



## POLICY REPORT DEVELOPMENT AND BUILDING

Report Date: September 6, 2011  
Contact: K. Munro/  
Y. McNeill  
Contact No.: 604.873.7135/  
604.873.7582  
RTS No.: 9282  
VanRIMS No.: 08-2000-20  
Meeting Date: September 20, 2011

TO: Vancouver City Council  
FROM: Director of Planning  
SUBJECT: CD-1 Text Amendment: 4500 Oak Street  
(Children's and Women's Health Centre of BC)

### *RECOMMENDATION*

A. THAT the application, by DYS Architecture Inc. on behalf of Children's and Women's Health Centre of BC, to amend the use, height and setback provisions of CD-1 (Comprehensive Development) District (126) (By-law No. 5091) for 4500 Oak Street (PID 009-471-278; Block 1009, Plan 10359, D.L. 526, NWD Group 1, Except Plan 12393, 12719 and Ref. Plan 14318) to allow the construction of a Community Care Facility - Class B (Ronald McDonald House) and a Child Day Care Facility, be referred to a public hearing, together with:

- (i) plans prepared by DYS Architecture Inc. received May 13, 2011;
- (ii) draft CD-1 By-law amendments, generally as presented in Appendix A;  
and
- (iii) the recommendation of the Director Planning to approve the application, subject to conditions contained in Appendix B;

FURTHER THAT the Director of Legal Services be instructed to prepare the necessary amending By-law generally in accordance with Appendix A for consideration at the public hearing.

B. THAT Recommendation A be adopted on the following conditions:  
(i) THAT the passage of the above resolutions creates no legal rights for the applicant or any other person, or obligation on the part of the City; any expenditure of funds or incurring of costs is at the risk of the person making the expenditure or incurring the cost;

- (ii) THAT any approval that may be granted following the public hearings shall not obligate the City to enact a by-law rezoning the property, and any costs incurred in fulfilling requirements imposed as a condition of rezoning are at the risk of the property owner; and
- (iii) THAT the City and all its officials, including the Approving Officer, shall not in any way be limited or directed in the exercise of their authority or discretion, regardless of when they are called upon to exercise such authority or discretion.

### **GENERAL MANAGER'S COMMENTS**

The General Manager of Community Services RECOMMENDS approval of the foregoing.

### **COUNCIL POLICY**

Relevant Council Policies for this site include:

- CD-1(126) By-law No. 5091, enacted June 14, 1977, amended up to and including By-law No. 9727, dated September 30, 2008.
- Community Amenity Contribution required as part of the June 24, 1999, Council approved CD-1 text amendment for this site:  
*"As a Community Amenity Contribution, the owner enter into an agreement with the City, to the satisfaction of the Director of Current Planning, the Director of Social Planning and the Director of Legal Services for the owner to do the following, prior to occupancy of the first building in Phase 3, or at a time thereafter as agreed to by the City Manager:*
  - *provide, fully fit out, and operate a child day care facility of a type, size and standard and under conditions satisfactory to the Director of Social Planning; or*
  - *provide an alternative public amenity of a type, size and under conditions acceptable to City Council; or*
  - *contribute to the City a cash amount of \$1,444,911."*
- 4500 Oak Street - Children's and Women's Health Centre "Master Plan" (dated November 1998), adopted June 24, 1999.
- Rezoning Policy for Greener Buildings - EcoDensity Charter - Action A-1 (June 10, 2008).
- Childcare Design Guidelines, adopted Feb 4, 1993.

### **SUMMARY & PURPOSE**

This report presents the staff assessment of an application by DYS Architecture Inc. on behalf of Children's and Women's Health Centre of BC to amend the uses, height and setbacks of the existing CD-1(126) By-law No. 5091 for 4500 Oak Street ("Health Centre") which would allow construction on the southern boundary of the Health Centre for a Family Stay and Respite Centre, to be operated as a Ronald McDonald House and classified as a Community Care Facility - Class B, and a Child Day Care Facility. The Health Centre contains a series of buildings with various uses which serve the hospital facilities.



increased along Heather Street and along 32nd Avenue to direct future development to north of the internal ring road and to retain the existing landscaped "buffer" between the future expansion of the Health Centre and the surrounding neighbourhood (refer to Figure 2).

While part of the 1999 Master Plan has been realized, as seen in the expansion of the Child and Family Research Institute and the new Children's Ambulatory Care Building in the northern portions of the site (see Figure 2), none of the substantial development of Phases 3 or 4 have proceeded. Phases 3 and 4 were to include demolitions, renovations and additions to the historic Shaughnessy Military Hospital; new parking structures, new psychiatry building, construction of additional research facilities and extensive renovations to the BC Children's and BC Women's hospital buildings.

**Figure 2 - Site Plan with proposed Child Day Care Facility (Child Care Centre) and Ronald Macdonald House (Family Stay and Respite)**



## DISCUSSION

### 1. Site and Context

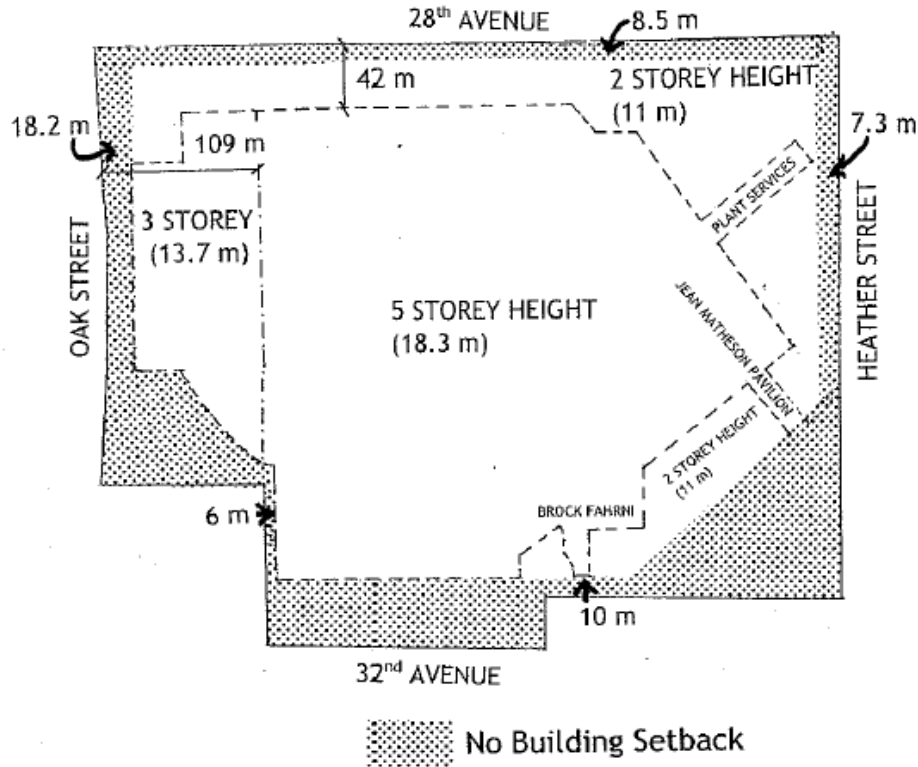
Children's and Women's Health Centre of BC is located on a 46 acre (18.6 hectare) site and is bounded by Oak Street, Heather Street, 28th Avenue and 32nd Avenue (refer to Figure 1). The site is surrounded by a mix of single-family residential and institutional uses. Significant sites in the area include The Beth Israel Synagogue, GF Strong Rehabilitation Centre, Canadian Blood Services Building, St. Vincent's Heather Campus of Care, Van Dusen Gardens, and Eric Hamber Secondary School.

### 2. Proposed CD-1 By-law Amendments

Uses – The application proposes to amend the current zoning to allow Community Care Facility - Class B as an approved use. This amendment, if approved, would allow development of a Family Stay and Respite Centre, operated as a Ronald McDonald House. No other amendments relating to use are necessary as Child Day Care Facility is a permitted use under the current zoning.

Floor Space Ratio (FSR) – No changes to the permitted FSR of 0.85 are proposed. Amendments to the section on "exclusions from FSR calculation" are proposed, in order to delete the maximum FSR exclusion permitted for Child Day Care Facility.

Figure 3 - Existing Building Height and Setback Regulations



**Building Height and Setbacks** — The application proposes to reduce the setback requirements along 32nd Avenue to 16 metres from approximately 48 metres and increase the setback requirements on Heather Street to 17 metres from 7.3 metres (refer to section 4.2 of the proposed By-law amendments in Appendix A). The changes are to permit the construction of the Family Stay and Respite Centre (Ronald McDonald House) and the Child Day Care Facility. In addition, the application proposes to amend the height and setbacks diagram in the By-law (see Figure 3) by removing the reference to building setback requirements on the diagram and adding a new section to the By-law describing the setback requirements from each property line.

Draft provisions for the amending By-law to CD-1 (126) By-law No. 5091 are contained within Appendix A.

### 3. Form of Development

**Family Stay and Respite Centre (Ronald McDonald House)** — The proposed facility (refer to Figure 2) would house 75 families with children under care at the Health Centre. While Community Care Facilities are not currently permitted in the CD-1 By-law, care facilities are a complementary use to the permitted health care facilities, and are permitted in the adjacent RS-1 District. Staff support the proposed use, which will provide a valuable and much needed service for families throughout BC. The Heather Street location was chosen for Ronald McDonald House, as it affords the facility the area needed to deliver their intended program. The facility is designed as a series of small buildings, making the scale more akin to domestic architecture. The buildings range from three to four storeys with the Heather Street elevation appearing as a two-storey structure. Vehicle access to the facility will be from the internal ring road. An amendment to the number of storeys and building setback provisions along Heather Street is required, in order to locate the Ronald McDonald House in this location (see Plans in Appendix D).

