

20.15 Downtown Commercial and Community Centre/University (ZMU15) – Lansdowne Village (City Centre) [Bylaw 8428, Sep 13/10]

20.15.1 Purpose

The **zone** provides for high **density** mixed **commercial/residential use**, **community uses** and **educational uses** in the **City Centre**.

20.15.2 Permitted Uses

- **amenity space, community**
- **amusement centre**
- **child care**
- **education**
- **education, university**
- **entertainment, spectator**
- **health service, minor**
- **housing, apartment**
- **housing, town**
- **liquor primary establishment**
- **office**
- **recreation, indoor**
- **restaurant**
- **retail, convenience**
- **retail, general**
- **service, business support**
- **service, financial**
- **service, personal**
- **studio**

20.15.3 Secondary Uses

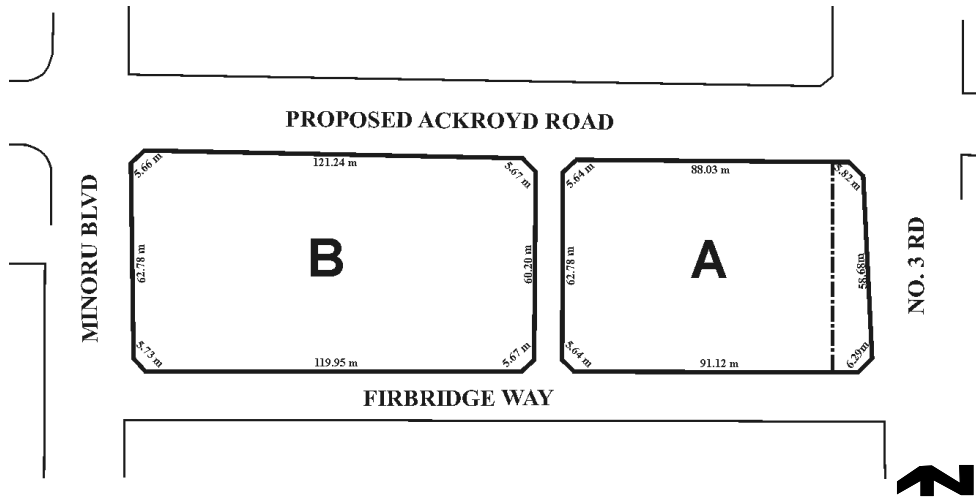
- **boarding and lodging**
- **community care facility, minor**
- **home business**
- **home based business**

20.15.4 Permitted Density

1. The maximum **floor area ratio** (FAR) is 3.0 in the area identified as “A” on Diagram 1, Section 20.15.4.6, together with an additional:
 - a) 0.1 **floor area ratio** provided that it is entirely used to accommodate **amenity space**; and
 - b) 0.1 **floor area ratio** provided that it is entirely used to accommodate **community amenity space**.
2. Despite Section 20.15.4.1, the reference to “3.0” in relation to the maximum **floor area ratio** is increased to a higher **density** of “4.15” if the **owner** provides:
 - a) 5,170.0 m² of **City** community facility space and college/university space or combination thereof, in a **building** in the area identified as “B” on Diagram 1, Section 20.15.4.6.
3. The maximum **floor area ratio** (FAR) is 3.0 in the area identified as “B” on Diagram 1, Section 20.15.4.6, together with an additional:
 - a) 0.1 **floor area ratio** provided that it is entirely used to accommodate **amenity space**; and

- b) 0.1 **floor area ratio** provided that it is entirely used to accommodate **community amenity space**.
4. Notwithstanding Section 20.15.4.3, the reference to “3.0” in relation to the maximum **floor area ratio** is increased to a higher **density** of “4.45” if the **owner** provides:
 - a) 5,170.0 m² of **City** community facility space and college/university space or combination thereof, in a **building** in the area identified as “B” on Diagram 1, Section 20.15.4.6.
 5. For the purposes of this zoning district, **floor area ratio** excludes the **floor area** of those parts of the **building** used for:
 - a) covered walkways; and
 - b) mechanical and electrical rooms, provided that the total **floor area** of these facilities does not exceed 400.0 m² per **lot**.

6. Diagram 1



7. The maximum combined **floor area ratio** for areas identified as “A” and “B” on Diagram 1, Section 20.15.4.6 shall be 4.3.

20.15.5 Permitted Lot Coverage

1. The maximum **lot coverage** is 80% for **buildings**.

20.15.6 Yards & Setbacks

1. The minimum **setback** from a public **road** is 3.0 m.
2. There are no other **yards** and **setbacks**.

20.15.7 Permitted Heights

1. The maximum **height** for **buildings** is 45.0 m.
2. The maximum **height** for **accessory buildings** and **accessory structures** is 10.0 m.

20.15.8 Subdivision Provisions/Minimum Lot Size

1. There are no minimum **lot width, lot depth** or **lot area** requirements.

20.15.9 Landscaping & Screening

1. **Landscaping** and **screening** shall be provided in accordance with the provisions of Section 6.0.

20.15.10 On-Site Parking and Loading

1. On-site **vehicle** and bicycle parking and loading shall be provided according to the standards set out in Section 7.0, except that:

Use	Minimum number of Parking Spaces
Education, university	<ul style="list-style-type: none">• 0.25 stall/student• 0.5625 stall/staff
Recreation, indoor	<ul style="list-style-type: none">• 1.7 stalls per 100.0 m² of gross leasable floor area

20.15.11 Other Regulations

1. The following **uses** are permitted only within the area identified as “B” in Diagram 1, Section 20.15.4.6:
 - a) **education**; and
 - b) **education, university**.

[Bylaw 9723, Jul 17/17]

2. In addition to the regulations listed above, the General Development Regulations in Section 4.0 and the Specific Use Regulations in Section 5.0 apply.

