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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.<sup>1</sup>

**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**.

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



<b>5.2</b>	<b>O ZONE (OFFICE)</b>
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**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**

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

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



**Part 5 - Office Zone**

**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, 0174-2017
In an O-1 zone the permitted <b>uses</b> and applicable regulations shall be as specified for an O zone except that the following <b>uses/regulations</b> shall apply:			
<b>Additional Permitted Uses</b>			
5.2.2.1.1	(1)	<b>Long-Term Care Building</b>	
	(2)	<b>Overnight Accommodation</b>	

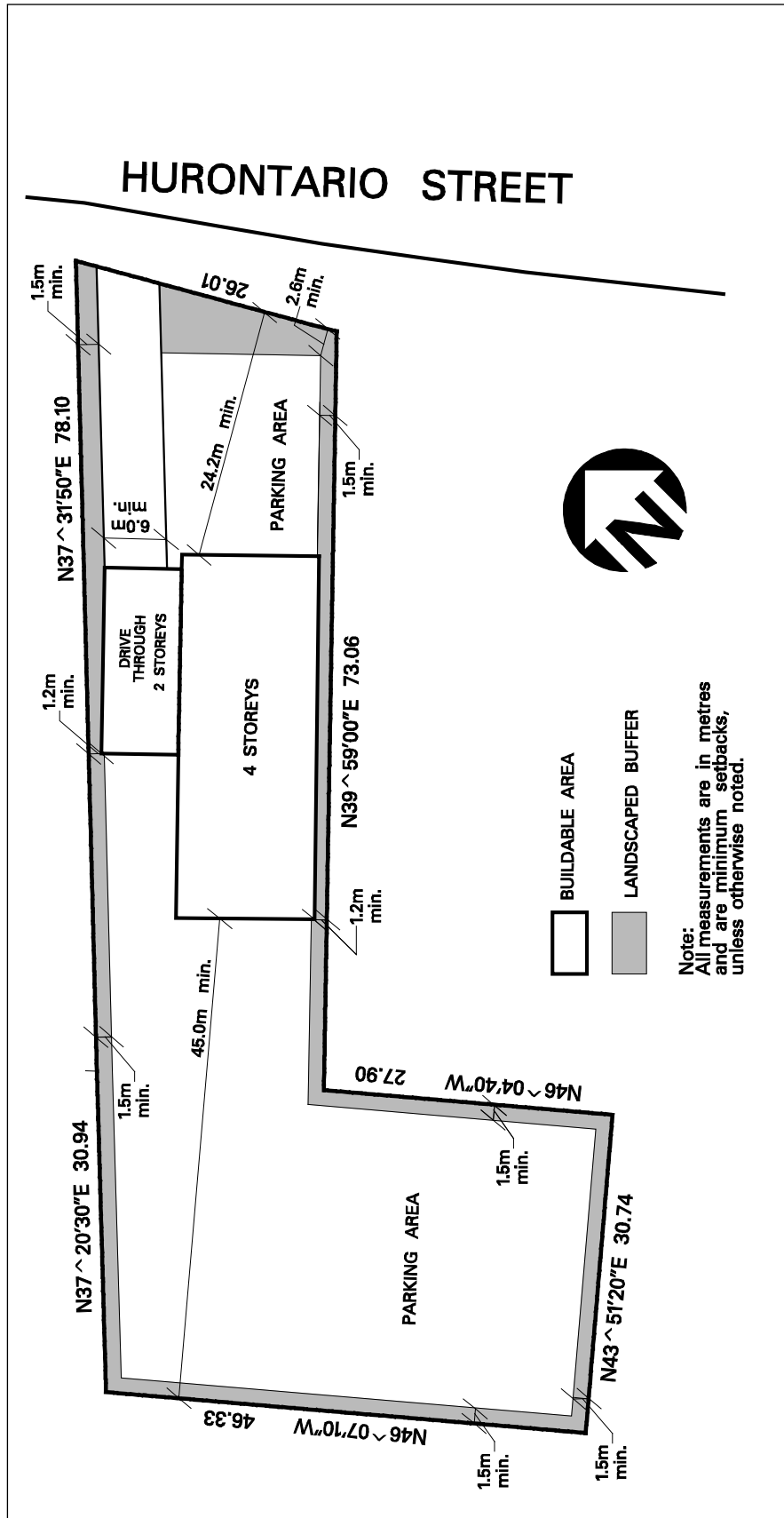
5.2.2.2	Exception: O-2	Map # 23	By-law:
In an O-2 zone the permitted <b>uses</b> and applicable regulations shall be as specified for an O zone except that the following <b>uses/regulations</b> shall apply:			
<b>Regulation</b>			
5.2.2.2.1	Maximum <b>gross floor area - non-residential</b>		30 255 m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

