

4.3 Comparison of Approved and Proposed Zoning Statistics:

	Approved Zoning to CD-1 (126)	Proposed Zoning CD-1 (126)																				
Uses	a) Hospital b) Child Day Care Facility c) Retail Store, limited to Small-scale Pharmacy d) Accessory Uses customarily ancillary to a hospital e) Community Care Facility - Class B	a) Hospital b) Child Day Care Facility c) Retail Store, limited to Small-scale Pharmacy d) Accessory Uses customarily ancillary to a hospital e) Community Care Facility - Class B f) Small Commercial Retail - Gross area limited to 929 sq.m. (15,000 sq.ft.) * Excluding cafeteria seating area(s) for hospital personnel.																				
Maximum No. of Storeys & Maximum Height	5 height storey limit 18.3m (60 ft.) 2 storey height limit 11m (36 ft.) along 28th Ave. & Heather St. 3 storey height limit 13.7m (45ft.) along Oak St. 1 storey height limit 5m (16 ft.) Southwest corner at 32nd Ave. 4 storey height limit 16m (52 ft.) Southeast corner at Heather St.	height limit 45m (148 ft.) centre of site height limit 11m (36 ft.) along 28th Ave. & Heather St. height limit 13.7m (45ft.) along Oak St. height limit 5m (16 ft.) Southwest corner at 32nd Ave. height limit 16m (52 ft.) Southeast corner at Heather St. height limit 18.3m (60 ft.) remainder of site																				
Setbacks		no change to setbacks																				
East	17m (56 ft.) from property line along Heather Street																					
North	8.5m (28 ft.) from property line along 28th Avenue																					
West	18.2m (60 ft.) from property line along Oak Street 3m (10 ft.) adjacent to the Blood Services property lines																					
South	10m (33 ft.) from property line along St.Vincent's 16m (52 ft.) from property line adjacent to 32nd Street																					
Site Coverage	29.6%	31.3%																				
Site Area	186,954.56 sq.m.	186,954.56 sq.m.																				
Maximum Floor Space Ratio	0.85	1.05																				
Maximum Floor Area	158,911 sq.m. (1,710,503 sq.ft.)	196,302 sq.m. (2,112,977 sq.ft.)																				
Parking <i>(Note: Approved and Proposed Phases are different. Refer to Comparison Table of Existing Phases to Proposed Phases for further descriptions)</i>	<table border="1"> <thead> <tr> <th>Phase</th> <th>Count</th> </tr> </thead> <tbody> <tr> <td>Phase 1</td> <td>1,797</td> </tr> <tr> <td>Phase 2</td> <td>1,797</td> </tr> <tr> <td>Phase 3*</td> <td>1,966</td> </tr> </tbody> </table>	Phase	Count	Phase 1	1,797	Phase 2	1,797	Phase 3*	1,966	<table border="1"> <thead> <tr> <th>Phase</th> <th>Estimated Demand</th> <th>Provided</th> </tr> </thead> <tbody> <tr> <td>Phase 1 (2011-2013)</td> <td>1,634</td> <td>1,884</td> </tr> <tr> <td>Phase 2 (2013-2017)</td> <td>1,739</td> <td>1,845</td> </tr> <tr> <td>Phase 3 (2017-2020)</td> <td>1,845</td> <td>1,848</td> </tr> </tbody> </table>	Phase	Estimated Demand	Provided	Phase 1 (2011-2013)	1,634	1,884	Phase 2 (2013-2017)	1,739	1,845	Phase 3 (2017-2020)	1,845	1,848
Phase	Count																					
Phase 1	1,797																					
Phase 2	1,797																					
Phase 3*	1,966																					
Phase	Estimated Demand	Provided																				
Phase 1 (2011-2013)	1,634	1,884																				
Phase 2 (2013-2017)	1,739	1,845																				
Phase 3 (2017-2020)	1,845	1,848																				
* The Director of Planning, on the advice of the City Engineer may relax parking requirements for Phases 3 & 4 once the hospital has implemented traffic management measures (TDM), and reduced parking demands are evident, primarily based on a reduction in car drivers and employment numbers.																						
Bicycling Spaces		<table border="1"> <thead> <tr> <th>Phase</th> <th>Required</th> <th>Provided</th> </tr> </thead> <tbody> <tr> <td>Currently (2012)</td> <td>166 (based on FTE 2,828)</td> <td>265</td> </tr> <tr> <td>Phase 1 (2011-2013)</td> <td>156 (based on FTE 2,658)</td> <td>to meet bylaw requirements</td> </tr> <tr> <td>Phase 2 (2013-2017)</td> <td>156 (based on FTE 2,658)</td> <td>to meet bylaw requirements</td> </tr> <tr> <td>Phase 3 (2017-2020)</td> <td>156 (based on FTE 2,658)</td> <td>to meet bylaw requirements</td> </tr> </tbody> </table>	Phase	Required	Provided	Currently (2012)	166 (based on FTE 2,828)	265	Phase 1 (2011-2013)	156 (based on FTE 2,658)	to meet bylaw requirements	Phase 2 (2013-2017)	156 (based on FTE 2,658)	to meet bylaw requirements	Phase 3 (2017-2020)	156 (based on FTE 2,658)	to meet bylaw requirements					
Phase	Required	Provided																				
Currently (2012)	166 (based on FTE 2,828)	265																				
Phase 1 (2011-2013)	156 (based on FTE 2,658)	to meet bylaw requirements																				
Phase 2 (2013-2017)	156 (based on FTE 2,658)	to meet bylaw requirements																				
Phase 3 (2017-2020)	156 (based on FTE 2,658)	to meet bylaw requirements																				