

PART 4D

OA – OFFICE AREA ZONE

4D.1 INTENT

Land zoned Office Area is intended to:

- (a) allow for limited medium office development outside of Downtown that is consistent with the Office Development Policy of the *Official Community Plan*; and
- (b) to discourage the relocation of medium Office uses from the Downtown by limiting the type, scale and size of Office uses in the Office Area zone.

4D.2 APPLICATION

- (1) The regulations, standards, and requirements prescribed in part 4D apply to all land uses and developments in the Office Area zone.
- (2) The requirements of Chapter 1 apply to all land uses, proposed land uses, developments and proposed developments in the Office Area zone.
- (3) The Office Area zone shall only be applied to a site:
 - (a) within an area identified in Map 6 of *The Official Community Plan* as an Office Area or as an Urban Centre.

4D.3 BUILDING AND LAND USE REQUIREMENTS

3.1 PERMITTED BUILDING TYPES

Table 4D.T1 lists building types that are permitted or discretionary in the Office Area zone.

TABLE 4D.T1: OFFICE AREA ZONE BUILDING TYPES				
Sec.	Building Type	Permitted	Discretionary	Building Specific Regulations
T1.1	Building, Accessory	Permitted	---	---
T1.2	Building, Detached	Permitted	---	---
T1.3	Building, Row	<p>Permitted where the:</p> <p>(1) building does not contain a use in the dwelling land use class and meets the following conditions:</p> <ul style="list-style-type: none"> (a) maximum building height is 24 metres or less; (b) the building does not adjoin a lot zoned residential or a lot containing a use in the dwelling land use class; and (c) the building is not on the same lot as a building containing a use in the dwelling land use class; or <p>(2) building contains a use in the dwelling land use class and the maximum building height is 11 metres or less.</p>	<p>Discretionary where the:</p> <p>(1) building is between 11 metres and 24 metres in height does not contain a use in the dwelling land use class and;</p> <ul style="list-style-type: none"> (a) adjoins a lot zoned residential or a lot containing a use in the dwelling land use class; or (b) is on the same lot as a building containing a use in the dwelling land use class; or <p>(2) building contains a use in the dwelling land use class and the maximum building height is between 11 metres and 24 metres.</p>	---
T1.4	Building, Stacked	<p>Permitted where the:</p> <p>(1) building does not contain a use in the dwelling land use class and meets the following conditions:</p> <ul style="list-style-type: none"> (a) maximum building height is 24 metres or less; (b) the building does not adjoin a lot zoned residential or a lot containing a use in the dwelling land use class; and (c) the building is not on the same lot as a building containing a use in the dwelling land use class; or <p>(2) building contains a use in the dwelling land use class and the maximum building height is 11 metres or less.</p>	<p>Discretionary where the:</p> <p>(1) building is between 11 metres and 24 metres in height does not contain a use in the dwelling land use class and;</p> <ul style="list-style-type: none"> (a) adjoins a lot zoned residential or a lot containing a use in the dwelling land use class; or (b) is on the same lot as a building containing a use in the dwelling land use class; or <p>(2) building contains a use in the dwelling land use class and the maximum building height is between 11 metres and 24 metres.</p>	---

3.2 LAND USE REQUIREMENTS

- (1) Table 4D.T2 lists land uses that are permitted or discretionary in the Office Area zone, subject to:
 - (a) the land-use-specific regulations in Table 4D.T2;
 - (b) the development standards in section 4D.4;
 - (c) the parking and loading requirements in section 4D.5;
 - (d) the landscaping, buffering and visual screening requirements of section 4D.6; and
 - (e) the other regulations of this Bylaw.
- (2) When considering approval of a land use or a land use intensity listed as discretionary in Table 4D.T2, the Development Officer shall evaluate the application based on the review criteria for discretionary uses listed in section 1E.3.6 of this Bylaw.
- (3) The following land uses are prohibited in the Office Area zone:
 - (a) any land use that is not listed in Table 4D.T2;
 - (b) any land use that is above the maximum intensity listed as permitted or discretionary in Table 4D.T2;
 - (c) any land use that fails to meet any of the applicable requirements laid out in this Bylaw; and
 - (d) any land use where hazardous materials are produced or processed.