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 <b>uses/regulations</b> shall apply:			
<b>Permitted Uses</b>			
5.2.2.3.1	Lands zoned O-3 shall only be used for the following:		
	(1)	<b>Office</b>	
	(2)	Pharmacy	
	(3)	A cafeteria accessory to an <b>office building</b> , intended for the use of the occupants of the <b>building</b>	

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

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5.2.2.5	Exception: O-5	Map # 15	By-law:
In an O-5 zone the permitted <b>uses</b> and applicable regulations shall be as specified for an O zone except that the following <b>uses/regulations</b> shall apply:			
<b>Regulation</b>			
5.2.2.5.1	All site development plans shall comply with Schedule O-5 of this Exception		



Schedule O-5  
Map 15



**Part 5 - Office Zone**

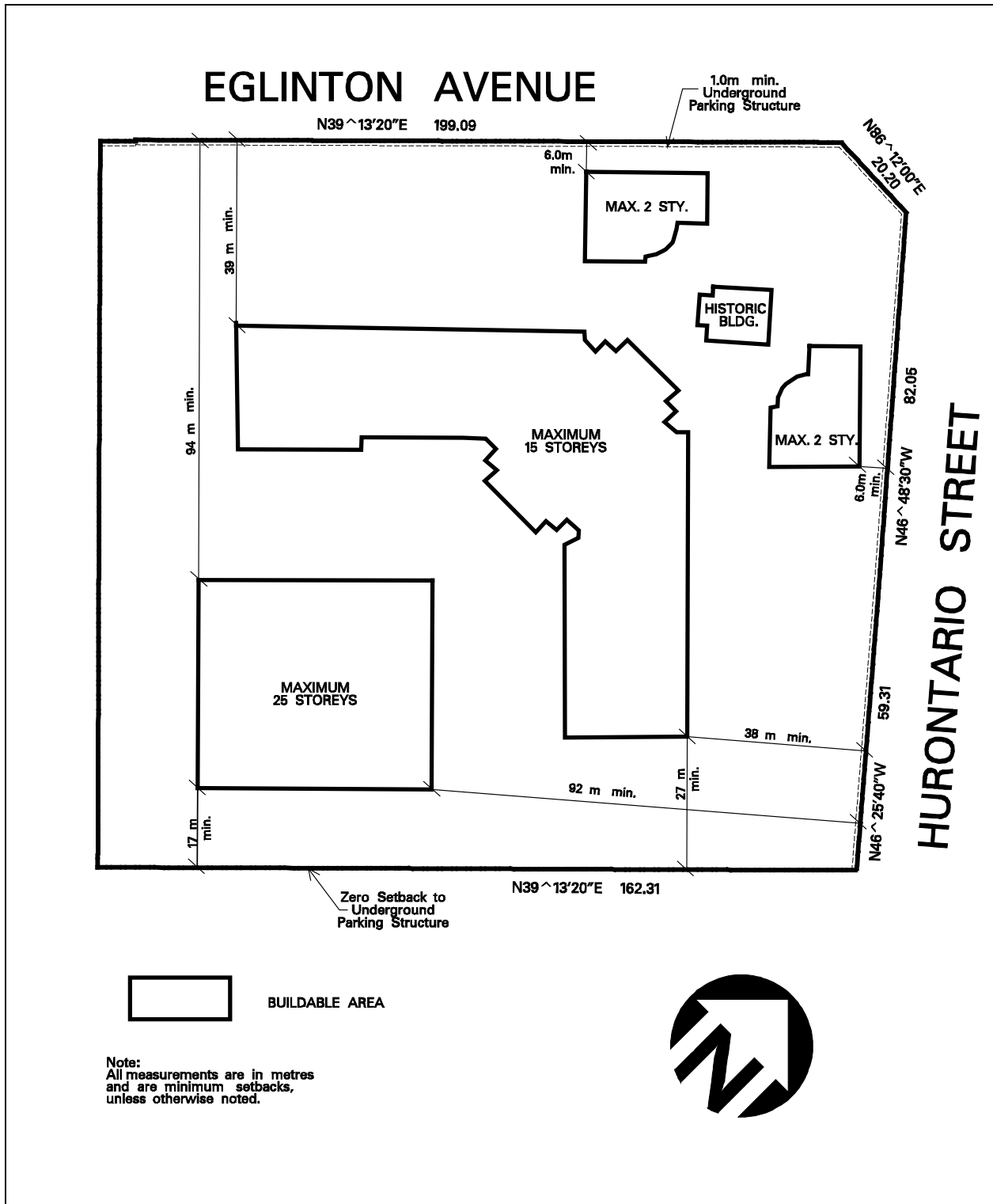
5.2.2.6	Exception: O-6	Map # 29	By-law: 0174-2017
<p>In an O-6 zone the permitted <b>uses</b> and applicable regulations shall be as specified for an O zone except that the following <b>uses/regulations</b> shall apply:</p>			
<p><b>Additional Permitted Uses</b></p>			
5.2.2.6.1	<p>(1) <b>Apartment</b>                  (2) Retail commercial use accessory to an office</p>		
<p><b>Regulations</b></p>			
5.2.2.6.2	<p>An <b>apartment</b> 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 <b>floor space index - non-residential</b>	0.6 times the <b>lot area</b>	
	(2) maximum <b>gross floor area - non-residential</b> of all office <b>buildings</b> or <b>structures</b>	18 210 m <sup>2</sup>	
	(3) maximum <b>gross floor area - non-residential</b> used for retail commercial uses accessory to an office	the lesser of 1 821 m <sup>2</sup> or 10% of the total <b>gross floor area</b> of any <b>building</b> used for an <b>office</b>	
	(4) maximum number of <b>dwelling units</b> per hectare	250	
	(5) for a development with an <b>office</b> and <b>apartment</b> , the maximum <b>floor space index</b> /densities permitted in Clauses 5.2.2.6.2(1) and (4) of this Exception shall apply, however, both <b>uses</b> are interchangeable and the <b>floor space index</b> /densities shall be calculated on the basis that one apartment <b>dwelling unit</b> may be replaced by 24 m <sup>2</sup> of <b>gross floor area - non-residential</b> used for <b>office</b>		
	(6) minimum setback to all <b>lot lines</b>	6.0 m	
	(7) "Retail Commercial Use Accessory to an Office" means a <b>retail store</b> and/or <b>personal service establishment</b>		