**Child Day Care Facility** — The Child Day Care Facility is designed as two one-storey buildings adjacent 32nd Avenue, connected by a secured entry way (see Figure 2). The roofs of the buildings are designed to appear as a continuation of the existing landscaped berm on 32nd Avenue. All access to the facility will be from the internal ring road. The outdoor play space is a private secured area bounded by a wall cut into the berm to the south and the Day Care buildings to the north. To locate the facility in this location on the Health Centre campus, an amendment is needed to the By-law provisions for building setbacks on 32nd Avenue. Given that the facility is designed at the level of the ring road, and below the remaining portions of the berm, the majority of the development is hidden from view from 32nd Avenue. In addition staff have drafted conditions requiring the existing landscaping on the berm to be retained and enhanced in order to screen the play area from 32nd Avenue (see plans in Appendix D).

The Director of Planning recommends approval of the by-law amendments to allow development of the Ronald McDonald House and the Child Day Care Facility, subject to the rezoning conditions contained Appendix B.

The rationale for reducing the "No Building Setback" requirements is to allow the Health Centre to develop while still maintaining a significant landscape buffer along the south and east property lines. A review of the program needs of the Child Day Care Facility and Ronald MacDonal House, along with the pending long-range planning for the site, shows that

locating either building within the centre of the site would constrain future development and limit the functional ability of the Health Centre to provide the services it offers. Although large at 18.7 hectares (46 acres), the existing campus contains a mix of buildings, green open spaces, surface parking lots, a helicopter pad, and roadways, all in use by existing operations. These constrain the options to building within the existing CD-1 setbacks (see Figure 3).

The rationale for locating the Child Day Care Facility and Ronald McDonald House in the building setback areas on 32nd Avenue and Heather Street is as follows:

- Both the Child Day Care Facility and Ronald McDonald House have a significant demand for open play space, which must be private, secured and away from active and ever changing hospital functions.
- The nature of these projects is more in keeping with the surrounding residential neighbourhood and both types of facilities are found within residential areas in the city, as the use is more typically associated with residential needs. The scale and design of these facilities is more in keeping with residential architecture and their need for public and private spaces.
- The buildings act as “bridging” elements, creating a transition from the two-storey domestic homes of the surrounding community to the denser, higher building forms of the institutional uses towards the centre of the Health Centre site.
- A substantial landscape setback can still be provided at both locations, retaining a buffer to the surrounding residential area.
- Both buildings require a quiet location within easy access of vehicle drop-off zones for staff and the users.
- Developing away from the centre of the site permits the Health Centre to develop in the future unimpeded by non-hospital functions.

In the 30 years since the site was rezoned to CD-1, it is evident that the nature of a hospital site is one of continual change. As populations continue to expand and the needs of the community grow, the Health Centre's ability to respond to those needs must be maintained. Functional relationships between hospital buildings (present and proposed) must be protected and fluidity maintained in order to provide for ever changing services now and in the future. Buildings that are conjoined, expandable, and free of impediments to expand, are a primary goal in the Health Centre's long-term expansion plans.

The Urban Design Panel unanimously supported the application at its meeting of May 18, 2011 (see the Panel's comments in Appendix C) and provided comments regarding design changes that should be pursued. Staff concur with the Panel's comments and have incorporated them into the Form of Development conditions contained within Appendix B.

#### 4. Parking, Loading and Circulation

The 1999 text amendment and Master Plan set parking requirements for four phases of development of the Health Centre over the proceeding 20 years. Staff have included conditions in Appendix B to confirm compliance with the 1999 CD-1 By-law requirements for Phases 1 and 2, requiring 1,797 parking spaces, along with addressing any parking shortfall created by the proposed developments. In addition, the long-range goals of the City have been to adjust the vehicle access points onto the site through closures at various locations. In keeping with these aspirations, the 29th Avenue access will be required to be closed to all but emergency vehicles as part of this application (see rezoning conditions in Appendix B).

## 5. Environmental Sustainability

The rezoning application is subject to the Green Building Rezoning Policy. As part of the strategy, the development is required to meet LEED® Gold certification with a target of 63 points and to comply with mandatory requirements for Energy Performance, Water Conservation, Parking and Loading, and Storm water Management. In addition, the Strategy identifies benchmarks for achieving LEED® Gold certification. The applicant will be required to submit a written description of the sustainability approach and a LEED® scorecard indicating that they intend on achieving 63 points which meets LEED® Gold certification along with six energy optimization LEED® credits (see rezoning conditions in Appendix B).

This application is subject to the City's Rezoning Policy for Greener Larger Sites. Staff have drafted conditions contained in Appendix B, regarding sustainable site design, green mobility and clean vehicle strategies, sustainable rainwater management, and solid waste diversion strategies.

In addition, the Rezoning Policy for Greener Larger Sites is designed to achieve higher sustainability outcomes on large sites through the exploration and implementation of district and renewable energy opportunities. The Health Centre has a centralized energy centre that serves the thermal demands of the site. In essence, this is a small-scale, natural gas fuelled district energy system. Conditions of rezoning have been included to ensure that the proposed new development connects to this existing campus energy system. A feasibility study has been completed which examines the opportunities to optimize efficiency of energy provision on the Health Centre campus to reduce its overall GHG profile and assess the feasibility of expanding the system to service a wider area. Consideration of these matters and recommendations from the feasibility study will be addressed in a subsequent comprehensive rezoning which will contain a new master plan for the Health Centre.

## 6. Public Input

A rezoning information sign was installed at the site on June 14, 2011 and a notification letter dated June 8, 2011 was mailed to 854 property owners within the notification area. In addition to informing the neighbourhood of the application to amend the CD-1 By-law, the letter invited them to an Open House held at Eric Hamber Secondary School on June 28, 2011.

At the date of this report, staff have received 20 written responses and 2 phone calls. 18 responses were in support of the proposed development. A summary of the responses is included in Appendix E.

At the Open House, a small portion of the neighbours expressed concern about building within the area of the existing berm on 32nd Avenue and suggested seeking an alternative location such as an open area along Heather Street at the 29th Avenue entrance (see toned area in the plan on page 12 of Appendix D). The suggested area was investigated and determined to be too small to house the program required by the Child Day Care Facility given the expanded setback requirements along Heather Street of 17 metres and the location of the existing ring road. With respect to other open areas of the property, these sites were either occupied by uses such as the helicopter pad on Oak Street, or are part of the redevelopment plans for the hospital in the future. Given the type of uses proposed for the Ronald McDonald House and the Child Day Care Facility, and the pending redevelopment plans for the Health Centre, staff



feel that the proposed location at the southern edge of the site represents the best balance of the various options.

### ***PUBLIC BENEFITS***

In response to the City policies which address changes to land use and density, this rezoning application provides the following public benefits.

#### ***Offered Public Benefits***

**Community Amenity Contribution (CAC)** – The City's Financing Growth Policy anticipates a voluntary Community Amenity Contribution (CAC) from applicants for rezonings, including text amendments that seek an increase in height or density. Community amenities are provided through rezonings, to help address growth costs, area deficiencies, and/or other community needs and impacts. At the time of the 1999 Text Amendment the Health Centre agreed to a Community Amenity Contribution in the form of one of the following options:

- *Provide, fully fit out and operate a child day care facility of a type, size and standard and under conditions satisfactory to the Director of Social Planning; or*
- *Provide an alternative public amenity of a type, size and under conditions acceptable to City Council; or*
- *Contribute to the City a cash amount of \$1,444,911.*

The owner has chosen to provide a Child Day Care Facility with 49 spaces.

When the Community Amenity Contribution was calculated in 1999, staff considered a contribution of \$1,444,911 as satisfying the CAC requirement. At the time, this amount would have constructed as a 37-space child day care facility. At today's costs, this amount would not cover a 37-space facility. When the current rezoning application was submitted a viable day care program had not been confirmed nor was an operator identified. Given this, the applicants proposed a facility that could accommodate up to 74 spaces, with the intention of confirming the program and the operator, further into the rezoning process. The YMCA has subsequently come forward as the proposed operator and both they and the Health Centre are prepared to deliver a 49-space facility with 25 spaces for 3 to 5 year olds, 12 spaces for infants, and 12 spaces for toddlers. No City funds are required to construct or operate the facility.

Staff have considered the conditions of the 1999 Community Amenity Contribution agreement and determined that a 49-space facility would satisfy and exceed the condition and are supportive of the program. While the applicant is not required in this instance to submit a financial analysis of their project to the City, staff estimate the cost to provide a child care facility of this type and size to be around \$4,300,000. The facility would be designed and built such that it could be expanded to 74 spaces in the future, should additional funding arise.

The Director of Planning recommends approval of the amendments to the zoning to permit the Child Day Care Facility as outlined in this report, subject to the rezoning conditions contained in Appendix B.

### *Required Public Benefits*

**Development Cost Levies (DCLS)** –The Community Care Facility - Class B (Ronald McDonald House) is subject to the Citywide DCL rate of \$11.33 per sq. ft., resulting in DCL charges of approximately \$850,022. The Child Day Care Facility is eligible for the nominal rate of \$10.00 resulting in total DCL charges of approximately \$850,032.

