
15. LR9 Zone (Leisure Recreation Nine) (Bylaw No. 1937)**Intent**

The intent of this zone is to provide a hostel and associated uses.

Permitted Uses

- (1) The following uses are permitted and all other uses are prohibited:
- (a) Auxiliary buildings and uses
 - (b) Hostel
 - (c) Local service commercial
 - (d) Local personal service
 - (e) Parks and playgrounds
 - (f) Professional Office
 - (g) Retail
 - (h) Restaurant (Bylaw No. 2014)

Density

- (2) The maximum permitted gross floor area of the hostel with associated restaurant and café is 2,610 square metres of which the restaurant/café associated with the hostel uses will be not less than 33.1 square metres of gross floor area and not greater than 133.1 square metres of gross floor area.
- (3) Local Service Commercial, Local Personal Service, Professional Office, Restaurant, and Retail uses shall comprise an area of not greater than 67 square metres of gross floor area.
- (4) The maximum permitted gross floor area of all buildings is 2677 square metres.
- (5) The maximum permitted floor area for auxiliary parking use contained in a principal building or structure is 50 square metres.

Height

- (6) The maximum permitted height of a principal use building is 18.2 metres.

Parcel and Site Area

- (7) The minimum permitted parcel area and site area is 3000 square metres.

Setbacks and Siting

- (8) No building shall be located within 4.9 metres of a front parcel line.
- (9) No building shall be located within 12.5 metres of a rear parcel line.
- (10) No building shall be located within 7.6 metres of a side parcel line.

Off-Street Parking and Loading

- (11) 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 for all the permitted uses, the owner must provide at least 75 percent of the number of parking spaces that would be required if the uses were in the CC1 (Commercial Core One) Zone.

Other Regulations

- (12) Local service commercial, Local personal service, and Restaurant uses are permitted on the ground floor only.