**Part 5 - Office Zone**

5.2.2.7	Exception: O-7	Map # 28	By-law: 0308-2011, 0174-2017																					
<p>In an O-7 zone the permitted <b>uses</b> and applicable regulations shall be as specified for an O zone except that the following <b>uses/regulations</b> shall apply:</p>																								
<p><b>Additional Permitted Uses</b></p>																								
5.2.2.7.1	<p>(1) <b>Apartment</b>                  (2) <b>Office/apartment</b> combination                  (3) Retail commercial use accessory to an office</p>																							
<p><b>Regulations</b></p>																								
5.2.2.7.2	<p>An <b>office</b> shall comply with the O zone regulations and contained in Subsection 5.2.1 of this By-law except that:</p> <table border="0" style="width: 100%;"> <tr> <td style="width: 5%;">(1)</td> <td style="width: 75%;">maximum <b>gross floor area - non-residential</b></td> <td style="width: 20%; text-align: right;">13 000 m<sup>2</sup></td> </tr> <tr> <td>(2)</td> <td>maximum <b>gross floor area - non-residential</b> used for a retail commercial use accessory to an office within each <b>building</b></td> <td style="text-align: right;">10% of the total <b>gross floor area - non-residential</b> of each <b>building</b></td> </tr> <tr> <td>(3)</td> <td>minimum setback of all <b>buildings</b> and <b>structures</b> to any <b>lot line</b></td> <td style="text-align: right;">5.0 m</td> </tr> <tr> <td>(4)</td> <td>maximum <b>height</b></td> <td style="text-align: right;">25 storeys</td> </tr> <tr> <td>(5)</td> <td colspan="2">"Retail Commercial Use Accessory to an Office" means a <b>retail store</b> and/or <b>personal service establishment</b></td> </tr> </table>			(1)	maximum <b>gross floor area - non-residential</b>	13 000 m <sup>2</sup>	(2)	maximum <b>gross floor area - non-residential</b> used for a retail commercial use accessory to an office within each <b>building</b>	10% of the total <b>gross floor area - non-residential</b> of each <b>building</b>	(3)	minimum setback of all <b>buildings</b> and <b>structures</b> to any <b>lot line</b>	5.0 m	(4)	maximum <b>height</b>	25 storeys	(5)	"Retail Commercial Use Accessory to an Office" means a <b>retail store</b> and/or <b>personal service establishment</b>							
(1)	maximum <b>gross floor area - non-residential</b>	13 000 m <sup>2</sup>																						
(2)	maximum <b>gross floor area - non-residential</b> used for a retail commercial use accessory to an office within each <b>building</b>	10% of the total <b>gross floor area - non-residential</b> of each <b>building</b>																						
(3)	minimum setback of all <b>buildings</b> and <b>structures</b> to any <b>lot line</b>	5.0 m																						
(4)	maximum <b>height</b>	25 storeys																						
(5)	"Retail Commercial Use Accessory to an Office" means a <b>retail store</b> and/or <b>personal service establishment</b>																							
5.2.2.7.3	<p>An <b>apartment</b> shall comply with the O zone regulations contained in Subsection 5.2.1 of this By-law except that:</p> <table border="0" style="width: 100%;"> <tr> <td style="width: 5%;">(1)</td> <td style="width: 75%;">maximum number of <b>dwelling units</b></td> <td style="width: 20%; text-align: right;">639</td> </tr> <tr> <td>(2)</td> <td>minimum setback of all <b>buildings</b> and <b>structures</b> to any <b>lot line</b></td> <td style="text-align: right;">5.0 m</td> </tr> <tr> <td>(3)</td> <td>maximum <b>height</b></td> <td style="text-align: right;">25 storeys</td> </tr> </table>			(1)	maximum number of <b>dwelling units</b>	639	(2)	minimum setback of all <b>buildings</b> and <b>structures</b> to any <b>lot line</b>	5.0 m	(3)	maximum <b>height</b>	25 storeys												
(1)	maximum number of <b>dwelling units</b>	639																						
(2)	minimum setback of all <b>buildings</b> and <b>structures</b> to any <b>lot line</b>	5.0 m																						
(3)	maximum <b>height</b>	25 storeys																						