DCLs are payable at building permit issuance and are subject to periodic adjustments. City-wide DCLs are spent on parks, child care facilities, replacement housing (social/non-profit housing), and engineering infrastructure.

**Public Art Program** – As this application does not increase the density permitted on site, a public art contribution is not required at this time.

See Appendix F for a summary of all public benefits.

### *FINANCIAL IMPLICATIONS*

Approval of the report recommendations will have no financial implications with respect to the City's operating expenditures, fees, or staffing.

### *CONCLUSION*

Staff have reviewed the application by DYS Architecture on behalf of the Children's and Women's Health Centre of BC to revise CD-1 (126) By-law No. 5091 for 4500 Oak Street to permit development of a Community Care Facility - Class B and a Child Day Care Facility. Upon analysis, staff have concluded that the proposal is a reasonable departure from the approved 1999 form of development, and that it is supportable given the nature of the proposed uses and the long-term development plans for the site. The Director of Planning recommends that the application be referred to a public hearing, together with the draft provisions for the amending By-law contained in Appendix A and with the recommendation that, subject to the public hearing, the application be approved along with rezoning conditions contained in Appendix B and with approval in principle of the form of development as shown in Appendix D.

\* \* \* \* \*

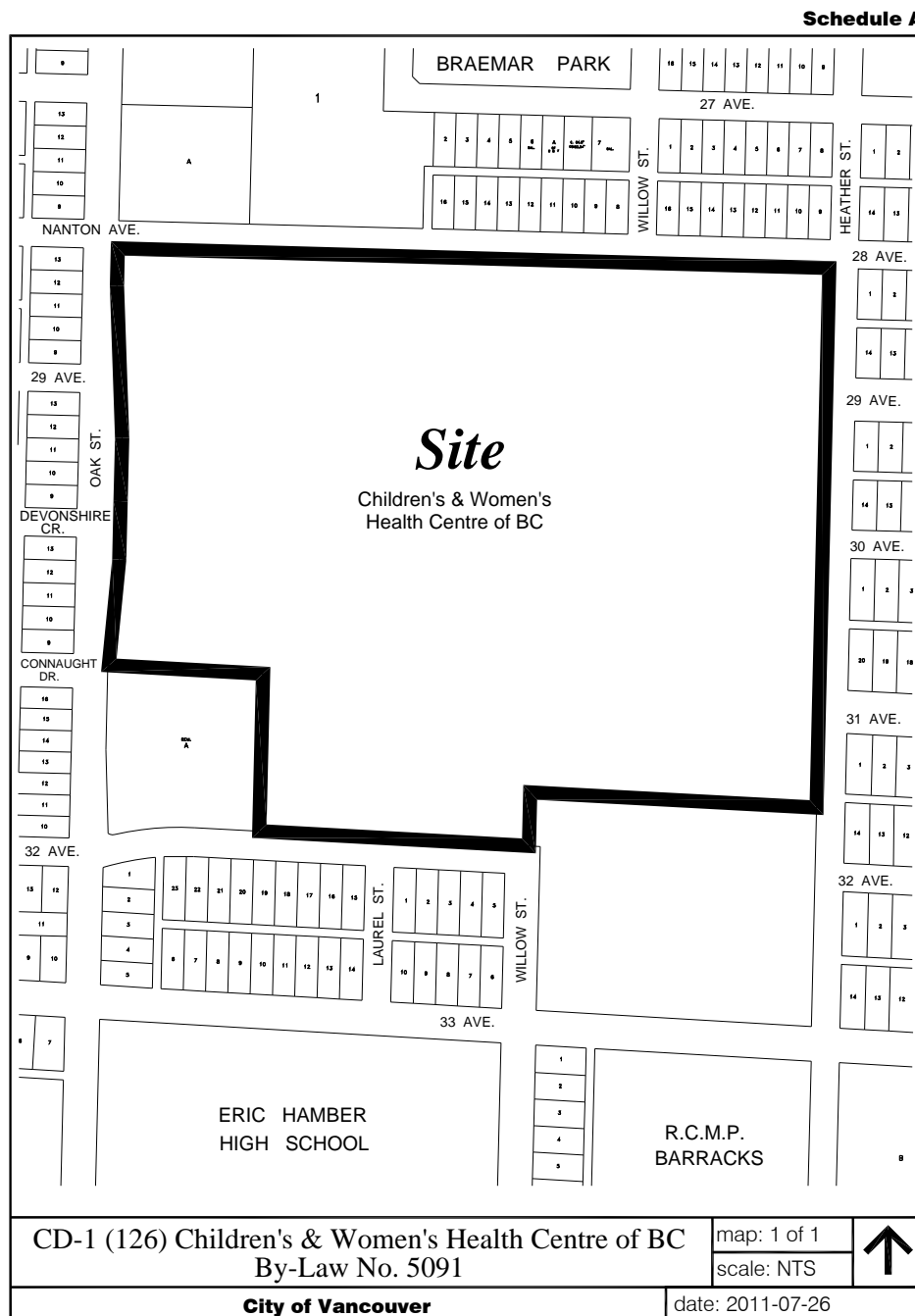
4500 Oak Street  
DRAFT AMENDMENTS TO CD-1 (126) (BY-LAW No. 5091)

Note: An amending By-law will be prepared in accordance with the provisions listed below, subject to change and refinement prior to posting.

1. Repeal section 1 and substitute:

“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.”

2. Replace Schedule D with Schedule A as follows:



3. In section 2.1:
- (a) from subsection (c), strike out "and";
  - (b) re-letter subsection (d) as subsection (e); and
  - (c) after subsection (c), add:

"(d) Community Care Facility - Class B, and"

4. In section 3:

(a) re-number sections 3.1, 3.2, and 3.3 as 3.2, 3.3, and 3.4, respectively;

(b) at the beginning of section 3, add:

"3.1 Computation of floor area must assume that the site consists of 186 954 m<sup>2</sup>.";

(c) in re-numbered section 3.4 (d), strike out "day care facilities,"; and

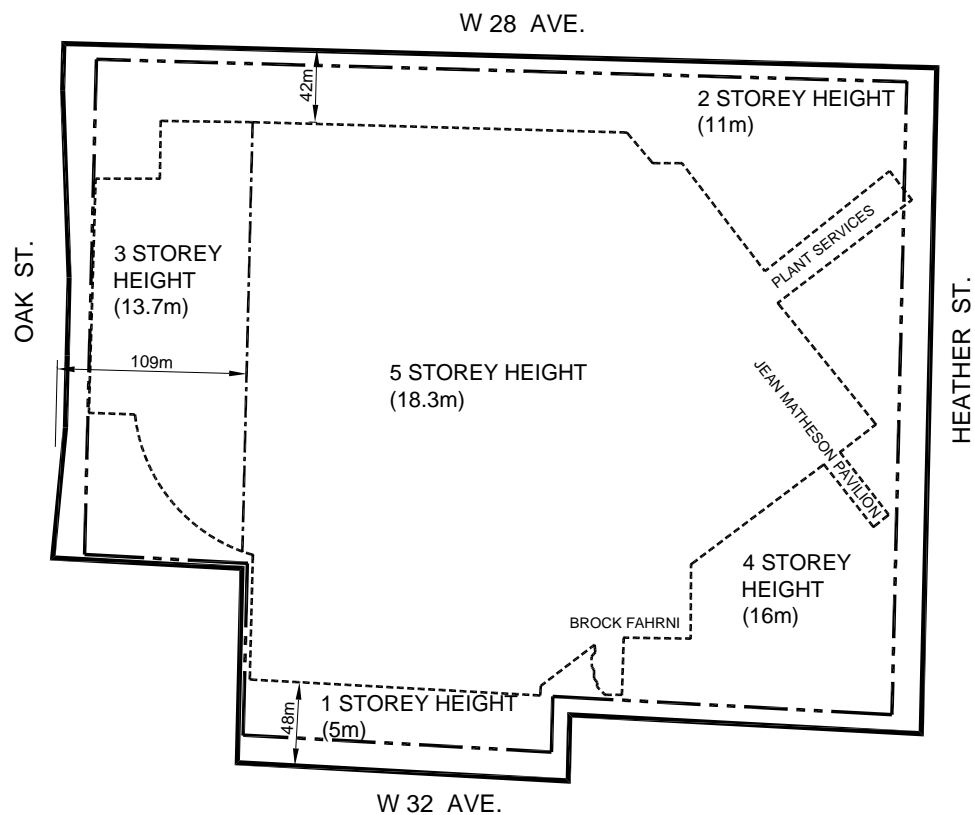
(d) repeal re-numbered section 3.4 (f), and substitutes:

"(f) child day care facility."

5. In section 4:

(a) repeal section 4.1, and substitute:

"4.1 Maximum building heights must conform with the following diagram:



- 4.2 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."

