

## L2 – Major Leisure Facility Zone (Sections 175-176)

### Purpose of the Zone

*The purpose of the L2-Major Leisure Facility Zone is to:*

- (1) *accommodate major, urban City-wide sports, recreational and cultural facilities addressed under the Major Urban Facilities policies of the Official Plan;*
- (2) *permit a broad range and intensity of leisure, recreational, cultural and related uses; and*
- (3) *allow a moderate density and scale of development.*

### 175. In the L2 Zone:

#### Permitted Uses

- (1) The following uses are permitted subject to:
  - (a) the provisions of subsection 175(2).
    - amusement park**
    - community centre**
    - community health and resource centre**
    - day care**
    - fairground**
    - golf course**
    - library**
    - museum**
    - park**
    - place of assembly**
    - recreational and athletic facility**
    - retail food store, limited to a farmers' market (By-law 2016-134)**
    - school**
    - sports arena**
    - theatre**
    - urban agriculture, see Part 3, Section 82 (By-law 2017-148)**
  - (b) the following use is permitted only in association with amusement park, library, sports arena and theatre:
    - drive-through facility (OMB Order #PL080959 issued March 18, 2010)**
  - (c) Where an outdoor farmers' market is located on a lot with another use, the primary or subzone provisions do not apply and the farmers' market may only be located in a:
    - (i) parking lot;
    - (ii) yard abutting a parking lot; and,
    - (iii) front or corner side yard;associated with the other use. (By-law 2016-134)

## Zone Provisions

- (2) The zone provisions are set out in Table 175 below.

**TABLE 175 - L2 ZONE REGULATIONS**

<b>I Zoning Mechanisms</b>	<b>II Zone Provisions</b>
(a) Minimum Lot Width (m)	No minimum
(b) Minimum Lot Area (m <sup>2</sup> )	No minimum
(c) Minimum Front Yard Setback (m)	7.5
(d) Minimum Rear Yard Setback (m)	
(e) Minimum Interior Side Yard Setback (m)	
(f) Minimum Corner Side Yard Setback (m)	
(g) Maximum Height (m)	11
(h) Maximum Lot Coverage (%)	75

- (3) For other applicable provisions, see Part 2- General Provisions, Part 3- Specific Use Provisions and Part 4-Parking, Queuing and Loading Provisions.

## L2 SUBZONES

176. In the L2 Zone, the following subzones apply:

### L2A SUBZONE - NEPEAN SPORTSPLEX

- (1) In the L2A Subzone, the provisions set out in Table 176 below apply.

**TABLE 176 - L2A SUBZONE REGULATIONS**

<b>I Zoning Mechanism</b>	<b>II Regulation</b>
(a) Minimum Yard Setbacks (m)	10
(b) Maximum Lot Coverage (%)	35

### L2B SUBZONE - CENTRAL AREA FACILITIES

- (2) In the L2B Subzone,  
 (a) the following additional uses are permitted:

**restaurant**  
**retail store**  
**retail food store (Subject to By-law 2023-342)**

- (b) Table 175 does not apply.

## **L2C SUBZONE - LANSDOWNE**

- (3) In the L2C Subzone,

- (a) The following uses are permitted provided they are located on the same lot as a permitted use listed under subsection 175(1):

Non-residential Uses:

**amusement centre**  
**animal care establishment**  
**animal hospital**  
**artist studio**  
**bank**  
**bank machine**  
**bar**  
**below grade parking garage** (OMB Order #PL101256 issued June 15, 2011)  
**catering establishment**  
**cinema with a maximum of 10 theatres** (OMB Order #PL101256 issued June 15, 2011)  
**convenience store**  
**farmers' market** (OMB Order #PL101256 issued June 15, 2011)  
**home-based business**, *see Part 5, Section 127*  
**home-based day care**, *see Part 5, Section 129*  
**hotel**  
**instructional facility**  
**medical facility**  
**municipal service centre**  
**night club**  
**office**  
**payday loan establishment** (By-law 2017-302)  
**personal brewing facility** (By-law 2019-41)  
**personal service business**  
post office  
**production studio**  
**research and development center**  
**residential care facility** (By-law 2012-349)  
**restaurant**  
**retail food store**  
**retail store**  
**service and repair shop**  
**training centre**

Residential Uses:

