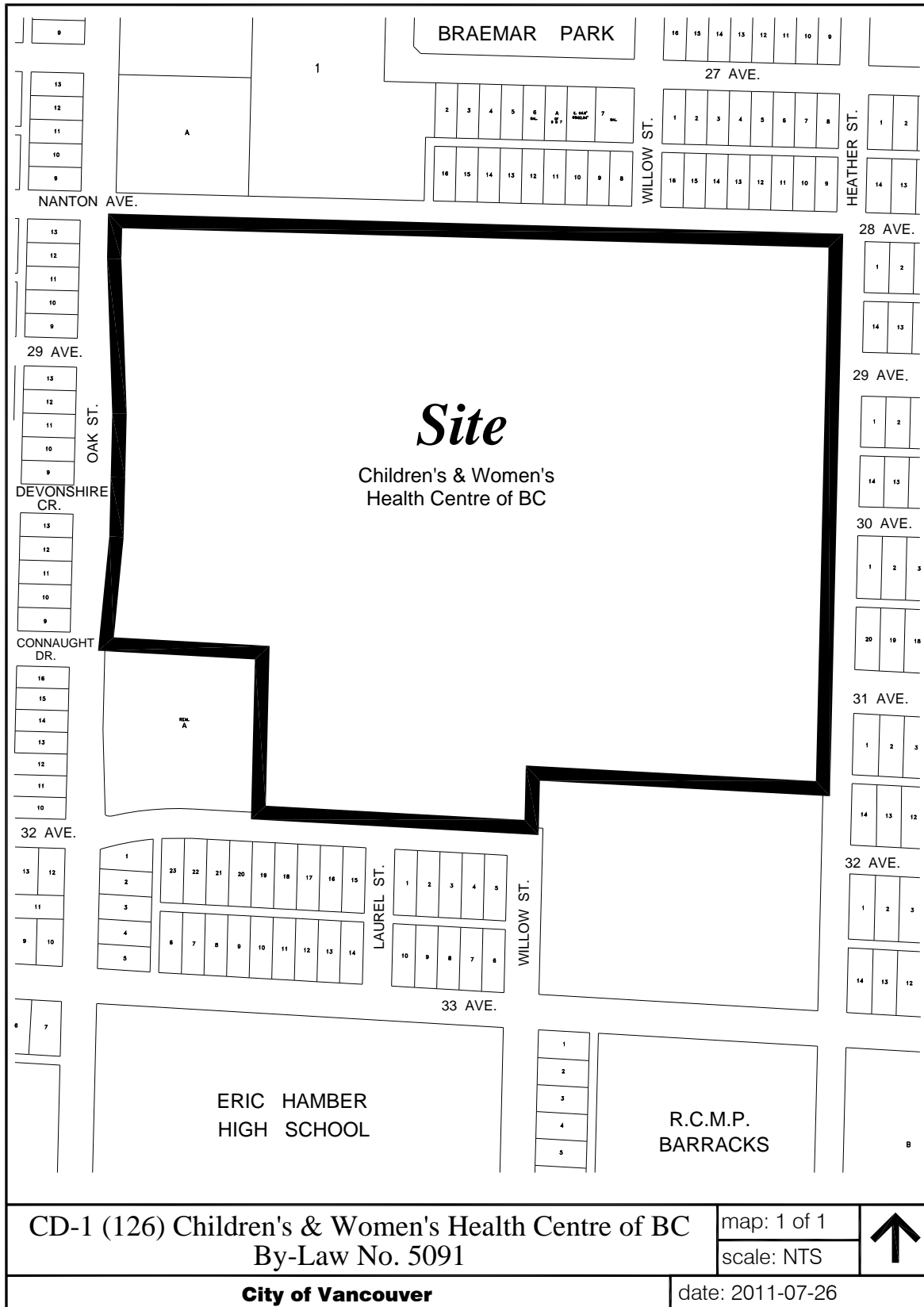
5.2 Mechanical and architectural appurtenances located within the area entitled "Maximum Height 45m" in Diagram 1 must not exceed 45 m in height, except that elevator overruns and stairwells may be excluded to a maximum combined exclusion of 160 m² and 3 m in height. [10871; 14 03 11]

5.3 Buildings, mechanical and architectural appurtenances located in the area entitled "Maximum Height 11 m", in Diagram 1, must not exceed 11 m in height, except that:

- (a) a building providing energy plant services must not exceed 16 m in height, and must have a minimum setback of 42 m from the north property line; and
 - (b) an energy plant exhaust pipe must not exceed 22 m in height, and must have a minimum setback of 42 m from the north property line.
- [10871; 14 03 11]

- 5.4 Setbacks of buildings at or above grade must be at least:
- (a) 8.5 m from the north property line;
 - (b) 17 m from the east property line;
 - (c) 16 m from that portion of the south property line, which runs parallel to West 32nd Avenue;
 - (d) 3 m from that portion of the south property line, northwest of the south property line referred to in subsection (c), which terminates adjacent to Oak Street;
 - (e) 10 m from that portion of the south property line, northeast of the south property line referred to in subsection (c), which terminates adjacent to Heather Street; and
 - (f) 18.2 m from the west property line.
- [10546; 12 07 24] [10871; 14 03 11]
- 6 *[Section 6 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.]*

Schedule A



[10546; 12 07 24]