Table 4D.T2: PERMITTED AND DISCRETIONARY LAND USES IN THE OFFICE AREA ZONE				
Sec.	Land Use	Permitted	Discretionary	Land Use Specific Regulations
T2.1	<ul style="list-style-type: none"> • Food & Beverage, Outdoor • Retail Trade, Outdoor Display 	<p>Permitted if the dedicated outdoor area is:</p> <p>(a) less than 100 square metres, per unit but not greater than 5,000 square metres per lot; and</p> <p>(b) is operating entirely between the building containing the principal use and the front or side lot lines abutting a public sidewalk, public plaza, public park, or a non-dwelling land.</p>	<p>Discretionary if:</p> <p>(a) proposed outside of an Urban Centre or Urban Corridor, as identified on Figure 4D.F1, and gross floor area is greater than 100 square metres per unit but not greater than 5,000 square metres, per lot;</p> <p>(b) proposed inside of an Urban Centre or Urban Corridor, as identified on Figure 4D.F1, and Gross Floor Area is greater than 100 square metres per unit; or</p> <p>(c) operating entirely or partially between the building containing the principal use and the rear lot line, or the side lot line abutting a lot zoned Residential.</p>	---
T2.2	<ul style="list-style-type: none"> • Industry, Laboratory • Office, Industry 	<p>Permitted if the gross floor area is less than 1,000 square metres, per building.</p>	<p>Discretionary if the gross floor area is above 1,000 square metres but less than 4,000 square metres, per building.</p>	---

Table 4D.T2: PERMITTED AND DISCRETIONARY LAND USES IN THE OFFICE AREA ZONE				
Sec.	Land Use	Permitted	Discretionary	Land Use Specific Regulations
T2.3	<ul style="list-style-type: none"> • Assembly, Recreation • Food & Beverage, Catering • Food & Beverage, Lounge • Food & Beverage, Restaurant • Industry, Artistic • Institution, Day Care • Institution, Education • Institution, Health Care • Institution, Humanitarian Service • Institution, Training • Office, Professional • Retail Trade, Shop • Service Trade, Clinic • Service Trade, Light Personal 	<p>Permitted if:</p> <p>(a) the gross floor area is less than 500 square metres, per unit; or</p> <p>(b) the gross floor area is less than 2,000 square metres, per building; and the Dedicated Outdoor Area does not exceed 2,000 square metres per lot.</p>	---	<p>(1) The “Institution, Education” and “Institution, Day Care” land uses may not be established where they will be closer than 182.88 metres to a “Retail Trade, Cannabis” land use.</p> <p>(2) The measurement required in (1) shall be:</p> <p>(a) a straight line, measured from the nearest point of the portion of the building used for the “Retail Trade, Cannabis” land use to the nearest portion of the lot with the “Institution, Education” or “Institution, Day Care” land use; and</p> <p>(b) assessed as of the date of receipt of a complete application as determined by the Development Officer.</p>
T2.4	<ul style="list-style-type: none"> • Drive-Through, Accessory • Open Space, Active • Public Use, General • Transportation, Parking Structure 	Permitted	---	<p>(1) The “Open Space, Active” land use may not be established where they will be closer than 182.88 metres to a “Retail Trade, Cannabis” land use; and</p> <p>(2) The measurement required in (1) shall be:</p> <p>(a) a straight line, measured from the nearest point of the portion of the building used for the “Retail Trade, Cannabis” land use to the nearest portion of the lot with the Open Space, Active land use; and</p> <p>(b) assessed as of the date of receipt of a complete application as determined by the Development Officer.</p>

Table 4D.T2: PERMITTED AND DISCRETIONARY LAND USES IN THE OFFICE AREA ZONE				
Sec.	Land Use	Permitted	Discretionary	Land Use Specific Regulations
T2.5	<ul style="list-style-type: none"> • Dwelling, Assisted Living • Dwelling, Group Care • Dwelling, Unit 	Permitted	---	<ol style="list-style-type: none"> (1) The use is only permitted in a Building, Stacked containing a non-Dwelling land use. (2) No building may dedicate more than 50% of its gross floor area to Dwelling land uses. (3) Developments containing 20 or more dwelling units shall allocate a minimum of five per cent of the total area dedicated to Dwelling use to the communal amenity area. (4) Where the required communal amenity area is provided outdoors, the soft landscaping portion of such communal amenity area may be included as part of the minimum landscaping requirements listed in subpart 4D.7.
T2.6	<ul style="list-style-type: none"> • Residential Business 	<p>Permitted if the Residential Business:</p> <ol style="list-style-type: none"> (a) does not occupy more than 25 per cent of the gross floor area of the Dwelling Unit; or (b) is an Institution, Day Care meeting the requirements of a family child care home or group family child care home, as defined by <i>The Child Care Act</i>. 	<p>Discretionary if the Residential Business occupies more than 25 per cent but not more than 40 per cent of the gross floor area of the Dwelling Unit.</p>	<ol style="list-style-type: none"> (1) The gross floor area of the building used for the principal Dwelling Unit shall include any garage or accessory building. (2) Where more than one “Residential Business” is approved on a property, all Residential Businesses together shall not exceed the applicable permitted or discretionary area requirements of section T2.6. (3) A “Residential Business” shall be a land use defined in Chapter 2, except those listed in section (5).

