

**R-LCCD ZONE (Residential – Lower Cheakamus Comprehensive Development (Bylaw No. 1734))****Intent**

The intent of this zone is to permit the development of a residential neighbourhood in the Cheakamus River corridor, with interim use of the neighbourhood as an “athletes’ village” during the 2010 Winter Olympic and Paralympic Games.

43 In an R-LCCD Zone:

43.1.1 The following uses are permitted only within the Neighbourhood Core Area shown hatched on Schedule “N”, and all other uses are prohibited:

- (a) Apartments;
- (b) Athletes’ centre;
- (c) Athletes’ centre accommodation;
- (d) Auxiliary buildings and uses;
- (e) Child care facility;
- (f) Community centre;
- (g) Duplex dwellings;
- (h) Employee housing;
- (i) Hostel;
- (j) Indoor recreation;
- (k) Live work unit;
- (l) Local service commercial;
- (m) Local personal service;
- (n) Neighbourhood Public House;
- (o) Park and playgrounds;
- (p) Professional offices;
- (q) Restaurants excluding drive-in and window sales;

- (r) Retail;
- (s) Schools (includes satellite college or university building); and
- (t) Townhouses.

43.1.2 The following uses are permitted only within the Residential Area shown outlined in heavy black line and not hatched on Schedule “N”, and all other uses are prohibited:

- (a) Apartments;
- (b) Auxiliary buildings and uses;
- (c) Auxiliary residential dwelling units;
- (d) Detached dwellings;
- (e) Duplex dwellings;
- (f) Employee housing;
- (g) Park and playgrounds; and
- (h) Townhouses.

### **Density**

43.2.1 In the location depicted as “Neighbourhood Core” on Schedule “N” to this bylaw, the uses permitted under section 43.1.1 (a) through (k), (s) and (t) shall not exceed 30,000 square metres.

43.2.2 In the location depicted as “Neighbourhood Core” on Schedule “N” to this bylaw, the uses permitted under section 43.1.1 (l), (m), (n), (q) and (r) shall not exceed 1,500 square metres.

43.2.3 As a further limitation to section 43.2.3 in the location depicted as the “Neighbourhood Core” on Schedule “N” to this bylaw, the use permitted under section 43.1.1(r) shall not exceed 250 square metres.

43.2.4 In the location depicted as “Neighbourhood Core” on Schedule “N” to this bylaw, the use permitted under section 43.1.1 (p) shall not exceed 280 square metres.

43.2.5 In the location depicted as “Residential Area” on Schedule “N” to this bylaw, the uses permitted under section 43.1.2 (a) through (h) shall not exceed 75,000 square metres.

**Temporary Commercial Uses**

- 43.3.1 The land in the R-LCCD Zone is designated as an area in which temporary use permits may be issued to permit commercial uses of land that are not otherwise permitted in the zone, subject to the terms of the permit, including without limitation commercial and tourist accommodation uses associated with or ancillary to the construction and operation of athlete accommodation and related facilities for the 2010 Winter Olympic and Paralympic Games.

**Off-Street Parking and Loading**

- 43.4.1 Off-street parking and loading spaces shall be provided and maintained in accordance with the regulations contained in Section 6 of this Bylaw except that, in relation to detached dwellings and duplex dwellings, the owner must provide at least 1.5 parking spaces per dwelling unit; and in relation to town house and apartment dwellings the owner must provide at least 75 percent of the parking spaces that would normally be required under this bylaw; and in relation to the uses specified in section 43.1.1 (b) (c), (e), (f), (i), (j), (k), (l), (m), (n), (p), (q) and (r) the owner must provide 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**

- 43.5.1 Land within the R-LCCD Zone shall not be subdivided unless the density regulations for the Zone are made applicable to the individual parcels created, either by means of amendment of this Bylaw or by means of a covenant registered under s.219 of the *Land Title Act*, such that the density limits set out in Sections 43.2.1, 43.2.2, 43.2.3, 43.2.4, and 43.2.5 cannot be exceeded in the development of the Zone as a whole.