

## 22.47 Office (ZC47) – Brighthouse Village (City Centre) [Bylaw 9808, Mar 19/18]

### 22.47.1 Purpose

The **zone** provides for **office**, and compatible **uses**. This **zone** is for the property developed under Land Use Contract 119 on Cook Road in the Brighthouse Village of **City Centre**.

### 22.47.2 Permitted Uses

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

### 22.47.3 A. Secondary Uses

- **n/a**

### 22.47.4 Permitted Density

1. The maximum **floor area** permitted is 511 m<sup>2</sup>.
2. The maximum **floor area ratio** is 1.15.

### 22.47.5 Permitted Lot Coverage

1. The maximum **lot coverage** is 57% for **buildings**.
2. No more than 80% of a **lot** may be occupied by **buildings, structures, and non-porous surfaces**.
3. 20% of the **lot area** is restricted to **landscaping** with live plant material.

### 22.47.6 Yards & Setbacks

1. The minimum **front yard** is 6.1 m.
2. The minimum **interior side yard** is 0.2 m.
3. The minimum **exterior side yard** is:
  - a) 0.0 m for no more than 17% of the side façade of the **building**, to be used only for entrances, exits, and stairs; and
  - b) 4.0 m for at least 83% of the side façade of the **building**.
4. The minimum **rear yard** is:
  - a) 0.41 m for no more than 48% of the rear façade of the **building**, to be used only for entrances, exits, and stairs; and
  - b) 4.85 m for at least 52% of the rear façade of the **building**.

### 22.47.7 Permitted Heights

1. The maximum **height** for **buildings** is 9.0 m but containing no more than 2 **storeys**, including ground level parking.

### 22.47.8 Subdivision Provisions/Minimum Lot Size

1. The minimum **lot width** is 10.0 m.

2. The minimum **lot depth** is 55.0 m.
3. The minimum **lot area** is 750 m<sup>2</sup>.

#### **22.47.9 Landscaping & Screening**

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

#### **22.47.10 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 19 **vehicle parking spaces**.

#### **22.47.11 Other Regulations**

1. 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.