Table 4D.T2: PERMITTED AND DISCRETIONARY LAND USES IN THE OFFICE AREA ZONE				
Sec.	Land Use	Permitted	Discretionary	Land Use Specific Regulations
T2.6	• Residential Business			<p>(4) Notwithstanding the permitted or discretionary area requirements of section T2.6, a “Residential Business” shall not be approved if, in the opinion of the Development Officer, the use would be more appropriately located in a mixed-use or industrial zone having regard for the overall compatibility of the use with the residential character of the area.) The following land uses or land use classes are prohibited as a “Residential Business” in the Mixed Low-Rise zone:</p> <ul style="list-style-type: none"> (a) any land use in the “Agriculture” land use class, except “Agriculture, Indoor”; (b) any land use in the “Assembly” land use class; (c) any land use in the “Drive-Through” land use class; (d) any land use in the “Dwelling” land use class; (e) any land use in the “Food & Beverage” land use class, except “Food and Beverage, Catering”; (f) any land use in the “Industry” land use class, except “Industry, Artistic”; (g) any land use in the “Institution” land use class, except “Institution, Training” and “Institution, Day Care”; (h) any land use in the “Open Space” land use class; (i) any land use in the “Retail Trade” land use class; (j) any land use in the “Service Trade” land use class except “Service Trade, Personal,” “Service Trade, Light” and “Service Trade, Homestay”; (k) any land use in the “Transportation” land use class; (l) any land use in the “Wholesale Trade” land use class; (m) any land use in the “Public Use” land use class; and,

Table 4D.T2: PERMITTED AND DISCRETIONARY LAND USES IN THE OFFICE AREA ZONE				
Sec.	Land Use	Permitted	Discretionary	Land Use Specific Regulations
T2.6	• Residential Business			<p>(n) any land use in the “Utility” land use class.</p> <p>(6) No exterior storage or exterior operation of the “Residential Business” shall be permitted.</p> <p>(7) No window display of merchandise shall be permitted</p> <p>(8) Notwithstanding clause T2.6(5)(i), merchandise created, assembled or designed on-site may be stored, displayed and sold from the business.</p> <p>(9) A “Residential Business” falling under the discretionary area requirements of section T2.6 shall only be considered in locations designated, as “live/work” areas through a secondary or concept plan.</p>

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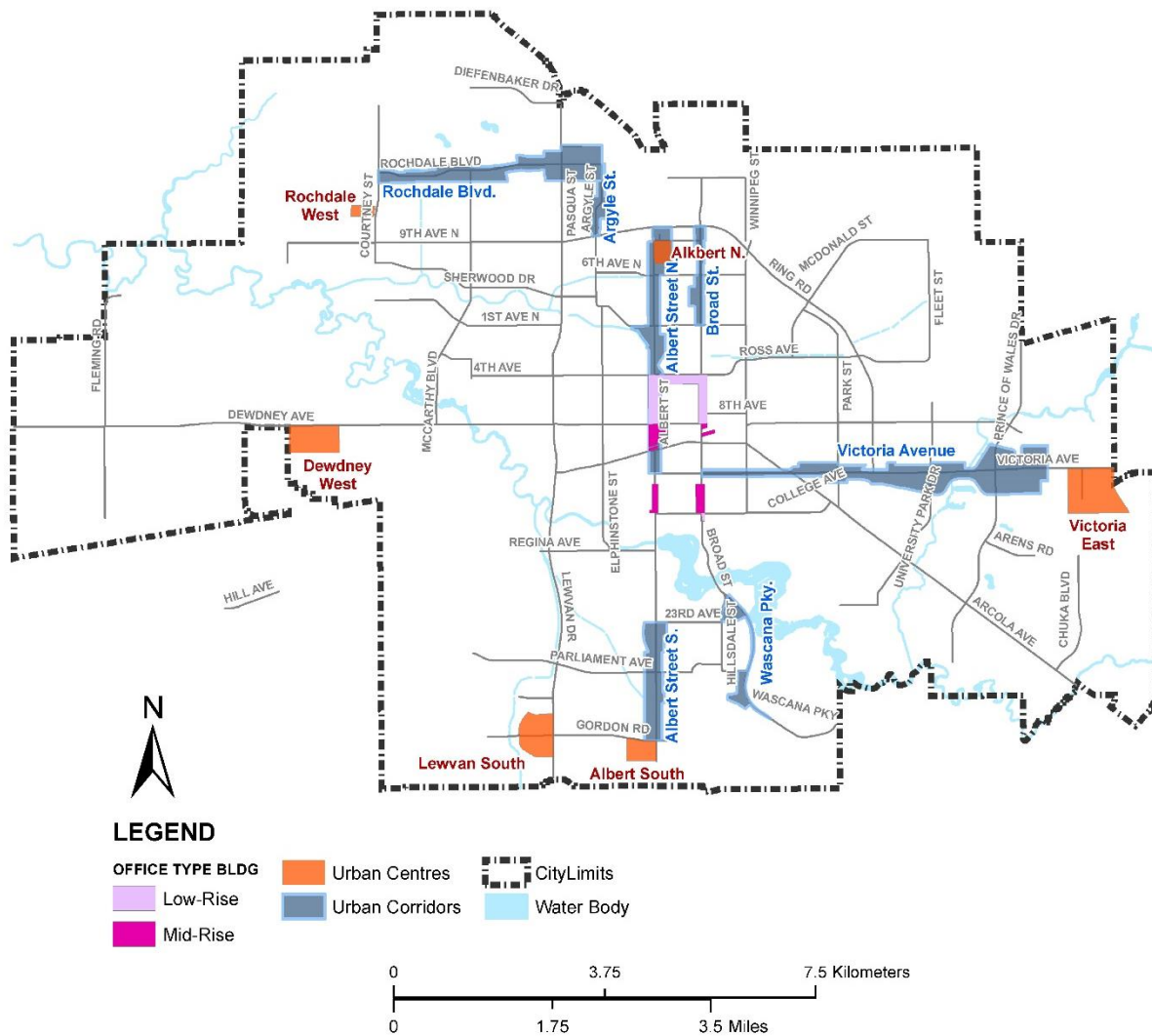