5.2.2.7.4	<p>An <b>office/apartment</b> combination shall comply with the O zone regulations contained in Subsection 5.2.1 of this By-law except that:</p> <table border="0" style="width: 100%;"> <tr> <td style="width: 5%;">(1)</td> <td style="width: 75%;">maximum number of <b>dwelling units</b></td> <td style="width: 20%; text-align: right;">the lesser of 639 <b>dwelling units</b> or 247 units per hectare</td> </tr> <tr> <td>(2)</td> <td>maximum <b>gross floor area - non-residential</b></td> <td style="text-align: right;">the lesser of 13 000 m<sup>2</sup> or 0.5 times the <b>lot area</b></td> </tr> <tr> <td>(3)</td> <td>maximum <b>gross floor area - non-residential</b> used for a retail commercial use accessory to an office within each <b>building</b></td> <td style="text-align: right;">10% of the total <b>gross floor area - non-residential</b> of each <b>building</b></td> </tr> <tr> <td>(4)</td> <td colspan="2">the maximum density/<b>gross floor area - non-residential</b> 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 <b>dwelling unit</b> shall be deemed to occupy 20.34 m<sup>2</sup> of the total <b>gross floor area - non-residential</b> for all <b>buildings</b> and <b>structures</b>, or parts thereof, which are used for <b>offices</b> and retail commercial uses accessory to an office</td> </tr> <tr> <td>(5)</td> <td>minimum setback of all <b>buildings</b> and <b>structures</b> to any <b>lot line</b></td> <td style="text-align: right;">5.0 m</td> </tr> <tr> <td>(6)</td> <td>maximum <b>height</b></td> <td style="text-align: right;">25 storeys</td> </tr> <tr> <td>(7)</td> <td colspan="2">"Retail Commercial Use Accessory to an Office/Apartment Combination" means a <b>retail store</b> and/or <b>personal service establishment</b></td> </tr> </table>			(1)	maximum number of <b>dwelling units</b>	the lesser of 639 <b>dwelling units</b> or 247 units per hectare	(2)	maximum <b>gross floor area - non-residential</b>	the lesser of 13 000 m <sup>2</sup> or 0.5 times the <b>lot area</b>	(3)	maximum <b>gross floor area - non-residential</b> used for a retail commercial use accessory to an office within each <b>building</b>	10% of the total <b>gross floor area - non-residential</b> of each <b>building</b>	(4)	the maximum density/ <b>gross floor area - non-residential</b> 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 <b>dwelling unit</b> shall be deemed to occupy 20.34 m <sup>2</sup> of the total <b>gross floor area - non-residential</b> for all <b>buildings</b> and <b>structures</b> , or parts thereof, which are used for <b>offices</b> and retail commercial uses accessory to an office		(5)	minimum setback of all <b>buildings</b> and <b>structures</b> to any <b>lot line</b>	5.0 m	(6)	maximum <b>height</b>	25 storeys	(7)	"Retail Commercial Use Accessory to an Office/Apartment Combination" means a <b>retail store</b> and/or <b>personal service establishment</b>	
(1)	maximum number of <b>dwelling units</b>	the lesser of 639 <b>dwelling units</b> or 247 units per hectare																						
(2)	maximum <b>gross floor area - non-residential</b>	the lesser of 13 000 m <sup>2</sup> or 0.5 times the <b>lot area</b>																						
(3)	maximum <b>gross floor area - non-residential</b> used for a retail commercial use accessory to an office within each <b>building</b>	10% of the total <b>gross floor area - non-residential</b> of each <b>building</b>																						
(4)	the maximum density/ <b>gross floor area - non-residential</b> 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 <b>dwelling unit</b> shall be deemed to occupy 20.34 m <sup>2</sup> of the total <b>gross floor area - non-residential</b> for all <b>buildings</b> and <b>structures</b> , or parts thereof, which are used for <b>offices</b> and retail commercial uses accessory to an office																							
(5)	minimum setback of all <b>buildings</b> and <b>structures</b> to any <b>lot line</b>	5.0 m																						
(6)	maximum <b>height</b>	25 storeys																						
(7)	"Retail Commercial Use Accessory to an Office/Apartment Combination" means a <b>retail store</b> and/or <b>personal service establishment</b>																							

