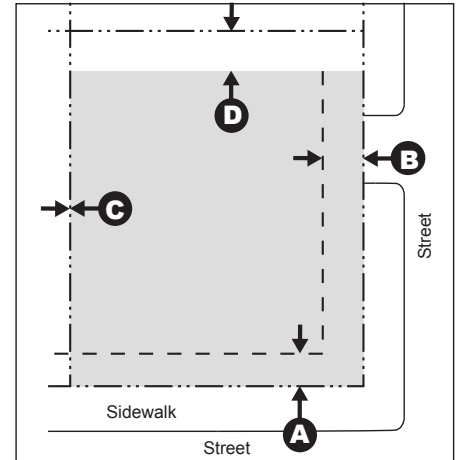


Neyagawa Urban Core Zone

7.3 Neyagawa Urban Core (NUC) Zone Regulations

7.3.1 Uses Permitted

- i. See Section 6.
- ii. *Retail Uses*
 - a. No single *retail use* shall exceed a maximum of 7,000 square metres of *leasable floor area*; and,
 - b. The maximum total *retail* development in the NUC Zone, including any NUC Performance Zone, shall not exceed 31,000 square metres *leasable floor area* of *retail* development, which may include a *super-market*.



The grey represents potential building area. The internal dashed line represents the maximum yard.

7.3.2 Building Types Permitted and Related Standards						
Building Type	Min. Floor Space Index	Max. Floor Space Index	Min. Front Yard and Flankage A B	Max. Front Yard and Flankage A B	Min. Interior Side Yard Setback C	Minimum Rear Yard Setback D
<ul style="list-style-type: none"> • <i>Mixed use building;</i> • <i>Apartment;</i> • <i>Office building;</i> • <i>Hotel;</i> • <i>Institutional building;</i> • <i>Parking garage;</i> • <i>Commercial/residential building</i> 	0.5	2.5	0.0 m	6 m	0.0 m ¹	1 m with rear <i>lane</i> access, unless there is a <i>residential use</i> at <i>grade</i> where the <i>setback</i> shall be 0.75 m 6 m without rear <i>lane</i> access, except abutting lands in the NHS, CE, or P Zones where the <i>setback</i> shall be a minimum of 3 m

¹ *Minimum Interior Side Yard Setback* – Notwithstanding this requirement, if the *side yard* abuts lands in the GU or S Zone and the *building* on the *lot* has a *height* of 4 *storeys* or less, the *setback* shall be 1.5 m; and if the *building* has a *height* of more than 4 *storeys* the *setback* shall be 7 m.

7.3.3 Permitted Yard Encroachments

See Section 4.21

Neyagawa Urban Core Zone

7.3.4 Height

- H** Minimum *height* for all *buildings*, other than *accessory buildings* and *structures* - 3 storeys

Maximum *height* - 8 storeys

7.3.5 Parking Standards

See Section 5

7.3.6 Accessory Buildings and Structures

See Sections 4.14 through 4.20 inclusive

7.3.7 Performance Zone Categories – Neyagawa Urban Core (NUC) Zone

7.3.7.1 Neyagawa Urban Core Performance (NUC-1) Zone 1

In addition to the permitted *uses*, *buildings* and regulations of the NUC Zone in the Neyagawa Performance (NUC-1) Zone 1, the *uses* and *buildings* in the GU Zone will also be permitted and the regulations of the GU Zone shall apply to those *uses* and *buildings*. Notwithstanding the regulations of the GU Zone, however, the minimum *rear yard* shall be 6m.

7.3.7.2 Neyagawa Urban Core Performance (NUC-2) Zone 2

The permitted *uses*, *buildings* and regulations of the NUC Zone shall apply in the Neyagawa Urban Core Performance (NUC-2) Zone 2, however, in addition *commercial buildings* with a minimum overall *height* of 5 metres shall be permitted.

7.3.7.3 Neyagawa Urban Core Performance (NUC-3) Zone 3

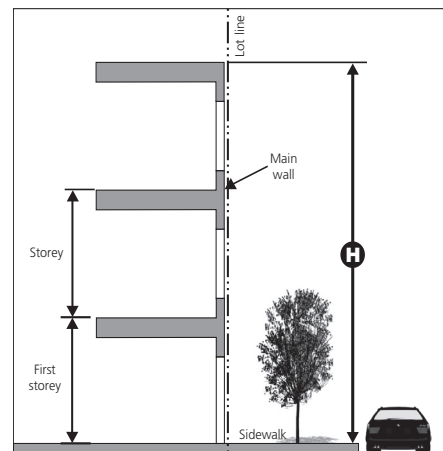
The permitted *uses*, *buildings* and regulations of the NUC Zone shall apply in the Neyagawa Urban Core Performance (NUC-3) Zone 3, however, where a *lot* has *streets* on three or four sides, the *front* and *flankage yard* requirements shall apply to all *yards* abutting a *street*.

7.3.7.4 Neyagawa Urban Core Performance (NUC-4) Zone 4

The *permitted uses*, *buildings* and regulations of the NUC Zone shall apply in the Neyagawa Urban Core Performance (NUC-4) Zone 4, however the minimum *height* for all *buildings* other than *accessory buildings* and *structures* shall be 2 storeys.

7.3.7.5 Neyagawa Urban Core Performance (NUC-5) Zone 5

The permitted *uses*, *buildings* and regulations of the NUC Zone shall apply in the Neyagawa Urban Core Performance (NUC-5)



Height is measured to the tallest point of a building, excluding a number of rooftop features (see Section 4.28).

Neyagawa Urban Core Zone

Zone 5, however, notwithstanding the provisions of Section 5.1.3, Location of *Parking Spaces*, the required *parking spaces* for any use may be located on the *lot* on which the use is located, and/or on one half of the *street* abutting the *lot* where the on-street parking is permitted.

7.3.7.6 Neyagawa Urban Core Performance (NUC-6) Zone 6

The permitted *uses, buildings* and regulations of the NUCZone shall apply in the Neyagawa Urban Core Performance (NUC-6) *Zone 6*, however, notwithstanding the provisions of Sections 4.15.2 and 4.16.3, Maximum *Height* for *private garages*, the maximum *height* if the *lot frontage* is 9 metres or more, for a roof, other than a flat roof, shall be 9 metres.