

SECTION 23

UNIVERSITY AND COLLEGE DISTRICT (UC)

PERMITTED USES

23.1 No person shall within any UC District use any land or erect, alter or use any building or part thereof for any purpose other than;

- (a) a university
- (b) a college
- (c) a university or college residence
- (d) an adult retraining centre
- (e) any of the following commercial purposes when located in a building designed and forming an integral part of a university or college:
 - i) a barber shop
 - ii) a beauty shop
 - iii) a dry cleaning establishment - Class 2
 - iv) a drug store
 - v) a sub-post office
 - vi) a restaurant
 - vii) a convenience retail store
 - viii) a bank, financial institution or loan company

REGULATIONS

23.2 No person shall within any UC District use any land or erect, alter or use any building or part thereof except in accordance with the following regulations;

Type	Requirement
a) minimum lot width	30 metres
b) minimum lot depth	30 metres
c) minimum building setback - side lot line or rear lot line	3 metres or the height of the building, whichever is the greater
d) maximum building coverage	40%
e) maximum lot coverage by open parking areas, driveways and vehicle movement areas	25%
f) the following regulations shall apply to the commercial purposes in section 23.1(e): <ul style="list-style-type: none"> i) maximum floor area per commercial purpose ii) no curb service, drive-in service, take-out service or pick-up service shall be permitted if such service comprises the primary activity of the establishment iii) any such purpose shall be located only in a building on a lot having a minimum area of 4 hectares 	140 square metres
g) the following regulations shall apply to a university or college residence: <ul style="list-style-type: none"> i) shall form an integral part of the university or college ii) any room used by students for sleeping accommodation shall have a minimum floor area of iii) bachelor dwelling unit iv) minimum floor area per dwelling unit other than ii), iii) 	6.9 square metres 37 square metres 55 square metres plus 14 square metres for each habitable room in excess of 4
h) landscaped open space of a minimum width of 3 metres shall be provided and maintained along all lot lines provided	

that such open space may be interrupted by driveways	
j) planting strips shall be provided and maintained along a lot line abutting an R.1,R.2,R.3 or R.4 District if a building, parking space, driveway or loading space is located within 15 metres of such district	
23.3 UC District is hereby designated as an university and college district.	

SECTION 23A

UNIVERSITY AND COLLEGE ENHANCED DISTRICT 1 (UC.1)

PERMITTED USES

23A.1 No person shall within any UC District use any land or erect, alter or use any building or part thereof for any purpose other than;

- (a) a university
- (b) a college
- (c) a university or college residence
- (d) an adult retraining centre
- (e) dwelling unit associated with or required to support a permitted use
- (f) a commercial use associated with or required to support a permitted use, including:
 - i) a bank, financial institution or loan company
 - ii) a drug store
 - iii) a personal service use
 - iv) a convenience retail store
 - v) a restaurant
- (g) a library
- (h) an arena, skating or curling rink
- (i) a recreation centre, including outdoor recreational facilities
- (j) an employment use, including:
 - i) a research and development laboratory
 - ii) an engineering or technical service establishment
 - iii) an industrial office
 - iv) a contained assembly, processing or manufacturing plant excluding a plant used for specific industrial use
 - v) a publishing and printing establishment
- (k) a utility service installation

REGULATIONS

23A.2 No person shall within any UC.1 District use any land or erect, alter or use any building or part thereof except in accordance with the following regulations;

Type	Requirement
a) minimum lot width	30 metres
b) minimum lot depth	30 metres
c) minimum building setback - side lot line or rear lot line for uses permitted under Section 23A.1 a) to i)	3 metres or the height of the building, whichever is the greater
d) minimum building setback – side lot line or rear lot line for uses permitted under Section 23A.1 j) and k)	
- Abutting a residential district	9m or 4.3m/storey, which ever is the greater
- Abutting a non-residential district	3 metres or the height of the building, which ever is the greater
e) maximum building coverage	40%
f) maximum lot coverage by open parking areas, driveways and vehicle movement areas	25%
g) the following regulations shall apply to the commercial purposes in section 23A.1(f):	
i) maximum floor area per commercial purpose	140 square metres
ii) no curb service, drive-in service, take-out service or pick-up service shall be permitted if such service comprises the primary activity of the establishment	
iii) any such purpose shall be located only in	

<p>a building on a lot having a minimum area of 4 hectares</p>	
<p>h) the following regulations shall apply to a university or college residence or a dwelling unit to service a permitted use:</p> <ul style="list-style-type: none"> i) any room used by students for sleeping accommodation shall have a minimum floor area of ii) minimum floor area per bachelor dwelling unit iii) minimum floor area per dwelling unit other than i), ii) 	<p>6.9 square metres</p> <p>37 square metres</p> <p>55 square metres plus 14 square metres for each habitable room in excess of 4</p>
<p>i) landscaped open space of a minimum width of 3 metres shall be provided and maintained along all lot lines provided that such open space may be interrupted by driveways</p>	
<p>j) planting strips shall be provided and maintained along a lot line abutting an R.1,R.2,R.3 or R.4 District if a building, parking space, driveway or loading space is located within 15 metres of such district</p>	
<p>k) parking for uses listed in 23A.1 g) through j) shall be provided in accordance with Section 4, based on the use or purpose, in addition to the parking otherwise required for University or College</p>	
<p>l) outside storage shall be permitted in accordance with an approved Site Plan</p>	
<p>23A.3 UC District is hereby designated as a university and college district.</p>	