Figure 4D.F1: Office Area, Urban Centres and Urban Corridors

4D.4 DEVELOPMENT STANDARDS IN THE OFFICE AREA ZONE

4.1 DEVELOPMENT STANDARDS

The standards laid out in Table 4D.T3 apply to all buildings and land uses in the Office Area zone.

Table 4D.T3: OFFICE AREA ZONE DEVELOPMENT STANDARDS		
Sec.	Development Criteria	Standards (Per Lot)
T3.1	Minimum Lot Area	2,000 square metres
T3.2	Maximum Building Gross Floor Area	
	(1) Maximum non-dwelling gross floor area per any given building.	4,000 square metres
	(2) Maximum gross floor area of dwelling land uses per any given building.	2,000 square metres
	(3) Maximum total gross floor area per any given building.	6,000 square metres
T3.3	Minimum Lot Frontage	30 metres
T3.4	Minimum Front Yard Setback	3 metres
T3.5	Minimum Rear Yard Setback	
	(1) Where the rear yard adjoins a lot zoned Residential.	10 metres
	(2) Where (1) is not the case and the rear yard adjoins a public road.	3 metres from the public road right-of-way.
	(3) Where neither (1) nor (2) are the case.	5 metres
T3.6	Minimum Side Yard Setback	
	(1) Where the rear yard adjoins a lot zoned Residential or a lot containing three or more dwellings.	10 metres
	(2) Where (1) is not the case and the side yard adjoins a public road.	3 metres from the public road right-of-way.
	(3) Where neither (1) nor (2) are the case.	nil
T3.7	Maximum Coverage	65 %
T3.8	Maximum Floor Area Ratio	
	(1) Where gross floor area is 4,000 square metres or less	2.5
	(2) Where gross floor area is greater than 4,000 square metres	3.0
T3.9	Minimum Building Height	8 metres
T3.10	Maximum Building Height	
	(1) Where gross floor area is 4,000 square metres or less	16 metres
	(2) Where gross floor area is great than 4,000 square metres ¹	24 metres

4.2 LOT FRONTAGE

- (1) Where a lot's front lot line is curved the lot frontage shall be measured as follows, as shown in Figure 4D.F2:
 - (a) the midpoint of the front lot line, relative to the side lot lines, shall be determined;
 - (b) a distance line perpendicular to the tangent and six metres in length shall be measured from the midpoint determined in subclause 4D.4.2(1)(a); and
 - (c) the lot frontage shall be measured as a line perpendicular to the six metre distance line prescribed in subclause 4D.4.2(1)(b).
- (2) On a corner lot, the lot frontage shall be measured as follows, as shown in Figure 4D.F3:
 - (a) a distance line perpendicular to the front lot line and six metres in length shall be measured from the front lot line; and

- (b) the lot frontage shall be measured as a line perpendicular to the six metre distance line prescribed in subclause 4D.4.2(2)(a).