**Part 5 - Office Zone**

5.2.2.8	Exception: O-8	Map # 29	By-law: 0174-2017
<p>In an O-8 zone the permitted <b>uses</b> and applicable regulations shall be as specified for an O zone except that the following <b>uses/regulations</b> shall apply:</p>			
<p><b>Additional Permitted Uses</b></p>			
5.2.2.8.1	<p>(1) <b>Overnight Accommodation</b>  (2) <b>Apartment</b>  (3) Retail commercial use accessory to an office  (4) Retail commercial use accessory to overnight accommodation  (5) <b>Restaurant</b> in the <b>existing</b> historic <b>building</b> identified on Schedule O-8 of this Exception</p>		
<p><b>Regulations</b></p>			
5.2.2.8.2	<p>An <b>office, overnight accommodation</b>, 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:</p> <p>(1) maximum <b>gross floor area - non-residential</b> used for an office or <b>overnight accommodation</b> or a combination thereof 26 425 m<sup>2</sup></p> <p>(2) maximum <b>gross floor area - non-residential</b> used for retail commercial use accessory to an office 4 092 m<sup>2</sup></p> <p>(3) "Retail Commercial Use Accessory to Overnight Accommodation" means a <b>retail store</b> and/or <b>personal service establishment</b></p> <p>(4) "Retail Commercial Use Accessory to an Office" means a <b>retail store, restaurant, convenience restaurant, private school, fitness club</b> and/or <b>personal service establishment</b></p> <p>(5) all site development plans shall comply with Schedule O-8 of this Exception</p>		
5.2.2.8.3	<p>An <b>apartment</b> shall comply with the RA5 zone regulations contained in Subsection 4.15.1 of this By-law except that:</p> <p>(1) maximum number of <b>dwelling units</b> 220</p> <p>(2) maximum percentage of required <b>parking spaces</b> that may be tandem 25%</p> <p>(3) all site development plans shall comply with Schedule O-8 of this Exception</p>		