**dwelling units, as per (e), (f), and (g) below** (OMB Order #PL101256 issued June 15, 2011)  
**retirement home**

- (b) Non-residential uses listed under subsection 176(3)(a) and located outside of buildings designated under the Ontario Heritage Act are limited to a total cumulative gross leasable floor area (GLFA) of 33,450 sq. m. (OMB Order #PL101256 issued June 15, 2011)
- (c) A further total cumulative GLFA of 9,300 sq m may be occupied by **Office** uses provided these are located within a building designed predominately as an office building fronting onto Bank Street. (OMB Order #PL101256 issued June 15, 2011)
- (d) In the L2C Subzone a building is considered to front onto a public street when any wall of that building faces a public street and no part of that wall is separated from that public street by another building. (OMB Order #PL101256 issued June 15, 2011)
- (e) The maximum number of dwelling units permitted is 280. (OMB Order #PL101256 issued June 15, 2011)
- (f) Residential uses are only permitted in buildings either fronting directly onto Holmwood Avenue or fronting directly onto Bank Street. (OMB Order #PL101256 issued June 15, 2011)
- (g) Buildings fronting directly onto only Holmwood Avenue that are located within the area shown on Schedule 258-A where building heights are limited to 12 m may only be used for residential purposes. More specifically, these buildings must comprise dwelling units oriented to and facing Holmwood Avenue in the form of detached dwellings, semi-detached dwellings, townhouse dwellings and/or stacked dwellings located above a below grade parking structure and no other uses except landscaped open space and a driveway access to the below grade parking structure are permitted in this area. (OMB Order #PL101256 issued June 15, 2011) (By-law 2012-334)
- (h) An open space area measuring a minimum 6 m by 6 m to be used for hard surface landscaping as part of the public realm accessible to the public shall be provided adjacent to the Holmwood Avenue property line and behind the Bank Street façade of a building at the southeast corner of Bank Street and Holmwood Avenue. (OMB Order #PL101256 issued June 15, 2011)  
  
The building located at the southeast corner of Bank Street and Holmwood Avenue shall have a maximum of 12 storeys comprising of a 2 storey commercial and retail podium with 10 storeys of residential dwelling units above. (OMB Order #PL101256 issued June 15, 2011)
- (i) Commercial buildings located adjacent to that area of the lot where the only permitted uses are residential as set out in (g) shall not be permitted to accommodate in whole or part a nightclub and shall not be permitted to have any rooftop commercial outdoor patios. (OMB Order #PL101256 issued June 15, 2011)
- (j) For buildings fronting onto Bank Street the ground floor, excluding lobby areas for upper floor uses must accommodate one or more permitted non-residential uses. (OMB Order #PL101256 issued June 15, 2011)
- (k) Table 175 does not apply. (OMB Order #PL101256 issued June 15, 2011)
- (l) Minimum required setbacks are as follows:
  - (i) from a lot line abutting Bank Street: 3m;

- (ii) from a lot line abutting Holmwood Avenue: 3 m to be used only as a landscaped front yard. The 3 m setback does not apply to buildings designated under the *Ontario Heritage Act*; and
- (iii) from a lot line abutting the Queen Elizabeth Driveway and as set out on Schedule 258-A: 7.5 m except for small scale pavilion buildings accommodating uses that are accessory to uses in the L2C subzone or are ancillary to and/or associated with the urban park and in accordance with the Urban Park Programming Plan that is to be developed and approved by the City as set out in the conditions of site plan approval given by Council on November 22, 2010. . (OMB Order #PL101256 issued June 15, 2011)
- (m) Maximum permitted building heights: as set out on Schedule 258-A and Schedule 258-B. (OMB Order #PL101256 issued June 15, 2011):.
- (n) Section 101, Table 101 and Section 104 do not apply and in the L2C Subzone the minimum required total number of parking spaces for all residential and non-residential uses in both the L2C subzone and adjacent O1S subzone is 1230, and, (OMB Order #PL101256 issued June 15, 2011)
  - (i) a minimum of 1200 of these parking spaces must be located below grade parking garage in the L2C subzone and to provide greater specificity, no at grade or above grade parking garage, which are not permitted uses in the L2C subzone, shall be established; (OMB Order #PL101256 issued June 15, 2011)
  - (ii) required parking for each residential use must be calculated at a minimum rate of 0.5 spaces per dwelling unit; and,
  - (iii) despite clause 100(1)(a) all of the parking spaces not set aside for residential uses may be shared amongst all the non-residential uses on the lot in both the L2C and O1S subzones. (OMB Order #PL101256 issued June 15, 2011)
- (o) Section 113 does not apply and loading space requirements will be determined through Site Plan Control Approval. (OMB Order #PL101256 issued June 15, 2011)
- (p) The only driveway permitted to provide vehicular access from Holmwood Avenue is to provide access to a below grade parking garage. No other vehicular access points, except to allow for emergency access by emergency vehicles, is permitted off Holmwood Avenue. (OMB Order #PL101256 issued June 15, 2011)
- (q) The only vehicles permitted to access and egress the below grade parking garage from Holmwood are limited to vehicles using the below grade residential parking.

