

4.0 Development Regulations

4.1 Approved Zoning

The current CD-1 (126) By-Law being a part of the Zoning and Development By-Law for the City of Vancouver, outlines allowable uses, heights and parking requirements at 4500 Oak Street, the site of Children's and Women's Health Centre.

The Approved Zoning, (Diagram 4.1) shows a 'No Build' zone meant to protect the green area of the site adjacent to the surrounding residential neighbourhood from being built up. The 'No Build' zone varies in depth around the site and is signified by a hatched area.

Inside of the 'No Build' zone on 28th Avenue is a two storey height limit (11meters). Along Heather Street on the north side of the site is a two storey height limit (11meters) and on the south side of the site is a four storey limit (16meters). A three storey limit (13.7 meters) is allowed in a restricted area on Oak Street and the remainder of the site is given over to five storeys (18.3 meters) allowable.

4.2 Proposed Zoning

The proposed Rezoning accommodates the first steps of a cohesive sequence of replacement facilities needed to update medical services provided by Women's and Children's Hospitals over the next 25+ years in a location which:

- Remains central to the region.
- Takes advantage of the unusual site scale.
- Permits orderly phasing and transition.
- Minimizes travel among related institutions.
- Generates employment in the Cambie Corridor.
- Takes advantage of Cambie Corridor transit services.
- Draws upon future options for service providers to live nearby as the neighbourhood continues to densify and include more multi-family developments.

In updating the strategy for facility replacement and site utilization, this plan looks further into the future than the previous master plan. It strives to balance the same community and health care objectives within the physical constraints of previous development.

To replace facilities without interruption of service requires a multi-phased sequence of developments and subsequent demolitions, resulting in floor area and site coverage variations. The steps shown in this document demonstrate that all anticipated facility upgrades are achievable over the next 25 years.

The proposed CD-1 amendments at this time reflect the floor area necessary up to Phase 3, and will increase with subsequent rezonings in order to reflect the maximum overlapping density, which will necessarily be higher than the ultimate density. Recognizing the low density residential context, it should be noted that while this is clearly an institutional use of regional and provincial importance, the floor space ratio will reflect a density comparable to nearby townhouse sites, while site coverage will remain lower than single family.

