

## SECTION 6 – Urban Growth Centre (UGC) Zones

The Urban Growth Centre *zones* apply to lands designated City Centre District, Civic District, Innovation District and Market District, in the Official Plan within the City's downtown.

### 6.1 APPLICABLE ZONES

UGC-1: City Centre District – the purpose of this *zone* is to be a significant location for pedestrian-oriented *retail*, commercial, and entertainment *uses*. This *zone* also provides for residential *uses* in *multiple dwellings* and *mixed use buildings*, along with large-scale *office* and institutional *uses*.

UGC-2: Civic District – the purpose of this *zone* is to accommodate cultural, entertainment, and *office uses* in a civic setting. This *zone* also provides for residential *uses* in *multiple dwellings* and *mixed use buildings*, institutional *uses*, and complementary commercial *uses*.

UGC-3: Innovation District – the primary purpose of this *zone* is to accommodate high-tech, research, and health science-related *uses*, along with post-secondary and other institutional *uses*. This *zone* also provides for supporting commercial *uses* and residential *uses* in *multiple dwellings* and *mixed use buildings*.

UGC-4: Market District – the purpose of this *zone* is to accommodate a range of *uses* in a distinctive, market-like setting.

### 6.2 PERMITTED USES

No *person* shall, within any UGC *zone*, *use* or permit the *use* of any *lot*, or erect, alter, or *use* any *building* or *structure* for any purpose other than those permitted *uses* within Table 6-1 below.

**Table 6-1: Permitted Uses within the Urban Growth Centre Zones**

Use	UGC-1	UGC-2	UGC-3	UGC-4
<i>Adult Education School</i>	✓	✓	✓	✓
<i>Artisan's Establishment</i>	✓	✓	✓	✓
<i>Biotechnological Establishment</i>	✓		✓	
<i>Brewpub</i>	✓	✓ (1)	✓	✓
<i>Commercial Entertainment</i>	✓	✓	✓	✓
<i>Commercial Parking Facility</i>	✓ (2)	✓ (1)	✓	✓ (2)
<i>Commercial School</i>	✓	✓	✓	✓
<i>Community Facility</i>	✓	✓	✓	✓
<i>Conference, Convention, or Exhibition Facility</i>	✓	✓	✓	

Use	UGC-1	UGC-2	UGC-3	UGC-4
<i>Craftsperson Shop</i>	✓ (2)	✓ (1)	✓	✓ (2)
<i>Cultural Facility</i>	✓	✓	✓	✓
<i>Day Care Facility</i>	✓	✓ (1)	✓	✓
<i>Dwelling Unit</i>	✓ (3)(4)	✓ (3)(4)	✓ (3)	✓ (3)
<i>Financial Establishment</i>	✓	✓ (1)	✓	✓
<i>Fitness Centre</i>	✓ (2)	✓ (1)	✓	✓ (2)
<i>Health Clinic</i>	✓	✓	✓	✓
<i>Hospice</i>	✓	✓		✓
<i>Hospital</i>	✓	✓	✓	
<i>Hotel</i>	✓	✓ (1)	✓	✓ (5)
<i>Large Residential Care Facility</i>	✓	✓		✓
<i>Light Repair Operation</i>	✓ (2)		✓	✓ (2)
<i>Lodging House</i>	✓		✓	✓
<i>Multiple Dwelling</i>	✓ (6)	✓	✓ (6)	✓ (6)
<i>Night Club</i>	✓ (2)			
<i>Office</i>	✓ (7)	✓	✓	✓
<i>Pawn Establishment</i>	✓ (2)			✓ (2)
<i>Payday Loan Establishment</i>	✓ (2)			✓ (2)
<i>Personal Services</i>	✓	✓ (1)	✓	✓
<i>Pet Services Establishment</i>	✓ (2)	✓ (1)	✓	✓ (2)
<i>Place of Worship</i>	✓ (2)	✓	✓	✓ (2)
<i>Post-Secondary School</i>	✓	✓	✓	✓
<i>Print Shop</i>	✓	✓ (1)	✓	✓
<i>Printing or Publishing Establishment</i>	✓ (2)		✓	
<i>Research and Development Establishment</i>	✓		✓	✓
<i>Restaurant</i>	✓	✓ (1)	✓	✓
<i>Retail (8)</i>	✓	✓ (1)	✓	✓
<i>Secondary School</i>	✓	✓	✓	✓
<i>Social Service Establishment</i>	✓			✓
<i>Veterinary Services</i>			✓	

#### **Additional Regulations for Permitted Uses Table 6-1**

- (1) Shall be located within a *multi-unit building* or a *mixed use building* containing at least one permitted *use* listed in Table 6-1 not subject to this regulation.
- (2) For any *lot* or *building* with frontage or access to King Street East/West, no more than one of each of the *uses* to which this regulation applies shall be permitted per block on the *ground floor* facing King Street East/West. For the purposes of this

regulation, a block means land on one side of a public *street* between two public *streets*. A block may be bisected by a *lane* or walkway. This regulation does not apply to *uses* within *existing buildings* or *lots*.

