

Section 13

13 UNIVERSITIES 'BI'

- 13.1 No **Person** shall **Erect**, alter, enlarge or use any **Building** or **Structure** in whole or in part nor use any lands in whole or in part within the Universities 'BI' zone for any purpose other than one or more of the following **Uses**:
- 13.1.1 University and affiliated or Federated Colleges and **Uses** associated with or required to service a University or College and without restricting the generality of the foregoing a bank, **Variety Store, Restaurant**, barber shop and other similar commercial **Uses** required to service a university or college.
- 13.1.2 Student Residences.
- 13.1.3 Indoor and Outdoor Recreational facilities associated with a University or College.
- 13.1.4 A research and development facility associated with the University of Waterloo and which may include manufacturing as a **Use** related to the research and development facility, on lands leased by the University of Waterloo to a second party, provided that:
- 13.1.4.1 A minimum of two and one-half (2.5) parking spaces are provided for every one hundred (100) square metres of **Building Floor Area**;
- 13.1.4.2 Any **Outdoor Storage** area shall be screened from view so that it is not visible from adjacent public **Streets** or residential **Uses**.
- 13.2 The following regulations shall apply in respect to **Building** clearances from public **Streets** and **Abutting** property:
- 13.2.1 "**Building Line** Setback" - No **Building** or part of a **Building** shall be less than five metres (5.0 m) from any public **Street** or highway.
- 13.2.2 "**Yard** adjacent to an **Abutting** property boundary other than the **Building Line** setback" - No **Building** or part of a **Building** shall have a **Yard Abutting** a property boundary of less than five metres (5.0 m).
- 13.2.3 "**Low Rise Residential Area Yard** Setback" – There shall be a minimum **Low Rise Residential Area Yard** Setback of ½ the height of the building and in no case less than 7.5 m. to any **Lot Line Abutting a Low Rise Residential Area**.
- 13.2.3.1 Within the Low Rise Residential Area Yard Setback there shall be a minimum three metre (3.0 m) **Landscaped Buffer** adjacent to any **Lot** line **Abutting a Low Rise Residential Area** which shall be maintained in healthy condition and good repair by the owner.
- 13.2.3.2 The **Landscaped Buffer** shall be an average depth of 3.0 metres and at no point less than 1.5 metres.
- 13.2.3.3 The **Landscaped Buffer** shall contain plant materials that form a visual screen and are not less than 1.5 metres in height.
- 13.2.3.4 **Buildings, Structures**, enclosures, parking areas, driveways, retaining walls and **Impervious Areas** shall be prohibited within the **Landscaped Buffer**.
- 13.3 **Building Height**

- 13.3.1 The maximum height in metres of any **Building** within the Universities 'BI' zone shall be defined as three (3) times the numerical suffix shown on the Zoning Map attached as Appendix "A" to the said By-law. Where no numerical suffix is provided, the maximum height of any **Building** shall be eighteen metres (18.0 m) and shall not exceed six (6) **Storeys**.
- 13.3.2 The number of **Storeys** within a **Building** shall not exceed the number of the numerical suffix.
- 13.3.3 A roof may be permitted to exceed the maximum height requirement so long as it is not habitable space or **Building Floor Area**.
- 13.4 Notwithstanding any other provision in By-law No. 1418 more than one (1) main **Building** and **Accessory Building** shall be permitted on any **Lot** in this Zone.
- 13.5 **Off-Street Parking**
- 13.5.1 There shall be one (1) parking space provided for every two (2) **Persons** employed full time by the University or College plus one (1) parking space for every ten (10) students enrolled full time.