

22.11 Office Commercial (ZC11) – Brighthouse Village (City Centre)

22.11.1 Purpose

The **zone** provides for **office** and related **uses**.

22.11.2 Permitted Uses

- **government service**
- **health service, minor**
- **office**

22.11.3 Secondary Uses

- **n/a**

22.11.4 Permitted Density

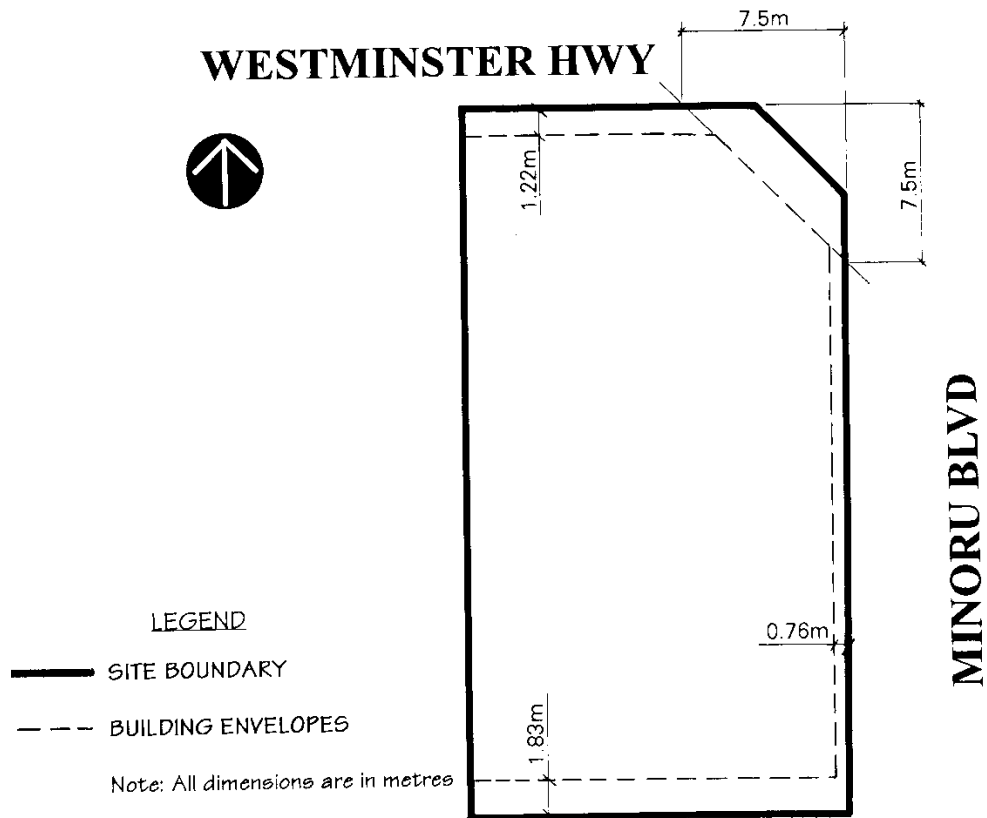
1. The maximum **floor area ratio** (FAR) is 1.59.

22.11.5 Permitted Lot Coverage

1. There is no maximum **lot coverage**.

22.11.6 Yards & Setbacks

1. The minimum **yards** and **setbacks** shall be as shown in Diagram 1, Section 22.11.6.2.
2. Diagram 1



3. No projections are permitted to encroach into the required **setbacks**, except that:
 - a) canopies may project to the north **lot line**;
 - b) **building** projections which have a minimum clear distance of 3.0 m above finished site **grade** and stair shafts may project to the south **lot line**; and
 - c) **building** projections, in the form of canopies, uncovered **balconies** and planters, with a minimum clear distance of 3.0 m above **grade**, may project up to 0.45 m to the east **lot line** and partially or fully glazed stair shafts may project to the east **lot line**.

22.11.7 Permitted Heights

1. The maximum **height** for **buildings** is 12.0 m.
2. The maximum **height** for **accessory structures** is 12.0 m.

22.11.8 Subdivision Provisions/Minimum Lot Size

1. There are no minimum **lot width**, **lot depth** or **lot area** requirements.

22.11.9 Landscaping & Screening

1. **Landscaping** and **screening** shall be provided in accordance with the provisions of Section 6.0.

22.11.10 On-Site Parking and Loading

1. On-site **vehicle** and bicycle parking and loading shall be provided according to the standards set out in Section 7.0, except that:
 - a) the basic on-site parking requirement is 1.5 for each 100.0 m² of **gross leasable floor area**;
 - b) a minimum of 50% of the on-site **parking spaces** provided shall be standard spaces with clear dimensions of at least 5.5 m long and 2.65 m wide;
 - c) no on-site **loading spaces** are required;
 - d) the minimum aisle width is 6.096 m; and
 - e) on-site **parking spaces** shall be located no closer than:
 - i) 11.0 m from the north **lot line**;
 - ii) 2.7 m from the south **lot line**; and
 - iii) 0.9 m from the east **lot line**.

22.11.11 Other Regulations

1. In addition to the regulations listed above, the General Development Regulations in Section 4.0 and the Specific Use Regulations in Section 5.0 apply.