- (3) Shall be located within a *mixed use building*, and except for access, shall not be located on the *ground floor*.
- (4) Shall contain a minimum of three *dwelling units*.
- (5) Shall be located within an *existing building*.
- (6) *Dwelling units* shall not be permitted on the *ground floor* of a *building* fronting King Street East/West, except for access.
- (7) For a *lot* with frontage on King Street East/West, the *ground floor* of a *building* abutting King Street East/West shall have one or more permitted *uses* other than *office* that abuts the entire King Street *façade*, except for access.
- (8) Shall be located within a *multi-unit building* or a *mixed use building*. A *free-standing retail outlet* shall only be located within an *existing building*. *Retail uses* shall be permitted to a maximum *gross floor area* of 42,000 square metres.

### 6.3 **REGULATIONS**

The regulations for *lots* in an UGC *zone* are set out in Table 6-2 below.

**Table 6-2: Regulations for Urban Growth Centre Zones**

<b>Regulation</b>	<b>UGC-1(1)</b>	<b>UGC-2(1)</b>	<b>UGC-3(1)</b>	<b>UGC-4(1)</b>
Minimum <i>lot width</i> (2)			15 m	
Minimum <i>front yard setback</i> and minimum <i>exterior side yard setback</i>	(3)	3 m	(3)(4)	(3)
Maximum <i>front yard setback</i> and maximum <i>exterior side yard setback</i>	2 m (3)		4 m (2)(3)	3 m (3)
Minimum <i>interior side yard setback</i>	2 m (5)	2 m	2 m (5)	2 m (5)
Minimum <i>rear yard setback</i>			4.5 m	4.5 m
Minimum <i>yard setback</i> abutting a <i>lane</i> (6)	2 m			2 m
Minimum <i>floor space ratio</i>	1	1	1	
Maximum <i>floor space ratio</i>	3	3	3	3
Maximum <i>floor space ratio</i> using <i>bonus values</i> in accordance with Section 4.3 (Bonusing)	8	6	8	(7)
Minimum number of <i>storeys</i> for a <i>low-rise building</i>	2 <i>storeys</i>	2 <i>storeys</i>	2 <i>storeys</i>	2 <i>storeys</i>

<b>Regulation</b>	<b>UGC-1(1)</b>	<b>UGC-2(1)</b>	<b>UGC-3(1)</b>	<b>UGC-4(1)</b>
Minimum number of <i>storeys</i> in the base of a <i>mid-rise building</i> or <i>tall building</i>	3 <i>storeys</i>	3 <i>storeys</i>	3 <i>storeys</i>	3 <i>storeys</i>
Maximum number of <i>storeys</i> in the base of a <i>mid-rise building</i> or <i>tall building</i>	5 <i>storeys</i>	5 <i>storeys</i>	6 <i>storeys</i>	5 <i>storeys</i>
Minimum <i>stepback</i> for <i>mid-rise buildings</i> and <i>tall buildings</i>	3 m	3 m	3 m	3 m
Minimum <i>ground floor façade</i> width as a percent of the width of the <i>street line</i> (8)	90%		70%	90%
Minimum percent of the <i>ground floor façade openings</i>	70%	70%	70%	70%
Maximum distance between <i>ground floor façade openings</i>	4 m	4 m	4 m	4 m

#### **Additional Regulations for Zone Regulations Table 6-2**

- (1) The regulations within Table 6-2 shall not apply to *existing buildings*.
- (2) Despite Section 4.7 of this By-law, a *lot* may have frontage on a *lane*.
- (3) Despite the *front yard*, *exterior side yard*, and *rear yard setbacks* in Table 6-2, the entire *façade* of any *ground floor* abutting King Street East/West, except for recessed entrances, shall be located in accordance with the following:

<b>Zone</b>	<b>Distance from the King Street East/West <i>street line</i>:</b>	
	<b>Minimum</b>	<b>Maximum</b>
UGC-1	0 m	2 m
UGC-3	0 m	4 m
UGC-4	0 m	3 m

- (4) Despite the *front yard*, *exterior side yard*, and *rear yard setbacks* in Table 6-2, the entire *façade* of any *ground floor* abutting Victoria Street North/South, except for recessed entrances, shall be located a minimum of 2 metres and a maximum of 4 metres from the Victoria Street North/South *street line*.
- (5) The minimum *interior side yard setback* for a *lot* with frontage on King Street East/West, Queen Street North/South, Ontario Street North/South, or Charles Street East/ West shall be 0 metres.
- (6) Shall not apply to portions of *buildings* that are greater than 6 metres above *grade*.

(7) *Lots* zoned UGC-4 are not eligible for Bonusing.

(8) Shall only apply for *lots* with frontage on King Street East/West.

**6.4 OUTDOOR STORAGE**

No *outdoor storage* shall be permitted. This shall not however prevent the display of goods or materials for *retail* purposes.

**6.5 LOCATION OF PARKING SPACES AND LOADING SPACES**

*Parking spaces* and/or *loading spaces* shall not locate in a *front yard* or *exterior side yard*.

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