

20.5 Residential/Hotel (ZMU5) – Capstan Village (City Centre)

20.5.1 Purpose

The **zone** provides for high-**density** multiple-family residential **uses**, **hotel** and associated services, **offices** and **commercial uses**.

20.5.2 Permitted Uses

- **child care**
- **entertainment, spectator**
- **health service, minor**
- **hotel**
- **housing, apartment**
- **housing, town**
- **liquor primary establishment**
- **office**
- **parking, non-accessory**
- **restaurant**
- **retail, convenience**
- **retail, general**
- **service, financial**
- **service, personal**

20.5.3 Secondary Uses

- **boarding and lodging**
- **community care facility, minor**
- **home business**

20.5.4 Permitted Density

1. The maximum **floor area ratio** (FAR) is 3.4, together with an additional 0.1 **floor area ratio** provided that it is entirely used to accommodate **amenity space** and provided that a maximum **floor area ratio** of 2.15 is used for **apartment housing** and **town housing**.

20.5.5 Permitted Lot Coverage

1. The maximum **lot coverage** is 90% for **buildings**.

20.5.6 Yards & Setbacks

1. The minimum **front yard**, **side yard** and **rear yard** is 6.0 m.

20.5.7 Permitted Heights

1. The maximum **height** for residential **buildings** is 45.0 m.
2. The maximum **height** for all other **buildings** is 38.0 m.
3. The maximum **height** for **accessory buildings** and **accessory structures** is 12.0 m.

20.5.8 Subdivision Provisions/Minimum Lot Size

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

20.5.9 Landscaping & Screening

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

20.5.10 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:
 - a) for **apartment housing** and **town housing** the on-site parking shall be provided at the rate of:
 - i) 1.0 space per **dwelling unit** having a **gross floor area** of up to 65.0 m²;
 - ii) 1.2 spaces per **dwelling unit** having a **gross floor area** of greater than 65.0 m²; and
 - iii) 0.2 spaces per **dwelling unit** for visitor parking.
 - b) for all other **uses** the on-site parking required may be reduced by 15%; and
 - c) the minimum manoeuvring aisle width shall be 6.7 m.

20.5.11 Other Regulations

1. 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.