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PURPOSE

The purpose of this Part is to provide an Office Zone that allows small concentrations of office space in appropriate locations throughout the City.¹

5.1 GENERAL PROVISIONS FOR AN OFFICE ZONE

In addition to the provisions contained in Parts 1 to 3 of this By-law, the following General Provisions for an Office Zone shall also apply:

5.1.1 Uses to be Located within a Building

5.1.1.1 Unless otherwise permitted, all **uses** in an Office Zone shall be located wholly within a **building, structure** or part thereof.

5.1.2 Uses Accessory to a Permitted Use in an O Zone

5.1.2.1 The following **uses** are permitted accessory to a permitted **use** in an O zone:

- (1) Medical supply and equipment store
- (2) **Restaurant**
- (3) **Take-out Restaurant**
- (4) Pharmacy
- (5) Fitness Centre
- (6) Convenience Store
- (7) **Personal Service Establishment**
- (8) **Day Care**

5.1.2.2 A maximum of 20% of the total **gross floor area - non-residential** of each **building** used for a permitted **use** contained in Subsection 5.2.1 of this By-law shall be used for **uses** accessory to a permitted **use**.

¹ The purpose statement is for clarification purposes and does not form part of this By-law.

5.2 O ZONE (OFFICE)

5.2.1 O Zone Permitted Uses and Zone Regulations

All **buildings** and **structures** shall comply with the provisions contained in Parts 1 to 3 and Section 5.1 of this By-law, and the **uses** and zone regulations specified within the applicable zone column contained in Table 5.2.1 - O Zone Permitted Uses and Regulations.

Table 5.2.1 - O Zone Permitted Uses and Zone Regulations

Column A		B
Line 1.0	ZONE	O
PERMITTED USES		
2.0	OFFICE	
2.1	Financial Institution	✓
2.2	Medical Office	✓
2.3	Office	✓
2.4	Commercial School	✓
2.5	Veterinary Clinic	✓
ZONE REGULATIONS		
3.0	MINIMUM FRONT YARD	4.5 m ⁽¹⁾
4.0	MINIMUM INTERIOR SIDE YARD	7.5 m ⁽¹⁾
5.0	MINIMUM EXTERIOR SIDE YARD	4.5 m ⁽¹⁾
6.0	MINIMUM REAR YARD	7.5 m ⁽¹⁾
7.0	MAXIMUM FLOOR SPACE INDEX - NON-RESIDENTIAL	0.5
8.0	MAXIMUM BUILDING HEIGHT	19.0 m and 6 storeys <i>(0308-2011)</i>
9.0	MINIMUM LANDSCAPED BUFFER	4.5 m ⁽²⁾
10.0	LOCATION OF PARKING: Parking and loading spaces shall not be located between a streetwall and a lot line that is a street line	✓

NOTE: (1) See also Subsection 2.1.17 of this By-law.
 (2) See also Subsection 2.1.25

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5.2.2 O Exception Zones

Refer to Article 1.1.2.3 - Exception Zones and Exception Zone Schedules

5.2.2.1	Exception: O-1	Map # 18	By-law: 0217-2009
In an O-1 zone the permitted uses and applicable regulations shall be as specified for an O zone except that the following uses/regulations shall apply:			
Additional Permitted Uses			
5.2.2.1.1	(1)	Long-Term Care Dwelling	
	(2)	Overnight Accommodation	

5.2.2.2	Exception: O-2	Map # 23	By-law:
In an O-2 zone the permitted uses and applicable regulations shall be as specified for an O zone except that the following uses/regulations shall apply:			
Regulation			
5.2.2.2.1	Maximum gross floor area - non-residential		30 255 m ²

5.2.2.3	Exception: O-3	Map # 07	By-law:
In an O-3 zone the applicable regulations shall be as specified for an O zone except that the following uses/regulations shall apply:			
Permitted Uses			
5.2.2.3.1	Lands zoned O-3 shall only be used for the following:		
	(1)	Office	
	(2)	Pharmacy	
	(3)	A cafeteria accessory to an office building , intended for the use of the occupants of the building	