Schedule O-8  
Map 29

**Part 5 - Office Zone**

5.2.2.9	Exception: O-9	Map #	By-law: <i>deleted by 0191-2018</i>

5.2.2.10	Exception: O-10	Map # 22	By-law:
In an O-10 zone the permitted <b>uses</b> and applicable regulations shall be as specified for an O zone except that the following <b>uses</b> /regulations shall apply:			
<b>Regulation</b>			
5.2.2.10.1	Maximum number of <b>parking spaces</b> 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 <b>uses</b> and applicable regulations shall be as specified for an O zone except that the following <b>uses</b> /regulations shall apply:			
<b>Regulation</b>			
5.2.2.11.1	Access shall be permitted to lands zoned RA3-11		

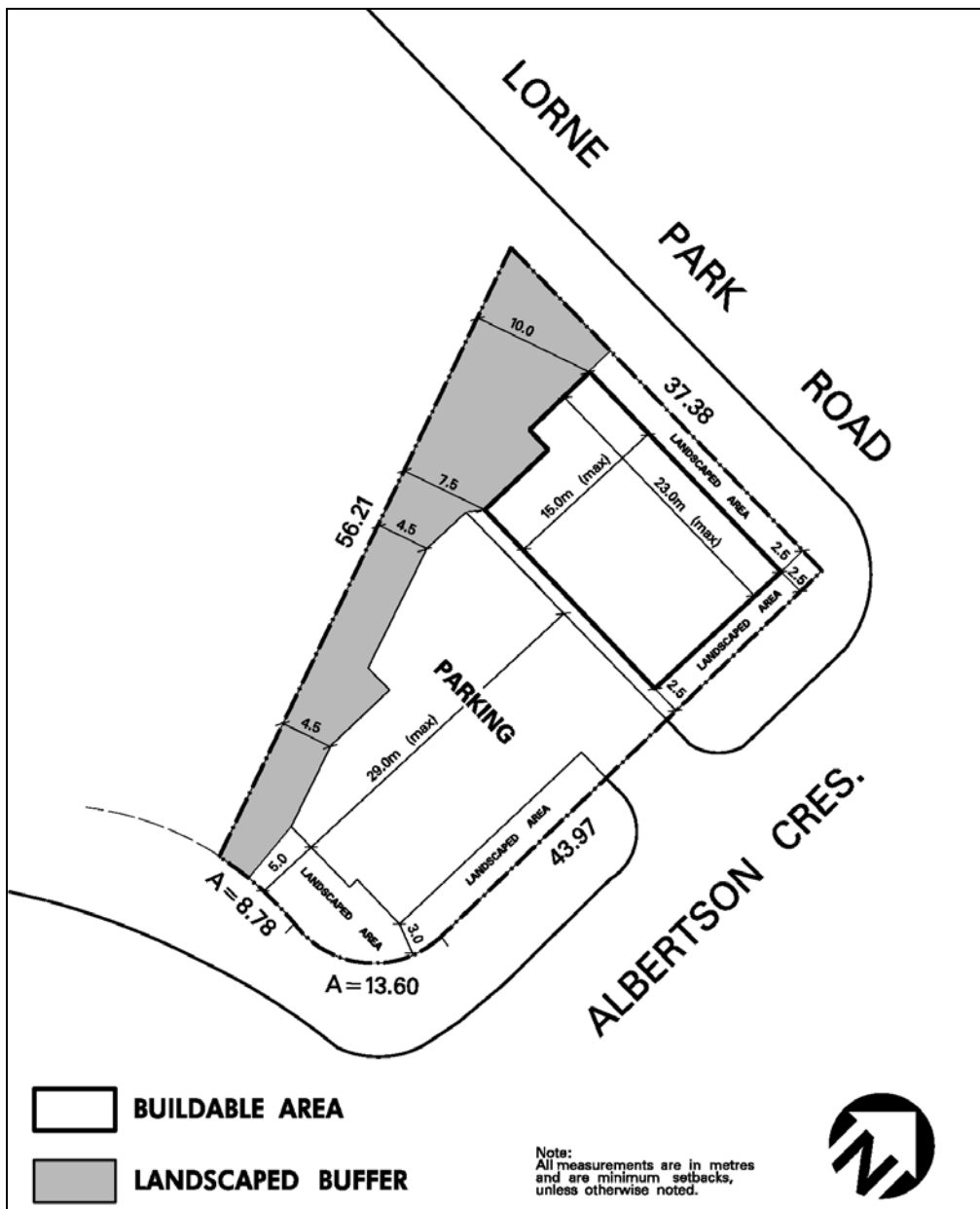
**Part 5 - Office Zone**

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

5.2.2.13	Exception: O-13	Map # 22	By-law: 0087-2009
<p>In an O-13 zone the permitted <b>uses</b> and applicable regulations shall be as specified for an O zone except that the following <b>uses/regulations</b> shall apply:</p>			
<b>Regulations</b>			
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 <b>gross floor area - non-residential</b> used for <b>uses</b> accessory to a permitted <b>use</b>	22%

Part 5 - Office Zone

5.2.2.14	Exception: O-14	Map # 09	By-law: 0212-2012
<p>In an O-14 zone the applicable regulations shall be as specified for an O zone except that the following uses/regulations shall apply:</p>			
<p><b>Permitted Use</b></p>			
5.2.2.14.1	Lands zoned O-14 shall only be used for the following:		
	(1) <b>Office</b>		
<p><b>Regulations</b></p>			
5.2.2.14.2	The provisions contained in Subsection 5.1.2 of this By-law shall not apply		
5.2.2.14.3	Maximum <b>gross floor area - non-residential</b>	500 m <sup>2</sup>	
5.2.2.14.4	Maximum <b>floor space index - non-residential</b>	0.35	
5.2.2.14.5	Maximum <b>building height</b>	9.5 m and 2 storeys	