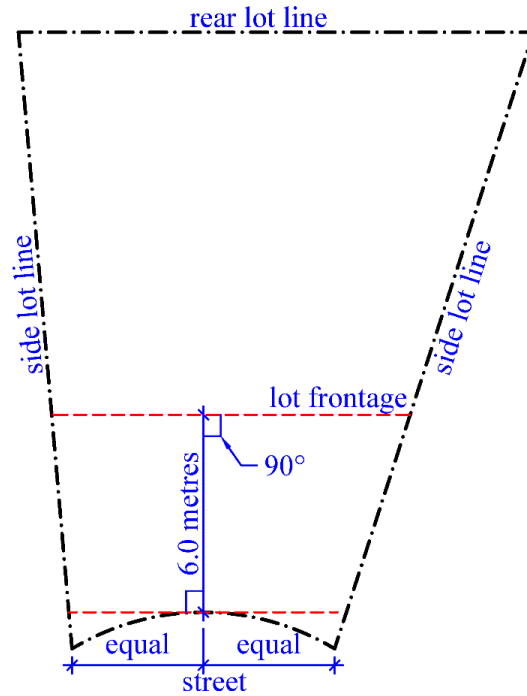


Figure 4D.F2: Minimum Lot Frontage on a Curved Front Lot

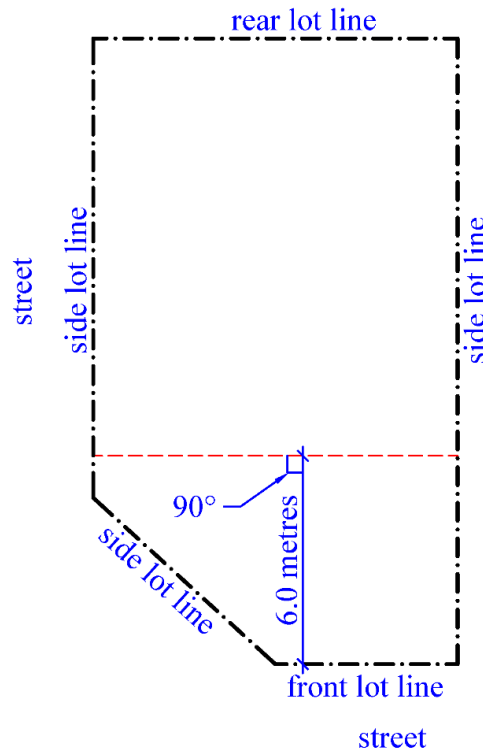


Figure 4D.F3: Minimum Lot Frontage on a Corner Lot

4.3 PERMITTED YARD ENCROACHMENTS

- (1) The minimum front yard, flankage side yard, interior side yard and rear yard specified by this Bylaw shall remain free from any encroachment whatsoever, except as permitted by Table 4D.T4.
- (2) Encroachments are subject to section 1E.1.9 of Chapter 1.
- (3) Minimum setback from lot line to a permitted encroachment may be the lesser of the setback standards prescribed in Tables 4D.T3 and 4D.T4.

TABLE 4D.T4: OFFICE AREA ZONE PERMITTED ENCROACHMENT STANDARDS				
Sec.	Structure	Permitted Yard	Maximum Projection into Permitted Yard	Minimum Setback from Lot Line
T4.1	Non-structural architectural features (e.g. window sill, eaves, etc.)	<ul style="list-style-type: none"> • Front Yard • Interior Side Yards • Flankage Yard • Rear Yard 	610 millimetres	450 millimetres
T4.2	Cantilever – no more than 2.4 square metres in combined area of all cantilevers when measured horizontally	<ul style="list-style-type: none"> • One Interior Side Yard Only • Flankage Yard 	610 millimetres	450 millimetres
T4.3	Fire escape	<ul style="list-style-type: none"> • Front Yard • Interior Side Yards • Flankage Yard • Rear Yard 	1.5 metres	150 millimetres
T4.4	Uncovered Balcony, Deck or Platform			
	(1) Portion that is 600 millimetres or more in height above grade.	<ul style="list-style-type: none"> • Front Yard • Rear Yard 	1.5 metres	The lesser of the minimum side yard setback requirements for the principal building on site or the existing side yard setback of the building on site.
	(2) Portion that is less than 600 millimetres in height above grade.	<ul style="list-style-type: none"> • Front Yard • Interior Side Yards • Flankage Yard • Rear Yard 	Unrestricted	Unrestricted
T4.5	Porch	<ul style="list-style-type: none"> • Front Yard • Rear Yard 	1.5 metres	3.0 metres
T4.6	Steps above or below grade, landings and wheelchair ramps	<ul style="list-style-type: none"> • Front Yard • Interior Side Yards • Flankage Yard • Rear Yard 	Unrestricted	Unrestricted
T4.7	Children’s play equipment, fences, gutters, retaining walls or other landscape features and decorative structures.	<ul style="list-style-type: none"> • Front Yard • Interior Side Yards • Flankage Yard • Rear Yard 	Unrestricted	Unrestricted

4.4 HEIGHT EXCEPTIONS

- (1) Subject to section 4D.3.4(2), the maximum building height listed in Table 4D.T3 shall not apply to any of the following:
 - (a) a spire;
 - (b) a belfry;
 - (c) a cupola;
 - (d) a dome;
 - (e) a chimney;
 - (f) a ventilator;
 - (g) a skylight;
 - (h) a water tank;
 - (i) a bulkhead;
 - (j) a communication antenna; or
 - (k) a feature or mechanical appurtenance, usually situated above the roof level, that is, in the opinion of the Development Officer, similar to the above list.
- (2) The features mentioned in subsection 4D.4.4(1):
 - (a) may not be used for human habitation; and
 - (b) shall be erected only to such minimum height or area necessary to accomplish the purpose they are to serve.

