

14. AC3 Zone (Athletes' Centre Three) (Bylaw No. 1937)**Intent**

- (1) The intent of this zone is to provide for the expansion of the Athletes' Centre.

Permitted Uses

- (2) The following uses are permitted and all other uses are prohibited:
- (a) Athletes' Centre
 - (b) Athletes' Centre Accommodation
 - (c) Auxiliary buildings and uses
 - (d) Employee Housing (Bylaw 2245)
 - (e) Parks and playgrounds

Density

- (3) The maximum permitted gross floor area of all buildings is 3900 square metres, of which a maximum of 2500 square meters may be used for permitted uses other than employee housing. (Bylaw 2245)
- (4) The maximum permitted floor area for auxiliary parking use contained in a principal or auxiliary building or structure is 40 square metres per dwelling unit.

Height

- (5) The maximum permitted height of a principal use building is shown in the accompanying table:

| Use | Maximum Building Height |
|--------------------------------|-------------------------|
| Athletes' Centre | 18.0 m |
| Athletes' Centre Accommodation | 18.0 m |

Parcel and Site Area

- (6) The minimum permitted parcel area and site area is 6590 square metres.

Setbacks and Siting

- (7) No building shall be located within 9.5 metres of a front parcel line.
- (8) No building shall be located within 6.0 metres of any other parcel line.

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- (9) No building shall be located within 4 metres of any other principal use building.

Off-Street Parking and Loading

- (10) Off-street parking and loading spaces shall be provided and maintained in accordance with the regulations contained in Part 6 of this Bylaw except that in relation to the Athletes' Centre Accommodation, the owner need only provide 75 percent of the number of parking spaces that would be required if the uses were in the CC1 (Commercial Core One) Zone.