6. In section 5:

- (a) repeal section 5, and substitute:

"5 Parking and Loading

- 5.1 Off-street parking, loading, and bicycle spaces must be provided, developed, and maintained, in accordance with the applicable provisions of the Parking By-law, except that a total minimum of 2120 off-street parking spaces must be provided as follows:
- a minimum of 1797 spaces must be provided for Phases 1 and 2;
  - a minimum of 1966 spaces must be provided for Phase 3; and
  - the total minimum of 2120 spaces must be provided by Phase 4.
- 5.2 The required minimum parking and passenger drop-off spaces for the child daycare shall be provided at a rate of 1 passenger drop-off space per 8 children in attendance, and an additional 2 parking spaces for staff. These spaces are in addition to the minimum parking required of the project.
- 5.3 For the purpose of calculating parking for the Ronald McDonald House, a bunk bed shall be counted as one bed.
- 5.4 The Director of Planning, on the advice of the City Engineer, may relax parking requirements for Phases 3 and 4, once the hospital has implemented traffic management measures, and reduced parking demands are evident, primarily based on a reduction in car drivers and employment numbers."

\* \* \* \* \*

4500 OAK STREET  
PROPOSED CONDITIONS OF APPROVAL

Note: These are draft conditions which are subject to change and refinement by staff prior to the finalization of the agenda for the public hearing to the satisfaction of the Director of Legal Services.

CONDITIONS OF APPROVAL OF FORM OF DEVELOPMENT

- (a) THAT the proposed form of development be approved by Council in principle, generally as prepared by dys architects Inc. and stamped "Received Planning Department May 13, 2011", provided that the Director of Planning or the Development Permit Board, as the case may be, may allow minor alterations to this form of development when approving the detailed scheme of development as outlined in (b) below.
- (b) THAT, prior to final approval by Council of the form of development, the applicant shall obtain approval of a development application by the Director of Planning or Development Permit Board, who shall consider the following conditions:

**Design Development**

1. Clarification on the drawings of the following information:
  - (i) Notations on the elevation drawings of finish, colour, and materials;  
  
Note to Applicant: Include where relevant coursing, texture and spacing of materials. Attach colour samples to the drawings and note colours on the legend.
  - (ii) Provision of enlarged drawings at  $\frac{1}{2}'' = 1'-0''$  scale or better for exterior building and landscape features.  
  
Note to Applicant: Include building trim, soffits, windows and steps.
2. Design Development to delete the vehicle drop-off on Heather Street.  
  
Note to Applicant: See also Engineering conditions.
3. Design development to reduce the projection of the child care structure toward the Wellness Walk, to permit a more generous pathway and landscaped area.  
  
Note to Applicant: Provide at least 7.5 m of width from the building wall to the curb.
4. Design development to visually integrate the landscape and architecture of the child care facility.

Note to Applicant: Consider the comments of the Urban Design Panel.

5. Design development to better express the main entry of the child care building.

Note to Applicant: Consider opening up the angle of the two entry walls, addition of a canopy over, and other measures to create a welcoming quality for child care users while maintaining access control as required.

6. Design development to the child care building to resolve the details of required guards, fences and other measures to limit unintended access.

Note to Applicant: Details for the roof and play area guards should retain the natural aspects of the proposed design, such as the low, smooth profile of the berm, and reflect the comments of the Urban Design Panel.

7. Provide a Wellness Walkway, in accordance with the objectives set out in Appendix D, Page 11. (Refer also to Engineering conditions related to securing the Wellness Walkway)

8. Design development to Ronald McDonald House materials palette and detailing to reinforce a residential character.

Note to Applicant: Intent is to avoid an institutional character, such as may be associated with metal walls. See also comments from the Urban Design Panel.

9. Consideration to reduce the abstract or formal aspects of building massing.

Note to Applicant: Consider the comments of the Urban Design Panel.

10. Design development to the setback area off Heather Street, to find the right balance of public access (visual or otherwise) and the amenity needs of the facility.

Note to Applicant: New designs for this space should take into account the historic use of this area by the neighbourhood as an open, informal park space. Consultation with nearby neighbours is encouraged.

#### **Crime Prevention through Environmental Design (CPTED)**

11. Provision of a design that responds to CPTED principles, having particular regard for:
  - (i) theft in the underground parking;
  - (ii) residential break and enter;
  - (iii) mail theft;
  - (iv) mischief in alcoves and vandalism, such as graffiti.

Note to Applicant: As with any large development, applicants must consider and design against uncommon but potential risks such as break and enter to property or vehicles, mail theft, the perceived safety of underground parking areas,



mischief and vandalism. Provide a strategy that identifies the particular risks that may arise on this site and proposes specific features mitigate them. Show on the plans where these features should be located, and provide an indicative design for them.

### Landscape Design

12. Design development to better integrate the landscape around the child care facility into the building design.
13. Details of the proposed Wellness Walkway at  $\frac{1}{2}'' = 1'-0''$  scale or better. (see also condition #20)
14. Consideration to provide additional trees and other vertical planting on the west edge of the child care open space to better screen users from the service areas of the Canadian Blood Services building immediately to the west.
15. Update Site plans and Landscape drawings to accurately locate and show the canopy size of existing trees.
16. Provide additional layers of planting on the berm between the Child Care Centre and West 32nd Avenue, in order to provide year round interest and additional visual screening. Evergreen trees and shrubs should be added to the proposed planting.
17. Raise the grade of the berm off Laurel Street on West 32nd Avenue in order to deter pedestrian use at this location through to the Hospital site. Additional plant material should be added in this area as a deterrent to public access.
18. Consideration to provide additional trees and other vertical planting on the south side of the Ronald McDonald House Facility.

Note to Applicant: Intent is to provide privacy screening and an amenity to users of the walkway; and to augment the urban forest, where the site is not needed for active play space.

19. Existing trees on the berm should be retained wherever possible.

Note to applicant: A tree removal and retention plan should be provided along with a report from an ISA certified arborist regarding the safe retention of the trees closest to the berm excavation.

20. Provision of large scale ( $1/4''=1'$ ) sections of the three different parts of the Wellness Walkway, indicating path width, materials and the location of trees and other plantings. In addition, provide details and locations for all benches signage, etc. anticipated in these areas. These details should also be reflected in the Landscape Plan.

21. Provision at the development permit stage of a full Landscape Plan. The Landscape Plan should illustrate proposed plant material (with common and botanical names, plant sizes and quantities), paving materials, walls, fences, light fixtures, site grading and other landscape features. Plant material should be listed on a Plant List that is clearly keyed to the Landscape Plan.
22. A Landscape Lighting Plan to be provided for security purposes.

Note to applicant: Lighting details can be added to the landscape drawings; all existing light poles should be shown).

23. Trellis and vines to be provided over the underground garage access ramp.

### Engineering

The following are to be addressed at the development permit stage.

24. Provision of a Green Mobility and Clean Vehicles Strategy that includes the requisite infrastructure where appropriate to prioritize sustainable transportation modes including walking, cycling, public transit, and provisions for low carbon vehicles (e.g., electric vehicles), completed to the satisfaction of the General Manager of Engineering Services, and prior to Development Permit issuance the completion of any legal agreements required by this Strategy on terms and conditions acceptable to the City.
25. Provision of a Sustainable Rainwater Management Plan that utilizes sustainable strategies to allow for infiltration, retention, treatment and utilization of rainwater where applicable and appropriate on site.
26. Provision of a Solid Waste Diversion Strategy that addresses waste diversion in all solid waste generating activities within the complex.

Note to Applicant: The Strategy must identify/provide space, infrastructure and an operational approach to divert organics and recyclables from the waste stream, and minimize the vehicle trips required for collection, to the satisfaction of the General Manager of Engineering Services, and prior to Development Permit issuance the completion of any agreements required by this Strategy on terms and conditions acceptable to the General Manager of Engineering Services and the Director of Legal Services.

27. All required passenger drop-off activity to support Ronald McDonald House is to be accommodated on-site and plans are not to include reliance on street passenger loading space. Deletion of the proposed on-street passenger loading is required.
28. Provision of an east-west "Wellness Walkway" system (see page 11 Appendix D) including way-finding signage for pedestrians and cyclists and an associated "Activity Node" in the vicinity of the Child Day Care Facility and the Ronald McDonald House prior to the final occupancy of either the Child Day Care Facility

or Ronald MacDonald House all to the satisfaction of the Director of Planning in consultation with the General Manager of Engineering Services.

29. Plot the GVWD statutory right of way on the plans (as indicated on reference plan BCP34093) and delete any permanent structures, retaining walls and trees from within the right of way.
30. Provision of a minimum of 1797 parking spaces as required by the 1999 CD-1 by-law for the site or provision of a Traffic Demand Management plan which addresses any shortfall of parking resulting from the removal of the surface parking where the Ronald McDonald House is to be located. The plan is to be implemented prior to occupancy of the first building completed for which this rezoning applies.

#### **Environmental Sustainability**

31. Identification on the plans and elevations of the built elements contributing to the building's sustainability performance in achieving LEED® Gold certification, including at least six optimize energy performance points, one water efficiency point, and one storm water point.

Note to Applicant: Provide a LEED® checklist confirming LEED® Gold certification and a detailed written description of how the above-noted points have been achieved with reference to specific building features in the development. Both the checklist and description should be incorporated into the drawing set.

32. The proposed new development shall connect to the existing campus energy system.

#### **Child Day Care Facility**

33. Design development to the proposed Child Day Care Facility to ensure that the intent of the City Childcare Design Guidelines, are met.

#### **Community Care Facility - Class B**

34. Verify that the Community Care Facility - Class B (Ronald McDonald House) will be operated by a licensee under the Community Care and Assisted Living Act of British Columbia.

