

20.2 Residential/ Limited Commercial (ZMU2) – St. Albans Sub-Area (City Centre)

20.2.1 Purpose

The **zone** provides for high-**density** residential **uses** with compatible and a limited range of **secondary uses**.

20.2.2 Permitted Uses

- **child care**
- **housing, apartment**
- **housing, town**

20.2.3 Secondary Uses

- **boarding and lodging**
- **community care facility, minor**
- **home business**
- **home based business**
- **health service, minor**
- **office**
- **retail, convenience**
- **retail, general**
- **service, financial**
- **service, personal**

20.2.4 Permitted Density

1. The maximum **floor area ratio** (FAR) for **convenience retail, general retail, office, minor health service, financial service** and **personal service** is 0.026.
2. The maximum **floor area ratio** (FAR) for all other **uses** is 1.98, together with an additional 0.1 **floor area ratio** provided that it is entirely used to accommodate **amenity space**.

20.2.5 Permitted Lot Coverage

1. The maximum **lot coverage** is 35% for **buildings**.

20.2.6 Yards & Setbacks

1. The minimum **setback** for **convenience retail, general retail, office, minor health service, financial service** and **personal service** is 3.0 m.
2. The minimum **setback** for all other **uses** is:
 - a) 6.0 m from Granville Avenue;
 - b) 19.8 m from Bennett Road; and
 - c) 6.0 m from all other **lot lines**.

20.2.7 Permitted Heights

1. The maximum **height** for **principal buildings** is 46.63 m.
2. The maximum **height** for **accessory buildings** is 5.0 m.

3. The maximum **height** for **accessory structures** is 20.0 m.

20.2.8 Subdivision Provisions/Minimum Lot Size

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

2. The minimum **lot area** is 18,336.0 m².

20.2.9 Landscaping & Screening

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

20.2.10 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 the minimum number of **parking spaces** per **dwelling unit** shall be as follows:

- a) 1.0 for **dwelling units** having a **gross floor area** of up to and including 74.0 m²;
- b) 1.3 for **dwelling units** having a **gross floor area** of more than 74.0 m² and up to and including 90.0 m²;
- c) 1.4 for **dwelling units** having a **gross floor area** of more than 90.0 m²; and
- d) 0.2 for visitor parking for all units.

20.2.11 Other Regulations

1. **Convenience retail, general retail, office, minor health service, financial service** and **personal service** shall be limited to a maximum of 464.5 m² of **gross leasable floor area** located on the ground floor.

2. **Telecommunication antenna** must be located a minimum 20.0 m above the ground (i.e., on a roof of a **building**).

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