4D.5 ACCESSORY USES, BUILDINGS AND STRUCTURES

- (1) Unless specified otherwise, the minimum setback requirements and the maximum height of an accessory structure or building shall be the same as those of the principal building as prescribed in Table 4D.T2.
- (2) Notwithstanding subsection 4D.5(1), an accessory structure or building may be located within a rear or side yard setback where it is:
 - (a) 10 square metres or less in area; and

- (b) 4 metres in or less in height.
- (3) All accessory, structures or buildings shall be included in the calculation of the total site coverage calculation, except those listed in Table 4D.T4.7.
- (4) Detached accessory buildings or structures shall not be located in the front yard, except those listed in Table 4D.T4.7.

4D.6 PARKING AND LOADING

6.1 NO OBSTRUCTION

Parking stalls required by this Bylaw shall not be obstructed in any way by garbage receptacles, structures, equipment or materials which interfere with the ability of the parking stall to serve its function.

6.2 ACCESSIBLE PARKING STALLS

- (1) Notwithstanding any other provision in this Bylaw, a minimum of two per cent of the required number of parking stalls shall be provided in the form of accessible parking stalls in the Office Area zone.
- (2) Accessible parking stalls shall be clearly designated with signs above ground indicating their purpose.
- (3) Relative to the placement of non-accessible parking stalls, accessible parking stalls shall be located closest to the:
 - (a) the accessible building entrance, if it exists; or
 - (b) the building entrance with shortest path of travel from the accessible parking stalls.

6.3 MOTOR VEHICLE REGULATIONS

- (1) All motor vehicle parking stalls, loading stalls and manoeuvring areas shall be located entirely on the same lot as the principal land use they serve except as provided by caveated parking, shared parking or shared maneuvering area in subpart 1F.3 of Chapter 1.
- (2) No motor vehicle parking stall, manoeuvring area, garage door, loading stall or loading bay shall be located within areas provided to meet the total site landscaping area.

6.4 MINIMUM MOTOR VEHICLE PARKING REQUIREMENTS

- (1) The minimum motor vehicle parking requirements prescribed in Table 4D.T5 apply to development in the Office Area zone.
- (2) If, in determining the number of required parking stalls, a fractional parking stall is calculated:
 - (a) any fraction up to and including one-half shall be disregarded; and
 - (b) any fraction over one-half shall be deemed to be equivalent to one full stall.
- (3) Unless otherwise specified in this Bylaw, tandem parking stalls shall not be used to meet minimum parking requirements.
- (4) Up to 30 per cent of the required parking stalls in any parking area may be designed as compact stalls.
- (5) All compact parking stalls shall be clearly designated with signs indicating their purpose.
- (6) The City shall allow parking stalls in addition to the maximum motor vehicle parking stalls prescribed in Table 4D.T5 in the following situations:
 - (a) if the parking is located in an above-grade or below-grade parking structure; or
 - (b) where payment is made by the applicant or owner, calculated on the basis of \$7,000 per additional parking stall, to be expended by the City for the purpose of acquiring or supporting public parking or transit, or other public amenities or services.

TABLE 4D.T5: OFFICE AREA ZONE PARKING REQUIREMENTS			
Sec.	Land Use	Motor Vehicle	
T5.1	Institution, Day Care	(1) One stall is required per land use; and (2) Passenger drop-off stalls are required in accordance with the following:	
		Individuals Under Care	Minimum Number of Passenger Drop-off Stalls
		1-10	1 stall
		10-15	2 stalls
		16-30	3 stalls
		31-45	4 stalls
		46-60	5 stalls
More than 60	Two additional stalls for each increment of 15 individuals in excess of 60		
		(3) Notwithstanding subsection (2) where the applicant can demonstrate that, to the satisfaction of the Development Officer, on-street parking capacity can adequately serve as a passenger drop-off stall without impeding traffic flow, the Development Officer may reduce the minimum passenger drop-off stall requirements accordingly. (4) Parking stalls required pursuant to subsection (1) shall not be used to satisfy the passenger drop-off stall requirements of subsection (2). (5) All on-site passenger drop-off stalls shall be reserved and clearly marked for passenger drop-off purposes. (6) A maximum of two parking stalls are required per land use.*	
T5.2	Dwelling, Unit	(1) A minimum of one stall is required per Dwelling Unit. (2) A maximum of 1.5 parking stalls are required per Dwelling Unit.*	
T5.3	All land uses other than those listed in other sections.	(1) A minimum of one parking stall is required per 75 square metres of total floor area. (2) A maximum of one parking stall per 35 square metres of total floor area.*	
Note: *See section 4D.6.4(6).			