#### **CONDITIONS OF BY-LAW ENACTMENT**

- (c) THAT, prior to enactment of the CD-1 By-law, the registered owner shall, at no cost to the City and on terms and conditions satisfactory to the Director of Legal Services, and to the Director of Planning, the General Manager of Engineering Services and the Approving Officer as necessary, make arrangements for the following:

## Engineering

The following conditions are to be addressed prior to by-law enactment:

Arrangements to the satisfaction of the General Manager of Engineering Services and the Director of Legal Services for the following:

1. Closure of the vehicle access to Heather Street to all but emergency vehicles (no general hospital or employee traffic). Use of the existing gate for only emergency needs and provisions of an emergency management plan is required.
2. Provision of the wellness walkway on portions of Heather St and 32nd Avenue connecting to the proposed internal wellness walkway system. (See page 11 of Appendix D)
3. Provision of all utility services to be underground from the closest existing suitable service point.

All electrical services to the site must be primary with all electrical plant, which include but are not limited to, junction boxes, switchgear, pad mounted transformers and kiosks are to be located on private property. There will be no reliance on secondary voltage from the existing overhead electrical network on the street right-of-way. Any alterations to the existing overhead/underground utility network to accommodate this development will require approval by the Utilities Management Branch. The applicant may be required to show details of how the site will be provided with all services being underground.

4. Provision of adequate water service to meet the fire flow demands of the project. The current application lacks the details to determine if water main upgrading is required. Please supply project details including projected fire flow demands as determined by the applicant's mechanical consultant to determine if water system upgrading is required. Should upgrading be necessary then arrangements to the satisfaction of the General Manager of Engineering Services and the Director of Legal Services will be required to secure payment for the upgrading. The developer is responsible for 100% of any water system upgrading that may be required.
5. Provision of adequate sewer servicing for the site. The current application lacks the details to determine if sewer system upgrading is required. Please supply project details to determine if sewer system upgrading is required. Should upgrading be necessary then arrangements to the satisfaction of the General Manager of Engineering Services and the Director of Legal Services will be required to secure payment for the upgrading. The developer is responsible for 100% of any sewer system upgrading that may be required.

### Child Day Care Facility

6. Enter into an agreement for the provision of a licensable childcare facility designed to meet the intent of the City's Childcare Design Guidelines, able to accommodate no fewer than 49 and not more than 74 spaces, to the satisfaction of the Director of Legal Services in consultation with the Managing Director of Social Development.

Note to applicant: The Child Day Care Facility must accommodate a minimum of 49 spaces, with the proviso that should funding become available the facility could expand (at the owners discretion) to accommodate up to 74 spaces.

### Soils

7. Enter into a remediation agreement for the remediation of the site, or any portions thereof, and any contaminants which have migrated therefrom on terms and conditions satisfactory to the Manager of Environmental Protection, City Engineer and Director of Legal Services, including a Section 219 Covenant that there will be no occupancy of any new buildings or improvements on the site constructed pursuant to this text amendment to the zoning of the site, until a Certificate of Compliance(s) satisfactory to the City for the on-site and off-site contamination, issued by the Ministry of Water, Land and Air Protection, has been provided to the City.

Note: Where the Director of Legal Services deems appropriate, the preceding agreements are to be drawn, not only as personal covenants of the property owners, but also as Covenants pursuant to Section 219 of the Land Title Act.

The preceding agreements are to be registered in the appropriate Land Title Office, with priority over such other liens, charges and encumbrances affecting the rezoning site as is considered advisable by the Director of Legal Services, and otherwise to the satisfaction of the Director of Legal Services prior to enactment of the by-law.

The preceding agreements shall provide security to the City including indemnities, warranties, equitable charges, letters of credit and withholding of permits, as deemed necessary by and in a form satisfactory to the Director of Legal Services. The timing of all required payments, if any, shall be determined by the appropriate City official having responsibility for each particular agreement, who may consult other City officials and City Council.

\* \* \* \* \*

4500 Oak Street  
ADDITIONAL INFORMATION

1. **Comments - General Manager of Engineering Services**

Engineering Services reviewed the application and, in a memo dated July 28, 2011, and amended on July 26, 2011; the Projects Engineer stated that Engineering Services has no objection to the proposed rezoning provided that specific conditions are met. In the memo, a number of rezoning conditions were listed for inclusion in the staff report. These have been inserted in Appendix B as Form of Development conditions and conditions to be met prior to by-law enactment.

2. **Building Code**

The following comments have been made by the Processing Centre - Building and are based on the architectural drawings prepared by dys architecture Inc. dated May 13, 2011 for the proposed Rezoning. This is a preliminary review in order to identify issues which do not comply with the 2007 Vancouver Building By-law No. 9419 and its amendments. A review of compliance with Subsection 3.2.5 ("Provisions for Firefighting") of the Vancouver Building By-law has also been done.

\* Items marked with an asterisk have been identified as serious non-conforming Building By-law issues.

**Child Day Care Facility:**

- a) The two child day care buildings will be considered as two separate buildings with their own respective principal entrances and fire department connections, as they appear to function as separate from one another.
- b) The Fire Department connection shall be within 90 meters of a fire hydrant. The location of a fire hydrant shall be located with its maximum distance of 90m as previously described. A new fire hydrant may be required on this site and shall be coordinated and considered usable by Vancouver Fire and Rescue Services. The VFRS may not consider private hydrant to be useable and initial discussion is recommended to ensure adequate coverage is provided.
- c) The child day care buildings shall be within a minimum of 3 m and maximum of 15 m from a street (or an acceptable fire department access route). Vancouver Fire and Rescue Services are to be consulted to ensure the Ring Road will be considered as being equivalent to a street.
- d) The Infant/Toddler building will be classified as a Group B, Division 2 building; where children under the age of 30 months are provided with care.
- e) A major occupancy separation may be required between a B2 and an A2 major.
- f) Occupancy may be required between the infant and toddler programs.

- g) The fire-fighters' path of travel shall be 45 m to the principal entrance to each building and shall be measured from the curb of the building(s) and be 2.0 m clear width.
- h) An accessible curb ramp is required to provide accessible access from the street (Ring Road).
- i) A 2.4 m distance is required to separate combustible projects, such as roof overhangs, that are in close proximity to the adjoining building, or 1.2 m from property lines.
- j) Spatial separation to be reviewed between the two buildings.

**Ronald McDonald House:**

- k) Clarify whether the proposal is a four-storey Group B, Division 2 or Group C building with one level of underground parking. A Group B, Division 2 building is considered a high building (3.2.6.) where it is greater than 3 storeys.
- l) \*The floor areas of all storeys are to have access to two means of egress. (Note: This would especially include the upper levels of the individual house modules and potentially deal with dead-end corridor conditions.)
- m) \*Exit stairs that provide egress from another storey cannot have its egress route go through the floor area of the other storeys of the building and must exit directly to the exterior or an approved open space. (Note: Refer to Main and Ground Floor Level Plans)
- n) The 3.2.2. construction requirements may require the building to be constructed of non-combustible construction.
- o) A four storey building will require the installation of standpipes per NFPA 14.
- p) The drawings do not show an entrance door at the main level entry area to accurately determine whether the exiting system complies.
- q) Large rooms on the ground floor plan may require a second egress door that has an access to an exit door or doors that are sufficiently remote from one another.
- r) The parking garage has only one exit and the second stair shown does not have a doorway nor do they lead to another floor level.
- s) The second exit for the garage must be sufficiently remote from the other exit.
- t) Elevator and stair vestibules are required, when they connect to above grade levels.

- u) Similar to the childcare centre, the fire department connection for this building shall be within 90 meters of a fire hydrant. The location of a fire hydrant shall be located with its maximum distance of 90m as previously described. A new fire hydrant may be required on this site and shall be coordinated and considered usable by Vancouver Fire and Rescue Services if the Ring Road is considered for emergency response. The VFRS may not consider private hydrant to be useable and initial discussion is recommended to ensure adequate coverage is provided.
- v) \*The care facility building shall be within a minimum of 3 m and maximum of 15 m from a street (or an acceptable fire department access route). Vancouver Fire and Rescue Services are to be consulted to ensure the Ring Road will be considered as being equivalent to a street. The Heather Street setback is greater than 15 m as measured from the curb.
- w) The fire-fighters' path-of-travel is not to exceed 45 m to the principal entrance.
- x) The fire-department connection shall face the street and be unobstructed, such as landscaping.

Written confirmation that the applicant has read and has understood the implications of the above noted comments is required and shall be submitted as part of the "prior to" response.

The applicant may wish to retain the services of a qualified Building Code Consultant in case of difficulty in comprehending the comments and their potential impact on the proposal. Failure to address these issues may jeopardize the ability to obtain a Building Permit or delay the issuance of a Building Permit for the proposal.

### 3. Comments - Addressing

No addressing issues foreseen for the proposed project. Addressing of buildings is to be assigned off the existing ring road for the Child Care Centre and from both the ring road and Heather Street for Community Care Facility (Ronald McDonald House), at the Building Permit stage.

### 4. Development Planner comments on Form of Development

Both proposals reflect the importance of the perimeter, providing between 16-17 meters of setback from the property lines, well in excess of those typically required in nearby RS-1 zoning. The vertical scale is limited in both complexes as well. The roof of the Child Care Centre is no higher than the existing grass-covered berm nearby, and the Ronald McDonald House building is no higher than the roof of neighbouring houses on Heather Street. As part of the proposed setback along 32nd Avenue, additional landscaping will be required and the preservation of the existing row of trees.