In addition, up to 300 public parking spaces located in a controlled access area in the below grade parking garage and associated exclusively with commercial and retail uses may exit the below grade parking onto Holmwood during a major stadium, arena and/or urban park event (defined as a minimum 15,000 person capacity event) and for a maximum three hour period prior to and after such an event with this operational requirement being set out in the Site Plan Agreement associated with the redevelopment of the lands. (OMB Order #PL101256 issued June 15, 2011)

(r) No vehicles associated with stadium, arena or other events at Lansdowne shall be permitted to access the site from Holmwood Avenue or to exit the site onto Holmwood Avenue. (OMB Order #PL101256 issued June 15, 2011)

(s) Uses for the Horticulture building are limited to uses permitted by Section 175, uses accessory or ancillary to uses and activities within the adjacent O1S subzone and the following additional uses permitted in the L2C subzone provided such uses are supportive and complementary so as to be compatible with both the activities and uses within the O1S and L2C subzones:

**artist studio**

**farmers' market**

**instructional facility**

**municipal service centre**

**office**

**production studio**

**restaurant**

**retail food store**

**retail store**

**service and repair shop**

**training centre** (OMB Order #PL101256 issued June 15, 2011)

(t) Lands within the L2C subzone and adjacent O1S subzone shall be considered one lot for by-law purposes. (OMB Order #PL101256 issued June 15, 2011)  
By-law 2010-329) (By-law 2010-314):

**(4) For the lands identified as Area A on Schedule S487, notwithstanding Section 175 and 176 (3), the following provisions apply: (Subject to By-law 2023-510) Appeals Received**

**(a) The following uses are permitted:  
Non-Residential Uses:**

**amusement centre**  
**amusement park**  
**animal care establishment**  
**animal hospital**  
**artist studio**  
**bank**  
**bank machine**  
**bar**  
**below grade parking garage**  
**catering establishment**  
**cinema with a maximum of 10 theatres**  
**community centre**  
**community health and resource centre**  
**convenience store**  
**day care**  
**drive-through facility**  
**fairground**  
**farmers' market**  
**home-based business**  
**home-based day care**  
**hotel**  
**instructional facility**  
**golf course**  
**library**  
**medical facility**  
**municipal service centre**  
**museum**  
**night club**  
**office**  
**payday loan establishment**  
**park**  
**personal brewing facility**  
**personal service business**  
**place of assembly**  
**post office**  
**production studio**  
**recreational and athletic facility**  
**research and development centre**  
**residential care facility**  
**restaurant**  
**retail food store**  
**retail store**  
**school**  
**service and repair shop**  
**sports arena**  
**theatre**  
**training centre**  
**urban agriculture**

**Residential Uses:**

**apartment dwelling, low rise**  
**apartment dwelling, mid rise**  
**apartment dwelling, high rise**  
**dwelling unit**  
**retirement home**

- (b) **The maximum building height for residential and mixed-use buildings: forty (40) storeys or 138 m.**
  - (c) **No minimum parking rate is required.**
  - (d) **The minimum bicycle parking rate required is 1 per dwelling unit**
  - (e) **Notwithstanding Section 111, the provisions for bicycle parking spaces does not apply.**
  - (f) **No visitor parking is required.**
  - (g) **No non-residential parking is required.**
  - (h) **For the purpose of (i) through (k) below, a tower is defined as the portion of the building above the podium.**
  - (i) **A minimum separation of 25 m between towers is required.**
  - (j) **Buildings abutting Exhibition Way shall have a maximum podium height of four (4) storeys or 14 metres.**
  - (k) **Towers are required to have a step back from the podium of the building:**

    - i. For a building abutting Exhibition Way or facing the Aberdeen Pavilion, minimum step back required: 3 m; and,**
    - ii. In all other cases, minimum step back required: 1.5 m.**
    - iii. Notwithstanding i., balconies shall not extend greater than 1.5 m into the required step back.”; and,**
- (5) **For the lands identified as Area B on Schedule S487, notwithstanding Section 175 and 176 (3), the following provisions apply:**
- (a) **The following uses are permitted:**

***Non-Residential Uses:***

***amusement centre  
amusement park  
animal care establishment  
animal hospital  
artist studio  
bank  
bank machine  
bar  
below grade parking garage  
catering establishment  
cinema with a maximum of 10 theatres  
community centre  
community health and resource centre  
convenience store  
day care  
drive-through facility  
fairground  
farmers' market  
home-based business  
home-based day care  
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recreational and athletic facility  
research and development centre  
residential care facility  
restaurant  
retail food store  
retail store  
school  
service and repair shop  
sports arena  
theatre  
training centre  
urban agriculture***

- (b) ***The maximum building height for a sports arena (Event Centre) is 15.5 m.***
- (c) ***No minimum parking rates are required.***