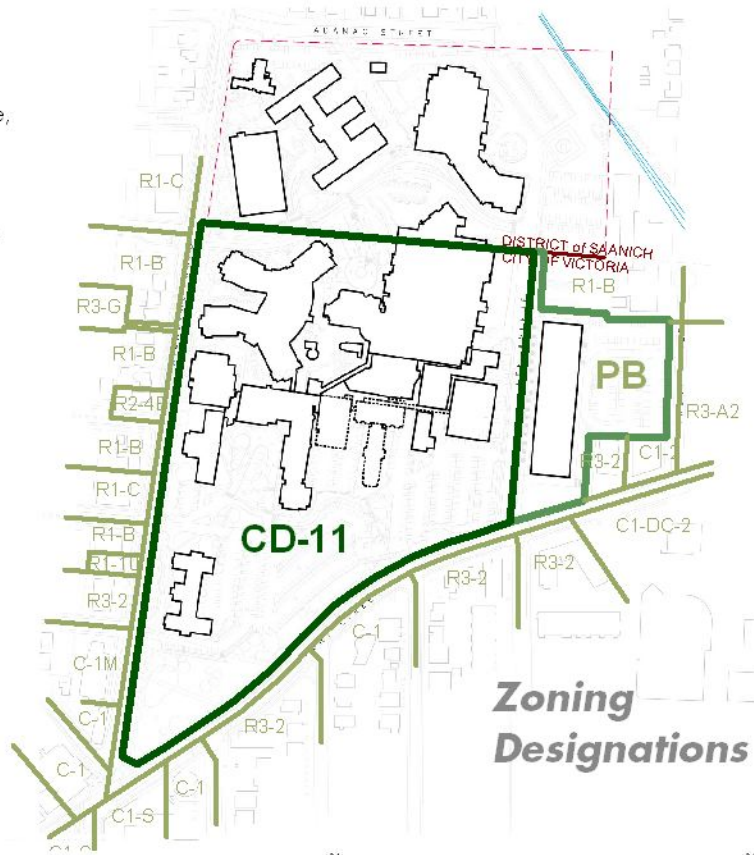


- Royal Jubilee Hospital is in a Development Permit Area (DP-27 - East Fort Street); hence, a Development Permit is required for any proposed construction.

## Development Permit Area

### PART 6-15 - PROZONE - PUBLIC BUILDINGS DISTRICT

- Uses**
1. Information concerning permitted uses:
    - (a) **permitted:**
      - (i) government services (all levels of government);
      - (ii) the activities and uses of the agents of the Crown;
      - (iii) **health care;**
      - (iv) private residential facilities;
      - (v) public assemblies;
      - (vi) art galleries;
      - (vii) cultural centres, and activities.
    - (b) **not permitted:**
      - (i) residential use, except for a residential use that is a part of a larger use that is a permitted use; or
      - (ii) any use that is not specifically listed in this section.
  2. The **height** of any building shall not exceed the height specified in this by-law for the zone, unless the building is a public building, or a building that is a part of a larger use that is a permitted use.
  3. Any building used for a purpose described in Section 1 is subject to the following conditions:
    - (a) the building shall not exceed the height specified in this by-law for the zone, unless the building is a public building, or a building that is a part of a larger use that is a permitted use;
    - (b) the building shall not exceed the height specified in this by-law for the zone, unless the building is a public building, or a building that is a part of a larger use that is a permitted use;
    - (c) the building shall not exceed the height specified in this by-law for the zone, unless the building is a public building, or a building that is a part of a larger use that is a permitted use;
  4. The **height** of any building shall not exceed the height specified in this by-law for the zone, unless the building is a public building, or a building that is a part of a larger use that is a permitted use.
  5. The maximum floor area ratio for a building shall not exceed the maximum floor area ratio specified in this by-law for the zone, unless the building is a public building, or a building that is a part of a larger use that is a permitted use.
  6. All buildings shall be constructed in accordance with the minimum standards applicable to the zone, unless the building is a public building, or a building that is a part of a larger use that is a permitted use.
  7. On-site parking and parking will be provided in accordance with the provisions of Schedule C.