6.5 MINIMUM LOADING REQUIREMENTS

- (1) On any lot containing buildings with a combined gross floor area of 1,401 to 10,000 square metres, one loading stall shall be required.
- (2) On any lot containing buildings with a combined gross floor area of 10,001 square metres or more, one loading stall shall be required in addition to the requirement mentioned in subsection 4D.6.5(1).
- (3) Dwelling units shall not be calculated toward the combined gross floor area mentioned in subsection 4A.6.5(1) or (2).
- (4) All loading stalls shall be clearly marked to indicate their purpose.
- (5) Notwithstanding subsections 4D.6.5(1) and (2), the Development Officer may decrease the number of required loading stalls.

6.6 BICYCLE PARKING REQUIREMENTS

- (1) For every 20 Dwelling Units that are developed on a lot, the developer shall provide a minimum of one long-term bicycle parking stall within the same building(s) as the Dwellings. This may be counted toward the total lot minimum bicycle parking requirement prescribed in subsection 4D.6.6(2).
- (2) For every 10 required motor vehicle parking, whether to meet the parking requirement in Table 4D.T5 or not, there shall be either:
 - (a) two short-term bicycle parking stalls;
 - (b) 0.5 long-term bicycle parking stalls; or
 - (c) an equivalent combination of clauses 4D.6.6(2)(a) and (b) to the satisfaction of the Development Officer.
- (2) If, in determining the number of required parking stalls, a fractional bicycle parking stall is calculated, any fraction will be rounded up to the next whole number.
- (4) Required short-term bicycle stalls shall be located closer to the building entrance than the motor vehicle parking stalls.
- (5) Required long-term bicycle stalls shall be located either:
 - (a) on the grade floor of the principal building(s) on the lot; or
 - (b) within a secure area closer to the entrance than the motor vehicle parking stalls.
- (6) If the motor vehicle parking stalls are covered and/or within a structure, then the bicycle parking stalls must also be covered and/or within a structure.

6.7 MUNICIPAL HERITAGE PROPERTY AND PROVINCIAL HERITAGE PROPERTY

- (1) Where required, the number of motor vehicle parking stalls existing upon municipal heritage property and provincial heritage property, at the time of such heritage designation, shall be maintained with any development approved after such date.
- (2) Notwithstanding the motor vehicle parking requirements in sections 4D.6.4 and 4D6.5, development of designated municipal heritage property and provincial heritage property shall not be required to provide motor vehicle parking and loading facilities beyond that mentioned in subsections 4D.6.7(1).

4D.7 LANDSCAPING AND AESTHETIC SCREENING

7.1 MINIMUM TOTAL SITE LANDSCAPING REQUIREMENTS

- (1) Any lot in the Office Area zone requires a minimum total site landscaping area of 10 per cent.
- (2) A pedestrian walkway at least 1.5 metres in width, shall, to the satisfaction of the Development Officer, connect the front entrance of every principal building on-site to:
 - (a) the adjacent sidewalk;
 - (b) the appropriate parking area(s); and
 - (c) in the case where multiple principal buildings are built on the same lot, other principal buildings.
- (3) Where a parking or loading area abuts a public street, a minimum 3.0 metre landscaped strip measured from the inside of the curb or the sidewalk shall be provided. The requirement of this subsection can be credited toward the fulfillment of the total site landscaping requirement prescribed in subsection 4D.7(1).
- (4) The landscaping requirements are for a principle use only.
- (5) All landscaping requirements shall be completed in accordance with the approved landscape plan by the end of the growing season in which the use of the building or site has taken place. When the use of a building has occurred after the end of the growing season, all required and approved landscaping features shall be completed by June 1 of the following growing season.

7.2 PLANTING REQUIREMENTS

The following planting ratios shall apply to all developments in the Office Area zone to meet the total site landscaping area, as required by section 4D.7.1.

- (a) a minimum of one tree per 40 square metres of required site landscaping is required per lot;
- (b) for every 10 metres abutting a public street, a minimum of one deciduous tree is required; and
- (c) a minimum of one shrub per 20 square metres of required site landscaping is required per lot.

7.3 INCLUDED LANDSCAPE AREAS

- (1) Exposed soil will only be considered toward the total site landscaping area in Open Space, Active used to grow plants or shrub beds.
- (2) The total site landscaping area, as required by subsection 4D.7.1 (1), may include, but is not restricted to:
 - (a) parking area landscaping;
 - (b) major roadways landscape design areas (see Figure 4C.F4);
 - (c) boulevard areas;
 - (d) curbing;
 - (e) perimeter screening; and
 - (f) any portion of required aesthetic screening.
- (3) Developments within the major roadways landscape design areas in Figure 4D.F4 may be subject to additional landscaping requirements.
- (4) Boulevard areas shall only be used to fulfil the total site landscaping requirement, subject to the approval of the Development Officer.