5.2.2.4	Exception: O-4	Map # 15	By-law:
In an O-4 zone the permitted uses and applicable regulations shall be as specified for an O zone except that the following uses/regulations shall apply:			
Additional Permitted Use			
5.2.2.4.1	(1)	Funeral Establishment	
Regulations			
5.2.2.4.2	Maximum gross floor area - non-residential		3986.05 m ²
5.2.2.4.3	Minimum required parking spaces		121

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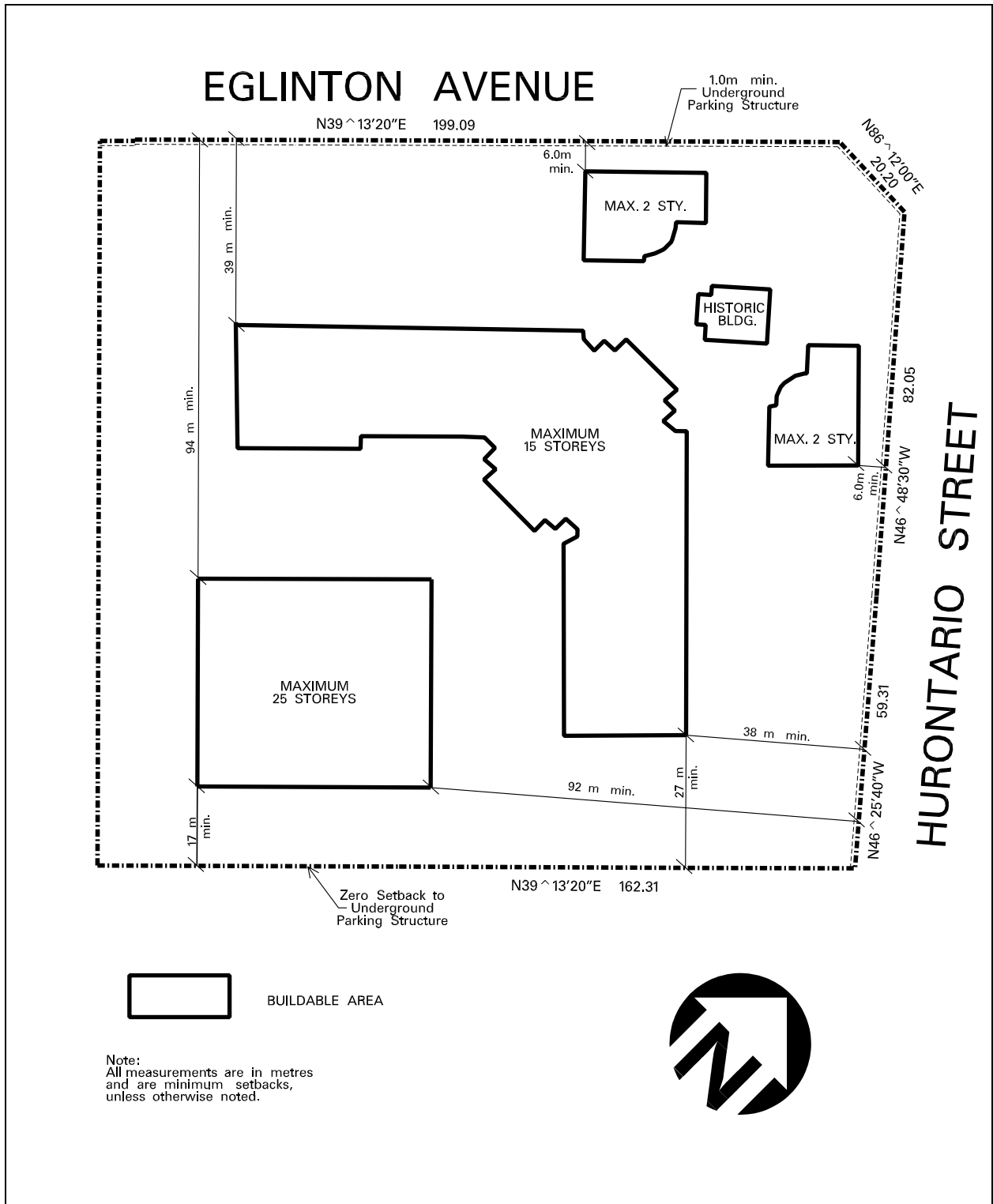
5.2.2.6	Exception: O-6	Map # 29	By-law:
<p>In an O-6 zone the permitted uses and applicable regulations shall be as specified for an O zone except that the following uses/regulations shall apply:</p>			
<p>Additional Permitted Uses</p>			
5.2.2.6.1	<p>(1) Apartment Dwelling (2) Retail commercial use accessory to an office</p>		
<p>Regulations</p>			
5.2.2.6.2	<p>An apartment dwelling and/or retail commercial use accessory to an office, shall comply with the O zone regulations contained in Subsection 5.2.1 of this By-law except that:</p>		
	(1) maximum floor space index - non-residential	0.6 times the lot area	
	(2) maximum gross floor area - non-residential of all office buildings or structures	18 210 m ²	
	(3) maximum gross floor area - non-residential used for retail commercial uses accessory to an office	the lesser of 1 821 m ² or 10% of the total gross floor area of any building used for an office	
	(4) maximum number of dwelling units per hectare	250	
	(5) for a development with an office and apartment dwelling , the maximum floor space index /densities permitted in Clauses 5.2.2.6.2(1) and (4) of this Exception shall apply, however, both uses are interchangeable and the floor space index /densities shall be calculated on the basis that one (1) apartment dwelling unit may be replaced by 24 m ² of gross floor area - non-residential used for office		
	(6) minimum setback to all lot lines	6.0 m	
	(7) "Retail Commercial Use Accessory to an Office" means a retail store and/or personal service establishment		