## Zoning Designations

### CD-11 COMM. SUB-DISTRICT

- Purpose**
1. The purpose of this zone is to permit a variety of uses of high density commercial.
- Development Areas**
2. This zone is divided into Development Area 1, 2, and 3 as shown in the map attached to Appendix 1.
- Uses**
3. Permitted uses:
    - (a) all of the uses permitted under all other related zones, except Business Centre;
    - (b) commercial;
- Definition of Height**
4. For the purposes of this zone:

- \*Height
- (a) for a building with a flat roof, the height is measured vertically from the lowest finished floor level to the highest part of the building and the height is not to exceed the height of the building; and
  - (b) for a building with a pitched roof, the height is measured vertically from the lowest finished floor level to the highest part of the building and the height is not to exceed the height of the building; and
  - (c) for a building with a roof that slopes, the height is measured vertically from the lowest finished floor level to the highest part of the building and the height is not to exceed the height of the building; and
  - (d) for a building with a roof that slopes, the height is measured vertically from the lowest finished floor level to the highest part of the building and the height is not to exceed the height of the building; and

### Parking

5. (a) Development Area 1 shall be subject to the following requirements:
  - (i) The parking spaces shall be provided in accordance with the provisions of Schedule C.
  - (ii) A minimum of 1,200 parking spaces is required on the Commercial Area.
  - (iii) Any other minimum parking spaces shall be specified in the by-law.

### Regulations Table Development Area 1

Category of regulation	Regulations
Site area (m <sup>2</sup> )	13,400 - 7
Height (m)	23 - 17 (average)
Building area (m <sup>2</sup> )	45,300 m <sup>2</sup> , including 6,000 m <sup>2</sup> commercial use
Floor area ratio (m <sup>2</sup> )	4.33 to 1
Site coverage (%)	25%
Setbacks (m)	See Schedule C
Signage	See Schedule C
Other	See Schedule C

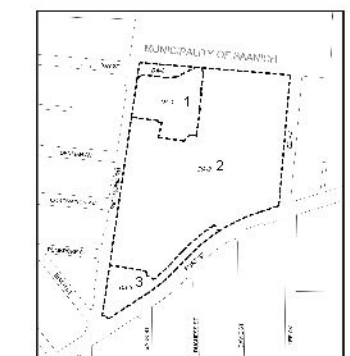
### Regulations Table Development Area 2

Category of regulation	Regulations
Site area (m <sup>2</sup> )	6,700 - 7
Height (m)	23 - 17 (average)
Building area (m <sup>2</sup> )	65,100 m <sup>2</sup> , including 8,000 m <sup>2</sup> commercial use
Floor area ratio (m <sup>2</sup> )	6.37 to 1
Site coverage (%)	25%
Setbacks (m)	See Schedule C
Signage	See Schedule C
Other	See Schedule C

### Development Area 3

6. The regulations set out in the following Table apply in Development Area 3.

Category of regulation	Regulations
Site area (m <sup>2</sup> )	8,900 m <sup>2</sup>
Setbacks (m)	See Schedule C



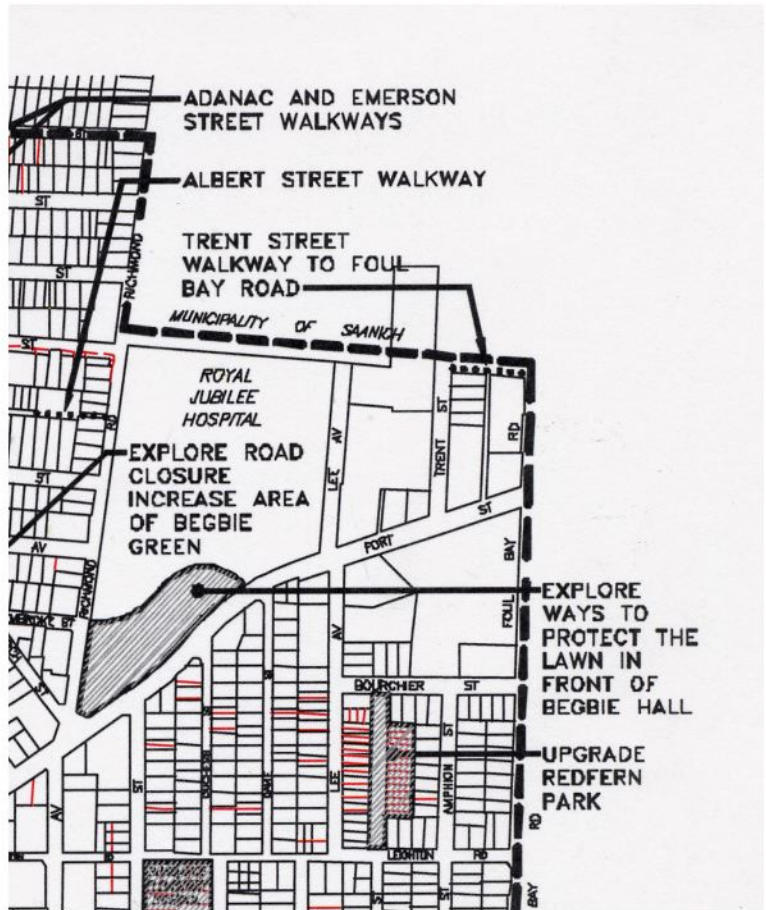
Appendix 1  
Development Area  
Royal Jubilee Hospital

