

780 – Health Campus Zone (P8)

(B/L 3012-2020; 3249-2022)

P8

Intent: To accommodate Uses on lands designated Health Campus in the City’s Official Community Plan (B/L 3012-2020)

780.1 Permitted Uses

Permitted Uses Table for P8 Zone	
Principal Uses	
.1 Assembly	.9 Health Care Office
.2 Child Care Centre	.10 Helicopter Landing Pad
.3 Civic Use	.11 Mobile Food Vendor
.4 Coffee Shop	.12 Congregate Care (B/L 3249-2022)
.5 Commercial School	.13 Personal Service Establishment
.6 Community Service	.14 Research Laboratory
.7 Congregate Housing (B/L 3249-2022)	.15 Restaurant
.8 Financial Institution	.16 Retail
Accessory Uses	
.17 Accessory Residential Use	
.18 Dormitory	
.19 Indoor Recreation Facility	
.20 Boarding (B/L 3249-2022)	

780.2 Site Specific Permitted Uses

n/a

780.3 Development Regulations (B/L 3012-2020)

Development Regulations Table for P8 Zone	
Column I	Column II
.1 Density (maximum)	a. Floor Space Ratio – 0.5 – 2.0
.2 Minimum Setbacks (Exterior Lot Lines)	a. 1.5m
.3 Minimum Setbacks (Interior Lot Lines)	a. 6.0m, except 3.0m where abutting lands designated as Health Campus within the Official Community Plan
.4 Height (maximum)	a. 21.3 m or 6 Storeys, whichever is less
.5 Lot Coverage (maximum)	a. 50%

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780.4 Landscaping and Off-Street Parking

- .1 Refer to sections 140 and 150 for requirements pertaining to landscaping and off-street parking. (B/L 3012-2020)

780.5 Conditions of Use

- .1 A portion of any lot used for a residential Use shall be provided as common outdoor amenity area, in the amount of 3.0 m² per Dwelling Unit, and shall not be located within the required Setbacks. For the purposes of this section, common outdoor amenity area means an area or areas:
 - a. available for all Residents of the Principal Buildings;
 - b. having no dimension less than 6.0 m or slope greater than 5%; and
 - c. providing for pedestrian amenities, greenery, recreational space, and other leisure activities normally carried out outdoors.
- .2 An Accessory Residential Use is permitted in a Building that does not contain a Principal Use.