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5.2.2.7	Exception: O-7	Map # 28	By-law: 0308-2011
<p>In an O-7 zone the permitted uses and applicable regulations shall be as specified for an O zone except that the following uses/regulations shall apply:</p>			
Additional Permitted Uses			
5.2.2.7.1	(1) Apartment Dwelling (2) Office/apartment dwelling combination (3) Retail commercial use accessory to an office		
Regulations			
5.2.2.7.2	An office shall comply with the O zone regulations and contained in Subsection 5.2.1 of this By-law except that:		
	(1) maximum gross floor area - non-residential		13 000 m ²
	(2) maximum gross floor area - non-residential used for a retail commercial use accessory to an office within each building		10% of the total gross floor area - non-residential of each building
	(3) minimum setback of all buildings and structures to any lot line		5.0 m
	(4) maximum height		25 storeys
	(5) "Retail Commercial Use Accessory to an Office" means a retail store and/or personal service establishment		
5.2.2.7.3	An apartment dwelling shall comply with the O zone regulations contained in Subsection 5.2.1 of this By-law except that:		
	(1) maximum number of dwelling units		639
	(2) minimum setback of all buildings and structures to any lot line		5.0 m
	(3) maximum height		25 storeys
5.2.2.7.4	An office/apartment dwelling combination shall comply with the O zone regulations contained in Subsection 5.2.1 of this By-law except that:		
	(1) maximum number of dwelling units		the lesser of 639 dwelling units or 247 units per hectare
	(2) maximum gross floor area - non-residential		the lesser of 13 000 m ² or 0.5 times the lot area
	(3) maximum gross floor area - non-residential used for a retail commercial use accessory to an office within each building		10% of the total gross floor area - non-residential of each building
	(4) the maximum density/ gross floor area - non-residential permitted in Clauses 5.2.2.7.4(1) and (2) of this Exception are interchangeable and shall be calculated on the basis that each dwelling unit shall be deemed to occupy 20.34 m ² of the total gross floor area - non-residential for all buildings and structures , or parts thereof, which are used for offices and retail commercial uses accessory to an office		
	(5) minimum setback of all buildings and structures to any lot line		5.0 m
	(6) maximum height		25 storeys
	(7) "Retail Commercial Use Accessory to an Office/Apartment Dwelling Combination" means a retail store and/or personal service establishment		