5.2.2.14.6	Minimum <b>landscaped area</b>	40% of the lot area	
5.2.2.14.7	Minimum number of <b>parking spaces per 100 m<sup>2</sup> gross floor area - non-residential</b>	2.9	
5.2.2.14.8	Maximum number of <b>parking spaces</b>	14	
5.2.2.14.9	All site development plans shall comply with Schedule O-14 of this Exception		



Schedule O-14  
Map 09

**Part 5 - Office Zone**

5.2.2.15	Exception: O-15	Map # 57	By-law: 0123-2016
<p>In an O-15 zone the permitted <b>uses</b> and applicable regulations shall be as specified for an O zone except that the following <b>uses/regulations</b> shall apply:</p>			
<b>Permitted Uses</b>			
5.2.2.15.1	The following <b>accessory uses</b> shall only be permitted:		
	(1)	Medical Supply and Equipment Store	
	(2)	Pharmacy	
	(3)	<b>Day Care</b>	
<b>Use Not Permitted</b>			
5.2.2.15.2	(1)	<b>Veterinary Clinic</b>	
<b>Regulations</b>			
5.2.2.15.3	The regulations of Subsection 5.1.2 of this By-law shall not apply		
5.2.2.15.4	Maximum percentage <b>gross floor area - non-residential</b> of a <b>building</b> for any <b>uses</b> contained in Sentence 5.2.2.15.1 of this Exception		20%
5.2.2.15.5	Minimum <b>exterior side yard</b>		7.5 m
5.2.2.15.6	Maximum <b>building height</b>		13.0 m and 4 storeys

5.2.2.16	Exception: O-16	Map # 11	By-law: 0164-2018
<p>In an O-16 zone the applicable regulations shall be as specified for an O zone except that the following <b>uses/regulations</b> shall apply:</p>			
<b>Permitted Use</b>			
5.2.2.16.1	Lands zoned O-16 shall only be used for the following:		
	(1)	<b>Office</b>	
<b>Regulations</b>			
5.2.2.16.2	Minimum <b>interior side yard</b>		3.5 m
5.2.2.16.3	Maximum <b>gross floor area - non-residential</b>		1 200 m <sup>2</sup>
5.2.2.16.4	Maximum <b>building height</b>		9.0 m and 2 storeys
5.2.2.16.5	Minimum <b>landscaped buffer - interior side yard</b>		3.0 m