The Child Day Care Facility is located adjacent to the Wellness Walk planned for the perimeter of the Hospital site. This application proposes to construct those sections of the Wellness Walk adjacent to the Child Day Care Facility and the Community Care Facility (Ronald McDonald House) to the benefit of campus workers and visitors. Staff recommend arrangements be made for right of way agreements to provide access as a condition of enactment, along with further details of the design as a condition of the development permit (See conditions in Appendix B, and Drawing 11 in Appendix D). The Wellness Walk along with other healing landscape initiatives will be outlined more fully in a subsequent text amendment application anticipated in early 2012.

In both cases, the main vehicle access points have been confined to the inside of the campus to reduce vehicle conflicts with either the Heather bikeway or the quiet nature of 32nd Avenue. A small drop-off zone is proposed on Heather Street, but staff feel this facility is best located in the internal ring road and recommend its removal from the bikeway.

## 5. Urban Design Panel

The Urban Design Panel reviewed this proposal on May 18, 2011 and supported (8-0) the use, density and form of development and offered the following comments:

### Panel's Consensus on Key Aspects Needing Improvement:

- Concern over potential for institutional appearance of RMH;
- Consider integrating the landscape further with the architecture at Child Care;
- Design development on the relation between Wellness Walk and Child Care;
- Design development to improve wayfinding and transparency at the Child Care;
- Further development to show how the Child Care will be merged into the berm in detail.

**Related Commentary:** The Panel supported the text amendment in terms of the use, massing, height and setbacks. The Panel thought the integration into the neighbourhood was well handled.

**Childcare:** The Panel liked the way the berm is integrated into the building. A couple of Panel members had some concerns regarding security between the building and the berm especially after hours. A couple of Panel members had some concerns regarding the somewhat hidden entry experience, especially since children will be dropped off and picked up and need to be able to see their parent. One member suggested adding a continuous canopy to help announce the entry. One Panel member suggested using a green roof to integrate the building into the landscape further. Most of the Panel suggested design development to explore the possibilities of strengthening the relationship with the building and the landscaping. A couple of Panel members thought the relationship with the Wellness Walk needed to be improved.

**Ronald McDonald House:** The Panel felt the density was acceptable and supported the approach to fit into the neighbourhood with a more domestic scale. They also thought the circulation was clear. A couple of Panel members thought the design looked a little institutional and needed more work. One Panel member suggested

more development of the Heather Street landscaping as it seems less neighborly at present.

Conditions that capture the Panels suggestions have been included in the Form of Development conditions in Appendix B.

**6. Comments of the Applicant**

The applicant was provided with a draft copy of this report on August 24, 2011 and provided the following comments:

Ronald McDonald House has advised that while access to their facility will be primarily from the ring road, additional access to the neighbourhood along Heather Street is important to the residential character of the project. In particular, there is a desire to establish two short term pick-up/drop-off spaces on Heather Street primarily for use by visitors, volunteers, taxis, etc. These spaces could be created through re-designation of existing street parking spaces, in lieu of the previous proposal to build a more structured entry point on Heather Street.

Thus, during the Development Permit process, Ronald McDonald House intends to request a solution be identified to facilitate such access.

\* \* \* \* \*

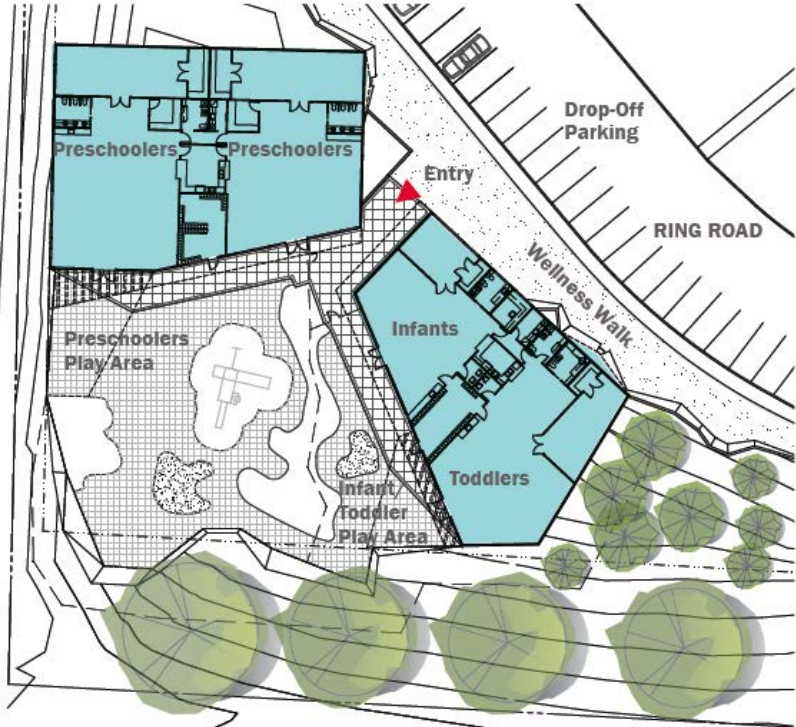
4500 Oak Street  
Site Plan with proposed Child Day Care Facility (Child Care Centre) and  
Ronald Macdonald House (Family Stay and Respite)





4500 Oak Street  
Form of Development: Child Day Care Facility

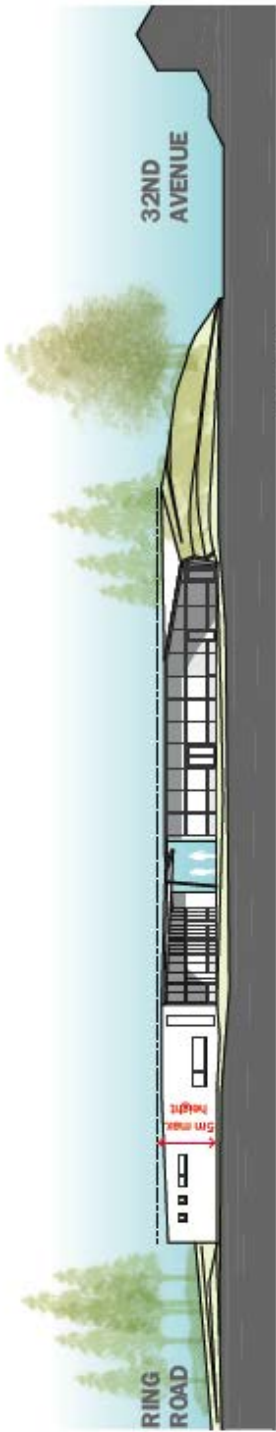
Text Amendment Submission  
Children's and Women's Health Centre of British Columbia



Floor Plan  
scale 1:300

4500 Oak Street  
Form of Development: Child Day Care Facility

Test Amendment Submitted On  
Children's and Women's Health Centre of British Columbia



4500 Oak Street  
Form of Development: Child Day Care Facility as seen from 32nd Avenue



4500 Oak Street  
Form of Development: Child Day Care Facility

Text Amended/Submitted on  
Children and Women's Health Centre of British Columbia



