

## 22.46 Office Commercial (ZC46) – Lansdowne Village (City Centre) [Bylaw 9802, Mar 19/18]

### 22.46.1 Purpose

The **zone** provides for limited **commercial, office**, and compatible **uses**. This **zone** is for the property developed under Land Use Contract 051 on Westminster Highway in the Lansdowne Village of **City Centre**.

### 22.46.2 Permitted Uses

- **child care**
- **government service**
- **health service, minor**
- **office**
- **veterinary service**

### 22.46.3 A. Secondary Uses

- **n/a**

### 22.46.3 B. Additional Uses

- **restaurant**
- **retail, convenience**
- **retail, general**

### 22.46.4 Permitted Density

1. The maximum **floor area ratio** is 1.10.

### 22.46.5 Permitted Lot Coverage

1. The maximum **lot coverage** is 30% for **buildings**.

### 22.46.6 Yards & Setbacks

1. The minimum **front yard** is 20.0 m.
2. The minimum **interior side yard** is 10.5 m.
3. The minimum **exterior side yard** is 1.5 m.
4. The minimum **rear yard** is 35.0 m.

### 22.46.7 Permitted Heights

1. The maximum **height** for **buildings** is 15.0 m.
2. The maximum **height** for **accessory buildings** is 5.0 m.
3. The maximum **height** for **accessory structures** is 12.0 m.

### 22.46.8 Subdivision Provisions/Minimum Lot Size

1. The minimum **lot width** is 45.0 m.
2. The minimum **lot depth** is 70.0 m.
3. The minimum **lot area** is 4,500 m<sup>2</sup>.

### 22.46.9 Landscaping & Screening

1. **Landscaping** and **screening** shall be provided in accordance with the provisions of Section 6.0.
2. In addition to Section 22.46.9.1, a landscaped outdoor space with a minimum area of 300 m<sup>2</sup>, a minimum width of 10.0 m, and a minimum depth of 15.0 m shall be provided on the **site** in the southwest corner of the **front yard**.

### 22.46.10 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 the basic on-site parking requirement shall be 91 **vehicle parking spaces**.

### 22.46.11 Other Regulations

1. The following listed **uses** combined shall be limited to a total **floor area** of 235 m<sup>2</sup>:
  - a) **restaurant**;
  - b) **retail, convenience**; and
  - c) **retail, general**.
2. In addition to the regulations listed above, the General Development Regulations of Section 4.0 and the Specific Use Regulations of Section 5.0 apply.