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5.2.2.8	Exception: O-8	Map # 29	By-law:
<p>In an O-8 zone the permitted uses and applicable regulations shall be as specified for an O zone except that the following uses/regulations shall apply:</p>			
Additional Permitted Uses			
5.2.2.8.1	(1) Overnight Accommodation (2) Apartment Dwelling (3) Retail commercial use accessory to an office (4) Retail commercial use accessory to overnight accommodation (5) Restaurant in the existing historic building identified on Schedule O-8 of this Exception		
Regulations			
5.2.2.8.2	An office, overnight accommodation , retail commercial use accessory to an office and retail commercial use accessory to overnight accommodation shall comply with the O zone regulations contained in Subsection 5.2.1 of this By-law except that:		
	(1) maximum gross floor area - non-residential used for an office or overnight accommodation or a combination thereof		26 425 m ²
	(2) maximum gross floor area - non-residential used for retail commercial use accessory to an office		4 092 m ²
	(3) "Retail Commercial Use Accessory to Overnight Accommodation" means a retail store and/or personal service establishment		
	(4) "Retail Commercial Use Accessory to an Office" means a retail store, restaurant, convenience restaurant, private school, fitness club and/or personal service establishment		
	(5) all site development plans shall comply with Schedule O-8 of this Exception		
5.2.2.8.3	An apartment dwelling shall comply with the RA5 zone regulations contained in Subsection 4.15.1 of this By-law except that:		
	(1) maximum number of dwelling units		220
	(2) maximum percentage of required parking spaces that may be tandem		25%
	(3) all site development plans shall comply with Schedule O-8 of this Exception		



Schedule O-8
Map 29

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5.2.2.9	Exception: O-9	Map # 14	By-law:
In an O-9 zone the permitted uses and applicable regulations shall be as specified for an O zone except that the following uses/regulations shall apply:			
Regulation			
5.2.2.9.1	The provisions contained in Subsection 2.1.24 of this By-law shall apply		
Holding Provision			
The holding symbol H is to be removed from the whole or any part of the lands zoned H-O-9 by further amendment to Map 14 of Schedule B contained in Part 13 of this By-law, as amended, upon satisfaction of the following requirements:			
<ul style="list-style-type: none"> (1) a letter from a Registered Professional Engineer in the Province of Ontario certifying that the building meets the requirements for flood proofing to the satisfaction of the City and Credit Valley Conservation; (2) confirmation in writing from Credit Valley Conservation that safe access to the site has been provided. 			

5.2.2.10	Exception: O-10	Map # 22	By-law:
In an O-10 zone the permitted uses and applicable regulations shall be as specified for an O zone except that the following uses/regulations shall apply:			
Regulation			
5.2.2.10.1	Maximum number of parking spaces located on lands zoned RA3-20		25

5.2.2.11	Exception: O-11	Map # 14	By-law:
In an O-11 zone the permitted uses and applicable regulations shall be as specified for an O zone except that the following uses/regulations shall apply:			
Regulation			
5.2.2.11.1	Access shall be permitted to lands zoned RA3-11		

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5.2.2.12	Exception: O-12	Map # 18	By-law:
<p>In an O-12 zone the permitted uses and applicable regulations shall be as specified for an O zone except that the following uses/regulations shall apply:</p>			
Additional Permitted Uses			
5.2.2.12.1	(1)	Motor vehicle rental facility accessory to an office or medical office	
	(2)	Retail store accessory to an office or medical office	
	(3)	Limousine dispatching office accessory to an office or medical office	
	(4)	Indoor recreational establishment excluding a children's play facility, accessory to an office or medical office	
	(5)	Convenience restaurant accessory to an office or medical office	
Regulations			
5.2.2.12.2		Maximum gross floor area - non-residential used for medical office	3 000 m ²
5.2.2.12.3		Maximum gross floor area - non-residential used for restaurants and convenience restaurants	1 570 m ²
5.2.2.12.4		Maximum gross floor area - non-residential used for take-out restaurant	140 m ²
5.2.2.12.5		Maximum gross floor area - non-residential used for accessory uses	35%
5.2.2.12.6		Minimum interior side yard	7.0 m
5.2.2.12.7		Minimum rear yard	7.0 m
5.2.2.12.8		Minimum number of parking spaces per 100 m ² gross floor area - non-residential	4.6

5.2.2.13	Exception: O-13	Map # 22	By-law: 0087-2009
<p>In an O-13 zone the permitted uses and applicable regulations shall be as specified for an O zone except that the following uses/regulations shall apply:</p>			
Regulations			
5.2.2.13.1		The provisions of Lines 1.0 and 3.0 contained in Table 2.1.2.1.1 of this By-law shall not apply	
5.2.2.13.2		Maximum gross floor area - non-residential used for uses accessory to a permitted use	22%