

**Bylaw 8693**    **15.19**    **Z19: University Heights Neighbourhood Core**    **Z19**

**15.19.1 Purpose**  
 The purpose of this zone is to provide for a neighbourhood node featuring primarily multiple residential with limited commercial and institutional uses and service-based office uses in support of the University.

<p><b>15.19.2 Principal Uses</b></p> <ul style="list-style-type: none"> <li>• apartment hotel</li> <li>• club</li> <li>• community care facility, major</li> <li>• community care facility, minor</li> <li>• education</li> <li>• education, commercial</li> <li>• health service, minor</li> <li>• hotel</li> <li>• housing, apartment</li> <li>• housing, congregate</li> <li>• housing, four-plex</li> <li>• housing, row</li> <li>• housing, stacked row</li> <li>• housing, two-unit</li> </ul>	<p><b>Bylaw 8256</b></p>	<p><b>15.19.2 Principal Uses (continued)</b></p> <ul style="list-style-type: none"> <li>• office</li> <li>• recreation, indoor</li> <li>• religious assembly</li> <li>• restaurant</li> <li>• retail, convenience</li> <li>• retail, general</li> <li>• retail, liquor</li> <li>• service, business support</li> <li>• service, financial</li> <li>• service, personal</li> </ul> <p><b>15.19.3 Secondary Uses</b></p> <ul style="list-style-type: none"> <li>• home business 1</li> <li>• secondary suite only in single detached housing</li> </ul>
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**15.19.4 Subdivision Regulations**

	<b>Multiple Family</b>	<b>Commercial</b>	<b>Mixed-Use</b>
Minimum Lot Width	18.0 m	15.0 m	15.0 m
Minimum Lot Area	750 m <sup>2</sup>	500 m <sup>2</sup>	500 m <sup>2</sup>

**15.19.5 Development Regulations**

	<b>Multiple Family</b>	<b>Commercial</b>	<b>Mixed Use</b>
Maximum Residential Density	90 dwellings/ha	N/A	90 dwellings/ha
Maximum Site Coverage	55%	55%	55%
Maximum Height	15.0 m, except it is 10.0 m for two-unit housing	10.0 m	15.0 m
Maximum Storeys	4 except it is 2.5 for two-unit housing	2.5	4
Minimum Front Yard Setback	3.0 m, except it is 4.5 m for an apartment	3. m	4.5 m
Minimum Side Yard Setback	3.0 m	3.0 m	3.0 m
Minimum Rear Yard Setback	3.0 m, except it is 6.0 m for an apartment	3.0 m	6.0 m
Minimum Setback Between Principal Buildings	4.5 m except it is 2.4 m between two-unit housing	4.5 m	4.5 m

### 15.19.6 Regulations for Principal Development

1. The approximate location of uses listed in Sections 15.19.2 and 15.19.3 are recommended for each corresponding areas A and B, as shown on Schedule "I" of this Bylaw.
2. Retail, service, office, hotel, health service minor, recreation indoor, restaurant uses shall be oriented to front Massey Drive Tyner Boulevard, and/or other high visibility location, as shown on Schedule "I" of this *Bylaw*.
3. The total area for non-residential uses identified in 15.19.6 2. shall be a minimum of 10% up to a maximum of 50% for the area zoned as Z19.
4. The total area for multiple residential uses shall be a minimum of 35% for the area zoned as Z19.
5. The maximum gross leasable floor area of any financial, retail uses in one tenancy is 500 m<sup>2</sup>.
6. The maximum gross leasable floor area of any other office and health service uses in one tenancy is 280 m<sup>2</sup>.
7. The maximum total gross leasable floor area of office and health service uses for the area zoned as Z19 is 1400 m<sup>2</sup>.
8. The lands identified on Schedule "I" as "Area A", shall be developed with a focus on the uses identified in 15.19.6 2. High density residential development shall be permitted within "Area A" to provide a transition between uses. Mixed use buildings shall be permitted within "Area A" with a focus on uses in 15.19.6 2 on the main floor and residential above.
9. The total area identified in "Area A" is 5% of the total area for the non-residential uses identified in 15.19.6 2., as shown on Schedule "I" of this Bylaw.
10. Community care facility, four-plex, apartment, stacked row and two-unit housing are permitted within "Area A".
11. Outdoor use is not permitted except for a restaurant, parking, and loading, provided that all outdoor restaurant areas are enclosed by a screen.
12. Outdoor restaurant patios have a maximum occupant load of 40 people.
13. **Note:** In addition to the regulations listed above, other regulations may apply. These include the general development regulations of Section 4, the specific use regulations of Section 5, the landscaping and screening provisions of Section 6, the parking and loading regulations of Section 7, and the development permit guidelines of Section 8.