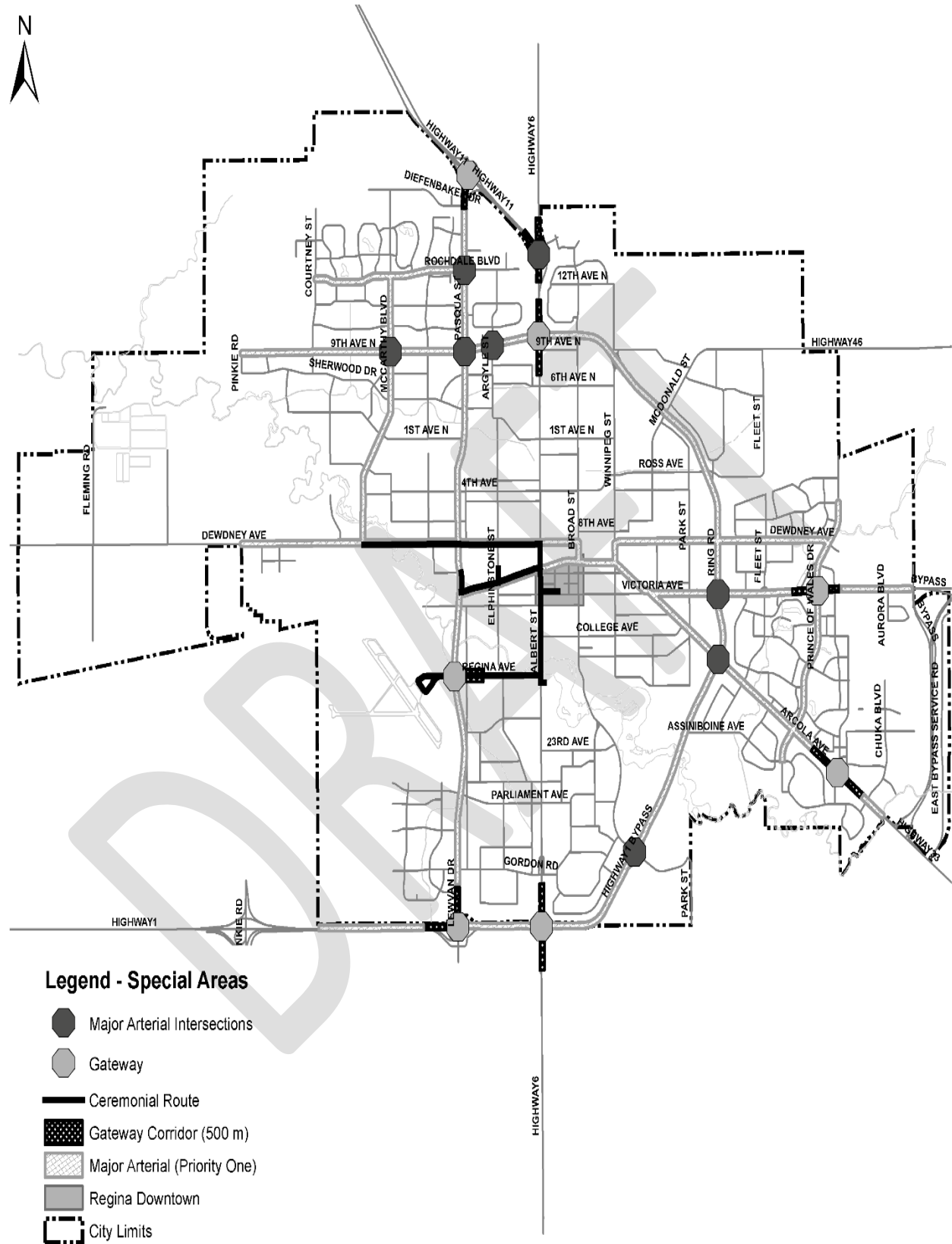


Figure 4D.F4: Major Roadways Landscape Design Map

7.4 PRESERVATION OF EXISTING PLANT MATERIAL

Where existing plant material on site is retained, it may be credited toward the fulfillment of the total site landscaping requirement.

7.5 AESTHETIC SCREENING OF INCOMPATIBLE USES

- (1) A proposed new development or substantial addition to an existing development on a lot in the Office Area zone shall include aesthetic screening to a height of 1.83 metres along its abutting lot lines where the proposed development abuts a lot zoned Residential.
- (2) In addition to other requirements of this Bylaw, the following activities and/or areas on a lot in the Office Area zone shall be aesthetically screened to a height of 1.83 metres or to the satisfaction of the Development Officer:
 - (a) any collection area for garbage, refuse or recycling;
 - (b) any storage area that is outdoors or partially outdoors;
 - (c) any industrial activity that is outdoors or partially outdoors.
- (3) Notwithstanding the requirements of subsections 4D.7.5(1) and (2), no aesthetic screening or setback shall be required between a “Food & Beverage, Outdoor” or “Retail Trade, Outdoor Display land use and a public street, public sidewalk or public park.