

CD-11 ZONE, RJH DISTRICT

Purpose

- 1 The purpose of this Zone is to permit a patient care centre at Royal Jubilee Hospital.

Development Areas

- 2 This Zone is divided into Development Areas 1, 2, and 3 shown on the map attached as Appendix 1.

Uses

- 3 Permitted uses:
 - (a) all of the uses permitted under Part 8.10 for the PB Zone, Public Buildings District;
 - (b) commercial;

Definition of Height

- 4 For the purposes of this Zone,

“height”

when used in reference to a building means the distance measured in a straight line vertically between the highest point on the highest part of the building and the point that is at grade directly below that highest point, and for this purpose

- (a) the highest point excludes a point on a mast, antenna or similar communication device used exclusively for hospital operations, and a solar heating panel, if any of them project above the surface of the roof,
- (b) the highest point includes a point on a structure, not mentioned in clause (a) of this definition, that projects above the surface of the roof,
- (c) for a building with a pitched roof, the ridge of which is the highest part of the building, the highest point is considered to be 1/2 of the vertical measurement between the ridge and the eaves, and
- (d) for a building with a roof that changes pitch, the ridge of which is the highest part of the building, the highest point is considered to be 1/2 of the vertical measurement between the ridge and the point, immediately below the ridge, where the pitch changes;

Parking

- 5 (a) Despite section 16 of Schedule C to Bylaw 80-159, the Zoning Regulation Bylaw, the parking space requirement for the combined area of Development Areas 1 and 2 (the “Combined Area”) in this Zone is calculated as 1 space per 50 m² of total floor area.
- (b) A minimum of 1,390 parking spaces is required for the Combined Area.
- (c) Any or all of the required parking spaces may be located in Development Area 1 or Development Area 2 or on the part of the Royal Jubilee Hospital lands located in Saanich.

Development Area 1

Regulations Table Development Area 1

- 6 The regulations set out in the following Table apply in Development Area 1:

<i>Category of regulation</i>	<i>Requirements</i>	
<u>site area</u> (min.)	10,400 m ²	
<u>height</u> (max.)	50 m; 10 <u>storeys</u>	
<u>total floor area</u> (max.)	45,000 m ² , including 2,000 m ² commercial use	
<u>floor space ratio</u> (max.)	4.33 to 1	
<u>site coverage</u> (max.)	65%	
<u>open site space</u> (min.)	20%	
setbacks (min.)	<i>Boundary of lot</i>	<i>Minimum setback (m)</i>
	Bay Street	not required
	South	not required
	Richmond Road	7.5
	East	not required

Development Area 2

Regulations Table Development Area 2

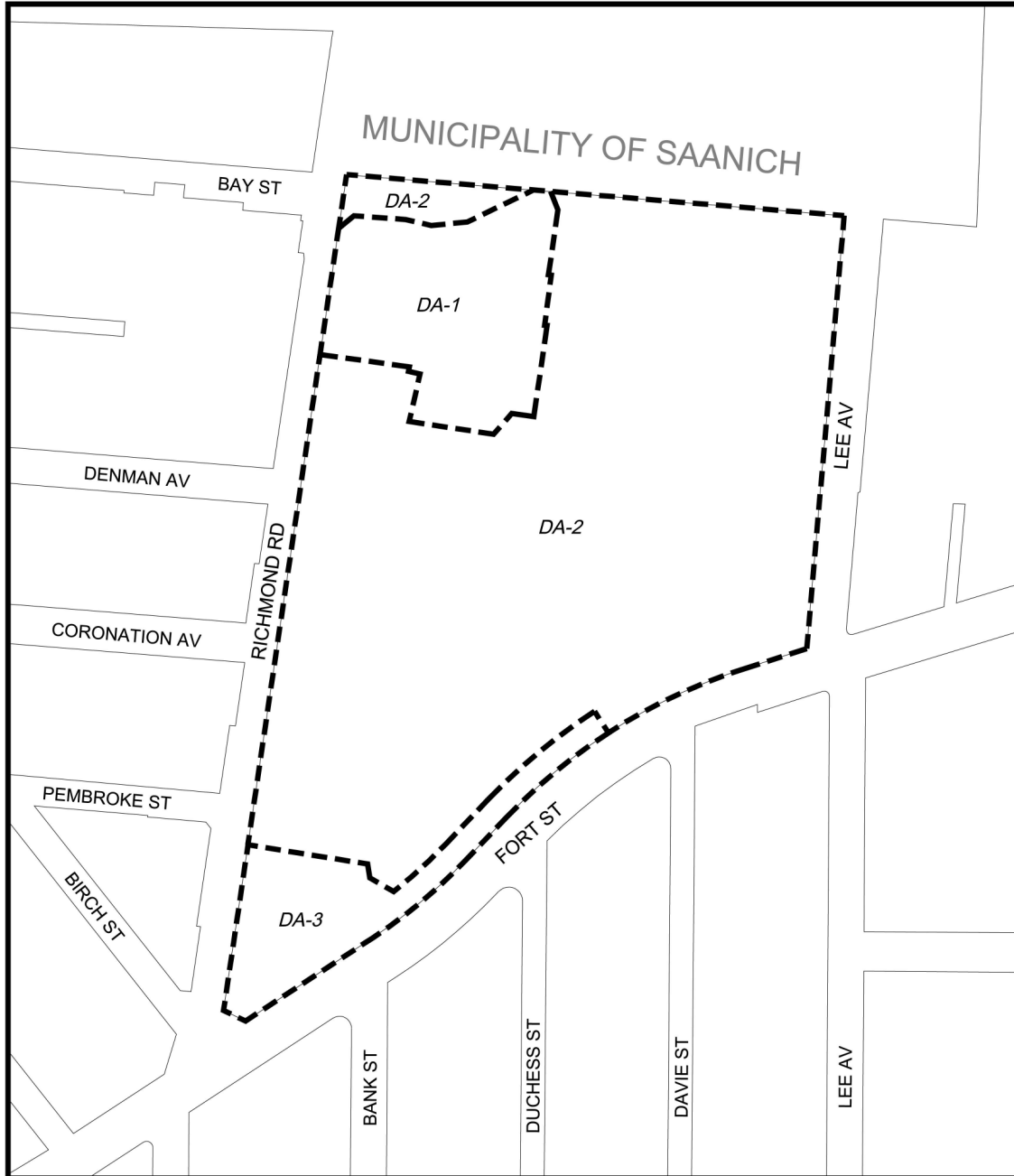
- 7 The regulations set out in the following Table apply in Development Area 2:

<i>Category of regulation</i>	<i>Requirements</i>	
<u>site area</u> (min.)	67,100 m ²	
<u>height</u> (max.)	22 m; 6 <u>storeys</u>	
<u>total floor area</u> (max.)	65,133 m ² , including 394 m ² commercial use	
<u>floor space ratio</u> (max.)	0.97 to 1	
<u>site coverage</u> (max.)	30%	
<u>open site space</u> (min.)	12%	
setbacks (min.)	<i>Boundary of lot</i>	<i>Minimum setback (m)</i>
	Bay Street	not required
	Fort Street	52
	Richmond Road	7.5
	Lee Avenue	6.2

Development Area 3**Regulations Table Development Area 3**

8 The regulations set out in the following Table apply in Development Area 3:

<i>Category of regulation</i>	<i>Requirements</i>
<u>site area</u> (min.)	6,600 m ²
<u>open site space</u> (min.)	100%



Appendix 1
Development Areas
Royal Jubilee Hospital