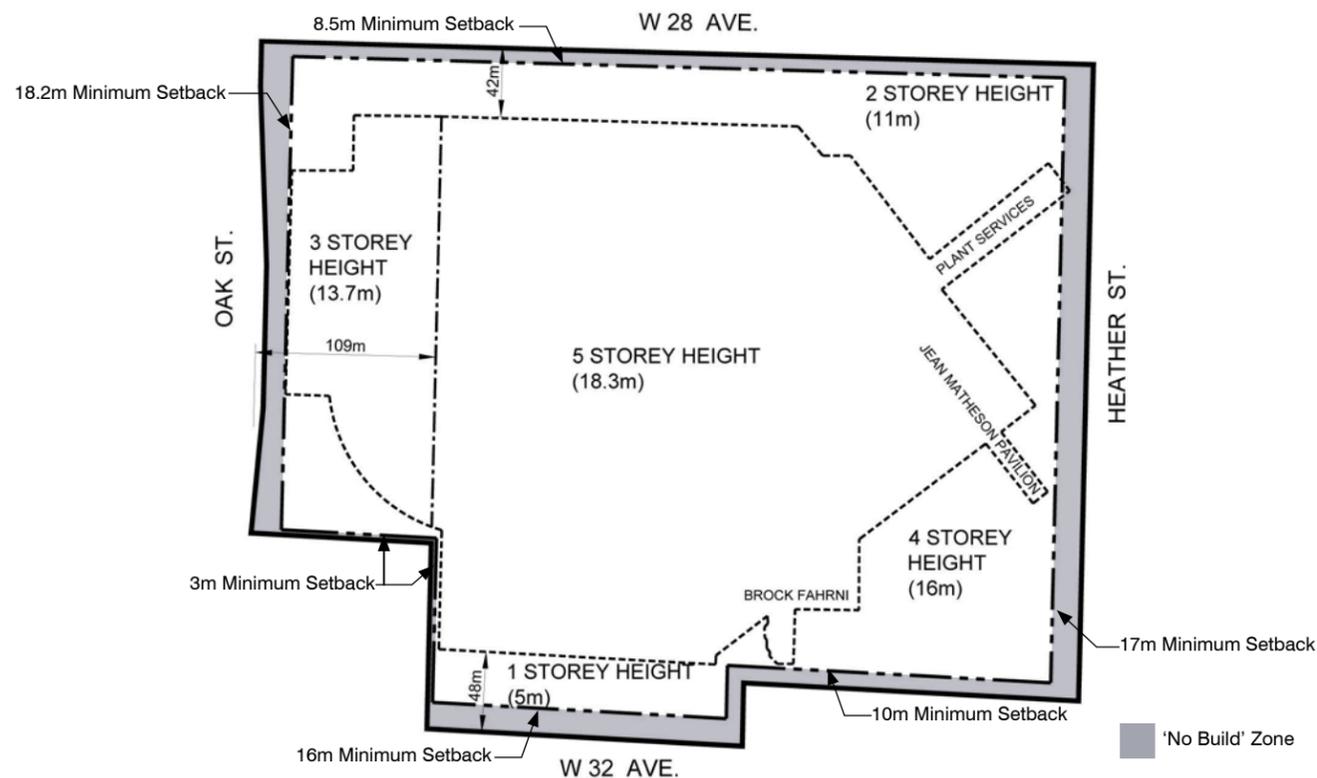


Diagram 4.1 Approved Zoning

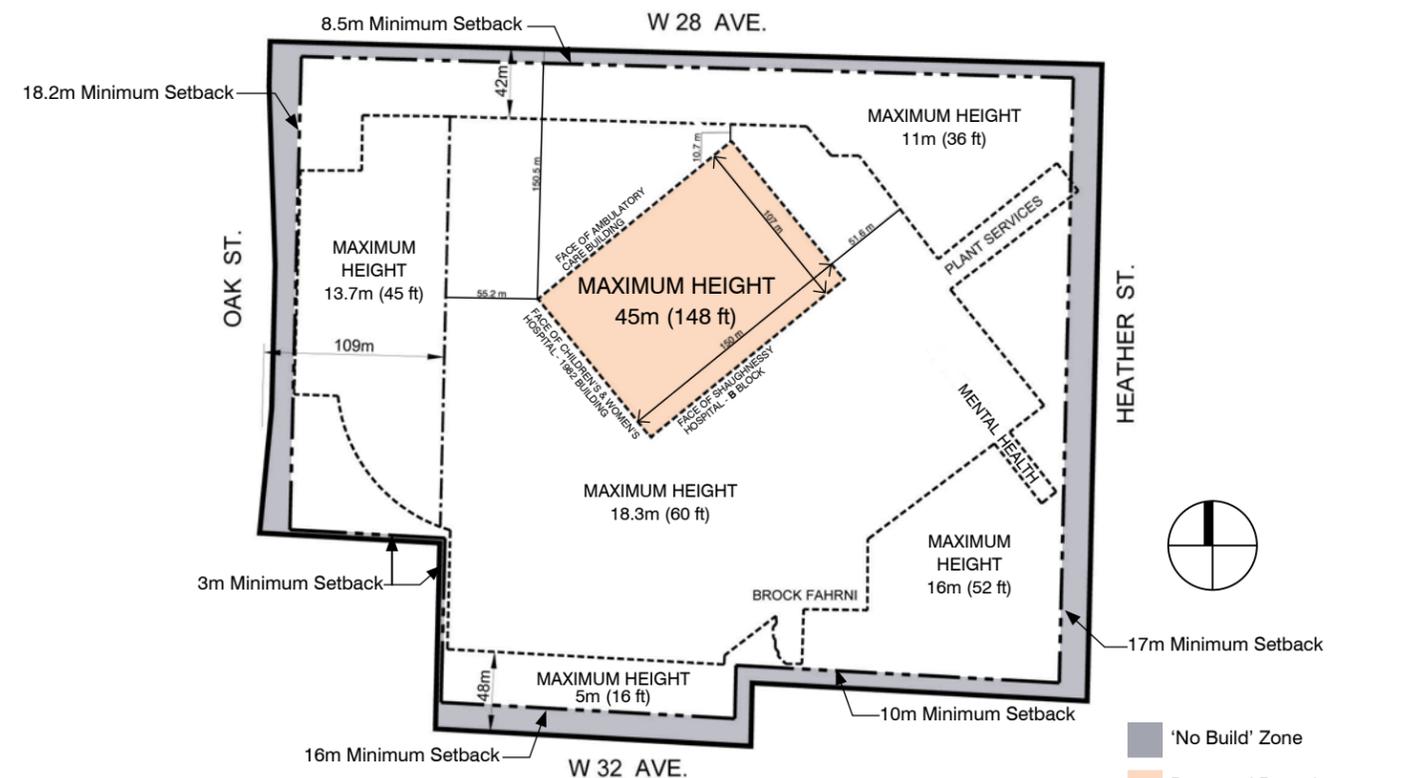


Diagram 4.2 Proposed Zoning

'No Build' Zone
 Proposed Rezoning Building Envelope
 (Dimensions to be confirmed by on site survey)