3D Aerial View looking into children's play area  
computer generated image

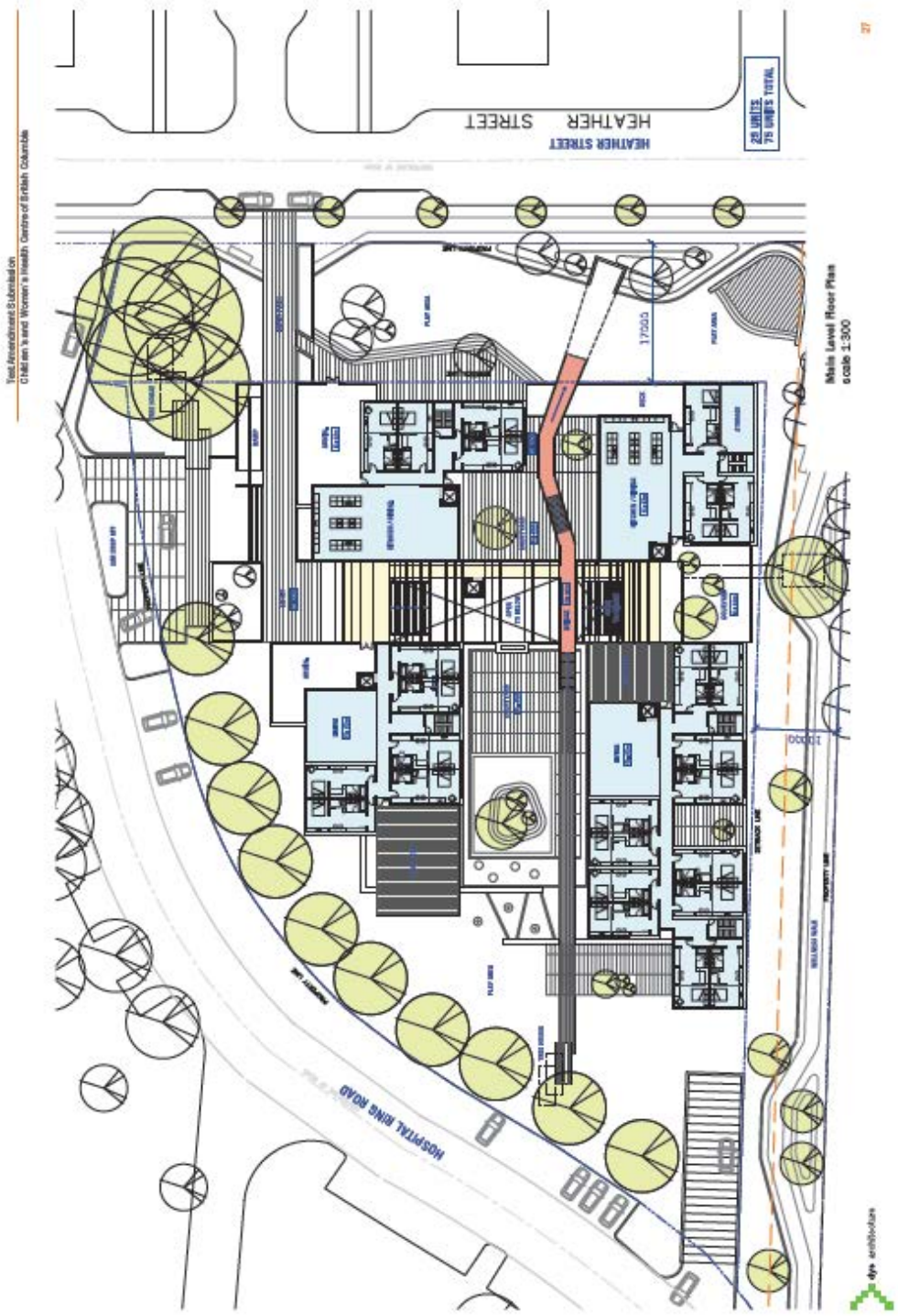




4500 Oak Street  
Form of Development: Ronald McDonald House

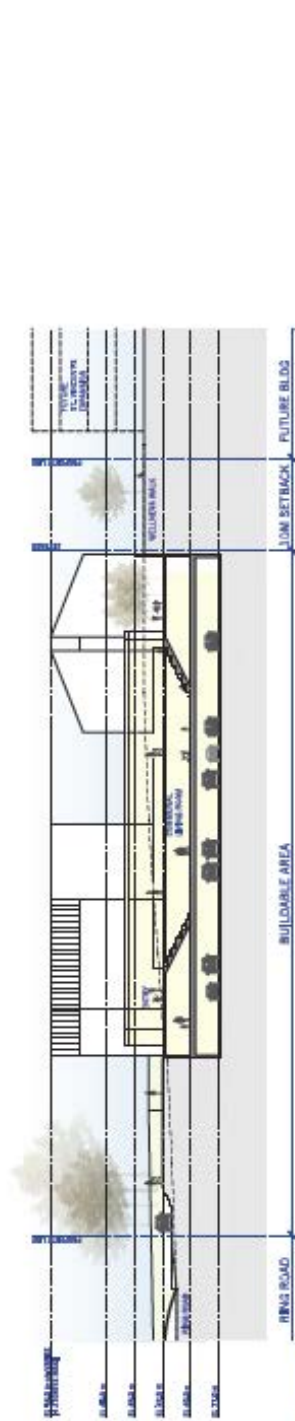


4500 Oak Street  
Form of Development: Ronald McDonald House, Main Floor Level

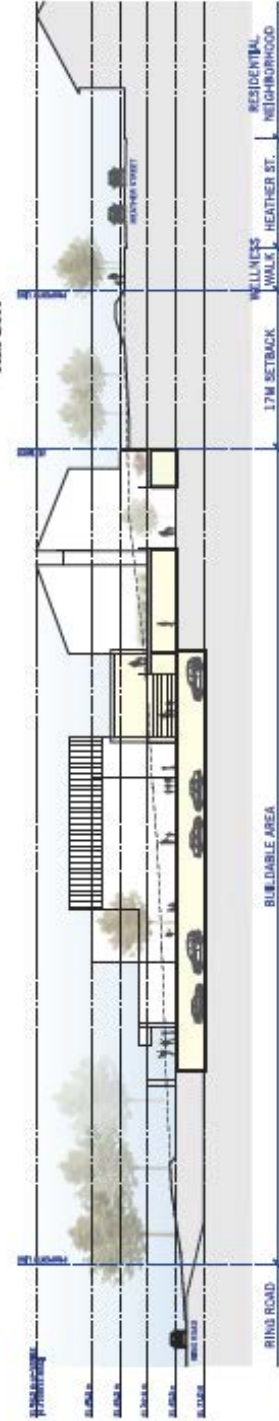


4500 Oak Street  
Form of Development: Ronald McDonald House

Test Amendment Submitted on  
Children's and Women's Health Centre of British Columbia



SECTION A-A  
Scale 1:300



SECTION B-B  
Scale 1:300



4500 Oak Street  
Form of Development: Ronald McDonald House

Test Amendment Submission  
Children's and Women's Health Centre of British Columbia



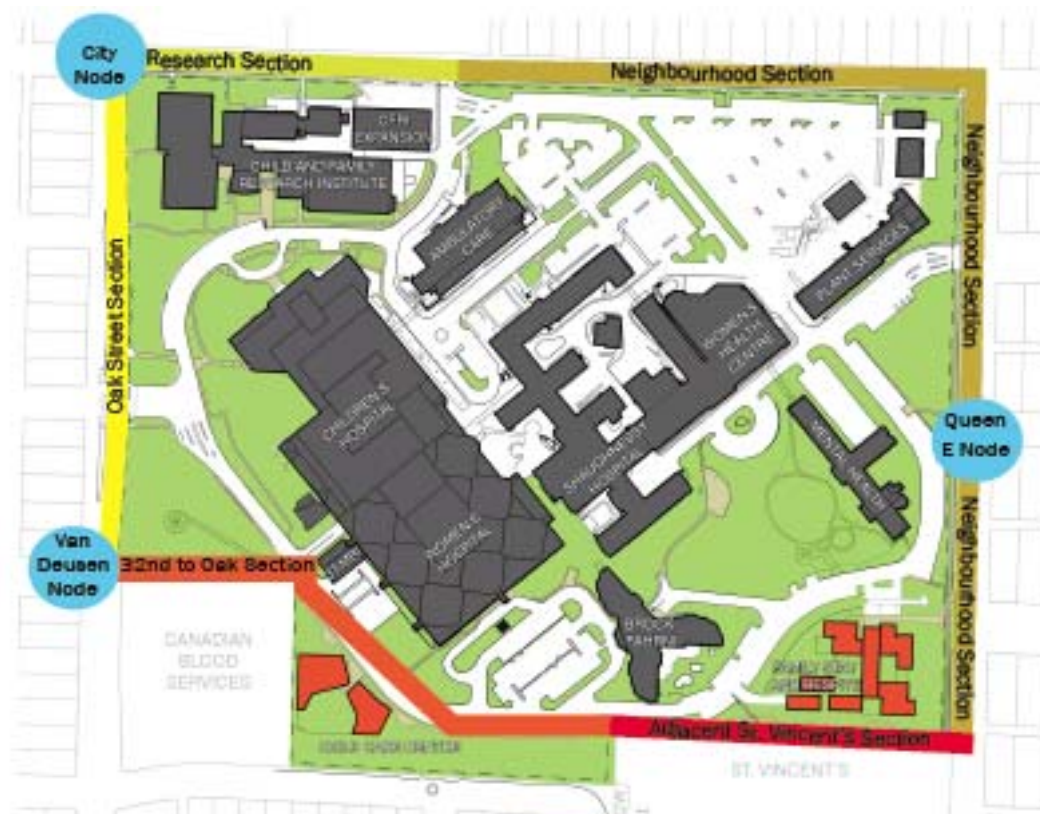
View from Heather Street  
computer generated image



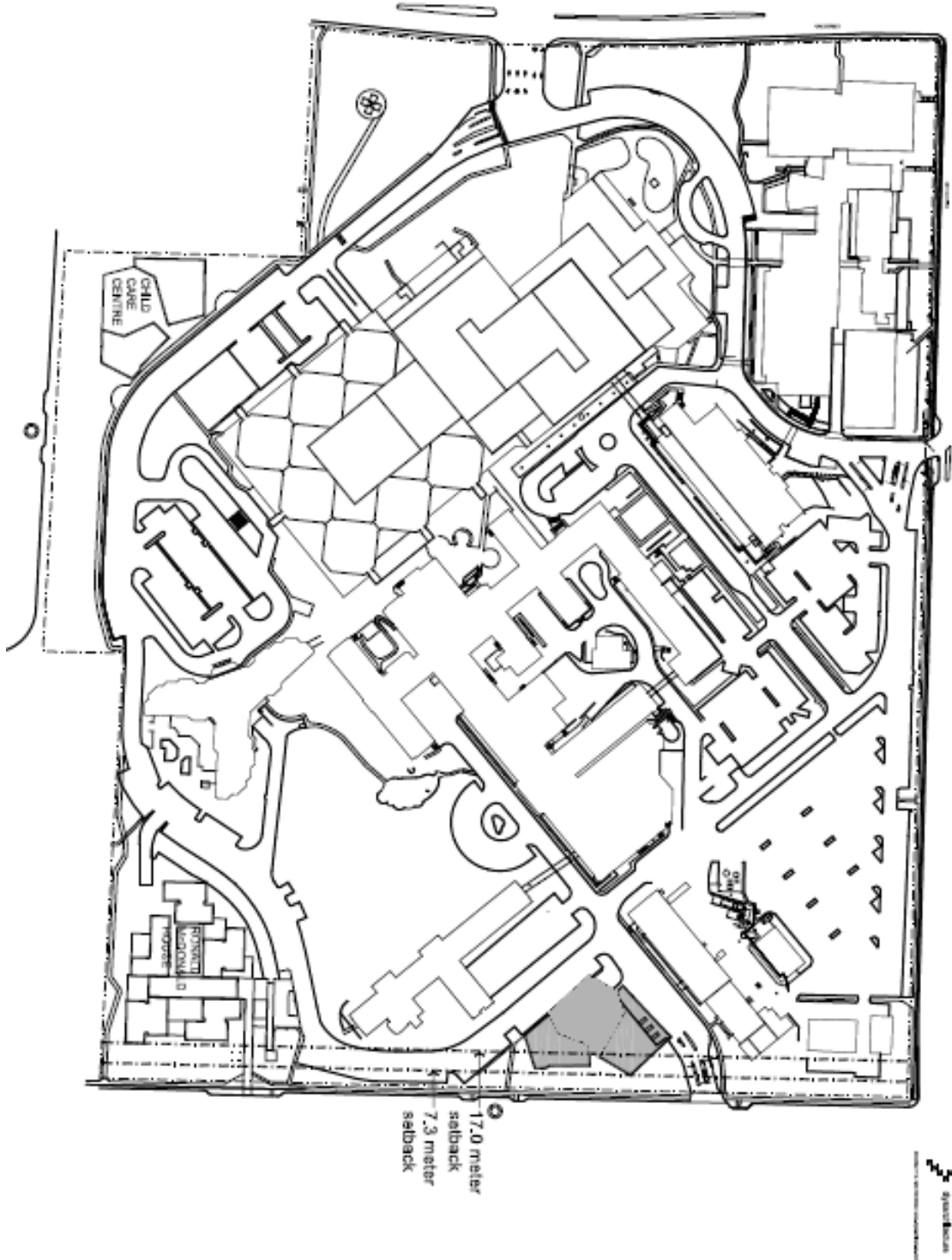
## 4500 Oak Street Form of Development: Wellness Walkway