## Neighbourhood Goals and Objectives

- Community Goal**  
 "Initiate discussions with Royal Jubilee Hospital to explore potential for meeting space in Begbie Hall".
- Institutional Objectives**  
 Recognize the significant impact of the Royal Jubilee Hospital on the surrounding neighbourhood and support the ongoing dialogue between the GVHS\* and the community association on all aspects of mutual interest.
- Park Policies and Recommendations**  
 The City should initiate discussions with GVHS to explore opportunities to protect landscaped open space on the hospital grounds in order that it be retained as an important open space amenity in the neighbourhood. This is especially true for the significant green area at the corner of Fort Street and Richmond Road.
- Transportation Policies and Recommendations**  
 Support the Royal Jubilee Hospital in the continuing monitoring and enhancement of the Traffic Demand Management Program to encourage the reduction of automobile traffic to the hospital.

### NOTE

"GVHS" has been superseded by "VIHA" (Vancouver Island Health Authority) since the neighbourhood plan referenced was developed.



## Neighbourhood Plan

Royal Jubilee Hospital is located in the North Jubilee Precinct of the Jubilee Neighbourhood. The Jubilee Neighbourhood Plan identifies a number of elements that are affected by the Royal Jubilee Master Plan. Neighbourhood goals and objectives are those identified in the Jubilee Neighbourhood Plan.

ROYAL JUBILEE HOSPITAL

Master Plan



**Statement of Significance**  
Description of Historic Place

Begbie Hall National Historic Site of Canada is located in the Royal Jubilee Hospital complex in Victoria, British Columbia. It is a large, three-storey brick building with a flat roof that was purpose-built as a nurse's residence. The site is now part of a large institutional setting. Official recognition refers to the building on its footprint.

**Heritage Value**

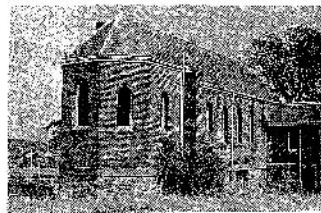
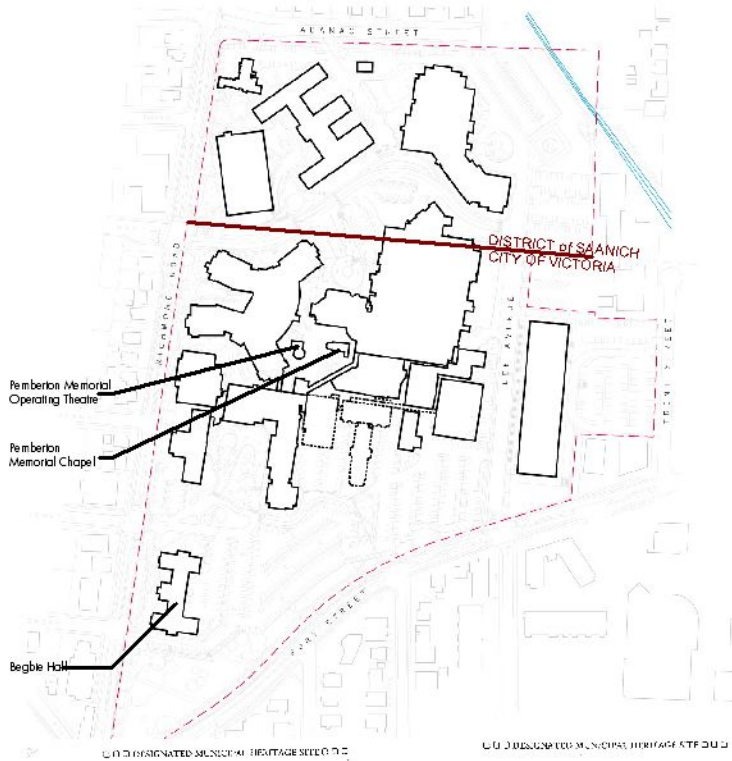
Begbie Hall was designated a national historic site of Canada in 1997 because - in common with the contribution of nurses and nursing to scientific medicine and to women's agency as health care professionals, it commemorates the residence, which was central to the nursing culture, and speaks to the training and professional lives of nurses, to their social life, to the development of their unique culture and to the emergence of leaders in the field of nursing. Built in 1926, Begbie Hall represents the recognition and development of nursing as a profession. This former women's residence was purpose-built to house students of the Royal Jubilee Hospital School of Nursing, who cared for patients as part of their training. The hospital was founded in 1890, and the school of nursing in 1891. Its modern lecture rooms, laboratories and reference library supported the scientific education that was critical to the work. Here, as elsewhere in Canada, a place of their own helped nurses shape a professional role indispensable to health care within the hospital and in the community. The success inspired women to assume new roles in society. This former women's residence now houses the Corporate Head Offices of the Capital Health Region. Source: Historic Sites and Monuments Board of Canada, Minutes, June 1987.

