

770 – University/College Campus Zone (P7)

P7

Intent: To accommodate educational, recreational, Residential and commercial Uses associated with universities, colleges and other post-secondary educational institutions

770.1 Permitted Uses (B/L 2454-2015; 3249-2022)

Permitted Uses Table for P7 Zone	
Principal Uses	
.1 Apartment	.12 Park
.2 Assembly	.13 Personal Service Establishment
.3 Brew-Pub	.14 Post-Secondary Institution
.4 Civic Use	.15 Pub
.5 Child Care Centre	.16 Research and Development
.6 Coffee Shop	.17 [Repealed.] (B/L 3249-2022)
.7 Community Service	.18 Restaurant
.8 Indoor Recreation Facility	.19 Retail
.9 Mobile Food Vendor	.20 Tourist Accommodation
.10 Non-Permanent Commercial	.21 Townhouse
.11 Office	.22 Dormitory (B/L 3249-2022)
Accessory Uses	
.23 Accessory Residential Use	
.24 Home Occupation – Level 1	
.25 Boarding (B/L 3249-2022)	

770.2 Site Specific Permitted Uses

n/a

770.3 Development Regulations

Development Regulations Table for P7 Zone	
Column I	Column II
.1 Density (maximum)	a. Floor Space Ratio – 1.5
.2 Minimum Setbacks (Exterior Lot Line)	a. Storeys containing Residential Uses – 3.0 m
	b. Storeys not containing Residential Uses – 3.0 m
.3 Minimum Setbacks (Interior Lot Line)	a. Storeys containing Residential Uses – 4.5 m
	b. Storeys not containing Residential Uses – 3.0 m
.4 Height (maximum)	a. 21.3 m or 6 Storeys, whichever is less
.5 Lot Coverage (maximum)	a. 50%

770.4 Subdivision Regulations

Subdivision Regulations Table for P7 Zone	
Column I	Column II
.1 Lot Size (minimum)	a. 2,000 m ²

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.2 Lot Width (minimum)	a. 30.0 m
.3 Lot Depth (minimum)	a. 30.0 m

770.5 Landscaping and Off-Street Parking

Refer to sections 140 and 150 for requirements pertaining to landscaping and off-street parking.

770.6 Conditions of Use

- .1 A portion of any Lot used for an Apartment Use shall be provided as common outdoor amenity area, in the amount of 3.0 m² per Dwelling Unit, and shall not be located within the required Setbacks. For the purposes of this section, common outdoor amenity area means an area or areas:
 - a. available for all Residents of the Principal Buildings;
 - b. having no dimension less than 6.0 m or slope greater than 5%; and
 - c. providing for pedestrian amenities, greenery, recreational space, and other leisure activities normally carried out outdoors.
- .2 Home Occupation – Level 1 shall only be permitted within an Apartment or Dormitory. (B/L 3249-2022)
- .3 A Child Care Centre shall be located on a Lot such that there is direct access to an open space and play area within the Lot.
- .4 Tourist Accommodation shall only be permitted in conjunction with a Dormitory Use and/or a Post-Secondary Institution. (B/L 3249-2022)
- .5 Unenclosed storage shall be permitted for a Post-Secondary Institution and related institutional Uses, subject to the following regulations:
 - a. be bounded on all sides not adjacent to a Building or Structure by a solid fence or wall of at least 1.8 m in Height;
 - b. not exceed 3.0 m in height;
 - c. be sited in accordance with the setbacks as specified for Storeys not containing residential Uses in section 770.3;
 - d. be limited to that part of a Lot that is surfaced with asphalt paving, concrete or another dust free material; and
 - e. not include storage of material or goods likely to produce or give off dust or other particulate matter that may become wind-borne.
- .6 An Accessory Residential Use is permitted in a Building that does not contain a Principal Use. (B/L 3249-2022)