Design Objectives of the Wellness Walkway:

- Accessible bench designs
- Wheelchair pads beside benches
- Unified furniture theme with variations relating to zones
- Aromatic planting where appropriate
- Shade structures and shelters
- Unified wayfinding strategy with eye level signage
- Aligned sidewalks/crosswalks
- Minimum 1.8 m wide sidewalks
- Planted and lawn boulevards
- Gentle slopes
- Glare reducing pavement solutions
- Street tree plantings
- Saw-cut concrete sidewalks
- Increased seating opportunities/short walks
- Variety of sensory experiences



4500 Oak Street  
Alternative Location for Child Day Care Facility (toned gray)



## 4500 Oak Street Summary of Notification Results

In the 2010 rezoning application (which is presently on hold), the locations of the Child Day Care Facility and Ronald McDonald House (RMH) were switched, with the Day Care on Heather Street and the RMH off 32nd Avenue. Prior to submission of the new application, it was agreed by all parties to switch the locations of the buildings, as the Heather Street site afforded a greater amount of space to locate the RMH and the Day Care would have less impact on the existing landscaped berm along 32nd Avenue. While the earlier scheme received considerable concern from the neighbourhood, the revised locations seem to have addressed many of the concerns expressed around retaining the berm and reducing the appearance of the building as seen from 32nd Avenue.

In addition to the notification letter dated June 8, 2011 mailed to 854 surrounding addresses within the notification area, staff held an Open House on June 28, 2011. 30 people attended the Open House, which was a 50% increase in attendance from the Open House held in November 2010 for the 2010 rezoning application, which is presently on hold.

Staff received 20 written responses and 2 phone calls. 18 were in support of the application, 2 were neutral and 2 were in opposition to building within the berm on west 32nd Avenue. Of the 20 written responses, 12 were within the notification area, 11 of these 12 were within a 2 block radius of the hospital. Of the 30 people who attended the Open House, 7 were members of the "Children's and Women's Neighbourhood Advisory Committee", of which there are 15 members. This application has received significant support from the community when compared to comments/petitions received regarding the previous rezoning application for the Child Day Care Facility and Ronald McDonald House.

A summary of the comments in support of the application is as follows:

- The Day Care and RMH will be a great asset to families and the hospital site.
- Support for switching bldg sites.
- Likes the buildings, but thinks their contemporary, would have preferred a more contextual architectural approach.
- Please provide fuller planting and more evergreens between west 32nd and the day care, to shield the view to the building and help block noise.
- COV should restrict public parking on west 32nd and West 28th Ave., and minimize the amount of traffic going through the area. Suggested not reducing parking on the hospital site, as this will just increase parking in the surrounding community.
- Very helpful city staff and the applicant teams, and well presented presentation.

Of the two opposing views received, the concerns are developing within the "No Building Setback" areas, with a request to seek alternative sites for the Child Day Care Facility; and the larger issue of rezoning the site in general. The applicant considered alternative locations for the Child Day Care Facility, most notably the triangular site off 29th Avenue and Heather Street, however rejected this location due to the limited size of the site and the constraints this would place on the program (see Appendix D page 12). The rationale for developing within the "No Building Setback" areas has been described within the Discussion section of this report.

\* \* \* \* \*

4500 OAK STREET PUBLIC BENEFITS SUMMARY

**Project Summary:**

Zoning amendments to facilitate development of a Community Care Facility - Class B ("Ronald McDonald House") and a Child Day Care Facility at the Children's and Women's Health Centre of BC

**Public Benefit Summary:**

The proposal satisfies an existing CAC obligation for a Child Day Care Facility, and will generate a DCL payment.

	Current Zoning	Proposed Zoning
Zoning District	CD-1	Amended CD-1
FSR (site area = 186 955 m <sup>2</sup> /2,012,356 sq. ft.)	0.85	0.85
Buildable Floor Space (sq. ft.)	1,710,503	1,710,503
Land Use	Hospital (Note 2)	Hospital (Note 2)

Public Benefit Statistics		Value if built under Current Zoning (\$)	Value if built under Proposed Zoning (\$)
Required*	DCL (City-wide) (For Ronald McDonald House )	0	\$850,022
	DCL	0	\$10.00
	Public Art	0	N/A
Offered (Community Amenity Contribution)	Childcare Facilities	N/A	\$4,300,000*
	Cultural Facilities		
	Green Transportation/Public Realm		
	Heritage (transfer of density receiver site)		
	Housing (e.g. supportive, seniors)		
	Parks and Public Spaces		
	Social/Community Facilities		
	Unallocated		
Other			
<b>TOTAL VALUE OF PUBLIC BENEFITS</b>		<b>\$0</b>	<b>\$5,150,032</b>

**Other Benefits):**

\* The Child Day Care Facility is an obligation stemming from the 1999 zoning approval to deliver a Child Day Care Facility prior to commencing Phase 3 development as indicated in the 1999 Master Plan or \$1,444,911 in cash equivalent. The present-day cost to deliver the 49-space facility now offered is estimated by staff to be around \$4,300,000.

\* DCLs, Public Art and Social Housing may have exemptions and/or minimum thresholds for qualification. For the City-wide DCL, revenues are allocated into the following public benefit categories: Parks (41%); Replacement Housing (32%); Transportation (22%); and Childcare (5%). Revenue allocations differ among Area Specific DCL Districts.

Note 1: Nominal Child Day Care Facility rate of \$10 per Building Permit

Note 2: Existing Uses include: Hospital (but not a provincial laboratory), Child Day Care Facility, Retail Store (limited to small-scale pharmacy), Accessory Uses customarily ancillary to a Hospital. Proposed additional use: Community Care Facility - Class B.



4500 Oak Street  
Applicant, Property, and Development Proposal Information

APPLICANT AND PROPERTY INFORMATION

Street Address	4500 Oak Street
Legal Description	Block 1009, Plan 10359, D.L. 526, NWD Group 1, Except Plan 12393, 12719 and Ref. Plan 14318
Applicant	DYS Architecture
Architect	DYS Architecture
Property Owner	Children's and Women's Health Centre of BC
Developer	Children's and Women's Health Centre of BC in conjunction with the Children's Hospital Foundation and Ronald McDonald House of BC

SITE AREA	186 954.56 m <sup>2</sup>
-----------	---------------------------

DEVELOPMENT STATISTICS

	DEVELOPMENT PERMITTED UNDER EXISTING ZONING	PROPOSED DEVELOPMENT	RECOMMENDED DEVELOPMENT (if different than proposed)
ZONING	CD-1(126)	CD-1(126)	as proposed
USES	Hospital (excluding Provincial laboratory), Child Day Care Facility, Retail Store limited to small scale pharmacy; and Accessory uses customarily ancillary to a hospital	Hospital (excluding Provincial laboratory), Child Day Care Facility, Retail Store limited to small scale pharmacy; Accessory uses customarily ancillary to a hospital; and Community Care Facility - Class B	as proposed
MAX. FLOOR AREA	158 911 m <sup>2</sup> (1,710,503 sq. ft.)	158 911 m <sup>2</sup> (1,710,503 sq. ft.)	as proposed
MAX. FLOOR SPACE RATIO	0.85	0.85	as proposed
MAXIMUM HEIGHT	18.3 m (60 ft.)	18.3 m (60 ft.)	as proposed
MAX. NO. OF STOREYS	5	5	as proposed
PARKING SPACES	1797 (Phases 1 and 2)	1762 ( Phases 1 and 2)	Conditions to comply with the existing CD-1 By-law provisions on parking