

22.9 Office Commercial (ZC9) – Lansdowne Village (City Centre)

22.9.1 Purpose

The **zone** provides for **office, commercial** and other compatible **uses**.

22.9.2 Permitted Uses

- **child care**
- **education, commercial**
- **entertainment, spectator**
- **government service**
- **health service, minor**
- **hotel**
- **liquor primary establishment**
- **manufacturing, custom indoor**
- **office**
- **parking, non-accessory**
- **recreation, indoor**
- **restaurant**
- **retail, convenience**
- **retail, general**
- **service, business support**
- **service, financial**
- **service, household repair**
- **service, personal**
- **studio**
- **transportation depot**
- **veterinary service**

22.9.3 Secondary Uses

- **residential security/operator unit**

22.9.4 Permitted Density

1. The maximum **floor area ratio** (FAR) is 0.59, except for:
 - a) **hotel** where the maximum **floor area ratio** is 1.5; and
 - b) **non-accessory parking** where there is no maximum **floor area ratio**.

22.9.5 Permitted Lot Coverage

1. The maximum **lot coverage** is 31% for **buildings**.

22.9.6 Yards & Setbacks

1. The minimum **setback** from a public **road** is 6.0 m.
2. There are no other **yards** or **setbacks**.

22.9.7 Permitted Heights

1. The maximum **height** for **hotel** is 45.0 m.

2. The maximum **height** for all other **buildings** is 12.0 m.
3. The maximum **height** for **accessory structures** is 12.0 m.

22.9.8 Subdivision Provisions/Minimum Lot Size

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

22.9.9 Landscaping & Screening

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

22.9.10 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 for **commercial (office and retail) uses** is 2.8 for each 100.0 m² of **gross leasable floor area**, or portion thereof.

22.9.11 Other Regulations

1. **Telecommunication antenna** must be located a minimum of 20.0 m above the ground (i.e., on a roof of a **hotel**).
2. 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.