**Character-Defining Elements**

The key elements that contribute to the heritage character of this site include: the location in an institutional setting as a component of the Royal Jubilee Hospital in Victoria; the purpose-built residential architecture including: the three-storey masonry set under a flat roof, red brick construction; the regular placement of doors and windows, including the porticoed entrance; the exterior detailing including the banding under the portico; the interior's functional design that reflects its function as a residence, a site of learning and of home activity that includes a reception room and recreation hall called the Pink Room, the reference library, the octagon-shaped historic operating room, the Woodward Room, the classroom in the basement, the nursing lab, instructors' offices and some bedrooms that remain in their original state; the interior detailing including the surviving original fittings and finishes of the learning, recreational and accommodation areas.

- Begbie Hall is listed with Government of Canada National Historic Site.
- Official recognition refers to the building on its footprint.
- Building is Heritage Registered with the City of Victoria.
- Royal Jubilee Hospital is in a Development Permit Area (DP-27); therefore, any changes to Begbie Hall will require Heritage Alteration Permit.

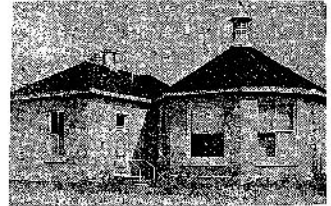
**Begbie Hall  
National Historic Site**



*Pemberton Memorial Chapel, Royal Jubilee Hospital*  
1926 Fern Street  
J.C.M. Todd, architect  
1926  
□ Designated Municipal Heritage Site

This small brick chapel with a 1926 stone base was built. Loan funds helped lead to the donation by Mrs. J.D. (Mrs. Jane) Pemberton. The tower is rectangular, while the base is a small octagonal in plan. The roof is covered in built of herringbone brick, with decorative gables. The interior walls are finished in a patterned and decorated of the masonry, with a window placed in the wall above the porch. The chapel is a simple, single-story building with a gabled roof, a small tower, and a small window. The building is a simple, single-story building with a gabled roof, a small tower, and a small window. The building is a simple, single-story building with a gabled roof, a small tower, and a small window.

City of Victoria Jubilee Neighborhood Heritage Review Series



*The Pemberton Memorial Operating Theatre, Royal Jubilee Hospital*  
1926 Fern Street  
John Tappan Architects  
1926  
□ Designated Municipal Heritage Site

The theatre had a masonry base, the original was done by the firm J.D. Campbell in 1926. The masonry walls were done by the firm Pemberton in memory of his house. The building, the Pemberton Memorial for the theatre was an addition to the hospital and the original operating theatre was built in 1926. The construction was finished May 15, 1926. The theatre was a main program and provided the venue. The interior was a simple masonry structure with a gabled roof and a small tower. The building is a simple, single-story building with a gabled roof, a small tower, and a small window. The building is a simple, single-story building with a gabled roof, a small tower, and a small window.

City of Victoria Jubilee Neighborhood Heritage Review Series

- Both buildings are "designated" historic buildings.
- Any changes require "Heritage Alteration Permit" from City of Victoria.

**City of Victoria  
Designated Heritage Buildings**

**ROYAL JUBILEE HOSPITAL  
Master Plan**